

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Rochester-Hamlin Retail Center L.L.C. a Michigan limited liability company, (grantor), whose address is 30777 Northwestern Highway, Suite 301, Farmington Hills Michigan 48333-2594 party of the first part, for and in consideration of the sum of \$1.00 paid to party of the first part by the **City of Rochester Hills, a Michigan municipal corporation**, party of the second part, whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan, 48309-3033 do hereby grant to the said party of the second part during the construction and restoration of project, the right to move men, equipment and materials on and through the following described TEMPORARY CONSTRUCTION EASEMENT:

SEE PARCEL DRAWING AND LEGAL DESCRIPTION ATTACHED AS EXHIBITS "A" WHICH IS INCORPORATED BY REFERENCE HEREIN

Commonly known as: **50 W. Hamlin Road**
(Part of) Tax Parcel No.: **15-22-451-030**

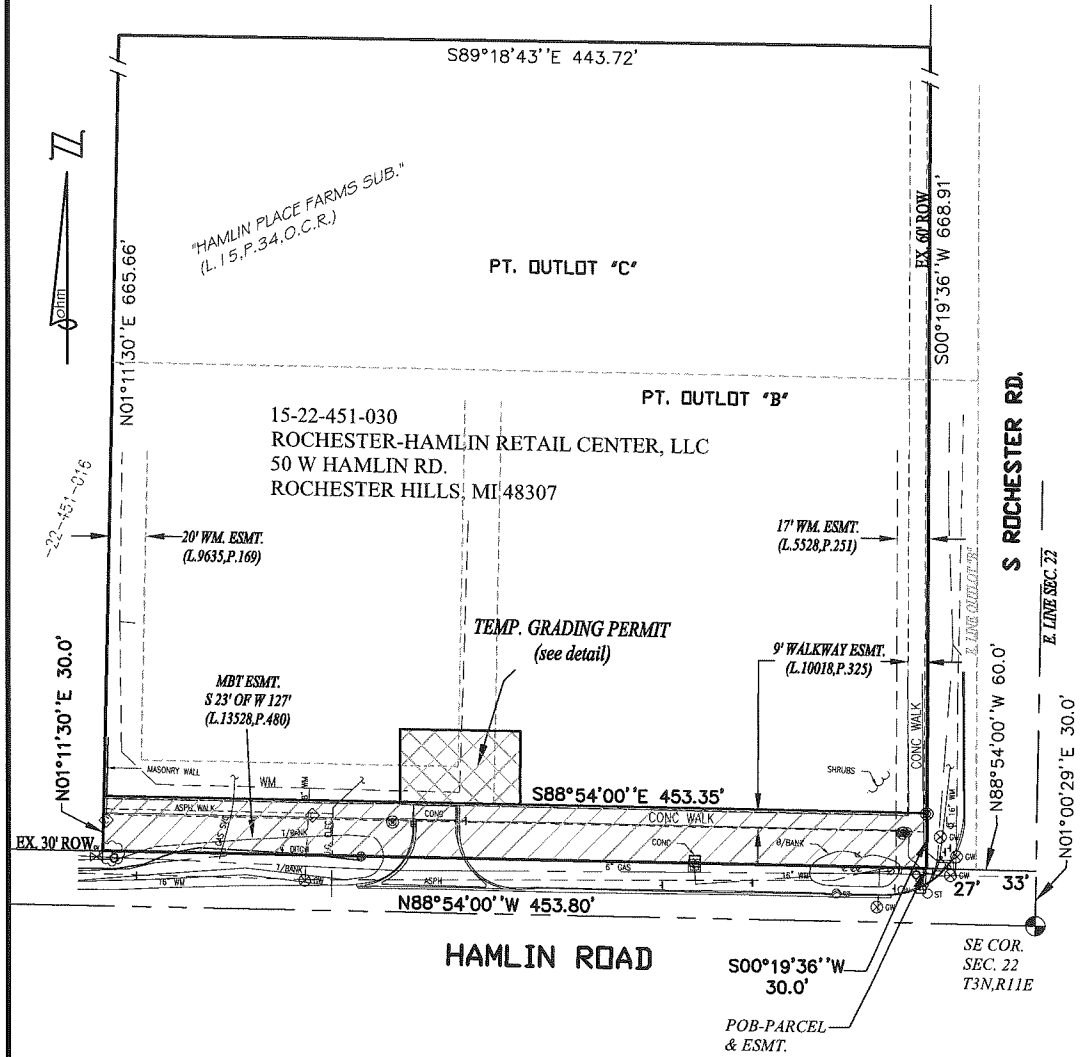
The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors, and assigns and the covenants contained herein shall run with the land.

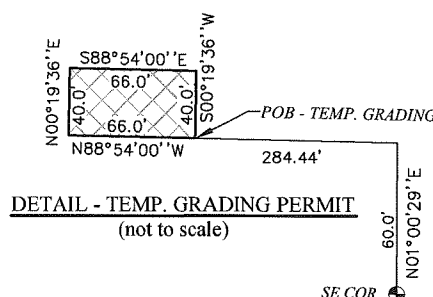
As consideration for Grantor's decision to enter into this agreement, the party of the second part agrees to 1.) complete all of the work set forth in OHM Inc.'s construction drawings for job number 0190-13-0010, including sheets 47, 48 & 103 as well as the expansion grading, paving and striping of the ingress/egress lanes north of Hamlin Road and leading into the property owned by Rochester-Hamlin Retail Center, L.L.C., (2.) allow the party of the first part to install temporary signage along Rochester and Hamlin that states that the shops are open for business during construction, (3.) allow party of the first part to install a new monument sign at the entrance off Hamlin Road in a size no smaller than the existing "Ram's Horn" sign at the property provided such sign is located to the east of the entrance and meets all other requirements, and (4.) use its best effort to ensure that no City owned or utility owned materials and equipment are stored on the property prior to, during or after the construction period.

HIGHWAY EASEMENT ACQUISITION SKETCH

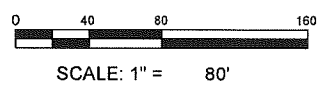
Exhibit "A"



- ***PARCEL IS SUBJECT TO:
- SANITARY SEWER EASEMENT OVER THE N 20' OF THE S 45' OF THE E 20' OF PART OF OUTLOT "C". (L.7468,P.799)
 - DETROIT EDISON EASEMENT. (L.9994,P.210)
 - AREA MAINTENANCE METER AGREEMENT. (L.9726,P.829) (L.9806,P.607)
 - RIGHT OF WAY VESTED IN CONSUMERS POWER CO.(OUTLOT "C") (L.582,P.304)
 - DETROIT EDISON EASEMENT. (L.9994,P.210)
 - AREA MAINTENANCE METER AGREEMENT. (L.9806,P.607)
 - SANITARY SEWER EASEMENT. (OUTLOT "C") (L.9635,P.167)
 - STORM SEWER EASEMENT. (OUTLOT "C") (L.9635,P.165)



- LEGEND**
- ROW RIGHT-OF-WAY
 - ⊕ PUBLIC LAND CORNER
 - POB POINT OF BEGINNING
 - ▨ HIGHWAY EASEMENT ACQUISITION
 - ▩ TEMPORARY GRADING PERMIT



LAND AREAS

PARENT PARCEL	= 6.874 ACRES (299,440 SQ. FEET)
HIGHWAY EASEMENT ACQUISITION	= 0.312 ACRES (13,607 SQ. FEET)

H-32
HIGHWAY EASEMENT ACQUISITION
 PART OF THE SE 1/4 OF SECTION 22
 T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY
TAX ID NO.: 15-22-451-030
 CLIENT: CITY OF ROCHESTER HILLS

OHM
 34000 Plymouth Road | Livonia, MI 48150
 p (734) 522-6711 | f (734) 522-6427
 Advancing Communities

DATE: 12-11-14	SHEET	JOB NO.
DRAWN BY: SH	1 OF 2	0190-13-0010
DWG: 22-451-030		

HIGHWAY EASEMENT ACQUISITION DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (15-22-451-030)

(COMMITMENT No.: 63-14358288-SGP, ISSUED BY GRECO TITLE AGENCY)

A parcel of land situated in the SE 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Part of Outlot "B" and part of the South 400 feet of Outlot "C", "Hamlin Place Farms Subdivision", according to the plat thereof as recorded in Liber 15, Page 34 of Plat, Oakland County Records, being more particularly described as follows:

Commencing at the SE corner of said Section 22; thence N 01°00'29" E 30.0 feet along the East line of said Section 22; thence N 88°54'00" W 33.0 feet to the SE corner of said Outlot "B"; thence continuing N 88°54'00" W 27.0 feet to a point which is in the intersection of the Westerly right of way line of Rochester Road (width varies) with the South line of Outlot "B", also being the Northerly right of way line of Hamlin Road (90 ft. wide) and the Point of Beginning; thence continuing N 88°54'00" W 453.80 feet to the SW corner of said Outlot "B"; thence N 01°11'30" E 665.66 feet along the West line of said Outlot's "B" & "C"; thence S 89°18'43" E 443.72 feet to a point on said Westerly right of way line of Rochester Road; thence S 00°19'36" W 668.91 feet along said Westerly line to the Point of Beginning.

Contains 299,440 square feet or 6.874 acres of land, more or less. Subject to all easements and restrictions of record, if any.

~~HIGHWAY EASEMENT~~

~~A parcel of land situated in the SE 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:~~

~~Commencing at the SE corner of said Section 22; thence N 01°00'29" E 30.0 feet along the East line of said Section 22; thence N 88°54'00" W 60.0 feet along the Northerly right of way line of Hamlin Road to the Point of Beginning; thence continuing N 88°54'00" W 453.80 feet to the SW corner of said Outlot "B"; thence N 01°11'30" E 30.0 feet; thence S 88°54'00" E 453.35 feet; thence S 00°19'36" W 30.0 feet along the Westerly right of way line of Rochester Road to the Point of Beginning.~~

~~Contains 13,607 square feet or 0.312 acres of land. Subject to all easements and restrictions of record, if any.~~

TEMPORARY GRADING PERMIT

A Parcel of land situated in the SE 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Commencing at the SE corner of said Section 22; thence N 01°00'29" E 60.0 feet along the East line of said Section 22; thence N 88°54'00" W 284.44 feet to the Point of Beginning; thence continuing N 88°54'00" W 66.0 feet; thence N 00°19'36" E 40.0 feet; thence S 88°54'00" E 66.0 feet; thence S 00°19'36" W 40.0 feet to the Point of Beginning.

Contains 2,640 square feet or 0.061 acres of land. Subject to all easements and restrictions of record, if any.

H-32 HIGHWAY EASEMENT ACQUISITION

PART OF THE SE 1/4 OF SECTION 22
T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY
TAX ID NO.: 15-22-451-030

CLIENT: CITY OF ROCHESTER HILLS



34000 Plymouth Road | Livonia, MI 48150
p (734) 522-6711 | f (734) 522-6427

Advancing Communities

DATE:	12-11-14	SHEET	JOB NO.
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