

WATERMAIN EASEMENT

South Boulevard Office, LLC, a Michigan Limited Liability Company, of 12955 23 Mile Road, Shelby Township, Michigan 48315 grants an easement for a watermain, favoring the City of Rochester Hills, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, MI 48309 for construction, operation, maintenance, repair and/or replacement of a watermain, under, through and across land more particularly described as:

Sidwell #15-35-477-007

See Attached Exhibit A

Currently, South Boulevard Office, LLC commencing construction of a new building and parking area on the subject property, which will include a new watermain.

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the watermain, or the facilities incidental thereto, which may be located in the easement.

All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the watermain shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use and exercise of easement rights granted hereunder are made.

The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with construction, operation, maintenance, repair and/or replacement of the watermain: (a) the right of ingress and egress over, through and across the easement, and (b) the right to grant other non-exclusive easements and rights-of-way, across, over, under and through the easement parcel, with condition that prior to such a grant written consent shall be obtained from the City, which consent shall not be unreasonably withheld.

The recording of this document is exempt from transfer taxes pursuant to MCLA 207.505 (a) and MCLA 207.526(a).

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS HEREOF, the undersigned have executed this document on this 31st
day of May, 2018.

South Boulevard Office, LLC

By: [Signature]

Printed Name: CHESTOPHER COUSINS

Its: AUTHORIZED AGENT

City of Rochester Hills

By: _____
Bryan K. Barnett, Mayor

By: _____
Tina Barton, City Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 31st day of May, 2018, by Chester Cousins, Authorized Agent, of South Boulevard Office, LLC, a Michigan Limited Liability Company, on behalf of the Company.

THERESA KOWALSKI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Jan. 6, 2021
Acting in the County of Macomb

[Signature]

Notary Public
Macomb County, Michigan
My Commission Expires: 01-06-21

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Bryan K. Barnett, Mayor of City of Rochester Hills and Tina Barton, City Clerk of City of Rochester Hills, a Michigan municipal corporation, on behalf of the City of Rochester Hills.

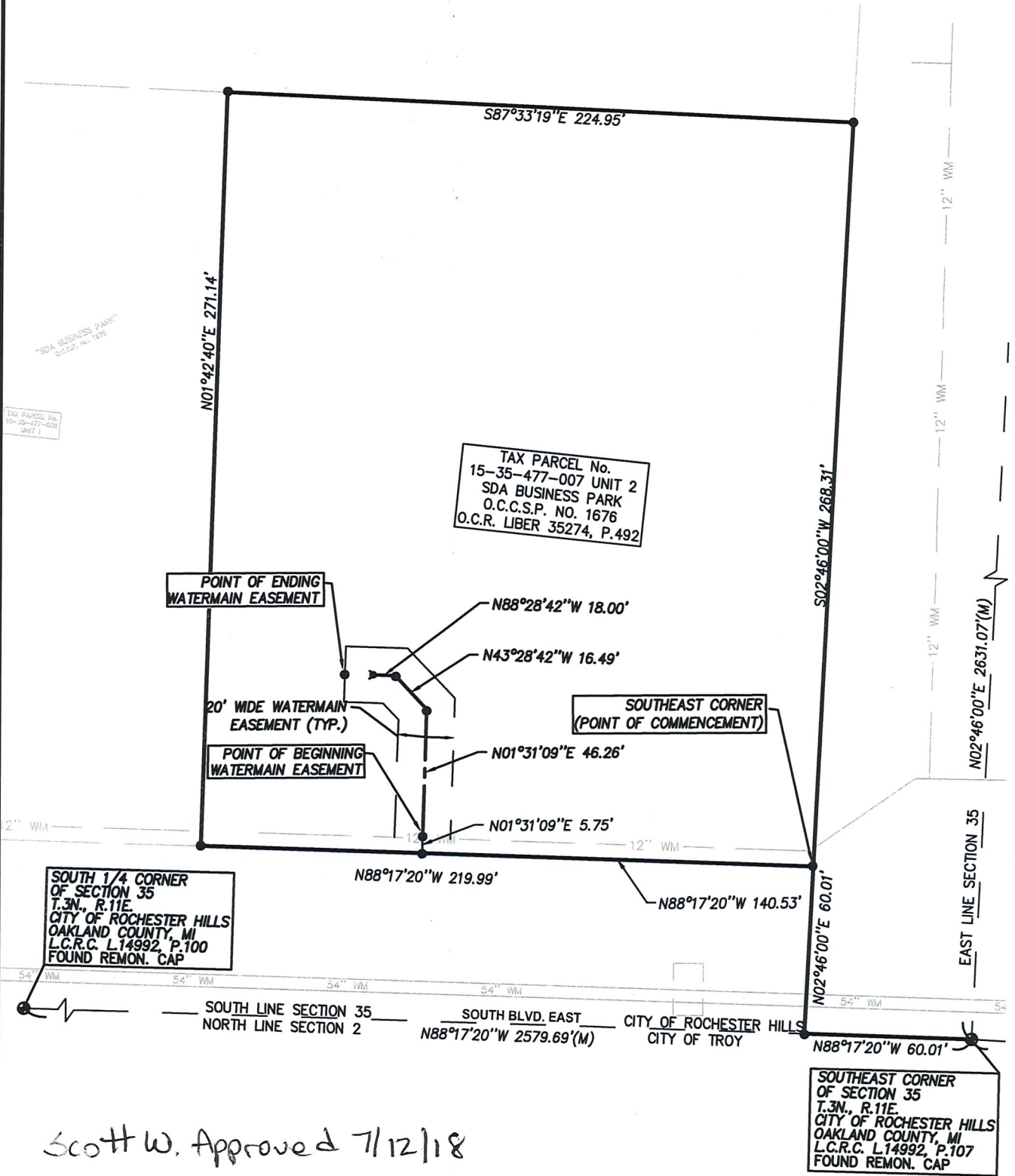
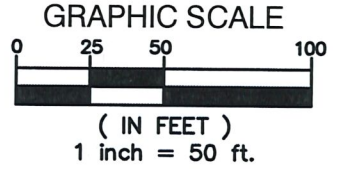
Notary Public
County, _____
My Commission Expires: _____

When recorded, return to:
Tina Barton, City Clerk
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Drafted by:
Thomas Sovel
Spalding DeDecker
905 South Blvd East
Rochester Hills, MI 48307

John Staraw
Approved 11-17-18

EXHIBIT "A"



Scott W. Approved 7/12/18

Plotted: May 8, 2018, 10:30 AM by user: 976 -- Saved: 5/8/2018 by user: 976
 N:\WP\NLD_P\Projects\NP17068 - Office Development-SDA Corner Lot\DWG\NP17068EAS-WM.dwg



905 South Blvd. East Phone: (248) 844-5400
 Rochester Hills, MI 48307 Fax: (248) 844-5404
 www.sda-eng.com

DRAWN: Y. DONG	DATE: 5-3-18
CHECKED: T. SOVEL	DATE: 5-7-18
MANAGER: T. SOVEL	SCALE: 1" = 50'
JOB No. NP17-068	SHEET: 1 OF 2
SECTION 35 TOWN 3 NORTH RANGE 11 EAST	
CITY OF ROCHESTER HILLS OAKLAND COUNTY, MI	

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

SOUTH BOULEVARD OFFICE DEVELOPMENT
PART OF THE SE ¼ OF SECTION 35
ROCHESTER HILLS, MI 48307

PARCEL NO. 15-35-477-007

UNIT 2 OF "SDA BUSINESS PARK" OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1676 AS RECORDED
IN THE OAKLAND COUNTY REGISTER OF DEEDS, LIBER 35274, PAGE 492.

LEGAL DESCRIPTION OF WATER MAIN EASEMENT

A 20' WIDE STRIP OF LAND, LOCATED IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, THE
CENTER LINE OF WHICH IS INTENDED TO FOLLOW THE WATER MAIN AS CONSTRUCTED, AND DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE OVERALL PARCEL, THENCE N 88°17'20" W 140.53 FEET;
THENCE N 01°31'09" E 5.75 FEET, TO THE POINT OF BEGINNING OF WATERMAIN EASEMENT; THENCE N 01°31'09"
E 46.26 FEET; THENCE N 43°28'42" W 16.49 FEET; THENCE N 88°28'42" W 18.00 FEET TO THE POINT OF ENDING.

Plotted: May 8, 2018, 11:7 AM by user: 976 - Saved: 5/8/2018 by user: 976
N:\NP\WLD Projects\NP17068 - Office Development-SDA Corner Lot\DWG\NP17068EAS-WM.dwg



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