

WATERMAIN EASEMENT

The Marketplace of Rochester Hills LLC, a Michigan Limited Liability Company

28470 Thirteen Mile Road, Suite 220, Farmington Hills, MI 48334 grants to the CITY OF ROCHESTER HILLS, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, an easement for the construction, operation, maintenance, repair and/or replacement of a watermain on, under through and across land more particularly described as:

See Attached Exhibits A,B,C, & D
Sidwell # 15-30-326-008 4
15-30-176-001

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.

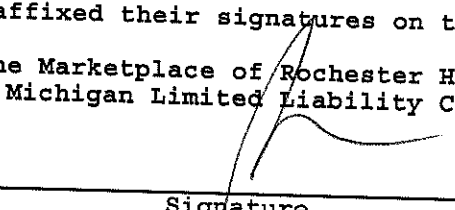
The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the 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 the condition that prior to such a grant written consent shall be obtained from the City.

Exempt from Transfer Tax under MCLA 207.526(a); MSA 7.456 (26) (a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 4 day of April, 2007.

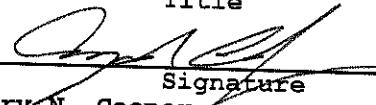
The Marketplace of Rochester Hills LLC
a Michigan Limited Liability Company



Signature
Gary Sakwa

(Print Name)
Authorized Representative

Title



Signature
Gary N. Cooper

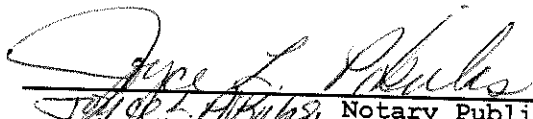
(Print Name)
Authorized Representative

Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 4 day of April, 2007, by Gary Sakwa and Gary N. Cooper who is the Authorized Representative, of The Marketplace of Rochester Hills LLC, a Michigan Limited Liability Company, on behalf of the company.

Drafted by: Chris Corden
Grand Sakwa Properties LLC
28740 Thirteen Mile Rd, Ste 220
Farmington Hills, MI 48334



Notary Public
Oakland County, Michigan

When recorded, return to:

APPROVED AS TO FORM

My Commission Expires: 7-11-2014

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

J. Staran 4/15/07 : acting in the County of Oakland

ROCHESTER HILLS COUNSEL

WATERMAIN EASEMENT

A WATERMAIN EASEMENT LOCATED IN SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 30 AND PROCEEDING ALONG THE EAST AND WEST 1/4 LINE OF SECTION 30 S. 85°45'03" W. 942.80 FEET AND S. 32°42'01" E. 26.68 FEET AND S. 65°18'11" W. 258.97 FEET AND S. 24°35'28" E. 35.10 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTH ADAMS ROAD (VARIABLE WIDTH) AND ALONG SAID RIGHT-OF-WAY S. 63°06'17" W. 859.04 FEET AND ALONG THE WESTERLY VARIABLE WIDTH ROAD RIGHT-OF-WAY LINE OF PROPOSED MARKETPLACE CIRCLE N. 18°44'16" E. 17.87 FEET AND N. 25°37'45" W. 151.86 FEET AND S. 64°18'43" W. 25.14 FEET TO THE POINT OF BEGINNING OF A CENTERLINE FOR A 20 FOOT WIDE WATERMAIN EASEMENT; THENCE S. 67°06'23" W. 28.66 FEET; THENCE S. 63°06'17" W. 222.67 FEET; THENCE N. 71°53'43" W. 8.00 FEET; THENCE N. 26°53'43" W. 11.26 FEET TO A POINT "A"; THENCE FROM SAID POINT "A" S. 63°06'17" W. 61.70 FEET TO A POINT "AA"; THENCE S. 26°53'43" E. 24.42 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "AA" S. 63°06'17" W. 191.98 FEET TO A POINT "B"; THENCE S. 26°53'43" E. 23.97 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "B" S. 63°06'17" W. 137.84 FEET; THENCE N. 82°12'07" W. 90.77 FEET TO A POINT "C"; THENCE S. 07°47'53" W. 25.99 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "C" N. 82°12'07" W. 160.62 FEET; THENCE S. 85°10'47" W. 85.30 FEET TO A POINT "D"; THENCE S. 04°49'13" E. 25.99 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "D" S. 85°10'47" W. 28.20 FEET; THENCE N. 82°12'07" W. 200.61 FEET TO A POINT "E"; THENCE S. 07°47'53" W. 25.99 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "E" N. 82°12'07" W. 50.01 FEET TO A POINT "F"; THENCE S. 07°47'53" W. 18.80 FEET TO A POINT "G"; THENCE S. 07°47'53" W. 323.20 FEET; THENCE S. 52°47'53" W. 27.88 FEET; THENCE S. 08°04'03" W. 16.84 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTH ADAMS ROAD (VARIABLE WIDTH) AND A POINT OF ENDING; THENCE CONTINUING FROM SAID POINT "A" N. 26°53'43" W. 174.27 FEET; THENCE N. 71°51'59" W. 25.50 FEET; THENCE S. 63°09'44" W. 163.41 FEET; THENCE N. 82°12'07" W. 105.52 FEET TO A POINT "H"; THENCE N. 07°47'53" E. 20.15 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "H" N. 82°12'07" W. 249.90 FEET TO A POINT "I"; THENCE S. 07°47'53" W. 20.98 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "I" N. 82°12'07" W. 236.53 FEET TO A POINT "J"; THENCE S. 07°47'53" W. 21.03 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "J" N. 82°12'07" W. 64.69 FEET; THENCE S. 52°47'53" W. 27.31 FEET; THENCE S. 07°47'53" W. 147.70 FEET TO A POINT "K"; THENCE N. 82°12'07" W. 26.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "K" S. 07°47'53" W. 135.62 FEET TO SAID POINT "F"; THENCE CONTINUING FROM SAID POINT "G" N. 82°12'07" W. 18.10 FEET; THENCE N. 77°08'37" W. 9.98 FEET TO A POINT OF ENDING ON THE EASTERLY ROAD RIGHT-OF-WAY (VARIABLE WIDTH) OF PROPOSED MARKETPLACE CIRCLE; THENCE N. 77°08'37" W. 60.02 FEET TO A POINT "L" ON THE WESTERLY ROAD RIGHT-OF-WAY (VARIABLE WIDTH) OF PROPOSED MARKETPLACE CIRCLE, ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A 20 FOOT WIDE WATERMAIN EASEMENT; THENCE FROM SAID POINT "L" CONTINUING ALONG SAID EASEMENT CENTERLINE N. 77°08'37" W. 10.00 FEET TO A POINT "M"; THENCE 30.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 460.00 FEET, CENTRAL ANGLE 03°44'12", AND A CHORD THAT BEARS S. 14°43'29" W. 30.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "M" 40.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 460.00 FEET, CENTRAL ANGLE 05°03'30", AND A CHORD THAT BEARS N. 10°19'38" E. 40.60 FEET; THENCE N. 07°47'53" E. 12.93 FEET; THENCE N. 34°23'18" E. 13.42 FEET; THENCE N. 07°47'53" E. 26.12 FEET; THENCE N. 18°47'31" W. 13.42 FEET; THENCE N. 07°47'53" E. 58.76 FEET; THENCE 158.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 460.00 FEET, CENTRAL ANGLE 19°41'51", AND A CHORD THAT BEARS N. 02°03'02" W. 157.36 FEET; THENCE N. 11°53'58" W. 81.82 FEET; THENCE 290.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 358.00 FEET, CENTRAL ANGLE 46°26'32", AND A CHORD THAT BEARS N. 11°19'18" E. 282.31 FEET; THENCE N. 05°56'23" W. 10.00 FEET; THENCE N. 41°48'24" W. 16.65 FEET TO A POINT "N"; THENCE S. 44°45'31" W. 30.00 TO A POINT OF ENDING; THENCE FROM SAID POINT "N" N. 44°45'31" E. 43.93 FEET; THENCE N. 06°13'53" W. 229.59 FEET TO A POINT "O"; THENCE N. 85°31'38" E. 27.92 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "O" N. 06°13'53" W. 172.70 FEET TO A POINT "P"; THENCE S. 83°48'08" W. 30.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "P" N. 84°54'26" E. 251.18 FEET; THENCE N. 85°30'22" E. 10.03 FEET TO A POINT "Q"; THENCE S. 03°44'33" E. 25.10 TO A POINT OF ENDING; THENCE FROM SAID POINT "Q" N. 85°30'22" E. 237.02 FEET TO A POINT "R"; THENCE S. 03°44'33" E. 21.45 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "R" N. 85°30'22" E. 233.02 FEET; THENCE N. 86°15'27" E. 15.00 FEET TO A POINT "S"; THENCE S. 03°44'33" E. 25.43 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "S" N. 86°15'27" E. 76.60 FEET TO A POINT "T"; THENCE N. 86°15'27" E. 195.80 FEET; THENCE S. 48°44'33" E. 11.03 FEET; THENCE S. 03°44'33" E. 19.70 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "T" S. 03°44'33" E. 166.74 FEET; THENCE S. 13°44'45" W. 19.13 FEET TO A POINT "U"; THENCE S. 76°15'15" E. 13.38 FEET; THENCE N. 86°15'27" E. 109.39 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "U" S. 13°44'45" W. 80.10 FEET; THENCE S. 25°33'48" W. 10.27 FEET TO A POINT OF ENDING ON THE NORTHERLY VARIABLE WIDTH ROAD RIGHT-OF-WAY LINE OF PROPOSED MARKETPLACE CIRCLE.

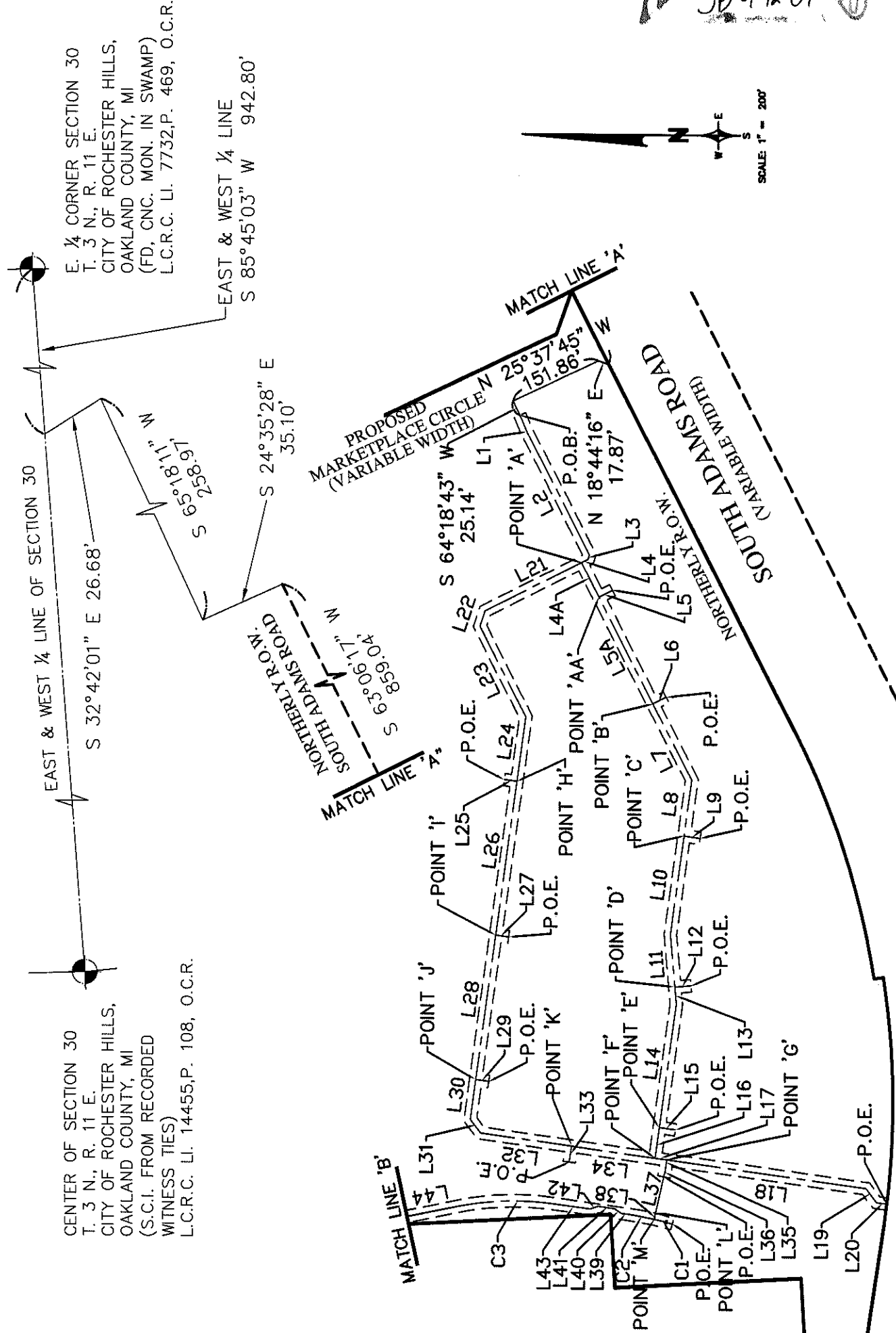
APPROVED
JB 4-12-07

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REVISIONS			<p align="center">WATERMAIN EASEMENT ADAMS MARKETPLACE ROCHESTER HILLS, MICHIGAN</p> <p align="center">Z EIMET W OZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 40024 GRAND RIVER AVE, SUITE 100 NOVI, MICHIGAN 48375 P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com</p>		DATE	SCALE
ITEM	DATE	BY			02/01/07	HOR: 1" = 200' FIELD BOOK NO.
PLAN UPDATE	3/21/07	JMB	DESIGNED BY	JOB NO.		
PER CITY	4/12/07	DAB			SRB	97144
			DRAWN BY	SHEET NO.		
			DAB	1		

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APPROVED
JB 4-12-07



E. 1/4 CORNER SECTION 30
T. 3 N., R. 11 E.
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MI
(FD, CNC. MON. IN SWAMP)
L.C.R.C. LI. 7732, P. 469, O.C.R.

EAST & WEST 1/4 LINE
S 85°45'03" W 942.80'

EAST & WEST 1/4 LINE OF SECTION 30
S 32°42'01" E 26.68'

S 65°18'11" W 258.97
S 24°35'28" E 35.10'

PROPOSED MARKETPLACE CIRCLE
(VARIABLE WIDTH)
S 64°18'43" W 25.14'

NORTHERLY R.O.W.
SOUTH ADAMS ROAD
S 63°06'17" W 8359.04'

CENTER OF SECTION 30
T. 3 N., R. 11 E.
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MI
(S.C.I. FROM RECORDED
WITNESS TIES)
L.C.R.C. LI. 14455, P. 108, O.C.R.

REVISIONS		
ITEM	DATE	BY
PLAN UPDATE	3/21/07	JMB
PER CITY	4/12/07	DAB

**WATERMAIN EASEMENT
ADAMS MARKETPLACE
ROCHESTER HILLS, MICHIGAN**

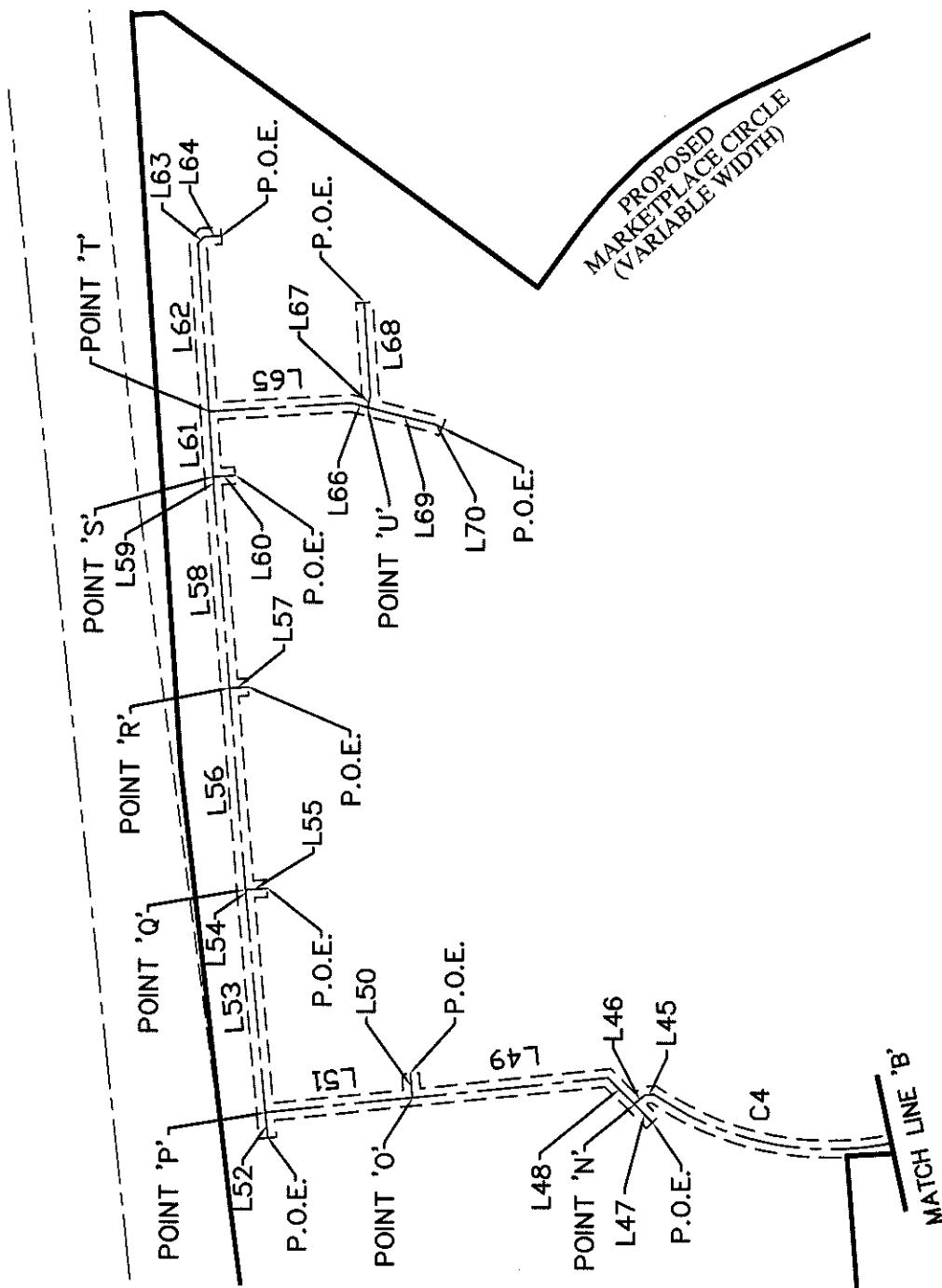
Z E I M E T W O Z N I A K
& ASSOCIATES
Civil Engineers & Land Surveyors
40024 GRAND RIVER AVE, SUITE 100
NOVI, MICHIGAN 48375
P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	02/01/07	SCALE	HOR: 1" = 200'
DESIGNED BY	SRB	JOB NO.	97144
DRAWN BY	DAB	SHEET NO.	2
		FIELD BOOK NO.	

APPROVED
JB 4-12-07



SCALE: 1" = 200'



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REVISIONS		
ITEM	DATE	BY
PLAN UPDATE	3/21/07	JMB
PER CITY	4/12/07	DAB

**WATERMAIN EASEMENT
ADAMS MARKETPLACE
ROCHESTER HILLS, MICHIGAN**

ZEIMET WOZNIAK
& ASSOCIATES
Civil Engineers & Land Surveyors
40024 GRAND RIVER AVE, SUITE 100
NOVI, MICHIGAN 48375
P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	02/01/07	SCALE	HOR: 1" = 200'
DESIGNED BY	SRB	FIELD BOOK NO.	
DRAWN BY	DAB	JOB NO.	97144
		SHEET NO.	3

APPROVED
JB 4-12-07

CURVE TABLE					
NO.	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	460.00	30.00	03°44'12"	30.00	S14°43'29"W
C2	460.00	40.61	05°03'30"	40.60	N10°19'38"E
C3	460.00	158.14	19°41'51"	157.36	N02°03'02"W
C4	358.00	290.18	46°26'32"	282.31	N11°19'18"E

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S67°06'23"W	28.66	L35	N82°12'07"W	18.10
L2	S63°06'17"W	222.67	L36	N77°08'37"W	9.98
L3	N71°53'43"W	8.00	L37	N77°08'37"W	60.02
L4	N26°53'43"W	11.26	L38	N77°08'37"W	10.00
L4A	S63°06'17"W	61.70	L39	N07°47'53"E	12.93
L5	S26°53'43"E	24.42	L40	N34°23'18"E	13.42
L5A	S63°06'17"W	191.98	L41	N07°47'53"E	26.12
L6	S26°53'43"E	23.97	L42	N18°47'31"W	13.42
L7	S63°06'17"W	137.84	L43	N07°47'53"E	58.76
L8	N82°12'07"W	90.77	L44	N11°53'58"W	81.82
L9	S07°47'53"W	25.99	L45	N05°56'23"W	10.00
L10	N82°12'07"W	160.62	L46	N41°48'24"W	16.65
L11	S85°10'47"W	85.30	L47	S44°45'31"W	30.00
L12	S04°49'13"E	25.99	L48	N44°45'31"E	43.93
L13	S85°10'47"W	28.20	L49	N06°13'53"W	229.59
L14	N82°12'07"W	200.61	L50	N85°31'38"E	27.92
L15	S07°47'53"W	25.99	L51	N06°13'53"W	172.70
L16	N82°12'07"W	50.01	L52	S83°48'08"W	30.00
L17	S07°47'53"W	18.80	L53	N84°54'26"E	251.18
L18	S07°47'53"W	323.20	L54	N85°30'22"E	10.03
L19	S52°47'53"W	27.88	L55	S03°44'33"E	25.10
L20	S08°04'03"W	16.84	L56	N85°30'22"E	237.02
L21	N26°53'43"W	174.27	L57	S03°44'33"E	21.45
L22	N71°51'59"W	25.50	L58	N85°30'22"E	233.02
L23	S63°09'44"W	163.41	L59	N86°15'27"E	15.00
L24	N82°12'07"W	105.52	L60	S03°44'33"E	25.43
L25	N07°47'53"E	20.15	L61	N86°15'27"E	76.60
L26	N82°12'07"W	249.90	L62	N86°15'27"E	195.80
L27	S07°47'53"W	20.98	L63	S48°44'33"E	11.03
L28	N82°12'07"W	236.53	L64	S03°44'33"E	19.70
L29	S07°47'53"W	21.03	L65	S03°44'33"E	166.74
L30	N82°12'07"W	64.69	L66	S13°44'45"W	19.13
L31	S52°47'53"W	27.31	L67	S76°15'15"E	13.38
L32	S07°47'53"W	147.70	L68	N86°15'27"E	109.39
L33	N82°12'07"W	26.00	L69	S13°44'45"W	80.10
L34	S07°47'53"W	135.62	L70	S25°33'48"W	10.27

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