

HIGHWAY EASEMENT

10 E. Auburn Road Acquisitions, LLC a Michigan limited liability Company, of 6400 Telegraph Road, Suite 2000, Bloomfield Hills, Michigan 48367 grant (s) to the City of Rochester Hills, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, a 60' wide easement (the "Highway Easement") for all public highway purposes, including public utilities, and the construction, operation, maintenance, repair, replacement and/or public use of water main, sanitary sewer, storm sewer, sidewalks and/or pathways in, over, under, upon, and through the following described premises situated in the City of Rochester Hills, Oakland County, Michigan (the "Property"):

Parcel ID# 15-35-100-003

which is commonly known as 10 East Auburn Road, Rochester Hills, MI 48307

See Attached **Exhibit A** for legal description and depiction of the Property and the Highway Easement area (the "Easement Area").

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

All property disturbed or altered by the City by reason of construction, operation, or other exercise of its rights hereunder, shall be restored by the City, at its sole cost and expense, 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 itself and Grantor's successors and assigns, so long as there is no interference with the City's easement rights, all other rights in the easement Area, including, without limitation, (1) right of ingress and egress across the Easement Area, (2) the right to place additional utilities in the Easement Area, and (3) right to grant other non-exclusive easements and rights-of-way across, over and under the Easement Area, with the condition that prior to such a grant written consent shall be obtained from the City which consent shall not be unreasonably withheld, conditioned or delayed.

Exempt from Transfer Taxes under MCL 207.505(a) and 207.526 (a).

Signature Page to Follow

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 26th day of March, 2025

**10 E. Auburn Road Acquisitions, LLC,
a Michigan limited liability company**

Signature: _____

Print or type name: James Bellinson

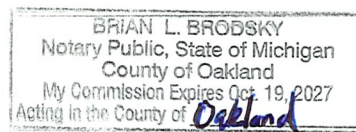
Title: Authorized Member

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 26th day of March, 2025, by James Bellinson, who is an authorized member of 10 E. Acquisitions, LLC, a Michigan limited liability company, on behalf of the company.

Brian L. Brodsky

Brian L. Brodsky, Notary Public State
of Michigan County of Oakland My
commission expires: 10/19/2027 Acting
on the County of Oakland



Signature of City on next page

CITY OF ROCHESTER HILLS

By: _____
Bryan K. Barnett, Mayor

STATE OF MICHIGAN
COUNTY OF OAKLAND

This agreement was acknowledged before me on _____, _____ 2025, by Bryan K. Barnett, Mayor, of the City of Rochester Hills, on behalf of the City.

notary public

County, Michigan My
commission expires:

Drafted by:

Patrick S. McKay, Esq.
Kirk Huth Lange & Badalamenti PLC
19500 Hall Road, Suite 100
Clinton Township, MI 48038

When recorded, return to:

Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills MI 48309

P. Daw Christ
Approved 4/11/25

PROPERTY DESCRIPTION:

THE LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, TOWNSHIP OF AVON, NOW CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, 458.42 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE WEST ALONG SAID SECTION LINE, 194.42 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION, 362.45 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 198.17 FEET; THENCE NORTH TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 80 FEET THEREOF.

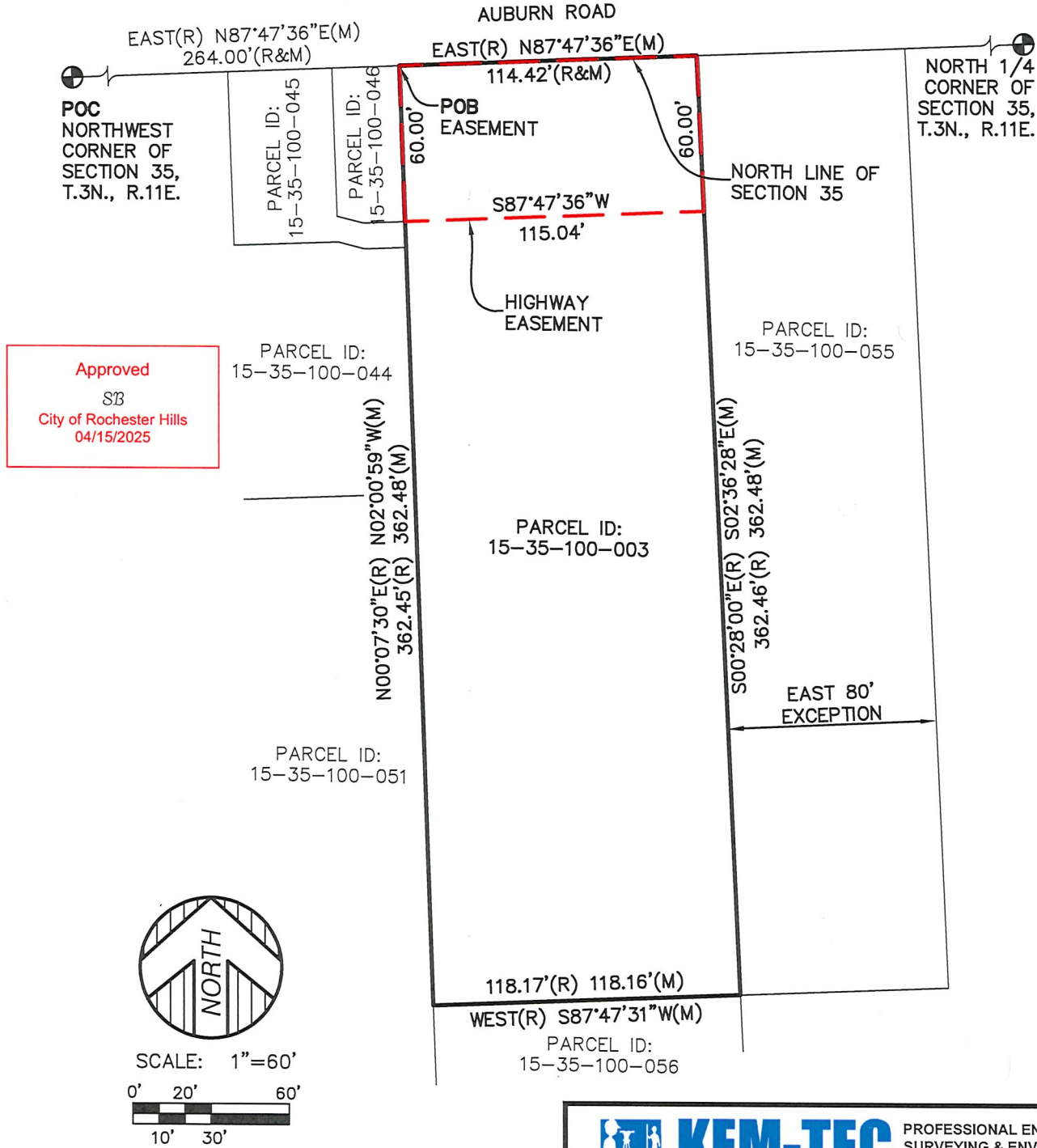
ALSO DESCRIBED FOR TAX PURPOSES AS FOLLOWS:

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH SECTION LINE DISTANCE EAST 264.00 FEET FROM THE NORTHWEST SECTION CORNER; THENCE EAST 114.42 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 00 SECONDS EAST 362.46 FEET; THENCE WEST 118.17 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 362.45 FEET TO THE POINT OF BEGINNING.

HIGHWAY EASEMENT DESCRIPTION:

THE LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANCE NORTH 87 DEGREES 47 MINUTES 36 SECONDS EAST, 264.00 FEET FROM THE NORTHWEST SECTION CORNER; THENCE CONTINUING NORTH 87 DEGREES 47 MINUTES 36 SECONDS EAST, 114.42 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 28 SECONDS EAST, 60.00 FEET; THENCE ALONG A LINE 60.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO A PARALLEL WITH THE NORTH LINE OF SAID SECTION 35, SOUTH 87 DEGREES 47 MINUTES 36 SECONDS WEST, 115.04 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 59 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING.



LEGEND

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



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PREPARED FOR: MANNIK SMITH GROUP	
FIELD SURVEY: N/A	DATE: MARCH 17, 2025
DRAWN BY: JDM	SHEET: 1 OF 1
SCALE: 1" = 60'	JOB NO.: 22-03532