

WATER MAIN EASEMENT

BSLM ROCHESTER HILLS, LLC (Grantor)

CITY OF ROCHESTER HILLS (Grantee)

(SIGNATURES ON FOLLOWING PAGES)

WATER MAIN EASEMENT

BSLM ROCHESTER HILLS, LLC, a Michigan limited liability company, whose address is 3663 Woodward Avenue, Suite 550, Detroit, Michigan 48201, 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 water main on, under, through and across land described as:

See attached Exhibits A and B (*Legal Descriptions & Drawing*)

Parcel ID# 15-34-227-040

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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 water main 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 water main: (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 Taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 21 day of October, 2025

BSLM ROCHESTER HILLS, LLC,
A Michigan limited liability company



Signature

Leo H. Kuntz

(Print Name)

Authorized Representative

Title

(notary is on next page)

STATE OF MICHIGAN
COUNTY OF Wayne
The foregoing instrument was acknowledged before me this 21 day of October, 2025 by Lee Hurwitz who is a Authorized Rep of BSLM ROCHESTER HILLS, LLC, a Michigan limited liability company, on behalf of the company.

Rachel Renita Dixon
State of Michigan, Notary Public
Oakland County, Michigan
My Commission Expires: 02/08/2028



Drafted by:
Clifford J. Dovitz
29201 Telegraph Road
Suite 410
Southfield, MI 48034

When recorded, return to:
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

P. Dan Christ
Approved as to form
10/17/25

EXHIBIT A
PART OF SECTION 34,
T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PROPERTY DESCRIPTION

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

LOT 1 AND LOT 2, EXCEPT THE NORTH 18 FEET, ALSO THAT PART OF LOT 24
LYING SOUTH OF THE NORTHERLY LINE OF LOT 2 AS EXTENDED WESTERLY TO
THE WEST LINE OF SAID LOT 24, OF AVONCROFTS SUBDIVISION, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN LIBER 19 OF PLATS, PAGE 15, OAKLAND
COUNTY RECORDS.

BEARINGS:

BEARINGS BASED ON EASTERLY LINE OF SECTION 34 BEING DUE NORTH AS
RECORDED IN "AVONCROFTS SUBDIVISION", LIBER 19. PAGE 15, OAKLAND
COUNTY RECORDS.

REFERENCE SURVEY:

ALTA/ASCM LAND TITLE SURVEY PREPARED BY KEM-TECH PER JOB NO.
21-00058, DATED 01/27/2021.

Approved
SB
City of Rochester Hills
02/09/2026

P:\24-100 Rochester Road-Rochester Hills-Oddard\Drawings\Easements\Watermain\24-100\WM-EASE.dwg 2/4/2026 12:14 PM

CLIENT:
BRODER SACHSE REAL ESTATE
366S WOODWARD AVE.
SUITE 550
DETROIT, MICHIGAN, 48201



ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING

39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

3200 ROCHESTER ROAD
EASEMENT FOR
WATER MAIN

JOB#:
24-100

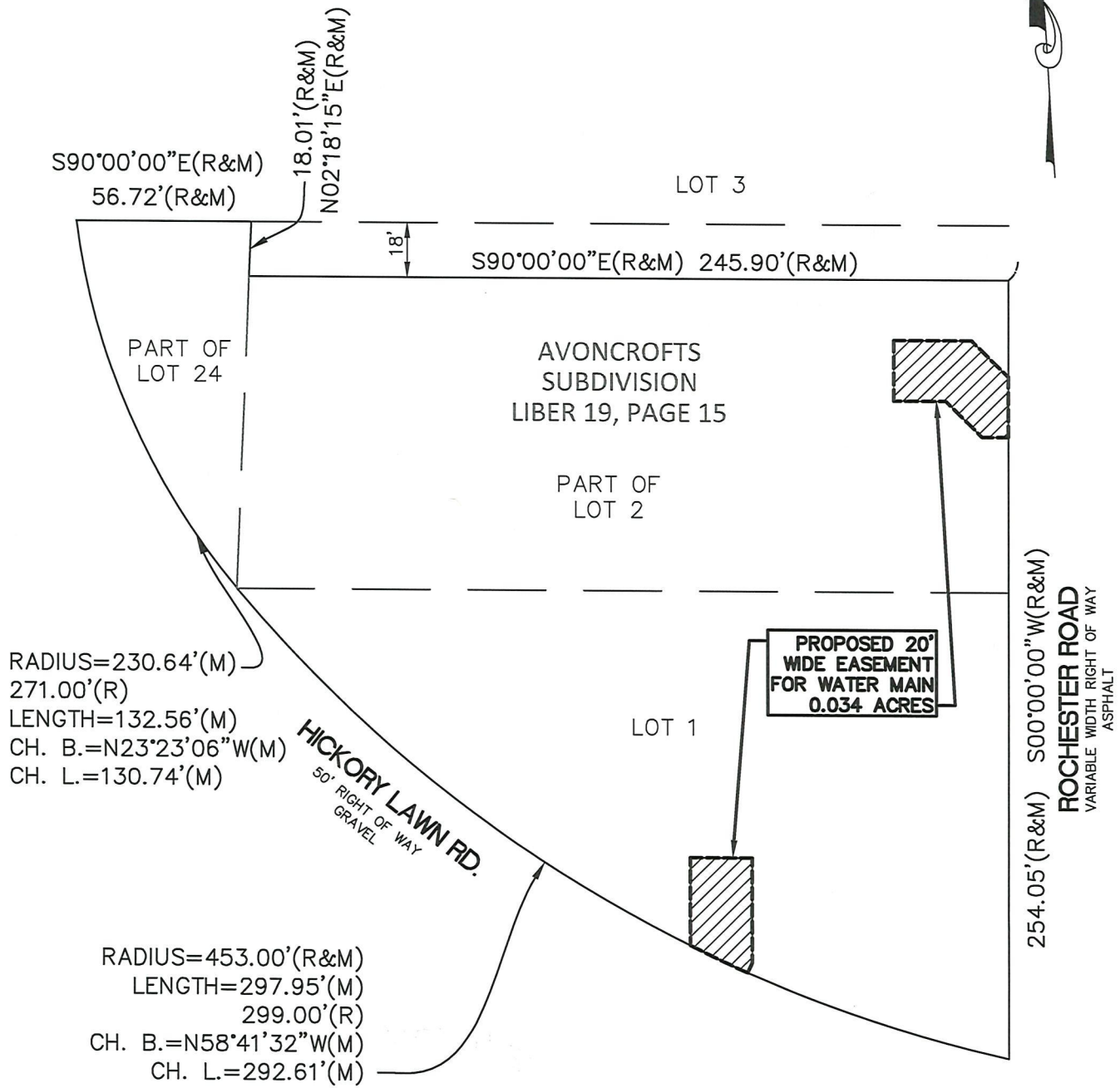
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JJB

SCALE:
N/A

PAGE:
1 OF 1

EXHIBIT A

PART OF SECTION 34,
T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



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248.308.3331

**3200 ROCHESTER ROAD
EASEMENT FOR
WATER MAIN**

JOB#: 24-100	DRAWN BY: JJB
SCALE: 1"=50'	PAGE: 2 OF 2

EXHIBIT B

PART OF SECTION 34,
T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

EASEMENT FOR WATER MAIN:

LEGAL DESCRIPTION

PART OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF AVONCROFTS SUBDIVISION PLAT AS RECORDED IN LIBER 19 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 OF AVONCROFTS SUBDIVISION AND THE NORTH LINE OF HICKORY LAWN ROAD, 89.14 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 453.00 FEET, A CENTRAL ANGLE OF 11°16'29" AND A CHORD BEARING AND DISTANCE OF NORTH 71°53'50" WEST, 89.00 FEET, **FOR A POINT OF BEGINNING #1**; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 OF AVONCROFTS SUBDIVISION AND THE NORTH LINE OF HICKORY LAWN ROAD, 20.52 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 453.00 FEET, A CENTRAL ANGLE OF 02°35'41" AND A CHORD BEARING AND DISTANCE OF NORTH 64°57'45" WEST, 20.51 FEET; THENCE DUE NORTH 28.71 FEET; THENCE DUE EAST, 20.00 FEET; THENCE DUE SOUTH 34.22 FEET; THENCE SOUTH 24°00'23" WEST, 3.48 FEET **TO THE POINT OF BEGINNING #1**.

AND ALSO,

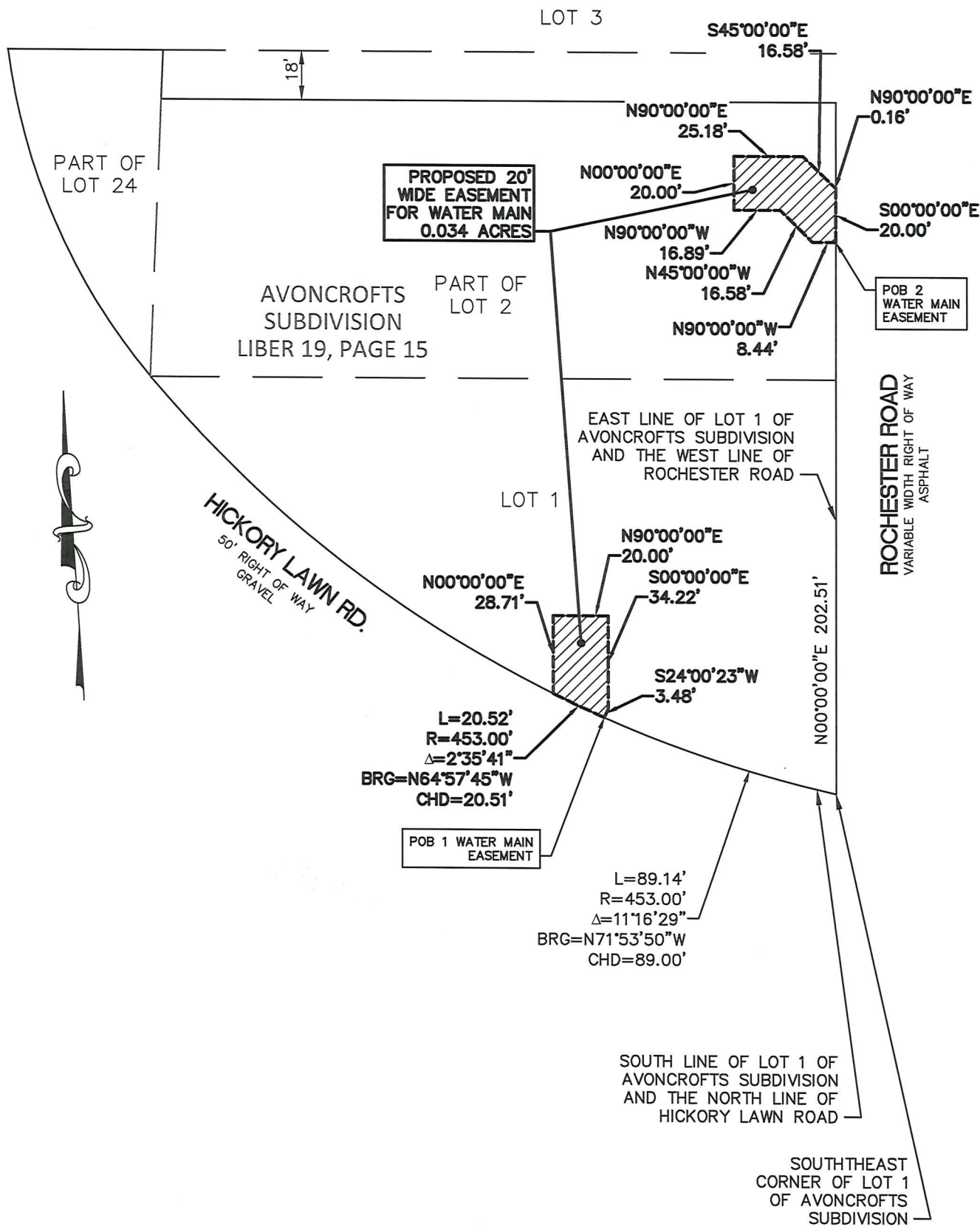
COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF AVONCROFTS SUBDIVISION PLAT AS RECORDED IN LIBER 19 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS; THENCE DUE NORTH, 202.51 FEET, ALONG THE EAST PROPERTY LINE OF SAID LOT 1 AND 2 OF AVONCROFTS SUBDIVISION AND THE WEST LINE OF ROCHESTER ROAD, **FOR A POINT OF BEGINNING #2**; THENCE DUE WEST, 8.44 FEET; THENCE NORTH 45°00'00" WEST, 16.58 FEET; THENCE DUE WEST, 16.89 FEET; THENCE DUE NORTH 20.00 FEET; THENCE DUE EAST, 25.18 FEET; THENCE SOUTH 45°00'00" EAST, 16.58 FEET; THENCE DUE EAST, 0.16 FEET TO SAID EAST PROPERTY LINE OF SAID LOT 1 AND 2 OF AVONCROFTS SUBDIVISION AND THE WEST LINE OF ROCHESTER ROAD; THENCE DUE SOUTH, 20.00 FEET ALONG SAID EAST PROPERTY LINE OF SAID LOT 1 AND 2 OF AVONCROFTS SUBDIVISION AND THE WEST LINE OF ROCHESTER ROAD, **TO THE POINT OF BEGINNING #2**. ALL OF THE ABOVE CONTAINING 0.034 ACRES

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CLIENT: BRODER SACHSE REAL ESTATE 366S WOODWARD AVE. SUITE 550 DETROIT, MICHIGAN, 48201	ENGINEERING PLANNING LAND DEVELOPMENT CONSULTING 39205 COUNTRY CLUB DR, STE C8 FARMINGTON HILLS, MI 48331 248.308.3331	3200 ROCHESTER ROAD EASEMENT FOR WATER MAIN	
		JOB#: 24-100	DRAWN BY: JJB
		SCALE: N/A	PAGE: 1 OF 2

EXHIBIT B

PART OF SECTION 34,
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