

SANITARY SEWER EASEMENT

Kim-Fix LLC a Michigan limited liability company of

1400 S Livernois Road, Rochester Hills, MI 48307

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 sanitary sewer on, under through and across land more particularly described as:

See attached Exhibits A and B

Parcel ID# 15-21-276-013

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the sanitary sewer, 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 sanitary sewer 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 sanitary sewer: (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 27th day of March, 2026.

Kim-Fix LLC

Karen Zeile
Signature

Karen Zeile
Print Name

Manager
Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 27th day of March, 2026, by Karen Zeile who is a manager member of Kim-Fix LLC, a Michigan limited liability company, on behalf of the company.

Sarah Maisano

, Notary Public
County, Michigan

My Commission Expires:

Drafted by:
Nora Braniff
1400 S Livernois Rd
Rochester Hills, MI 48307

P. Daw Christ
Approved 3/31/26

SARAH MAISANO
NOTARY PUBLIC, STATE OF MI
COUNTY OF LAPEER
MY COMMISSION EXPIRES Nov 7, 2029
ACTING IN COUNTY OF Oakland

When recorded, return to

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

EXHIBIT A

PARENT PARCEL DESCRIPTION: TAX ID #15-21-276-013

A PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21, THENCE NORTH 02 DEGREES 29 MINUTES 56 SECONDS WEST 358.72 FEET (RECORDED AS NORTH 02 DEGREES 27 MINUTES 24 SECONDS WEST 358.71 FEET) ALONG THE EAST LINE OF SECTION 21 (LIVRNOIS ROAD), TO THE POINT OF BEGINNING, THENCE NORTH 84 DEGREES 56 MINUTES 04 SECONDS WEST, 353.90 FEET (RECORDED AS NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST), THENCE ALONG A CURVE TO THE RIGHT 73.31 FEET (RECORDED AS 73.30 FEET), SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING OF NORTH 54 DEGREES 56 MINUTES 04 SECONDS WEST 70.00 FEET (RECORDED AS NORTH 54 DEGREES 53 MINUTES 32 SECONDS WEST), THENCE ALONG A CURVE TO THE LEFT 183.26 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 150 DEGREES 00 MINUTES 04 SECONDS (RECORDED AS 150 DEGREES 00 MINUTES 00 SECONDS) AND A LONG CHORD BEARING OF SOUTH 80 DEGREES 03 MINUTES 58 SECONDS WEST 135.23 FEET (RECORDED AS SOUTH 80 DEGREES 06 MINUTES 30 SECONDS WEST), THENCE NORTH 84 DEGREES 56 MINUTES 04 SECONDS WEST 109.96 FEET (RECORDED AS NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST), THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 109.94 FEET (RECORDED AS 109.96 FEET), SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 58 SECONDS (RECORDED AS 90 DEGREES 00 MINUTES 00 SECONDS) AND A LONG CHORD BEARING NORTH 80 DEGREES 27 MINUTES 43 SECONDS WEST 98.98 FEET (RECORDED AS NORTH 80 DEGREES 25 MINUTES 11 SECONDS WEST 98.99 FEET), THENCE SOUTH 54 DEGREES 32 MINUTES 18 SECONDS WEST 28.48 FEET (RECORDED AS SOUTH 54 DEGREES 34 MINUTES 50 SECONDS WEST), THENCE NORTH 35 DEGREES 30 MINUTES 57 SECONDS WEST 621.73 FEET (RECORDED AS NORTH 35 DEGREES 28 MINUTES 25 SECONDS WEST), THENCE NORTH 39 DEGREES 51 MINUTES 54 SECONDS EAST 1284.08 FEET (RECORDED AS NORTH 39 DEGREES 54 MINUTES 26 SECONDS EAST), THENCE SOUTH 84 DEGREES 34 MINUTES 06 SECONDS EAST 245.91 FEET (RECORDED AS SOUTH 84 DEGREES 31 MINUTES 34 SECONDS EAST 245.98 FEET) TO THE EAST LINE OF SAID SECTION 21 (LIVRNOIS ROAD), THENCE SOUTH 02 DEGREES 29 MINUTES 56 SECONDS EAST 1527.57 FEET (RECORDED AS THENCE SOUTH 02 DEGREES 27 MINUTES 24 SECONDS EAST) TO THE POINT OF BEGINNING, EXCEPTING THE EAST 60.00 FEET OF THE NORTH 956.49 FEET.

PARCEL A (REMAINDER PARCEL) AS-SURVEYED

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE NORTH 02°29'56" WEST 358.72 FEET ALONG THE EAST LINE OF SAID SECTION AND THE CENTERLINE OF LIVRNOIS ROAD (VARIABLE WIDTH) TO A POINT OF BEGINNING; THENCE NORTH 84°56'04" WEST 353.90 FEET; THENCE 73.31 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING NORTH 54°56'04" WEST 70.00 FEET; THENCE 183.26 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS REVERSE CURVE, CHORD BEARING SOUTH 80°03'58" WEST 135.23 FEET; THENCE NORTH 84°56'04" WEST 109.96 FEET; THENCE 10.02 FEET ALONG THE ARC OF A 70 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING NORTH 39°34'00" WEST 10.01 FEET; THENCE NORTH 54°32'20" EAST 390.03 FEET; THENCE NORTH 35°35'57" WEST 261.17 FEET; THENCE NORTH 60°21'26" WEST 193.23 FEET; THENCE SOUTH 81°24'24" WEST 268.01 FEET; THENCE NORTH 63°42'58"W 167.19 FEET; THENCE NORTH 39°51'54" EAST 1192.92 FEET; THENCE SOUTH 84°34'06" EAST 185.40 FEET TO THE WESTERLY RIGHT OF WAY OF LIVRNOIS ROAD; THENCE SOUTH 02°29'56" EAST 956.49 FEET; THENCE SOUTH 84°34'06" EAST 60.58 FEET TO THE EAST LINE OF SAID SECTION 21 AND THE CENTERLINE OF SAID LIVRNOIS ROAD; THENCE SOUTH 02°29'56" EAST 571.07 FEET TO THE POINT OF BEGINNING, CONTAINING 19.23 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE RIGHT OF THE PUBLIC OVER THE EASTERLY 33 FEET OF THE SOUTHERLY 571.07 FEET THEREOF, AS OCCUPIED BY LIVRNOIS ROAD.

PARCEL B (DTE PARCEL) AS-SURVEYED

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE NORTH 02°29'56" WEST 358.72 FEET ALONG THE EAST LINE OF SAID SECTION AND THE CENTERLINE OF LIVRNOIS ROAD (VARIABLE WIDTH); THENCE NORTH 84°56'04" WEST 353.90 FEET; THENCE 73.31 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING NORTH 54°56'04" WEST 70.00 FEET; THENCE 183.26 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS REVERSE CURVE, CHORD BEARING SOUTH 80°03'58" WEST 135.23 FEET; THENCE NORTH 84°56'04" WEST 109.96 FEET; THENCE 10.02 FEET ALONG THE ARC OF A 70 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING NORTH 39°34'00" WEST 10.01 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING 99.92 FEET ALONG THE ARC OF A 70 RADIUS CURVE TO THE LEFT, CHORD BEARING NORTH 84°33'44" WEST 91.65 FEET; THENCE SOUTH 54°32'18" WEST 28.48 FEET; THENCE NORTH 35°30'57" WEST 621.73 FEET; THENCE NORTH 39°51'54" EAST 91.16 FEET; THENCE SOUTH 63°42'58" EAST 167.19 FEET; THENCE NORTH 81°24'24" EAST 268.01 FEET; THENCE SOUTH 60°21'26" EAST 193.23 FEET; THENCE SOUTH 35°35'57" EAST 261.17 FEET; THENCE S54°32'20"W 390.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.81 ACRES OF LAND, MORE OR LESS, AND TOGETHER WITH AN EASEMENT AGREEMENT, AS RECORDED IN LIBER 10117, PAGE 130, OAKLAND COUNTY RECORDS.

SANITARY EASEMENT

A 20' WIDE STRIP OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERED ALONG THE EXISTING SEWER PIPE, AS CONSTRUCTED, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE NORTH 02°29'56" WEST 358.72 FEET ALONG THE EAST LINE OF SAID SECTION AND THE CENTERLINE OF LIVRNOIS ROAD (VARIABLE WIDTH); THENCE NORTH 84°56'04" WEST 353.90 FEET; THENCE 73.31 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING NORTH 54°56'04" WEST 70.00 FEET; THENCE 183.26 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS REVERSE CURVE, CHORD BEARING SOUTH 80°03'58" WEST 135.23 FEET; THENCE NORTH 84°56'04" WEST 109.96 FEET; THENCE 109.94 FEET ALONG THE ARC OF A 70 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, CHORD BEARING NORTH 80°27'43" WEST 98.98 FEET; THENCE SOUTH 54°32'18" WEST 28.48 FEET; THENCE NORTH 35°30'57" WEST 594.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 77°14'08" EAST 197.29 FEET; THENCE NORTH 82°17'55" EAST 226.49 FEET; THENCE SOUTH 87°09'17" EAST 362.49 FEET TO THE POINT OF ENDING. SAID EASEMENT IS 20' WIDE, BEING MEASURED 10' PERPENDICULAR TO EITHER SIDE OF DESCRIBED CENTERLINE, SIDELINES OF SAID EASEMENT TO LENGTHEN OR SHORTEN AS TO BEGIN AT THE WESTERLY PROPERTY LINE, ALL CONTAINED WITHIN TAX PARCEL ID #15-21-276-013.

Seth B. Approved 3/19/26


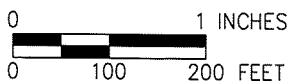

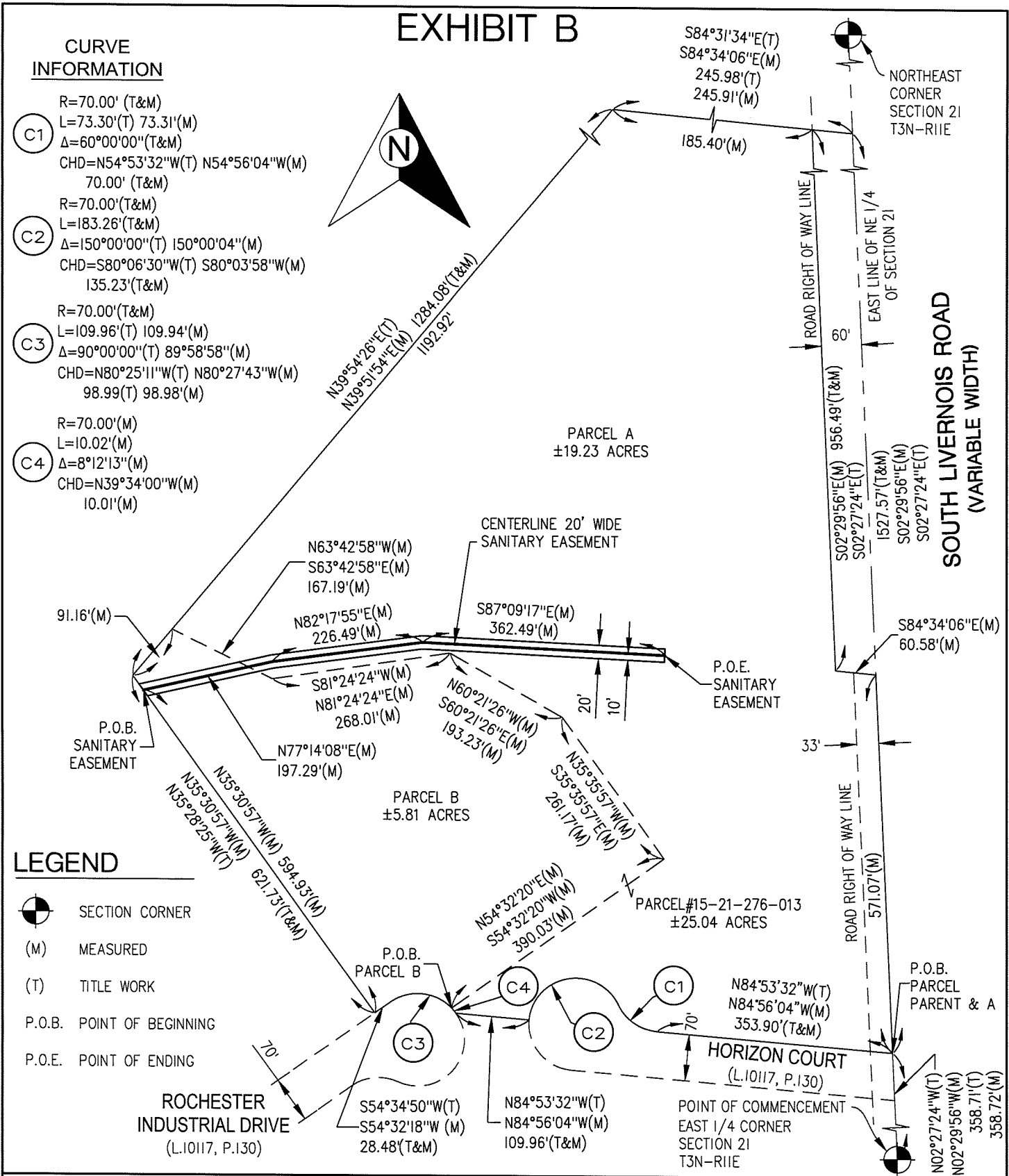
KIM FIX LLC SANITARY EASEMENT SECTION 21 T3N - R11E ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN	FIELD: CMC	
	DRAWN: CMC	
CHECKED: DLC		
DATE: 03/02/2026		
REVISED:		
SHEET: 1 OF 1		
SCALE: 1"=200'		
 ROWE PROFESSIONAL SERVICES COMPANY 27280 Haggerty Road, Suite C-2 Farmington Hills, MI 48331 O: (248) 675-1096 www.rowepsc.com	JOB NO.: 2500343	

EXHIBIT B

CURVE INFORMATION

- C1**
 R=70.00' (T&M)
 L=73.30'(T) 73.31'(M)
 Δ=60°00'00"(T&M)
 CHD=N54°53'32"W(T) N54°56'04"W(M)
 70.00' (T&M)
- C2**
 R=70.00'(T&M)
 L=183.26'(T&M)
 Δ=150°00'00"(T) 150°00'04"(M)
 CHD=S80°06'30"W(T) S80°03'58"W(M)
 135.23'(T&M)
- C3**
 R=70.00'(T&M)
 L=109.96'(T) 109.94'(M)
 Δ=90°00'00"(T) 89°58'58"(M)
 CHD=N80°25'11"W(T) N80°27'43"W(M)
 98.99(T) 98.98'(M)
- C4**
 R=70.00'(M)
 L=10.02'(M)
 Δ=8°12'13"(M)
 CHD=N39°34'00"W(M)
 10.01'(M)



LEGEND

- SECTION CORNER
- (M) MEASURED
- (T) TITLE WORK
- P.O.B. POINT OF BEGINNING
- P.O.E. POINT OF ENDING

KIM FIX LLC
SANITARY EASEMENT
 SECTION 21 T3N - R11E ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

ROWE PROFESSIONAL SERVICES COMPANY

27280 Haggerty Road, Suite C-2 Farmington Hills, MI 48331
 O: (248) 675-1096
 www.rowepsc.com

FIELD:	CMC
DRAWN:	CMC
CHECKED:	DLC
DATE:	03/02/2026
REVISED:	
SHEET:	1 OF 1
SCALE:	1"=200'

0 100 200 FEET

0 1 INCHES

STATE OF MICHIGAN
 DANIEL GLEN FEENSTRA
 PROFESSIONAL SURVEYOR
 No. 4001048661
 LICENSED PROFESSIONAL SURVEYOR

JOB NO.: 2500343