

**GRANT AND CONVEYANCE OF EASEMENT
OVER WESTERLY PART OF LEXINGTON CONDO HOMES
ABUTTING EASTERLY LINE OF LOTS 68, 69, 70, AND McDONALD PARK,
PHEASANT HILLS SUB. NO. 2 FOR STORM DRAINAGE
and
AGREEMENT TO INSTALL DRAINAGE PIPE WITHIN EASEMENT**

WHEREAS, SINGH OF NORTHVILLE LIMITED PARTNERSHIP, a Michigan Limited Partnership, (hereafter called Singh), whose address is 219 Elm Street, Birmingham, Michigan, 48009, is the developer and owner of Lot 68 Pheasant Hills No. 2 Subdivision, Northville, Oakland County, Michigan, and

WHEREAS, LEXINGTON CONDO HOMES ASSOCIATION, whose address is _____, Northville, Michigan, created pursuant to the condominium master deed and association by-laws of Lexington Condo Homes, a condominium development pursuant to OCCP No. 10, (hereafter called Lexington) is in control of certain general common elements of said condominium development which lies Easterly of and abutting Lots 68, 69, 70 and a portion of McDonald Park of the aforesaid Pheasant Hills No. 2 Subdivision, and

WHEREAS, Singh is constructing a residence on the aforesaid Lot 68 of Pheasant Hills No. 2 Subdivision, and requires drainage from said lot and residence to a drainage course terminating at the Randolph Street Drain within the aforesaid McDonald Park, and

WHEREAS, said Condominium also requires drainage from the Westerly line of said condominium general common elements which abuts the previously described property located in Pheasant Hills No. 2 Subdivision to the same drainage course described in the preceding paragraph, and

WHEREAS, Singh and Lexington have determined that it would be to their individual and mutual benefits to have Singh install the necessary storm drainage line at its expense and to have Lexington grant an easement on its property for the installation of said line,

NOW, THEREFORE, the officers, directors, and members of the Lexington Condo Homes Association, by their duly elected, qualified and authorized officers, and the duly qualified and authorized general partner of Singh of Northville Limited Partnership, in consideration of the mutual covenants and benefits derived by each of them, and other valuable considerations acknowledged by each of them, do hereby agree as follows:

1. Lexington does hereby GRANT AND CONVEY to Singh of Northville Limited Partnership, and to any and all subsequent successors, grantees, heirs and assigns of any interest in said Lots 68, 69, 70 and that applicable portion of McDonald Park, a permanent storm sewer and drainage easement in and over an area which lies East of Lots 68, 69, 70 and a portion of McDonald Park of the aforesaid Pheasant Hills No. 2 Subdivision and which is the West line of said condominium general common elements which abuts the previously described property located in Pheasant Hills No. 2 Subdivision, said easement containing dimensions of 10 feet wide running East and West and 405 feet long running North and

South, but lying within the general common elements of said Condominium. Said easement shall be perpetual and shall run with the land.

2. Singh shall install such drain at a proper and correct depth and it shall be constructed with the installation of appropriate sized "pea stone" and a 6 inch slotted polyethylene pipe wrapped in geotextile fabric drainage pipe running from within Lot 68 Pheasant Hills No. 2 Subdivision to the easement and along and within said easement and terminating and emptying into the Randolph Street Drain. The installation shall include appropriate clean-outs at locations as shown on the attached Exhibit B. The installation shall be in accordance with generally accepted construction practices of the industry and shall be in conformance with the requirements of all governmental rules, statutes, ordinances and regulations governing such installations. The landscaping which is disturbed by the installation shall be restored by Singh to its previous condition after completion of installation.

3. Singh agrees that the obligation to maintain the drain shall run with the ownership of Lot 68 and will be that of the owner of said Lot 68 at the time any maintenance is required. Grantor agrees that the easement shall include the right to go upon grantor's land for inspection of the drain and for maintenance purposes.

4. The legal description of the easement is as shown in attached Exhibit A, the location drawing of the easement is shown in attached Exhibit B, and the cross section of the "pea stone" and drainage pipe is as shown in attached Exhibit C, all of which exhibits being made a part of this Easement and Agreement to install drain pipe.

EXECUTED this _____ day of _____, 1992.

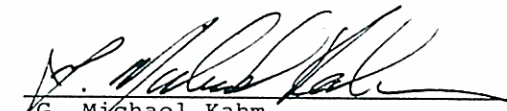
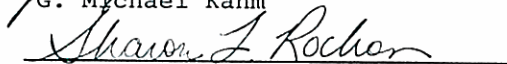
WITNESSES:

LEXINGTON CONDO. HOMES ASSOCIATION

By _____
Its: _____

By _____
Its: _____

SINGH OF NORTHVILLE LIMITED PARTNERSHIP
By its General Partner
Singh Equity Corp.
a Michigan Corporation


G. Michael Kahm

Sharon L. Rochon


Kishan S. Grewal
Its Vice President

STATE OF MICHIGAN } ss
COUNTY OF OAKLAND

On this _____ day of _____, 1992, personally appeared _____
_____ and _____, the duly authorized _____
and _____ of Lexington Condo Homes Association, an owners association,
who executed and acknowledged the above document as their own free acts and the free act
and deed of said association.

Notary Public, _____ County, Michigan
My commission expires: _____

STATE OF MICHIGAN } ss
COUNTY OF OAKLAND

On this 26th day of June, 1992, personally appeared Lushman Singh
Grewal, the Vice President of Singh Equity Corp., the General Partner of Singh of Northville
Limited Partnership, who executed and acknowledged the above document as his own free
act and the free act and deed of said general partner and of the limited partnership.

Sharon L. Eamrow
Notary Public, _____ County, Michigan
My commission expires: _____
SHARON L. EAMROW
Notary Public, Oakland County, MI
My Commission Expires Sept. 6, 1993

Drafted By: Richard D. Areddy, 219 Elm, Suite 200, Birmingham, MI 48009

When Recorded Return To:
Mr. Michael Kahm, Singh Associates, 219 Elm, Birmingham, MI 48009



EXHIBIT "A"

40000 Grand River Avenue • Suite 110 • Novi, Michigan 48375
(313) 473-7880 • Fax (313) 473-7890

Revised June 25, 1992
(Previously dated: June 1, 1992)
Job No. 86-113-68

10 FT. WIDE EASEMENT FOR STORM SEWER AND DRAINAGE OVER "LEXINGTON
CONDO. HOMES"

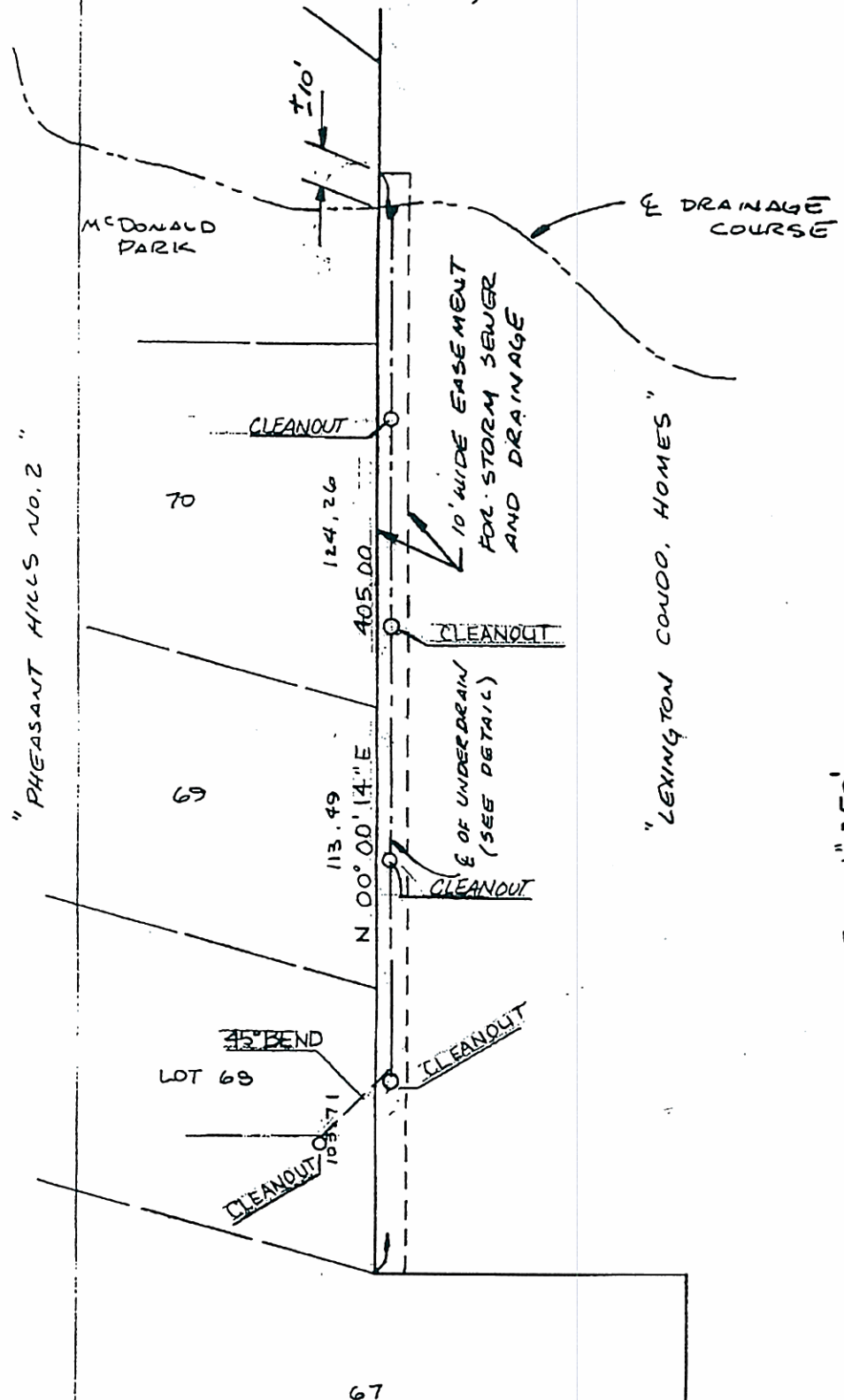
LEGAL DESCRIPTION:

A 10 feet wide easement for storm sewer and drainage, being a part of the Southeast 1/4 of Section 33, Town 1 North, Range 8 East, City of Northville, Oakland County, Michigan; said easement more particularly described as lying directly Easterly of and in coincidence with the following described line: commencing at the Southeast corner of Lot 68 of "Pheasant Hills No. 2", as recorded in Liber 203, Pages 7, 8 and 9, of Oakland County records, for a point of beginning; thence North 00°00'14" East, 405.00 feet; along the Easterly line of said "Pheasant Hills No. 2" and the Westerly line of said "Lexington Condo. Homes", O.C.C.P. # 110, to a point approximately 10 ft. Northerly of the centerline of a drainage course, and the point of ending of said easement.

EXHIBIT "B"

EXHIBIT DRAWING

A PART OF SECTION 33, T1N-R8E, CITY OF
NORTHVILLE, OAKLAND CO., MI.



SCALE 1" = 50'

REVISED 6-2-92 PER ENG'S.

Scale: 1" = 50'
Date: 6-01-92

MILLETICS, AND ASSOCIATES
40000 Grand River Avenue
Suite 110
Novi, MI 48050

**Land
Surveying**