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EXHIBIT A
(the "VORH Property")
Legal Description

EXHIBIT A

The Village of Rochester Hills Rochester Hills, Michigan

Parcel # 15-08-351-005 the "VORH" Property

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 8, T-3-N., R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N. 00°04'02" W., 8.10 FEET ALONG THE WEST LINE OF SAID SECTION 8; THENCE S. 89°52'17" E., 2.11 FEET TO A PROPERTY CONTROLLING CORNER AS ESTABLISHED IN LAND CORNER RECORDATION CERTIFICATE LIBER 6311, PAGE 700, OAKLAND COUNTY RECORDS; THENCE CONTINUING S. 89°52'17" E., 233.00 FEET; THENCE N. 00° 07' 00" W., 225.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N. 00° 07' 00" W., 8.00 FEET; THENCE S. 89°59'54" E., 14.50 FEET; THENCE N. 00° 07' 00" W., 160.00 FEET; THENCE N. 89°59'54" W., 187.50 FEET TO A POINT ON THE EASTERLY LINE OF ADAMS ROAD (VARIABLE WIDTH); THENCE N. 00° 07' 00" W., 1136.46 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE DUE EAST 289.81 FEET; THENCE DUE NORTH 55.66 FEET; THENCE DUE EAST 206.04 FEET; THENCE DUE SOUTH 131.65 FEET; THENCE DUE EAST 16.55 FEET; THENCE DUE SOUTH 100.00 FEET; THENCE DUE EAST 219.77 FEET TO A POINT ON A WESTERLY LINE OF "SHADOW WOODS SUB. NO. 1" AS RECORDED IN LIBER 160, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS; THENCE S. 05° 14' 49" E., 429.33 FEET ALONG THE PERIMETER OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF "FOXBORO SUBDIVISION" AS RECORDED IN LIBER 163, PAGE 23 OF PLATS, OAKLAND COUNTY RECORDS; THENCE S. 05° 10' 35" E., (RECORDED AS S. 02° 48' 47" W.,) 871.02 FEET ALONG THE WESTERLY LINE OF SAID SUBDIVISION TO A POINT ON THE NORTHERLY LINE OF SAID WALTON BOULEVARD; THENCE N. 89° 52' 17" W., 409.03 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N. 00° 07' 43" E., 165.00 FEET; THENCE N. 89° 52' 17" W., 265.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.379 ACRES.

EXHIBIT B
(the "400 North Property")
Legal Description

EXHIBIT B

DESCRIPTION - EXISTING PARCEL

PID: 15-08-303-035 400 North Property (VON MAUR)

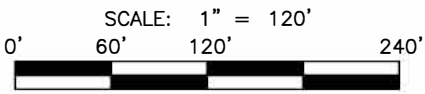
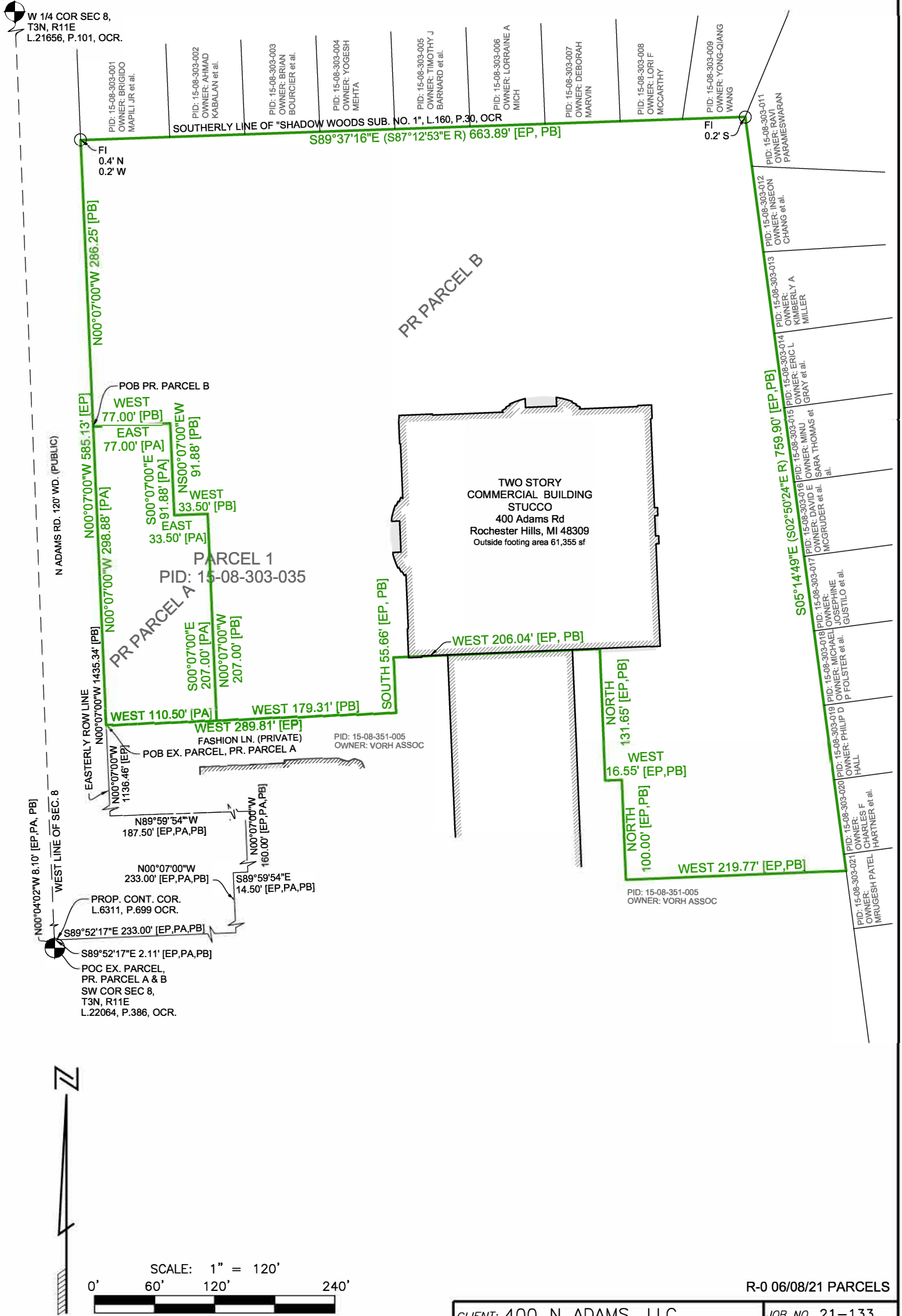
A part of the Southwest 1/4 of Section 8, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as:
Commencing at the Southwest corner of said Section 8;
thence North 00°04'02" West, 8.10 feet along the West line of said Section 8;
thence South 89°52'17" East, 2.11 feet to a property controlling corner as established in land corner recordation certificate Liber 6311, Page 699, Oakland County Records;
thence continuing South 89°52'17" East, 233.00 feet;
thence North 00°07'00" West, 233.00 feet;
thence South 89°59'54" East, 14.50 feet;
thence North 00°07'00" West, 160.00 feet;
thence North 89°59'54" West, 187.50 feet to a point on the Easterly line of Adams Road (variable width);
thence North 00°07'00" West, 1136.46 feet along said right-of-way line to the Point of Beginning;
thence continuing along said right-of-way line North 00°07'00" West, 585.13 feet to a point on a Southerly line of "Shadow Woods Sub. No. 1", as recorded in Liber 160, Page 30 of Plats, Oakland County Records;
thence the following two courses along the perimeter of said subdivision:
(1) South 89°37'16" East (recorded as: South 87°12'53" East) 663.89 feet; and
(2) South 05°14'49" East (recorded as South 02°50'24" East) 759.90 feet;
thence due West, 219.77 feet;
thence due North, 100.00 feet;
thence due West, 16.55 feet;
thence due North, 131.65 feet;
thence due West, 206.04 feet;
thence due South, 55.66 feet;
thence due West, 289.81 feet to the Point of Beginning.
Containing 9.8523 acres; or 429,168 sq. ft.

CLIENT: 400 N ADAMS, LLC	JOB NO. 21-133
 MICHIGAN SURVEYING, INC. 20836 Hall Rd., Suite 108 Clinton Twp., MI 48038 tel. (734) 542-9088 www.MichiganSurveying.com	DATE 05/15/21
	SCALE NONE

EXHIBIT C
(the "Land Division")
Parcel Descriptions

EXHIBIT C

PROPERTY SUBDIVISION



R-0 06/08/21 PARCELS

CLIENT: 400 N ADAMS, LLC		JOB NO. 21-133
 MICHIGAN SURVEYING, INC. 20836 Hall Rd., Suite 108 Clinton Twp., MI 48038 tel. (734) 542-9088 www.MichiganSurveying.com	DATE 05/15/21	
	SCALE 1"=120' S	

EXHIBIT C

DESCRIPTIONS - PROPOSED PARCELS

PARCEL A STARBUCKS

Part of the Southwest 1/4 of Section 8, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as:
Commencing at the Southwest corner of said Section 8;
thence North 00°04'02" West 8.10 feet along the West line of said Section 8;
thence South 89°52'17" East 2.11 feet to a property controlling corner as established in land corner recordation certificate Liber 6311, Page 699, Oakland County Records;
thence continuing South 89°52'17" East 233.00 feet;
thence North 00°07'00" West 233.00 feet;
thence South 89°59'54" East 14.50 feet;
thence North 00°07'00" West 160.00 feet;
thence North 89°59'54" West 187.50 feet;
thence North 00°07'00" West 1136.46 feet, along the East line of Adams Road (120.00 feet wide), to the Point of Beginning;
thence North 00°07'00" West 298.88 feet, continuing along the East line of Adams Road;
thence East 77.00 feet;
thence South 00°07'00" East 91.88 feet;
thence East 33.50 feet;
thence South 00°07'00" East 207.00 feet;
thence West 110.50 feet, to the Point of Beginning.
Containing 29,946 sq. ft., or 0.6875 ac, more or less.

PARCEL B REMAINING VON MAUR

A part of the Southwest 1/4 of Section 8, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as:
Commencing at the Southwest corner of said Section 8;
thence North 00°04'02" West, 8.10 feet along the West line of said Section 8;
thence South 89°52'17" East, 2.11 feet to a property controlling corner as established in land corner recordation certificate Liber 6311, Page 699, Oakland County Records;
thence continuing South 89°52'17" East, 233.00 feet;
thence North 00°07'00" West, 233.00 feet;
thence South 89°59'54" East, 14.50 feet;
thence North 00°07'00" West, 160.00 feet;
thence North 89°59'54" West, 187.50 feet;
thence North 00°07'00" West, 1435.34 feet along the East line of Adams Road (120.00 feet wide) to the Point of Beginning;
thence North 00°07'00" West, 286.25 feet along the East line of Adams Road to the South line of "Shadow Woods Sub. No. 1", as recorded in Liber 160, Page 30 of Plats, Oakland County Records;
thence the following two courses along the perimeter of said subdivision:
(1) South 89°37'16" East (recorded as: South 87°12'53" East) 663.89 feet; and
(2) South 05°14'49" East (recorded as South 02°50'24" East) 759.90 feet;
thence due West, 219.77 feet;
thence due North, 100.00 feet;
thence due West, 16.55 feet;
thence due North, 131.65 feet;
thence due West, 206.04 feet;
thence due South, 55.66 feet;
thence due West, 179.31 feet;
thence North 00°07'00" West, 207.00 feet;
thence West, 33.50 feet;
thence North 00°07'00" West, 91.88 feet;
thence West, 77.00 feet to the Point of Beginning.
Containing 399,222 sq. ft., or 9.1649 ac, more or less.



CLIENT: 400 N ADAMS, LLC



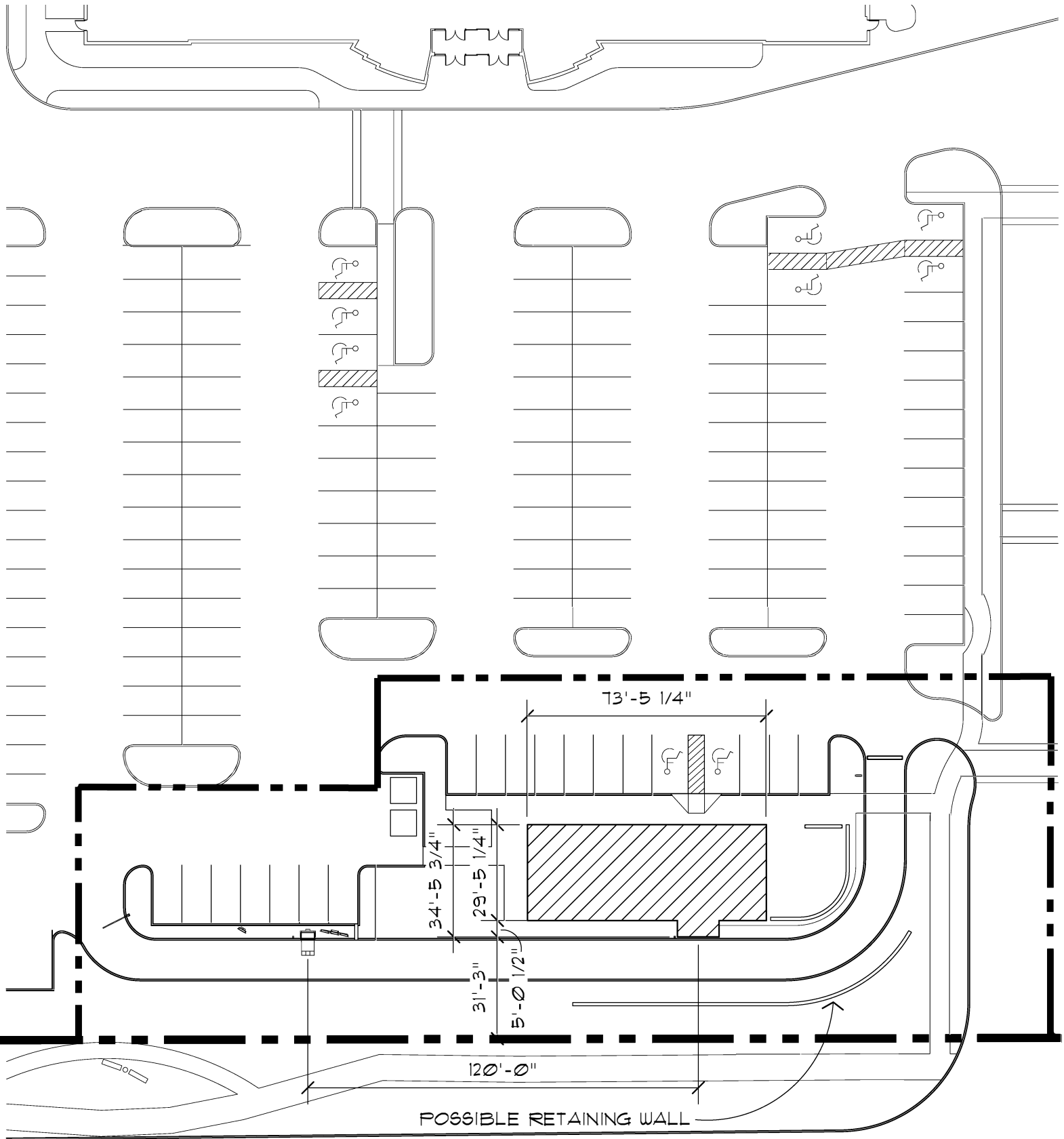
MICHIGAN SURVEYING, INC.
20836 Hall Rd., Suite 108
Clinton Twp., MI 48038
tel. (734) 542-9088
www.MichiganSurveying.com

JOB NO. 21-133

DATE 05/15/21

SCALE NONE

EXHIBIT D
(the "Starbucks Approval")
Site Plan and Elevations



STARBUCKS

400 2,226 SF

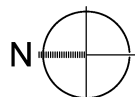
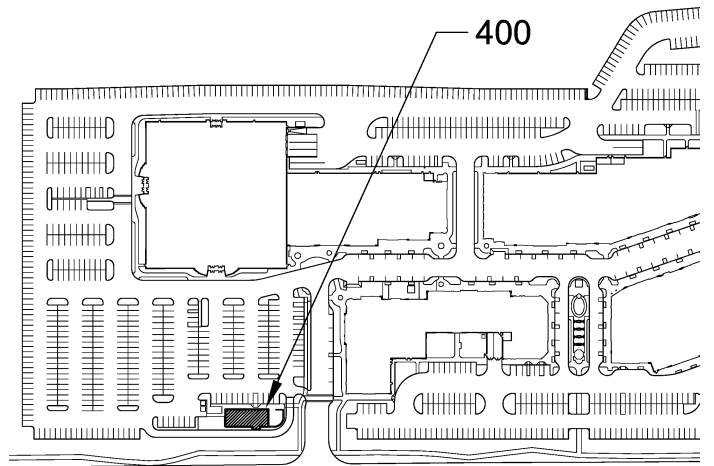
NOTES:

1. THIS DRAWING IS DIAGRAMMATIC. SIZES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO REVISION.
2. THE DEMISING WALLS AND/OR LEASE LINE MAY NOT CURRENTLY EXIST AS SHOWN. ANY PROPOSED RECONFIGURATION WILL OCCUR ONLY IN ACCORDANCE WITH AN EXECUTED LEASE AGREEMENT.

BLDG. 400

VILLAGE OF ROCHESTER HILLS

DATE: 01-25-2022



1:40



the
VILLAGE
OF
ROCHESTER
HILLS

"It is understood and agreed that this plan is attached merely for the purpose of showing the general layout of the shopping center and approximate location of the premises and that the plan is not final, to scale and is subject to change without notice to Tenant. Nothing herein shall be deemed to create in Tenant or to grant Tenant any easment or other similar rights by virtue of this plan. Nothing contained herein shall be deemed to limit or restrict Landlord's right to change, alter or expand the shopping center buildings, land area, improvements, parking areas, common areas or any part or parts thereof. All private roads and driveways, land area, common areas or parking areas, as same may be provided from time to time, shall be deemed to be included in the shopping center. This exhibit is also not to be construed as any representation regarding the location or opening date of any Tenant or the occupancy of the shopping center, and this exhibit is subject to any changes or approvals as may be required by governmental agencies having jurisdiction."

 **Robert B. Aikens & ASSOCIATES, LLC.**
350 N. Old Woodward Avenue, Suite 300
Birmingham, MI 48009 ph: 248-283-1071

 **JPRA ARCHITECTS**
39300 W Twelve Mile Rd., Suite 180
Farmington Hills, MI 48331
p 248 737 0180
www.jptra.com

STARBUCKS PLAN

SCALE: 1" = 40'

DATE: JANUARY 26, 2022

REGIONAL CRITERIA

TYPICAL SINGLE TENANT BUILDING ELEVATIONS -

PALETTE A

- 1 RUNNING BOND BRICK, NO DECORATIVE SOLDIER COURSES
- 2 MODERN EXTERIOR WALL SCONCES PER STARBUCKS DESIGNER
- 3 LIGHT NEUTRAL TEXTURED BRICK
- 4 WARM VERTICAL WOOD PLANKS
- 5 LIGHT GRAY PAINTED EIFS



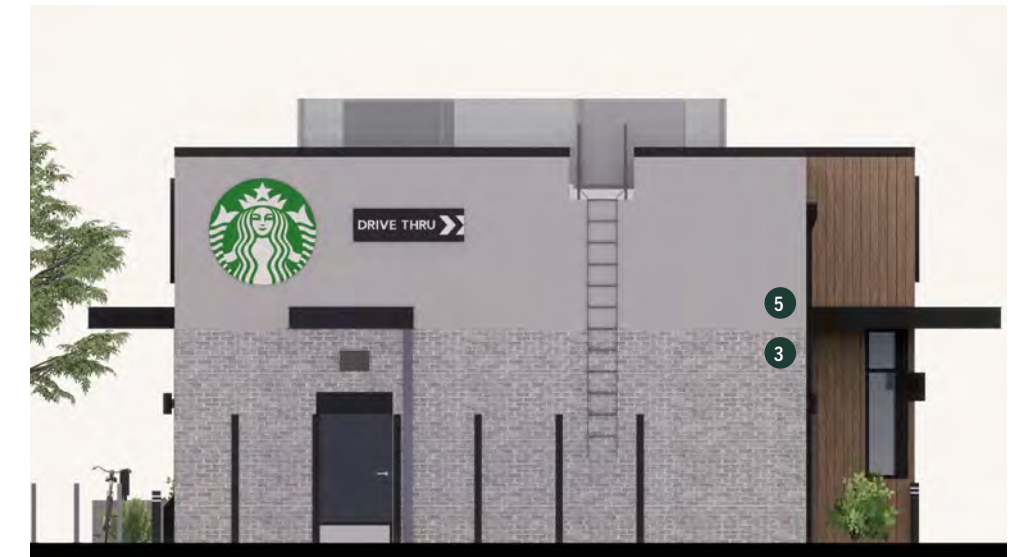
Main Entrance Elevation



Patio Elevation



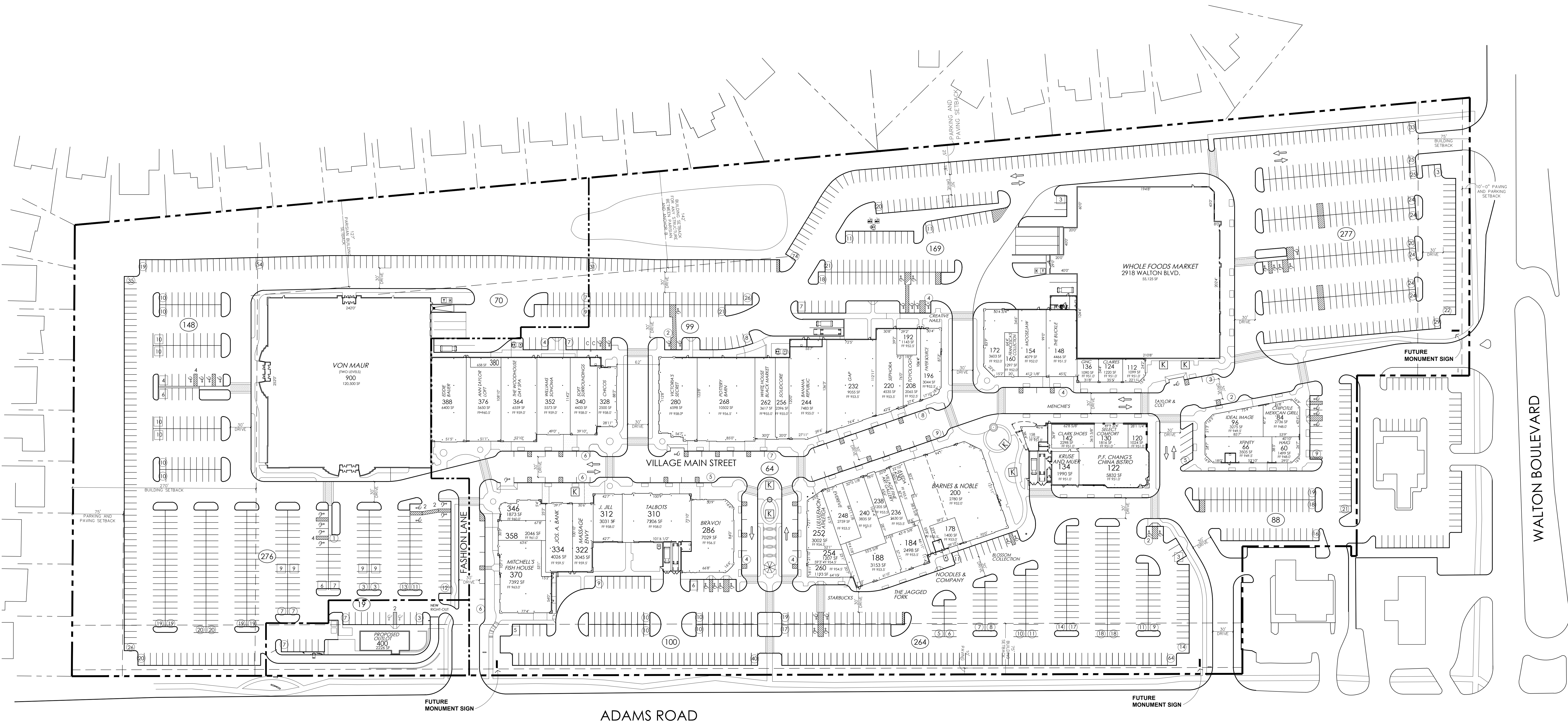
Drive Thru Elevation



Rear Elevation

EXHIBIT E

**(the "VORH and Village Approval"
and the "Von Maur Approval")
Site Plan and Kiosks Renderings**



TABULATIONS

VON MAUR	120,500 SF
WHOLE FOODS MARKET	55,125 SF
BUILDING A	11,015 SF
BUILDING B	16,854 SF
BUILDING C	14,072 SF
BUILDING D	50,438 SF
BUILDING E	39,485 SF
BUILDING F	35,648 SF
BUILDING G	31,115 SF
STARBUCKS	2,226 SF
TOTAL SHOPPING CENTER GLA	376,478 SF

PARKING REQUIRED	
RETAIL & RESTAURANTS	
@ 4.25 SP / 1000 SF	1,600 SP
PARKING PROVIDED	1,574 SP
RESULTING RATIO	4.18 SP/1000 SF

K NOT TO EXCEED 1,500 SF

GENERAL NOTES:
 1. PORTION OF EXISTING 10' PARKING STALLS RESTRIPTED TO 9' STALLS.
 2. HANDICAPPED ACCESSIBLE SPACES ADDED WHERE NECESSARY TO MEET ADA PARKING REQUIREMENTS AFTER RESTRIPTING INCREASES.
 3. PARKING LOT SOUTH OF WHOLE FOODS IS NOT COMPLIANT WITH THE REQUIRED NUMBER OF ADA SPACES.

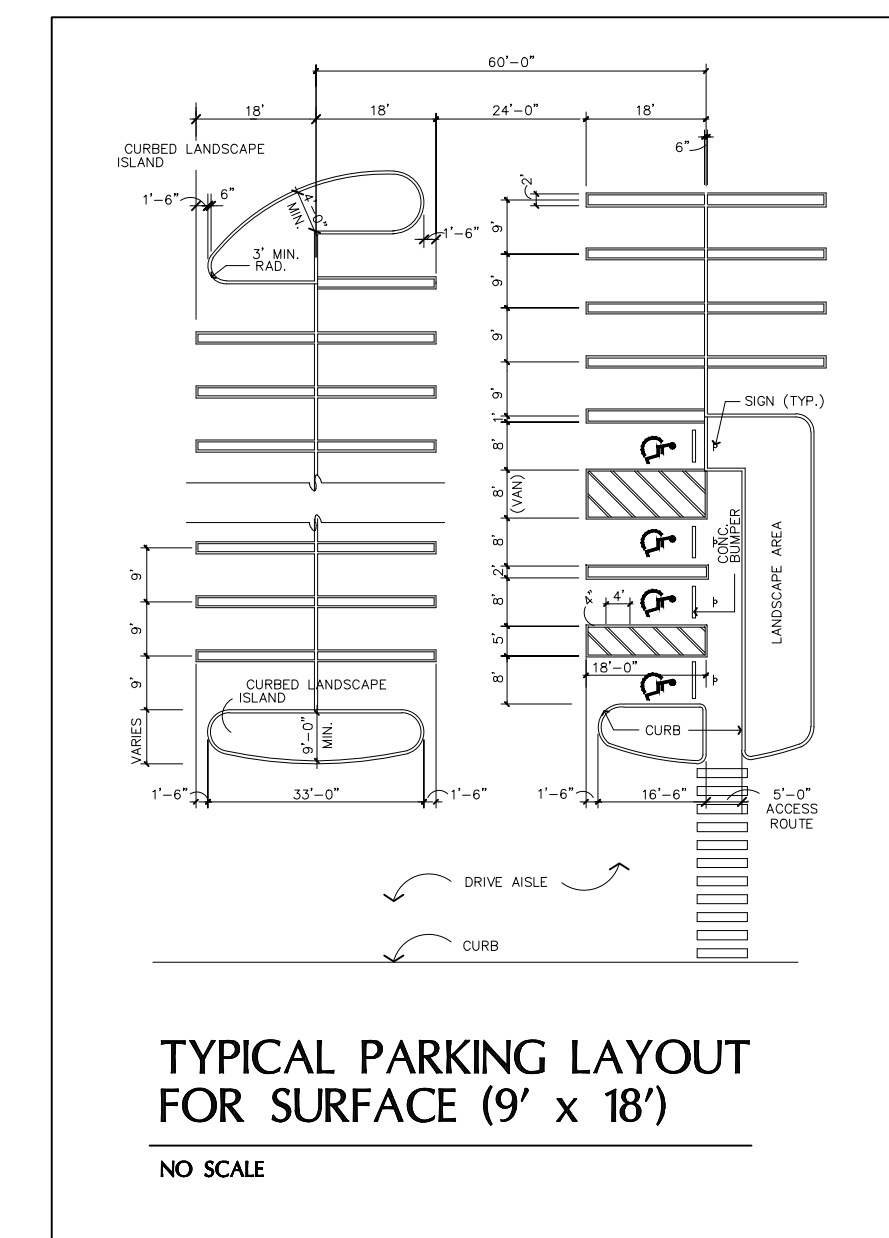
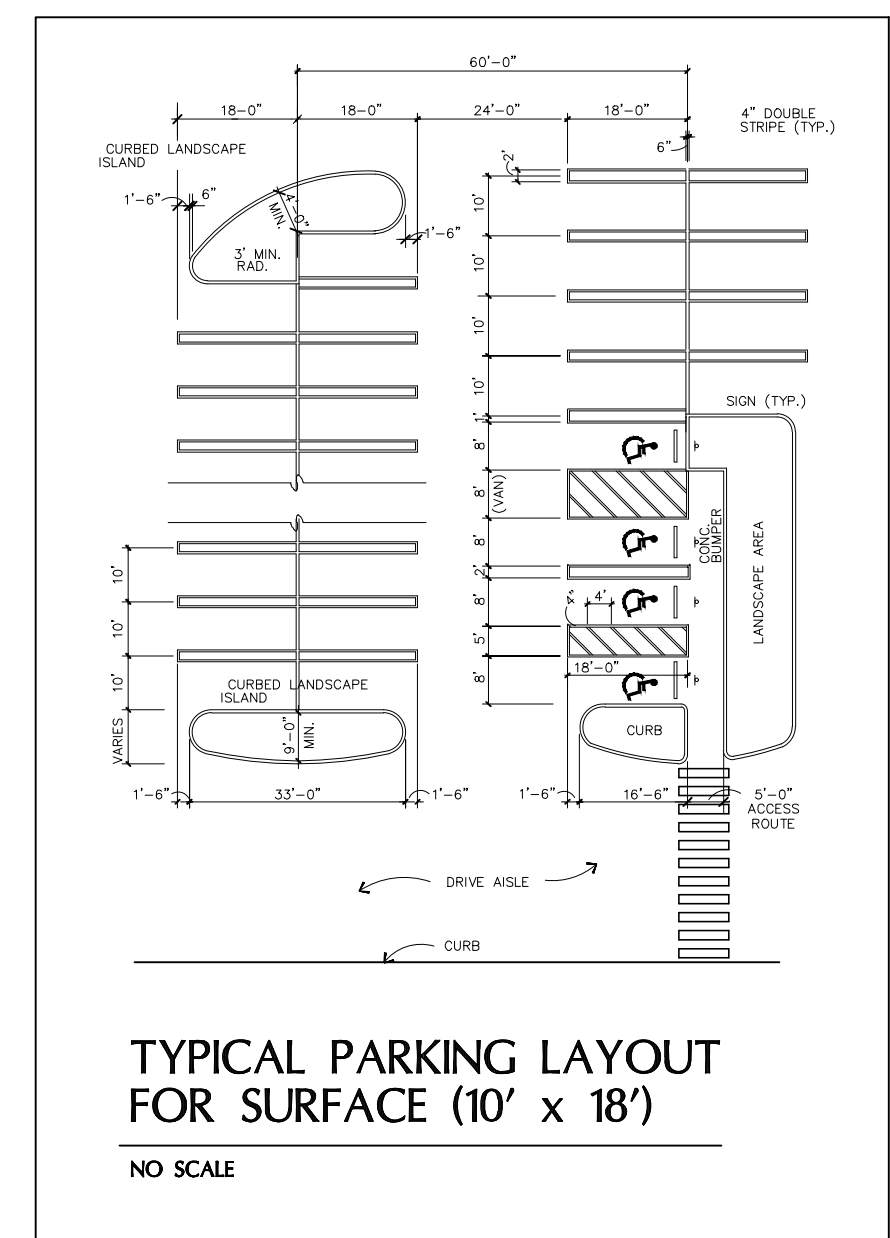
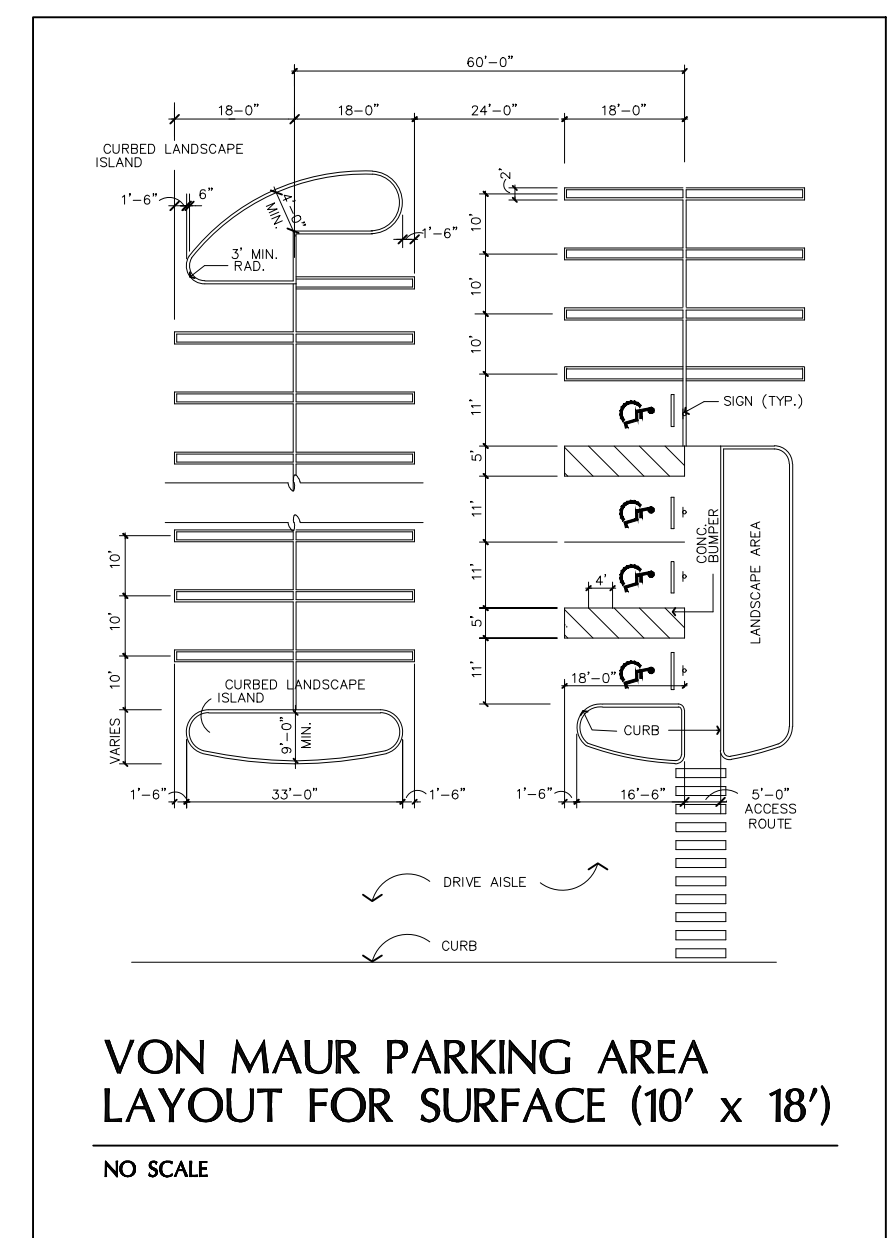
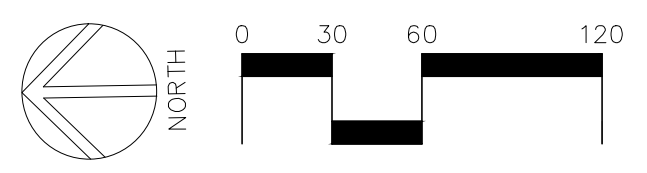


EXHIBIT E REDEVELOPMENT SITE PLAN - ALT 44 (WITH PARKING CONVERSION)

SCALE: 1" = 60'-0" DATE: 02.17.2022



It is understood and agreed that this plan is attached merely for the purpose of showing the general layout of the shopping center and appropriate location of the premises and that the plan is not final, to scale and is subject to change without notice to Tenant. Nothing herein shall be deemed to create a lease or to grant, amend, modify, or otherwise affect any rights by virtue of this plan, nor shall it be construed as any representation regarding the location or opening date of any Tenant or the occupancy of the shopping center, and this exhibit is subject to any changes or approvals as may be required by governmental agencies having jurisdiction.

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 39300 W. Twelve Mile Rd., Suite 180
 Farmington Hills, MI 48331
 P-248-737-0180
 www.jpro.com

the
VILLAGE
 OF
ROCHESTER
HILLS

Concept 1





Bar Menu
Signature Cocktails
Django's Old Fashioned
Cajun Old Fashioned
Django's Old Fashioned
Django's Old Fashioned
Wine
Django's Old Fashioned
Django's Old Fashioned
Hot Cakes
Django's Old Fashioned
Django's Old Fashioned

**Existing Facility with
Similar Features**