

**Exhibit "A"**  
**Legal Description**

**OVERALL DESCRIPTION**

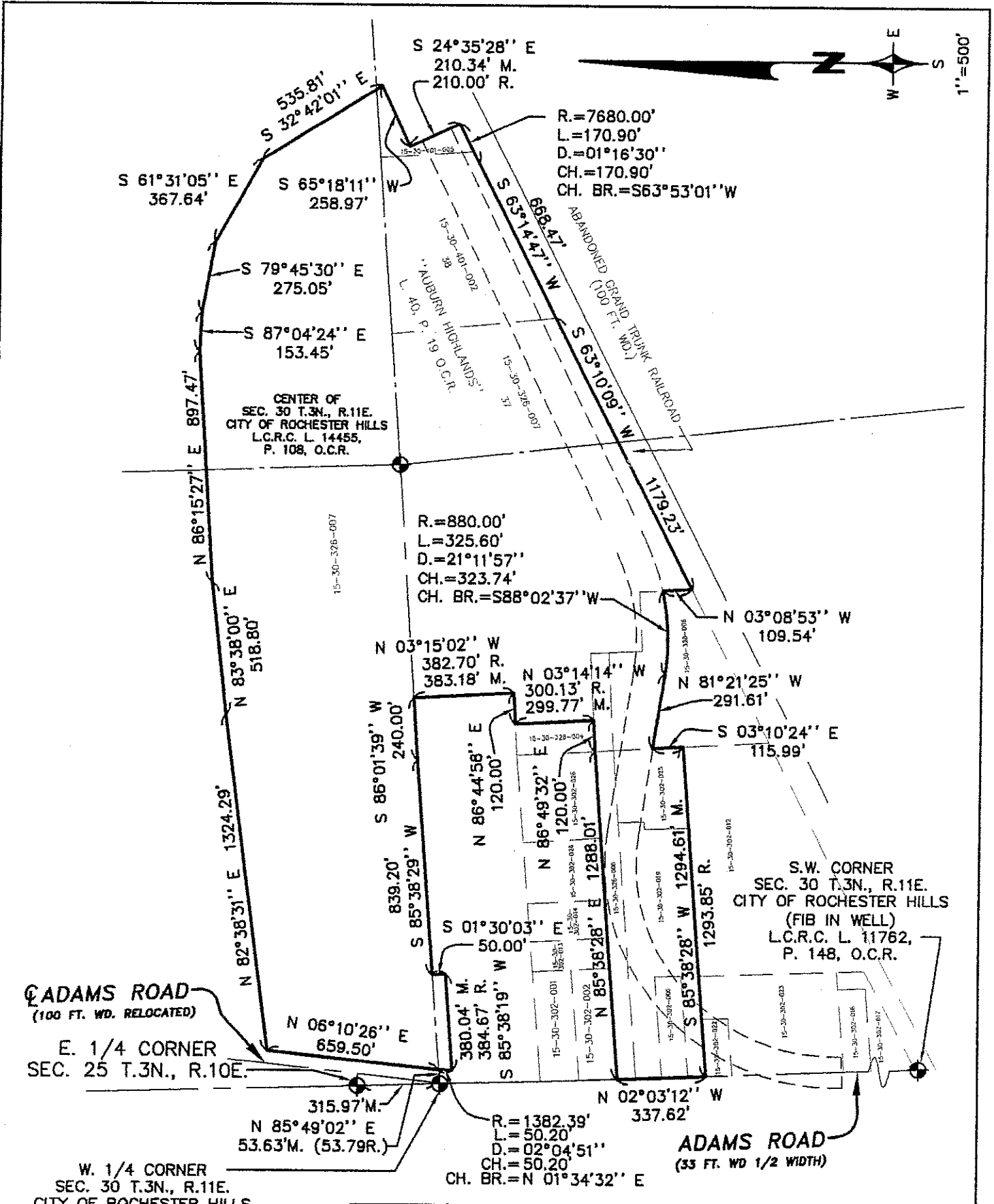
A PARCEL OF LAND LOCATED IN PARTS OF THE N.W. 1/4, N.E. 1/4, S.W. 1/4 AND S.E. 1/4 OF SECTION 30 T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 30 AND PROCEEDING N. 85°49'02" E. 53.63 FEET MEASURED, (53.79 FEET RECORD) ALONG THE EAST AND WEST 1/4 LINE OF SECTION 30 (AS MONUMENTED) TO THE EASTERLY LINE OF RE-LOCATED ADAMS ROAD (100 FEET WIDE) AND POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE OF RE-LOCATED ADAMS ROAD N. 06°10'26" E. 659.50 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF M-59 HIGHWAY THE FOLLOWING FOUR (4) COURSES N. 82°38'31" E. 1324.29 FEET AND N. 83°38'00" E. 518.80 FEET AND N. 86°15'27" E. 897.47 FEET AND S. 87°04'24" E. 153.45 FEET; THENCE S. 79°45'30" E. 275.05 FEET; THENCE S. 61°31'05" E. 367.64 FEET; THENCE S. 32°42'01" E. 535.81 FEET; THENCE S. 65°18'11" W. 258.97 FEET; THENCE S. 24°35'28" E. 210.34 FEET MEASURED (210.00 FEET RECORD); THENCE ALONG THE SOUTHERLY LINE OF LOTS 37 AND 38 OF "AUBURN HIGHLANDS" RECORDED IN LIBER 40 PAGE 19 OAKLAND COUNTY RECORDS SAID LINE ALSO BEING THE NORTHERLY LINE OF A ABANDONED GRAND TRUNK RAILROAD RIGHT-OF-WAY (100 FEET WIDE) THE FOLLOWING THREE (3) COURSES 170.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 7680.00 FEET, CENTRAL ANGLE 01°16'30" AND A CHORD THAT BEARS S. 63°53'01" W. 170.90 FEET AND S. 63°14'47" W. 668.47 FEET AND S. 63°10'09" W. 1179.23 FEET; THENCE N. 03°08'53" W. 109.54 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY OF RE-ALIGNED ADAMS ROAD (120 FEET WIDE) 325.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 880.00 FEET, CENTRAL ANGLE 21°11'57" AND A CHORD THAT BEARS S. 88°02'37" W. 323.74 FEET AND N. 81°21'25" W. 291.61 FEET; THENCE S. 03°10'24" E. 115.99 FEET; THENCE S. 85°38'28" W. 1294.61 FEET MEASURED (1293.85 FEET RECORD); THENCE ALONG THE WEST LINE OF SECTION 30 N. 02°03'12" W. 337.62 FEET; THENCE N. 85°38'38" E. 1288.01 FEET; THENCE N. 86°49'32" E. 120.00 FEET; THENCE N. 03°14'14" W. 299.77 FEET MEASURED (300.13 FEET RECORD); THENCE N. 86°44'58" E. 120.00 FEET; THENCE N. 03°15'02" W. 383.18 FEET MEASURED, (382.70 FEET RECORD); THENCE ALONG SAID EAST AND WEST 1/4 LINE THE FOLLOWING TWO (2) COURSES S. 86°01'39" W. 240.00 FEET AND S. 85°38'29" W. 839.20 FEET; THENCE S. 01°30'03" E. 50.00 FEET; THENCE S. 85°38'21" W. 380.04 FEET MEASURED, (384.67 FEET RECORD); THENCE ALONG SAID EASTERLY LINE OF ADAMS ROAD 50.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1382.39 FEET, CENTRAL ANGLE 02°04'51" AND A CHORD THAT BEARS N. 01°34'32" E. 50.20 FEET TO THE POINT OF BEGINNING CONTAINING 107.84 ACRES MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REVISIONS			ADAM'S RD. AND M-59	
ITEM	DATE	BY	CITY OF ROCHESTER HILLS	MICHIGAN
			<b>EXHIBIT "A"</b>	
			<b>OVERALL PARCEL DESCRIPTION</b>	
			<b>ZIEMMET WOZNIAK</b>	
			* ASSOCIATES	
			CIVIL ENGINEERS & LAND SURVEYORS	
			28450 FRANKLIN ROAD	
			SOUTHFIELD, MICHIGAN 48034	
			(248) 352-8950	
				SCALE HOR: 1" = VER: 1" = N/A
				FIELD BOOK NO.
				JOB NO. <b>97144</b>
				SHEET NO. <b>20F2</b>
DRAWN BY AJ	DESIGNED BY TRP	DATE 03-31-03		

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**Exhibit "B"**  
**Depiction of Exhibit "A"**



REVISIONS		
ITEM	DATE	BY
DRAWN BY	DESIGNED BY	DATE
AJ	TRP	03-31-03

**ADAM'S RD. AND M-59**  
 CITY OF ROCHESTER HILLS MICHIGAN

**EXHIBIT "B"**  
**OVERALL PARCEL**

**ZEMET WOZNIAK**  
 & ASSOCIATES  
 CIVIL ENGINEERS & LAND SURVEYORS  
 28450 FRANKLIN ROAD  
 SOUTHFIELD, MICHIGAN 48034  
 (248) 352-8950

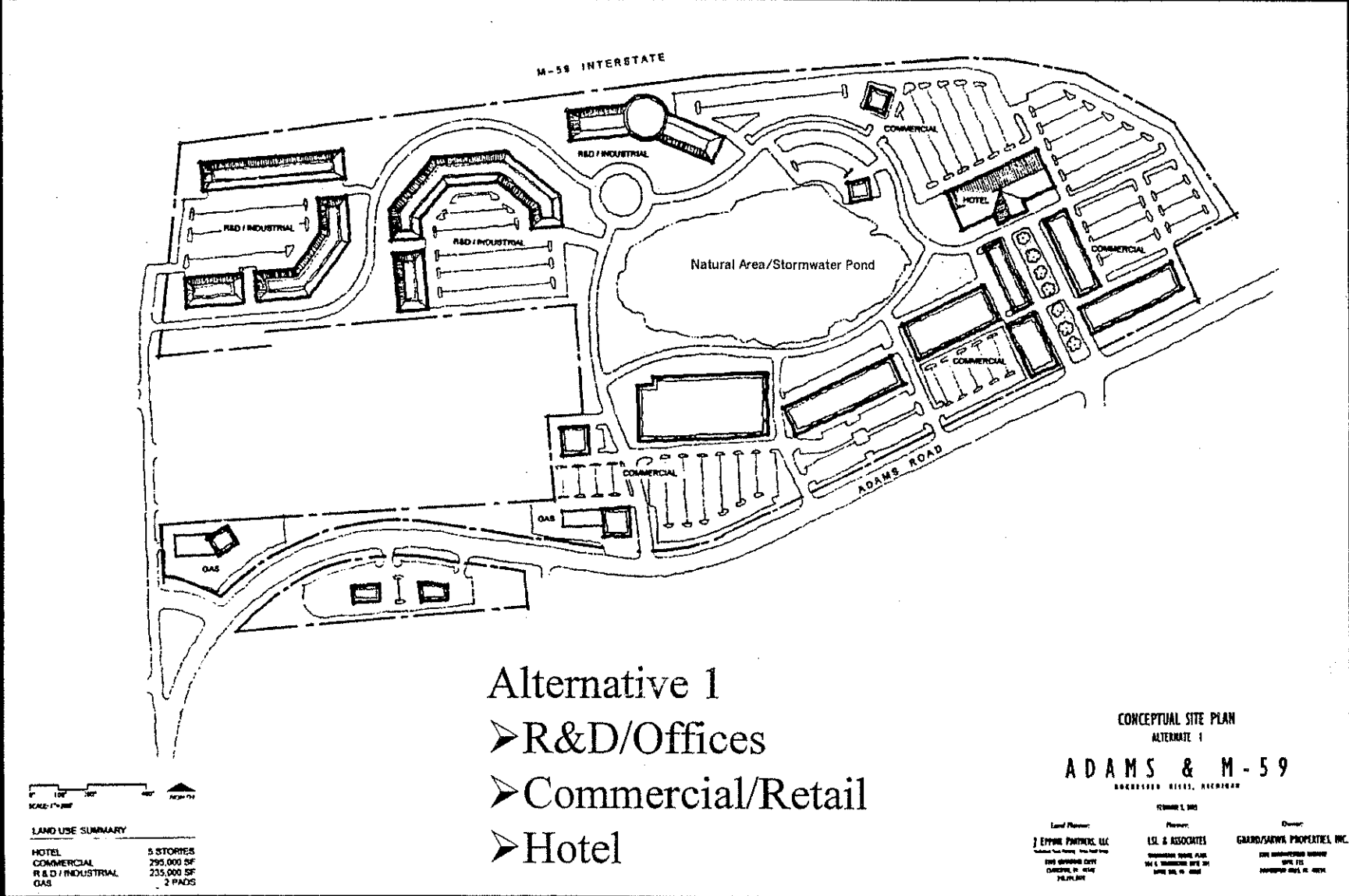
SCALE  
 HOR: 1" = 500'  
 VER: 1" = N/A

FIELD BOOK NO.

JOB NO.  
**97144**

SHEET NO.  
**10F2**

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- Alternative 1
- R&D/Offices
  - Commercial/Retail
  - Hotel

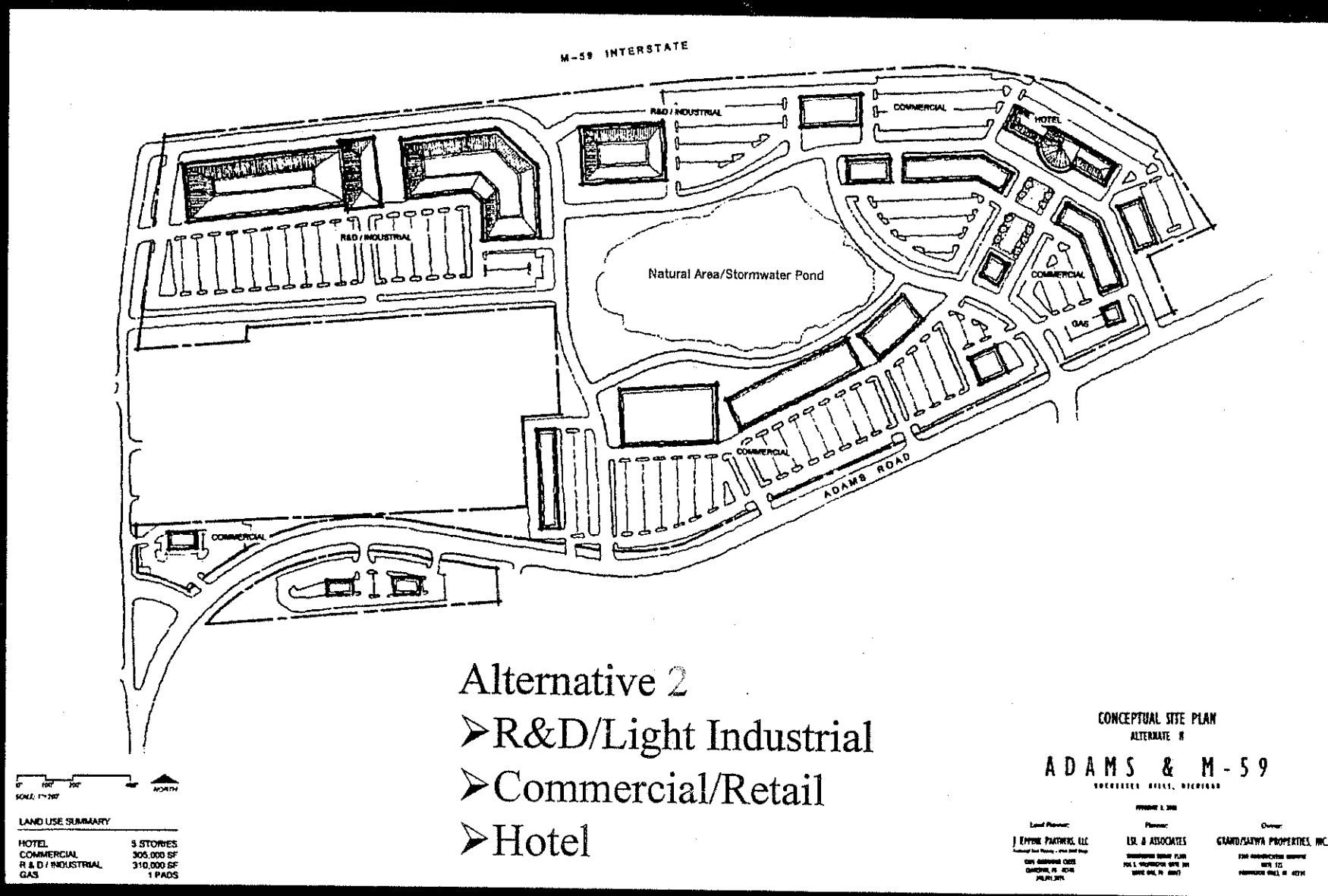
LAND USE SUMMARY

HOTEL	5 STORIES
COMMERCIAL	295,000 SF
R & D / INDUSTRIAL	235,000 SF
GAS	2 PADS

CONCEPTUAL SITE PLAN  
 ALTERNATE 1  
**ADAMS & M-59**  
 BUCKINGHAM HILLS, ALABAMA

12/20/08, 1:00 PM

Land Planner: <b>JEPSON PARTNERS, LLC</b> <small>10000 N. University Blvd., Suite 1000                  2000 UNIVERSITY DRIVE                  COLUMBIA, SC 29204                  TEL: 803.744.1000</small>	Planner: <b>LSL &amp; ASSOCIATES</b> <small>1000 UNIVERSITY DRIVE, SUITE 1000                  COLUMBIA, SC 29204                  TEL: 803.744.1000</small>	Owner: <b>GAARD/SARWA PROPERTIES, INC.</b> <small>2000 UNIVERSITY DRIVE, SUITE 1000                  COLUMBIA, SC 29204                  TEL: 803.744.1000</small>
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Alternative 2  
 ➤ R&D/Light Industrial  
 ➤ Commercial/Retail  
 ➤ Hotel

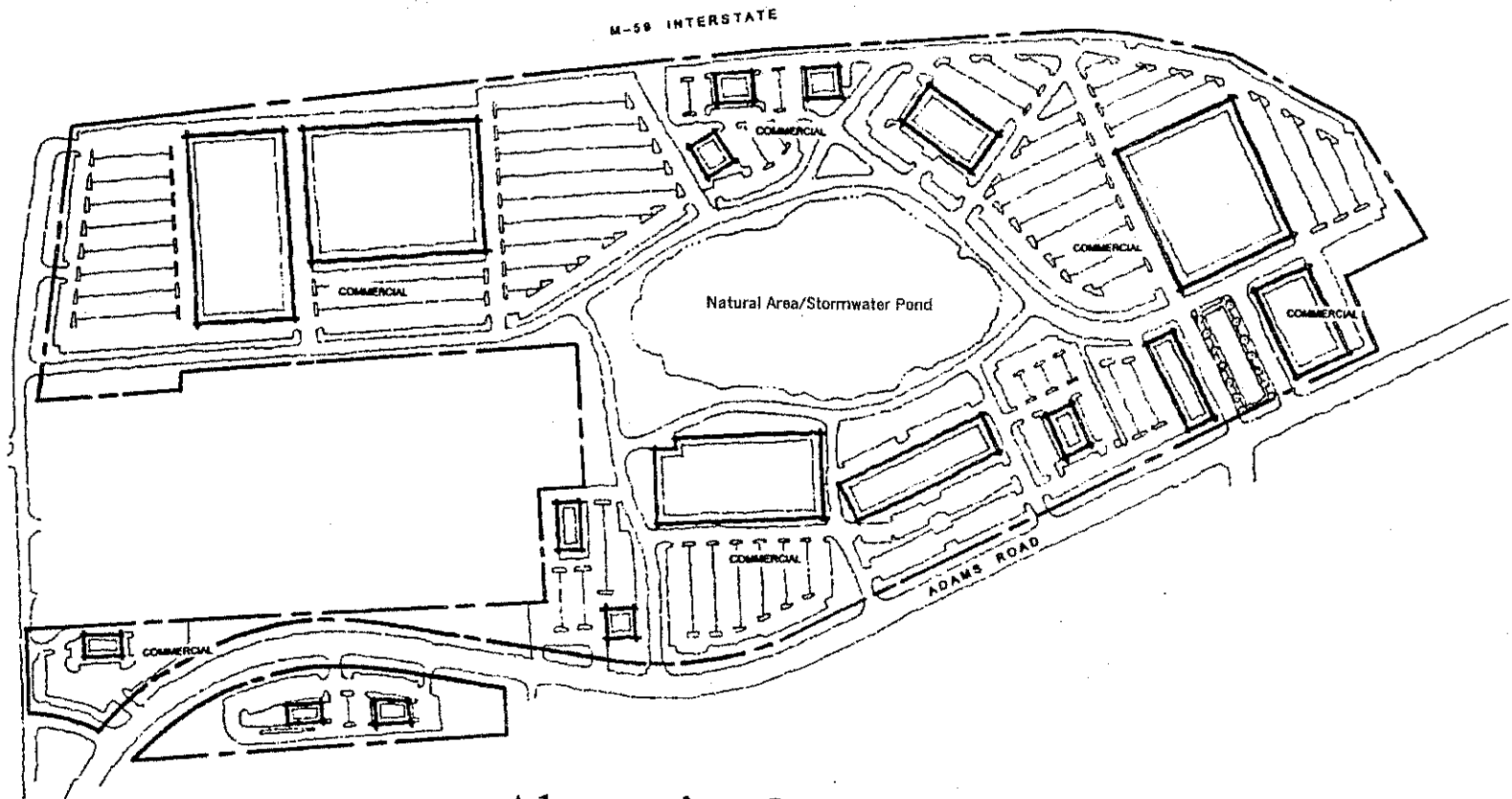
LAND USE SUMMARY

HOTEL	5 STORES
COMMERCIAL	305,000 SF
R & D / INDUSTRIAL	310,000 SF
GAS	1 PADS

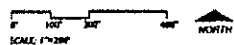
CONCEPTUAL SITE PLAN  
 ALTERNATE #  
**ADAMS & M-59**  
 SACRED HEART, MICHIGAN

Project # 200

Lead Planner: <b>J. EPPING PATRICK, LLC</b> <small>1000 East Main Street, Suite 200 Ann Arbor, MI 48106</small>	Planner: <b>LSR &amp; ASSOCIATES</b> <small>10000 Sibley Drive, Suite 100 Ann Arbor, MI 48106</small>	Owner: <b>GRAND/SATWA PROPERTIES, INC.</b> <small>10000 Sibley Drive, Suite 100 Ann Arbor, MI 48106</small>
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Alternative 3  
 ➤ Commercial/Retail



LAND USE SUMMARY

COMMERCIAL	735,000 SF
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CONCEPTUAL SITE PLAN  
 ALTERNATE #3  
**ADAMS & M-59**  
 SUBMITTED: JULY, 2004

<p><small>Land Planner</small>  <b>J EPPING PARTNERS, LLC</b>  <small>1000 W. 10TH STREET, SUITE 200      DENVER, CO 80202      TEL: 303.733.1200</small></p>	<p><small>Planner</small>  <b>ESL &amp; ASSOCIATES</b>  <small>1000 W. 10TH STREET, SUITE 200      DENVER, CO 80202</small></p>	<p><small>Owner</small>  <b>GRAND/SARWA PROPERTIES, INC.</b>  <small>1000 W. 10TH STREET, SUITE 200      DENVER, CO 80202</small></p>
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Exhibit "G-3"  
 Conceptual Plan



M-59 INTERSTATE

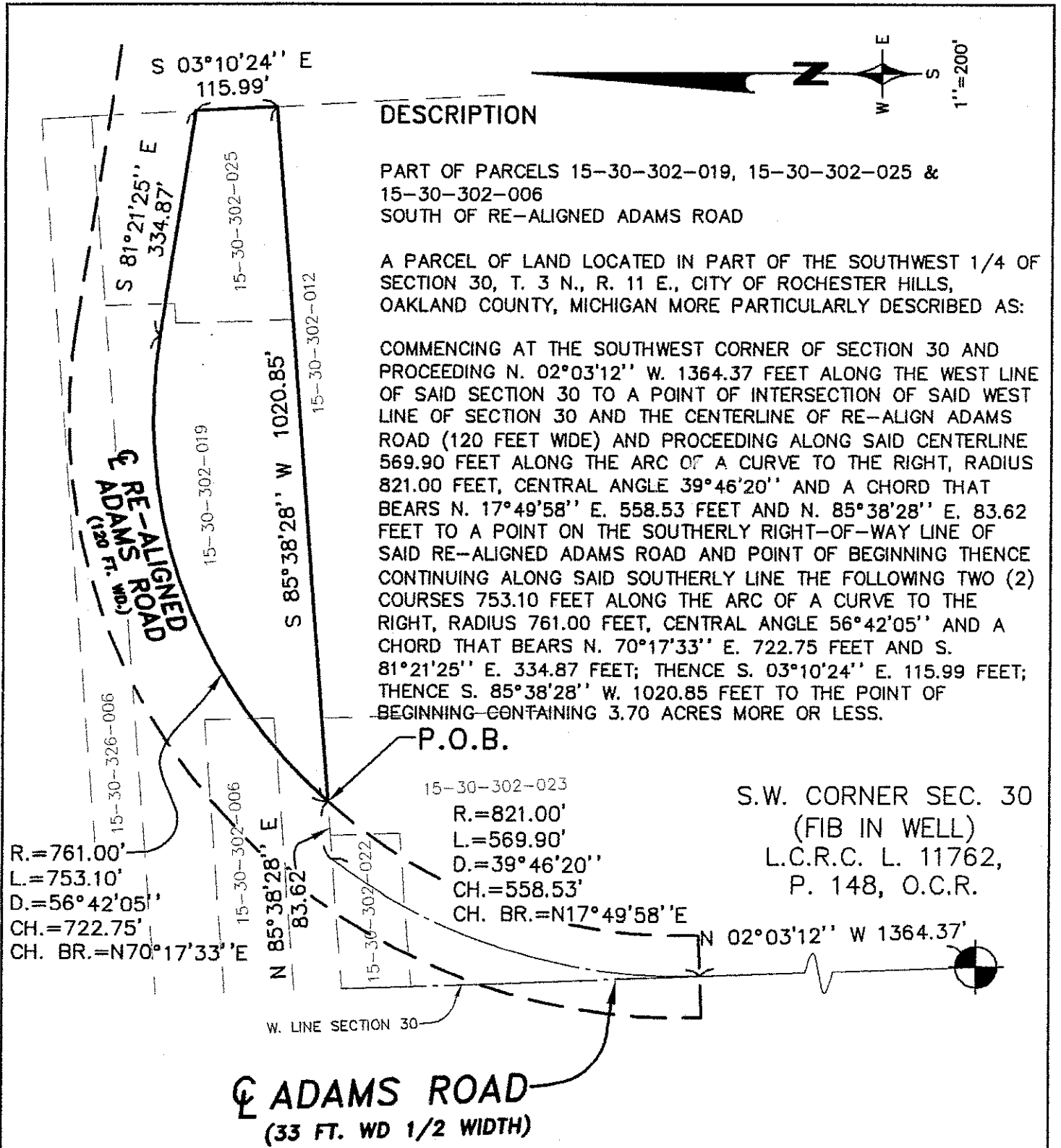
Alternative 4  
➤ Commercial/Retail  
➤ Restaurants

CONCEPTUAL SITE PLAN  
ALTERNATIVE 4  
ADAMS ROAD & M-59  
ROCHESTER HILLS, MICHIGAN  
MARCH 12, 2003

Exhibit "C-4"  
Conceptual Plan

Exhibit "D"

Legal and Depiction of Parcel 5 of the Realigned Adams Road



DESCRIPTION

PART OF PARCELS 15-30-302-019, 15-30-302-025 & 15-30-302-006 SOUTH OF RE-ALIGNED ADAMS ROAD

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 AND PROCEEDING N. 02°03'12" W. 1364.37 FEET ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT OF INTERSECTION OF SAID WEST LINE OF SECTION 30 AND THE CENTERLINE OF RE-ALIGN ADAMS ROAD (120 FEET WIDE) AND PROCEEDING ALONG SAID CENTERLINE 569.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 821.00 FEET, CENTRAL ANGLE 39°46'20" AND A CHORD THAT BEARS N. 17°49'58" E. 558.53 FEET AND N. 85°38'28" E. 83.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RE-ALIGNED ADAMS ROAD AND POINT OF BEGINNING THENCE CONTINUING ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES 753.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 761.00 FEET, CENTRAL ANGLE 56°42'05" AND A CHORD THAT BEARS N. 70°17'33" E. 722.75 FEET AND S. 81°21'25" E. 334.87 FEET; THENCE S. 03°10'24" E. 115.99 FEET; THENCE S. 85°38'28" W. 1020.85 FEET TO THE POINT OF BEGINNING-CONTAINING 3.70 ACRES MORE OR LESS.

P.O.B.

15-30-302-023

R.=761.00'  
L.=753.10'  
D.=56°42'05"  
CH.=722.75'  
CH. BR.=N70°17'33" E

S.W. CORNER SEC. 30  
(FIB IN WELL)  
L.C.R.C. L. 11762,  
P. 148, O.C.R.

R.=761.00'  
L.=753.10'  
D.=56°42'05"  
CH.=722.75'  
CH. BR.=N70°17'33" E

W. LINE SECTION 30

ADAMS ROAD  
(33 FT. WD 1/2 WIDTH)

REVISIONS			ADAM'S RD. AND M-59	
ITEM	DATE	BY	CITY OF ROCHESTER HILLS	MICHIGAN
			<b>EXHIBIT "D"</b>  CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 352-8950	
			SCALE HOR: 1" = 200' VER: 1" = N/A FIELD BOOK NO.	
			JOB NO. 97144 SHEET NO.	
DRAWN BY AJ	DESIGNED BY TRP	DATE 03-31-03	10F1	

EXHIBIT "E"

SAMPLE - Building Materials (For Illustrative Purposes Only)

Roofing: GAF Slateline; Asphalt Shingles, Slate Grey Blend  
K-Metals, Metal Roof, Slate Blue, Hemlock Green

Walls: Brick A  
Grand Blank Cement Products; 4 x 16 concrete brick half high smooth face  
Color: LB/MB Blend with Natural Mortar

Brick B  
Brick, half high smooth face; 4 x 16 concrete SED-blend with Natural Mortar

EIFS A  
Dryvit - No. 115 Beach

EIFS B  
Dryvit - No. 103 Natural White

Limestone A  
Ariscraft; "Buff"

Limestone B  
Ariscraft; "White"

Split Face Block  
Grand Blank Cement, stained to match Brick "A" or Brick "B"



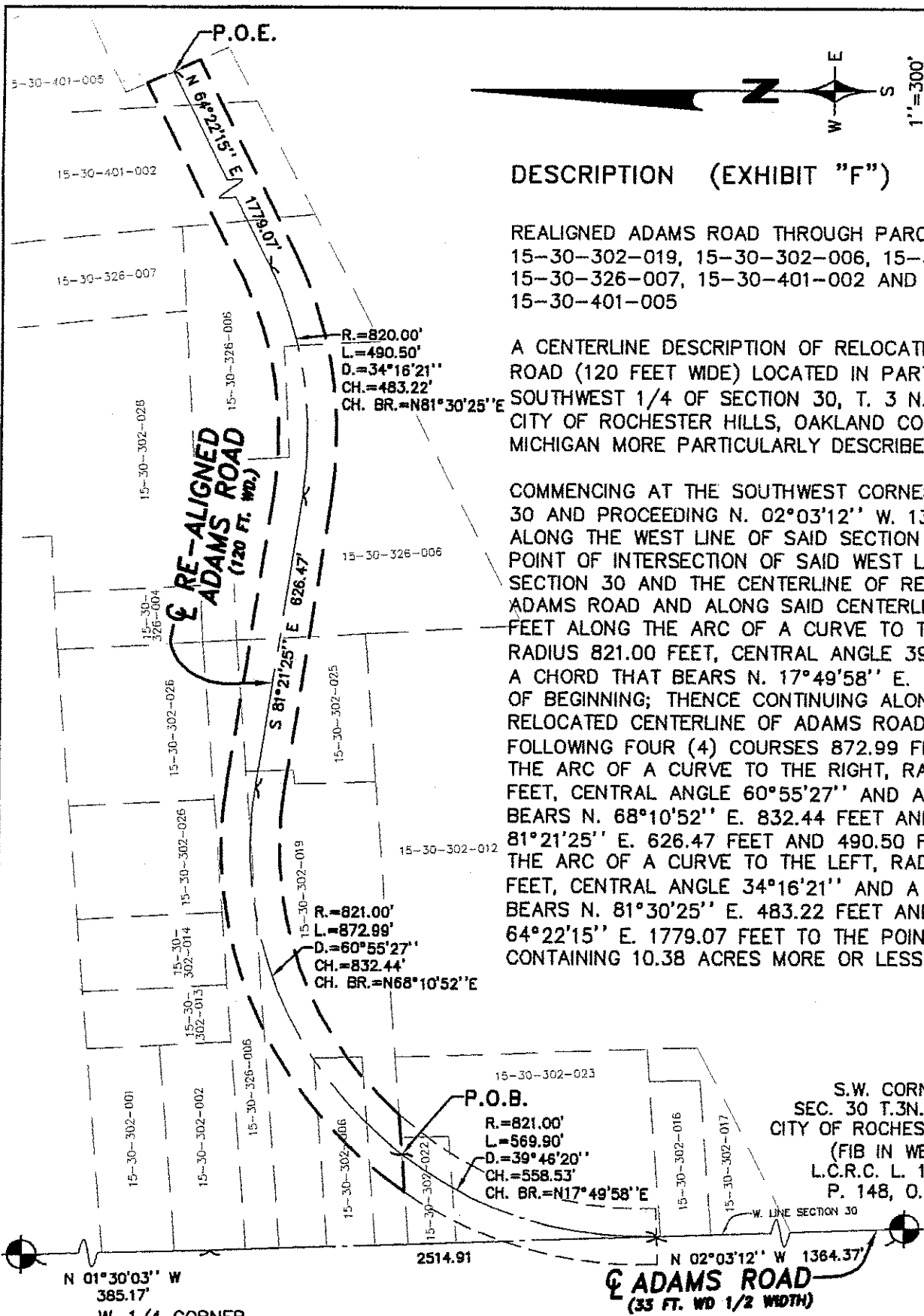


**DESCRIPTION (EXHIBIT "F")**

REALIGNED ADAMS ROAD THROUGH PARCELS  
 15-30-302-019, 15-30-302-006, 15-30-326-006,  
 15-30-326-007, 15-30-401-002 AND  
 15-30-401-005

A CENTERLINE DESCRIPTION OF RELOCATED ADAMS ROAD (120 FEET WIDE) LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 AND PROCEEDING N. 02°03'12" W. 1364.37 FEET ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT OF INTERSECTION OF SAID WEST LINE OF SECTION 30 AND THE CENTERLINE OF RE-ALIGNED ADAMS ROAD AND ALONG SAID CENTERLINE 569.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 821.00 FEET, CENTRAL ANGLE 39°46'20" AND A CHORD THAT BEARS N. 17°49'58" E. TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RELOCATED CENTERLINE OF ADAMS ROAD THE FOLLOWING FOUR (4) COURSES 872.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 821.00 FEET, CENTRAL ANGLE 60°55'27" AND A CHORD THAT BEARS N. 68°10'52" E. 832.44 FEET AND S. 81°21'25" E. 626.47 FEET AND 490.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 820.00 FEET, CENTRAL ANGLE 34°16'21" AND A CHORD THAT BEARS N. 81°30'25" E. 483.22 FEET AND N. 64°22'15" E. 1779.07 FEET TO THE POINT OF ENDING CONTAINING 10.38 ACRES MORE OR LESS.

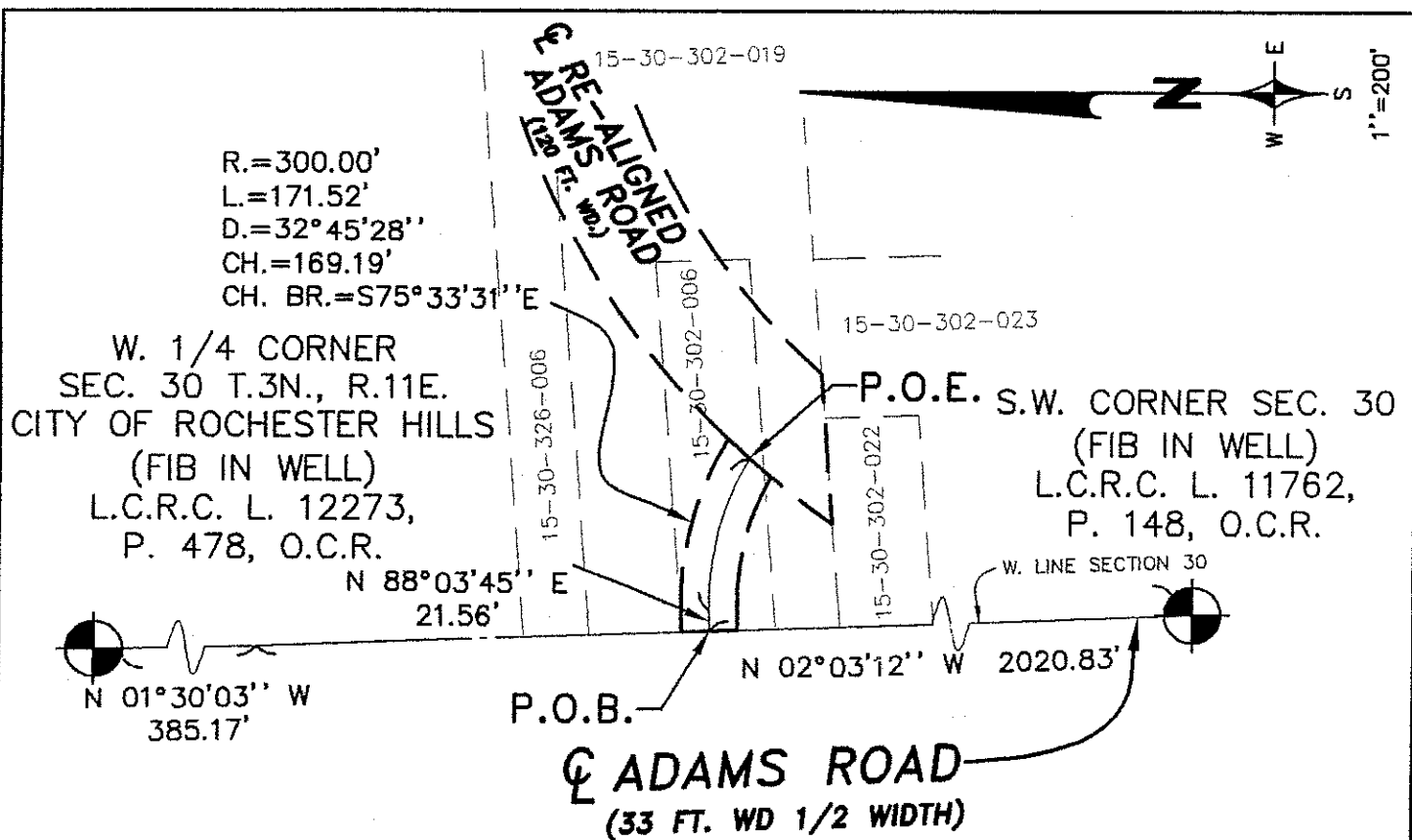


W. 1/4 CORNER  
 SEC. 30 T.3N., R.11E.  
 CITY OF ROCHESTER HILLS  
 (FIB IN WELL)  
 L.C.R.C. L 12273,  
 P. 478, O.C.R.

S.W. CORNER  
 SEC. 30 T.3N., R.11E.  
 CITY OF ROCHESTER HILLS  
 (FIB IN WELL)  
 L.C.R.C. L. 11762,  
 P. 148, O.C.R.

REVISIONS		
ITEM	DATE	BY
DRAWN BY AJ	DESIGNED BY TRP	DATE 03-31-03

<p><b>ADAM'S RD. AND M-59</b>                  CITY OF ROCHESTER HILLS</p>		<p>MICHIGAN</p>
<p><b>EXHIBIT "G"</b>                  REALIGNED ADAMS ROAD</p>		<p>SCALE                  HOR: 1" = 300'                  VER: 1" = R/A</p>
<p><b>TEMET WOZNIAK</b>                  &amp; ASSOCIATES                  CIVIL ENGINEERS &amp; LAND SURVEYORS                  28450 FRANKLIN ROAD                  SOUTHFIELD, MICHIGAN 48034                  (248) 352-8950</p>		<p>FIELD BOOK NO.</p>
<p>JOB NO.                  97144</p>		<p>SHEET NO.                  10F1</p>



### DESCRIPTION

STUB STREET 60 FEET WIDE

A CENTERLINE DESCRIPTION OF A 60.00 FOOT WIDE STUB STREET LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:

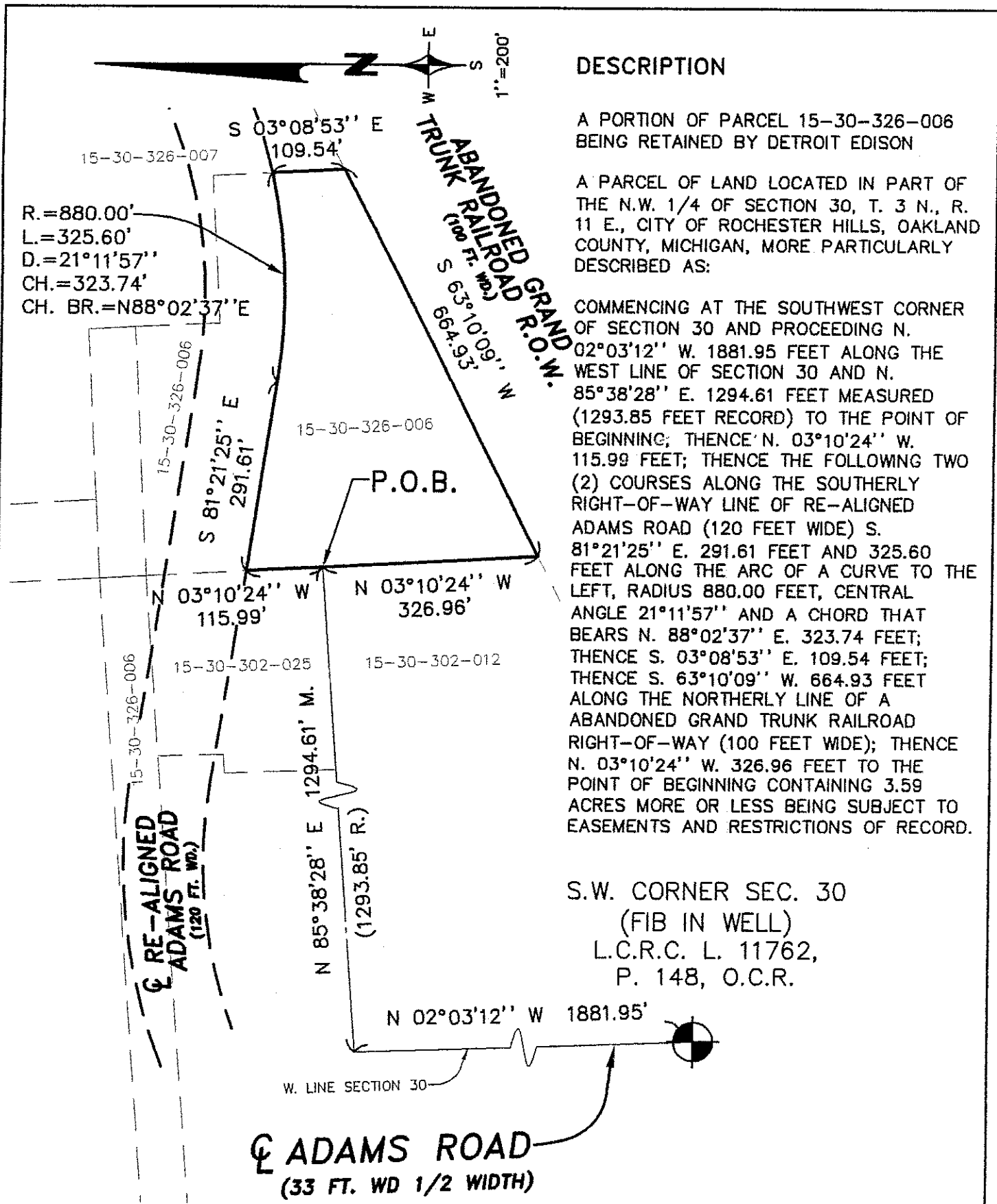
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 AND PROCEEDING N. 02°03'12'' W. 2020.83 FEET ALONG THE WEST LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID STUB STREET THE FOLLOWING TWO (2) COURSES N. 88°03'45'' E. 21.56 FEET AND 171.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 300.00 FEET, CENTRAL ANGLE 32°45'28'' AND A CHORD THAT BEARS S. 75°33'31'' E. 169.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RE-ALIGNED ADAMS ROAD (120 FEET WIDE) AND POINT OF ENDING CONTAINING 0.27 ACRES MORE OR LESS BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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REVISIONS		
ITEM	DATE	BY
DRAWN BY	DESIGNED BY	DATE
AJ	TRP	03-31-03

<b>ADAM'S RD. AND M-59</b> CITY OF ROCHESTER HILLS MICHIGAN	
<b>STUB ST. 60' WIDE</b>	
 ZEMMET WOJNIAK & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 352-8950	
SCALE HOR: 1" = 200' VER: 1" = N/A FIELD BOOK NO.	
JOB NO. <b>97144</b> SHEET NO. <b>10F1</b>	

**Exhibit "H"**  
**Edison Parcel for 35' Setback - Parcel #15-30-326-006**



**DESCRIPTION**

A PORTION OF PARCEL 15-30-326-006 BEING RETAINED BY DETROIT EDISON

A PARCEL OF LAND LOCATED IN PART OF THE N.W. 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 AND PROCEEDING N. 02°03'12" W. 1881.95 FEET ALONG THE WEST LINE OF SECTION 30 AND N. 85°38'28" E. 1294.61 FEET MEASURED (1293.85 FEET RECORD) TO THE POINT OF BEGINNING; THENCE N. 03°10'24" W. 115.99 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RE-ALIGNED ADAMS ROAD (120 FEET WIDE) S. 81°21'25" E. 291.61 FEET AND 325.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 880.00 FEET, CENTRAL ANGLE 21°11'57" AND A CHORD THAT BEARS N. 88°02'37" E. 323.74 FEET; THENCE S. 03°08'53" E. 109.54 FEET; THENCE S. 63°10'09" W. 664.93 FEET ALONG THE NORTHERLY LINE OF A ABANDONED GRAND TRUNK RAILROAD RIGHT-OF-WAY (100 FEET WIDE); THENCE N. 03°10'24" W. 326.96 FEET TO THE POINT OF BEGINNING CONTAINING 3.59 ACRES MORE OR LESS BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

S.W. CORNER SEC. 30  
(FIB IN WELL)  
L.C.R.C. L. 11762,  
P. 148, O.C.R.

**ADAMS ROAD**  
(33 FT. WD 1/2 WIDTH)

REVISIONS		
ITEM	DATE	BY
DRAWN BY AJ	DESIGNED BY TRP	DATE 03-31-03

**ADAM'S RD. AND M-59**  
CITY OF ROCHESTER HILLS MICHIGAN

**EXHIBIT "H"**  
**LAND RETAINED BY DETROIT EDISON**

**THEMET WOZNIAK**  
& ASSOCIATES  
CIVIL ENGINEERS & LAND SURVEYORS  
28450 FRANKLIN ROAD  
SOUTHFIELD, MICHIGAN 48034  
(248) 352-8950

SCALE HOR: 1" = 200' VER: 1" = N/A	FIELD BOOK NO.
JOB NO. 97144	SHEET NO. 10F1

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