

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: GIANNA INVESTMENTS LLC, a Michigan Limited Liability Company
whose address is: 59227 Van Dyke Avenue, Washington Township, Michigan 48094

Conveys and Warrants to: CITY OF ROCHESTER HILLS

whose address is: 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309

all of its interest in the following described real property situated in the City of Rochester Hills, County of Oakland, and State of Michigan, to-wit:

SEE LEGAL DESCRIPTIONS AND SKETCH OF BASIL & SAGE ROAD RIGHT-OF-WAY
ON ATTACHED EXHIBITS **S A+B**

Commonly known as: Part of Vacant Property, Rochester Hills, MI 48309
Parcel ID No.: Part of 15-28-300-029

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of: ONE DOLLAR (\$1.00), subject to easements, covenants and restrictions of record, if any.

The Grantor grants the Grantee the right to make divisions under section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

THIS DOCUMENT IS EXEMPT FROM TRANSFER TAX PURSUANT TO THE PROVISIONS OF MCL 207.505(a)(County) AND MCL 207.526(a)(State).

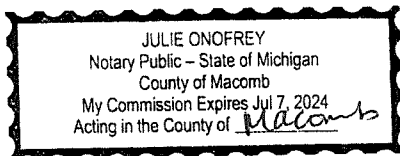
Dated this 11 day of SEPT, 2019.

**GIANNA INVESTMENTS LLC,
a Michigan Limited Liability Company**

By: [Signature]
Its: Michael A. Magnoli, Jr.
Managing Member

STATE OF MICHIGAN)
) ss.
COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 11 day of September, 2019, by **Michael A. Magnoli, Jr., Managing Member of GIANNA INVESTMENTS LLC, a Michigan Limited Liability Company**, known to me to be the person who executed the within instrument and who acknowledged the same to be his free act and deed.



[Signature]
Julie Onofrey, Notary Public
State of Michigan, County of Macomb
My Commission Expires: 07/07/2024
Acting in the County of Macomb

INSTRUMENT DRAFTED BY: Benjamin J. Aloia, Esq. Aloia & Associates, P.C. 48 S. Main Street, Suite 3 Mount Clemens, MI 48043	WHEN RECORDED, RETURN TO: Grantee	SEND SUBSEQUENT TAX BILLS TO: Grantee
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John Staraw
Approved 9/25/19

EXHIBIT A
LEGAL DESCRIPTION – PARCEL

LEGAL DESCRIPTION – TAX PARCEL ID # 15-28-300-029:
(Per PEA Inc.)

LANDS IN THE SOUTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, FORMERLY AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N89°23'17"E, 1598.44 FEET ALONG THE SOUTH LINE OF SAID SECTION 28 AND THE CENTERLINE OF AUBURN ROAD (VARIABLE WIDTH), TO THE POINT OF BEGINNING; THENCE N00°22'02"W, 831.90 FEET; THENCE N89°23'24"E, 261.20 FEET; THENCE S00°25'39"E, 831.89 FEET; THENCE S89°23'17"W, 262.07 FEET ALONG THE SOUTH LINE OF SAID SECTION 28 AND THE CENTERLINE OF SAID AUBURN ROAD TO THE POINT OF BEGINNING.

EXCEPT,

THE SOUTHERLY 33 FEET THEREOF FOR AUBURN ROAD, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N89°23'17"E, 1598.44 FEET ALONG THE SOUTH LINE OF SAID SECTION 28, ALSO BEING THE CENTERLINE OF AUBURN ROAD (VARIABLE WIDTH) TO THE POINT OF BEGINNING; THENCE N00°22'02"W, 33.00 FEET; THENCE N89°23'17"E, 262.04 FEET; THENCE S00°25'39"E, 33.00 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 28; THENCE ALONG SAID SOUTH LINE, S89°23'17"W, 262.07 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT,

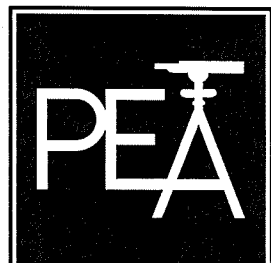
THE NORTHERLY 27 FEET OF THE SOUTHERLY 60 FEET THEREOF FOR AUBURN ROAD, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N89°23'17"E, 1598.44 FEET ALONG THE SOUTH LINE OF SAID SECTION 28, ALSO BEING THE CENTERLINE OF AUBURN ROAD (VARIABLE WIDTH); THENCE N00°22'02"W, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°22'02"W, 27.00 FEET; THENCE N89°23'17"E, 262.01 FEET; THENCE S00°25'39"E, 27.00 FEET; THENCE S89°23'17"W, 262.04 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT,

LANDS FOR BASIL DRIVE (VARIABLE WIDTH) AND SAGE LANE (60 FOOT WIDE) DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N89°23'17"E, 1598.44 FEET ALONG THE SOUTH LINE OF SAID SECTION 28, ALSO BEING THE CENTERLINE OF AUBURN ROAD (VARIABLE WIDTH); THENCE N00°22'02"W, 60.00 FEET; THENCE N89°23'17"E, 24.26 FEET TO THE POINT OF BEGINNING; THENCE N00°22'02"W, 50.15 FEET; THENCE 85.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 39°05'52", AND A CHORD WHICH BEARS N19°10'54"E 83.65 FEET; THENCE N38°43'50"E, 56.16 FEET; THENCE 40.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39°05'52", AND A CHORD WHICH BEARS N19°10'54"E 40.15 FEET; THENCE N00°22'02"W, 381.83 FEET; THENCE S89°23'24"W, 101.10 FEET; THENCE N00°22'02"W, 60.00 FEET; THENCE N89°23'24"E, 261.32 FEET; THENCE S00°25'39"E, 60.00 FEET; THENCE S89°23'24"W, 100.29 FEET; THENCE S00°22'02"E, 397.94 FEET; THENCE 81.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 39°05'52", AND A CHORD WHICH BEARS S19°10'54"W 80.31 FEET; THENCE S38°43'50"W, 43.85 FEET; THENCE 37.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 39°05'52", AND A CHORD WHICH BEARS S19°10'54"W 36.81 FEET; THENCE S00°22'02"E, 49.85 FEET; THENCE S89°23'17"W, 70.00 FEET TO THE POINT OF BEGINNING,

CONTAINING ±3.387 ACRES OF LAND, MORE OR LESS.

*Jenny M.
Approved 10/9/19*



PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: GIANNA INVESTMENTS LLC 59227 VAN DYKE WASHINGTON, MI., 48094	SCALE: —	JOB No: 2016-137
	DATE: 5-21-19	DWG. No: 1 of 1

EXHIBIT B
LEGAL DESCRIPTIONS BASIL & SAGE RIGHT-OF-WAY

LEGAL DESCRIPTION – BASIL & SAGE R-O-W

(Per PEA Inc.)

A variable width parcel of land in the Southwest 1/4 Of Section 28, T3N, R11E, City Of Rochester Hills, formerly Avon Township, Oakland County, Michigan;
Being more particularly described as follows:

Commencing at the Southwest Corner of said Section 28;

Thence N89°23'17"E, 1598.44 feet along the South Line of said Section 28, also being the centerline of Auburn Road;

Thence N00°22'02"W, 60.00 feet to the northerly right-of-way line of Auburn Road (Variable Width);

Thence along said northerly line, N89°23'17"E, 24.26 feet to the POINT OF BEGINNING;

Thence N00°22'02"W, 50.15 feet;

Thence 85.30 feet along the arc of a tangent curve to the right, having a radius of 125.00 feet, a central angle of 39°05'52", and a chord which bears N19°10'54"E 83.65 feet;

Thence N38°43'50"E, 56.16 feet;

Thence 40.94 feet along the arc of a tangent curve to the left, having a radius of 60.00 feet, a central angle of 39°05'52", and a chord which bears N19°10'54"E 40.15 feet;

Thence N00°22'02"W, 381.83 feet; Thence S89°23'24"W, 101.10 feet;

Thence N00°22'02"W, 60.00 feet; Thence N89°23'24"E, 261.32 feet;

Thence S00°25'39"E, 60.00 feet; Thence S89°23'24"W, 100.29 feet;

Thence S00°22'02"E, 397.94 feet;

Thence 81.89 feet along the arc of a tangent curve to the right, having a radius of 120.00 feet, a central angle of 39°05'52", and a chord which bears S19°10'54"W 80.31 feet;

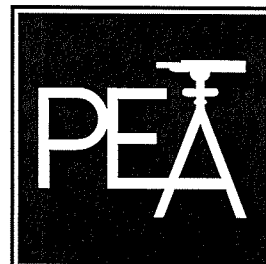
Thence S38°43'50"W, 43.85 feet;

Thence 37.53 feet along the arc of a tangent curve to the left, having a radius of 55.00 feet, a central angle of 39°05'52", and a chord which bears S19°10'54"W 36.81 feet;

Thence S00°22'02"E, 49.85 feet to the aforementioned northerly right-of-way line of Auburn Road;

thence along said northerly line, S89°23'17"W, 70.00 feet to the POINT OF BEGINNING, containing ±1.248 acres of land.

*Jenny M.
Approved 10/9/19*



PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
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f: 248.689.1044
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CLIENT:
GIANNA INVESTMENTS LLC
59227 VAN DYKE
WASHINGTON, MI., 48094

SCALE: —

JOB No: 2016-137

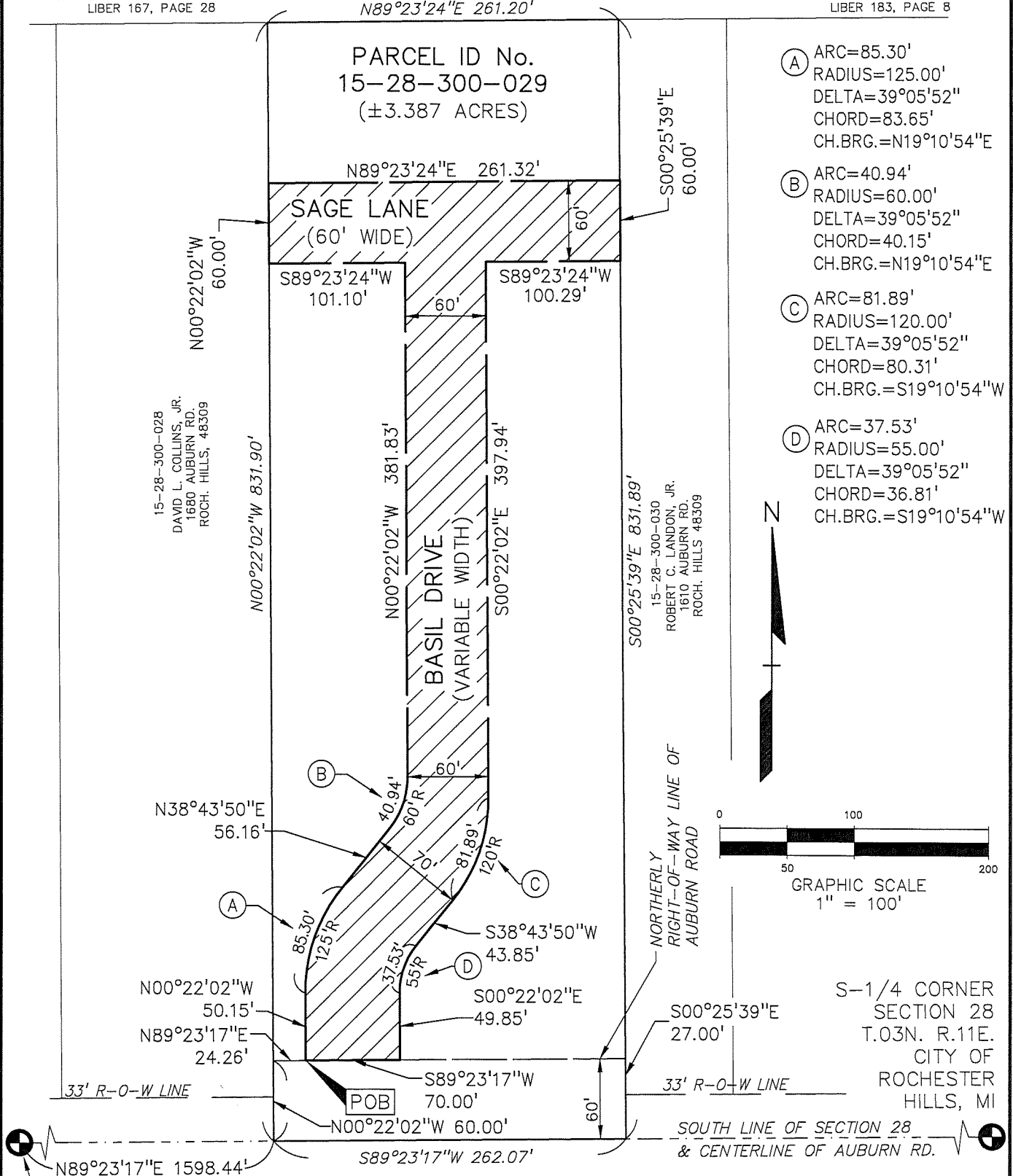
DATE: 5-21-19

DWG. No: 1 of 2

EXHIBIT B SKETCH OF BASIL & SAGE ROAD RIGHT-OF-WAY

NORTHFIELD INDUSTRIAL PARK
LIBER 167, PAGE 28

NORTHFIELD INDUSTRIAL
PARK NO. 2
LIBER 183, PAGE 8



- (A) ARC=85.30'
RADIUS=125.00'
DELTA=39°05'52"
CHORD=83.65'
CH.BRG.=N19°10'54"E
- (B) ARC=40.94'
RADIUS=60.00'
DELTA=39°05'52"
CHORD=40.15'
CH.BRG.=N19°10'54"E
- (C) ARC=81.89'
RADIUS=120.00'
DELTA=39°05'52"
CHORD=80.31'
CH.BRG.=S19°10'54"W
- (D) ARC=37.53'
RADIUS=55.00'
DELTA=39°05'52"
CHORD=36.81'
CH.BRG.=S19°10'54"W

SW CORNER
SECTION 28
T.03N. R.11E.
CITY OF
ROCHESTER
HILLS, MI

WILMINGTON
BLVD



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CLIENT:
GIANNA INVESTMENTS LLC
59227 VAN DYKE
WASHINGTON, MI, 48094

SCALE: 1"= 100'
DATE: 5-21-19

JOB No: 2016-137
DWG. No: 2 of 2