

WARRANTY DEED

TO THE CITY OF ROCHESTER HILLS

The Grantors: MJC Somerset Pines LLC, a Michigan limited liability company, of 46600 Romeo Plank Rd., Ste 5, Macomb MI 48044 for the sum of one and 00/100 dollars (\$1.00) conveys and warrants to the City of Rochester Hills and to its successors in office and assigns, whose address is 1000 Rochester Hills Drive, Rochester Hills, MI. 48309, the following described real estate situated in the City of Rochester Hills, County of Oakland, State of Michigan:

See attached Exhibit A (depiction) and Exhibit B (description)

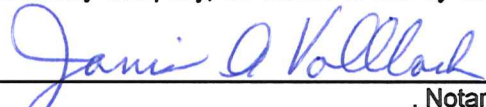
Signed this 18th day of December, 2013.

MJC SOMERSET PINES LLC

By: 

Michael Chirco, its Manager

The foregoing instrument was acknowledged before me this 18th day of December, 2013, by Michael Chirco, Manager of MJC Somerset Pines LLC, a Michigan limited liability company, on behalf of and by authority of the Company.


_____, Notary Public

State of Michigan, County of _____

My commission expires: _____

Acting in the County of _____

Drafted by
Stephen M. Guerra, Esq.
Makower Abbate PLLC
30140 Orchard Lake Road
Farmington Hills, MI 48334

When recorded, return to:

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

JANIS A. VOLLBACH
Notary Public, State of Michigan
County of Macomb
My Commission Expires Sep. 24, 2016
Acting in the County of MACOMB


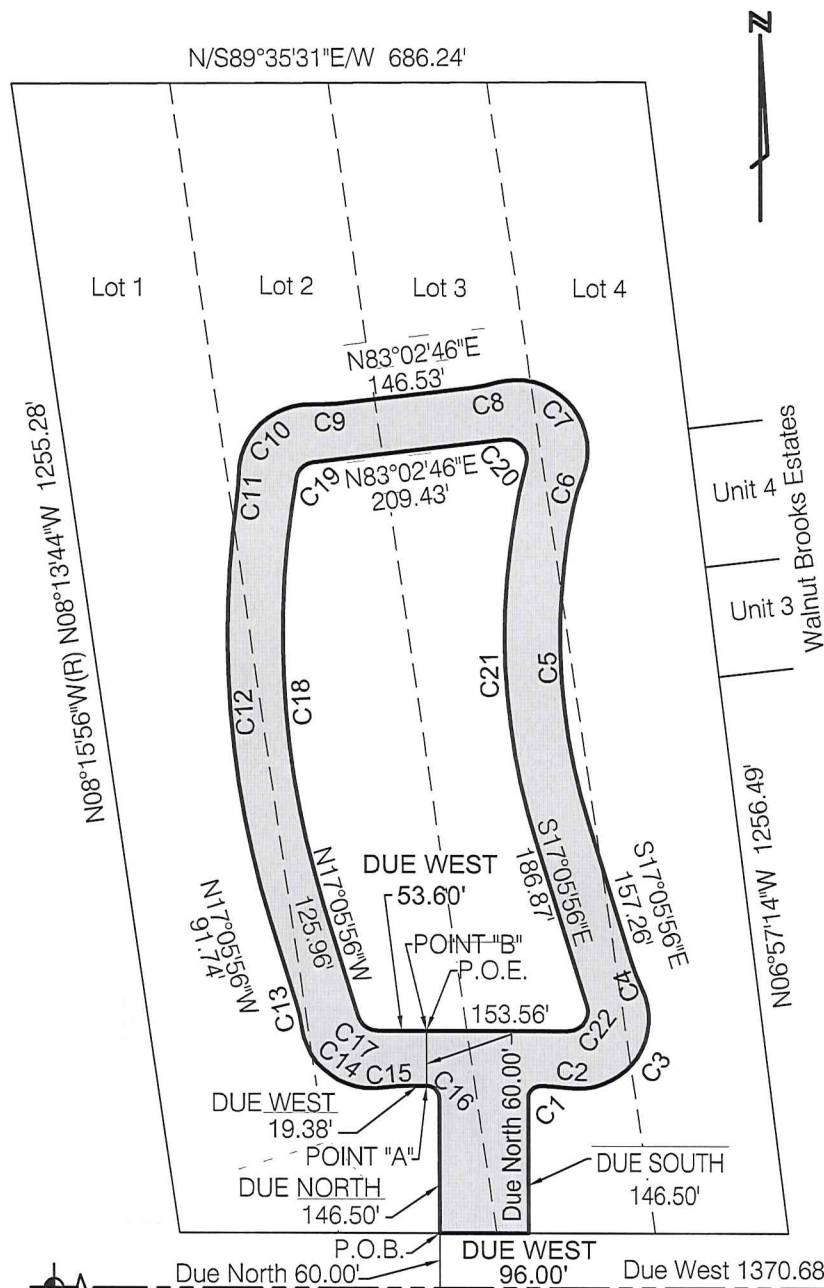

Approved 2/18/14

EXHIBIT 'A'

ROAD DEPICTION



SW Corner S. line Section 32 & 1/4 South Blvd.
Section 32
T.3N., R.11E.,
South Blvd. (60' 1/2 width)

S.1/4 Corner
Section 32
T.3N., R.11E.,

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.50'	21.13'	19.04'	N44°50'41"E	89°41'22"
C2	188.50'	29.41'	29.38'	S85°50'26"E	08°56'24"
C3	76.50'	166.04'	135.31'	N36°27'02"E	124°21'28"
C4	188.50'	28.39'	28.36'	N21°24'49"W	08°37'46"
C5	690.00'	345.58'	341.98'	S02°45'03"E	28°41'45"
C6	188.50'	35.08'	35.03'	N16°55'44"E	10°39'48"
C7	76.50'	170.69'	137.42'	N41°39'41"W	127°50'39"
C8	188.50'	28.39'	28.36'	S78°43'53"W	08°37'46"
C9	188.50'	28.39'	28.36'	S87°21'39"W	08°37'46"
C10	76.50'	121.70'	109.27'	N46°06'06"E	91°08'53"
C11	188.50'	25.18'	25.17'	N04°21'18"E	07°39'18"
C12	1050.00'	463.31'	459.56'	N04°27'29"W	25°16'53"
C13	188.50'	28.39'	28.36'	N12°47'03"W	08°37'46"
C14	76.50'	120.38'	108.34'	N53°32'58"W	90°09'37"
C15	188.50'	28.39'	28.36'	N85°41'07"E	08°37'46"
C16	13.50'	21.21'	19.09'	S45°00'00"E	90°00'00"
C17	21.00'	26.72'	24.95'	N53°32'58"W	72°54'04"
C18	990.00'	466.98'	462.67'	N03°35'08"W	27°01'36"
C19	21.00'	26.80'	25.02'	N46°29'13"E	73°07'06"
C20	21.00'	40.83'	34.70'	S41°15'04"E	111°24'21"
C21	750.00'	413.00'	407.80'	S01°19'24"E	31°33'03"
C22	21.00'	39.25'	33.78'	S36°27'02"W	107°05'56"

PROPERTY DESCRIPTION (TOTAL)

LOTS 1, 2, 3, & 4 "S/P OF MESSMORE FARMS SUBDIVISION" PART OF THE SW1/4 SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN L.66, P16 O.C.R.

#15-32-300-007,
-008, -009 & -010

Mike Tawt
Approved 2-19-14



Fenn & Associates, Inc.
Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com

CLIENT: MJC SOMERSET, LLC

DATE	12/20/2013	SCALE	1" = 200'
DRAWN	I.B.	CHECK	J.S.R., P.E.
JOB NO.	C12-012.06X	SHEET	1 OF 1

EXHIBIT 'B'

ROAD DESCRIPTION

Part of the SW1/4 Section 32, T.3N., R.11E., Avon Township (now City of Rochester Hills), Oakland County, Michigan described as: Commencing at the S.1/4 corner Section 32; thence Due West, 1370.68 feet along the S. line Section 32 & the ¼ South Blvd.; thence Due North, 60.00 feet Point of Beginning. thence Due North, 146.50 feet; thence along a curve to the left 21.21 feet, a radius of 13.50 feet, a chord bearing N.45°00'00"W., 19.09 feet to Point A; thence Due West 19.38 feet; thence along a curve to the left 28.39 feet, a radius of 188.50 feet, a chord bearing N.85°41'07"E., 28.36 feet; thence along a curve to the right 120.38 feet, a radius of 76.50 foot, a chord bearing N.53°32'58"W., 108.34' feet; thence along a curve to the left 28.39 feet, a radius of 188.50 feet, a chord bearing N.12°47'03"W., 28.36 feet; thence N.17°05'56"W., 91.74 feet; thence along a curve to the right 463.31 feet, a radius of 1050.00 feet, a chord bearing N.04°27'29"W., 459.56 feet; thence along a curve to the left 25.18 feet, a radius of 188.50 foot, a chord bearing N.04°21'18"E., 25.17 feet; thence along a curve to the right 121.70 feet, a radius of 76.50 foot, chord bearing N.46°06'06"E., 109.27 feet; thence along a curve to the left 28.39 feet, a radius of 188.50 feet, a chord bearing S.87°21'39"W., 28.36 feet; thence N.83°02'46"E., 146.53 feet; thence along a curve to the left 28.39 feet, a radius of 188.50 feet, a chord bearing N.78°43'53"E. 28.36 feet; thence along a curve to the right 170.69 feet, a radius of 76.50 feet, a chord bearing S.41°39'41"E., 137.42 feet; thence along a curve to the left 35.08 feet, a radius of 188.50 feet, a chord bearing S.16°55'44"W., 35.03 feet; thence along a curve to the left 345.58 feet, a radius of 690.00 feet, chord bearing S.02°45'03"E., 341.98 feet; thence S.17°05'56"E., 157.26 feet; thence along a curve to the left 28.39 feet, a radius of 188.50 feet, a chord bearing S.21°24'49"E., 28.36 feet; thence along a curve to the right 166.04 feet, a radius of 76.50 feet, a chord bearing S.36°27'02"W., 135.31 feet; thence along a curve to the left 29.41 feet, a radius of 188.50 feet, a chord bearing N.85°50'26"W., 29.38 feet; thence along a curve to the left 21.13 feet, a radius of 13.50 feet, a chord bearing S.44°50'41"W., 19.04 feet; thence Due South, 146.50 feet; thence Due West, 96.00 feet to the Point of Beginning.

Excluding from Point A Due, North, 60.00 feet to Point B; thence Due West, 53.60 feet; thence 26.72 feet along a curve to the right, a radius of 21.00 feet, a chord bearing N.53°32'58"W., 24.95 feet; thence N.17°05'56"W., 125.96 feet; thence along a curve to the right 466.98 feet, a radius of 990.00 feet, a chord bearing N.03°35'08"W., 462.67 feet; thence along a curve to the right 26.80 feet, a radius of 21.00 feet, a chord bearing N.46°29'13"E., 25.02 feet; thence N.83°02'46"E., 209.43 feet; thence along a curve to the right 40.83 feet, a radius of 21.00 foot, a chord bearing S.41°15'04"E., 34.70 feet; thence along a curve to the left 413.00 feet, a radius of 750.00 feet radius, a chord bearing S.01°19'24"E., 407.80 feet; thence S.17°05'56"E., 186.87 feet; thence along a curve to the right 39.25 feet, a radius of 21.00 feet, a chord bearing S.36°27'02"W., 33.78 feet; thence Due West, 153.56 feet to Point B & the Point of Ending.

PROPERTY DESCRIPTION (TOTAL)

LOTS 1, 2, 3, & 4 "S/P OF MESSMORE FARMS SUBDIVISION" PART OF THE SW1/4 SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN L.66, P16 O.C.R.



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CLIENT: MJC SOMERSET, LLC

DATE	<u>12/20/2013</u>	SCALE	<u>N/A</u>
DRAWN	<u>I.B.</u>	CHECK	<u>J.S.R., P.E.</u>
JOB NO.	<u>C12-012.06X</u>	SHEET	<u>1 OF 1</u>