

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That L&R HOMES, INC., A MICHIGAN CORPORATION

Whose address is 2490 WALTON BLVD., STE 103, ROCHESTER HILLS, MI 48309

Warrants and conveys to CITY OF ROCHESTER HILLS

Whose address is 1000 ROCHESTER HILLS DR, ROCHESTER HILLS, MI 48309

The following described premises situated in the City of Rochester Hills, County of Oakland and State of Michigan:

SEE ATTACHED EXHIBIT A

Tax Parcel No. 15-34-101-012 & 15-34-101-013

Commonly known as: PINE WOODS CONDOMINIUMS RIGHT OF WAY DEDICATION

For the sum of ONE AND 00/100 DOLLARS (\$1.00).

Signed and Dated the 6th day of May, 2008.

Signed in the presence of:

(Each signature requires 2 witnesses)

Signed:

L&R HOMES, INC.


LORENZO RANDAZZO, PRESIDENT

Witness:

Witness:

Witness:

Witness:

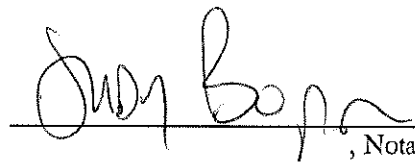
State of Michigan)

) §

County of Oakland)

The foregoing instrument was acknowledged before me this 6th day of May, 2008 by LORENZO RANDAZZO, PRESIDENT OF L&R HOMES, INC., A MICHIGAN CORPORATION.

JUDY BOPP
Notary Public, Oakland County, MI
My commission expires 12-31-11
Acting in Oakland Co



, Notary Public
County, Michigan

My Commission Expires:

Drafted by: VITO L. RANDAZZO, 2490 WALTON BLVD, STE 103, ROCHESTER HILLS, MI 48309

When recorded return to: CITY OF ROCHESTER HILLS, 1000 ROCHESTER HILLS DR, ROCHESTER HILLS, MI 48309

Recording Fee _____
County Treasurer's Certificate

State Transfer Tax _____

County Transfer Tax _____
* City treasurer's Certificate

R.O.W. DEDICATION

NORTHWEST CORNER
SECTION 34
T.3N.,R.11E.
(L.14992, P.86)

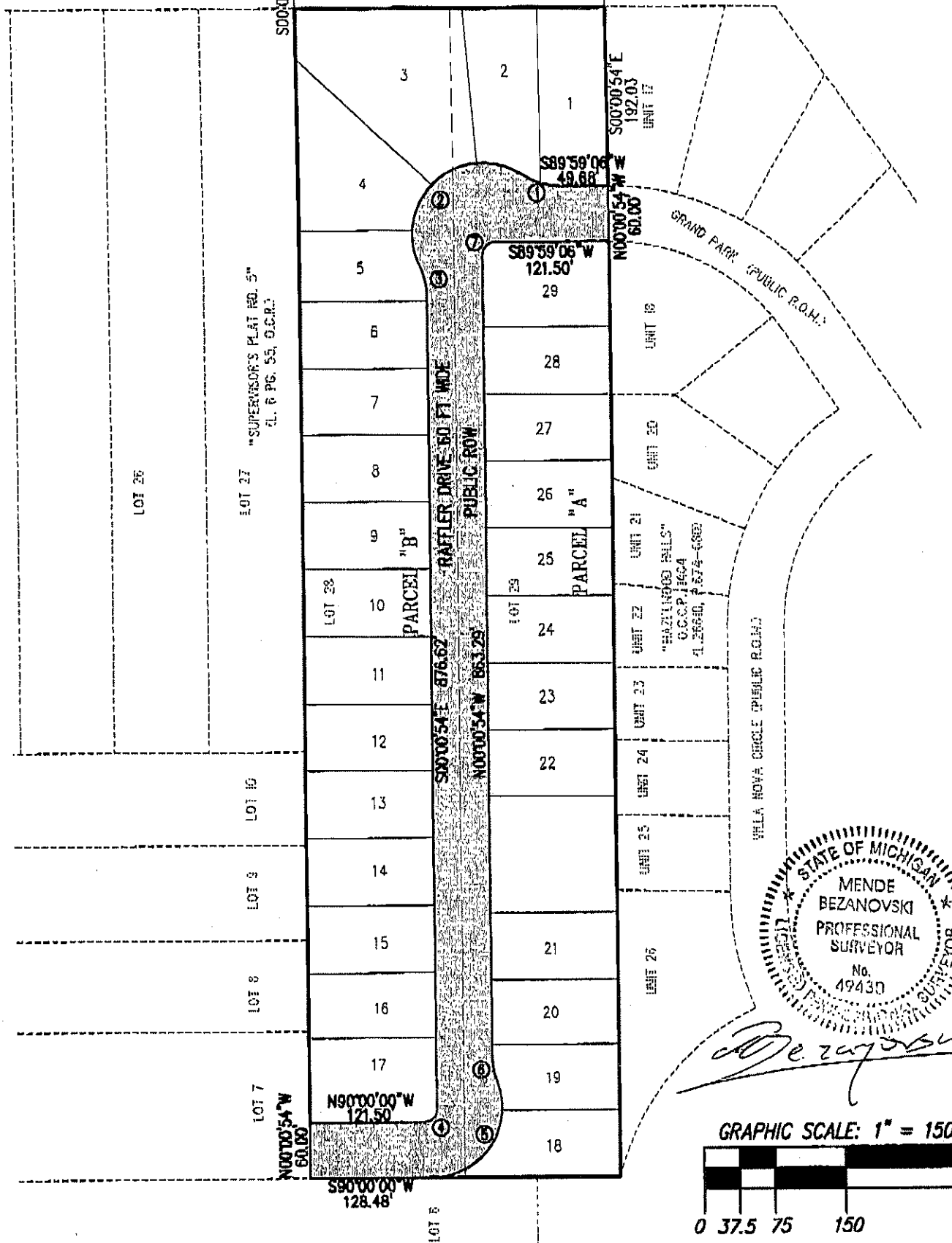
S89°59'03"E
1059.28

AUBURN ROAD
(120 FT WD. R.O.W.-MDOT)

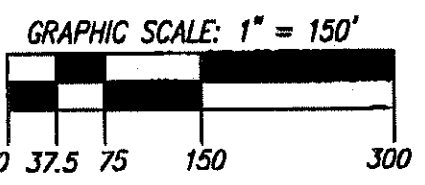
S00°00'54"E
60.00

N89°59'03"W
1335.46

NORTH 1/4
SECTION 34
T.3N.,R.11E.
(L.14992, P.89)



STATE OF MICHIGAN
MENDE
BEZANOVSKI
PROFESSIONAL
SURVEYOR
No. 49430



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
1	44.35	76.50	33°13'01"	S73°24'24"E	43.73
2	198.67	76.50	148°48'00"	S48°48'07"W	147.36
3	34.16	76.50	25°34'59"	N12°48'24"W	33.87
4	21.21	13.50	90°00'54"	N44°59'33"E	19.09
5	148.00	76.50	110°50'42"	N34°34'39"E	125.97
6	27.81	76.50	20°49'47"	S10°25'48"E	27.66
7	21.21	13.50	90°00'00"	S44°59'06"W	19.09

JAN 15 2008

JJ ASSOCIATES, INC.
Civil Engineering and Surveying

44444 Mound Road
Suite 100
Sterling Heights, MI 48314
Telephone (586) 726-9111
Fax (586) 726-9112
Website: www.jjassociates.net

CLIENT: L & R HOMES, INC.
DATE: 01-14-2008 c/s
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R.O.W. DEDICATION

LEGAL DESCRIPTION: Parcel "A"

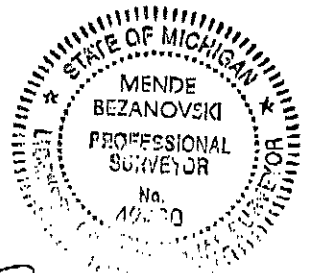
Part of the NW 1/4 of Section 34, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is S89°59'03"E 1389.28 feet along the North Line of Section 34, being also a Center Line of Auburn Road (120' wd. R-O-W) and S00°00'54"E 60.00 feet to a point on the South Line of Auburn Road, said point being the NE Corner of Lot 29 of "Supervisor's Plat No. 5" (L.6, P.55, O.C.R.) and continuing S00°00'54"E 252.03 feet along the East Line of Lot 29 of "Supervisor's Plat no. 5", being also the West Line of "Hazelwood Hills", an Oakland County Condominium Plan No. 1464 (L.26610, P.674-680, O.C.R.), from the NW Corner of said Section 34; thence continuing S00°00'54"E 1007.75 feet along the East Line of Lot 29 of said "Supervisor's Plat No. 5", being also the West Line of said "Hazelwood Hills", to the SE Corner of Lot 29 of said "Supervisor's Plan No. 5"; thence N90°00'00"W 201.52 feet along the South Line of Lot 29 and in-part of the South Line of Lot 28 of said "Supervisor's Plat No. 5"; thence the following 4 (four) courses along the Southeasterly and Easterly Line of Raffle Drive (60' wide Public R-O-W); Northeasterly 148.00 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 110°50'42", long chord bears N34°34'39"E 125.97 feet) and Northerly 27.81 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 20°49'47", long chord bears N10°25'49"W 27.66 feet) and N00°00'54"W 863.29 feet and Northeasterly 21.21 feet along the arc of a curve to the right (Radius of 13.50 feet, central angle of 90°00'00", long chord bears N44°59'06"E 19.09 feet), said curve being a part of the Northeasterly Line of Raffle Drive and the Southerly Line of Grand Park Drive (60' wd. Public R-O-W); thence N89°59'06"E 121.50 feet along the South Line of Grand Park Drive (60' wd. Public R-O-W) to the Point of Beginning. Containing 136,224 square feet --- 3.127 acres

LEGAL DESCRIPTION: Parcel "B"

Part of the NW 1/4 of Section 34, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is S89°59'03"E 1059.28 feet along the North Line of Section 34, being also a Center Line of Auburn Road (120' wd. R-O-W) and S00°00'54"E 60.00 feet to a point on the South Line of Auburn Road, said point being the NW Corner of Lot 28 of "Supervisor's Plat No. 5" (L.6, P.55, O.C.R.), from the NW Corner of said Section 34; thence S89°59'03"E 330.00 feet along the South Line of Auburn Road, being also the North Line of Lot 28 and Lot 29 of "Supervisor's Plan No. 5" to the NE Corner of Lot 29 of said "Supervisor's Plat No. 5"; thence S00°00'54"E 192.03 feet along the East Line of said Lot 29 of "Supervisor's Plat No. 5", being also the West Line of "Hazelwood Hills", an Oakland County Condominium Plan No.1464 (L.26610, P.623-680, O.C.R.); thence the following two (2) courses along the Northerly Line of Grand Park Drive (60' wd. Public R-O-W); S89°59'06"W 49.68 feet and Westerly 44.35 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 33°13'01", long chord bears N73°24'24"W 43.73 feet); thence Southwesterly 198.67 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 148°48'00", long chord bears S48°48'07"W 147.36 feet), said curve being a part of the Northerly Line of Grand Park Drive and the Northwesterly Line of Raffle Drive (60' wd. Public R-O-W); thence the following three (3) courses along the Westerly Line of said Raffle Drive; Southerly 34.16 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 25°34'59", long chord bears S12°48'24"E 33.87 feet) and S00°00'54"E 876.62 feet and Southwesterly 21.21 feet along the arc of a curve to the right (Radius of 13.50 feet, central angle of 90°00'54", long chord bears S44°59'33"W 19.09 feet); thence S90°00'00"W 121.50 feet along the North Line of said Raffle Drive; thence N00°00'54"W 1199.87 feet along the West Line of Lot 28 of "Supervisor's Plat No. 5" to the Point of Beginning. Containing 196,427 square feet --- 4.509 acres.



Menke Bezanovski

J1-08-413
SHEET 2 OF 3



44444 Mound Road
Suite 100
Sterling Heights, MI 48314
Telephone (586) 726-9111
Fax (586) 726-9112
Website: www.jjassociates.net

CLIENT: L & R HOMES, INC.
DATE: 01-14-2008 c/s

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R.O.W. DEDICATION

LEGAL DESCRIPTION: R-O-W Dedication

Part of the NW 1/4 of Section 34, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is S89°59'03"E 1389.28 feet along the North Line of Section 34, being also a Center Line of Auburn Road (120' wd. R-O-W) and S00°00'54"E 60.00 feet to a point on the South Line of Auburn Road, said point being the NE Corner of Lot 29 of "Supervisor's Plat No.5" (L.6, P.55, O.C.R.) and continuing S00°00'54"E 192.03 feet along the East Line of Lot 29 of "Supervisor's Plat No. 5", being also the West Line of "Hazelwood Hills", an Oakland County Condominium Plan No. 1464 (L.26610, P.674-680, O.C.R.), from the NW Corner of said Section 34; thence continuing S00°00'54"E 60.00 feet along the East Line of Lot 29 of "Supervisor's Plat No.5", being also the West Line of "Hazelwood Hills"; thence S89°59'06"W 121.50 feet along the South Line of Grand Park Drive (60' wd. Public R-O-W); thence Southwesterly 21.21 feet along the arc of a curve to the left (Radius of 13.50 feet, central angle of 90°00'00", long chord bears S44°59'06"W 19.09 feet), said curve being a part of the Southerly Line of Grand Park Drive and the Northeasterly Line of Raffler Drive (60' wd. Public R-O-W); thence the following two (2) courses along the Easterly Line of said Raffler Drive; S00°00'54"E 863.29 feet and southerly 27.81 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 20°49'47", long chord bears S10°25'48"E 27.66 feet); thence Southwesterly 148.00 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 110°50'42", long chord bears S34°34'40"W 125.97 feet), said curve being the Southeasterly Line of Raffler Drive; thence N90°00'00"W 128.48 feet along the South Line of Raffler Drive, being a part of the South Line of Lot 28 of "Supervisor's Plat No. 5", to the SW Corner of Lot 28 of "Supervisor's Plat No.5"; thence N00°00'54"W 60.00 feet across said Raffler Drive and along a part of the West Line of Lot 28 of "Supervisor's Plan No.5"; thence N90°00'00"E 121.50 feet along the North Line of Raffler Drive; thence northeasterly 21.21 feet along the arc of a curve to the left (Radius of 13.50 feet, central angle of 90°00'54", long chord bears N44°59'33"E 19.09 feet), said curve being the Southwesterly Line of said Raffler Drive; thence the following two (2) courses along the West Line of Raffler Drive; N00°00'54"W 876.62 feet and Northerly 34.16 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 25°34'59", long chord bears N12°48'24"W 33.87 feet); thence Northeasterly 198.67 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 148°48'00", long chord bears N48°48'07"E 147.36 feet), said curve being a part of the Northwesterly Line of Raffler Drive and the Northerly Line of Grand Park Drive; thence the following two (2) courses along the North Line of said Grand Park Drive; Easterly 44.35 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 33°13'01", long chord bears S73°24'24"E 43.73 feet) and N89°59'06"E 49.68 feet to the Point of Beginning.

Containing 83,089 square feet --- 1.907 acres.



Mende Bezanovski

JJ-08-413
SHEET 3 OF 3



44444 Mound Road
Suite 100
Sterling Heights, MI 48314
Telephone (586) 726-9111
Fax (586) 726-9112
Website: www.jjassociates.net

CLIENT: L & R HOMES, INC.
DATE: 01-14-2008 els

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OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

LIBER: 36487 PAGE: 97

0299698

LIBER: 36487 PAGE: 087
\$10.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$6,303.80 TRANSFER TX COMBINED
10/24/2005 04:38:58 P.M. RECEIPT# 0119669
PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

Oct 24 2005

1.00 E-File

Sec. 135, Act 206, 1893 as amended
PATRICK M. DOHANY, County Treasurer

STATE OF MICHIGAN

OAKLAND
10/24/2005
0119669



REAL ESTATE
TRANSFER TAX
\$806.30 CO
\$5,497.50 ST
394288

WARRANTY DEED
STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That NANCY S. RAFFLER, AS TRUSTEE OF THE NANCY S. RAFFLER TRUST DATED JANUARY 10, 2001

the address of which is 713 WEST AUBURN ROAD, ROCHESTER HILLS, MI 48307

Convey(s) and Warrant(s) to L & R HOMES, INC., A MICHIGAN CORPORATION

whose address is 2490 WALTON BLVD., STE 203, ROCHESTER HILLS, MI 48309

the following described premises situated in the City of Rochester Hills, County of Oakland, and State of Michigan, to-wit:

Lot 29, Supervisor's Plat No. 5, according to the plat thereof as recorded in liber 6, page(s) 55 of Plats, Oakland County Records.

Parcel Identification No. 15-34-101-013

Commonly known as: 713 WEST AUBURN ROAD, ROCHESTER HILLS, MI 48307

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining for the sum of [REDACTED]

Subject to: the existing building and use restrictions, easements, and zoning ordinances, if any, and taxes and assessments which constitute a lien, but are not yet due and payable.

Dated this 17th day of October, 2005

Signed in the presence of:

Signed by:

Nancy S. Raffler
NANCY S. RAFFLER, AS TRUSTEE OF THE NANCY S. RAFFLER TRUST DATED JANUARY 10, 2001

STATE OF MICHIGAN }
COUNTY OF OAKLAND } SS.

The foregoing instrument was acknowledged before me this 17th day of October 2005, by: NANCY S. RAFFLER, AS TRUSTEE OF THE NANCY S. RAFFLER TRUST DATED JANUARY 10, 2001.

ANITA D'ARISTOTILE
Notary Public, Macomb County, MI
Acting in Oakland
My Commission Expires: 04/28/2007

Anita D'Aristotile
Notary Public
County, Michigan

My Commission expires: _____
County Treasurer's Certificate

Acting in _____ County
City Treasurer's Certificate

When Recorded Return To: LORENZO RANDAZZO, 2490 WALTON BLVD., STE 203, ROCHESTER HILLS, MI 48309

Send Subsequent Tax Bills To: GRANTEE

Drafted by: VITO L. RANDAZZO, 2490 WALTON BLVD., STE 203, ROCHESTER HILLS, MI 48309

Escrow Number REE5448/63529361

Recording Fee \$15.00

Revenue Stamps [REDACTED]

RECO

REC 5448 / 63529361