

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: That G. Evangelista Incorporated, a Michigan corporation,
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 premises situated in the City of Rochester Hills, County of Oakland, State of Michigan, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE APART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00)

exempt under M.C.L. section 207.505 (a)
exempt under M.C.L. section 207.526 (a)

This property may be located within the vicinity of farmland or 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.

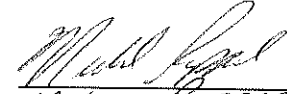
The grantor grants to the grantee the right to make azerodivision(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

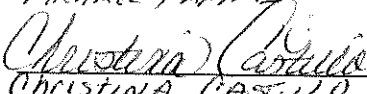
Subject to existing building and use restrictions, easements and zoning ordinances, if any, and taxes and assessments which constitute a lien, but are not yet due and payable.

Dated this 30th day of September, 2004.

Signed in presence of:

Signed by:
G. Evangelista Incorporated, a Michigan corporation



MICHAEL PAPPAS


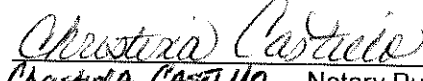
CHRISTINA CASTILLO



Gerardo Evangelista
Its President

STATE OF MICHIGAN)
) ss.
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 30th day of September, 2004 by Gerardo Evangelista, President of G. Evangelista, a Michigan corporation, on behalf of the Board of Directors of said corporation.



CHRISTINA CASTILLO, Notary Public
Macomb County, Michigan
Acting in Macomb County

My commission expires: 7-18-2008

County Treasurer's Certificate

City Treasurers Certificate

Return To:
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309
Tax Parcel # _____

Send Tax Bills To:

Recording Fee _____

Drafted By:
Gerardo Evangelista
29437 Ryan Road
Warren, MI 48092
Revenue Stamps _____

EXHIBIT "A"

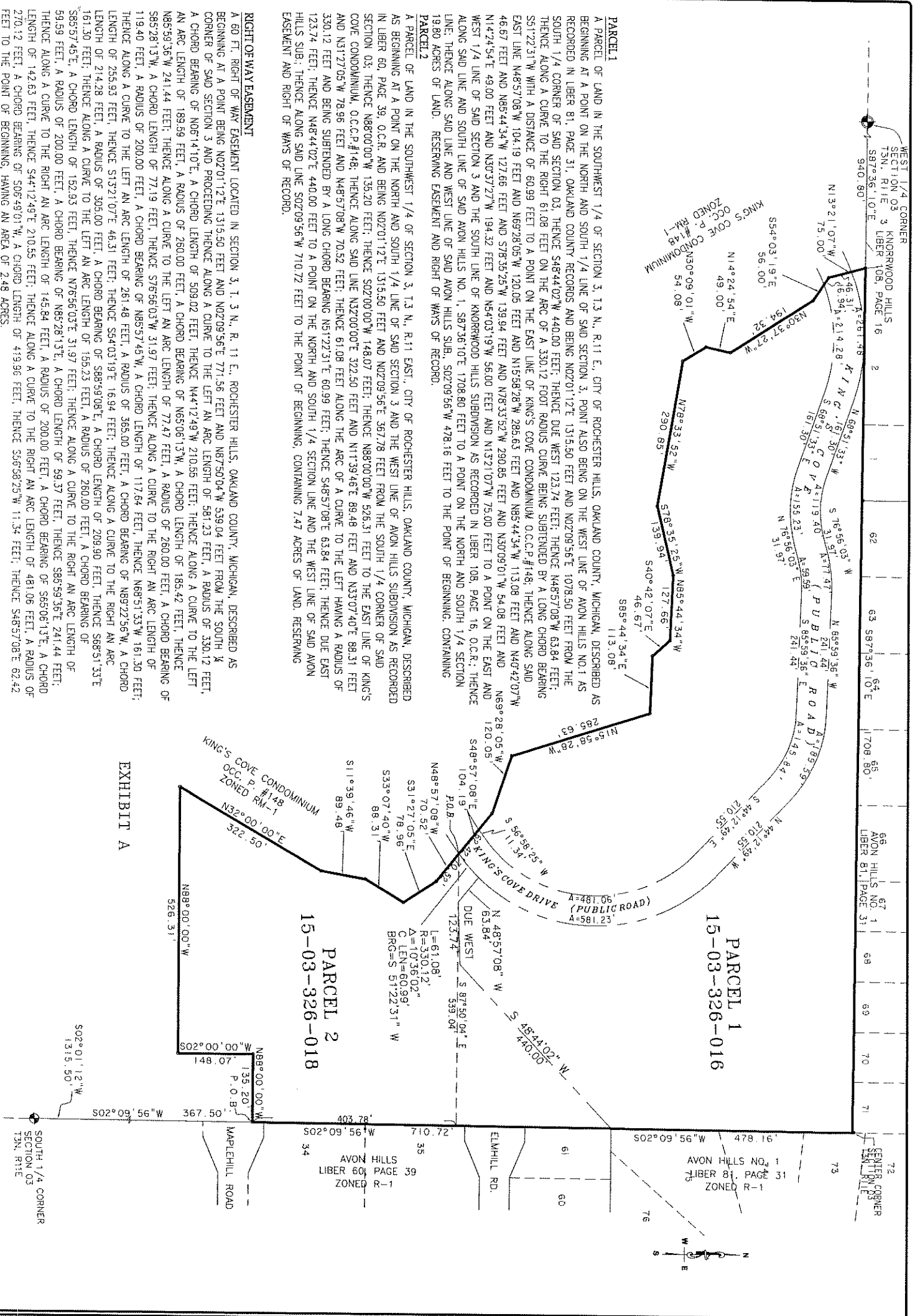
PUBLIC ROAD RIGHT OF WAY

A 60 FT. PUBLIC ROAD RIGHT OF WAY LOCATED IN SECTION 3, T. 3 N, R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING THENCE N02°09'56"E 2086.78 FEET AND N87°50'04"W 539.04 FEET FROM THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 581.23 FEET, A RADIUS OF 330.12 FEET, A CHORD BEARING OF N06°14'10"E, A CHORD LENGTH OF 509.02 FEET, THENCE N44°12'49"W 210.55 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 189.59 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF N65°06'13"W, A CHORD LENGTH OF 185.42 FEET, THENCE N85°59'36"W 241.44 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 77.47 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF S85°28'13"W, A CHORD LENGTH OF 77.19 FEET, THENCE S76°56'03"W 31.97 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 119.40 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF N85°57'45"W, A CHORD LENGTH OF 117.64 FEET, THENCE N68°51'33"W 161.30 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 261.48 FEET, A RADIUS OF 365.00 FEET, A CHORD BEARING OF N89°22'56"W, A CHORD LENGTH OF 255.93 FEET, THENCE S13°21'07"E 46.31 FEET; THENCE S54°03'19"E 16.94 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 214.28 FEET, A RADIUS OF 305.00 FEET, A CHORD BEARING OF S88°59'08"E, A CHORD LENGTH OF 209.90 FEET, THENCE S68°51'33"E 161.30 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 155.23 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF S85°57'45"E, A CHORD LENGTH OF 152.93 FEET, THENCE N76°56'03"E 31.97 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 59.59 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF N85°28'13"E, A CHORD LENGTH OF 59.37 FEET, THENCE S85°59'36"E 241.44 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 145.84 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF S65°06'13"E, A CHORD LENGTH OF 142.63 FEET, THENCE S44°12'49"E 210.55 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 481.06 FEET, A RADIUS OF 270.12 FEET, A CHORD BEARING OF S06°49'01"W, A CHORD LENGTH OF 419.96 FEET, THENCE S56°58'25"W 11.34 FEET; THENCE S48°57'08"E 62.42 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.48 ACRES.

Tax I.D. No.: Part of 15-03-326-016

3-28-05
OK'd
per
J. Johnson

APPROVED DESC
M. Taur
ROCHESTER HILLS
ENGINEERING DEPT.
01-26-2005



PARCEL 1
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 3, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 3, POINT ALSO BEING ON THE WEST LINE OF AVON HILLS NO. 1 AS RECORDED IN LIBER 81, PAGE 31, OAKLAND COUNTY RECORDS AND BEING N02°01'12" E 1315.50 FEET AND N02°09'56" E 1078.50 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 03, THENCE S48°44'02" W 440.00 FEET, THENCE DUE WEST 123.74 FEET, THENCE N48°57'08" W 63.84 FEET, THENCE ALONG A CURVE TO THE RIGHT 61.08 FEET ON THE ARC OF A 330.12 FOOT RADIUS CURVE BEING SUBTENDED BY A LONG CHORD BEARING S11°22'31" W WITH A DISTANCE OF 60.99 FEET TO A POINT ON THE EAST LINE OF KING'S COVE CONDOMINIUM, O.C.C.P.#148, THENCE ALONG SAID EAST LINE N48°57'08" W 104.19 FEET AND N69°28'05" W 120.05 FEET AND N15°58'28" W 285.63 FEET AND N85°44'34" W 113.08 FEET AND N46°42'07" W 46.67 FEET AND N85°44'34" W 127.66 FEET AND S78°35'25" W 139.94 FEET AND N78°35'25" W 290.85 FEET AND N50°09'01" W 54.08 FEET AND N69°28'05" W 120.05 FEET AND N30°27'27" W 194.32 FEET AND N43°19'19" W 56.00 FEET AND N13°21'07" W 75.00 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 3 AND THE SOUTH LINE OF KING'S COVE CONDOMINIUM AS RECORDED IN LIBER 108, PAGE 16, O.C.R.; THENCE ALONG SAID LINE AND WEST LINE OF SAID AVON HILLS NO. 1, S87°36'10" E 1708.80 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 SECTION LINE, THENCE ALONG SAID LINE AND WEST LINE OF SAID AVON HILLS SUB. 502°09'56" W 478.16 FEET TO THE POINT OF BEGINNING, CONTAINING 19.80 ACRES OF LAND, RESERVING EASEMENT AND RIGHT OF WAYS OF RECORD.

PARCEL 2
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 3, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 3 AND THE WEST LINE OF AVON HILLS SUBDIVISION AS RECORDED IN LIBER 60, PAGE 39, O.C.R. AND BEING N02°01'12" E 1315.50 FEET AND N02°09'56" E 567.78 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 03, THENCE N88°00'00" W 135.20 FEET, THENCE S02°00'00" W 148.07 FEET, THENCE N88°00'00" W 576.31 FEET TO THE EAST LINE OF KING'S COVE CONDOMINIUM, O.C.C.P.#148, THENCE ALONG SAID LINE N32°00'00" E 322.50 FEET AND N11°39'46" E 88.48 FEET AND N33°07'40" E 88.31 FEET AND N31°27'05" W 78.96 FEET AND N48°57'08" W 70.52 FEET, THENCE 61.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.12 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING N51°22'31" E 60.99 FEET, THENCE S48°57'08" E 63.84 FEET, THENCE DUE EAST 123.74 FEET, THENCE N48°44'02" E 440.00 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 SECTION LINE AND THE WEST LINE OF SAID AVON HILLS SUB.; THENCE ALONG SAID LINE S02°09'56" W 710.72 FEET TO THE POINT OF BEGINNING, CONTAINING 7.47 ACRES OF LAND, RESERVING EASEMENT AND RIGHT OF WAYS OF RECORD.

RIGHT OF WAY EASEMENT
 A 60 FT. RIGHT OF WAY EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12" E 1315.50 FEET AND N02°09'56" E 771.56 FEET AND N87°50'04" W 539.04 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 581.23 FEET, A RADIUS OF 330.12 FEET, A CHORD BEARING OF N06°14'10" E, A CHORD LENGTH OF 509.02 FEET, THENCE N44°12'49" W 210.55 FEET, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 189.59 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF N65°06'13" W, A CHORD LENGTH OF 185.42 FEET, THENCE N85°59'36" W 241.44 FEET, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 77.19 FEET, THENCE S76°56'03" W 31.97 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 585°28'13" W, A CHORD LENGTH OF 77.19 FEET, THENCE S76°56'03" W 31.97 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 119.40 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF N85°57'45" W, A CHORD LENGTH OF 117.64 FEET, THENCE N87°51'33" W 161.30 FEET, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 261.48 FEET, A RADIUS OF 365.00 FEET, A CHORD BEARING OF N89°22'56" W, A CHORD LENGTH OF 255.93 FEET, THENCE S13°21'07" E 46.31 FEET, THENCE S54°03'19" E 16.94 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 214.28 FEET, A RADIUS OF 305.00 FEET, A CHORD BEARING OF S88°59'08" E, A CHORD LENGTH OF 209.90 FEET, THENCE S88°51'33" E 161.30 FEET, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 195.23 FEET, A RADIUS OF 280.00 FEET, A CHORD BEARING OF S85°57'45" E, A CHORD LENGTH OF 152.93 FEET, THENCE N76°56'03" E 31.97 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 69.59 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF N85°28'13" E, A CHORD BEARING OF N85°28'13" E, A CHORD LENGTH OF 59.37 FEET, THENCE S85°59'36" E 241.44 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 145.84 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF S65°06'13" E, A CHORD LENGTH OF 142.63 FEET, THENCE S44°12'49" E 210.55 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 481.06 FEET, A RADIUS OF 270.12 FEET, A CHORD BEARING OF S08°49'01" W, A CHORD LENGTH OF 419.96 FEET, THENCE S56°56'25" W 11.34 FEET, THENCE S48°57'08" E 62.42 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.48 ACRES.

TITLE RIGHT OF WAY EASEMENT THE SUMMIT ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN		ENGINEERING THE FUTURE 2674 WEST DEERSON AVE. TROY, MI 48068 300 SEVENTH STREET POINT HARBOR, MI 48060 TEL: (313) 985-4414 FAX: (313) 985-4533	
		DATE 02/20/04	SCALE N.T.S.
SHEET 1 OF 1	DESIGNED BY DMH	CHECKED BY DMH	APPROVED BY RESC

APPROVED RESC

 02-15-2009