

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1 Tax I.D. No.: 15-03-326-016

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 distant North 02 degrees 01 minute 12 seconds East, 1,315.50 feet and North 02 degrees 09 minutes 56 seconds East, 1,078.50 feet from the South 1/4 corner of said Section 03, thence South 48 degrees 44 minutes 02 seconds, West 440.00 feet; thence due West 123.74 feet; thence North 48 degrees 57 minutes 08 seconds West 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 South 51 degrees 22 minutes 31 seconds West with a distance of 60.99 feet; thence North 48 degrees 57 minutes 08 seconds West, 104.19 feet; thence North 69 degrees 28 minutes 05 seconds West, 120.05 feet; thence North 15 degrees 58 minutes 28 seconds West, 285.63 feet; thence North 85 degrees 44 minutes 34 seconds West, 113.08 feet; thence North 40 degrees 42 minutes 07 seconds West, 46.67 feet; thence North 85 degrees 44 minutes 34 seconds West, 127.66 feet; thence South 78 degrees 35 minutes 25 seconds West, 139.94 feet; thence North 78 degrees, 33 minutes 52 seconds West, 290.85 feet; thence North 30 degrees 09 minutes 01 second West, 54.08 feet; thence North 14 degrees 24 minutes 54 seconds East, 49.00 feet; thence North 30 degrees 37 minutes 27 seconds West, 194.32 feet; thence North 54 degrees 03 minutes 19 seconds West, 56.00 feet; thence North 13 degrees 21 minutes 07 seconds West, 75.00 feet; thence along the East and West 1/4 line of said Section 3 South 87 degrees 36 minutes 10 seconds East, 1,708.80 feet; thence along the North and South 1/4 line of said Section 3 South 02 degrees 09 minutes 56 seconds West, 478.16 feet to the point of beginning. Containing 862,488 square feet or 19.80 acres of land. Reserving easement and right of ways of record.

Parcel 2 Tax I.D. No.: 15-03-326-018

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 distant North 02 degrees 01 minute 12 seconds East, 1,315.50 feet and North 02 degrees 09 minutes 56 seconds East, 367.78 feet from the South 1/4 corner of said Section 03; thence North 88 degrees 00 minutes 00 seconds West, 135.20 feet; thence South 02 degrees 00 minutes 00 seconds West 148.07 feet; thence North 88 degrees 00 minutes 00 seconds West, 526.31 feet; thence North 32 degrees 00 minutes 00 seconds East, 322.50 feet; thence North 11 degrees 39 minutes 46 seconds East 89.48 feet; thence North 33 degrees 07 minutes 40 seconds East, 88.31 feet; thence North 31 degrees 27 minutes 05 seconds West, 78.96 feet; thence North 48 degrees 57 minutes 08 seconds West, 70.52 feet; thence along a curve to the left 61.08 feet on the arc of a 330.12 foot radius curve being subtended by a long chord bearing North 51 degrees 22 minutes 31 seconds East with a distance of 60.99 feet; thence South 48 degrees 57 minutes 08 seconds East, 63.84 feet; thence due East, 123.74 feet; thence North 48 degrees 44 minutes 02 seconds East, 440.00 feet; thence South 02 degrees 09 minutes 56 seconds West, 710.72 feet to the point of beginning, containing 325,383.71 square feet or 7.47 acres of land. Reserving easement and right of ways of record.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	792.91'	82.66'	82.62'	S 84° 50' 37" E	05° 58' 23"	41.37'
C2	358.36'	170.41'	168.81'	S 42° 55' 55" E	27° 14' 45"	86.85'
C3	4243.01'	130.73'	130.73'	S 28° 02' 11" E	01° 45' 55"	65.37'
C4	977.48'	132.88'	132.79'	N 62° 12' 39" E	07° 37' 59"	66.54'
C5	398.89'	119.17'	118.71'	N 65° 46' 20" E	17° 33' 28"	60.06'
C6	1410.36'	163.85'	163.76'	N 48° 21' 32" E	06° 39' 23"	82.02'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 84° 21' 22" W	77.63	L22	N 00° 39' 11" E	51.59
L2	N 59° 38' 41" W	95.55	L23	N 10° 47' 26" W	81.33
L3	N 31° 59' 22" W	86.47	L24	N 11° 42' 34" E	5.36
L4	N 39° 01' 40" W	66.48	L25	N 50° 53' 04" W	54.42
L5	N 74° 05' 00" W	91.38	L26	S 23° 09' 11" W	45.75
L6	S 83° 26' 28" W	97.61	L27	N 63° 38' 29" E	33.12
L7	S 55° 51' 26" W	56.69	L28	N 02° 09' 56" E	10.56
L8	N 19° 18' 53" E	115.18	L29	N 02° 09' 56" E	591.14
L9	N 25° 41' 07" W	47.26	L30	N 87° 50' 04" W	470.04
L10	N 19° 18' 53" E	36.29	L31	N 02° 09' 56" E	207.00
L11	N 64° 18' 53" E	37.11	L32	N 87° 50' 04" W	497.39
L12	S 70° 41' 07" E	31.32	L33	N 02° 09' 56" E	48.61
L13	S 39° 06' 56" W	102.42	L34	N 87° 50' 04" W	457.11
L14	S 39° 06' 56" W	27.78	L35	N 02° 09' 56" E	331.57
L15	S 84° 10' 30" W	63.41	L36	N 87° 36' 10" W	589.36
L16	N 85° 43' 06" W	99.24	L37	S 02° 23' 50" W	197.56
L17	S 49° 23' 51" W	38.78	L38	N 87° 36' 10" W	64.22
L18	S 45° 50' 04" W	57.51	L39	S 02° 23' 50" W	219.42
L19	N 89° 09' 13" W	111.32	L40	N 87° 36' 10" W	109.41
L20	N 66° 50' 49" W	64.28	L41	S 02° 23' 50" W	136.89
L21	N 23° 09' 11" E	25.44	L42	N 46° 04' 41" E	20.00

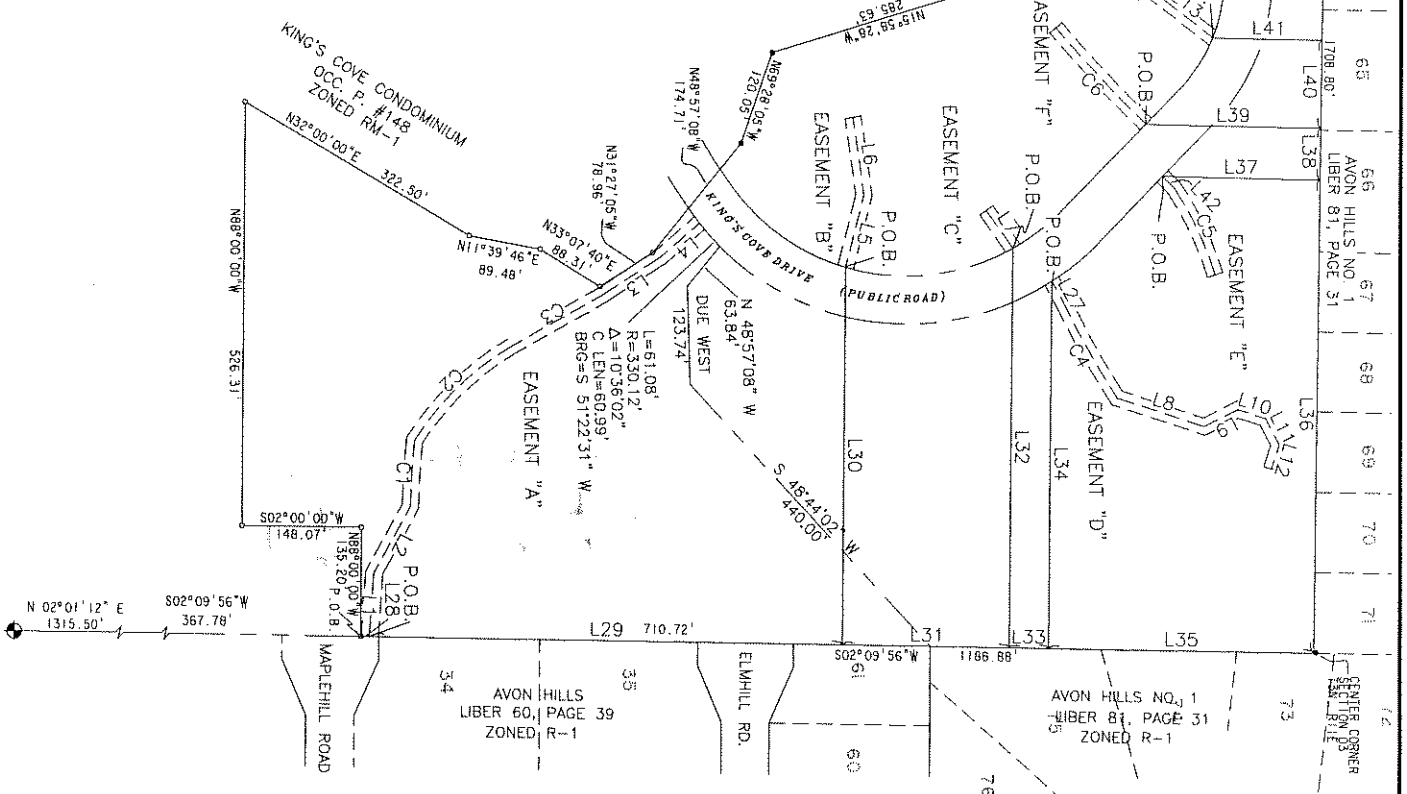


EXHIBIT C

SHEET 1 OF 2	TITLE WATERMAIN EASEMENT THE SUMMIT ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN		ENGINEERING THE FUTURE 2074 WEST HENNINGSON AVE SUITE 200 TROY, MI 48063 TEL: 482-2222 FAX: 482-2222	PROJECT NUMBER: 33018 DATE: 02/20/04 SCALE: N.T.S. DESIGNED BY: DWH CHECKED BY: DWH APPROVED BY: DWH	REVISIONS REVISION: 01/07/05 REVISION: 01/13/05 REVISION: 01/24/05	PROJECT NUMBER: 33018 DATE: 02/20/04 SCALE: N.T.S. DESIGNED BY: DWH CHECKED BY: DWH APPROVED BY: DWH
	APPROVED ROCHESTER HILLS ENGINEERING DEPT.					

EXHIBIT B

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 S51°22'31"W WITH A DISTANCE OF 60.99 FEET TO A POINT ON THE EAST LINE OF KING'S CONE 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 N40°42'07"W 46.67 FEET AND N85°44'34"W 127.66 FEET AND S78°35'25"W 199.94 FEET AND N78°35'25"W 280.85 FEET AND N30°09'01"W 54.08 FEET AND N14°24'54"E 49.00 FEET AND N30°37'27"W 194.32 FEET AND N54°03'19"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 KNOXWOOD HILLS SUBDIVISION AS RECORDED IN LIBER 108, PAGE 16, O.C.R.; THENCE ALONG SAID LINE AND SOUTH 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., S02°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 367.78 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 03; THENCE N88°09'00"W 135.20 FEET; THENCE S02°00'00"W 148.07 FEET; THENCE N88°09'00"W 526.31 FEET TO THE EAST LINE OF KING'S CONE CONDOMINIUM, O.C.C.P.#148; THENCE ALONG SAID LINE N32°00'00"E 322.50 FEET AND N11°39'46"E 89.48 FEET AND N33°07'40"E 88.31 FEET AND N31°27'05"W 78.36 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 80.99 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.

EASEMENT A
 A 20 FT. WIDE WATERMAIN EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12"E 1315.50 FEET AND N02°09'56"E 378.34 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3 AND PROCEEDING THENCE N84°21'22"W 77.63 FEET; THENCE N69°38'41"W 95.55 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 82.66 FEET, A RADIUS OF 792.91 FEET; A CHORD BEARING OF N84°50'37"W, A CHORD LENGTH OF 82.62 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 170.41 FEET, A RADIUS OF 358.36 FEET, A CHORD BEARING OF N42°55'55"W, A CHORD LENGTH OF 168.81 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 130.73 FEET, A RADIUS OF 4243.01 FEET, A CHORD BEARING OF N28°02'11"W, A CHORD LENGTH OF 130.73 FEET; THENCE N31°59'22"W 86.47 FEET; THENCE N39°01'40"W 66.48 FEET TO THE POINT OF ENDING.

EASEMENT B
 A 20 FT. WIDE WATERMAIN EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12"E 1315.50 FEET AND N02°09'56"E 969.48 FEET AND N87°50'04"W 470.04 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3 AND PROCEEDING THENCE N74°03'00"W 91.38 FEET; THENCE S83°26'28"W 97.61 FEET TO THE POINT OF ENDING.

EASEMENT C
 A 20 FT. WIDE WATERMAIN EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12"E 1315.50 FEET AND N02°09'56"E 1176.48 FEET AND N87°50'04"W 497.39 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3 AND PROCEEDING THENCE S55°51'26"W 56.69 FEET TO THE POINT OF ENDING.

EASEMENT D
 A 20 FT. WIDE WATERMAIN EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12"E 1315.50 FEET AND N02°09'56"E 1225.09 FEET AND N87°50'04"W 457.11 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3 AND PROCEEDING THENCE N63°38'29"E 33.12 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 132.88 FEET, A RADIUS OF 997.48 FEET, A CHORD BEARING OF N62°12'38"E, A CHORD LENGTH OF 132.79 FEET; THENCE N19°18'53"E 115.18 FEET; N25°41'07"W 47.26 FEET; THENCE N64°18'53"E 37.11 FEET; THENCE S70°41'17"E 31.32 FEET TO THE POINT OF ENDING.

EASEMENT E
 A 20 FT. WIDE WATERMAIN EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12"E 1315.50 FEET AND N02°09'56"E 1556.66 FEET AND N87°36'10"W 588.36 FEET AND S02°23'50"W 197.56 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 03, AND PROCEEDING THENCE N46°04'41"E 20.00 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 119.17 FEET, A RADIUS OF 388.89 FEET, A CHORD BEARING OF N65°46'20"E, A CHORD LENGTH OF 118.71 FEET TO THE POINT OF ENDING.

EASEMENT F
 A 20 FT. WIDE WATERMAIN EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12"E 1315.50 FEET AND N02°09'56"E 1556.66 FEET AND N87°36'10"W 588.36 FEET AND S02°23'50"W 197.56 FEET AND N87°36'10"W 652.58 FEET AND S02°23'50"W 219.42 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 03, AND PROCEEDING THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 163.85 FEET, A RADIUS OF 1410.36 FEET, A CHORD BEARING OF S48°21'32"W, A CHORD LENGTH OF 163.78 FEET TO THE POINT OF ENDING.

EASEMENT G
 A 20 FT. WIDE WATERMAIN EASEMENT LOCATED IN SECTION 3, T. 3 N., R. 11 E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING N02°01'12"E 1315.50 FEET AND N02°09'56"E 1556.66 FEET AND N87°36'10"W 761.99 FEET AND S02°23'50"W 136.89 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 03, AND PROCEEDING THENCE S39°06'56"W 102.42 FEET TO POINT "A"; THENCE S39°06'56"W 27.78 FEET; THENCE S84°10'30"W 83.41 FEET; THENCE N83°43'06"W 99.24 FEET; THENCE S49°23'51"W 38.78 FEET; THENCE S45°50'04"W 57.51 FEET; THENCE N89°09'13"W 111.32 FEET; THENCE N66°50'49"W 64.28 FEET TO POINT "B"; THENCE THENCE N23°09'11"E 25.44 FEET; THENCE N00°39'11"E 51.59 FEET; THENCE N10°47'26"W 81.33 FEET; THENCE N11°42'34"E 5.36 FEET TO THE POINT OF ENDING, ALSO BEGINNING AT POINT "A" AND PROCEEDING THENCE S23°09'11"W 45.75 FEET TO THE POINT OF ENDING.

PROJECT NUMBER: 33018	DATE:	02/20/04
	DRAWN BY:	D.M.H.
REVISIONS:	REVISION:	01/13/05
	REVISION:	01/29/05
TITLE WATERMAIN EASEMENT THE SUMMIT ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN		
		
SHEET 2 OF 2		

REC
 M. Taylor
 ROCHESTER HILLS
 ENGINEERING DEPT.
 02-15-2005