

WARRANTY DEED

TO THE CITY OF ROCHESTER HILLS

The Grantor, The Marketplace of Rochester Hills LLC (formerly known as Rochester Hills Corporate Center LLC), a Michigan limited liability company,

whose address is 28470 Thirteen Mile Road, Suite 220, Farmington Hills, MI 48334,

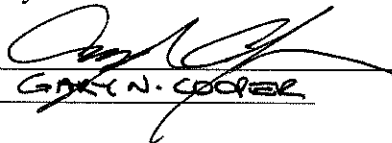
for the sum of #10.00 and good consideration conveys and warrants to the City of Rochester Hills and to its successors in office and assigns, whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309, the following described real estate situated in the City of Rochester Hills, County of Oakland, State of Michigan, subject to all matters of record:

See Exhibit "A" attached hereto and made a part hereof.

Part of Tax Identification Nos. 15-30-326-008 AND 15-30-176-001

Signed this 3rd day of ~~September~~ October, 2006.

THE MARKETPLACE OF ROCHESTER HILLS LLC, a Michigan limited liability company

By: 
GARY N. COOPER

Its: Authorized Representative

STATE OF MICHIGAN }
 } §§.
 COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 3rd day of ~~September~~ October, 2006, by GARY N. COOPER, the Authorized Representative of The Marketplace of Rochester Hills LLC, a Michigan limited liability company, on behalf of the company.

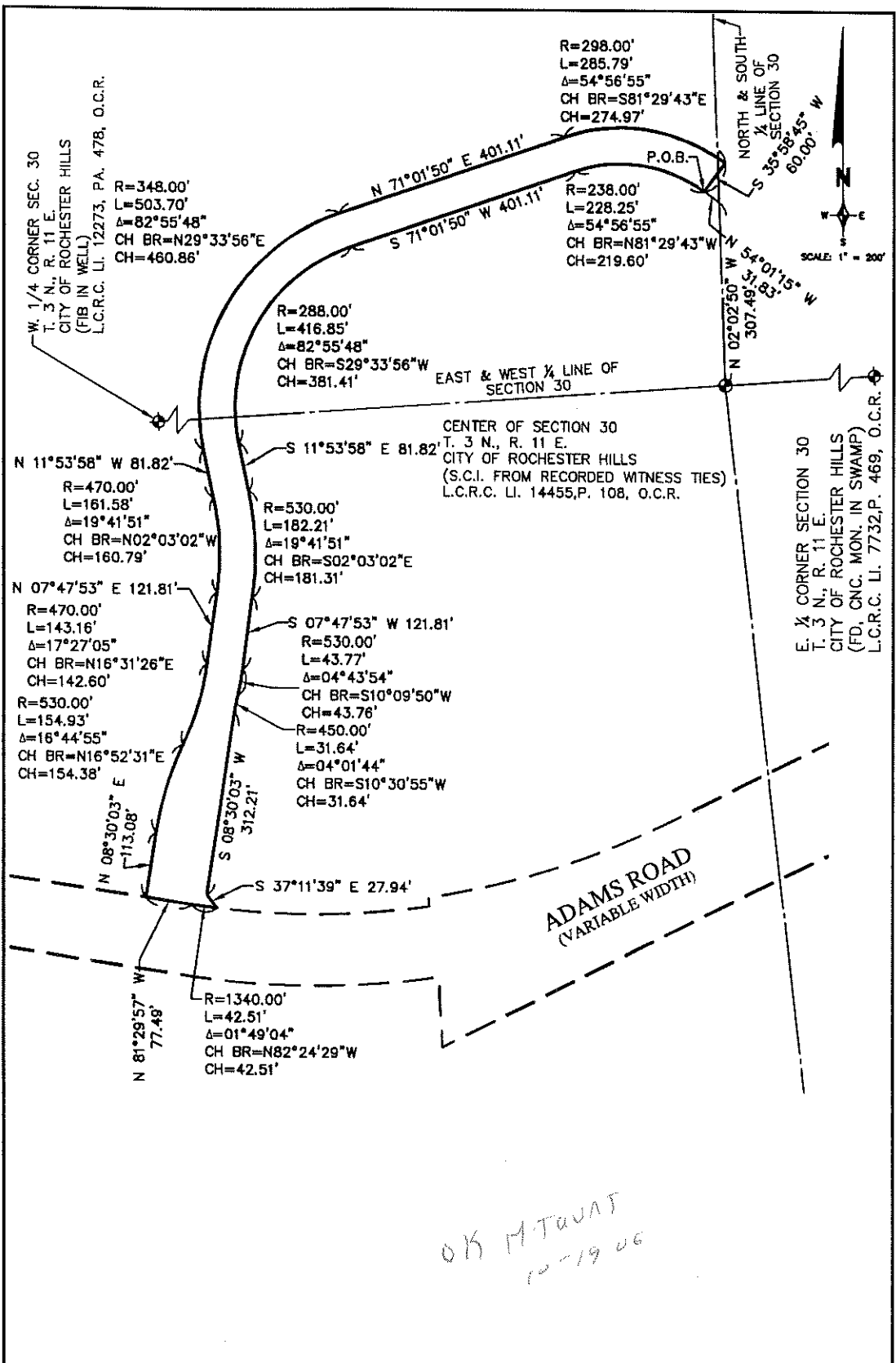
, Oakland, Michigan
 NOTARY PUBLIC COUNTY

Drafted by: Chris Corden
 Grand Sakwa Properties LLC
 28470 Thirteen Mile Rd., Ste 220
 Farmington Hills, MI 48334
 When recorded return to: City of Rochester Hills
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309

2-11-2007
 COMMISSION EXPIRES
 JOYCE L. PIQUIAS
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF OAKLAND
 MY COMMISSION EXPIRES Feb 11, 2007
 ACTING IN COUNTY OF Oakland

APPROVED AS TO FORM

J. Storan 10/23/06
 ROCHESTER HILLS COUNSEL



OK M. TAVAT
10-19-06

REVISIONS			R.O.W. (WIDTH VARIES) SKETCH ADAMS RD. AND M-59 ROCHESTER HILLS, MICHIGAN	DATE	SCALE
ITEM	DATE	BY		08/16/06	HOR: 1" = 200' FIELD BOOK NO.
			Z EIMET W OZNI AK & ASSOCIATES Civil Engineers & Land Surveyors 40024 GRAND RIVER AVE, SUITE 100 NOVI, MICHIGAN 48375 P: (248) 442-1101 F: (248) 442-1241 www.zcimctwozniak.com	DESIGNED BY	JOB NO.
				RAH	97144
				DRAWN BY	SHEET NO.
				AJ	1 OF 2

**RING ROAD (10+43.92-30+06.83)
PROPOSED ROAD RIGHT-OF-WAY (VARIABLE WIDTH)**

A PARCEL OF LAND LOCATED IN THE SOUTH-EAST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE CENTER OF SECTION 30 AND PROCEEDING ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 30 N. 02°02'50" W. 307.49 FEET AND N. 54°01'15" W. 31.83 FEET ALONG THE SOUTHERLY LINE OF A PROPOSED 60 RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE 228.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 238.00 FEET, CENTRAL ANGLE 54°56'55", AND A CHORD THAT BEARS N. 81°29'43" W. 219.60 FEET; THENCE S. 71°01'50" W. 401.11 FEET; THENCE 416.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 288.00 FEET, CENTRAL ANGLE 82°55'48", AND A CHORD THAT BEARS S. 29°33'56" W. 381.41 FEET; THENCE S. 11°53'58" E. 81.82 FEET; THENCE 182.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 530.00 FEET, CENTRAL ANGLE 19°41'51", AND A CHORD THAT BEARS S. 02°03'02" E. 181.31 FEET; THENCE S. 07°47'53" W. 121.81 FEET; THENCE 43.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 530.00 FEET, CENTRAL ANGLE 04°43'54", AND A CHORD THAT BEARS S. 10°09'50" W. 43.76 FEET; THENCE 31.64 FEET ALONG A REVERSE CURVE TO THE LEFT, RADIUS 450.00 FEET, CENTRAL ANGLE 04°01'44", AND A CHORD THAT BEARS S. 10°30'55" W. 31.64 FEET; THENCE S. 08°30'03" W. 312.21 FEET; THENCE S. 37°11'39" E. 27.94 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF ADAMS ROAD (VARIABLE WIDTH); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF ADAMS ROAD THE FOLLOWING TWO (2) COURSES: 42.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1340.00 FEET, CENTRAL ANGLE 01°49'04", AND A CHORD THAT BEARS N. 82°24'29" W. 42.51 FEET, AND N. 81°29'57" W. 77.49 FEET; THENCE N. 08°30'03" E. 113.08 FEET; THENCE 154.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 530.00 FEET, CENTRAL ANGLE 16°44'55", AND A CHORD THAT BEARS N. 16°52'31" E. 154.38 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT 143.16 FEET, RADIUS 470.00 FEET, CENTRAL ANGLE 17°27'05", AND A CHORD THAT BEARS N. 16°31'26" E. 142.60 FEET; THENCE N. 07°47'53" E. 121.81 FEET; THENCE 161.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 470.00 FEET, CENTRAL ANGLE 19°41'51", AND A CHORD THAT BEARS N. 02°03'02" W. 160.79 FEET; THENCE N. 11°53'58" W. 81.82 FEET; THENCE 503.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 348.00 FEET, CENTRAL ANGLE 82°55'48", AND A CHORD THAT BEARS N. 29°33'56" E. 460.86 FEET; THENCE N. 71°01'50" E. 401.11 FEET; THENCE 285.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 298.00 FEET, CENTRAL ANGLE 54°56'55", AND A CHORD THAT BEARS S. 81°29'43" E. 274.97 FEET; THENCE S. 35°58'45" W. 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.86 ACRES OF LAND.

*OIS
M. TAVAT
12-9-06*

REVISIONS			R.O.W. (WIDTH VARIES) DESCRIPTION ADAMS RD. AND M-59 ROCHESTER HILLS, MICHIGAN	DATE	SCALE
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