

SUMMARY APPRAISAL REPORT

Use of this Appraisal: This is a written Summary Appraisal Report as defined and permitted under Standards rule 2-2(b) of a Complete Appraisal performed under Standard 1, of the Uniform Standards of Professional Appraisal Practice (USPAP). It contains summary discussions of the data, reasoning, and analyses that were used to develop the opinion of value. It also includes summary descriptions of the subject property, the property's locale, the market for the property type, and the appraiser's opinion of highest and best use. Any data, reasoning, and analyses not discussed in the Summary Appraisal Report are retained in the appraiser's work file. Its use is limited to the client and intended users. The client and intended users of this Summary Appraisal Report understand the limited utility of a Summary Report, and its limited application to only the specified use. Use by anyone other than the client or intended user(s) is prohibited.



Address of Subject: Part of 900 West Avon Road, Rochester Hills, Michigan

Parties of Interest: Rivercrest Land, LLC, Anthony Tocco and Michelle Tocco, husband and wife

Nature of Interest:

owners

Photo Taken By: Patricia A. Petitto

Direction Facing: North

Date Photo Taken: 2/1/07

Appraised By: Patricia A. Petitto

Effective Date: 2/1/07

Control Section:	Parcel #: 15-15-352-002	Name: Rivercrest Land, LLC
Job #:	Fed. Item #:	Fed. Proj. #:

LEGAL DESCRIPTION:

Legal Description (or see attached title commitment):

OWNER INTERVIEW:

Indicate Date Owner Was Offered Opportunity To Inspect Property: January 31, 2007

Five Year Sales History: Warranty Deed dated 11/13/89 from E.P.N. Associates to Anthony Tocco for \$300,000

TYPE OF PROPERTY BEING APPRAISED (total ownership):

<i>Land Area:</i> 230,863 square feet or 5.30 acres		<i>Approximate Dimensions:</i>
<i>Building Improvements:</i> Banquet Facilities		
<i>Zoning:</i> O-1	<i>Shape:</i> Irregular	<i>Topography:</i> Mostly level, with steep slope up to Livernois
<i>Present Use:</i> Banquet Facilities South and East of Clinton River & Green Space North and West of Clinton River		
<i>Highest & Best Use:</i> South & East of river – As Improved North & West of River – Open Space or Parkland – Not Buildable		
<i>Utilities Available:</i> All		
<i>Property Tax I.D. # and State Equalized Value:</i> 15-15-352-002 2006 State Equalized Value - \$436,140		

AREA TO BE ACQUIRED:

<i>Land Area:</i> 1.74 acres	<i>Approximate Dimensions:</i>
<i>Improvements to be Acquired:</i> none	

ESTIMATED VALUE ALLOCATED TO LAND AND IMPROVEMENTS ACQUIRED:

<i>Fee</i>	1.74 acres @ \$13,200	=	\$23,000 (rounded)
<i>Easement</i>	@ \$	=	\$
<i>Grading Permit</i>	@ \$	=	\$
<i>Other:</i>			\$

SUMMARY OF SUPPORTING ANALYSIS AND VALUATION (attach additional pages, if needed):

The proposed acquisition is part of property identified as 15-15-351-052. The Clinton River traverses the parcel in a north/south direction crossing Avon Road just east of Livernois and then turns and runs in an east/west direction. The area south and east of the river is improved with banquet facilities and parking. The area north and west of the river is the area proposed for donation to the City of Rochester Hills for green space. Based on information provided, the proposed donation area is 1.74 acres. After a discussion with the City of Rochester Hills Planning Department it is the appraiser's belief that this donation will not create any severance damage to the remainder parcel.

Since most of the area proposed for donation is classified as floodway it would not be considered a buildable site. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

The Market Data or Sales Comparison Approach predicates Market Value upon prices paid in actual market transactions. Sales or offerings of similar properties are analyzed to derive an indication of a probably hypothetical price for the property being appraised. The reliability of this technique is dependent upon the availability of comparable sales data; the degree of comparability, or extent of adjustment necessary for time of sale and property differences; and the analysis of any financing arrangements having affect upon the selling price.

Subject comparables were selected and used for comparison purposes on a price per acre of land area basis. The details of these sales are included on the next page.

Size adjustments are based on the premise that all else being equal, smaller properties, while selling at lower amounts, tend to sell at higher unit rates than larger properties. Smaller properties tend to have appeal to a greater market segment and generally have increased selling potential. This adjustment is difficult to quantify and support, however, a reasonable measure will be consistently applied to each of the applicable comparables.

Location adjustments are made based on the exposure and identify of the property and the overall characteristics of the surrounding area. An adjustment for location is made to one of the comparables since it is not located in Rochester Hills.

Market conditions were analyzed and it was concluded that time adjustments are warranted as this market area has seen an increase in property values over the past several years. This adjustment is difficult to quantify and support, however, a reasonable measure was consistently applied to each of the applicable comparables. It is believed that this market increase would be less for unbuildable land than for buildable land. This analysis assumes a straight line change in market conditions of approximately 2% per year.

	<u>Sidwell #</u>	<u>Sales Price</u>	<u>Area</u>	<u>Price/Acre</u>	<u>Date</u>	<u>Size</u>	<u>Location</u>	<u>Time</u>
#1	01-31-400-009	\$350,000	74.93 acres	\$ 4,671	10/15/01	+10%	+15%	+12%
#2	15-20-477-024	\$105,000	7.21 acres	\$14,563	11/6/03	+ 1%	-0-	+ 6%
#3	15-22-101-001	\$ 50,000	5.14 acres	\$ 9,728	10/2/89	+ 1%	-0-	+34%

Adjusted Sales Price/Per Acre

#1 \$ 6,618
#2 \$15,591
#3 \$13,166

#1 01-31-400-009 – North side of Tucker Road, off of Holly Road, West of I-75 – Great Lakes Fishery Trust Lands Corporation sold to the State of Michigan for Public Park – Mixture of rolling and level land with limited access – Zone RC – Recreational – Upward adjustments were made for larger site, inferior location, and date of sale -- No adjustments were made for other physical characteristics

#2 15-20-477-024 – East side of Crooks Road, North of Hamlin Road – Purchased by City of Rochester Hills to settle law suit – May not be arm's length transaction – Upward adjustments made for size and date of sale

#3 15-22-101-001 – Southeast corner of Livernois and Avon Road purchased by City of Rochester Hills for Veteran's Memorial Park – Many similar characteristics and located across the street from subject property – Upward adjustments made for size of site and date of sale

Use \$13,166 per acre.

After reviewing numerous comparable sales and discussions with the City of Rochester Hills Assessing Department, it is the appraiser's opinion that Sale #3 is the most comparable. Even though this is a much older comparable sale than would typically be used in an appraisal, it appears to be the most similar to the subject property and the adjusted sales price is only slightly less than the adjusted sales price for Sale #2.

APPRAISAL APPROACH:

<p><i>Statement of the Appraisal Procedures followed:</i> This is a Complete Appraisal assignment. All of the procedures of the Valuation Process as required by the USPAP specific guidelines for a Complete Appraisal were performed. This Summary Appraisal Report is made based on client instructions.</p>
<p><i>Summary of the Extent of Process of Collecting, Confirmation, and Reporting Data:</i> The process included defining the problem, completing a preliminary survey, defining the data program, collecting general data and specific data, data classification and analysis, applying the market approach, the correlation of value indications and a final estimate of value.</p>
<p><i>I have considered all approaches to value.</i> I have not utilized the following approaches, as I do not consider it (them) applicable, reasonable, or appropriate methodology of valuing the subject property: Cost Approach and Income Approach. Vacant land is not generally an income investment property and since there are no building or site improvements on the property the Cost Approach is also not considered applicable.</p>
<p><i>Supporting Documentation:</i> Supporting documentation for this appraisal is maintained on file by the appraiser. The file is available for inspection by the client, and such third parties as may be authorized by due process of law, and as required by USPAP guidelines.</p>
<p><i>My Last Date of Inspection of the Subject Property is:</i> January 31, 2007</p>
<p><i>Purpose of Appraisal:</i> The purpose of this appraisal is to estimate the fair market value of subject property in fee simple title as a whole; and when applicable, the fair market value of property acquired as a part of the whole. The market value of land or real estate is the highest price estimated in terms of money that the land will bring if exposed for sale in the open market with a reasonable time allowed to find a purchaser buying with knowledge of all of the uses and purposes to which it is adapted, and for which it is capable of being used; the amount which property would bring if it were offered for sale by one who desired, but was not obliged, to sell, and was bought by one who was willing, but not obliged to buy; what the property would bring in the hands of a prudent seller, at liberty to fix the time and conditions of sale; what the property will sell for on negotiation resulting in sale between an owner willing, but not obliged, to sell and a willing buyer not obliged to buy; what the property would be reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale.</p>
<p><i>Intended Use:</i> Provide the City of Rochester Hills with an Estimated Market Value of subject.</p>

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser is subject to the following conditions and contingencies:

- The Appraiser has not researched the property's title, and assumes the legal description and title ownership shown in this report are good and marketable.
- The Appraiser has made no survey of the property, and assumes no responsibility for dimensions, encroachments, or related matters.
- The Appraiser has not completed any soil or structural testing, and assumes no responsibility for such. Expert testing by qualified engineers should be done, if so desired.
- For purposes of this appraisal assignment, the Appraiser has been informed by the City of Rochester Hills that the subject property should be valued under the assumption that the property is free of any and all contaminants. No evidence of hazardous or toxic waste was observed by the Appraiser; however, this Appraiser is not versed in, nor qualified to, detect contaminated conditions. Expert testing should be done, if so desired.
- The physical condition of the improvements, if any, is based on an external visual inspection by the Appraiser. No responsibility is assumed for the soundness of structural members nor the condition of mechanical, plumbing, or electrical equipment. Inspections by licensed contractors should be obtained, if so desired.

- If the Appraiser's last date of personal inspection of the subject property precedes the report date, he/she assumes the property to be as it was when last inspected.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the subject property.

CERTIFICATE OF APPRAISER

I certify that, to the best of my knowledge and belief, except as otherwise noted in this appraisal report:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported Assumptions and Limiting Conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event, directly related to the intended use of this appraisal report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- I have made a personal inspection of the property that is the subject of this report, and I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.
- No one provided significant professional assistance to the person signing this report.
- I offered the owner or his/her designated representative an opportunity to accompany me during inspection of the property herein appraised.
- I understand such appraisal is to be used in connection with the acquisition of properties for green space by the City of Rochester Hills and with the possible assistance of Federal funds and/or other public funds.
- Subject appraisal has been made in conformity with the appropriate State laws, regulations, policies, and procedures applicable to appraisal right of way for such purposes; and, that to the best of my knowledge, no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State, to the greatest extent practicable under State law.
- The Appraiser has disregarded any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement, for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner.
- I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Rochester Hills, Michigan or the proper officials of other County, State and Federal agencies; or until I am required to do so by due process of law, or until I am released from the obligation by having publicly testified as to such findings.

Appraisers are required to be licensed and are regulated by the Michigan Department of Consumer and Industry Services, Licensing Division, P.O. Box 30018, Lansing, MI 48909.

I am licensed under this Act as a: State Licensed Appraiser

My license # is: 1201002507

Based upon my independent appraisal and the exercise of my professional judgement, my opinion of the Estimated Market Value of the subject property is as follows:

EFFECTIVE DATE OF APPRAISED VALUE: February 1, 2007

ESTIMATED MARKET VALUE: \$23,000

Signature: <i>Patricia A. Pettitt</i>	Title: Real Estate Consultant	Date: 2/1/07
Control Section:	Parcel #: 15-15-352-002	Name: Rivercrest Land, LLC
Job #:	Fed. Item #:	Fed Proj #

CODE: YELLOW

Number: 63-570552

Commitment for Title Insurance

CHICAGO TITLE INSURANCE COMPANY

Chicago, Illinois 60602

THE PHILIP F. GRECO TITLE COMPANY

118 Cass Avenue, Mount Clemens, Michigan 48043

Phone (586) 463-7200/Fax (586) 463-6114

CHICAGO TITLE INSURANCE COMPANY, a Missouri Corporation, hereby agrees to issue a policy of Title Insurance as hereinafter set forth upon satisfactory compliance with the requirements herein set forth and upon payment of the prescribed premium. If any requirement is not satisfied, the title policy will be issued subject to the exception which would otherwise be eliminated by compliance with such requirement. The policy will also contain exceptions as to matters affecting the title to subject property which may arise after the date hereof and which have not been eliminated to our satisfaction. All policies are subject to the printed exceptions contained in the policy form. Owners' and Loan Policies With Exceptions will be issued with general exceptions as shown on the last page hereof.

FORM OF POLICY TO BE ISSUED

Owner's Policy: \$1,000.00

PARTY TO BE INSURED

CITY OF ROCHESTER

DESCRIPTION OF REAL ESTATE

Situated in the City of Rochester Hills, Oakland County, Michigan, described as:

Part of the southwest quarter of section 15, town 3 north, range 11 east, Avon Township, Oakland County, Michigan and being described as: Beginning on the west line of section 15, north 60.00 feet from the southwest corner of section 15, said point being on the north right of way line of Avon Road (120.00 feet wide as conveyed to the Oakland County Road Commission in liber 4503, page 113 of Deed, Oakland County Records); thence continuing north 410.00 feet along the west line of section 15 to the centerline of Clinton River; thence easterly along the centerline of the Clinton River the following six (6) courses and distances: North 39 degrees 19 minutes 00 seconds 87.73 feet, north 71 degrees 10 minutes 00 seconds east 108.33 feet, south 54 degrees 09 minutes 00 seconds east 151.28 feet, south 71 degrees 36 minutes 00 seconds east 87.35 feet, south 57 degrees 41 minutes 00 seconds east 104.84 feet and north 66 degrees 33 minutes 00 seconds east 80.00 feet; thence south 04 degrees 17 minutes 56 seconds east 373.07 feet to the north right of way line of Avon Road; thence south 89 degrees 55 minutes 36 seconds west 553.49 feet along the north right of way line of Avon Road to the point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

****WARNING** THE REGISTER OF DEEDS OFFICES WILL NO LONGER ACCEPT ANY**

CHICAGO TITLE INSURANCE COMPANY



By:

Robert M. P. L.
President

ATTEST
Tom C. J.
Secretary

DOCUMENTS FOR RECORDING WITHOUT THE FOLLOWING TAX IDENTIFICATION NUMBER(S) AND THE COMMONLY KNOWN ADDRESS APPEARING ON THE FACE OF SAID DOCUMENT(S).

**NOTE: THE FOLLOWING RECORDING FEE INCREASES ARE NOW IN EFFECT:
FIRST PAGE OF A DOCUMENT: \$14.00 (\$15.00 WAYNE COUNTY)
EACH ADDITIONAL PAGE: \$3.00**

Parcel Identification No. 15-15-352-002
Commonly known as: 900 WEST AVON ROAD

OWNER, ENCUMBRANCES, EXCEPTIONS TO TITLE, UNPAID TAXES AND REQUIREMENTS FOR ISSUANCE OF POLICY:

1. Owner: RIVERCREST LAND LLC

Subject to the Interest of the wife of Anthony Tocco, Grantor in Warranty Deed as a married man, recorded in liber 37767, page 66, Oakland County Records.

RECORD DEED FROM THE WIFE OF ANTHONY TOCCO INTO CHAIN OF TITLE.

REQUIREMENT: SUBMIT RECEIPTED COPY OF A CERTIFICATE OF FACT STATUS OF RIVERCREST LAND LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ISSUED BY THE MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES.

REQUIREMENT: RECEIPT OF A CERTIFIED COPY OF THE OPERATING AGREEMENT OF RIVERCREST LAND LLC, A MICHIGAN LIMITED LIABILITY COMPANY. FURTHER REQUIREMENTS MAY BE MADE UPON REVIEW OF THE OPERATING AGREEMENT.

RECORD DEED FROM ABOVE OWNER TO THE PARTY TO BE INSURED.

2. Mortgage in the face amount of \$450,000.00, executed by Anthony Tocco and Michelle Tocco, his wife, to First of America Bank-Southeast Michigan, N.A., now known as National City Bank of Michigan/Illinois, dated November 13, 1989, and recorded November 21, 1989, in liber 11159, page 317 and modified in liber 18500, page 313, Oakland County Records.

REQUIREMENT: RECORD DISCHARGE OF ABOVE MORTGAGE OR SAID MORTGAGE WILL APPEAR ON FINAL POLICY.

3. Mortgage in the face amount of \$150,000.00, executed by Anthony Tocco and Michele Tocco, his wife, to Ignazio Rallo, dated October 31, 1989, and recorded November 21, 1999, in liber 11159, page 325, Oakland County Records.

REQUIREMENT: RECORD DISCHARGE OF ABOVE MORTGAGE OR SAID MORTGAGE WILL APPEAR ON FINAL POLICY.

4. Assignment of Rents and Leases from Anthony Tocco, to First of America Bank-Southeast Michigan, N.A., now known as National City Bank of Michigan/Illinois, as recorded in liber 11159, page 328, and modified in liber 18500, page 313, Oakland County Records.

RECORD A RELEASE THEREOF OR ABOVE WILL APPEAR ON FINAL POLICY.

CHICAGO TITLE INSURANCE COMPANY



By:

Agnes M. P. L.
President

John C. J.
Secretary

- 5. Subject to the Eighteen Foot easement granted to Oakland County Department of Public Works for sanitary sewer, as set forth in instrument recorded in liber 3964, page 586, Oakland County Records.
- 5. Subject to the terms and conditions of a certain Dedication of Cross-Easements, as recorded in liber 8691, page 515, Oakland County Records.
- 6. Subject to an Easement granted to the County of Oakland for sanitary sewer, as set forth in instrument(s) recorded in liber 5098, page 757, Oakland County Records.
- 7. Subject to the easement granted to Michigan Christian Junior College, Inc., a Michigan Non-Profit Corporation, to put, operate and maintain a pond feed line (water pipe) as set forth in instrument recorded in liber 6036, page 541, Oakland County Records.
- 8. Subject to an Easement in favor of the Board of County Road Commissioners of the County of Oakland, State of Michigan, as set forth in instrument(s) recorded in liber 6102, page 303, Oakland County Records.
- 9. Subject to the rights of the public and abutting riparian owners in Clinton River running across the rear of subject property.
- 10. Subject to the terms and conditions of a certain Consent Judgment recorded April 4, 1984, as recorded in liber 8634, page 60 and amended in liber 11032, page 38, Oakland County Records.

11. 2006 Summer Taxes: PAID, \$9,986.04.

2006 Winter Taxes: DUE, \$9,118.65, not including penalties and interest.

PLEASE NOTE: When paying an outstanding Water, Sewer, Special Assessment Bill or Property Tax Bill, prior to closing please note the following:

- 1. Payments of the final Water Bill or Property Taxes must be made by CASH, CASHIER'S CHECK OR BANK MONEY ORDER ONLY.
- 2. Bring a copy of the certified check used to pay that bill(s) to closing.
- 3. Bring a copy of the Water Bill or Property Tax Bill to closing with the paid receipt.
- 4. If a bill is paid by personal check, an escrow in that amount will be held until the check clears and our staff can confirm the bill has been posted as paid with municipality or county.

NOTE: Notwithstanding any provisions of the policy or commitment to the contrary, the Company makes no representation or assurance regarding compliance or non-compliance with the provisions of PA 591 of 1996. (Note: PA 591 of 1996 revises the Subdivision Control Act). The above is shown for informational purposes only and will not appear on the final policy.

TAXES AND SPECIAL ASSESSMENTS WHICH CONSTITUTE A LIEN, BUT ARE NOT YET DUE AND PAYABLE.

NOTE: PLEASE DIRECT ANY QUESTIONS YOU MAY HAVE REGARDING THIS COMMITMENT TO THE EXAMINER: DEBBIE DeKIERE AT (586) 493-5532.

Countersigned: 
Authorized Licensed Signatory


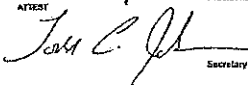
Dated at: Mount Clemens, Michigan
January 05, 2007 at 8 A.M.

CHICAGO TITLE INSURANCE COMPANY

This Commitment is valid and binding for a period of 150 days from the date thereof.
shg



By:


President

Secretary

**REQUIREMENTS FOR ISSUANCE OF POLICY AND STATEMENT AS TO
GENERAL EXCEPTIONS ATTACHED TO AND MADE PART OF COMMITMENT
FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY
THROUGH IT'S AGENT, THE PHILIP F. GRECO TITLE COMPANY**

REQUIREMENTS FOR ISSUANCE OF LOAN POLICIES:

FOR ALL LOAN POLICIES:

Requirement: Estoppel certificate on form provided by this company signed by or on behalf of all mortgagors acknowledging receipt of the mortgage consideration and making representations as to the ages of individual mortgagors and such other matters as are therein set forth.

FOR ALTA LOAN POLICIES WITHOUT EXCEPTIONS:

Requirement: Proper sworn statements and waivers showing payment or release of all lien rights covering improvements made on subject land in the last 90 days or satisfactory proof that no improvements have been made within the last 90 days.

Requirement: Satisfactory survey by an approved surveyor showing no variation in location or dimensions, encroachments, or adverse rights, and such evidence of possession as may be required.

PROVISIONS APPLICABLE TO ALL COMMITMENTS:

This Commitment is delivered and accepted upon the understanding that the party to be insured has no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting subject property other than those set forth herein and in the title insurance application. Failure to disclose such information shall render this Commitment and any policy issued pursuant thereto, null and void as to such defect, objection, lien or encumbrance.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company: defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

GENERAL EXCEPTIONS WHICH APPEAR UNDER SCHEDULE B ON:

Owner's Policies:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements or claims of easements not shown by the public records and existing water, mineral, oil and exploration rights.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Restrictions upon the use of the premises not appearing in the chain of title.

Loan Policies With Exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

CHICAGO TITLE INSURANCE COMPANY



By:

Robert M. P. L.
PRESIDENT
John C. J.
SECRETARY

WEST 1/4 CORNER
SECTION 15
T.34N., R.11E.,
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

N45°E 146.15' MAG NAIL
w/ORCT #24598 N.W.FACE 16"
MAPLE
N85°E 61.02' MAG NAIL
w/ORCT #24598 S.FACE OF
UTILITY POLE
N85°W 88.45' MAG NAIL
w/ORCT #24598 N.FACE 12"
PINE
S45°W 81.25' MAG NAIL
w/ORCT #24598 N.FACE 12"
PINE



PARCEL A
75,580 Sq Ft
1.74 Ac

CLINTON RIVER

PARCEL B
155,283 Sq Ft
3.56 Ac

N80°20'00"E
60.00'

N89°50'36"E
2632.00'

SOUTHWEST CORNER
SECTION 15
T.34N., R.11E.,
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

N80°E 84.17' TOP BOLT
GUARDRAIL WEST END BRIDGE
S30°E 72.95' WITNESS TAG ON
E.FACE OF UTILITY POLE
S80°W 113.54' WITNESS TAG ON
N.W.FACE OF UTILITY POLE
N50°W 117.80' @ SOUTHWEST
BOLT TRAFFIC POLE

SOUTH 1/4 CORNER
SECTION 15
T.34N., R.11E.,
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

N45°E 68.36' WITNESS TAG ON
S.FACE OF UTILITY POLE
S45°E 103.63' WITNESS TAG ON
S.W.FACE OF UTILITY POLE
S45°W 82.01' WITNESS TAG ON
E.FACE OF UTILITY POLE
N45°W 68.96' WITNESS TAG ON
W.FACE OF UTILITY POLE

MARK	BULLETIN	DATE	APPROVED BY CITY COUNCIL, DATE	City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, Michigan 48309	HAMLIN ROAD WETLANDS WETLAND ?	DATE SHEET OF 1

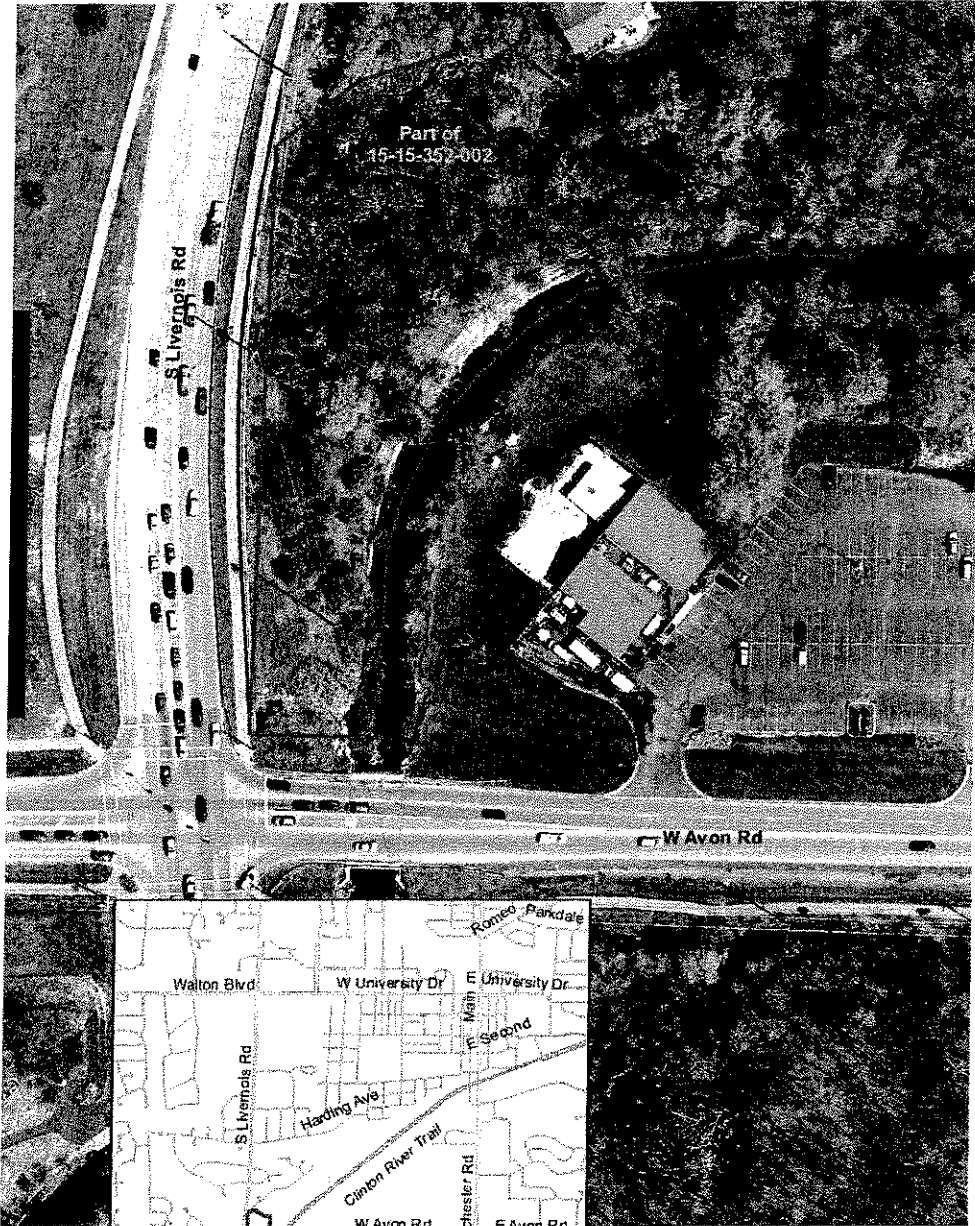
LEGAL DESCRIPTION OF PARCEL A

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15; THENCE ALONG WEST LINE OF SAID SECTION 15, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF AVON ROAD; THENCE CONTINUING ALONG SAID WEST SECTION LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS, 410.00 FEET TO A POINT ON THE SOUTH LINE OF AVON RAVINES SUBDIVISION NO.2 AS RECORDED IN LIBER 170 OF PLAT BOOKS ON PAGES 12-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG AVON RAVINES SUBDIVISION NO. 2 SOUTH LINE FOLLOWING THE FIVE COURSES AND DISTANCES: (1) NORTH 39 DEGREES 19 MINUTES 00 SECONDS EAST, 87.73 FEET; (2) NORTH 71 DEGREES 01 MINUTES 00 SECONDS EAST, 108.33 FEET; (3) SOUTH 54 DEGREES 09 MINUTES 00 SECONDS EAST, 151.28 FEET; (4) SOUTH 71 DEGREES 36 MINUTES 00 SECONDS EAST, 87.35 FEET; (5) SOUTH 57 DEGREES 41 MINUTES 00 SECONDS EAST, 39.52 FEET MORE OR LESS TO THE NORTHERN AND WESTERN WATER'S EDGE OF THE CLINTON RIVER; THENCE ALONG THE WATER'S EDGE IN A SOUTHERLY AND WESTERLY DIRECTION 579 FEET MORE OR LESS; THENCE SOUTH 89 DEGREES 55 MINUTES 36 SECONDS WEST, 71.37 FEET ALONG THE NORTH RIGHT OF WAY LINE OF AVON ROAD TO THE POINT OF BEGINNING, CONTAINING 1.74 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL B

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15; THENCE ALONG WEST LINE OF SAID SECTION 15, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 60.00 FEET TO NORTH RIGHT OF WAY LINE OF AVON ROAD; THENCE NORTH 89 DEGREES 55 MINUTES 54 SECONDS EAST, 78.39 FEET MORE OR LESS TO THE POINT OF BEGINNING AT WESTERN WATER'S EDGE OF THE CLINTON RIVER; THENCE ALONG THE WATER'S EDGE IN A NORTHERLY AND EASTERLY DIRECTION 579 FEET MORE OR LESS; THENCE SOUTH 57 DEGREES 41 MINUTES 00 SECONDS EAST, 78.39 FEET; THENCE NORTH 66 DEGREES 33 MINUTES 00 SECONDS EAST, 80.00 FEET; THENCE SOUTH 04 DEGREES 17 MINUTES 56 SECONDS EAST, 320.25 FEET TO THE NORTH RIGHT OF WAY LINE OF AVON ROAD; THENCE SOUTH 89 DEGREES 55 MINUTES 36 SECONDS WEST, 475.10 FEET MORE OR LESS ALONG NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, SUBJECT TO ANY AND ALL TEMPORARY OR PERMANENT EASEMENTS AND RIGHT OF WAYS.

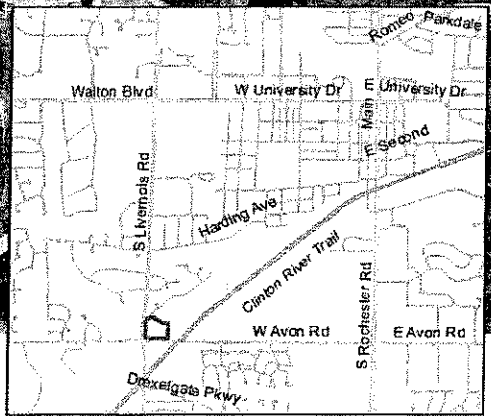
MARK	INITIALS	DATE	APPROVED BY	City of Rochester Hills	HAMLIN ROAD WETLANDS	DATE: / /
			CITY COUNCIL, DATE:			1000 Rochester Hills Drive Rochester Hills, Michigan 48309
REFERENCE			PREPARED BY ENGINEERING SERVICES DEPARTMENT OF PUBLIC SERVICE			



Part of
15-15-352-002

S Livernois Rd

W Avon Rd



08/24/2006

Part of Parcel 15-15-352-002 (Wildlife Habitat Priority 1, Preliminary Score = 43 Points)

