

WARRANTY DEED

TO THE CITY OF ROCHESTER HILLS

The Grantor: Gateway Properties- Rochester Hills, LLC, a Michigan Limited Liability Company, whose address is 38700 Van Dyke, Suite 200, Sterling Heights, MI 48312 for the sum of \$1.00 conveys and warrants to the City of Rochester Hills (Grantee) 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:

(SEE ATTACHED RIGHT-OF-WAY EXHIBITS "A" AND "B" SURVEY LEGAL DESCRIPTIONS)

Signed this 18 day of January, 2019.

GATEWAY PROPERTIES- ROCHESTER HILLS, LLC

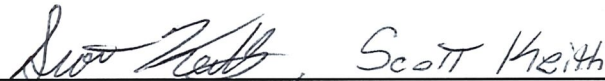


Signature

P. Eugene D'Agostini
Manager

STATE OF MICHIGAN
COUNTY OF Macomb

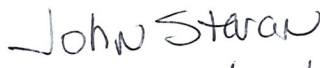
The foregoing instrument was acknowledged before me this 18 day of January, 2019, by P. Eugene D'Agostini, Manager of Gateway Properties – Rochester Hills, LLC, a Michigan limited liability company, on behalf of the company.



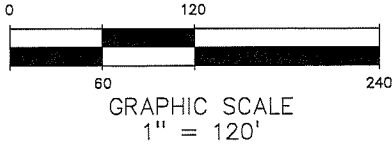
, Notary Public
Oakland County, Michigan (Acting in Macomb)
My Commission Expires: Nov 19, 2024

Drafted By:
Lila Z. Nikollaj
38700 Van Dyke, Suite 200
Sterling Heights, MI 48312

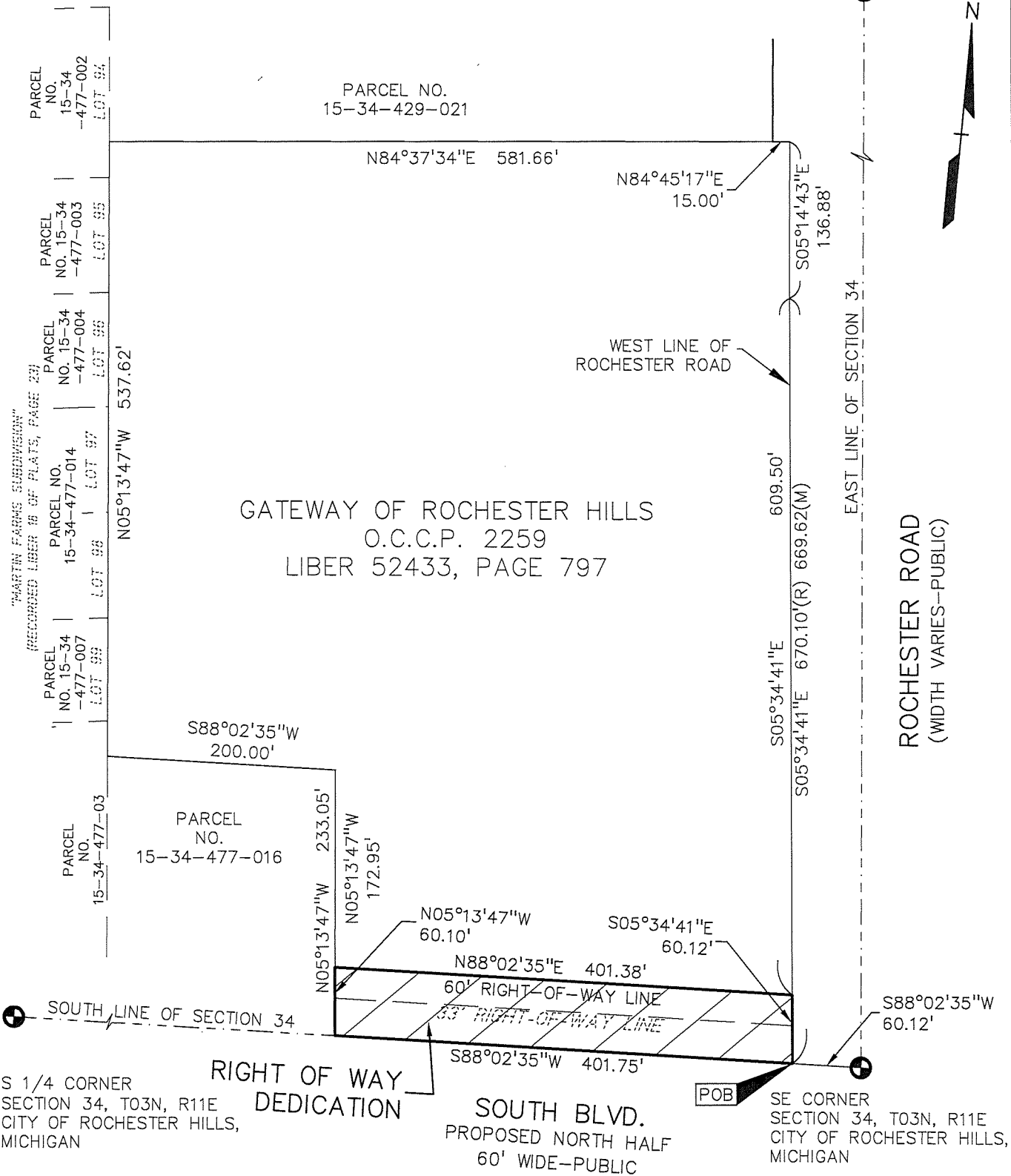
When recorded return to:
Clerks Dept.
City of Rochester Hills,
1000 Rochester Hills Dr.
Rochester Hills, MI 48309


Approved 1/18/19

RIGHT OF WAY DEDICATION EXHIBIT A



EAST 1/4 CORNER
SECTION 34
T03N, R11E



ROCHESTER ROAD
(WIDTH VARIES-PUBLIC)

GATEWAY OF ROCHESTER HILLS
O.C.C.P. 2259
LIBER 52433, PAGE 797

"MARTIN FARMS SUBDIVISION"
RECORDED LIBER 16 OF PLATS, PAGE 231

PARCEL NO. 15-34-477-002 LOT 94	PARCEL NO. 15-34-477-003 LOT 95	PARCEL NO. 15-34-477-004 LOT 96	PARCEL NO. 15-34-477-014 LOT 97	PARCEL NO. 15-34-477-007 LOT 98	PARCEL NO. 15-34-477-003 LOT 99
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*Jenny M.
Approved 1/18/19*



PEA, Inc.

CLIENT:
D'AGOSTINI LAND COMPANY, LLC
38700 VAN DYKE, SUITE 200
STERLING HEIGHTS, MI 48312

SCALE: 1" = 120'
DATE: 01-11-19

JOB No: 2017-237
DWG. No: 1 of 2

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

RIGHT OF WAY DEDICATION EXHIBIT B

LEGAL DESCRIPTION GATEWAY OF ROCHESTER HILLS

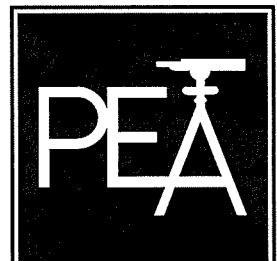
A part of the Southeast 1/4 Section 34, Town 03 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as: Commencing at the Southeast Corner of said Section 34, thence South 88 degrees 02 minutes 35 seconds West, 60.12 feet along the south line of said Section 34 to the POINT OF BEGINNING; thence continuing along said south line South 88 degrees 02 minutes 35 seconds West, 401.75 feet; thence North 05 degrees 13 minutes 47 seconds West, 233.05 feet; thence South 88 degrees 02 minutes 35 seconds West, 200.00 feet to the east line of "Martin Farms Subdivision" as recorded in Liber 18 of Plats, Page 23; thence along said east line North 05 degrees 13 minutes 47 seconds West, 537.62 feet; thence North 84 degrees 37 minutes 34 seconds East, 581.66 feet to the west right-of-way of Rochester Road (width varies); thence the following three courses and distances along said west line; 1) North 84 degrees 45 minutes 17 seconds East, 15.00 feet; 2) South 05 degrees 14 minutes 43 seconds East, 136.88 feet; and 3) South 05 degrees 34 minutes 41 seconds East, 669.62 feet (recorded as 670.10 feet) to the POINT OF BEGINNING.

RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

A parcel of land being a part of the South East 1/4 of Section 34, T03N, R11E, City of Rochester Hills, Oakland County, State of Michigan, being more particularly described as follows:

COMMENCING at the SE corner of Section 34, T03N, R11E, City of Rochester Hills, Oakland County, State of Michigan: thence along the south line of said Section 34 S88°02'35"W, 60.12 feet; to the POINT OF BEGINNING;

thence S88°02'35"W, 401.75 feet;
 thence N05°13'47"W, 60.10 feet;
 thence N88°02'35"E, 401.38 feet;
 thence S05°34'41"E, 60.12 feet to the POINT OF BEGINNING.
 Containing 24,093sq. ft. (0.553± acres)



PEA, Inc.

2430 Rochester Ct, Ste 100
 Troy, MI 48063-1872
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 f: 248.689.1044
 www.peainc.com

CLIENT:
D'AGOSTINI LAND COMPANY, LLC
 38700 VAN DYKE, SUITE 200
 STERLING HEIGHTS, MI 48312

SCALE: NTS
 DATE: 01-11-19

JOB No: 2017-237
 DWG. No: 2 OF 2