

**QUIT CLAIM DEED  
TO THE CITY OF ROCHESTER HILLS**

(SIGNATURES ON NEXT PAGE)

# QUIT CLAIM DEED

TO THE CITY OF ROCHESTER HILLS

The Grantors: TJ Realvest, LLC, a Michigan Limited Liability Company, whose address is 54153 Deer Ridge Court, Rochester, MI 48307 for the sum of \$1.00 conveys 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 Rochester Road Right of Way as described and depicted, situated in the City of Rochester Hills, County of Oakland, State of Michigan:

See Attached Exhibits A and B

Only the Rochester Road R.O.W. is being conveyed. Parcels 15-02-177-001 and 15-02-102-023 are the parent parcels over which the Rochester R.O.W. is granted herein.

Tax Identification #

Signed this 20th day of DECEMBER, 2016

TJ Realvest, LLC, a Michigan limited liability company

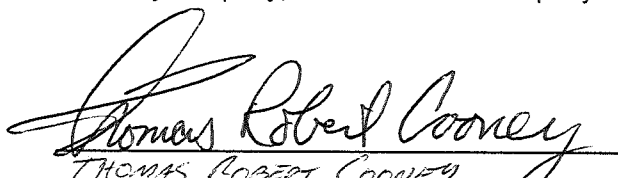


By: Jaroslaw B. Kisil, President of JBK Development  
Member of TJ Realvest, LLC

STATE OF MICHIGAN  
County of Oakland

The foregoing instrument was acknowledged before me this 20th day of DECEMBER, 2016, by Jaroslaw B. Kisil, President of JBK Development Co., a Michigan corporation, which is a member of TJ Realvest, LLC, a Michigan limited liability company, on behalf of the company.

DRAFTED BY:  
Jaroslaw B. Kisil  
54153 Deer Ridge Court  
Rochester, MI 48307



THOMAS ROBERT COONEY  
M.A.C.O.M.B.  
My Commission Expires: 12/05/2018  
, Notary Public  
County, Michigan

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



THOMAS ROBERT COONEY  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Dec. 05, 2018  
Acting in the County of CLERMONT

John Staran  
Approved 12/23/16

## EXHIBIT A

### PARCEL 15-02-177-001

PART OF THE NORTHWEST 1/4 OF SECTION 2, T.3N.,R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE N02°09'30"E 821.50 FT. ALONG THE WEST LINE OF SAID SECTION 2 (ROCHESTER ROAD); THENCE S88°16'53"E 1383.39 FT. TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF "HILLWOOD SUBDIVISION" AS RECORDED IN LIBER 58, PAGE 7 OF PLATS, OAKLAND COUNTY RECORDS; THENCE S01°08'06"W 802.76 FT. TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 2, SAID POINT ALSO BEING ON THE NORTH LINE OF "CROSS CREEK SUB. NO. 2", AS RECORDED IN LIBER 217, PAGES 26 THROUGH 33 OF PLATS, OAKLAND COUNTY RECORDS; THENCE N89°03'01"W 1398.00 FT. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 2 AND FOLLOWING THE NORTH LINE OF SAID "CROSS CREEK SUB. NO. 2" AND THE NORTH LINE OF "CROSS CREEK SUB. NO 1" AS RECORDED IN LIBER 198, PAGES 24-28 OF PLATS, OAKLAND COUNTY RECORDS TO THE POINT OF BEGINNING.

CONTAINING 25.93 ACRES.  
SUBJECT TO THE RIGHTS OF THE PUBLIC IN ROCHESTER ROAD.

### PARCEL 15-02-102-023

PART OF THE NORTHWEST 1/4 OF SECTION 2, T.3N.,R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE N02°09'30"E 821.50 FT. ALONG THE WEST LINE OF SAID SECTION 2 (ROCHESTER ROAD) TO THE POINT OF BEGINNING; CONTINUING ALONG SAID LINE N02°09'30"E 322.60 FT.; THENCE S88°16'53"E 620.00 FT.; THENCE S02°00'30"W 322.00 FT.; THENCE N88°16'53"W 620.00 FT. TO THE POINT OF BEGINNING.

CONTAINING 4.59 ACRES.  
SUBJECT TO THE RIGHTS OF THE PUBLIC IN ROCHESTER ROAD.

### ROCHESTER ROAD R.O.W.

PART OF THE NORTHWEST 1/4 OF SECTION 2, T.3N.,R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE N02°09'30"E 1144.10 FT. ALONG THE WEST LINE OF SAID SECTION 2; THENCE S88°16'53"E 60.00 FT.; THENCE S02°09'30"W 1143.30 FT. TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 2, SAID POINT ALSO BEING ON THE NORTH LINE OF "CROSS CREEK SUB. NO. 2", AS RECORDED IN LIBER 217, PAGES 26 THROUGH 33 OF PLATS, OAKLAND COUNTY RECORDS; THENCE N89°03'01"W 60.01 FT. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 2 AND FOLLOWING THE NORTH LINE OF SAID "CROSS CREEK SUB. NO. 2" AND THE NORTH LINE OF "CROSS CREEK SUB. NO 1" AS RECORDED IN LIBER 198, PAGES 24-28 OF PLATS, OAKLAND COUNTY RECORDS TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES.

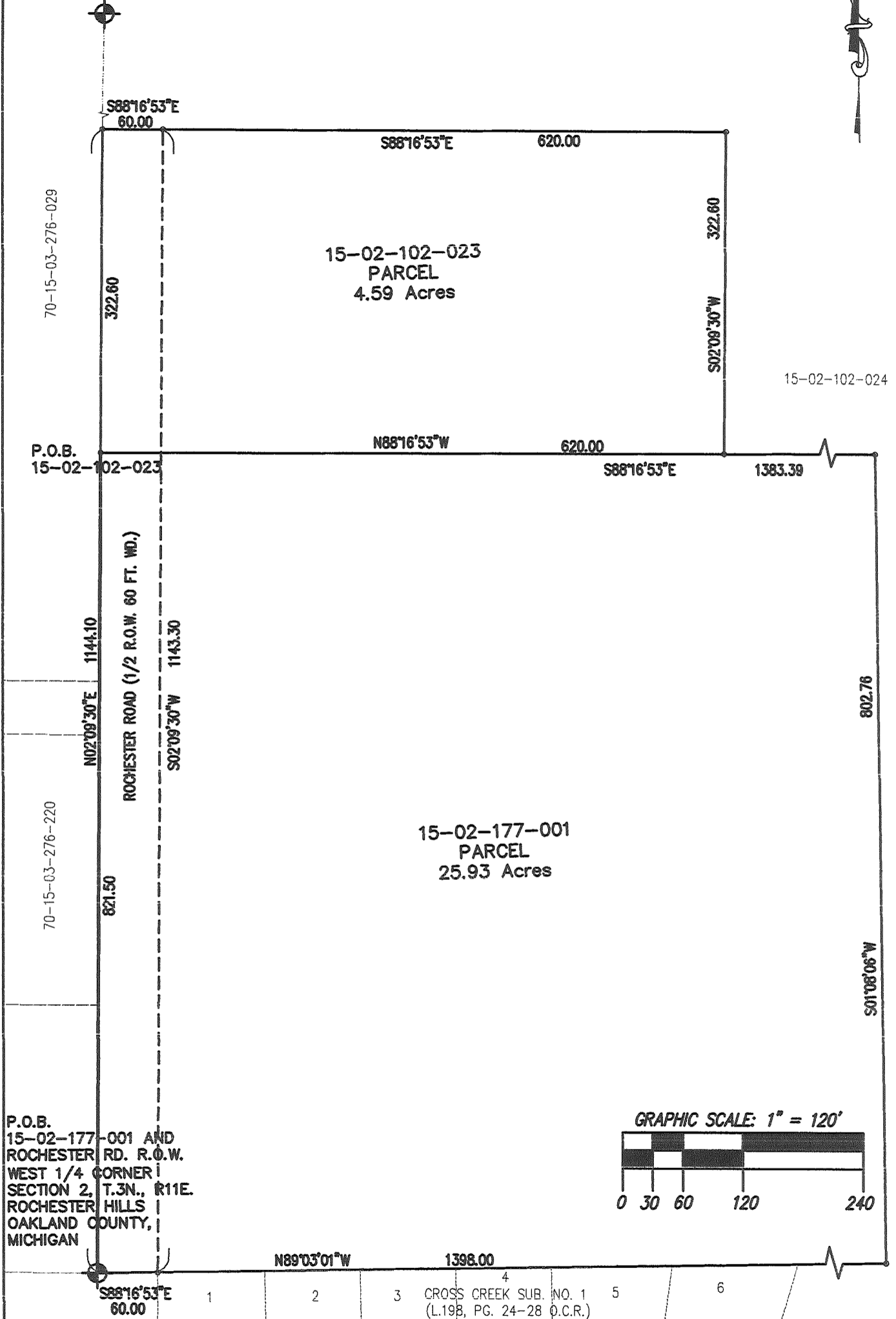
Mike Tawnt  
Approved 1/11/17



**FORMERLY**  
**MCS ASSOCIATES, INC.**  
1055 SOUTH BOULEVARD E., SUITE 200  
ROCHESTER HILLS, MICHIGAN 48307  
TELEPHONE (586) 726-9111 FAX (248) 852-7707

NORTHWEST 1/4  
 CORNER  
 SECTION 2, T.3N.,  
 R11E.  
 ROCHESTER HILLS  
 OAKLAND COUNTY,  
 MICHIGAN

# EXHIBIT B ROCHESTER ENCLAVES R.O.W. DEDICATION



P.O.B.  
 15-02-177-001 AND  
 ROCHESTER RD. R.O.W.  
 WEST 1/4 CORNER  
 SECTION 2, T.3N., R11E.  
 ROCHESTER HILLS  
 OAKLAND COUNTY,  
 MICHIGAN

CROSS CREEK SUB. NO. 1  
 (L.19B, PG. 24-28 O.C.R.)

**JF ASSOCIATES, INC.**  
*Civil Engineering and Surveying*

**FORMERLY  
 MCS ASSOCIATES, INC.**  
 1055 SOUTH BOULEVARD E., SUITE 200  
 ROCHESTER HILLS, MICHIGAN 48307  
 TELEPHONE (586) 726-9111 FAX (248) 852-7707