

OFFER TO PURCHASE
and
STATEMENT OF COMPENSATION

Project: Adams Road Improvement
Tax ID #15-30-302-012
Parcel #10

TO: ~~2737 S. Adams Road, LLC, a Delaware Limited Liability Company~~
C/O Mr. Philip Saia
Bergeron Michigan, LLC
19612 SW. 69 Place
Pembroke Pines, FL 33332



The City of Rochester Hills, a Public Body Corporate hereby offers the owners and other parties who may have an interest in the real estate to be acquired, the sum of Thirteen Thousand Five Hundred (\$13,500.00) Dollars, which has been estimated to be just compensation for such property and rights based upon the fair market value of the property. A summary of the amount set out above as just compensation is as follows:

(a) Identification of the real property to be acquired:

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(b) Type of interest being acquired:

Fee Simple Interest

(c) Identification of improvements including fixtures which are to be acquired:

None

(d) Identification of real property improvements including fixtures not owned by the owner of the land:

None

(e) Summary of fair market value and offer:

- (1) Land & Improvements
- (2) Damages
- (3) Less Benefits
- (4) Total

	17,620 ⁰⁰
	\$13,500.00
\$	_____
\$	_____
	17,620 ⁰⁰
	\$13,500.00



(PROPERTY OWNER IMPROVEMENT RETENTION OPTION)

If you wish to retain, for their salvage value, any of your buildings or improvements which are considered to be a part of real property, including fixtures, removable building equipment and any trade fixtures, you may do so providing any such buildings and/or improvements are removed from the above described real property 45 days after close on this parcel, unless a removal date extension is granted in writing by an authorized representative of the City of Rochester Hills.

Items considered property of the owner that may be retained and their salvage value are:

NONE

This offer is based on a review and analysis of an Appraisal of this property by Norman G. Thomas, ASA, SR/WA, a copy of which Appraisal has been provided to owners.

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Pursuant to 1980 PA 87, as amended, the City of Rochester Hills reserves its rights to bring federal or state recovery action against the present owner(s) of the property arising out of a release of hazardous substances at the property.

If you have any questions concerning this offer, kindly contact Paul Boyce (810) 364-7940 or by mail at Elexco Land Services, Inc., P.O. Box 313, Marysville, Michigan 48040-0313.

City of Rochester Hills
a Public Body Corporate


Paul F. Boyce

Acknowledgment of Receipt of Offer and Brochure

Your signature immediately below is to verify that this offer has been made to you, and does not prejudice your right to have the final amount determined through condemnation proceedings in the event you do not accept the offer. You also hereby acknowledge receipt of a brochure "Public Roads and Private Property" which explains the acquisition process and your rights, privileges and obligations.


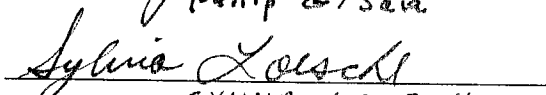

Philip Saia

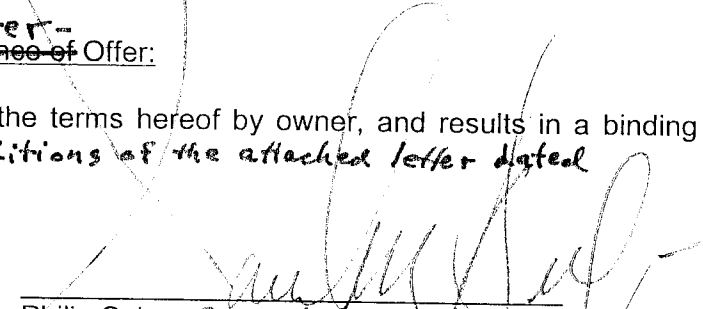
Dated: Feb. 4, 2004

Counter-Acceptance of Offer:

Your signature immediately below is an acceptance of the terms hereof by owner, and results in a binding agreement of sale, *subject to the terms and conditions of the attached letter dated March 18, 2004 to Elexco Land Services, Inc.*

Witnesses:


Philip G. Saia

SYLVIA LOESCHE


Philip Saia - Ronald H. Bergeron, Sr.
General Partner

Dated: April 19, 2004

Granting of Possession

Rochester Hills

I/we, the undersigned owners, have no objections to the project and are freely granting to the City of Pontiac the right of possession and use of the property heretofore described for the planned Highway project as of the date hereof. Unless this offer is accepted above, it is understood that by granting possession, owners do not prejudice any rights to contest the amount of compensation to be paid and it is understood and agreed that if the parties do not agree upon the amount of compensation within 90 days after the date hereof, the City of Rochester Hills agrees to institute condemnation proceedings and to allow all interested parties to submit the issue of compensation to the Court and/or jury.

Philip Saia

Dated: _____

EXHIBIT "A"

Project: Adams Road Improvement
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DESCRIPTION OF RIGHT OF WAY ACQUISITION

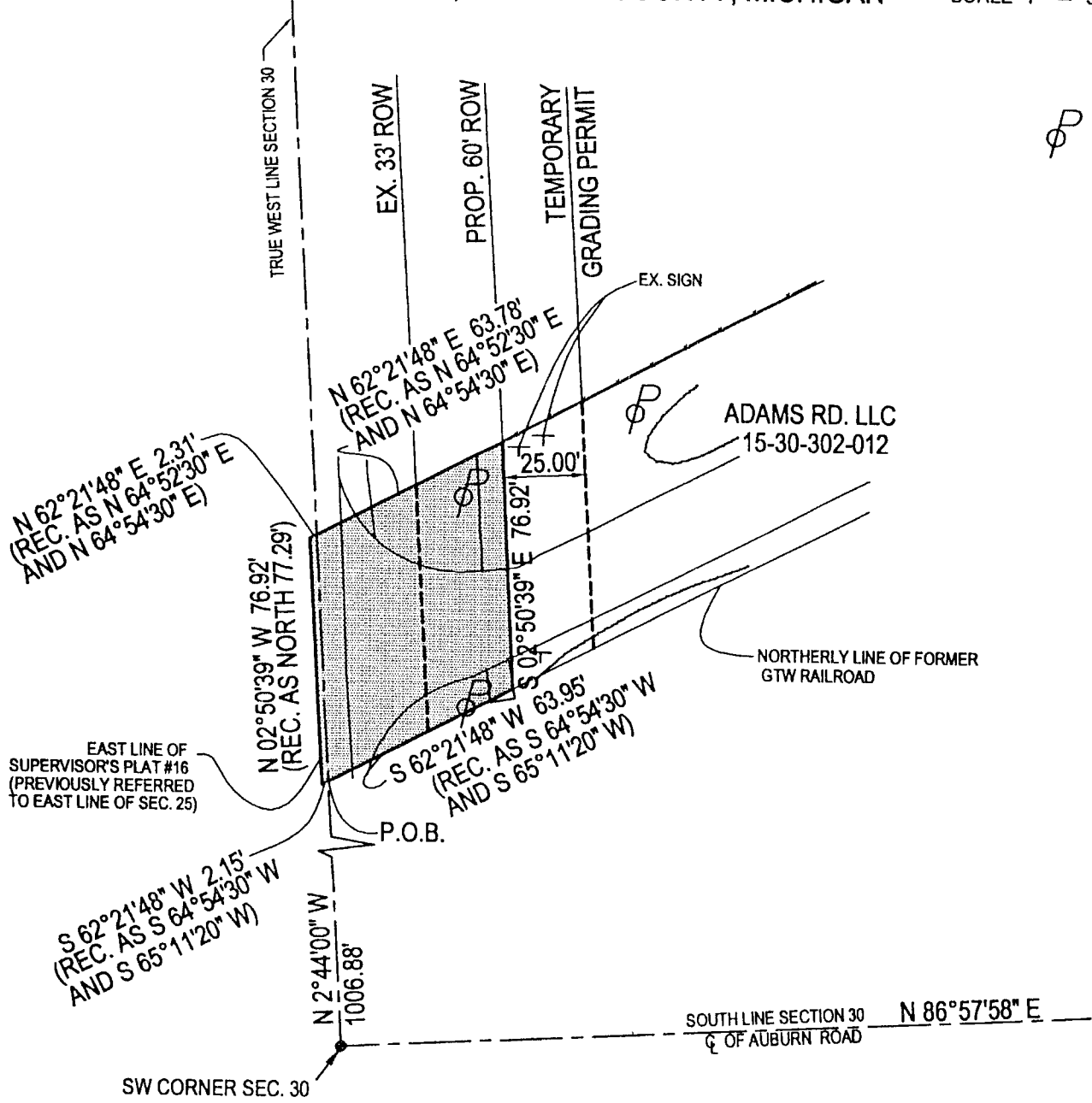
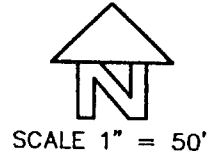
Situated in the City of Rochester Hills, Oakland County, Michigan; COMMENCING at a 5/8" iron rod in monument box at the southwest corner of Section 30, Township 3 North, Range 11 East as recorded in Liber 22386, Page 323, Oakland County records; thence along the true west line of said section, North 02°44'00" West 1006.88 feet to the northerly line of the former GTW Railroad, being the POINT OF BEGINNING of this description; thence South 62°21'48" West (recorded as South 64°54'30" West and as South 65°11'20" West) 2.15 feet to the east line of "Supervisor's Plat No. 16" as recorded in Liber 28 of Plats, Page 46, Oakland County records; thence along east line of said "Supervisor's Plat No. 16" (previously referred to as the east line of Section 25, Township, 3 North, Range 10 East), North 02°50'39" West (recorded as North) 76.92 feet (recorded as 77.29 feet) to a point previously recorded as being 1817.00 feet from the west quarter corner of said Section 30; thence North 62°21'48" East (recorded as North 64°52'30" East and as North 64°54'30" East) 2.31 feet to said true west line of Section 30; thence continuing North 62°21'48" East (recorded as North 64°52'30" East and as North 64°54'30" East) 63.78 feet; thence South 02°50'39" East 76.92 feet to said northerly line of the former GTW Railroad; thence along said northerly line of the former GTW Railroad, South 62°21'48" West (recorded as South 64°54'30" West and as South 65°11'20" West) 63.95 feet to the Point of Beginning; being a part of the south half of the southwest quarter of Section 30, Township 3 North, Range 11 East and a part of the south half of the southeast quarter of Section 25, Township 3 North, Range 10 East. The above described parcel contains 0.106 acres (4,615 square feet) in its entirety, and 0.048 acres (2,077 square feet) excluding the westerly 33 feet thereof previously taken as an existing right-of-way easement for Adams Road. The portion of the above described property previously taken as an existing right-of-way easement for Adams Road contains 0.058 acres (2,538 square feet).

DESCRIPTION OF REMAINDER

Situated in the City of Rochester Hills, Oakland County, Michigan; COMMENCING at a 5/8" iron rod in monument box at the southwest corner of Section 30, Township 3 North, Range 11 East as recorded in Liber 22386, Page 323, Oakland County records; thence along the true west line of said section, North 02°44'00" West 1006.88 feet to the northerly line of the former GTW Railroad; thence along said northerly line of the GTW Railroad, North 62°21'48" East (recorded as North 64°54'30" East and as North 65°11'20" East) 63.95 feet, being the POINT OF BEGINNING of this description; thence North 02°50'39" West 76.92 feet; thence North 62°21'48" East (recorded as North 64°52'30" East and as North 64°54'30" East) 374.68 feet; thence North 02°50'39" West (recorded as North 00°02'15" East and as North 00°09'52" East) 629.35 feet (recorded as 630.28 feet); thence North 84°59'37" East (recorded as North 87°46' East and as North 87°21' East) 893.96 feet; thence South 03°55'35" East (recorded as South 01°04'25" East and as South 01°11'50" East) 324.60 feet (recorded as 327.96 feet) to the said northerly line of the former GTW Railroad; thence along said northerly line of the former GTW Railroad, South 62°21'48" West (recorded as South 64°54'30" West and as South 65°11'20" West) 1365.45 feet to the Point of Beginning; being a part of the south half of the southwest quarter of Section 30, Township 3 North, Range 11 East, and containing 11.223 acres (488,856 square feet).

EXHIBIT 'A'

PART OF THE S 1/2 OF THE SW 1/4 SECTION 30, T.3 N., R.11 E.
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 PART OF THE S 1/2 OF THE SE 1/4 SECTION 25, T.3 N., R.10 E.
 CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN



LEGEND:

 - ROW ACQUISITION

FINKBEINER PETTIS & STROU CONSULTING ENGINEERS 41441 ELEVEN MILE ROAD NOVI, MI. 48375 (248) 305-7320 (248) 305-7324 FAX	
SURVEYED BY NOT A BOUNDARY SURVEY	DATE 10/21/03
DRAWN BY LIS	REVISED 01/08/04