

## COVENANT DEED

THIS INDENTURE, made as of the 15<sup>th</sup> day of October, 2019, between the Grantor, THE MARKETPLACE OF ROCHESTER HILLS LLC, a Michigan limited liability company, whose address is 28470 West 13 Mile Road, Suite 220, Farmington Hills, Michigan 48334, and the Grantee, CITY OF ROCHESTER HILLS, a Michigan municipal corporation, whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.

### WITNESSETH:

THAT Grantor, for the full consideration of Ten and 00/100 dollars (\$10.00), has GRANTED, SOLD AND CONVEYED, and by these presents, does hereby GRANT, SELL AND CONVEY unto Grantee, its successors and assigns, the lots, tracts or parcels of land situate, lying and being in the City of Rochester Hills, County of Oakland, State of Michigan, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, subject to covenants, conditions and restrictions of record.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above bargained real property, with the said hereditaments and appurtenances;

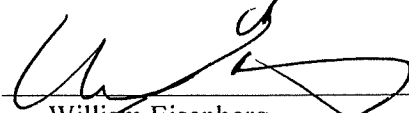
TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's heirs, successors and assigns forever, and that Grantor does hereby covenant and agree that Grantor has not, through his own act, error or omission, impaired the marketability of title to the Property conveyed, except as provided above, and that Grantor and Grantor's successors and assigns will WARRANT AND FOREVER DEFEND the title to all of the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

The Grantor grants to the Grantee the right to make zero division(s), under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

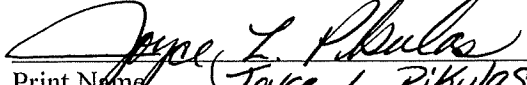
This instrument is exempt from transfer tax pursuant to MCL 207.526(a) and MCL 207.505(a).

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

By:   
William Eisenberg  
Authorized Representative

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me in Oakland County, Michigan on October 29, 2019, by William Eisenberg, the Authorized Representative of The Marketplace of Rochester Hills LLC, a Michigan limited liability company, on behalf of the limited liability company.

  
Print Name: Joyce L. Pikulas  
Notary Public, Oakland County, Michigan  
Acting in Oakland County, Michigan  
Commission Expiration: 2-11-2021

**Drafted by:**

Alan J. Salle  
Honigman LLP  
39400 Woodward Avenue, Suite 101  
Bloomfield Hills, Michigan 48304

JOYCE L. PIKULAS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Feb 11, 2021  
ACTING IN COUNTY OF Oakland

**When recorded return to:**

The City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Send subsequent tax bills to: Grantee

Recording Fee: \$ \_\_\_\_\_

## EXHIBIT A

### Legal Description

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 (AS REMONUMENTED) THENCE S. 85°49'02" W. 1.93 FEET ALONG THE WESTERLY EXTENSION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION 30 TO A PROPERTY CONTROLLING CORNER (FORMERLY DESCRIBED AS THE WEST 1/4 CORNER OF SAID SECTION 30); THENCE PROCEEDING ALONG THE WEST PROPERTY CONTROLLING LINE (AS MONUMENTED) FORMERLY DESCRIBED AS THE WEST LINE OF SECTION 30 ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: 1) S. 01°30'03" E. 385.17 FEET AND 2) S. 02°03'12" E. 554.35 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE ADAMS ROAD RIGHT-OF-WAY: 1) N. 87°56'48" E. 48.97 FEET, 2) 101.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 170.00 FEET, CENTRAL ANGLE 34°12'43", AND A CHORD THAT BEARS S. 74°57'03" E. 100.01 FEET, 3) 56.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 880.00 FEET, CENTRAL ANGLE 03°42'07", AND A CHORD THAT BEARS S. 35°57'41" W. 56.85 FEET; THENCE S. 85°38'28" W. 109.64 FEET TO A POINT ON SAID PROPERTY CONTROLLING LINE AND CENTERLINE OF ADAMS ROAD; THENCE ALONG SAID CENTERLINE AND PROPERTY CONTROLLING LINE N. 02°03'12" W. 78.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES OF LAND, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Tax Parcel ID No. 15-30-302-030