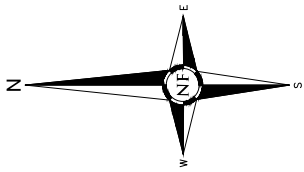


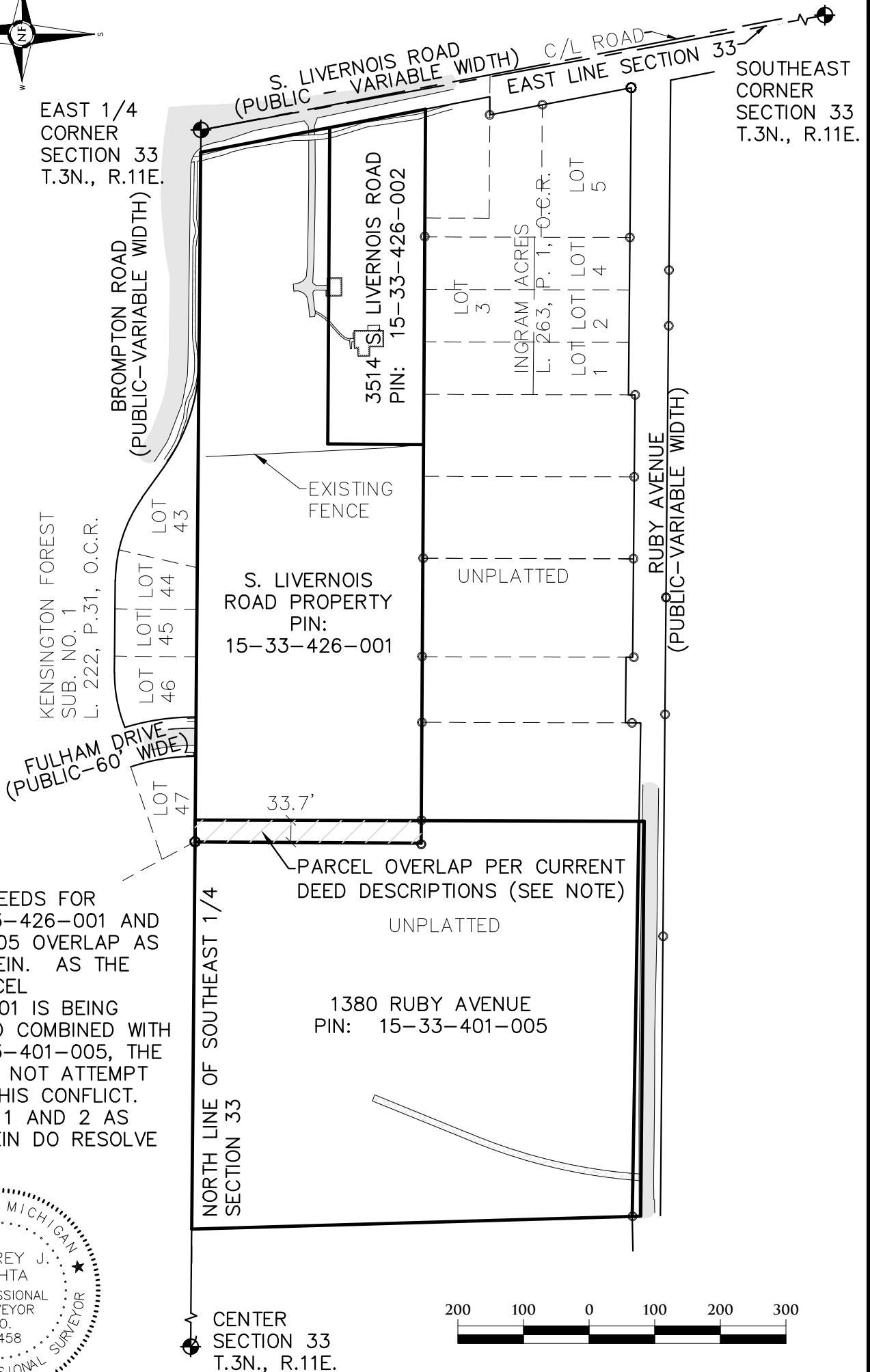
# Exhibit A

## PARCEL SPLIT/COMBINATION OVERALL VIEW - EXISTING PARCELS



EAST 1/4  
CORNER  
SECTION 33  
T.3N., R.11E.

SOUTHEAST  
CORNER  
SECTION 33  
T.3N., R.11E.



**NOTE:** THE DEEDS FOR PARCEL 15-33-426-001 AND 15-33-401-005 OVERLAP AS DEPICTED HEREIN. AS THE REAR OF PARCEL 15-33-426-001 IS BEING SPLIT OFF AND COMBINED WITH PARCEL 15-33-401-005, THE SURVEYOR DID NOT ATTEMPT TO RESOLVE THIS CONFLICT. NEW PARCELS 1 AND 2 AS CREATED HEREIN DO RESOLVE THIS OVERLAP.



**SURVEYOR'S CERTIFICATE**  
 I, Jeffrey J. Huhta, a Professional Surveyor in the State of Michigan, certify that I have surveyed the parcel(s) of land hereon described; that there are no encroachments except as shown; that the field error of closure is not greater than 1 part in 5,000; and that I have complied with the survey requirements of Public Act 132 of 1992, as amended. The seller of this property is required to record this instrument at the time of sale.

Jeffrey J. Huhta, P.S. MI. No. 52458



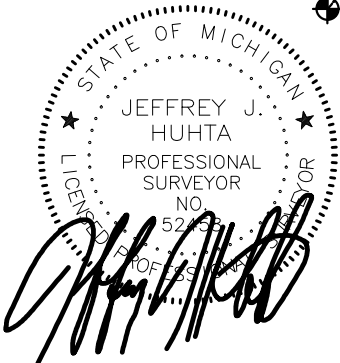
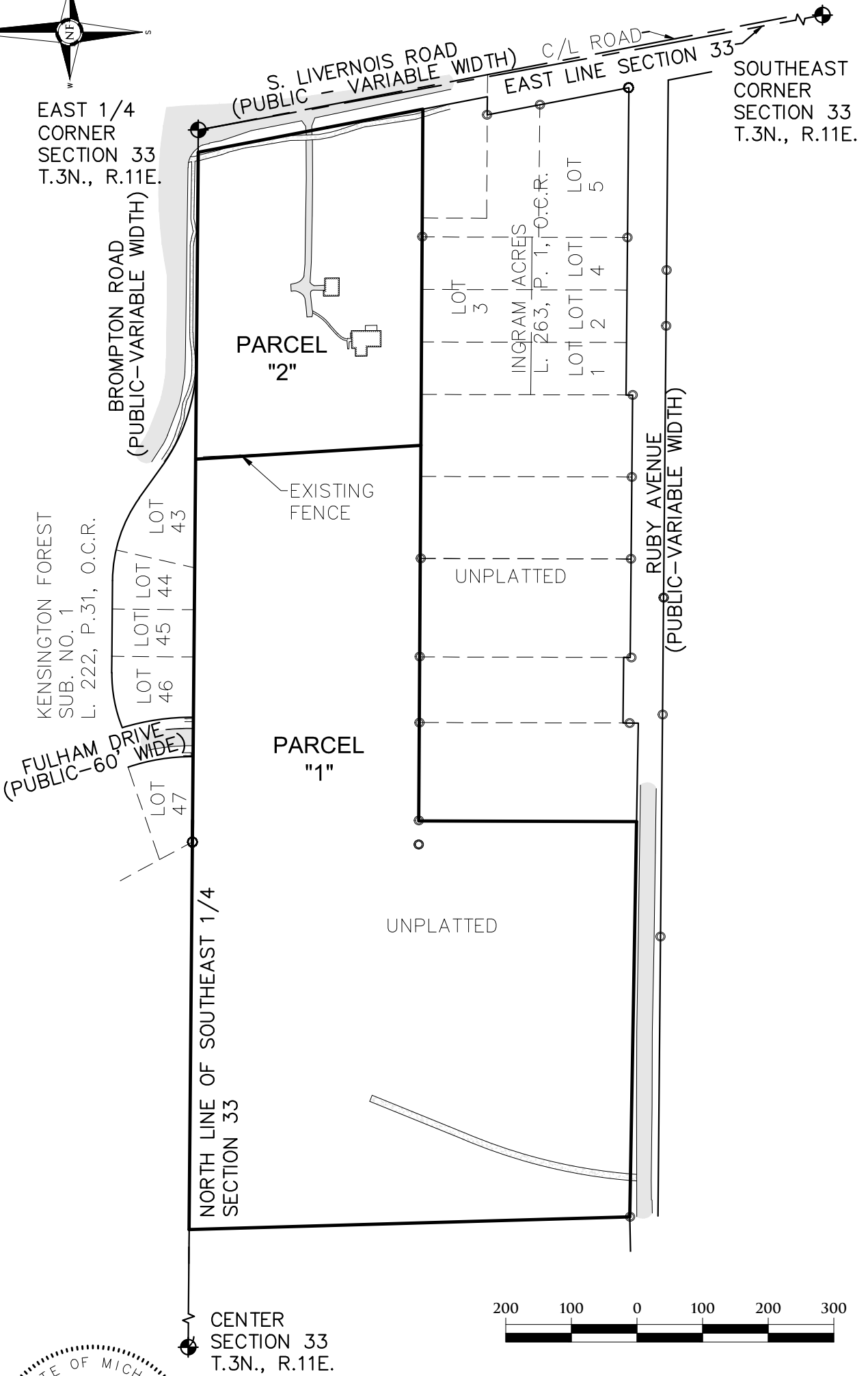
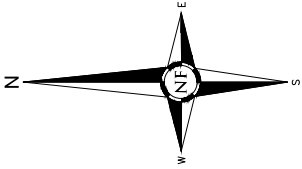
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931 FAX. (248) 332-8257

Rev. 03-15-18  
 DATED 03-08-18 JOB NO. K237 SCALE 1" = 200'  
 CLIENT CITY OF ROCHESTER HILLS SHEET NO. 1 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION OVERALL VIEW – COMBINED PARCELS



**CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS**

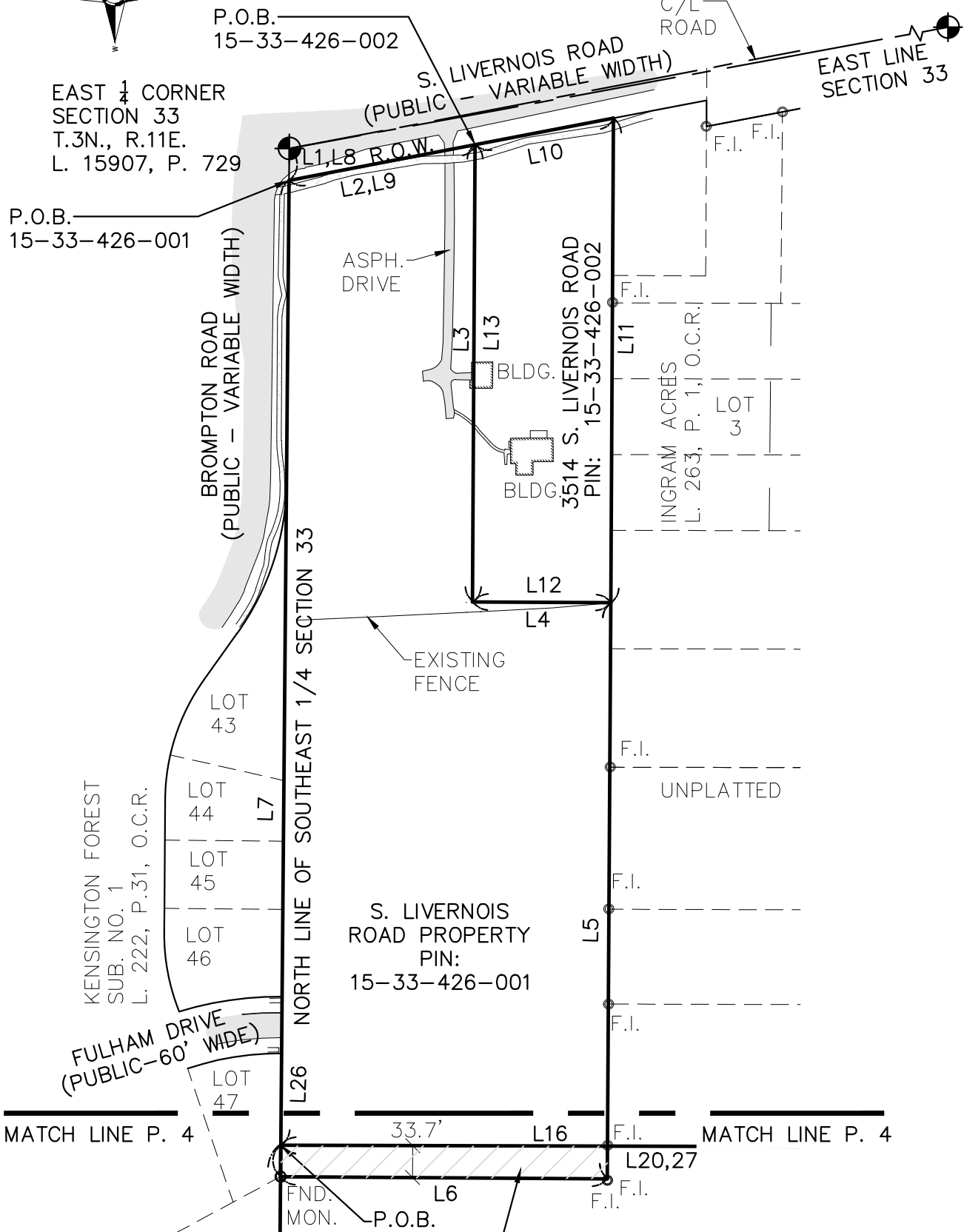
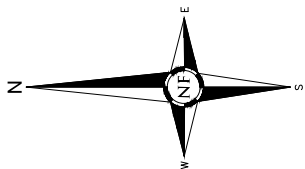
46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032  
TEL. (248) 332-7931 FAX. (248) 332-8257

Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE 1" = 200'  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 2 of 14

# Exhibit A

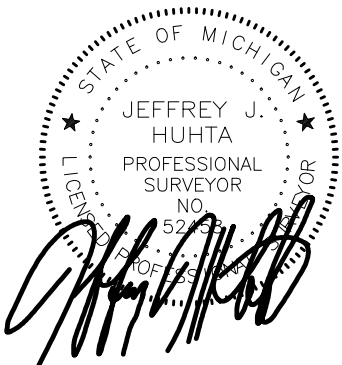
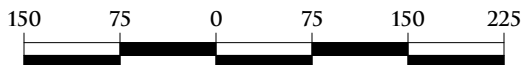
## PARCEL SPLIT/COMBINATION – EXISTING PARCELS

SOUTHEAST CORNER  
SECTION 33  
T.3N., R.11E.  
L. 16769, P. 162



PARCEL OVERLAP PER  
CURRENT DEED  
DESCRIPTIONS

F.I. = FOUND IRON  
FND. MON. = FOUND MONUMENT  
S.I. = SET IRON



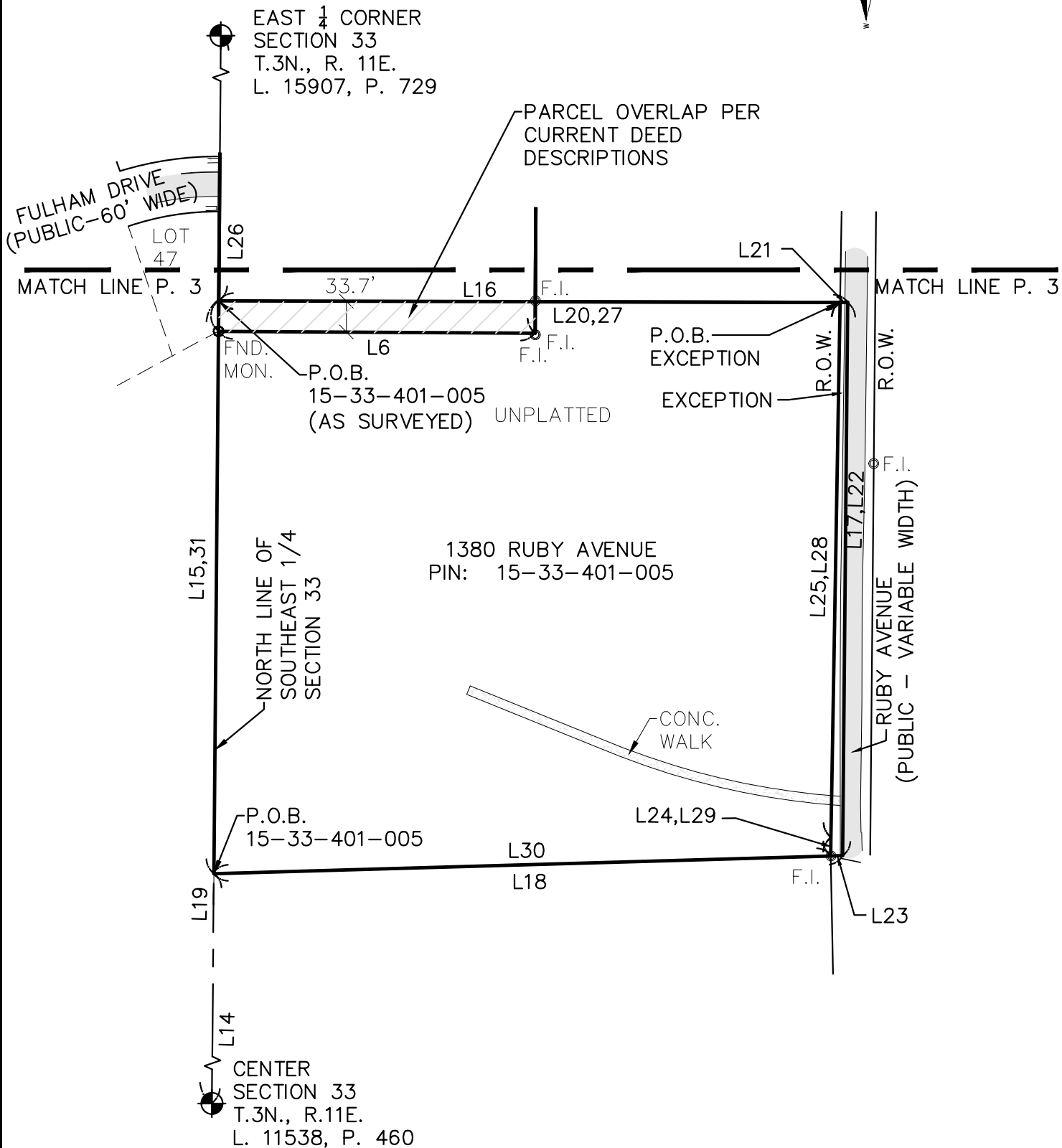
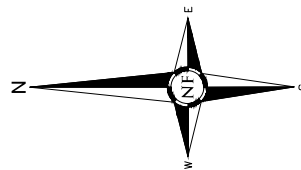
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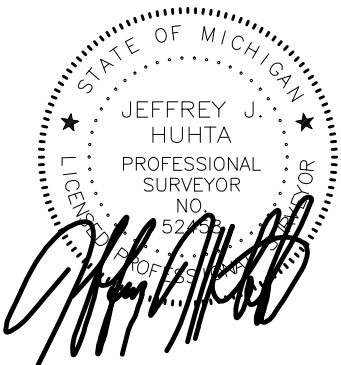
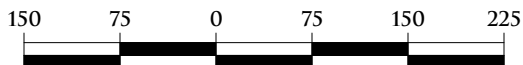
Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE 1" = 150'  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 3 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – EXISTING PARCELS



F.I. = FOUND IRON  
FND. MON. = FOUND MONUMENT  
S.I. = SET IRON



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Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE 1" = 150'  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 4 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – EXISTING PARCELS

Line Table Existing Parcel 15-33-426-001		
Line #	Direction	Length
L1	N88°11'50"W (R&M)	33.63'(R) 33.66'(M)
L2	S09°36'50"E(R) S09°32'14"E(M)	200.00'(R&M)
L3	N88°23'04"W(R) N88°20'51"W(M)	482.49'(R&M)
L4	S01°36'56"W(R) S01°38'54"W(M)	145.28'(R) 145.84'(M)
L5	N88°23'04"W(R) N88°20'51"W(M)	607.93'(R&M)
L6	N01°36'56"E(R) N01°40'04"E(M)	344.85'(R) 344.80'(M)
L7	S88°11'50"E(R&M)	1051.51'(R&M)

**EXISTING PARCEL LEGAL DESCRIPTION (PER DEED)**

**15-33-426-001 - VACANT LAND LIVERNOIS ROAD**

THE LAND IS LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 33.63 FEET NORTH 88 DEGREES 11'50" WEST OF THE CENTER LINE OF LIVERNOIS ROAD; THENCE SOUTH 09 DEGREES 36'50" EAST AND PARALLEL TO SAID CENTERLINE 200.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 23'04" WEST 482.49 FEET TO A POINT; THENCE SOUTH 01 DEGREE 36'56" WEST 145.28 FEET TO A POINT; THENCE NORTH 88 DEGREES 23'04" WEST 607.93 FEET TO A POINT; THENCE NORTH 01 DEGREES 36'56" EAST 344.85 TO A POINT; THENCE SOUTH 88 DEGREES 11'50" EAST 1,051.51 FEET TO THE POINT OF BEGINNING.

**EXISTING PARCEL LEGAL DESCRIPTION (AS SURVEYED)**

**15-33-426-001 - VACANT LAND LIVERNOIS ROAD**

LAND LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 33.66 FEET NORTH 88 DEGREES 11 MINUTES 50 SECONDS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE ALONG A LINE PARALLEL TO THE CENTERLINE OF LIVERNOIS ROAD (WIDTH VARIES), SOUTH 09 DEGREES 32 MINUTES 14 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 482.49 FEET TO A POINT; THENCE SOUTH 01 DEGREE 38 MINUTES 54 SECONDS WEST 145.84 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 607.93 FEET TO A POINT; THENCE NORTH 01 DEGREES 40 MINUTES 04 SECONDS EAST 344.80 TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST 1,051.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 300,225 SQUARE FEET OR 6,892 ACRES OF LAND.

**BASIS OF BEARING NOTE**

ALL BEARINGS ARE REFERENCED TO THE RECORD LEGAL DESCRIPTIONS FOR PARCELS 15-33-426-001 AND 15-33-426-002 IN WHICH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, HAS A BEARING OF SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST.



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

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TEL. (248) 332-7931 FAX. (248) 332-8257

Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE N/A  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 5 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – EXISTING PARCELS

Line Table Existing Parcel 15-33-426-002		
Line #	Direction	Length
L8	N88°11'50"W (R&M)	33.67'(R) 33.66'(M)
L9	S09°36'50"E(R) S09°32'14"E(M)	200.00'(R&M)
L10	S09°36'50"E(R) S09°32'14"E(M)	148.11'(R) 148.67'(M)
L11	N88°23'04"W(R) N88°20'51"W(M)	511.33'(R&M)
L12	N01°36'56"E(R) N01°38'54"E(M)	145.28'(R) 145.84'(M)
L13	S88°23'04"E(R) S88°20'51"E(M)	482.49'(R&M)

### EXISTING PARCEL LEGAL DESCRIPTION (PER DEED)

15-33-426-002 - 3514 LIVERNOIS ROAD

T3N, R11E, SEC 33 PART OF SE 1/4 BEG AT PT DIST N 88-11-50 W 33.67 FT, TH S 09-36-50 E 200.0 FT FROM E 1/4 COR, TH S 09-36-50 E 148.11 FT, TH N 88-23-04 W 511.33 FT, TH N 01-36-56 E 145.28 FT, TH S 88-23-04 E 482.49 FT TO BEG

### EXISTING PARCEL LEGAL DESCRIPTION (AS SURVEYED)

15-33-426-002 - 3514 LIVERNOIS ROAD

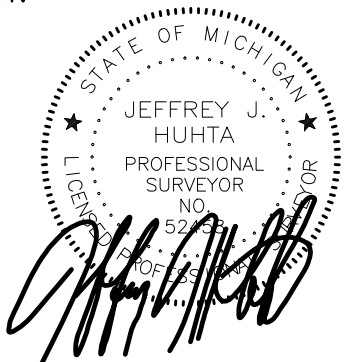
LAND LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 33.66 FEET NORTH 88 DEGREES 11 MINUTES 50 SECONDS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE ALONG A LINE PARALLEL TO THE CENTERLINE OF LIVERNOIS ROAD (WIDTH VARIES), SOUTH 09 DEGREES 32 MINUTES 14 SECONDS EAST 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE PARALLEL TO THE CENTERLINE OF LIVERNOIS ROAD, SOUTH 09 DEGREES 32 MINUTES 14 SECONDS EAST 148.67 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 511.33 FEET TO A POINT; THENCE NORTH 01 DEGREE 38 MINUTES 54 SECONDS EAST 145.84 FEET TO A POINT; THENCE SOUTH 88 DEGREES 20 MINUTES 51 SECONDS EAST 482.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 72,470 SQUARE FEET OR 1.664 ACRES OF LAND.

### BASIS OF BEARING NOTE

ALL BEARINGS ARE REFERENCED TO THE RECORD LEGAL DESCRIPTIONS FOR PARCELS 15-33-426-001 AND 15-33-426-002 IN WHICH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, HAS A BEARING OF SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST.



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

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Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE N/A  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 6 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – EXISTING PARCELS

Line Table Existing Parcel 15-33-401-005		
Line #	Direction	Length
L14	S87°22'00"E(R) S88°11'50"E(M)	629.20'(R) 628.54'(M)
L15	S87°22'00"E(R) S88°11'50"E(M)	629.97'(R) 623.72'(M)
L16	S02°06'00"W(R) S01°28'19"W(M)	683.58'(R) 684.61'(M)
L17	N87°24'00"W(R) N88°09'38"W(M)	597.42'(R) 602.15'(M)
L18	N00°07'30"W(R) N00°20'01"W(M)	684.70'(R) 684.69'(M)
L19	S87°22'00"E(R) S88°11'50"E(M)	1259.17'(R) 1252.26'(M)
L20	S02°36'00"W(R) S01°28'19"W(M)	675.39'(R) 676.42'(M)
L21	S02°36'00"W(R) S01°28'19"W(M)	8.19'(R&M)
L22	N87°24'00"W(R) N88°09'38"W(M)	597.42'(R) 602.15'(M)
L23	N00°07'30"W(R) N00°20'01"W(M)	12.84'(R&M)
L24	S87°10'08"E(R) S87°59'58"E(M)	19.83'(R&M)
L25	S86°57'11"E(R) S87°42'35"E(M)	584.15'(R) 582.78'(M)
L26	N88°11'50"W(M)	1051.93'(M)
L27	S02°36'00"W(R) S01°28'19"W(M)	675.39'(R) 676.42'(M)
L28	N86°57'11"W(R) N87°42'35"W(M)	584.15'(R) 582.78'(M)
L29	N87°10'08"W(R) N87°59'58"W(M)	19.83'(R&M)
L30	N00°07'30"W(R) N00°20'01"W(M)	671.86'(C) 671.85'(M)
L31	S87°22'00"E(R) S88°11'50"E(M)	629.97'(R) 623.72'(M)



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LAND PLANNERS

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Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE N/A  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 7 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – EXISTING PARCELS

### EXISTING PARCEL LEGAL DESCRIPTION (PER DEED)

15-33-401-005 - 1380 RUBY AVENUE

THE LAND IS SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AS FOLLOWS: PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 22 MINUTES 00 SECONDS EAST 629.20 FEET FROM THE CENTER OF SAID SECTION 33; THENCE SOUTH 87 DEGREES 22 MINUTES 00 SECONDS EAST 629.97 FEET; THENCE SOUTH 02 DEGREES 06 MINUTES 00 SECONDS WEST 683.58 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 00 SECONDS WEST 597.42 FEET (R), 603.42 FEET (C); THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 684.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 22 MINUTES 00 SECONDS EAST 1259.17 FEET AND SOUTH 02 DEGREES 36 MINUTES 00 SECONDS WEST 675.39 FEET FROM THE CENTER OF SECTION 33; THENCE SOUTH 02 DEGREES 36 MINUTES 00 SECONDS WEST 8.19 FEET ALONG THE EAST LINE OF SAID PARENT PARCEL; THENCE NORTH 87 DEGREES 24 MINUTES 00 SECONDS WEST 597.42 FEET (R), 603.42 FEET (C); ALONG THE SOUTH LINE OF SAID PARENT PARCEL; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 12.84 FEET ALONG THE WEST LINE OF SAID PARENT PARCEL; THENCE SOUTH 87 DEGREES 10 MINUTES 08 SECONDS EAST 19.83 FEET; THENCE SOUTH 86 DEGREES 57 MINUTES 11 SECONDS EAST 584.15 FEET TO THE POINT OF BEGINNING.

### EXISTING PARCEL LEGAL DESCRIPTION (AS SURVEYED)

15-33-401-005 - 1380 RUBY AVENUE

LAND LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 1051.93 FEET NORTH 88 DEGREES 11 MINUTES 50 SECONDS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 01 DEGREES 28 MINUTES 19 SECONDS WEST 676.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RUBY AVENUE (WIDTH VARIES); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87 DEGREES 42 MINUTES 35 SECONDS WEST 582.78 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87 DEGREES 59 MINUTES 58 SECONDS WEST 19.83 FEET TO A POINT; THENCE NORTH 00 DEGREES 20 MINUTES 01 SECONDS WEST 671.85 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SAID POINT BEING 628.54 FEET SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST OF THE CENTER OF SAID SECTION 33; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST 623.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 413,136 SQUARE FEET OR 9.484 ACRES OF LAND.

### BASIS OF BEARING NOTE

ALL BEARINGS ARE REFERENCED TO THE RECORD LEGAL DESCRIPTIONS FOR PARCELS 15-33-426-001 AND 15-33-426-002 IN WHICH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, HAS A BEARING OF SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST.



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

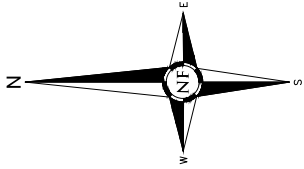
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TEL. (248) 332-7931 FAX. (248) 332-8257

Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE N/A  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 8 of 14



# Exhibit A

PARCEL SPLIT/COMBINATION – SPLIT PARCELS  
 SOUTHEAST CORNER SECTION 33  
 T.3N., R.11E.  
 L. 16769, P. 162



EAST 1/4 CORNER SECTION 33  
 T.3N., R.11E.  
 L. 15907, P. 729

P.O.B. PARCEL "B"

BROMPTON ROAD  
 (PUBLIC – VARIABLE WIDTH)  
 N88°11'50"W 501.35'

N88°11'50"W 33.66'

S. LIVERNOIS ROAD  
 (PUBLIC – VARIABLE WIDTH)  
 C/L ROAD

EAST LINE SECTION 33

S09°32'14"E 200.00'

PARCEL "B"

N02°10'01"W 344.03'

S01°38'54"W 145.84'

INGRAM ACRES  
 L. 263, P. 1, O.C.R.  
 LOT 3

P.O.B. PARCEL "A"

LOT 43

LOT 44

LOT 45

LOT 46

KENSINGTON FOREST  
 SUB. NO. 1  
 L. 222, P.31, O.C.R.

FULHAM DRIVE  
 (PUBLIC – 60' WIDE)  
 LOT 47

EXISTING FENCE  
 S02°10'01"E 344.03'

NORTH LINE OF  
 SOUTHEAST 1/4  
 SECTION 33

PARCEL "A"

S88°11'50"E 583.82'

N88°20'51"W 606.83'

FND. MON. N01°40'04"E 344.80'

F.I. = FOUND IRON  
 FND. MON. = FOUND MONUMENT  
 S.I. = SET IRON



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Rev. 03-15-18  
 DATED 03-08-18 JOB NO. K237 SCALE 1" = 150'  
 CLIENT CITY OF ROCHESTER HILLS SHEET NO. 9 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – SPLIT PARCELS

### PROPOSED PARCEL "A" (SPLIT FROM 15-33-426-001)

---

LAND LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 501.35 FEET NORTH 88 DEGREES 11 MINUTES 50 SECONDS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 02 DEGREES 10 MINUTES 01 SECONDS EAST 344.03 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 606.83 FEET TO A POINT; THENCE NORTH 01 DEGREES 40 MINUTES 04 SECONDS EAST 344.80 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST 583.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 204,803 SQUARE FEET OR 4.702 ACRES OF LAND.

### PROPOSED PARCEL "B" (SPLIT FROM 15-33-426-001)

---

LAND LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 33.66 FEET NORTH 88 DEGREES 11 MINUTES 50 SECONDS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE ALONG A LINE PARALLEL TO THE CENTERLINE OF LIVERNOIS ROAD (WIDTH VARIES), SOUTH 09 DEGREES 32 MINUTES 14 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 482.49 FEET TO A POINT; THENCE SOUTH 01 DEGREES 38 MINUTES 54 SECONDS WEST 145.84 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 1.10 FEET TO A POINT; THENCE NORTH 02 DEGREES 10 MINUTES 01 SECONDS WEST 344.03 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST 467.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 95,422 SQUARE FEET OR 2.190 ACRES OF LAND.

### BASIS OF BEARING NOTE

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ALL BEARINGS ARE REFERENCED TO THE RECORD LEGAL DESCRIPTIONS FOR PARCELS 15-33-426-001 AND 15-33-426-002 IN WHICH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, HAS A BEARING OF SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST.



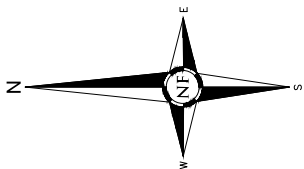
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032  
TEL. (248) 332-7931 FAX. (248) 332-8257

Rev. 03-15-18  
DATED 03-08-18 JOB NO. K237 SCALE N/A  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 10 of 14

# Exhibit A

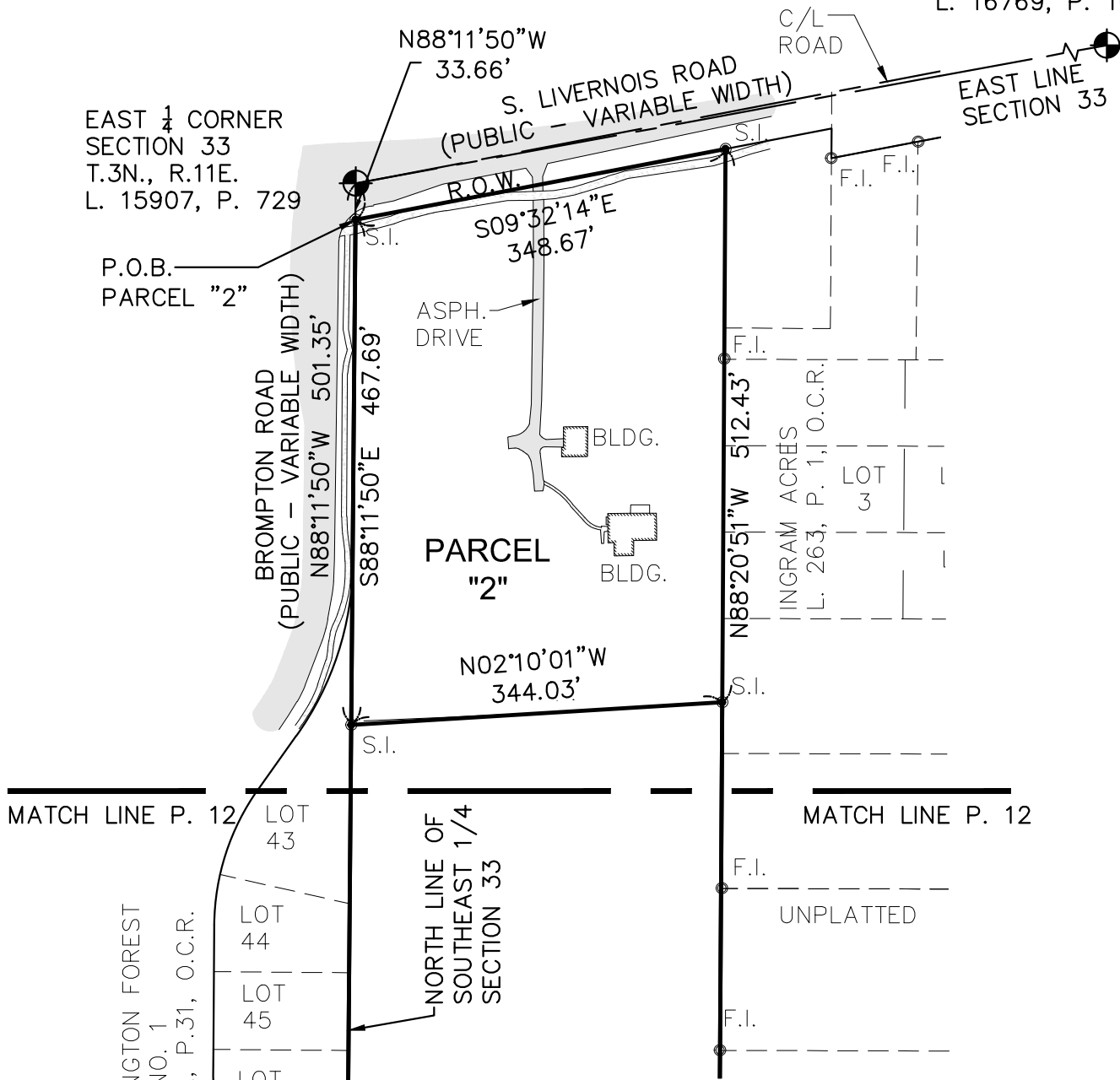
## PARCEL SPLIT/COMBINATION – COMBINED PARCELS



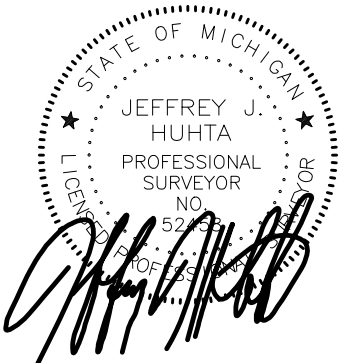
SOUTHEAST CORNER  
SECTION 33  
T.3N., R.11E.  
L. 16769, P. 162

EAST 1/4 CORNER  
SECTION 33  
T.3N., R.11E.  
L. 15907, P. 729

P.O.B.  
PARCEL "2"



F.I. = FOUND IRON  
 FND. MON. = FOUND MONUMENT  
 S.I. = SET IRON



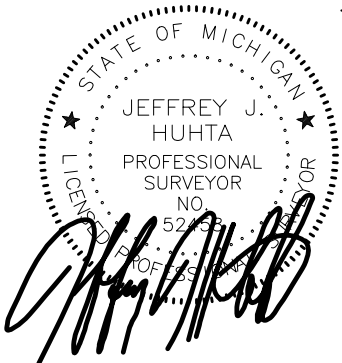
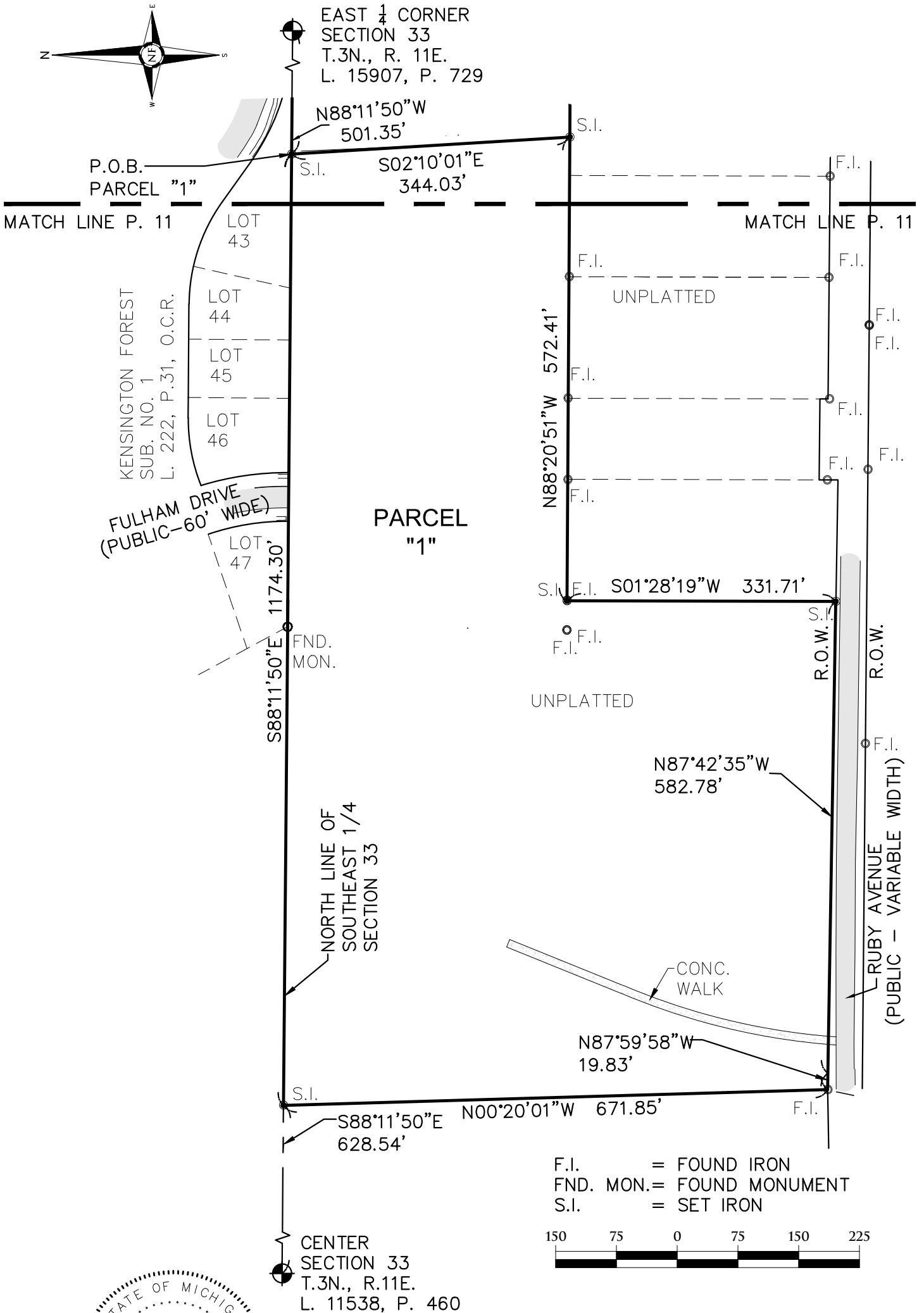
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 DATED 03-08-18 JOB NO. K237 SCALE 1" = 150'  
 CLIENT CITY OF ROCHESTER HILLS SHEET NO. 11 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – COMBINED PARCELS



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 DATED 03-08-18 JOB NO. K237 SCALE 1" = 150'  
 CLIENT CITY OF ROCHESTER HILLS SHEET NO. 12 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION – COMBINED PARCELS

### PROPOSED PARCEL "1" (PARCEL "A" COMBINED WITH 15-33-401-005)

LAND LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 501.35 FEET NORTH 88 DEGREES 11 MINUTES 50 SECONDS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 02 DEGREES 10 MINUTES 01 SECONDS EAST 344.03 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 572.41 FEET TO A POINT; THENCE SOUTH 01 DEGREES 28 MINUTES 19 SECONDS WEST 331.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RUBY AVENUE (WIDTH VARIES); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87 DEGREES 42 MINUTES 35 SECONDS WEST 582.78 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87 DEGREES 59 MINUTES 58 SECONDS WEST 19.83 FEET TO A POINT; THENCE NORTH 00 DEGREES 20 MINUTES 01 SECONDS WEST 671.85 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SAID POINT BEING 628.54 FEET SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST OF THE CENTER OF SAID SECTION 33; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST 1174.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 606,276 SQUARE FEET OR 13.918 ACRES OF LAND.

### PROPOSED PARCEL "2" (PARCEL "B" COMBINED WITH 15-33-426-002)

LAND LOCATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID POINT BEING 33.66 FEET NORTH 88 DEGREES 11 MINUTES 50 SECONDS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE ALONG A LINE PARALLEL TO THE CENTERLINE OF LIVERNOIS ROAD (WIDTH VARIES), SOUTH 09 DEGREES 32 MINUTES 14 SECONDS EAST 348.67 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS WEST 512.43 FEET TO A POINT; THENCE NORTH 02 DEGREES 10 MINUTES 01 SECONDS WEST 344.03 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST 467.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 167,892 SQUARE FEET OR 3,854 ACRES OF LAND.

### BASIS OF BEARING NOTE

ALL BEARINGS ARE REFERENCED TO THE RECORD LEGAL DESCRIPTIONS FOR PARCELS 15-33-426-001 AND 15-33-426-002 IN WHICH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, HAS A BEARING OF SOUTH 88 DEGREES 11 MINUTES 50 SECONDS EAST.



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DATED 03-08-18 JOB NO. K237 SCALE N/A  
CLIENT CITY OF ROCHESTER HILLS SHEET NO. 13 of 14

# Exhibit A

## PARCEL SPLIT/COMBINATION

### SECTION CORNER WITNESSES

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#### EAST 1/4 CORNER OF SECTION 33, T.3N., R.11E.

Found 3/4" iron rod with P.A. 345 Brass Cap Stamped #17632

Due East – 52.22' witness tag on north face guy pole  
S 50° E – 51.96' witness tag on north face utility pole  
N 80° W – 33.63' witness tag on south face utility pole  
N 30° W – 128.61' witness tag on southeast face utility pole

Per LCRC (David Pawlaczyk) L.15907, P. 729, O.C.R.

#### CENTER OF SECTION 33, T.3N., R.11E.

Found 5/8" rered with O.C. Remonumentation brass cap.

S 48° W – 61.69' PK/remon tag southeast side power pole  
S 62° E – 81.56' PK/remon tag northeast side power pole  
N 36° E – 107.64' PK/remon tag southeast side power pole  
N 36° W – 77.23' PK/remon tag southwest side power pole

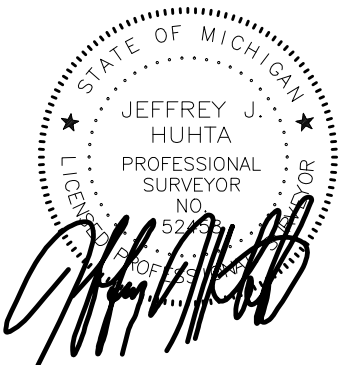
Per LCRC (David Pawlaczyk) L.11538, P. 460, O.C.R.

#### SOUTHEAST CORNER SECTION 33, T.3N., R.11E.

Found 3/4" iron rod with P.A. 345 Brass Cap Stamped #17632

Due West – 22.90' 1/2" iron in mon. box  
N 45° W – 92.79' PK nail and OCR wit/tag in east face utility pole  
N 04° E – 92.19' C/L T/nut fire hydrant  
S 11° E – 41.00' C/L T/nut fire hydrant  
S 66° W – 73.16' PK nail and OCR wit/tag in northeast face utility pole

Per LCRC (John Redash) L.16769, P. 162, O.C.R.



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