

WARRANTY DEED

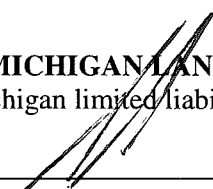
TO THE CITY OF ROCHESTER HILLS

The Grantors: **S.E. MICHIGAN LAND HOLDING LLC**, a Michigan limited liability company, whose address is **51237 Danview Technology Court, Shelby Township, MI 48315** for the sum of \$1.00 conveys and warrants 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 following described real estate situated in the City of Rochester Hills, County of Oakland, State of Michigan:

See Attached Exhibit "A"
Tax Identification #15-27-151-003

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 20TH day of APRIL, 2015.


S.E. MICHIGAN LAND HOLDING LLC,
A Michigan limited liability company

By: 
Anthony Lombardo, Its Manager

STATE OF MICHIGAN)
) ss
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 20TH day of APRIL, 2015, by **ANTHONY LOMBARDO** who is manager of **S.E. MICHIGAN LAND HOLDING LLC**, a Michigan limited liability company, on behalf of the company.

Drafted by:
Lombardo Homes
Wendy Fuhrman
51237 Danview Technology Court
Shelby Twp., MI 48315


_____, Notary Public
Macomb County, Michigan
My Commission Expires: 7/8/2017

Mark Paul Roebuck
Notary Public, State of Michigan, County of Macomb
My Commission Expires: July 8, 2017
Acting in the County of Macomb

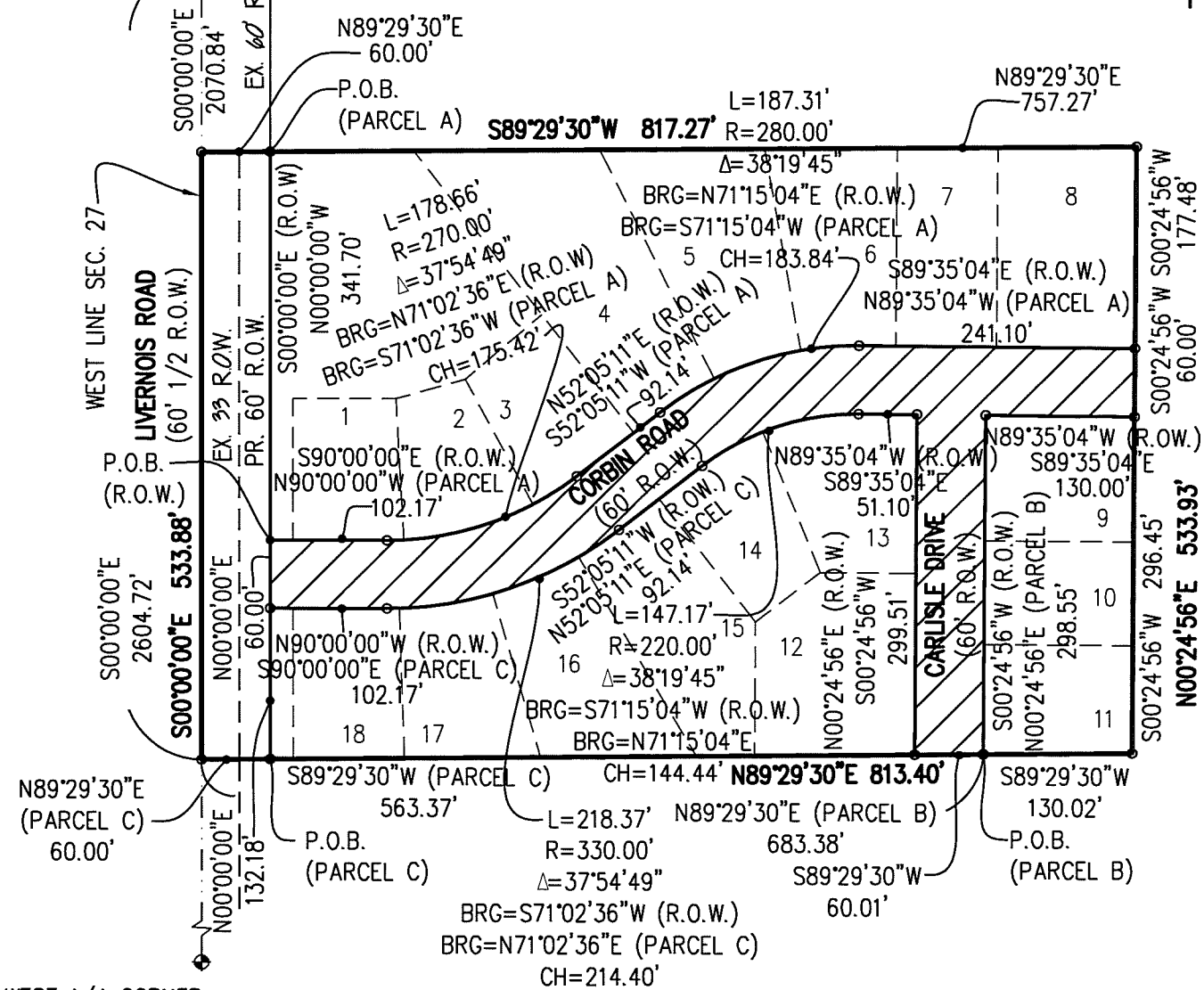
When recorded return to:
City of Rochester Hills,
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

John Staran
Approved 5/14/15

EXHIBIT A

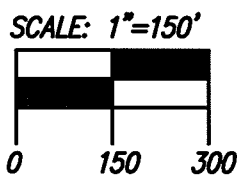
R.O.W. DEDICATION

NORTHWEST CORNER,
SECTION. 27,
T.3N., R.11E.,
CITY OF ROCHESTER
HILLS.



WEST 1/4 CORNER,
SECTION. 27,
T.3N., R.11E.,
CITY OF ROCHESTER
HILLS.

*Mike Taut
Approved 5/8/15*



M-15-0400
SHEET 1 OF 3

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CLIENT: CRANBROOK HOMES
 PROJECT: CUMBERLAND POINTE, N.W. 1/4 SEC. 27
 DATE: 03/12/15



6303 26 MILE RD. SUITE 110
 WASHINGTON TWP, MI 48094
 T (586) 677 - 4081
 F (586) 677 - 4084

EXHIBIT A

LEGAL DESCRIPTION: TOTAL PARCEL

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2070.84' ALONG THE WEST LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE PROCEEDING S00°00'00"E 533.88' ALONG THE WEST LINE OF SAID SECTION 27 TO A POINT; THENCE N89°29'30"E 813.40' TO A POINT ON THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3" A PLAT RECORDED IN LIBER 107 OF PLATS, ON PAGES 40-43 OF OAKLAND COUNTY RECORDS; THENCE N00°24'56"E 533.93' ALONG THE WEST LINE OF SAID "CUMBERLAND HILLS SUB. NO. 3" TO A POINT; THENCE S89°29'30"W 817.27' TO THE POINT OF BEGINNING.

CONTAINING 9.993 ACRES (GROSS) --- 9.257 ACRES (NET)
RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.
(LEGAL DESCRIPTION FROM A CERTIFICATE OF SURVEY BY HOUSTON KENNEDY, 1/19/2004)
PARCEL SIDWELL NUMBER: 15-27-151-003

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2070.84' ALONG THE WEST LINE OF SAID SECTION 27 AND N89°29'30"E 60.00' AND S00°00'00"E 341.70' TO THE POINT OF BEGINNING; THENCE S90°00'00"E 102.17'; THENCE 178.66' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 270.00', CENTRAL ANGLE OF 37°54'49", LONG CHORD BEARS N71°02'36"E 175.42'); THENCE N52°05'11" 92.14'; THENCE 187.31' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 280.00', CENTRAL ANGLE OF 38°19'45", LONG CHORD BEARS N71°15'04"E 183.84'); THENCE S89°35'04"E 241.10'; THENCE S00°24'56"W 60.00'; THENCE N89°35'04"W 130.00'; THENCE S00°24'56"W 298.55'; THENCE S89°29'30"W 60.01'; THENCE N00°24'56"E 299.51'; THENCE N89°35'04"W 51.10'; THENCE 147.17' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 220.00', CENTRAL ANGLE OF 38°19'45", LONG CHORD BEARS S71°15'04"W 144.44'); THENCE S52°05'11"W 92.14'; THENCE 218.37' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 330.00', CENTRAL ANGLE OF 37°54'49", LONG CHORD BEARS S71°02'36"W 214.40'); THENCE N90°0'00"W 102.17'; THENCE N00°00'00"W 60.00' TO THE POINT OF BEGINNING.

CONTAINING 66,012 SQUARE FEET --- 1.515 ACRES
RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

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M-15-0400
SHEET 2 OF 3

CLIENT: CRANBROOK HOMES
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DATE: 03/12/15



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EXHIBIT A

LEGAL DESCRIPTION: REMAINDER PARCEL A

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2070.84' ALONG THE WEST LINE OF SAID SECTION 27 AND N89°29'30"E 60.00' TO THE POINT OF BEGINNING; THENCE N89°29'30"E 757.27'; THENCE S00°24'56"W 177.48'; THENCE N89°35'04"W 241.10'; THENCE 187.31' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 280.00', CENTRAL ANGLE OF 38°19'45", LONG CHORD BEARS S71°15'04"W 183.84'); THENCE S52°05'11"W 92.14'; THENCE 178.66' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 270.00', CENTRAL ANGLE OF 37°54'49", LONG CHORD BEARS S71°02'36"W 175.42'); THENCE N90°00'00"W 102.17'; THENCE N00°00'00"E 341.70' TO THE POINT OF BEGINNING.

CONTAINING 183,498 SQUARE FEET --- 4.213 ACRES
RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

LEGAL DESCRIPTION: REMAINDER PARCEL B

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2604.72' ALONG THE WEST LINE OF SAID SECTION 27 AND N89°29'30"E 683.38' TO THE POINT OF BEGINNING; THENCE N00°24'56"E 298.55'; THENCE S89°35'04"E 130.00'; THENCE S00°24'56"W 296.45'; THENCE S89°29'30"W 130.02' TO THE POINT OF BEGINNING.

CONTAINING 38,675 SQUARE FEET --- 0.888 ACRES
RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

LEGAL DESCRIPTION: REMAINDER PARCEL C

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2604.72' ALONG THE WEST LINE OF SAID SECTION 27 AND N89°29'30"E 60.00' TO THE POINT OF BEGINNING; THENCE N00°00'00"E 132.18'; THENCE S90°00'00"E 102.17'; THENCE 218.37' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 330.00', CENTRAL ANGLE OF 37°54'49", LONG CHORD BEARS N71°02'36"E 214.40'); THENCE N52°05'11"E 92.14'; THENCE 147.17' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 220.00', CENTRAL ANGLE OF 38°19'45", LONG CHORD BEARS N71°15'04"E 144.44'); THENCE S89°35'04"E 51.10'; THENCE S00°24'56"W 299.51'; THENCE S89°29'30"W 563.37' TO THE POINT OF BEGINNING.

CONTAINING 115,057 SQUARE FEET --- 2.641 ACRES
RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.



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SHEET 3 OF 3

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