

OFFER TO PURCHASE
and
STATEMENT OF COMPENSATION

Project: Adams Road Reconstruction Project/Leach Road
Tax ID #15-30-452-005

TO: Bedient Land Development, LLC, a Michigan Limited Liability Company
2573 Leach Road
Rochester Hills, Michigan 48309

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 ^{EIGHT} ~~Five~~ Thousand and ^{THIRTY} ~~00~~/100 (~~\$5,000.00~~ ^{\$8,030.00}) 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:

SEE PAGE 3

(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	\$5,000.00	6,030.00 ^{MB}
(2)	Damages (2-24" DIAMETER TREES)	\$2,000.00	^{MB}
(3)	Less Benefits	\$ _____	
(4)	Total	\$5,000.00	8,030.00 ^{MB}

(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:

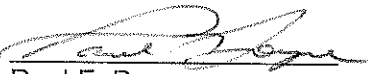
NONE

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.

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.

Bedient Land Development, LLC


By:

member

Dated: 8/10/06

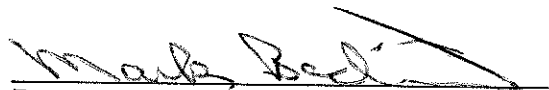
MAB
COUNTER

Acceptance of Offer:

Your signature immediately below is an acceptance of the terms hereof by owner, and results in a binding agreement of sale.

Bedient Land Development, LLC

Witnesses:


By:

member

Dated: 8/25/06

Granting of Possession

I/we, the undersigned owners, have no objections to the project and are freely granting to the City of Rochester Hills 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.

Bedient Land Development, LLC


By:

member

Dated: 8/25/06

EXHIBIT "A"

Project: Adams Road Reconstruction Project/Leach Road
Tax ID #15-30-452-005

DESCRIPTION OF RIGHT OF WAY ACQUISITION

Situated in the City of Rochester Hills, Oakland County, Michigan, described as:

The West 10 feet of Lot 43, Auburn Highlands, according to the plat thereof as recorded in liber 40, page(s) 19 of Plats, Oakland County Records.

DESCRIPTION OF REMAINDER

Lot 43, Auburn Highlands, except the West 10 feet, according to the plat thereof as recorded in liber 40, page(s) 19 of Plats, Oakland County Records.

Commonly known as: 2545 LEECH ROAD

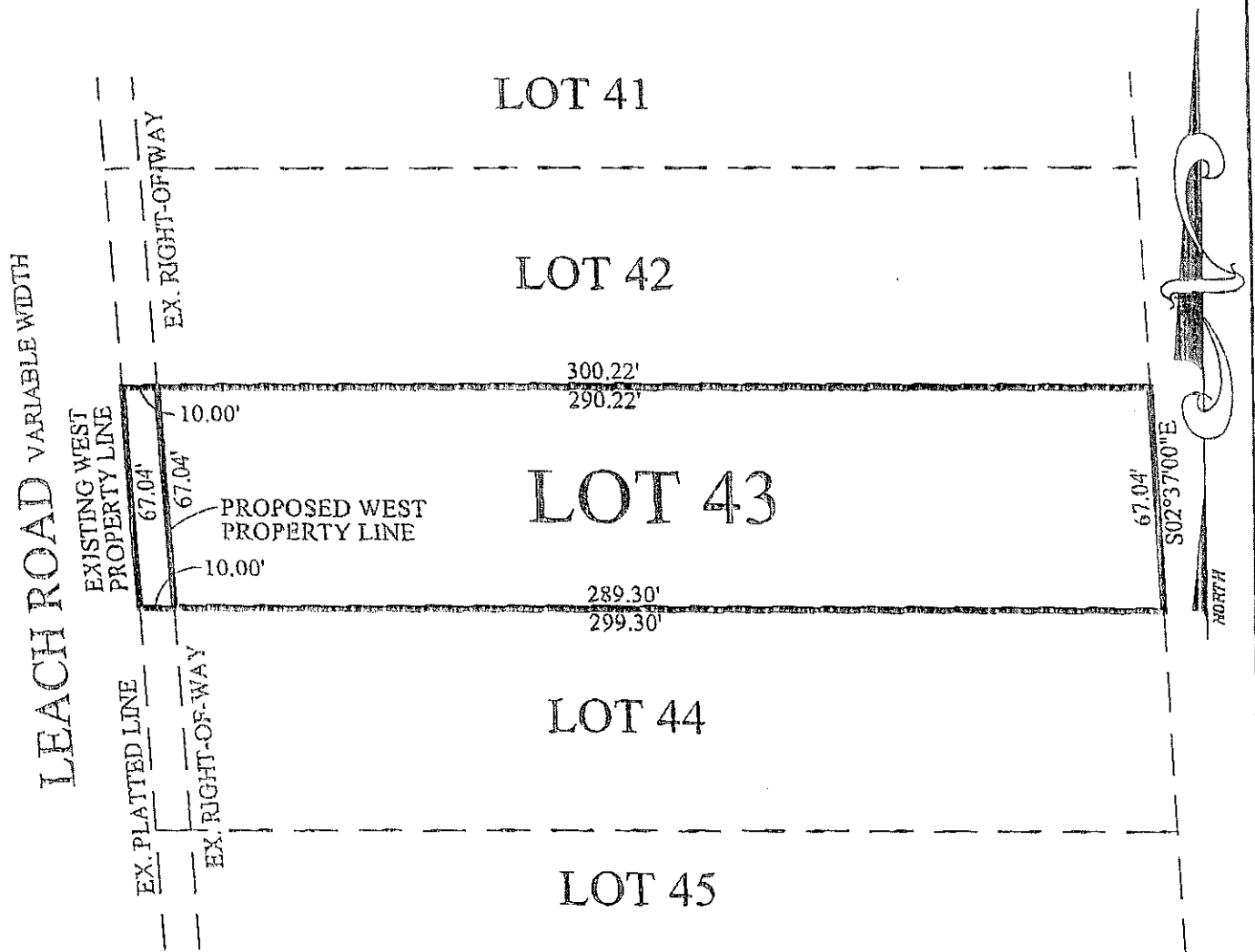
RIGHT-OF-WAY

LEGAL DESCRIPTION:

LOT 43 OF "AUBURN HIGHLANDS" BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 30, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 40 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS

PROPOSED RIGHT-OF-WAY:

PROPOSED RIGHT-OF-WAY BEING THE WEST 10 FT. OF SAID PARCEL ABOVE



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



PREPARED FOR:
BEDIENT LAND DEVELOPMENT LLC
2573 LEACH ROAD ROCHESTER HILLS
MICHIGAN, 48309

REVISIONS	MARK	BULLETIN	DATE	APPROVED BY	CITY COUNCIL DATE:	City of Rochester Hills	15-30-452-005	DATE: 05-18-05
						1000 Rochester Hills Drive Rochester Hills, Michigan 48309	PROP. RIGHT-OF-WAY	