

COMPLETE APPRAISAL, SUMMARY APPRAISAL REPORT

PREPARED BY

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APPRAISAL OF

VACANT LAND
N/S of Meadowfield Drive, west of Rochester Rd.
E/S of S. Adams Rd., south of Tienken Rd.
Rochester Hills, Oakland County, Michigan

PREPARED FOR

CITY OF ROCHESTER HILLS
% Mr. John D. Staran
Beier Howlett, P.C.
200 East Long Lake Road, Suite 110
Bloomfield Hills, Michigan 48304-2328

DATE OF APPRAISAL

November 15, 2004

EFFECTIVE DATES OF MARKET VALUE

“as is” fee simple market value, effective October 20, 2004



November 15, 2004

CITY OF ROCHESTER HILLS

% Mr. John D. Staran
Beier Howlett, P.C.
200 East Long Lake Road, Suite 110
Bloomfield Hills, Michigan 48304-2328

RE: Complete appraisal, summary appraisal report
Vacant Land
N/S of Meadowfield Drive, west of Rochester Rd. (Parcel No. 15-22-226-016)
E/S of S. Adams Rd., south of Tienken Rd. (Parcel No. 15-08-100-006 & -007)
Rochester Hills, Oakland County, Michigan

Frohm & Widmer, Inc. File No. 04-93C

Dear Mr. Staran:

Corresponding with the request of Mr. Ed Anzek, Planning Director for the City of Rochester Hills, I have prepared a complete appraisal for the above referenced properties, presented in a summary appraisal report format. The reported "as is" market value conclusions, each expressed in terms equivalent to cash, contemplate ownership in fee simple estate. Pertinent definitions used in the valuation process are supplied in the accompanying complete appraisal. The appraisal process commenced in early September 2004, when file information was reviewed and market investigations commenced. The subject property was inspected on numerous occasions, however, most recently on October 20, 2004. As such, **October 20, 2004** represents the effective date of this appraisal.

In general, the subject property is comprised of two, vacant parcels of land, each located within the city of Rochester Hills, Oakland County, Michigan. That commonly referred to further as the Meadowfield Parcel, is identified as parcel no. 15-22-226-016 and is located along the north side of Meadowfield Drive, just west of Rochester Road. This parcel includes roughly 9.581 acres, and as of the present date is zoned SP, Special Purpose. The second parcel, that to be further identified as the Adams Parcel is comprised of two tax parcels (i.e., 15-08-100-006 & -007) and is located along the east side of S. Adams Road, just south of Tienken Road. Each of these two parcels include roughly 4.724 acres, for a combined site area of 9.448 acres. As of this date, these parcels are zoned R-1, One-family residential. More detailed physical and economic information involving the subject properties is supplied in the accompanying complete appraisal.

I have inspected the subject and all comparables relied upon in this appraisal, and personally made the necessary investigations and analyses pertinent to this appraisal problem. The accompanying report details the method of the appraisal together with data gathered during my investigations. I certify that I have no past, present, or contemplated interest in the subject, and neither my employment nor fee is dependent upon the value estimates reported.

This appraisal has been prepared in a manner which complies with the **Uniform Standards of Professional Appraisal Practice (USPAP) 2004 Edition**, all Code of Professional Ethics and Standards of Professional Appraisal Practice of the **Appraisal Institute**, and all state and federal laws governing the real estate appraisal industry. Likewise, the valuation process has been applied in a manner consistent with real estate appraisal concepts as presented within the **Appraisal Institute's The Appraisal of Real Estate, 12th edition**. As stipulated by Michigan law, "appraisers are to be licensed/certified and are regulated by the Michigan Department of Labor & Economic Growth, P.O. Box 30018, Lansing, Michigan 48909". John R. Widmer, Jr., MAI is licensed in the state of Michigan as a certified general appraiser.

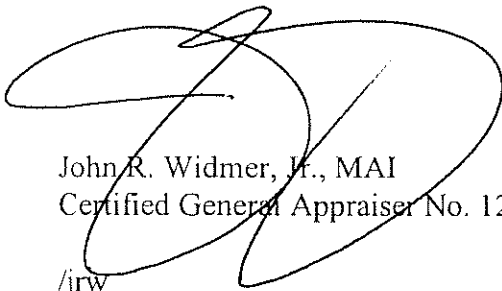
After a thorough analysis of all pertinent data and information, and subject to the general and specific appraisal limiting conditions presented within this complete appraisal, the following "as is" fee simple market values, each effective October 20, 2004 apply:

Meadowfield Parcel (Tax I.D. No. 15-22-226-016) \$1,220,000
Adams Parcel (Tax I.D. Nos. 15-08-100-006 & -007) \$1,085,000

This letter of transmittal is not an appraisal, however, it is part of the accompanying appraisal report, which reveals the data used and methods applied in estimating market values. The above value estimates are subject to the assumptions and limiting conditions contained within this appraisal report. I am available to answer any questions you may have regarding the contents or methods employed in this appraisal. If further assistance is required, please call at your convenience.

Respectfully submitted,

FROHM & WIDMER, INC.



John R. Widmer, Jr., MAI
Certified General Appraiser No. 1201000280
/jrw