

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That P.E.M. LLC, a Michigan limited liability company, the address of which is 300 Park Street, Suite 470, Birmingham, Michigan 48009-3422 ("Grantor"),

Conveys and Warrants to: The City of Rochester Hills, a Michigan municipal corporation ("Grantee"), whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309,

the following-described premises situated in the City of Rochester Hills, County of Oakland and State of Michigan, to-wit:

See Exhibit A, attached hereto and made a part hereof

Commonly known as: Part of 3277 S. Rochester Road, and Part of 3295 S. Rochester Road, Rochester Hills, MI
Tax Parcel No.: Part of 15-35-100-038, and Part of 15-35-100-042

Subject to existing building and use restrictions, easements and zoning ordinances, for the sum of One Dollar (\$1.00). This transaction is exempt pursuant to MCLA 207.505(a) and MCLA 207.526(a).

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.

The Grantor grants to the Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: March 15, 2007.

Signed by:

P.E.M. LLC, a Michigan limited liability company

By: Patrick E. Moran
Patrick E. Moran, Manager

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

Michael J. Hoomaert, Notary Public
State of Michigan, County of Oakland
My Commission Expires 8/31/2012
Acting in the County of OAKLAND

The foregoing instrument was acknowledged before me this 15 day of March, 2007, by Patrick E. Moran, the Manager of P.E.M. LLC, a Michigan limited liability company, on behalf of the company.

Michael J. Hoomaert
MICHAEL J. HOOMAERT, Notary Public
OAKLAND County, Michigan
Acting in OAKLAND County, Michigan

My Commission expires: 8-31-2012

When Recorded Return To: Grantee	Send Subsequent Tax Bills To: Grantee	Drafted by: John D. Gaber Williams, Williams, Rattner & Plunkett, P.C. 380 N Old Woodward – Ste 300 Birmingham, MI 48009
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OK'd
J. S. Moran
4-16-07

EXHIBIT A

LEGAL DESCRIPTION RIGHT OF WAY DEDICATION

A parcel of land located in the Northwest 1/4 of Section 35, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County Michigan, described as: Commencing at the Northwest corner of said Section 35; thence S02°00'59"E (recorded S00°11'30"W) 1083.23 feet along the West line of said Section 35; thence N87°45'48"E 87.00 feet to the Easterly right of way line of Rochester Road (variable width) for a Place of Beginning; thence N02°00'59"W 186.35 feet along the Easterly Right of Way line of said Rochester Road; thence N87°45'48"E 36.00 feet; thence S01°48'29"E 826.74 feet; thence S87°22'45"W 34.08 feet (recorded as S87°23'56"W) to the Easterly Right of Way line of said Rochester Road; thence N02°00'59"W 35.11 feet (recorded as 35.00 feet) along said Right of Way line; thence S87°20'51"W 19.90 feet (recorded as S87°23'56"W 20.00 feet); thence N02°00'59"W 140.05 feet (recorded as 140.00 feet); thence N01°23'38"E 351.01 feet (recorded as N01°24'48"E); thence N01°57'46"W 115.27 feet (recorded as N02°00'59"W) to the Place of Beginning.

OK
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4-16-07