

# 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 #15-13-301-058

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 18<sup>th</sup> day of March, 2016.

**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 18<sup>th</sup> day of March, 2016, 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

*Heidi L. Verellen*  
Heidi L. Verellen, Notary Public  
Macomb County, Michigan  
My Commission Expires: 4-9-21

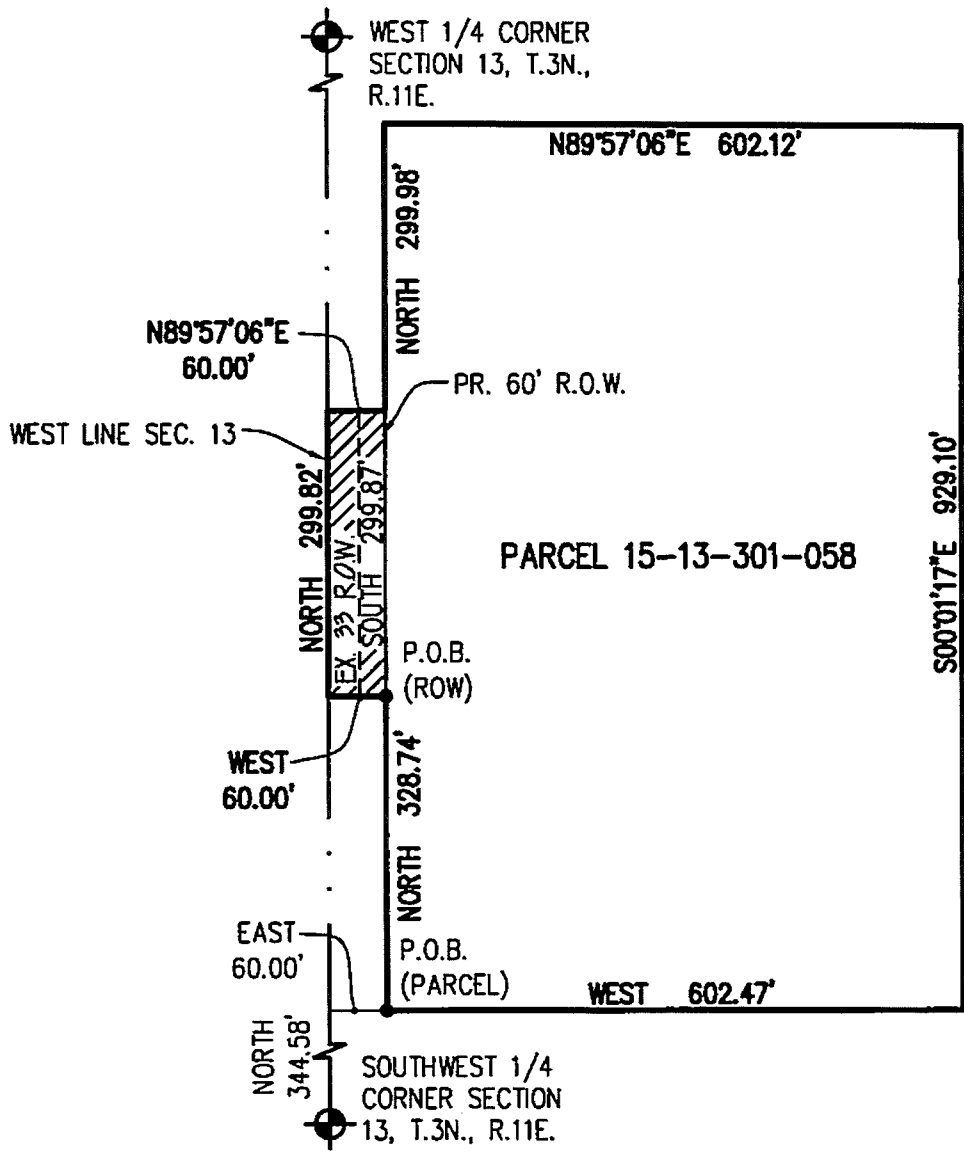
When recorded return to:  
City of Rochester Hills,  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

*John Staran*  
Approved 8/16/16

**HEIDI L. VERELLEN**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires April 9, 2021  
Acting in the County of Macomb

# EXHIBIT A

## R.O.W. DEDICATION



**LEGAL DESCRIPTION: 15-13-301-058**

PART OF THE SOUTHWEST 1/4 OF SECTION 13, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS NORTH 344.58' ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF JOHN R ROAD AND EAST 60.00' FROM THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 328.74'; THENCE EAST 60.00'; THENCE NORTH 299.82'; THENCE N89°57'06"E 60.00'; THENCE NORTH 299.98'; THENCE N89°57'06"E 602.12'; THENCE S00°01'17"E 929.10'; THENCE WEST 602.47' TO THE POINT OF BEGINNING.

CONTAINING 577,428 SQUARE FEET --- 13.256 ACRES  
RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

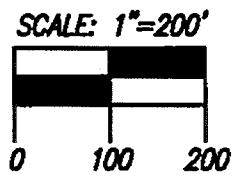
**LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION**

PART OF THE SOUTHWEST 1/4 OF SECTION 13, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS NORTH 344.58' ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF JOHN R ROAD AND EAST 60.00' AND NORTH 328.74' FROM THE SOUTHWEST 1/4 CORNER OF SAID SECTION 13; THENCE WEST 60.00'; THENCE NORTH 299.82' ALONG THE WEST LINE OF SAID SECTION 13; THENCE N89°57'06"E 60.00'; THENCE SOUTH 299.87' TO THE POINT OF BEGINNING.

CONTAINING 17,991 SQUARE FEET --- 0.413 ACRES  
RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

*Mike Tavit  
Approved 9/13/16*

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M-15-0439  
SHEET 1 OF 1

CLIENT:	LOMBARDO HOMES
PROJECT:	BLOOMER WOODS, S.W. 1/4 SEC. 13 ROCHESTER HILLS
DATE:	8/24/15
REV.	3/10/16
	9/13/16

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