

WARRANTY DEED
TO THE CITY OF ROCHESTER HILLS

The Grantors: Rochester Hills Corporate Center LLC

Whose address is 28470 Thirteen Mile Road, Suite 220, Farmington Hills, MI 48334

for the sum of _____ 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:

Part of SEE ATTACHED EXHIBIT "A"
Tax Identification #s: 15-30-176-001 AND 15-30-326-008

Signed this 22 day of AUG., 2006

[Signature]
Witness GARY N. COOPER
[Signature]
Witness Joyce L. Pirkulas

[Signature]
Grantor GARY SAKWA

Witness _____
Witness _____

Grantor _____

STATE OF MICHIGAN

County of Oakland

The foregoing instrument was acknowledged before me this 22 day of AUG, 2006
by GARY SAKWA the Authorized Representative
(Names of Officer(s)) (Title(s) of Officer(s))
of Rochester Hills Corporate Center LLC a limited liability company Corporation, on
(Name of Corporation) (State of Incorporation)
behalf of the corporation.

[Signature] oakland Michigan 2-11-2007
NOTARY PUBLIC COUNTY COMMISSION EXPIRES

Drafted by: Chris Corden
Grand Sakwa Properties, LLC
28470 Thirteen Mile Rd., Ste 220
Farmington Hills, MI 48334

JOYCE L. PIKULAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Feb 11, 2007
ACTING IN COUNTY OF Oakland

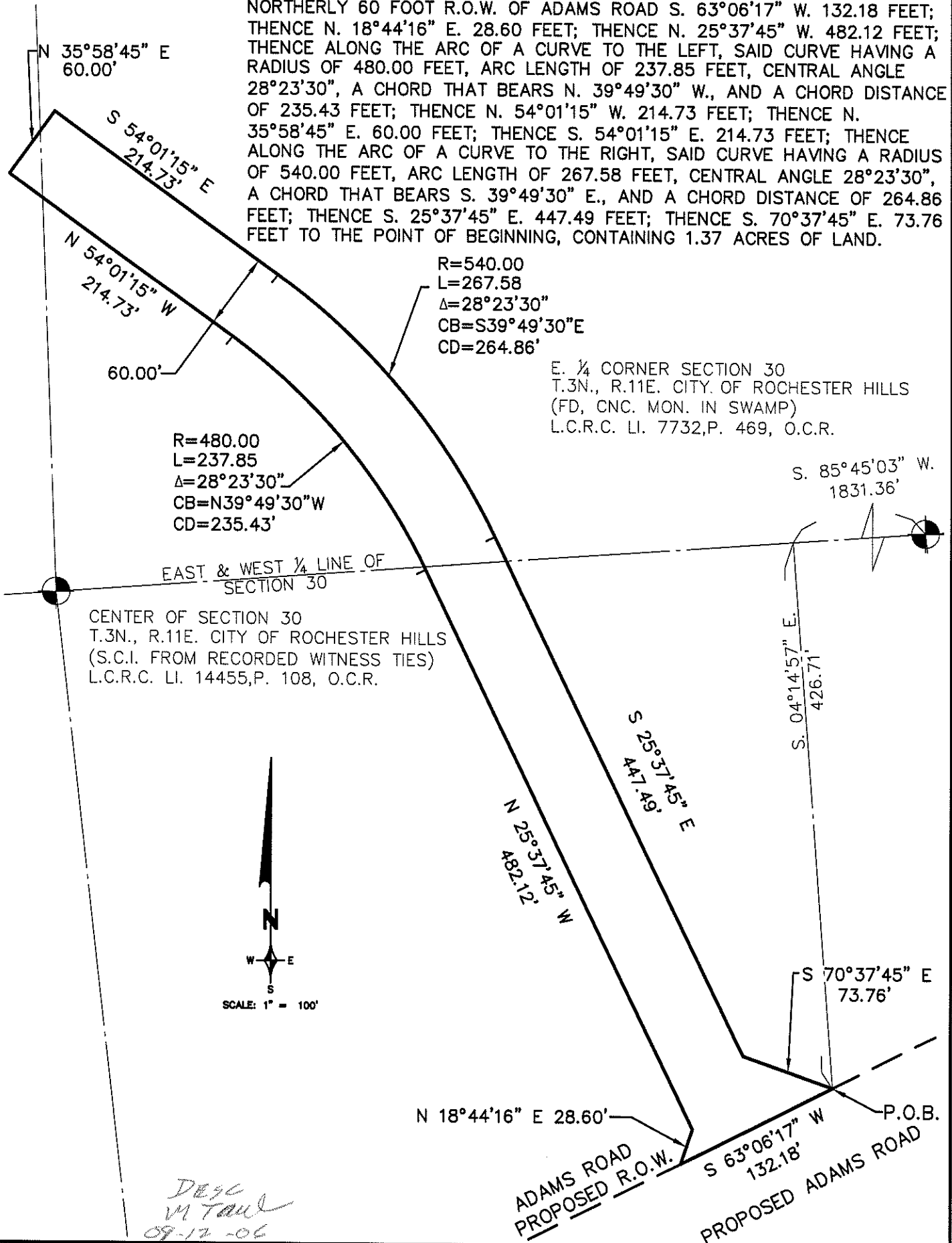
When recorded return to: City of Rochester Hills,
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

APPROVED AS TO FORM
J. Staran 8/30/06
ROCHESTER HILLS COUNSEL

PROPOSED 60' ROAD RIGHT OF WAY

A PARCEL OF LAND LOCATED IN SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 30, THENCE S. 85°45'03" W. 1831.36 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 30, THENCE S. 04°14'57" E. 426.71 FEET TO THE POINT OF BEGINNING ON THE PROPOSED NORTHERLY 60 FOOT R.O.W. OF ADAMS ROAD; THENCE FROM SAID POINT OF BEGINNING CONTINUING ALONG SAID NORTHERLY 60 FOOT R.O.W. OF ADAMS ROAD S. 63°06'17" W. 132.18 FEET; THENCE N. 18°44'16" E. 28.60 FEET; THENCE N. 25°37'45" W. 482.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 480.00 FEET, ARC LENGTH OF 237.85 FEET, CENTRAL ANGLE 28°23'30", A CHORD THAT BEARS N. 39°49'30" W., AND A CHORD DISTANCE OF 235.43 FEET; THENCE N. 54°01'15" W. 214.73 FEET; THENCE N. 35°58'45" E. 60.00 FEET; THENCE S. 54°01'15" E. 214.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, ARC LENGTH OF 267.58 FEET, CENTRAL ANGLE 28°23'30", A CHORD THAT BEARS S. 39°49'30" E., AND A CHORD DISTANCE OF 264.86 FEET; THENCE S. 25°37'45" E. 447.49 FEET; THENCE S. 70°37'45" E. 73.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.37 ACRES OF LAND.

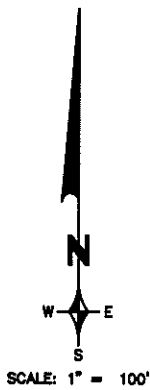


R=540.00
L=267.58
Δ=28°23'30"
CB=S39°49'30"E
CD=264.86'

R=480.00
L=237.85
Δ=28°23'30"
CB=N39°49'30"W
CD=235.43'

E. 1/4 CORNER SECTION 30
T.3N., R.11E. CITY OF ROCHESTER HILLS
(FD, CNC. MON. IN SWAMP)
L.C.R.C. LI. 7732,P. 469, O.C.R.

EAST & WEST 1/4 LINE OF SECTION 30
CENTER OF SECTION 30
T.3N., R.11E. CITY OF ROCHESTER HILLS
(S.C.I. FROM RECORDED WITNESS TIES)
L.C.R.C. LI. 14455,P. 108, O.C.R.



*DESG
M TAU
09-12-06*

REVISIONS		
ITEM	DATE	BY
PER CITY	9/7/06	AJ

**60' R.O.W. DESCRIPTION
ADAMS/M 59
ROCHESTER HILLS, MICHIGAN**

Z E I M E T W O Z N I A K
& ASSOCIATES
Civil Engineers & Land Surveyors
40024 GRAND RIVER AVE, SUITE 100
NOVI, MICHIGAN 48375
P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	05/19/06	SCALE	HOR: 1" = 100'
DESIGNED BY	RAH	JOB NO.	97144
DRAWN BY	BMG	SHEET NO.	1
		FIELD BOOK NO.	

OVERALL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 30 AND PROCEEDING ALONG THE EAST AND WEST 1/4 LINE OF SECTION 30 N. 85°49'02" E. (53.79 FEET RECORD) 53.62 FEET MEASURED TO THE EASTERLY LINE OF RE-LOCATED ADAMS ROAD (100 FEET WIDE) AND POINT OF BEGINNING; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF M-59 HIGHWAY: N. 06°10'26" E. 50.00 FEET, N. 64°49'34" E. 172.20 FEET, S. 83°49'34" E. 181.90 FEET, N. 66°56'26" E. 174.53 FEET, N. 37°42'26" E. 469.08 FEET, N. 48°27'26" E. 260.94 FEET, N. 69°57'26" E. 260.94 FEET, N. 82°38'32" E. MEASURED (N. 82°42'35" E. RECORD) 155.60 FEET; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF M-59 HIGHWAY N. 83°38'00" E. 518.80 FEET AND N. 86°15'27" E. 883.35 FEET; THENCE S. 03°44'33" E. 36.88 FEET; THENCE S. 35°56'59" W. 539.62 FEET; THENCE S. 54°01'15" E. 78.26 FEET; THENCE 267.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 540.00 FEET, CENTRAL ANGLE 28°23'30", AND A CHORD THAT BEARS S. 39°49'30" E. 264.86 FEET; THENCE S. 25°37'45" E. 447.49 FEET; THENCE S. 70°37'45" E. 73.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED ADAMS ROAD (VARIABLE WIDTH); THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED ADAMS ROAD: S. 63°06'17" W. 792.86 FEET, 420.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1325.00 FEET, CENTRAL ANGLE 18°10'05", AND A CHORD THAT BEARS S. 72°11'19" W. 418.39 FEET, S. 08°43'39" E. 15.00 FEET, 402.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1340.00 FEET, CENTRAL ANGLE 17°13'42", AND A CHORD THAT BEARS S. 89°53'12" W. 401.41 FEET, N. 81°29'57" W. 516.90 FEET, 811.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 880.00 FEET, CENTRAL ANGLE 52°48'17", AND A CHORD THAT BEARS S. 72°05'55" W. 782.62 FEET, 193.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 290.00 FEET, CENTRAL ANGLE 38°12'02", AND A CHORD THAT BEARS N. 72°57'21" W. 189.79 FEET, AND S. 87°56'48" W. 48.97 FEET TO A POINT ALONG THE CENTERLINE OF SAID ADAMS ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID CENTERLINE N. 02°03'12" W. 139.01 FEET; THENCE N. 85°38'28" E. 1288.01 FEET MEASURED (1286.53 RECORD); THENCE N. 86°49'32" E. 120.00 FEET; THENCE N. 03°14'14" W. 299.77 FEET MEASURED (300.13 FEET RECORD); THENCE N. 86°44'58" E. 120.00 FEET; THENCE N. 03°15'02" W. 380.30 FEET MEASURED (382.70 FEET RECORD) TO A POINT ON THE SAID EAST AND WEST LINE OF SECTION 30; THENCE ALONG SAID EAST AND WEST LINE S. 85°49'02" W. 240.02 FEET; THENCE S. 03°12'02" E. 376.03 FEET; THENCE S. 85°38'52" W. 846.38 FEET; THENCE N. 02°07'08" W. 80.00 FEET; THENCE S. 85°38'52" W. 401.16 FEET MEASURED (398.69 FEET RECORD) TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID ADAMS ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N. 01°30'03" W. 54.78 FEET; THENCE N. 85°38'52" E. 17.02 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY OF SAID ADAMS ROAD (50 FEET WIDE, 1/2 WIDTH) N. 01°30'03" W. 146.14 FEET; THENCE ALONG SAID RIGHT-OF-WAY OF RE-LOCATED ADAMS ROAD 99.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1382.39 FEET, CENTRAL ANGLE 04°07'00", AND A CHORD THAT BEARS N. 00°33'17" E. 99.30 FEET TO THE POINT OF BEGINNING, CONTAINING 69.34 ACRES OF LAND, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO INCLUDING THE FOLLOWING PARCEL OF LAND.

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 AND PROCEEDING ALONG THE WEST LINE OF SAID SECTION 30 (AS MONUMENTED) ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: S. 01°30'03" E. 385.17 FEET AND S. 02°03'12" E. 554.35 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG PROPOSED ADAMS ROAD RIGHT-OF-WAY N. 87°56'48" E. 48.97 FEET, 101.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 170.00 FEET, CENTRAL ANGLE 34°12'43", AND A CHORD THAT BEARS S. 74°57'03" E. 100.01 FEET, 56.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 880.00 FEET, CENTRAL ANGLE 03°42'07", AND A CHORD THAT BEARS S. 35°57'41" W. 56.85 FEET; THENCE S. 85°38'28" W. 109.64 FEET TO A POINT ON SAID CENTERLINE OF ADAMS ROAD; THENCE ALONG SAID CENTERLINE N. 02°03'12" W. 78.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES OF LAND, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO INCLUDING THE FOLLOWING PARCEL OF LAND.


A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 AND PROCEEDING ALONG THE WEST LINE OF SAID SECTION 30 (AS MONUMENTED) ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: S. 01°30'03" E. 385.17 FEET AND S. 02°03'12" E. 632.96 FEET, AND N. 85°38'28" E. 271.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PROPOSED ADAMS ROAD (VARIABLE WIDTH) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY: 753.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 760.00 FEET, CENTRAL ANGLE 56°46'43", AND A CHORD THAT BEARS N. 70°06'42" E. 722.70 FEET AND S. 81°29'57" E. 337.76 FEET; THENCE S. 03°10'24" E. 118.34 FEET; THENCE S. 85°38'28" W. 1023.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.75 ACRES OF LAND, BEING SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF EXISTING CONDITIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS MAY BE SHOWN. THE RELATIVE ERROR OF CLOSURE OF THE LATITUDES AND DEPARTURES OF THE UNADJUSTED FIELD TRAVERSE IS NOT GREATER THAN 1 PART IN 5,000. THIS SURVEY WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH ACT 132 OF THE PUBLIC ACTS OF 1970.

DATE _____ RICHARD A. HOFSESS
PROFESSIONAL SURVEYOR No. 47955

REVISIONS					DATE	SCALE HOR: 1" = N/A
ITEM	DATE	BY			DESIGNED BY	FIELD BOOK NO.
SECTION LINE DIST.	9/15/05	AJ	OVERALL DESCRIPTION ADAMS ROAD AND M-59		DRAWN BY	JOB NO. 97144
						SHEET NO. 2 OF 2

Handwritten notes: 11/2/05 1st time 11-12-05