

REAL ESTATE TRANSFER TAX
999.99
STATE OF MICHIGAN
Dept. of JAN-9'86
Taxation

WARRANTY DEED

The Grantor, Angelo's Crushed Concrete, Inc., a Michigan corporation, whose address is 26400 Sherwood, Warren, Michigan 48091 conveys and warrants to Rochester Hills Executive Park, a joint venture of New England Life Ins. Co., a Massachusetts corporation, and RHEP Limited Partnership, a Michigan limited partnership, whose address is 500 Stephenson Hwy., Troy, Michigan 48084 the following described premises situated in the City of Rochester Hills, County of Oakland and State of Michigan:

See Attached Exhibit "A"

for the sum of Four Million Eight Hundred Fourteen Thousand and 00/100 (\$4,814,000.00) Dollars subject to the easements, building and use restrictions, and Maintenance Agreement for Retention Basin of record and further subject to such identical easements and maintenance agreements as may be hereafter entered into by Grantor in connection with Grantor's transfer of the adjoining parcels described on Exhibit "B", the Grantor's obligations under all of which Grantee hereby agrees to assume and discharge.

Dated this 15th day of October, 1985.

Signed in the presence of:

William W. Benson
William W. Benson
Michael L. Stefani
Michael L. Stefani

ANGELO'S CRUSHED CONCRETE, INC.
GRANTOR

By: Angelo Iafate
Angelo Iafate
Its President
And: Dominic Iafate
Dominic Iafate
Its Secretary

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STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS

The foregoing instrument was acknowledged before me this 15th day of October, 1985, by Angelo Iafate and Dominic Iafate the President and Secretary of Angelo's Crushed Concrete, Inc., a Michigan corporation, on behalf of the Corporation.

Diane M. Craig
Diane M. Craig, Notary Public
Oakland County
My commission expires: 2-8-87

STATE OF MICHIGAN
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County's Treasurer's Certificate

City Treasurer's Certificate

1-9-86
llk

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
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When Recorded Return To:
Rochester Hills Executive Park
500 Stephenson Hwy.
Troy, MI 48084

2

Send Subsequent Tax Bills To:
Rochester Hills Executive Park
500 Stephenson Hwy.
Troy, MI 48084

Drafted By:
Michael L. Stefani
1650 W. Big Beaver
Suite 200B
Troy, MI 48084

Tax Parcel# _____ Recording Fee _____ Transfer Tax 5,2

70 15-29-300-005-40 15-30-476-005-001
~~15-29-300-006~~ 70

3

7

OAKLAND COUNTY
JAN 10 14:06
RECORDED RIGHT OF WAY NO. 38782

A part of the Southwest 1/4 section 29 and the Southeast 1/4 of Section 30, T-3-N., R-11-E., City of Rochester Hills, Oakland County, Michigan being described as: Commencing at the Southwest corner of said section 29, said point being also the Southwest corner of said section 30; thence S. $88^{\circ} 02' 39''$ W., 208.22 feet along the center of Auburn Road to the point of beginning, said line being on the Northernly line of Hillcrest Subdivision as recorded in Liber 37, Page 19 of Plats, Oakland County Records; thence continuing along said line S. $88^{\circ} 02' 39''$ W., 100.07 feet; thence N. $04^{\circ} 05' 35''$ W., 448.34 feet; thence along a curve to the left 142.24 feet, said curve having a radius of 215.00 feet, central angle of $37^{\circ} 54' 25''$ and long chord bearing of N. $23^{\circ} 02' 47''$ W., 139.66 feet; thence N. $42^{\circ} 00' 00''$ W., 73.60 feet; thence S. $85^{\circ} 57' 25''$ W., 305.14 feet; thence S. $88^{\circ} 02' 39''$ W., 208.00 feet to a point on the East line of Auburn Highlands Subdivision as recorded in Liber 40, Page 19 of Plats, Oakland County, Michigan Records; thence the following four courses along said line, (1) N. $04^{\circ} 05' 35''$ W., 317.11 feet, and (2) N. $04^{\circ} 02' 35''$ W., 1,320.69 feet, and (3) N. $04^{\circ} 53' 35''$ W., 303.20 feet, and (4) N. $03^{\circ} 45' 35''$ W., 1.27 feet to a point on the South line of the Grand Trunk Western Railroad, said line being 60 feet southerly of the center of the track as laid out; thence along said line along a curve to the right, 249.42 feet, said curve having a radius of 7,580.00 feet, central angle of $01^{\circ} 53' 07''$ and long chord bearing of N. $64^{\circ} 30' 13''$ E., 249.41 feet; thence continuing along said line, N. $65^{\circ} 26' 46''$ E., 1,044.21 feet to the East line of section 30, thence N. $01^{\circ} 33' 06''$ W., 9.72 feet to the East 1/4 corner of section 30, said point being also the West 1/4 corner of section 29; thence N. $85^{\circ} 57' 29''$ E., 688.37 feet along the East West 1/4 line of said section 29 to the Westerly line of a Consumers Power corridor (66 feet wide); thence S. $00^{\circ} 52' 55''$ W., 2,374.54 feet along said line; thence S. $88^{\circ} 26' 54''$ W., 655.98 feet; thence S. $01^{\circ} 33' 06''$ E., 269.32 feet; thence S. $85^{\circ} 54' 25''$ W., 349.49 feet; thence S. $04^{\circ} 05' 35''$ E., 130.00 feet; thence along a curve to the left 68.26 feet, said curve having a radius of 152.76 feet, central angle of $25^{\circ} 36' 12''$ and long chord bearing of S. $16^{\circ} 53' 41''$ E., 67.70 feet; thence along a curve to the right 68.26 feet said curve having a radius of 152.76 feet, central angle of $25^{\circ} 36' 12''$ and long chord bearing of S. $16^{\circ} 53' 41''$ E., 67.70 feet; thence S. $04^{\circ} 05' 35''$ E., 190.04 feet to the point of beginning, said point being on the South line of said section 30, and containing 94.70 acres.

RECORDED RIGHT OF WAY NO. 3076