



# **EXHIBIT 1**

**Quit Claim Deed dated November 4, 2011 from  
Arbors of Aldingbrooke, LLC  
To  
Charter Township of West Bloomfield  
Water Supply System**

QUIT CLAIM DEED - Limited Liability Company

KNOW ALL MEN BY THESE PRESENTS: That **ARBORS OF ALDINGBROOKE LLC**  
A Michigan Limited Liability Company  
Whose address is **31731 NORTHWESTERN HWY., SUITE 250 W**  
**FARMINGTON HILLS, MI 48334**

Quit Claims to **THE CHARTER TOWNSHIP OF WEST BLOOMFIELD**  
Whose address is **4550 WALNUT LAKE ROAD, WEST BLOOMFIELD MI 48325**  
the following described premises situated in the **TOWNSHIP**  
of **WEST BLOOMFIELD** County of **OAKLAND** and State of Michigan,  
to-wit:

**THE ENTIRE WATER SUPPLY SYSTEM, INCLUDING ALL MAINS, PIPES, HYDRANTS AND OTHER RELATED FITTINGS, AND CONNECTIONS LOCATED IN OR UPON THE BASEMENT DESCRIBED IN ATTACHED EXHIBIT A**


for the full consideration of **ONE (1) DOLLAR.**

Subject to


Dated this **4** day of **NOVEMBER** 20**11**

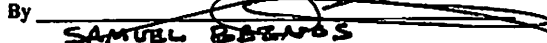
Witnesses:

Signatures:

  
ELIZABETH J. CARLSON

ARBORS OF ALDINGBROOKE LLC (L.S.)  
a Michigan Limited Liability Company

  
MARK HIGLEY

By   
SAMUEL BZANOS  
Its AUTHORIZED AGENT AND MANAGER OF

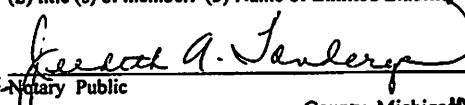
By OAKLAND MANAGEMENT COMPANY

Its MANAGEMENT COMPANY

STATE OF MICHIGAN  
COUNTY OF OAKLAND } ss.

The foregoing instrument was acknowledged before me this 4th day of NOVEMBER 2011  
(1) By SAMUEL BZANOS, MANAGER AND AUTHORIZED AGENT OF  
(2) OAKLAND MANAGEMENT COMPANY, MANAGER.  
(3) of ARBORS OF ALDINGBROOKE LLC  
a Michigan Limited Liability Company on behalf of the said Michigan Limited Liability Company.  
Note: Insert at (1) name(s) of member. (2) title (s) of member. (3) Name of Limited Liability Company.

Drafted By:  
MARK HIGLEY  
ARBORS OF ALDINGBROOKE LLC  
31731 NORTHWESTERN HWY.  
SUITE 250 W  
FARMINGTON HILLS, MI  
48334

  
Notary Public

JUDITH A. TANDER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Dec 28, 2013  
NOTING IN COUNTY OF OAKLAND

County, Michigan  
My Commission Expires: 12-29-2013

COUNTY TREASURER'S CERTIFICATE

CITY TREASURER'S CERTIFICATE

Recording Fee: \$ \_\_\_\_\_ Return to: Township Clerk  
Charter Township of West Bloomfield  
State Transfer Tax: \$ \_\_\_\_\_ 4550 Walnut Lake Road, P.O. Box 250130  
West Bloomfield, MI 48325  
Send subsequent tax bills to: \_\_\_\_\_

# **EXHIBIT A**

WATER MAIN /<sup>MRH</sup>SANITARY SEWER /STORM WATER EASEMENT  
(for Limited Liability Company)

KNOW ALL MEN BY THESE PRESENT that: ARBORS OF ALDINGBROOKE LLC  
31731 NORTHWESTERN HWY, SUITE 250W  
whose address is FARMINGTON HILLS, MI 48334 party of the first part, for and in consideration of

the sum of ONE (\$ 1.00 ) Dollars and paid by the Charter Township of West Bloomfield, a Michigan Charter Township, party of the second part, whose address is 4550 Walnut Lake Road, Box 250130, West Bloomfield, Michigan 48325, do hereby grant to said party of the second part, the right to construct, operate, maintain, repair and/or replace the watermain, ~~sanitary sewer and/or storm sewer~~ <sup>MRH</sup> over, under, upon and across the following described land situated in the Township of West Bloomfield, County of Oakland, State of Michigan more particularly described as follows:

SEE ATTACHED EXHIBIT A

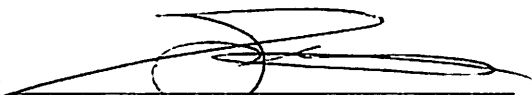
Sidwell: 18-29-226-048

and to enter upon adjacent lands within ten (10) feet of said easement for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 4th day of November, 2011

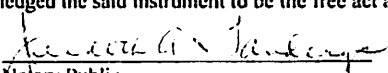
by   
SAMUEL BEZNOS

its AUTHORIZED AGENT AND MANAGE OF  
OAKLAND MANAGEMENT COMPANY  
ITS MANAGEMENT COMPANY  
by \_\_\_\_\_

its \_\_\_\_\_

STATE OF MICHIGAN }  
                                  } SS  
COUNTY OF OAKLAND }

On this 4TH day of NOVEMBER, 2011, before me, personally appeared SAMUEL BEZNOS who, being by me duly sworn did say that he is a member (they are members) of OAKLAND MANAGEMENT CO. and that said instrument was signed in behalf of said limited liability company by authority of its articles of agreement; and the said member(s) acknowledged the said instrument to be the free act and deed of said partnership.

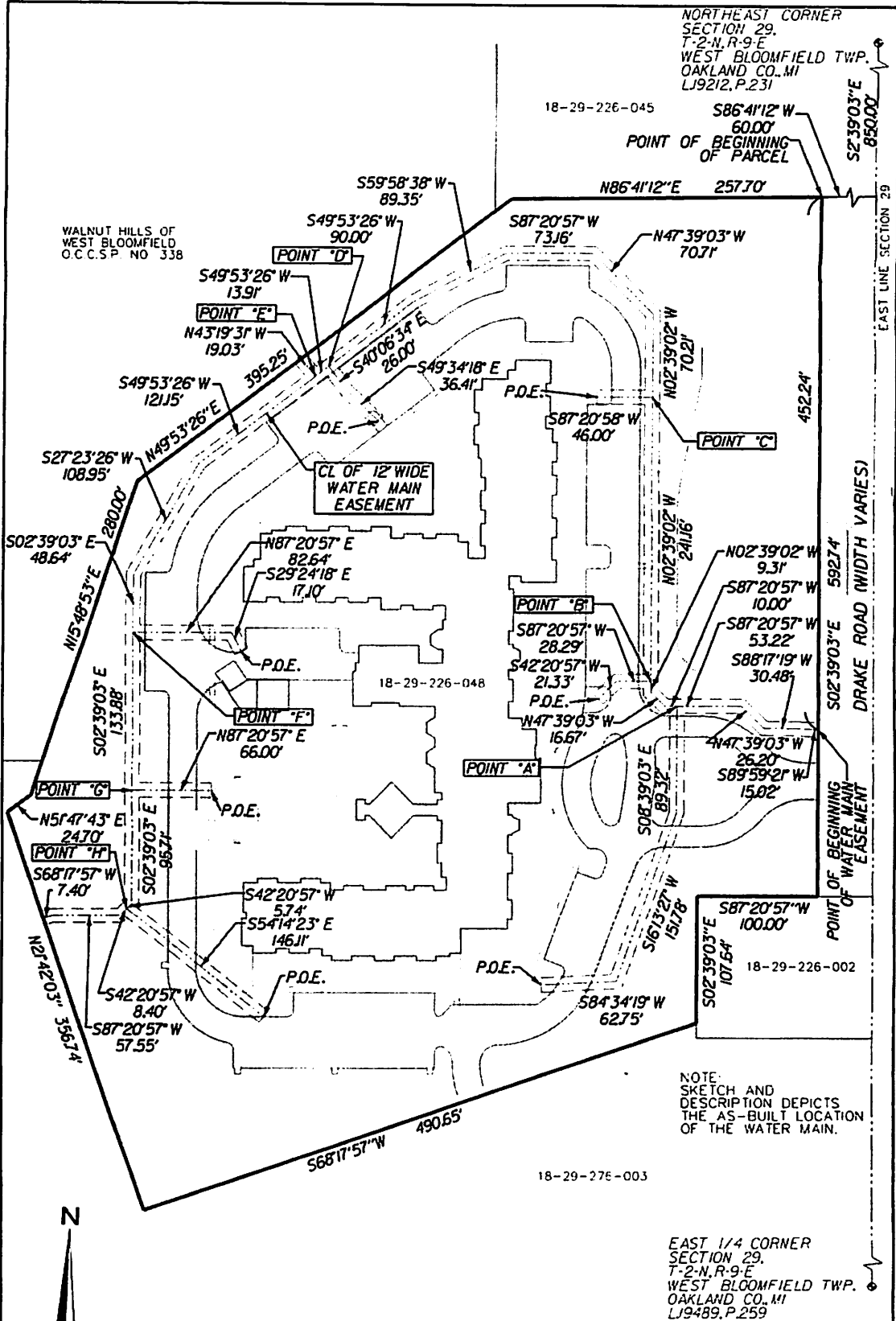
  
Notary Public  
Oakland County, Michigan  
My commission expires: 12-29-2013

Drafted by:  
MARK HIGHLIN  
ARBORS OF ALDINGBROOKE LLC  
31731 NORTHWESTERN HWY  
SUITE 250W.  
FARMINGTON HILLS, MI  
48334


JUDITH A. TANDERYS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Dec 29, 2013  
ACTING IN COUNTY OF OAKLAND

When recorded return to:  
WEST BLOOMFIELD TOWNSHIP  
Township Clerk  
4550 Walnut Lake Rd., PO Box 250130  
West Bloomfield, MI 48325

# EXHIBIT A



**AS-BUILT SKETCH OF DESCRIPTION**  
 12 FT. WD. WATER MAIN EASEMENT  
 PART OF THE NORTHEAST 1/4 OF SECTION 29  
 WEST BLOOMFIELD TWP., OAKLAND COUNTY, MICHIGAN

 <b>Giffels-Webster Engineers, Inc.</b> ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS 2871 BOND STREET, ROCHESTER HILLS, MI 48309 (248) 852-3100	DATE: 11/15/2011	CHECKED BY: CDA	DATE: 7/12	SCALE: 1"=100'
	DRAWN: NT			SHEET: 1 OF 2
	DESIGN: NT			JOB No: 17600.00
	SECTION: 29			

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H/17/17600/17600.00 ALL SEASONS WEST BLOOMFIELD/DRAWING FILES/EASEMENTS/WATERMAIN EASEMENT REV AB.DGN

# PROPERTY DESCRIPTION

(AS FIELD SURVEYED)

PART OF THE NORTHEAST 1/4 OF SECTION 29, T-2-N, R-9-E, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29; THENCE S2°39'03"E, 850.00 FEET ALONG THE EAST LINE OF SAID SECTION 29 (DRAKE ROAD); THENCE S86°41'12"W, 60.00 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT OF WAY LINE OF SAID DRAKE ROAD; THENCE S2°39'03"E, 592.74 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S87°20'57"W, 100.00 FEET; THENCE S2°39'03"E, 107.64 FEET; THENCE S68°17'57"W, 490.65 FEET; THENCE N21°42'03"W, 356.74 FEET; THENCE N51°47'43"E, 24.70 FEET; THENCE N15°48'53"E, 280.00 FEET; THENCE N49°53'26"E, 395.25 FEET; THENCE N86°41'12"E, 257.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.620 ACRES.

## CENTERLINE OF 12 FT. WIDE WATER MAIN EASEMENT

PART OF THE NORTHEAST 1/4 OF SECTION 29, T-2-N, R-9-E, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29; THENCE S.2°39'03"E., 850.00 FEET ALONG THE EAST LINE OF SAID SECTION 29 (DRAKE ROAD); THENCE S.86°41'12"W., 60.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID DRAKE ROAD; THENCE S.2°39'03"E., 452.24 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT; THENCE S.89°59'21"W., 15.02 FEET; THENCE S.88°17'19"W., 30.48 FEET; THENCE N.47°39'03"W., 26.20 FEET; THENCE S.87°20'57"W., 53.22 FEET TO A POINT "A"; THENCE CONTINUING S.87°20'57"W., 10.00 FEET; THENCE N.47°39'03"W., 16.67 FEET; THENCE N.02°39'02"W., 9.31 FEET TO A POINT "B"; THENCE CONTINUING N.02°39'02"W., 241.16 FEET TO A POINT "C"; THENCE CONTINUING N.02°39'02"W., 70.21 FEET; THENCE N.47°39'03"W., 70.71 FEET; THENCE S.87°20'57"W., 73.16 FEET; THENCE S.59°58'38"W., 89.35 FEET; THENCE S.49°53'26"W., 90.00 FEET TO A POINT "D"; THENCE CONTINUING S.49°53'26"W., 13.91 FEET TO A POINT "E"; THENCE CONTINUING S.49°53'26"W., 121.15 FEET; THENCE S.27°23'26"W., 108.95 FEET TO A POINT "F"; THENCE CONTINUING S.02°39'03"E., 48.64 FEET TO A POINT "G"; THENCE CONTINUING S.02°39'03"E., 133.88 FEET TO A POINT "H"; THENCE CONTINUING S.02°39'03"E., 95.71 FEET; THENCE S.42°20'57"W., 5.74 FEET TO A POINT "I"; THENCE CONTINUING S.42°20'57"W., 8.40 FEET; THENCE S.87°20'57"W., 57.55 FEET; THENCE S.68°17'57"W., 7.40 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "A"; THENCE S.08°39'03"E., 89.32 FEET; THENCE S.16°13'27"W., 151.78 FEET; THENCE S.84°34'19"W., 62.75 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "B"; THENCE S.87°20'57"W., 28.29 FEET; THENCE S.42°20'57"W., 21.33 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "C"; THENCE S.87°20'58"W., 46.00 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "D"; THENCE S.40°06'34"E., 26.00 FEET; THENCE S.49°34'18"E., 36.41 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "E"; THENCE N.43°19'31"W., 19.03 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "F"; THENCE N.87°20'57"E., 82.64 FEET; THENCE S.29°24'18"E., 17.10 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "G"; THENCE N.87°20'57"E., 66.00 FEET TO THE POINT OF ENDING.

AND

THE CENTERLINE OF A 12 FEET WIDE WATER MAIN EASEMENT DESCRIBED AS: BEGINNING AT THE ABOVE DESCRIBED POINT "H"; THENCE S.54°14'23"E., 146.11 FEET TO THE POINT OF ENDING.

## AS-BUILT DESCRIPTION

12 FT. WD. WATER MAIN EASEMENT  
PART OF THE NORTHEAST 1/4 OF SECTION 29  
WEST BLOOMFIELD TWP., OAKLAND COUNTY, MICHIGAN

NOTE:  
SKETCH AND  
DESCRIPTION DEPICTS  
THE AS-BUILT LOCATION  
OF THE WATER MAIN.

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**GWE**  
**Giffels-Webster Engineers, Inc.**  
ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
2871 BOND STREET, ROCHESTER HILLS, MI 48069  
(248) 852-1100

DATE:	11/15/2011	CHECKED BY:	DATE:	SCALE:	NA
DRAWN:	NT	CDA	7/12	SHEET:	2 OF 2
DESIGN:	NT			JOB No:	17600.00
SECTION:	29				

REV. 2012-02-06, 2012-07-10, 2012-08-20

H/17/17600/17600.00/DRAWING FILES/EASEMENTS/WATERMAIN EASEMENT Rev AB.DGN