

LIVINGSTON-OAKLAND PROFESSIONAL CENTER

A Medical and Professional Office Condominium

Hartland Township
Livingston County
Michigan



Presented by:



Site located 2 miles east of US-23 on the north side of M-59 between Bullard Road and Fenton Road

LIVINGSTON-OAKLAND PROFESSIONAL CENTER

**Highland Rd
Hartland, MI 48353**

Livingston-Oakland Professional Center is a 34,500 sq.ft. office complex located 2 miles east of the M-59 / US-23 interchange in Hartland Township, Livingston Co, Michigan. We have three 10,000+ sq.ft. buildings, each split into seven units that are available for sale or lease that we can build-out to your requirements. The Center is an office condominium that can accommodate approximately 20,000 sq.ft. for medical use. The balance will be available for professional office usage.

Hartland Township is part of the fastest growing county in Michigan (approximately 3% population growth per year). Livingston County has a wide variety of commercial growth exceeding 2.5% per year in the number of employers since 1998. Brighton, Howell, Green Oak and Hartland Townships have seen an explosion in the number of large commercial and retail projects recently completed and planned for the near future.

The Livingston-Oakland Professional Center has easy access (within 45 minutes) to Pontiac, Lansing, Flint, Detroit and Ann Arbor via M-59, US-23 & I-96. Travel is made even easier with the new single control point interchange at M-59 / US-23. Your existing and new clients and patients will be able to get to you easily at this location.

The individual units range in size from 1,200 to 2,200 sq.ft. and can have at least one outside entrance with lighted signage, plenty of well lit parking and a private bathroom. The units can be combined and the build-out customized to your requirements. Each unit is served by natural gas, electric, cable, sewer hook-up and access to a community well.

Please consider joining our community at the Livingston-Oakland Professional Center. For more information, please contact Rick Bailey of Bailey Realty & Investment Company at 248-889-2800.



LIVINGSTON-OAKLAND

PROFESSIONAL CENTER

Condominium Units Pricing and Availability

| Building | Unit # | approx Area (sq.ft.) | approx Sale Price | Comments |
|----------|--------|----------------------|-------------------|-----------------------|
| "A" | | 10,736 | \$1,665,000 | |
| | 1 | 1,657 | \$265,000 | End unit facing M-59 |
| | 2 | 1,548 | \$250,000 | |
| | 3 | 1,605 | \$255,000 | |
| | 4 | 1,267 | \$205,000 | |
| | 5 | 1,605 | \$255,000 | |
| | 6 | 1,548 | \$250,000 | |
| | 7 | 1,506 | \$245,000 | End unit facing north |
| "B" | | 10,736 | \$1,615,000 | |
| | 1 | 1,657 | \$255,000 | End unit facing west |
| | 2 | 1,548 | \$240,000 | |
| | 3 | 1,605 | \$245,000 | |
| | 4 | 1,267 | \$200,000 | |
| | 5 | 1,605 | \$245,000 | |
| | 6 | 1,548 | \$240,000 | |
| | 7 | 1,506 | \$235,000 | End unit facing east |
| "C" | | 13,091 | \$2,030,000 | |
| | 1 | 1,982 | \$315,000 | End unit facing north |
| | 2 | 1,801 | \$285,000 | |
| | 3 | 2,054 | \$325,000 | |
| | 4 | 1,267 | \$205,000 | |
| | 5 | 2,054 | \$325,000 | |
| | 6 | 1,801 | \$285,000 | |
| | 7 | 2,132 | \$340,000 | End unit facing M-59 |

Unit pricing includes developed site (sewer, parking, landscaping, utilities to building), completed building, and basic tenant build-out (1 bath, drywall walls, suspended ceiling, commercial grade carpet, 200 sq. ft. offices, basic electrical and telephone wiring). Unit area includes usable space, adjacent exterior walls, ½ of shared walls, and share of utility area(s). Each unit shall have its own entrance from the outside and space available for gable signage. Non-medical user will be priced at a 1% discount.

Units/Buildings are available for lease starting at \$16/sq.ft. NNN.

For more information, or to reserve your space, please contact Rick Bailey of Bailey Realty & Investment Company at (248) 889-2800.

Configuration, Pricing and Availability subject to change without notice.

**LIVINGSTON OAKLAND PROFESSIONAL CENTER
PRELIMINARY RESERVATION AGREEMENT**

Bailey Custom Homes, Inc., a Michigan corporation ("Developer"), and _____ ("Depositor"), enter into this Agreement subject to the following conditions:

1. **Reservation of the Unit.** The Depositor reserves the right to purchase exclusive ownership of Unit No. _____ of Livingston Oakland Professional Center, a business condominium project located in the Township of Hartland, Livingston County, Michigan, as approximately delineated on the preliminary site plan for the project, together with the undivided percentage interest in the Common Elements of the project appurtenant to that Unit from the Developer.

2. **Purchase Price.** Subject to the terms and conditions of the Purchase Agreement and the terms hereof, the purchase price of the Unit shall be approximately \$_____.

3. **Reservation Deposit.** In consideration of this reservation, the Depositor deposits \$_____ to be held by _____ Title Insurance Company, _____, as the Escrow Agent under an Escrow Agreement, a copy of which is attached as Exhibit A and incorporated in this Agreement by reference.

4. **Architectural Drawing Fee.** Depositor understands and agrees that Developer may be obtaining separate draft architectural plans for each Unit. Therefore, in addition to the Reservation Deposit, Depositor agrees that it shall pay a non-refundable architectural drawing fee, which shall be assessed on a per square foot basis.

5. **Change in Condominium Unit.** Each Condominium Unit is unique in its size, shape and other characteristics. Depositor agrees that the size and shape of the Condominium Unit; the exact location of sidewalks and driveways (if any); and the drainage patterns and grades of the Condominium Unit may differ from the site plans, drawings, specifications, or renderings they have examined prior to entering into this Preliminary Reservation Agreement. Developer shall notify Depositor of final Unit configuration. If the Condominium Unit is no longer desirable to Depositor, Depositor will notify Developer immediately and this Agreement will be terminated and the Reservation Deposit returned to Depositors.

6. **Transfer of the Deposit.** The Depositor agrees that, within five (5) business days of Developer's request, the Depositor will sign and give to the Developer formal purchase documents for the Unit that specify in greater detail the precise conditions of the purchase, together with all the obligations of the Seller and the Buyer. Any additional deposits required by the formal purchase documents will be made as specified in those documents. All deposits made under this agreement shall be treated as though originally made under the purchase documents pursuant to MCLA 559.184. Upon execution of the purchase agreement, any objection available under Paragraph 5 herein shall be deemed waived.

7. **Credit Information.** The Depositor agrees to promptly submit, on request by the Developer, any personal and financial information that the Developer requires to determine whether the Depositor should be preliminarily accepted for participation in the Condominium project. If the Depositor is rejected, this Agreement shall immediately terminate and the deposit shall be refunded to the Depositor without further liability on the part of either party. Preliminary acceptance by the Developer shall not be deemed as (a) final approval for purchase or (b) final credit approval for mortgage financing purposes. The right of final approval is reserved as specified in the formal documents of purchase.

8. **Default.** if the Depositor does not (a) execute and deliver formal documents of purchase or (b) deliver the personal or financial information the Developer requires within 15 days after the Developer's request, this Agreement shall, at the Developer's option, terminate and the deposit shall be fully refunded to the Depositor without further liability on the part of either party.

9. **Cancellation Rights.** If the Depositor desires to withdraw the reservation before signing the formal documents of purchase, this Agreement shall terminate immediately on written notice to the Developer by the Depositor and the deposit shall be fully refunded within three (3) business days after the Developer receives the notice without further liability on the part of either party if the Developer elects not to proceed with the project as a Condominium, in whole or in part, or for any other reason desires to withdraw as a party to this Agreement, this Agreement shall terminate immediately on written notice to the Depositor by the Developer and the deposit shall be fully refunded without further liability on the part of either party.

10. **Effect of the Agreement.** This reservation agreement is not a purchase agreement. No lien of any sort is acquired by the Depositor either on the Unit covered by this Agreement or on the Project site. The liability of the Developer under this Agreement is limited to the return of the deposit without interest.

Dated: _____, 2007

DEVELOPER:
Bailey Custom Homes, Inc., a Michigan corporation

By: Richard D. Bailey
Its: Secretary/Treasurer

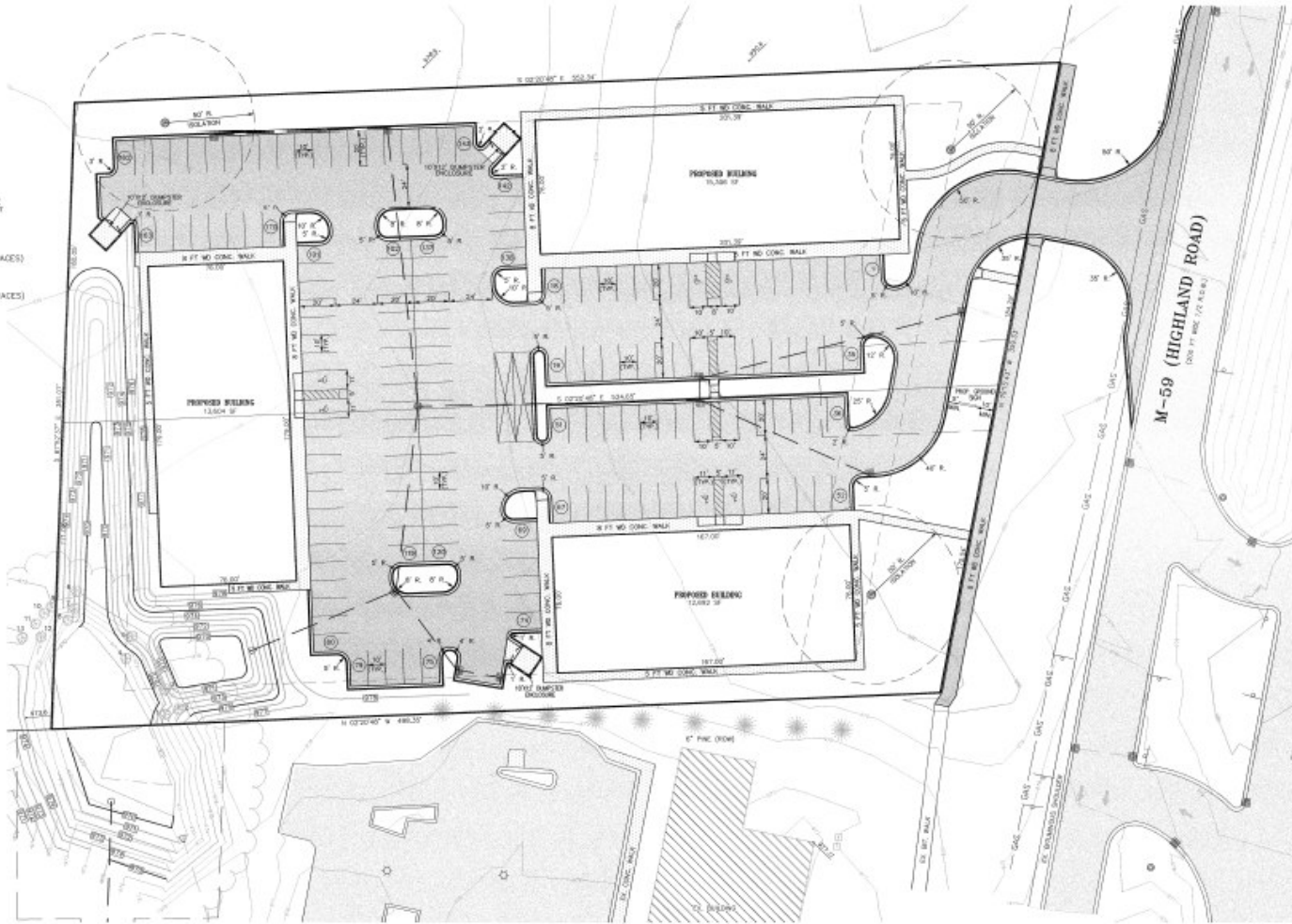
Dated: _____, 2007

DEPOSITOR:

By: _____
Its: _____

ORDINANCE DATA:

ZONED: OS (OFFICE SPACE)
 MIN. LOT AREA: 30,000 SF
 MIN. WIDTH: 100
 MAX. LOT COVERAGE: 75%
 PROPOSED LOT COVERAGE: 70%
SETBACKS
 FRONT: 80' (M-59) / 50' (PER OS)
 SIDE: 20'
 REAR: 40'
MAX. HEIGHT: 3 1/2 STORIES / 35 FEET
PARKING REQUIREMENTS: (1) PER 300 SF (OFFICE)
LOADING SPACES: (2) PASSENGER VEH. 10' X 20'
PARKING SETBACKS: 20' FROM AGRICULTURAL DISTRICT
 10' FROM SIDE OR REAR LOT LINE
 25' FROM FRONT LOT LINE
SIGNAGE
 MAX. SIZE: 64 SF
 MAX. HEIGHT: 7' FROM ROAD GRADE
 LOCATION: 10' FROM ROW AND NOT WITHIN SIDE LOT SETBACK, 50' FROM AD DISTRICT
PARKING REQUIREMENTS
 MEDICAL OFFICE: 12,750 SF
 PROPOSED: 73 SPACES
 REQUIRED: 1 SPACE PER EVERY 175 SF (73 SPACES)
 GENERAL OFFICE: 28,852 SF
 PROPOSED: 97 SPACES
 REQUIRED: 1 SPACE PER EVERY 300 SF (97 SPACES)
 TOTAL PROPOSED: 170 SPACES
 TOTAL REQUIRED: 170 SPACES



LEGEND

- PROPERTY BOUNDARY
 - BUILDING SETBACK
 - EXISTING EASEMENT
 - EXISTING C/L ROAD
 - PROPOSED C/L ROAD
 - EXISTING T/ CONTOUR
 - EXISTING Y/ CONTOUR
 - EXISTING S/ CONTOUR
 - PROPOSED S/ CONTOUR
 - EXISTING LIGHT POLES
 - EXISTING TREE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - CATCH BASIN
 - GAC - EXISTING GAC BASIN
 - EXISTING BITUMINOUS SURFACE
 - PROPOSED BITUMINOUS SURFACE
 - PROPOSED CONCRETE SURFACE
- BENCHMARK #1:** PINE ROAD SPIKE IN THE NORTH SIDE OF UTILITY POLE, LOCATED NEAR EAST OF THE CENTERLINE OF BILLARD ROAD ALONG CURVED ROAD, 30' NORTHEAST OF DUNEY ROAD, ELEVATION: 978.00 (ELEV.)
 REF: FIELD BOOK DATA, PAGE 18 & BOOK DATA, PAGE 77
- BENCHMARK #2:** CONTRARY CORNER OF CATCH BASIN #2, LOCATED IN THE NORTHEAST CORNER OF LOT OF M-59 (HIGHLAND ROAD), 70' SOUTHWEST OF PARCELS E, ELEVATION: 978.00 (ELEV.)
 REF: FIELD BOOK DATA, PAGE 77, POINT #28259

**PRELIMINARY
Not For Construction**



NOTE: UTILITY INFORMATION IN THIS DRAWING WAS OBTAINED FROM INFORMATION OBTAINED BY THE FIELD SURVEYOR. CERTAINLY, NO OTHER UTILITIES, SERVICES, OR EASEMENTS EXIST AT THE LOCATIONS SHOWN OR ACCURACY THEREOF.
 PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES OR SERVICES WITHIN PROPOSED PROPOSED SHALL BE VERIFIED IN THE FIELD.
 CALL MISS DIG.



| | | | | |
|------------|------|----------------------|------|----------------------|
| DESIGNER | DATE | REVISION DESCRIPTION | DATE | REVISION DESCRIPTION |
| DRAFT: JH | | | | |
| CHECK: EDR | | | | |

OFFICE CENTER

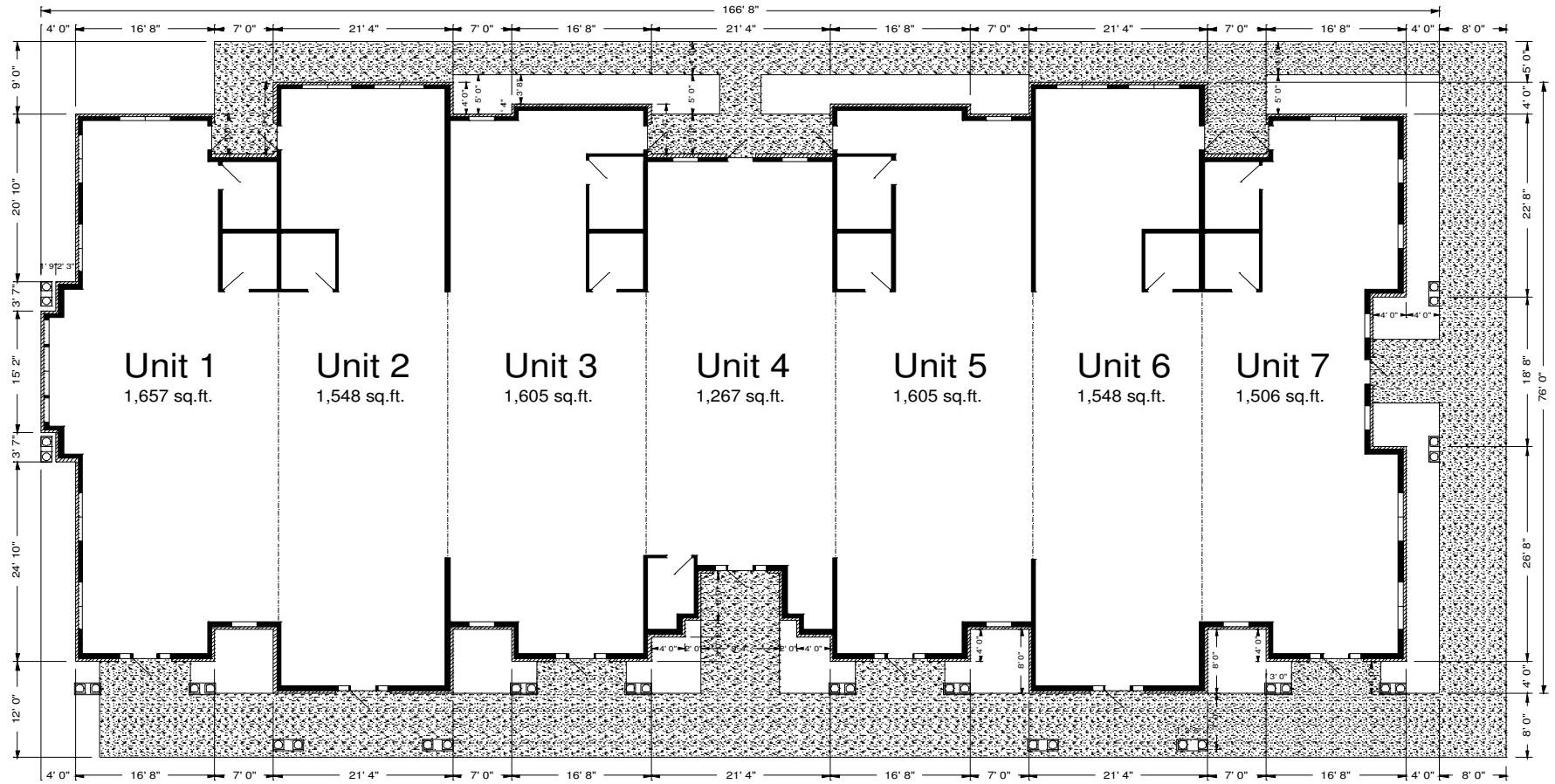
SITE PLAN

CLIENT:
 DALEY CUSTOM HOMES
 RICHARD DALEY
 1800 S MILFORD STREET
 HIGHLAND, MI 48307
 (248) 989-7000

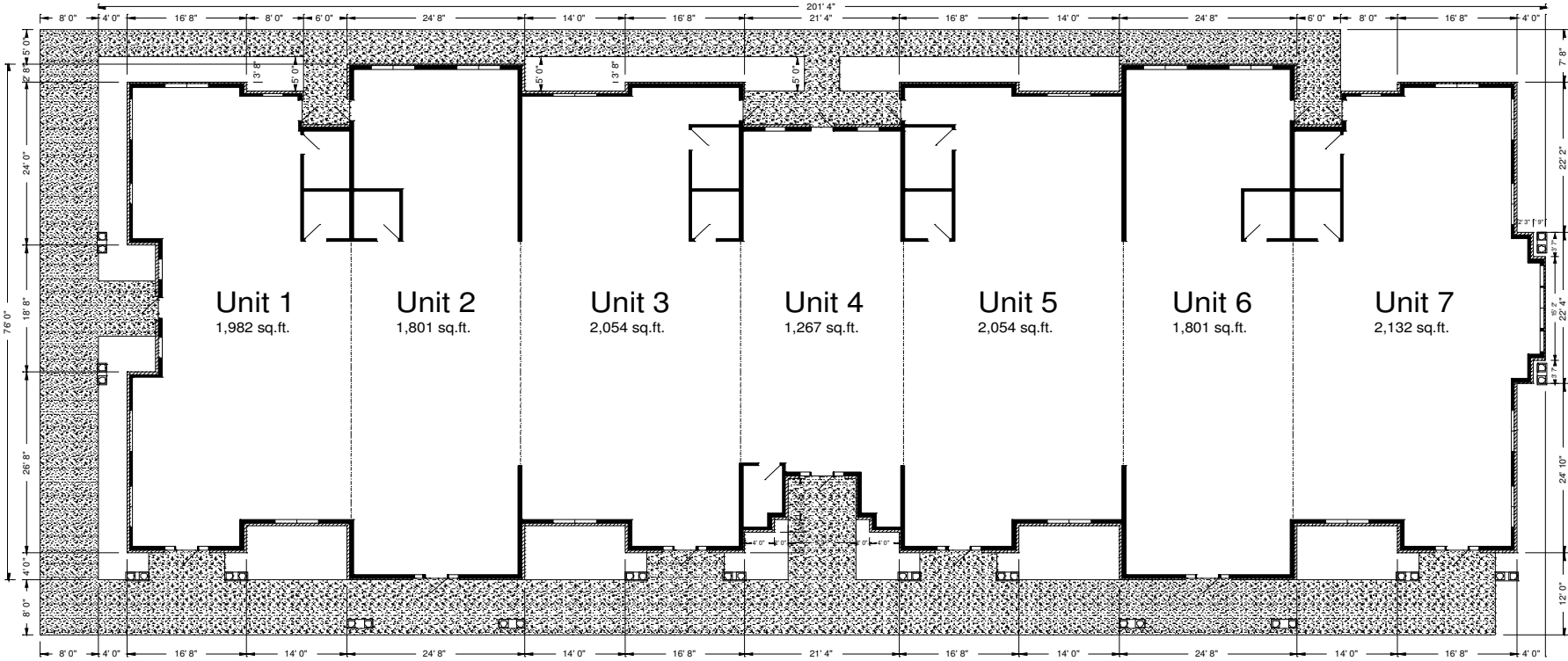
SCALE: 1"=30'
 PROJECT NO.: 03669
 DWG NAME: 030-03P
 PRINT: FEB 9 7 2007

SP

LIVINGSTON-OAKLAND PROFESSIONAL CENTER Floor Plan – Buildings A & B



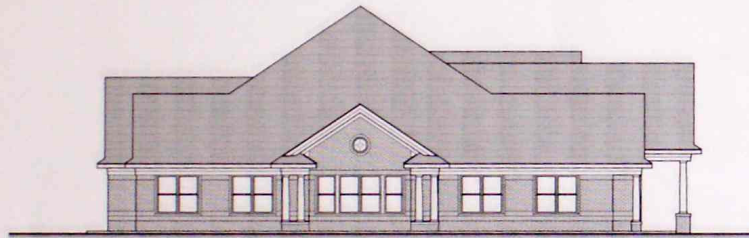
LIVINGSTON-OAKLAND PROFESSIONAL CENTER Floor Plan – Building C



**LIVINGSTON-OAKLAND
PROFESSIONAL CENTER
Elevations - Buildings A & B**



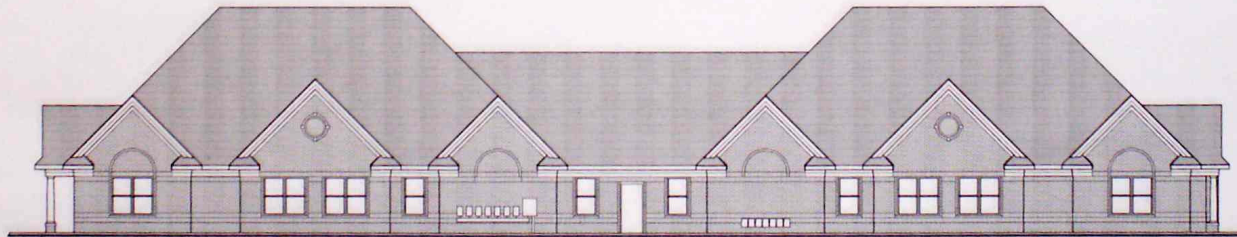
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

**LIVINGSTON-OAKLAND
PROFESSIONAL CENTER
Elevations - Building C**



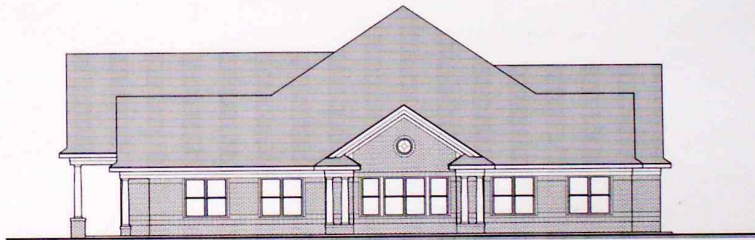
WEST ELEVATION

SCALE: 1/8" = 1'-0"



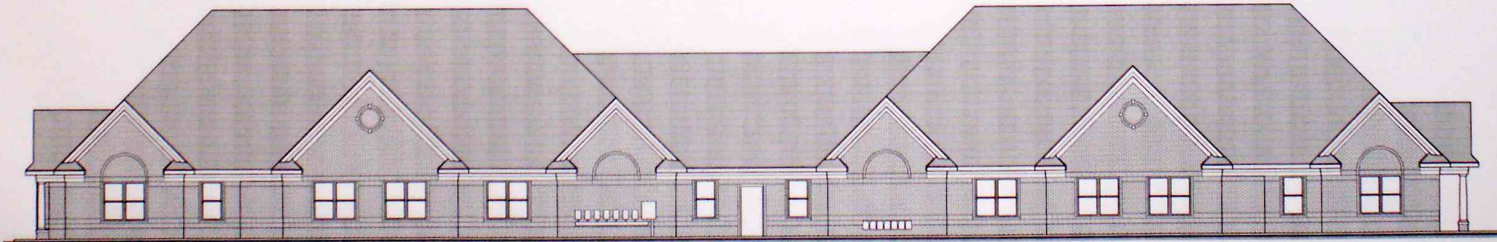
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

Bailey Realty
& Investment Co.

(248) 889-2800