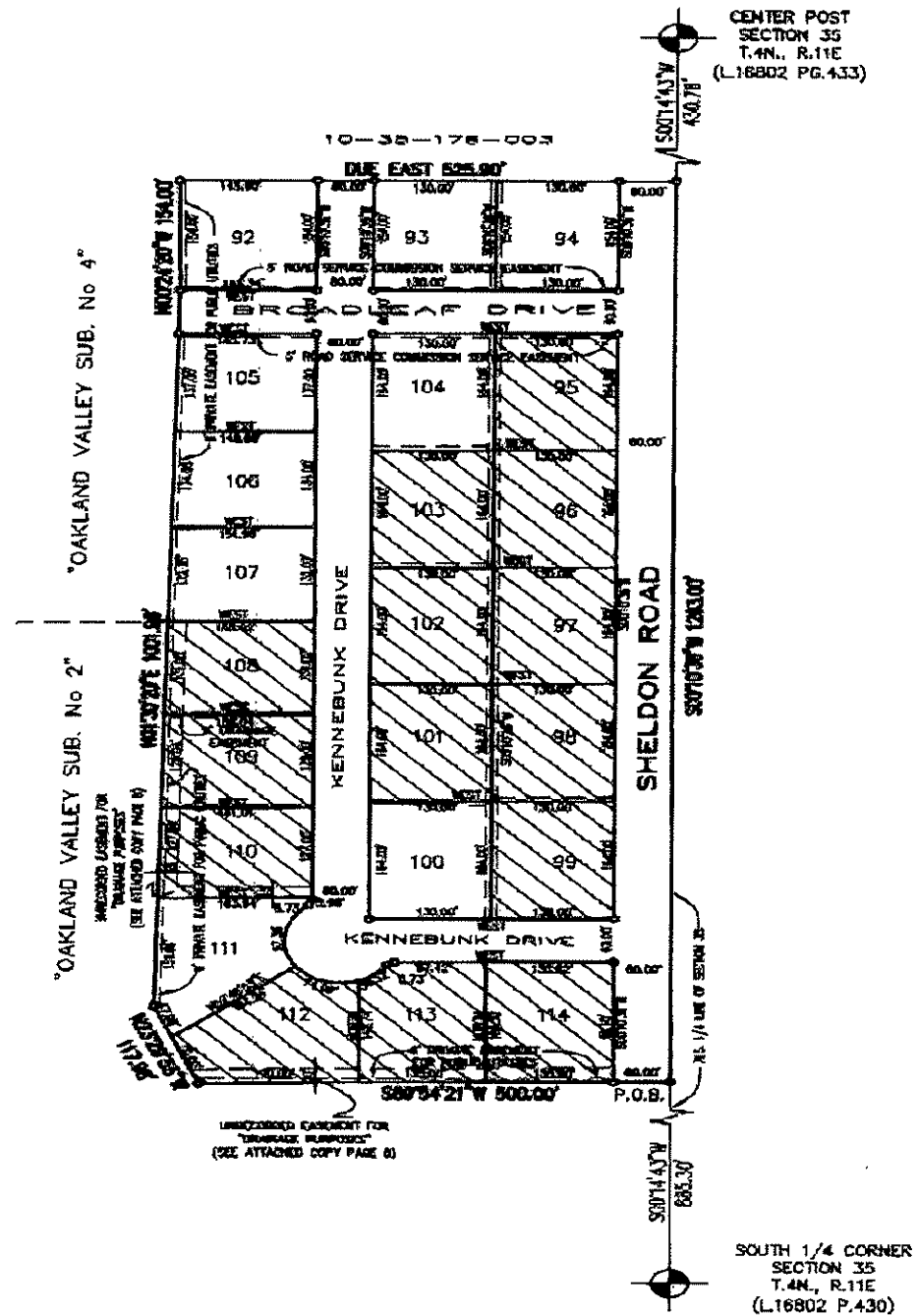


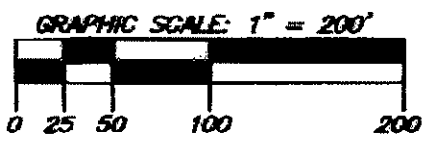
CERTIFICATE OF SURVEY

EXCERPT FROM "OAKLAND VALLEY SUB. No. 5"
(L. 121 P.15)



CENTER POST
SECTION 35
T.4N., R.11E
(L.16802 PG.433)

SOUTH 1/4 CORNER
SECTION 35
T.4N., R.11E
(L.16802 P.430)



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CLIENT: GILBERT PROPERTY
DATE: 12/09/03

MCS ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
44444 MOUND ROAD, SUITE 100
STERLING HEIGHTS, MICHIGAN 48314
TELEPHONE (586) 726-8310 FAX (586) 726-0042

LS-03-3577
SHEET 2 OF 8

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: AS PROVIDED BY CLIENT

Complete Legal Description
Township of Oakland

Land situated in the Township of Oakland, County of Oakland and State of Michigan, described as:

Parcel 1

Lot(s) 95, 96, 97, 98, 99, 101, 102, 103, 108, 109, 110, 112, 113 and 114, of "Oakland Valley Subdivision NO.5", as recorded in Liber 121, Page(s) 15 of Plats, Oakland County Records.

Tax Item No.	10-35-329-006 - Lot 95
	10-35-329-007 - Lot 96
	10-35-329-008 - Lot 97
	10-35-329-009 - Lot 98
	10-35-329-010 - Lot 99
	10-35-329-004 - Lot 101
	10-35-329-003 - Lot 102
	10-35-329-002 - Lot 103
	10-35-376-019 - Lot 108
	10-35-376-020 - Lot 109
	10-35-376-021 - Lot 110
	10-35-376-023 - Lot 112
	10-35-376-024 - Lot 113
	10-35-376-025 - Lot 114

Parcel 2

A part of the Northwest 1/4 of Section 35, Town 4 North, Range 11 East, Oakland Township, Oakland County, Michigan, being described as: Beginning at a point on the North-South 1/4 line of Section 35, being North 00 degrees 10 minutes 36 seconds East 2,148.30 feet along said line from the South 1/4 corner of Section 35, said point being the Northeast corner of "Oakland Valley Subdivision No.5", as recorded in Liber 121, Page 15 of Plats, Oakland County Records; thence West 525.90 feet along North line of said subdivision to a point on the East line of "Oakland Valley Subdivision No.4" as recorded in Liber 111, Page 8 of Plats, Oakland County Records; thence North 00 degrees 24 minutes 20 seconds West, 592.75 feet; and South 77 degrees 20 minutes 29 seconds West 574.59 feet along said subdivision; thence North 17 degrees 31 minutes 32 seconds West 120.00 feet; thence North 88 degrees 51 minutes 04 seconds West 204.48 feet to a point on the Easterly line of "Coachlamp Hills No.1" as recorded in Liber 127, Pages 11 and 12 of Plats, Oakland County Records; thence North 01 degrees 23 minutes 11 seconds East 1,198.89 feet along Easterly line of "Coachlamp Hills No.1" and "Coachlamp Hills No.3", as recorded in Liber 141, Pages 18 and 19 of Plats, Oakland County Records; thence South 89 degrees 15 minutes 51 seconds East 1,307.85 feet to a point on the North-South 1/4 line of said Section 35; thence South 00 degrees 10 minutes 36 seconds West 1,767.01 feet along said line to the point of beginning.

Tax Item No. 10-35-176-003

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CLIENT: GILBERT PROPERTY
DATE: 12/09/03

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44444 MOUND ROAD, SUITE 100
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TELEPHONE (586) 726-6310 FAX (586) 726-0042

LS-03-1577
SHEET 1 OF 8

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: BASED ON FIELD SURVEY

Part of the Northwest 1/4 of Section 35, T.4,R.11E., Oakland Township, Oakland County, Michigan, being more particularly described as:

PARCEL 1

Lot(s) 95, 96, 97, 98, 99, 101, 102, 103, 108, 109, 110, 112, 113 and 114, of "Oakland Valley Subdivision No.5", as recorded in Liber 121, Page(s) 15 of Plats, Oakland County Records.

Subject to the easement over the land as shown on the Final Plat of "Oakland Valley No.5" as recorded in Liber 121 of Plats, Page 15, Oakland County Records.

Subject to the easement for public utilities over the front 5 feet of each lot as recorded in Liber 5124, Page 833, Oakland County Records.

Subject to Building and Use Restrictions as recorded in Liber 4955, Page 321; Liber 5051, Page 462 and in Liber 5282, Page 379, Oakland County Records.

Subject to Agreement between Terrence J. O' Connor and Marry Ellen O' Conor, husband and wife, The Detroit Edison Company and Michigan Bell Telephone Company as recorded in Liber 4946, Page 666, Oakland County Records.

Subject to the rights of the public in Sheldon Road and subject to any easements or restrictions of record or unrecorded.

Subject to unrecorded Supplemental Easement for Drainage Purposes on Lots 108, 109, 110, 112, 113 & 114 of "Oakland Valley Sub. No. 5" (L.121, P.15) as presented on Page 8 of this Certificate of Survey.

LS-01-7577
SHEET 4 OF 8

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CLIENT: GILBERT PROPERTY
DATE: 12/09/03

MCS ASSOCIATES, INC.
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STERLING HEIGHTS, MICHIGAN 48314
TELEPHONE (588) 726-8310 FAX (588) 726-0042

CERTIFICATE OF SURVEY

PARCEL 2 (10-35-176-003)

Part of the Northwest 1/4 of Section 35, T.4,R.11E., Oakland Township, Oakland County, Michigan, being more particularly described as:

Beginning at the Northeast Corner of "Oakland Valley Subdivision No. 5" (Liber 121 of Plats, Page 15, O.C.R.) located on the North-South 1/4 line of Section 35, being also the center line of Sheldon Road 66ft wide Right-Of-Way (120ft Proposed R.O.W.), N00°10'36"E 2,146.91ft (2148.30ft Rec.) from the South 1/4 corner of Section 35; thence N89°59'11"W (WEST Rec.) 525.90ft along North line of said "Oakland Valley Subdivision No.5" to a point on the East line of the "Oakland Valley Subdivision No.4" (Liber 114 of Plats, Page 8, O.C.R.); thence N00°19'28"W 591.11ft (N00°24'20"W 592.75 Rec.) along the East line of said "Oakland Valley Subdivision No.4"; thence S77°24'01"W (S77°20'29" Rec.) 574.59ft along North line of said "Oakland Valley Subdivision No.4"; thence N18°09'40"W (N17°31'32"W Rec.) 120.00ft; thence N88°30'32"W 205.00ft (N88°51'04"W 204.48ft Rec.) to a point on the East line of "Coach Lamp Hills Subdivision No.1" (Liber 127 of Plats, Page 11 thru 12 inclusive, O.C.R.); thence N01°47'09"E 216.15ft (N01°23'11"E 217.00 Rec.) along the East line of said "Coach Lamp Hills Subdivision No.1"; thence N01°15'12"E 978.42ft (N01°23'11"E 981.80ft Rec.) along said "Coach Lamp Hills Subdivision No. 1" and also East line of "Coach Lamp Hills Subdivision No.3" (Liber 141 of Plats, Page 18 thru 19 inclusive, O.C.R.); thence S89°27'34"E 1,311.30ft (S89°15'51"E 1307.85 Rec.) along the South lines of parcels: 10-35-126-004, 10-35-126-055 and 10-35-126-006 to a point on the North-South 1/4 Line of Section 35, being also the center line of Sheldon Road 66ft wide Right-Of-Way (120ft Proposed R.O.W.); thence S00°14'43"W (S00°10'36"E Rec.) 1,336.35ft along said North-South 1/4 line of Section 35 and center line of Sheldon Road 66ft wide Right-Of-Way (120ft Proposed R.O.W.) to the Center Post of Section 35; thence S00°10'36"W 430.76ft along said North-South 1/4 line Of Section 35 and center line of said Sheldon Road 66 wide Right-Of-Way to the point of beginning.

Containing 1,914,563.90 Square Ft --- 43.952 Acres (Gross)
 1,808,872.56 Square Ft --- 41.526 Acres (Net) more or less.

Subject to the Easement granted to the Township of Oakland for storm drainage purposes as recorded in Liber 5282, on Page 377, Oakland County Records.

Subject to Building and Use Restrictions as recorded in Liber 5282, Page 379, Oakland County Records.

Subject to the rights of the public in Sheldon Road and subject to any easements or restrictions of record or unrecorded.

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CLIENT: GILBERT PROPERTY
 DATE: 12/09/03

MCS ASSOCIATES, INC.
 CIVIL ENGINEERING AND SURVEYING
 4444 MOUND ROAD, SUITE 100
 STERLING HEIGHTS, MICHIGAN 48314
 TELEPHONE (586) 726-6310 FAX (586) 726-0042

LS-03-1577
 SHEET 5 OF 8

CERTIFICATE OF SURVEY

NOTES:

1. Legal Description and encumbrances provided by the client in the Commitment for Title Insurance issued by the Philip R. Seaver Title Company, Inc., Commitment Number F-321671-0 SU, dated on April 12, 2003 at 8:00 am.
2. All measured bearings are in relation to the bearing of the North-South 1/4 line of Section 35 as depicted on the Final Plat of "Oakland Valley Subdivision No. 5" as recorded in Liber 121 of Plats, Page 15, Oakland County Records
3. Net acreage is calculated to the proposed 60 ft Right-Of-Way line of Sheldon Road.
4. Legal description of Parcel 2 (10-35-176-003) is mostly based upon the existing occupation lines as surveyed and legal description as provided by client.

REFERENCES:

1. Legal Description and encumbrances provided by the client in the Commitment for Title Insurance issued by the Philip R. Seaver Title Company, Inc., Commitment Number F-321671-0 SU, dated on April 12, 2003 at 8:00 am.
2. Legal descriptions and Tax Map provided by Oakland County web site for subject property and surrounding properties.
3. Final Plat of "Oakland Valley No.5" as recorded in Liber 121, Page 15, Oakland County Records.
4. Final Plat of "Oakland Valley No.4" as recorded in Liber 114, Page 8, Oakland County Records.
5. Final Plat of "Coach Lamp Hills No. 1" as recorded in Liber 127, Page 11 thru 12, inclusive, Oakland County Records.
6. Final Plat of "Coach Lamp Hills No.3" as recorded in Liber 141, Page 18 thru 19, inclusive, Oakland County Records.
7. Final Plat of "Hidden Valley" as recorded in Liber 95, Page 39 thru 40, inclusive, Oakland County Records.

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CLIENT: GILBERT PROPERTY
DATE: 12/09/03

MCS ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
4444 MOUND ROAD, SUITE 100
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TELEPHONE (586) 726-6310 FAX (586) 726-0042

19-03-1577
SHEET 6 OF 8

CERTIFICATE OF SURVEY

SECTION CORNER WITNESSES:

South 1/4 Corner of Section 35 (J-13)

Found Remon Cap # 22445

N 35° W 46.03' Found P.K. Nail with brass disc # 22445 in SW face of 28" Oak.

S 50° W 35.77' Found P.K. Nail with brass disc # 22445 in NW face of Light Pole.

S 15° W 63.91' Found P.K. Nail with brass disc # 22445 in E face of 30" Oak.

S 40° E 60.06' Found P.K. Nail with brass disc # 22445 in SW face of 10" Ash.

(L.15772, P.430)

Center Post of Section 35 (J-12)

Found 1/2" bar

SSW 24.06' Found P.K. Nail in NW face of 10" Wild Cherry

SE 31.09' Found P.K. Nail in SW face of 8" Walnut

NE 34.09' Found P.K. Nail in W face of 48" Oak

NW 49.00' Found Mag. Nail in E face of 8" Poplar

W 26.34' Found Mag. Nail in N face of 8" Poplar

(L.16802, P.433)

North 1/4 Corner of Section 35 (J-11)

Found Remon Cap # 22445

NNE 90.06' Found P.K. Nail with brass disc in NW face of 25" Maple.

SSE 46.34' Found P.K. Nail with brass disc in SW face of 40" Oak.

SSW 46.29' Found Nail with disc # 17623 in E face of 42" Oak.

W 58.14' Found P.K. Nail with O.C.R.T. # 22445 in N side of Utility Pole.

(L. 16802, P.432)

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LS-15-7577
SHEET 7 OF 8

CERTIFICATE OF SURVEY

COPY OF UNRECORDED DRAINAGE EASEMENT

SUPPLEMENTAL EASEMENT FOR DRAINAGE PURPOSES

#3661

Easements for Drainage purposes on Lots 108, 109, 110, 112, 113 & 114 Oakland Valley Sub. No.5 as recorded in Liber 121, Page 15, Oakland County Michigan records.

Description:

- West 20 feet of Lot 108
- West 20 feet of Lot 109
- West 20 feet of Lot 110
- South 15 feet of Lot 110
- South 20 feet of Lot 112
- South 20 feet of Lot 113
- South 20 feet of Lot 114

Dedicated to the Township of Oakland by:

WITNESS

Emma J. Ulbrich
 Emma J. Ulbrich

David M. Tisdale
 David M. Tisdale

Terrence J. O'Connor
 Terrence J. O'Connor
 6106 DeGuise Court
 Rochester, Michigan 48063

Mary Ellen O'Connor
 Mary Ellen O'Connor
 6106 DeGuise Court
 Rochester, Michigan 48063

Acknowledgement

State of Michigan
County of Oakland

On this 15th day of March 1976, before me a Notary Public in and for said County, personally came the above named Terrence J. O'Connor and Mary Ellen O'Connor, his wife, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

EMMA J. ULBRICH
 Notary Public, Oakland County, Michigan
 My Commission Expires 11-7-77
Emma J. Ulbrich
 Emma J. Ulbrich
 Notary Public, Oakland County,
 Michigan

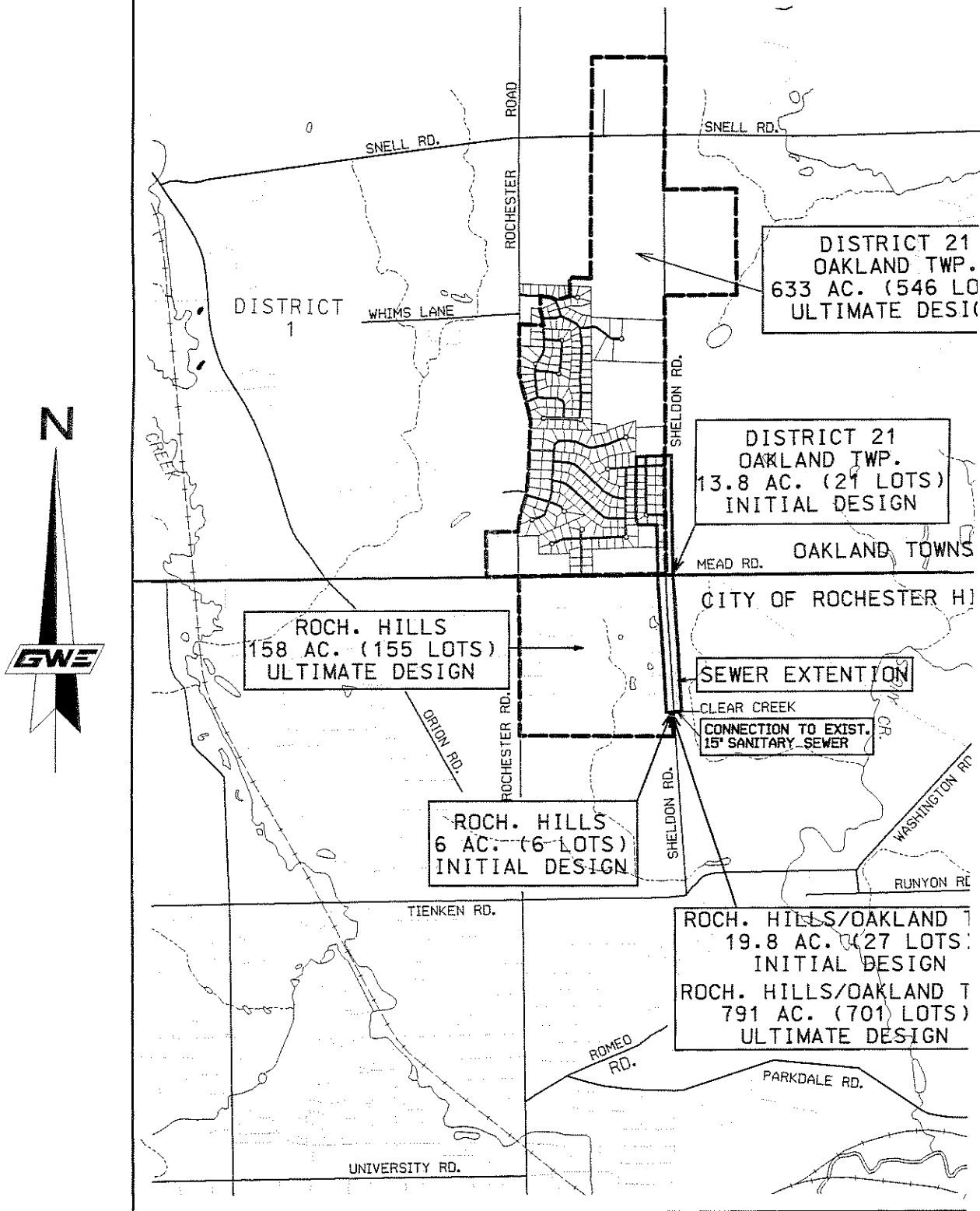
My Commission expires November 7, 1977.

Accepted for the Township of Oakland by Carlynn L. Phelps Township Clerk

Prepared & Drafted by:
 Giffels-Webster Engineers Inc.
 2731 North Adams Road
 Pontiac, Michigan 48057

When recorded return to:
 Terrence J. O'Connor
 6106 DeGuise Court
 Rochester, Michigan 48063

EXHIBIT 2



LOCATION MAP

(NOT TO SCALE)

EXHIBIT 3

44444 Mound Rd., Ste. 100
Sterling Heights, MI 48314(586) 726-6310
FAX (586) 726-0042

ESTIMATE

DISTRICT 21 SANITARY SEWER EXTENSION
N.W. 1/4 SECTION 33, CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

QTY.	DESCRIPTION	UNIT	PRICE
SANITARY SEWER: CITY OF ROCHESTER HILLS			
2326 LF	15" ABS Truss Pipe	85.00	197,710.00
86 LF	8" ABS Truss Pipe	85.00	7,310.00
11 EA	Standard 4' Diameter Manhole	2,600.00	28,600.00
340 LF	6" ABS Solid Wall House Lead	25.00	8,500.00
100 EA	6" and Larger Trees to removed from R.O.W.	250.00	25,000.00
1 EA	Metering Manhole	10,000.00	10,000.00
SUB TOTAL SANITARY SEWER: CITY OF ROCHESTER HILLS			\$ 277,120.00
SANITARY SEWER: OAKLAND TOWNSHIP			
1475 LF	8" ABS Truss Pipe	60.00	88,500.00
2135 LF	12" ABS Truss Pipe	60.00	170,800.00
315 LF	6" ABS Solid Wall House Lead	25.00	7,875.00
17 EA	Standard 4' Diameter Manhole	2,600.00	44,200.00
24 EA	6" and Larger Trees to be removed from R.O.W.	250.00	6,000.00
SUB TOTAL SANITARY SEWER: OAKLAND TOWNSHIP			\$ 317,375.00
MISCELLANEOUS:			
6022 LF	Dewatering	25.00	150,550.00
1 EA	Soil Erosion	2,000.00	2,000.00
10971 SY	Seed & Mulch	2.25	24,684.75
5838 SY	12" 22AA Gravel Road Surface Restoration	9.00	52,542.00
LUMP SUM	Traffic Control	5,000.00	5,000.00
LUMP SUM	Engineering Design Fee	82,927.00	82,927.00
LUMP SUM	Field Staking	11,000.00	11,000.00
LUMP SUM	As-Built Drawings	8,000.00	8,000.00
LUMP SUM	Insp./Admin. Fees (15% per City of Rochester Hills)	124,390.76	124,390.76
SUB TOTAL MISCELLANEOUS:			\$ 461,094.51
TOTAL OF ALL ABOVE ITEMS:			\$ 1,055,589.51

Cost Sharing Analysis:

155 Lots to be serviced in Rochester Hills
 546 Lots to be serviced in Oakland Township, 1.21 cfs
 701 Total Lots

Percentage of Cost:

Rochester Hills (155/701) = 22.1% (\$1,055,589.51) = \$233,285.28
 Oakland Township (546/701) = 77.9% (1,055,589.51) = \$822,304.23

Date: October 21, 2003
 Revised: October 28, 2003
 Revised: February 10, 2004
 Revised: April 22, 2004

Prepared by:

MCS Associates, Inc.
 44444 Mound Road - Suite 100
 Sterling Heights, MI 48314
 (586) 726-6310