WARRANTY DEED

GRANTOR: Gulf Northbrooke, L.L.C., a Michigan limited liability company, the address of which is 210 Town Center Drive, Troy, Michigan 48084, conveys and warrants to GRANTEE: City of Rochester Hills, the address of which is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48039, the following described property situated in the City of Rochester Hills, County of Oakland, State of Michigan, to wit:

See Exhibit A attached

subject to easements, building and use restrictions of record, and zoning ordinances, if any.

The foregoing property is being conveyed for purposes of a public road right-of-way. As such, the consideration for this instrument is One and 00/100 (\$1.00) Dollar. This instrument is exempt from State and County Transfer Tax pursuant to M.C.L.A. 207.505(a) and M.C.L.A. 207.526(a).

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 35 day of May, 2004.

Signed by:

Gulf Northbrooke, L.L.C.,

a Michigan limited liability company

By: SRJ Land Company, LLC, a Michigan limited liability company, Member By: SRJ-Management. Inc., a

By: SRJ-Management, Inc., Michigan corporation, Manager

v:

Scott R. Jacobson, President

STATE OF MICHIGAN))ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this day of May, 2004 by Scott R. Jacobson, the President of SRJ-Management, Inc., a Michigan corporation, the Manager of SRJ Land Company, LLC, a Michigan limited liability company, the Member of Gulf Northbrooke, L.L.C., a Michigan limited liability company, on behalf of such limited liability company.

GALE R. MIO

Notary Public, State of Michigan

County of Oakland

My Commission Expires Aug. 5, 2008

Acting in the County of

NOTARY PUBLIC

Drafted by: Duncan P. Ogilvie, Esq. Seyburn, Kahn, Ginn, Bess & Serlin, P.C. 2000 Town Center, Suite 1500 Southfield, Michigan 48075

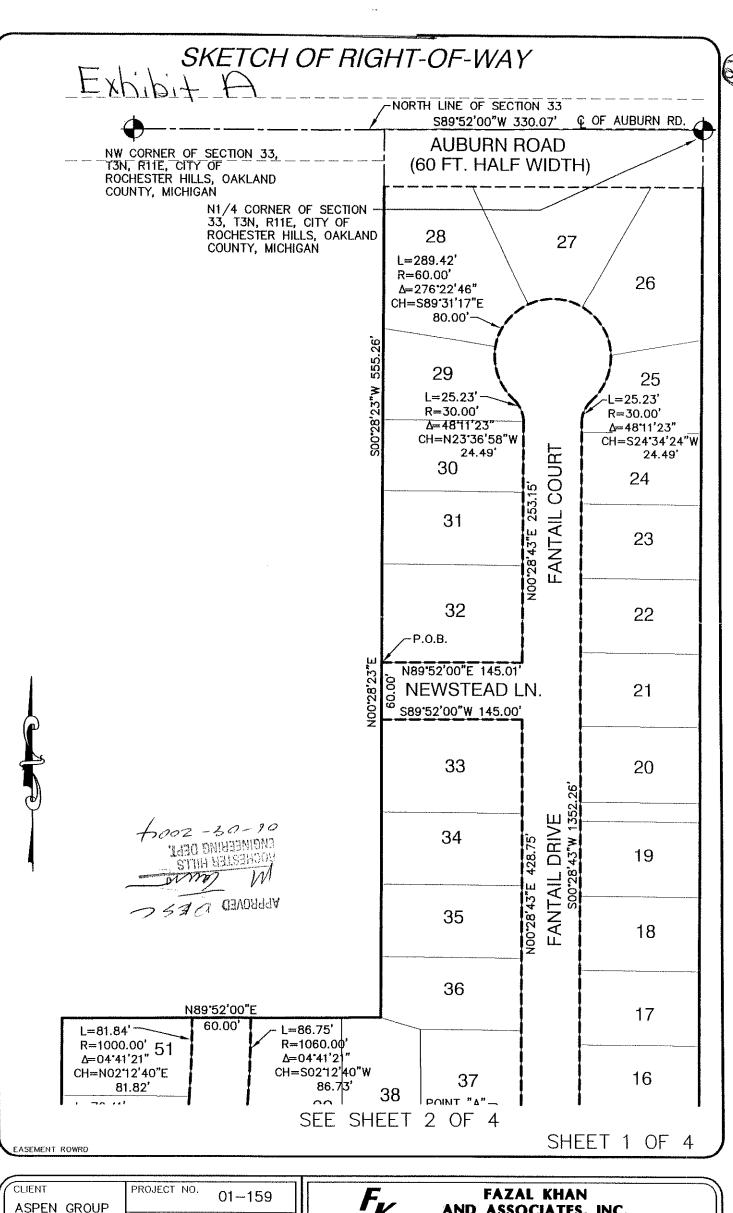
When Recorded Return to:

GRANTEE

APPROVED AS TO FORM

1. Staran 7/20/04

ROCHESTER HILLS COUNSEL



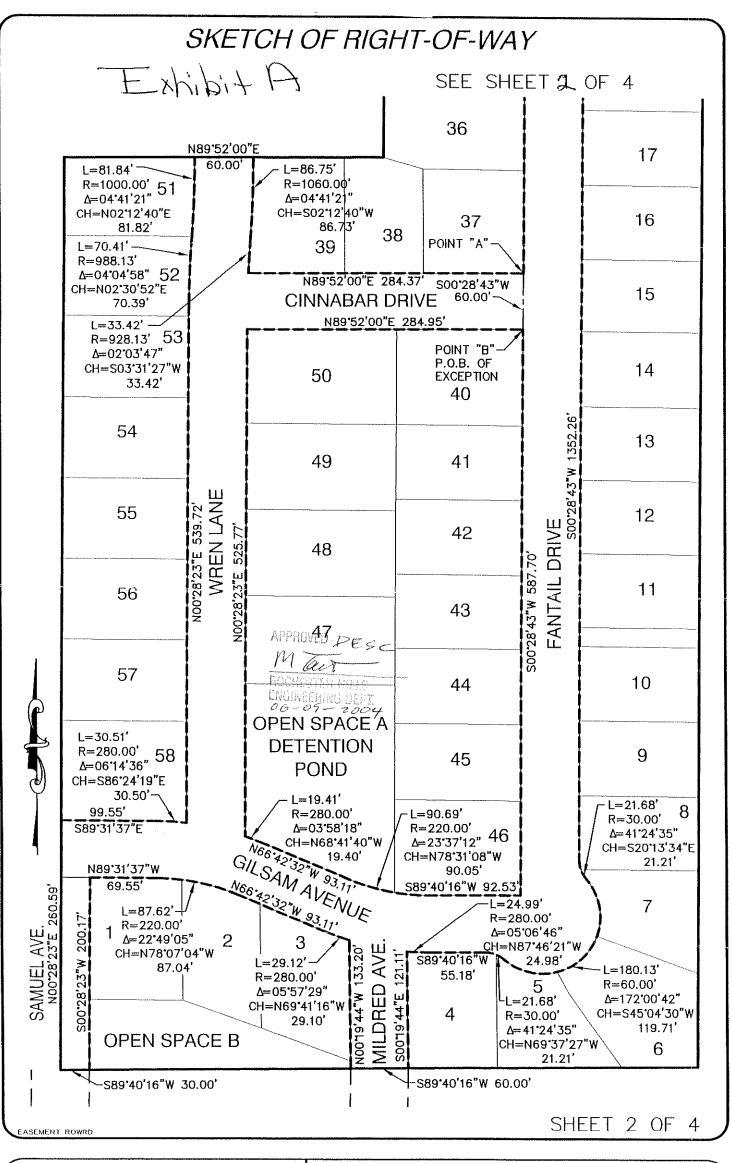
ASPEN GROUP DATE 05-21-04 SCALE CHECKED BY DRAWN BY '' = 100'RIS

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AND ASSOCIATES, INC.
43345 SCHOENHERR ROAD
STERLING HEIGHTS • MICHIGAN • 48313
PHONE (586) 739-8007

CIVIL ENGINEERS · LAND SURVEYORS



CLIENT PROJECT NO. 01 - 159ASPEN GROUP 05 - 21 - 04DRAWN BY CHECKED BY SCALE

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FAZAL KHAN AND ASSOCIATES, INC.

43345 SCHOENHERR ROAD STERLING HEIGHTS • MICHIGAN • 48313 PHONE (586) 739-8007

Exhibit A

05-20-04 CPT 01-159 NORTHBROOKE MEADOWS RIGHT OF WAY EASEMENT

DESCRIPTION OF PROPERTY

PART OF THE E1/2 OF THE NW1/4 OF SECTION 33, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NI/4 CORNER OF SECTION 33; THENCE S00°28'43"W 60.00 FEET ALONG THE N-S1/4 LINE OF SECTION 33 TO THE SOUTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH) AND FOR A POINT OF BEGINNING; THENCE S89°52'00"W 330.06 FEET ALONG THE SOUTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH); THENCE S00°28'23"W 863.99 FEET; THENCE S89°52'00"W 330.00 FEET TO THE EAST LINE OF "NORTHBROOKE - A SINGH DEVELOPMENT", PART OF NW1/4 OF SECTION 33, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 237 OF PLATS, PAGES 35, 36, 37, 38, 39 AND 40, OAKLAND COUNTY RECORDS; THENCE S00°28'23"W 949.34 FEET ALONG THE EAST LINE OF "NORTHBROOKE - A SINGH DEVELOPMENT", TO THE NORTH LINE OF "BELLE CONE GARDENS NO. 1", PART OF THE W1/2, SECTION 33, T3N, R11E, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 45 OF PLATS, PAGE 37, OAKLAND COUNTY RECORDS; THENCE N89°40'16"E 659.92 FEET ALONG THE NORTH LINE OF "BELLE CONE GARDENS NO. 1" AND TO THE N-S1/4 LINE OF SECTION 33, AS MONUMENTED BY "BELLE CONE GARDENS NO. 1"; THENCE N00°28'43"E 1811.09 FEET ALONG THE N-S1/4 LINE OF SECTION 33, TO THE SOUTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH) AND TO THE POINT OF BEGINNING. CONTAINING 910853 SQUARE FEET OR 20.9103 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

DESCRIPTION OF RIGHT-OF-WAY

ROCHESTER HILLS ec-09-2004

COMMENCING AT THE N1/4 CORNER OF SECTION 33; THENCE \$89°52'00"W 330.07 FEET ALONG THE NORTH LINE OF SECTION 33 AND THE CENTERLINE OF AUBURN ROAD; THENCE S00°28'23"W 555.26 FEET FOR A POINT OF BEGINNING; THENCE N89°52'00"E 145.01 FEET; THENCE N00°28'43"E 253.15 FEET; THENCE 25.23 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 48°11'23" AND A CHORD BEARING N23°36'58"W 24.49 FEET; THENCE 289.42 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 276°22'46" AND A CHORD BEARING S89°31'17"E 80.00 FEET; THENCE 25.23 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 48°11'23" AND A CHORD BEARING S24°34'24"W 24.49 FEET; THENCE S00°28'43"W 1352.26 FEET; THENCE 21.68 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 41°24'35" AND A CHORD BEARING S20°13'34"E 21.21 FEET; THENCE 180.13 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 172°00'42" AND A CHORD BEARING S45°04'30"W 119.71 FEET; THENCE 21.68 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 41°24'35" AND A CHORD BEARING N69°37'27"W 21.21 FEET; THENCE S89°40'16"W 55.18 FEET; THENCE 24.99 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 05°06'46" AND A CHORD BEARING N87°46'21"W 24.98 FEET; THENCE S00°19'44"E 121.11 FEET; THENCE S89°40'16"W 60.00 FEET; THENCE N00°19'44"W 133.20 FEET; THENCE 29.12 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 05°57'29" AND A CHORD BEARING N69°41'16"W 29.10 FEET; THENCE N66°42'32"W 93.11 FEET; THENCE 87.62 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 22°49'05" AND A CHORD BEARING N78°07'04"W 87.04 SHEET 3 OF

CLIENT ASPEN GROUP	PROJECT NO.	01-159
	05-21-04	
SCALE	DRAWN BY	CHECKED BY

FAZAL KHAN AND ASSOCIATES, INC.

Exhibit A

FEET; THENCE N89°31'37"W 69.55 FEET; THENCE S00°28'23"W 200.17 FEET; THENCE S89°40'16"W 30.00 FEET; THENCE N00°28'23"E 260.59 FEET; THENCE S89°31'37"E 99.55 FEET; THENCE 30.51 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 06°14'36" AND A CHORD BEARING S86°24'19"E 30.50 FEET; THENCE N00°28'23"E 539.72 FEET; THENCE 70.41 FEET ALONG THE ARC OF A 988.13 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 04°04'58" AND A CHORD BEARING N02°30'52"E 70.39 FEET; THENCE 81.84 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 04°41'21" AND A CHORD BEARING N02°12'40"E 81.82 FEET; THENCE N89°52'00"E 60.00 FEET; THENCE 86.75 FEET ALONG THE ARC OF A 1060.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 04°41'21" AND A CHORD BEARING S02°12'40"W 86.73 FEET; THENCE 33.42 FEET ALONG THE ARC OF A 928.13 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 02°03'47" AND A CHORD BEARING S03°31'27"W 33.42 FEET; THENCE N89°52'00"E 284.37 FEET TO POINT "A"; THENCE N00°28'43"E 428.75 FEET; THENCE S89°52'00"W 145.00 FEET; THENCE N00°28'23"E 60.00 FEET TO THE POINT OF BEGINNING. COMMENCING AT POINT "A"; THENCE S00°28'43"W 60.00 FEET TO POINT "B" FOR A POINT OF BEGINNING; THENCE S00°28'43"W 587.70 FEET; THENCE S89°40'16"W 92.53 FEET; THENCE 90.69 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 23°37'12" AND A CHORD BEARING N78°31'08"W 90.05 FEET; THENCE N66°42'32"W 93.11 FEET; THENCE 19.41 FEET ALONG THE ARCOF A 280.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 03°58'18" AND A CHORD BEARING N68°41'40"W 19.40 FEET; THENCE N00°28'23"E 525.77 FEET; THENCE N89°52'00"E 284.95 FEET TO POINT "B" AND THE POINT OF BEGINNING.

APPROVED PRSC

Mochester Hills

Engineering dept

ENGINEERING DEPT.

SHEET 4 OF 4

CLIENT ASPEN GROUP	PROJECT NO.	01-159
	05-21-04	
SCALE NONE	DRAWN BY	CHECKED BY



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