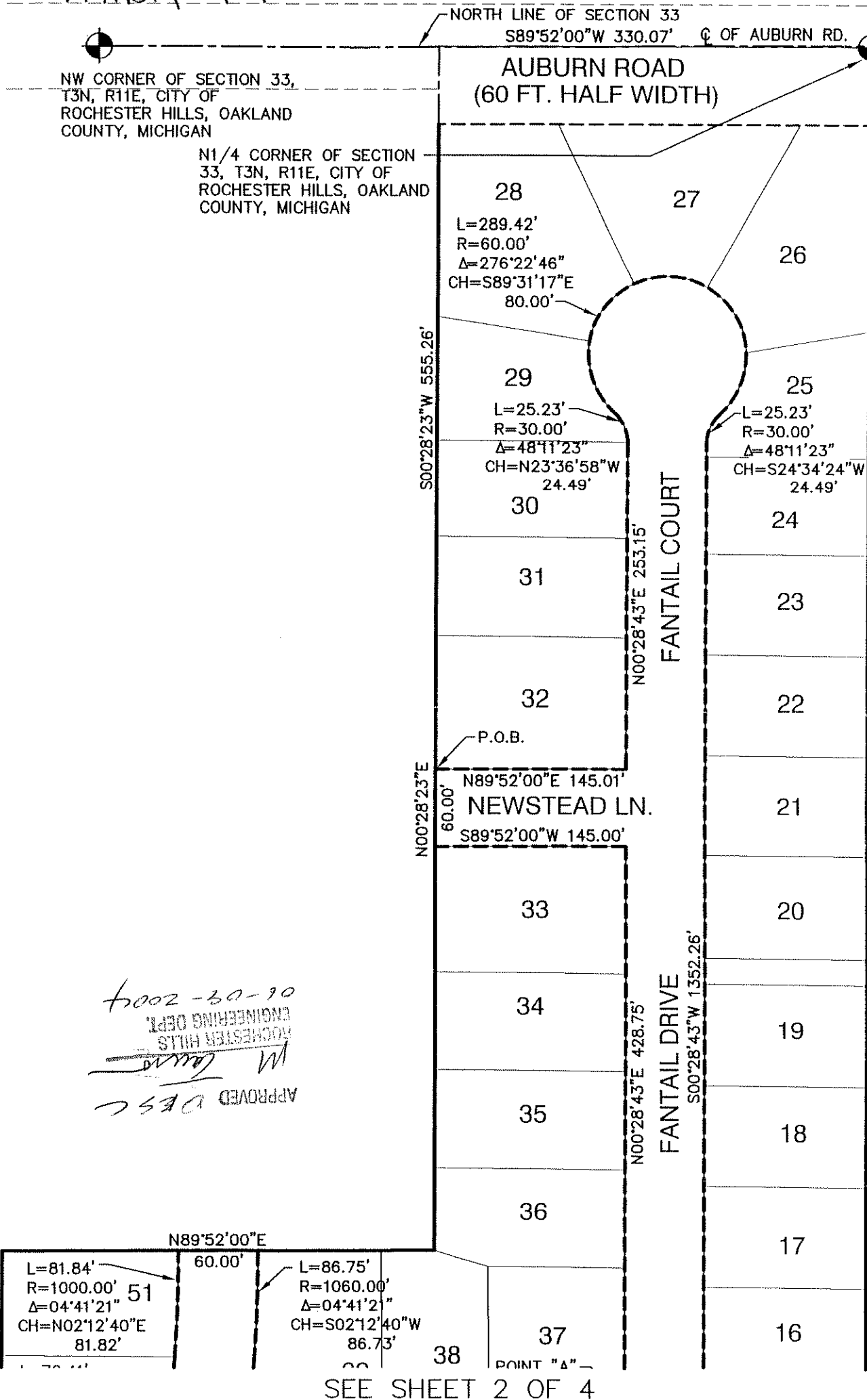


SKETCH OF RIGHT-OF-WAY

Exhibit A

29



1002-30-90
ENGINEERING DEPT.
ROCHESTER HILLS
M. [Signature]
APPROVED DESC



EASEMENT ROWRD

SHEET 1 OF 4

CLIENT ASPEN GROUP	PROJECT NO. 01-159
SCALE 1" = 100'	DATE 05-21-04
DRAWN BY R.J.S	CHECKED BY R.I.H



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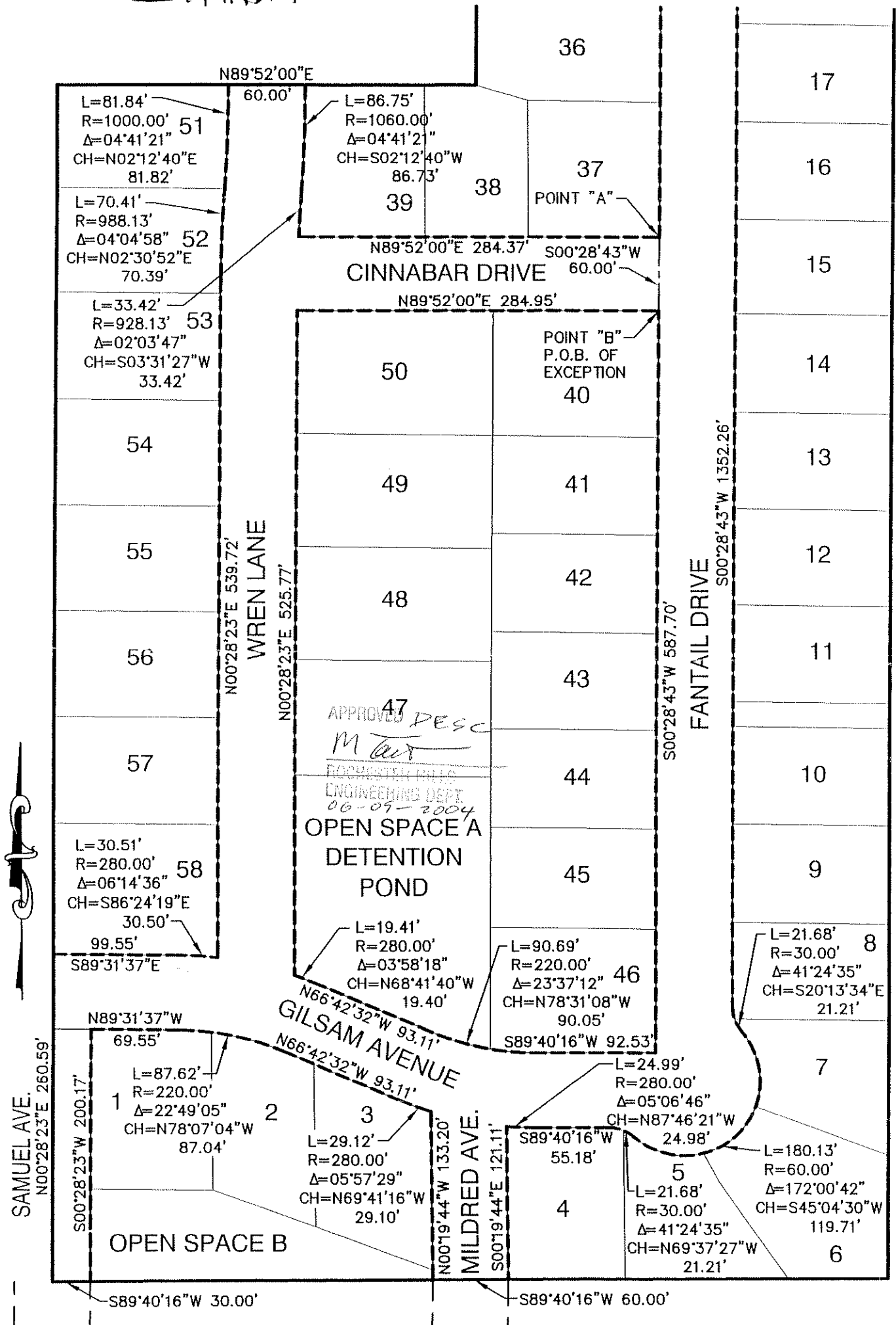
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SKETCH OF RIGHT-OF-WAY

Exhibit A

SEE SHEET 2 OF 4



SHEET 2 OF 4

EASEMENT ROWRD

CLIENT ASPEN GROUP	PROJECT NO. 01-159
SCALE 1" = 100'	DATE 05-21-04
DRAWN BY	CHECKED BY



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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 N1/4 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.

APPROVED *PESC*

M. Taus

ROCHESTER HILLS 05-09-2004
ENGINEERING DEPT.

DESCRIPTION OF RIGHT-OF-WAY

COMMENCING AT THE N1/4 CORNER OF SECTION 33; THENCE S89°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 4

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



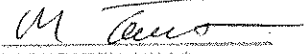
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Exhibit A

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. EXCEPT 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 ARC OF 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 *DESC*

 ROCHESTER HILLS
 ENGINEERING DEPT.
06-09-2004

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



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AND ASSOCIATES, INC.**

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