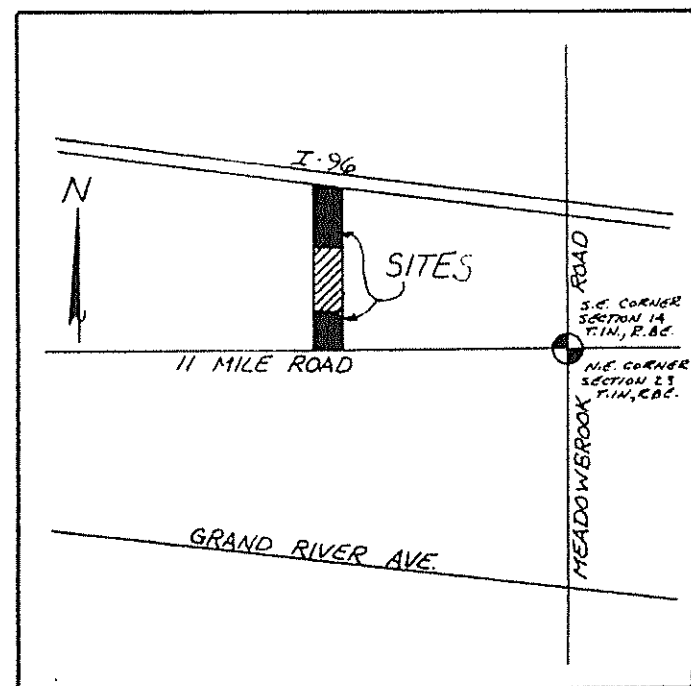
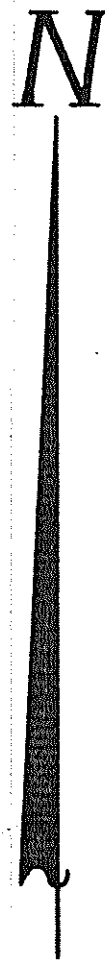
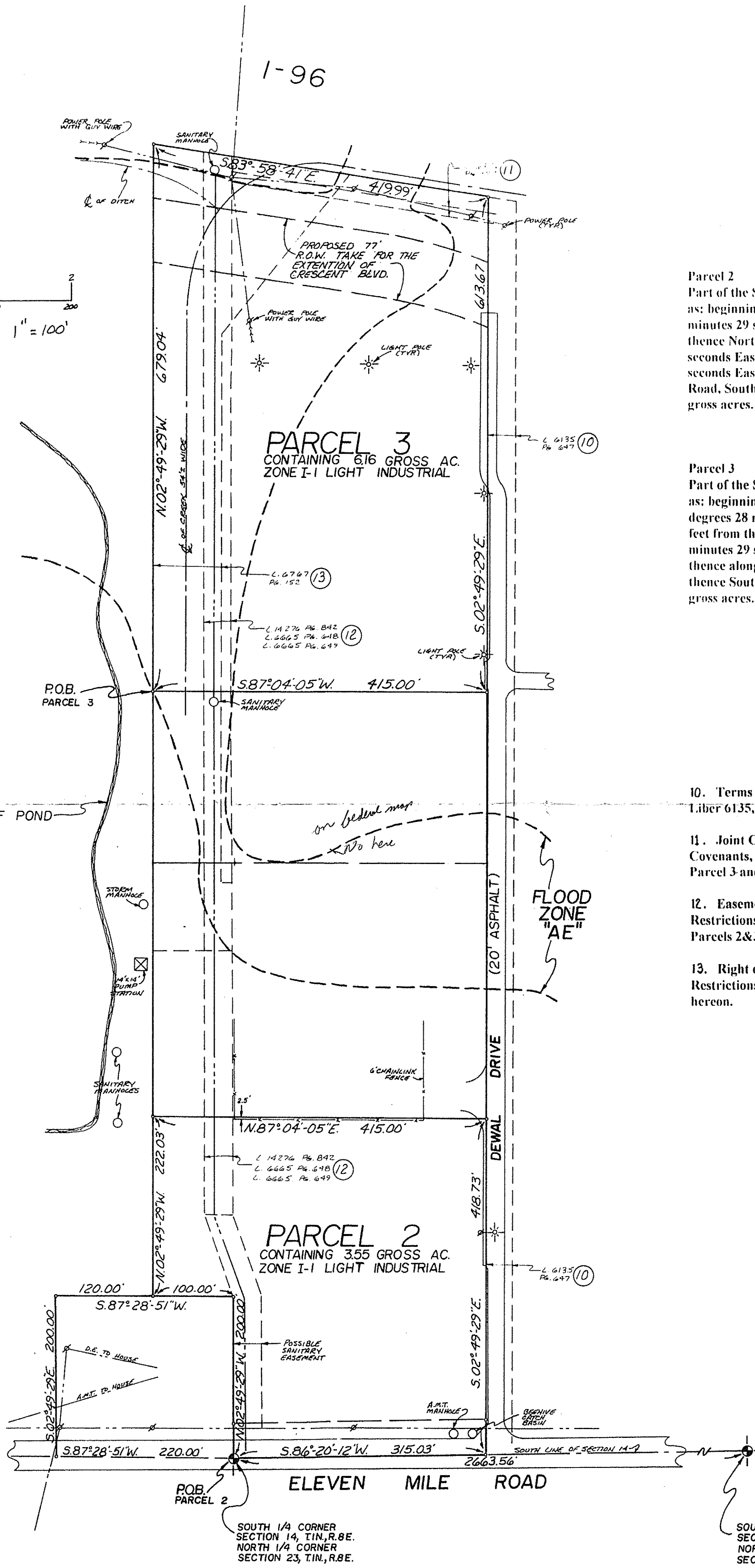




LOCATION MAP
NOT TO SCALE



INCHES 0 1/4 1/2 1 2
FEET 0 25 50 100 200
BAR SCALE: 1" = 100'



LEGEND:

- = MANHOLE
- ⋄ = POWER POLE
- ⋄ = LIGHT POLE
- = SANITARY SEWER
- - - = OVERHEAD LINE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

Parcel 2
Part of the South 1/2 of Section 14, T.1N., R.8E., City of Novi, Oakland County, Michigan, and described as: beginning at the South 1/4 corner of said Section 14 and proceeding thence North 02 degrees 49 minutes 29 seconds West 200.00 feet; thence South 87 degrees 28 minutes 51 seconds West 100.00 feet; thence North 02 degrees 49 minutes 29 seconds West 222.03 feet; thence North 87 degrees 04 minutes 05 seconds East 415.00 feet; thence along the West line of Deval Drive South 02 degrees 49 minutes 29 seconds East 418.73 feet; thence along the South line of Section 14, also being the centerline of 11 Mile Road, South 86 degrees 20 minutes 12 seconds West 315.03 feet to the point of beginning. Containing 3.55 gross acres. TAX ITEM No. 22-14-451-012

Parcel 3
Part of the South 1/4 of Section 14, T.1N., R.8E., City of Novi, Oakland County, Michigan, and described as: beginning at a point distant North 02 degrees 49 minutes 29 seconds West 200.00 feet and South 87 degrees 28 minutes 51 seconds West 100.00 feet and North 02 degrees 49 minutes 29 seconds West 749.26 feet from the South 1/4 corner of Section 14, T.1N., R.8E., and proceeding thence North 02 degrees 49 minutes 29 seconds West 679.04 feet; thence South 83 degrees 58 minutes 41 seconds East 419.99 feet; thence along the West line of Deval Drive, South 02 degrees 49 minutes 29 seconds East 613.67 feet; thence South 87 degrees 04 minutes 05 seconds West 415.00 feet to the point of beginning. Containing 6.16 gross acres. TAX ITEM No. 22-14-451-013

SCHEDULE B-SECTION 11
EXCEPTIONS

- Terms and conditions contained in Declaration of Easements, as disclosed by instrument recorded in Liber 6135, Page 647, effects Parcels 2&3 and is plotted hereon.
- Joint Overhead and Underground Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 6476, Page 597, effects Parcel 3 and is plotted hereon.
- Easement for sanitary sewer system in favor of The City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 6665, Page 649 and Liber 14276, Page 842, effects Parcels 2&3 and is plotted hereon.
- Right of Way in favor of Bassett Drain Drainage District and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 6767, Page 152, effects Parcel 3 and is plotted hereon.

SURVEYOR'S CERTIFICATE
(JANUARY 2, 2002)

This survey is made for the benefit of:

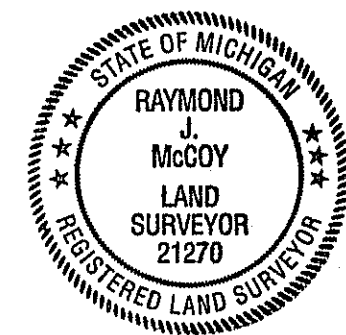
CRYSTALBROOKE II, L.L.C.
TIOA MASTER LIMITED PARTNERSHIP
CROW DIVISION PARTNERS LIMITED PARTNERSHIP
ALLEGIANCE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

I, Raymond J. McCoy, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

LEGAL DESCRIPTIONS SHOWN HEREON

I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
- This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Michigan, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997 and meets the accuracy requirements, (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current angular and linear tolerance requirements of the state in which the subject property is located, and including items 1,2,3,4,6,7 (a)(b)(c), 8,9,10,11,13,14,15 and 16 in Table A contained therein.
- The property described hereon is the same as the property described in Allegiance Title Company's Commitment No. NU-418692 with an effective date of November 16, 2001 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "AE" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0007C with a date of identification of May 3, 1993, for Community No. 260175, in Oakland County, State of Michigan, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The property has direct access to Eleven Mile Road, a dedicated public street or highway, by deeded 33 foot Right Of Way (Deval Drive).
- The property is vacant and no parking lots have been built.
- Except as shown, all visible utilities serving the subject property enter through adjoining public street and/or easements of record.



Raymond J. McCoy
Professional Surveyor
Michigan No. 21270

R. J. McCOY CO.

PROFESSIONAL LAND SURVEYORS

641 W. HURON PONTIAC, MI 48341 Office (248) 332-2210 fax (248) 332-9254

ALTA/ACSM LAND TITLE SURVEY

JOB No. 98-100C
DATE 4-27-99
REV. 11-28-01
SCALE 1"=100'
SHEET OF

REV. 1-07-02