

## COVENANT DEED

**Grantor:** International Transmission Company, a Michigan corporation, 39500 Orchard Hill Place, Suite 200, Novi, Michigan 48375

**Conveys to Grantee:** West Park Partners, LLC, P.O. Box 772, Bloomfield Hills, Michigan 48083

**Real property in part of the NE 1/4 of Section 16, T1N, R8E, City of Novi, Oakland County, Michigan, legally described as:** Commencing at the North 1/4 corner of said Section 16; thence South 01°46'54" East, 651.53 feet, along the North and South 1/4 line of said Section 16, to the pob; thence North 87°31'40" East, 657.51 feet; thence South 01°31'45" East, 88.43 feet; thence North 87°31'40" East, 495.00 feet; thence South 01°31'45" East, 200.20 feet; thence North 74°01'26" East, 559.63 feet; thence North 87°53'25" West, 619.62 feet; thence North 01°46'54" West 62.00 feet, along the North and South 1/4 of said Section 16, to the pob. Containing 2.7 acres of land more or less.

**RESERVING TO GRANTOR,** its successors and assigns, all subsurface oil and gas and other mineral rights over all the above-described land. Grantor or assigns may not drill any wells, or build any structures or tanks on or under the above-described land. Grantor or assigns has the right to use the above-described land only for subsurface operations for minerals. Grantor or assigns must comply with all applicable governmental laws and rules in using the above-described land.

**GRANTOR ALSO RESERVES** a 30' wide tree trimming easement lying Northerly of and adjacent to and parallel with the Southerly sides of the above described property, for the right to trim or cut down any trees, bushes, or branches that ITC believes could interfere with or grow to the point of interfering with the operation and maintenance of existing or future ITC facilities in the tower line property.

**Tax Identification No.:** Part of 22-16-226-013

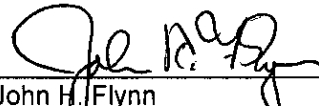
**Subject to easements and building and use restrictions of record**

**For the sum of** Thirteen Thousand Five Hundred and 00/100 Dollars (\$13,500.00)

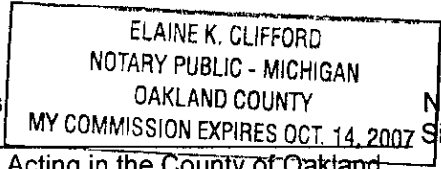
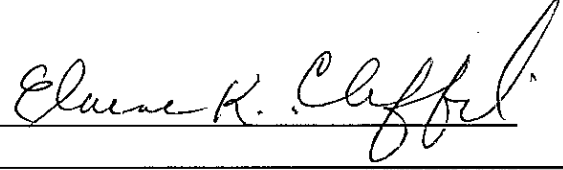
On April 23, 2004 and covenants that Grantor has not through its own act or omission impaired the marketability of title to the real property.

If the land being conveyed is unplatted, the following is deemed to be included: "The Grantor grants to the Grantee the right to make zero (0) division(s), subject to local approval, under Section 108 of the Land division Act, Act No. 288 of the Public Acts of 1967." "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."

International Transmission Company

By:   
John H. Flynn  
Vice-President-General Counsel

Acknowledged before me in Oakland County, Michigan, on April 23, 2004,  
by John H. Flynn, Vice-President-General Counsel of the International Transmission Company.

Notary's Stamp  Notary's Signature   
Acting in the County of Oakland

Prepared by: Elaine Clifford, 39500 Orchard Hill Place, Suite 205, Novi MI 48375

