

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

LIBER: 38426 PAGE: 807

Nov 22 2006

1.00 E-File

Sec. 135, Act 206, 1893 as amended
PATRICK M. DOHANY, County Treasurer

STATE OF MICHIGAN

OAKLAND
11/22/2006
0132532



REAL ESTATE
TRANSFER TAX
\$4,565.00 CO
\$31,125.00 ST
447447

0285272

LIBER: 38426 PAGE: 807
\$13.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$35,690.00 TRANSFER TX COMBINED
11/22/2006 04:33:48 P.M. RECEIPT# 0132532
PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

Warranty Deed - Statutory Form
C.L. 1948,585.151 M.S.A. 26571

Furnished by Fidelity National Title Insurance Company

KNOW ALL MEN BY THESE PRESENTS; That KALABAT EQUITIES, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, whose street number and post office address is 2804 Orchard Lake Rd., #210, Keego Harbor, MI 48320, convey(s) and warrant(s) to INTERNATIONAL TRANSMISSION COMPANY D/B/A ITC TRANSMISSION, A MICHIGAN CORPORATION, whose street number and post office address is 39500 Orchard Hill Place, #200, Novi, MI 48375 the following described premises:

See attached Exhibit A

Commonly known as: 40101 Twelve Mile, Novi, MI

for the full consideration of \$ 4,150,000.00, subject to the existing building and use restrictions, easements and zoning ordinances, if any.

Dated this 6th day of November, 2006.

Witnesses:

Signed and Sealed:

Kalabat Equities, LLC, a Michigan Limited Liability Company

BY: *Jamal Kalabat*
Jamal Kalabat

07115929400

STATE of MI

COUNTY of Oakland

The foregoing instrument was acknowledged before me this 6th day of November, 2006 by Kalabat Equities, LLC, a Michigan Limited Liability Company, *by Jamal Kalabat*.

DONALD E. RYSZAK

Notary Public, Wayne County, Michigan
My Commission Expires November 25, 2007
Acting in the County of OAKLAND

Donald E. Ryszak
Notary Public

Instrument drafted by:

Jamal Kalabat
Kalabat Equities
2804 Orchard Lake Rd., Suite 210
Keego Harbor, MI 48320

When recorded return to:

International Transmission Co.
40101 Twelve Mile 39500 Orchard Hill
Novi, MI 48375 Place #200

Recording Fee: \$ 24.00

State transfer tax: 35690.00

Send subsequent tax bills to: *02*

Grantee

Tax parcel # 22-13-200-009,

2

LIBER: 38426 PAGE: 808

EXHIBIT A

Land Situated in the State of Michigan, County of Oakland, City of Novi.

PARCEL 1:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 13, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, lying Easterly and Southerly of a line described as: Commencing at the Southwest corner of the Northeast 1/4 of Section 13, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; thence North 86 degrees 24 minutes 35 seconds East along the East-West 1/4 line of said Section 13, a distance of 324.51 feet to the East Limited Access Right of Way of Highway M-5; thence North 17 degrees 26 minutes 33 seconds West, 395.56 feet along said Limited Access right of Way line of said Highway M-5; thence North 22 degrees 40 minutes 48 seconds West, 290.12 feet; thence North 12 degrees 16 minutes 57 seconds West, 272.82 feet; thence North 09 degrees 40 minutes 28 seconds East, 281.60 feet; thence North 35 degrees 10 minutes 39 seconds East, 368.90 feet; thence North 48 degrees 11 minutes 54 seconds East 252.26 feet; thence North 21 degrees 57 minutes 22 seconds East, 444.19 feet; thence North 02 degrees 04 minutes 18 seconds East, 384.78 feet; thence North 35 degrees 16 minutes 04 seconds East, 113.26 feet; thence North 86 degrees 04 minutes 18 seconds East, 251.54 feet, more or less, to the point of ending of limited access row (being the West line of the Easterly 285.00 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 13); thence continuing North 86 degrees 04 minutes 18 seconds East 27.07 feet; thence North 03 degrees 55 minutes 42 seconds West, 30.00 feet; thence North 86 degrees 04 minutes 18 seconds East; 400 feet to the point of ending.

There shall be no right of Ingress and egress over and across the above described limited access Right of Way line of Highway M-5 and 12 Mile Road to, from or between the lands herein described.

Also described in ALTA/ACSM Survey designated as Project No. 8042.27, by McNeely & Lincoln Associates, Inc. as:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 13, Town 1 North, Range 8 East, city of Novi, Oakland County, Michigan, described as:
Commencing at the center of said Section 13;
thence North 86°24' 37" East (recorded as North 86°24' 35" East), along the East-west 1/4 line of section 13, 324.51 feet;

thence the following five (5) courses along the East Limited Access right-of-way line of Highway M-5:

- 1) North 17° 26' 33" west, 395.56 feet,
- 2) North 22° 40' 48" west, 290.12 feet,
- 3) North 12° 16' 57" west, 272.82 feet,
- 4) North 09° 40' 26" East, 281.60 feet, and
- 5) North 35° 10' 39" East, 197.27 feet to a point on the south line of the Northwest 1/4 of the

Northeast 1/4 of said Section 13 and the Point of Beginning of the parcel herein described; thence continuing along said Limited Access line, the following six (6) courses:

- 1) North 35° 10' 39" East, 171.63 feet,
- 2) North 48° 11' 54" East, 252.26 feet,
- 3) North 21° 57' 22" East, 444.19 feet,
- 4) North 02° 04' 18" East, 384.78 feet,
- 5) North 35° 16' 04" East, 113.26 feet, and
- 6) North 86° 04' 18" East, 251.83 feet to a point on the west line of the Easterly 285 feet of the Northwest

1/4 of the Northeast 1/4 of section 13, and the Point of Ending of said Limited Access right-of-way line;
thence North 86° 04' 18" East, 27.07 feet;
thence North 03° 55' 42" West, 30.00 feet;
thence North 86° 04' 18" East, 258.79 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of section 13 as occupied, said point lying distant North 86° 55' 10" East, along the North line of section 13, 1387.57 feet, and
south 02° 27' 41" East, 130.95 feet from the North 1/4 corner of said Section 13;
thence South 02° 27' 41" East, along said East line of the Northwest 1/4 of the Northeast 1/4, 1204.65 feet;
thence south 86° 53' 48" west, along the south line of the Northwest 1/4 of the Northeast 1/4 of Section 13 as occupied, 1120.07 feet to the Point of Beginning.

TAX ID: 22-13-200-009, 22-13-200-0314
22-13-200-0310

PARCEL 2:
Unit 3, Novi Research Park Condominium, according to the Master Deed thereof, as recorded in Liber 22522, Pages 820 through 834, Oakland County Records, and amended in Liber 22743, Pages 302 through 307 thereto and designated as Oakland County Condominium Subdivision Plan No. 1339, together with rights in general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

TAX ID: 22-13-276-003

EXHIBIT A

Land Situated in the State of Michigan, County of Oakland, City of Novi.

PARCEL 1:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 13, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, lying Easterly and Southerly of a line described as: Commencing at the Southwest corner of the Northeast 1/4 of Section 13, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; thence North 86 degrees 24 minutes 35 seconds East along the East-West 1/4 line of said Section 13, a distance of 324.51 feet to the East Limited Access Right of Way of Highway M-5; thence North 17 degrees 26 minutes 33 seconds West, 395.56 feet along said Limited Access right of Way line of said Highway M-5; thence North 22 degrees 40 minutes 49 seconds West, 290.12 feet; thence North 12 degrees 16 minutes 57 seconds West, 272.82 feet; thence North 09 degrees 40 minutes 26 seconds East, 281.60 feet; thence North 35 degrees 10 minutes 39 seconds East, 368.90 feet; thence North 48 degrees 11 minutes 54 seconds East 252.26 feet; thence North 21 degrees 57 minutes 22 seconds East, 444.19 feet; thence North 02 degrees 04 minutes 19 seconds East, 384.78 feet; thence North 35 degrees 16 minutes 04 seconds East, 113.26 feet; thence North 86 degrees 04 minutes 18 seconds East, 251.54 feet, more or less, to the point of ending of limited access row (being the West line of the Easterly 285.00 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 13); thence continuing North 86 degrees 04 minutes 18 seconds East 27.07 feet; thence North 03 degrees 55 minutes 42 seconds West, 30.00 feet; thence North 86 degrees 04 minutes 18 seconds East, 400 feet to the point of ending.

There shall be no right of ingress and egress over and across the above described limited access Right of Way line of Highway M-5 and 12 Mile Road to, from or between the lands herein described.

Also described in ALTA/ACSM Survey designated as Project No. 8042.27, by McNeely & Lincoln Associates, Inc. as:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 13, Town 1 North, Range 8 East, city of Novi, Oakland County, Michigan, described as:

Commencing at the center of said Section 13;

thence North 86°24' 37" East (recorded as North 86°24' 35" East), along the East-west 1/4 line of section 13, 324.51 feet;

thence the following five (5) courses along the East Limited Access right-of-way line of Highway M-5:

- 1) North 17° 26' 33" west, 395.56 feet,
- 2) North 22° 40' 49" west, 290.12 feet,
- 3) North 12° 16' 57" west, 272.82 feet,
- 4) North 09° 40' 26" East, 281.60 feet, and
- 5) North 35° 10' 39" East, 197.27 feet to a point on the south line of the Northwest 1/4 of the

Northeast 1/4 of said Section 13 and the Point of Beginning of the parcel herein described; thence continuing along said Limited Access line, the following six (6) courses:

- 1) North 35° 10' 39" East, 171.63 feet,
- 2) North 48° 11' 54" East, 252.26 feet,
- 3) North 21° 57' 22" East, 444.19 feet,
- 4) North 02° 04' 19" East, 384.78 feet,
- 5) North 35° 16' 04" East, 113.26 feet, and
- 6) North 86° 04' 18" East, 251.83 feet to a point on the west line of the Easterly 285 feet of the

1/4 of the Northeast 1/4 of section 13, and the Point of Ending of said Limited Access right-of-way line;

thence North 86° 04' 18" East, 27.07 feet;

thence North 03° 55' 42" West, 30.00 feet;

thence North 86° 04' 18" East, 258.79 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of section 13 as occupied, said point lying distant North 86° 55' 10" East, along the North line of section 13, 1387.57 feet, and

south 02° 27' 41" East, 130.95 feet from the North 1/4 corner of said Section 13;

thence South 02° 27' 41" East, along said East line of the Northwest 1/4 of the Northeast 1/4, 1204.65 feet;

thence south 86° 53' 48" west, along the south line of the Northwest 1/4 of the Northeast 1/4 of Section 13 as occupied, 1120.07 feet to the Point of Beginning.

PARCEL 2:

Unit 3, Novi Research Park Condominium, according to the Master Deed thereof, as recorded in Liber 22522, Pages 820 through 834, Oakland County Records, and amended in Liber 22743, Pages 302 through 307 thereto and designated as Oakland County Condominium Subdivision Plan No. 1339, together with rights in general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Parcel I D#: 22-13-200-009,