

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."

FILE
K71082

International Transmission Company

By: *John H. Flynn*
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: ELAINE K. CLIFFORD
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES OCT. 14, 2007
Acting in the County of Oakland

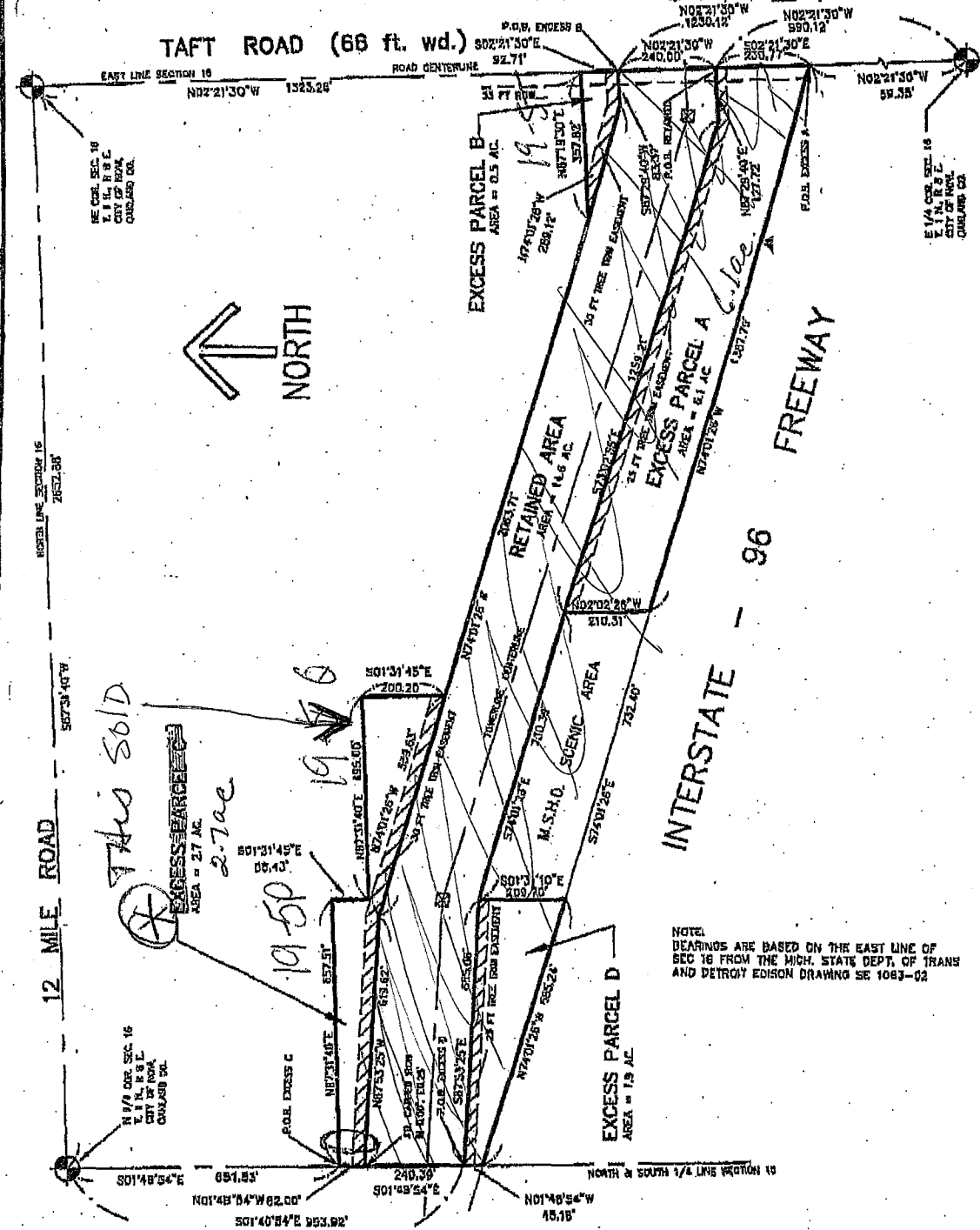
Notary's Signature: *Elaine K. Clifford*

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

FILE
271082

CERTIFICATE OF SURVEY

TAFT ROAD (66 ft. wd.)



NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF
SEC 18 FROM THE MICH. STATE DEPT. OF TRANS
AND DETROIT EDISON DRAWING SE 1063-02

BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL (LAND) SURVEYORS IN THE STATE OF MICHIGAN, THAT THE MAP DELINEATED HEREON CORRECTLY REPRESENTS SUCH SURVEY AND THAT RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10000 AND THAT ALL APPLICABLE REQUIREMENTS OF P.A. 132 OF 1870, AS AMENDED BY P.A. 24 OF 1950, HAVE BEEN COMPLIED WITH.

SURVIVATOR: Gregory D. Stephens 29252 9-26-01
 SURVIVATOR: GREGORY D. STEPHENS PS No. DATE

SHEET 1 OF 3

Edison
 SYSTEM PROJECTS &
 ENGINEERING

LOCATION: SURVEY OF
 PART OF THE NE 1/4 OF SEC 18, T1N., R8E.,
 CITY OF NOVI, OAKLAND CO., MICHIGAN

PROJECT: WIXOM-SUNSET CORRIDOR

SCALE: 1 INCH = 300 FEET
 DRAWN BY: GDS
 SURVEY ESTIMATOR: GDS
 DATE OF SURVEY: 8-31-01

LEGEND:
 R = RECORDED
 M = MEASURED
 CL = CALCULATED
 I.P. = IRON PIPE
 W.P. = WELDED
 NON. = MEASUREMENT

JOB NUMBER: 200107208
 DRAWING NO.: SE 1063-18

FILE
 291087