

INFORMATION SHEET REGARDING LAKEFRONT LOTS

Under the terms of certain Consent Judgments entered into by and between Gold Krause, et. Al., LLC and Strawberry Point Bluffs Subdivision Homeowners Association and Strawberry Hills Estates I, II, III & IV Homeowners Association, the following apply to the lakefront lots being sold by Gold Krause.

1. If you purchase a lakefront lot from Gold Krause, as a lot owner, you are a beneficiary of the written easement set forth in the Building and Use Restrictions on Strawberry Point Bluffs Subdivision for the use and enjoyment of the Park Lots (Lots 121-117 of Strawberry Point Bluffs)
2. As a owner of a lot purchased from Gold Krause LLC, you have the right to access and use the improvements on the Park Lots, including the right to use the boat launch located on the Park Lots.
3. You are required to and must adhere and follow the rules and regulations governing the use of the Park Lots as promulgated by the Homeowner Associations.
4. If you purchase a lakefront lot from Gold Krause, you will not be a member of any of the Strawberry Point Bluffs Subdivision Homeowners Association, you will not be required to pay dues and you will have no voting rights in that association.
5. If you purchase a lakefront lot from Gold Krause, you are not eligible and have no right to participate in the pontoon boat lottery, to dock your boat at the Park Lots, or to moor boats at the Park Lots. You may launch your boat at the Park Lots, but, you must dock your boat on your own lot.
6. Gold Krause is required to sell 7 lakefront lots to individuals or families that own properties lying within Strawberry Point Bluff's Subdivision, Strawberry Hill Estates 1, Strawberry Hill Estates 2, Strawberry Hill Estates 3 and Strawberry Hill Estates 4 (Collectively "Subdivisions"). If you are purchasing one or more of these 7 lots, you may only sell or transfer your lot to an individual and/or nuclear family who owns property within these Subdivisions.
7. Gold Krause may sell up to 4 lots to an individual or to a family who does not own property within the Subdivisions. If you are purchasing one of these lots, you may only sell or transfer your lot to an individual or to a single family.
8. There is an easement on and across the Park Lots and Lots 116-114 which is located next to or near Strawberry Lake for the limited purpose of non-motorized ingress and egress. There is also an easement over the other lakefront lots so that you may access your lot. You may access the lot you are purchasing from Gold Krause by entering upon the Park Lots, walking across the Park Lots along the lake, across Lots 116, 115 and 114, which are right to the Park Lots, and across any other lots which lie between

your lot and the Park Lots. The easement is located on the land next to or near Strawberry Lake.

9. The lot that you purchase from Gold Krause has an easement over it located next to or near Strawberry Lake for the limited purpose of non-motorized ingress and egress for access to Lots 95-113. The other lakefront lot owners have also granted the same easement over their lots. These easements exist so that the lakefront lot owners lying below your lot, may walk from the Park Lots over your property to get to their lot. This easement runs with the land.

For further information, you should review the Consent Judgments, the amendments thereto and the Easement Agreements in their entirety, which are available from the listing broker. In the event there is a discrepancy between the information contained within this Information Sheet and the Consent Judgments, their Amendments and the Easement Agreements, the latter documents shall control. In purchasing your lot from Gold Krause, you should only rely upon the written Consent Judgments, their Amendments, and the Easement Agreements.

3000 JOHN CENTER, SOUTHFIELD, MI 48075
 PARCEL NO.: 15-27-301-174

ZONING: WFR, WATERFRONT RESIDENTIAL

NON-CONFORMING LOT OF RECORD PER SECTION 11.11, HAMBURG TOWNSHIP ZONING ORDINANCE

MIN. LOT AREA: AS PLATTED
 MIN. LOT WIDTH: AS PLATTED
 LOT COVERAGE: 30%
 SETBACKS: FRONT - 25 FT., SIDE - 10 FT., REAR - 30 FT.
 WATER SIDE MAY BE CONSIDERED FRONT

INDIVIDUAL WATER WELLS
 PUBLIC SANITARY AVAILABLE SUBJECT TO APPROVAL OF A MONR WETLAND PERMIT

PUBLIC SANITARY SEWER TO BE INDIVIDUAL GRINDER PUMPS WITH A COMMON PRESSURIZED COLLECTION SYSTEM

TOTAL AMOUNT OF FILL: APPROX. 7,000 CU. YD.
 TOTAL AMOUNT OF EXCAVATION: NONE

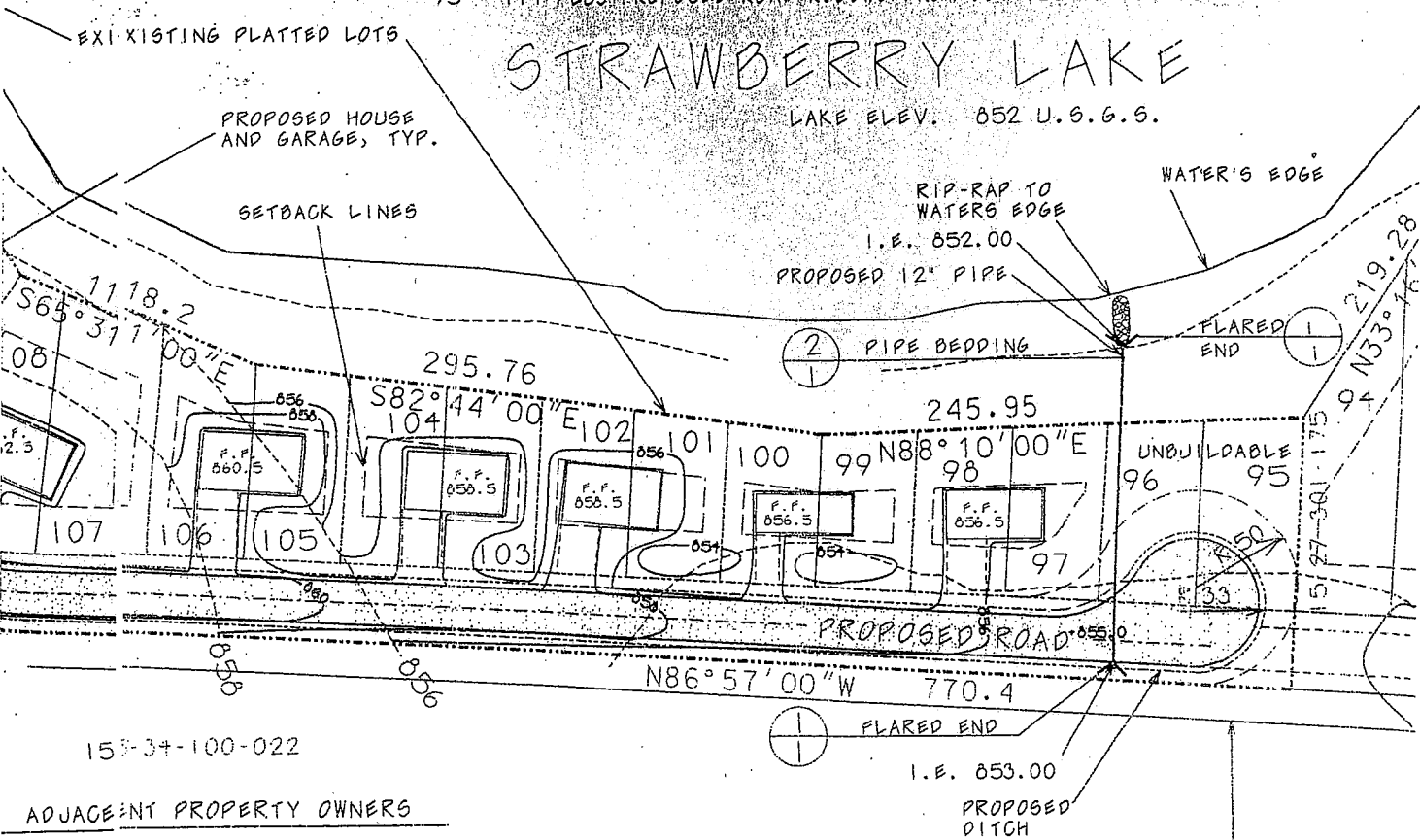
TOTAL WETLAND ACREAGE IMPACTED: APPROX. 3.72 ACRES, THIS INCLUDES LOTS 95 - 114 PLUS PROPOSED ROAD R.O.W. FROM LOT 120 TO LOT 95

AGE

1960
 PIPE

P-RAP TO WATER'S EDGE
 I.E. 855.5 ± 0.5

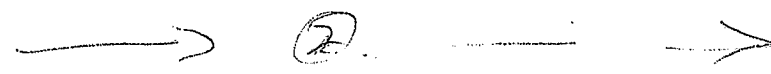
FLARED END



ADJACENT PROPERTY OWNERS

- 22 HAYES, MICHAEL O. & FRANKIE LEE
 5274 GALLAGHER
 WHITMORE LAKE, MI 48189
- 75 DEFRANCESCO, JOSEPH & SARAH
 10940 BOB WHITE BEACH
 WHITMORE LAKE, MI 48189
- 66 STRAWBERRY HILL ESTATES HOMEOWNERS ASSOCIATION
 IRENE GAUTHIER
 5099 LISCH DR.
 WHITMORE LAKE, MI 48189
- 167 STRAWBERRY POINT BLUFFS HOMEOWNERS ASSOCIATION
 4096 GALLAGHER
 WHITMORE LAKE, MI 48189
- 168 LAKE ACCESS FOR STRAWBERRY HILL ESTATES 1,
 LOTS 1-2-3-4-5-6-21-22-23-24 & 25

SOUTH LINE OF

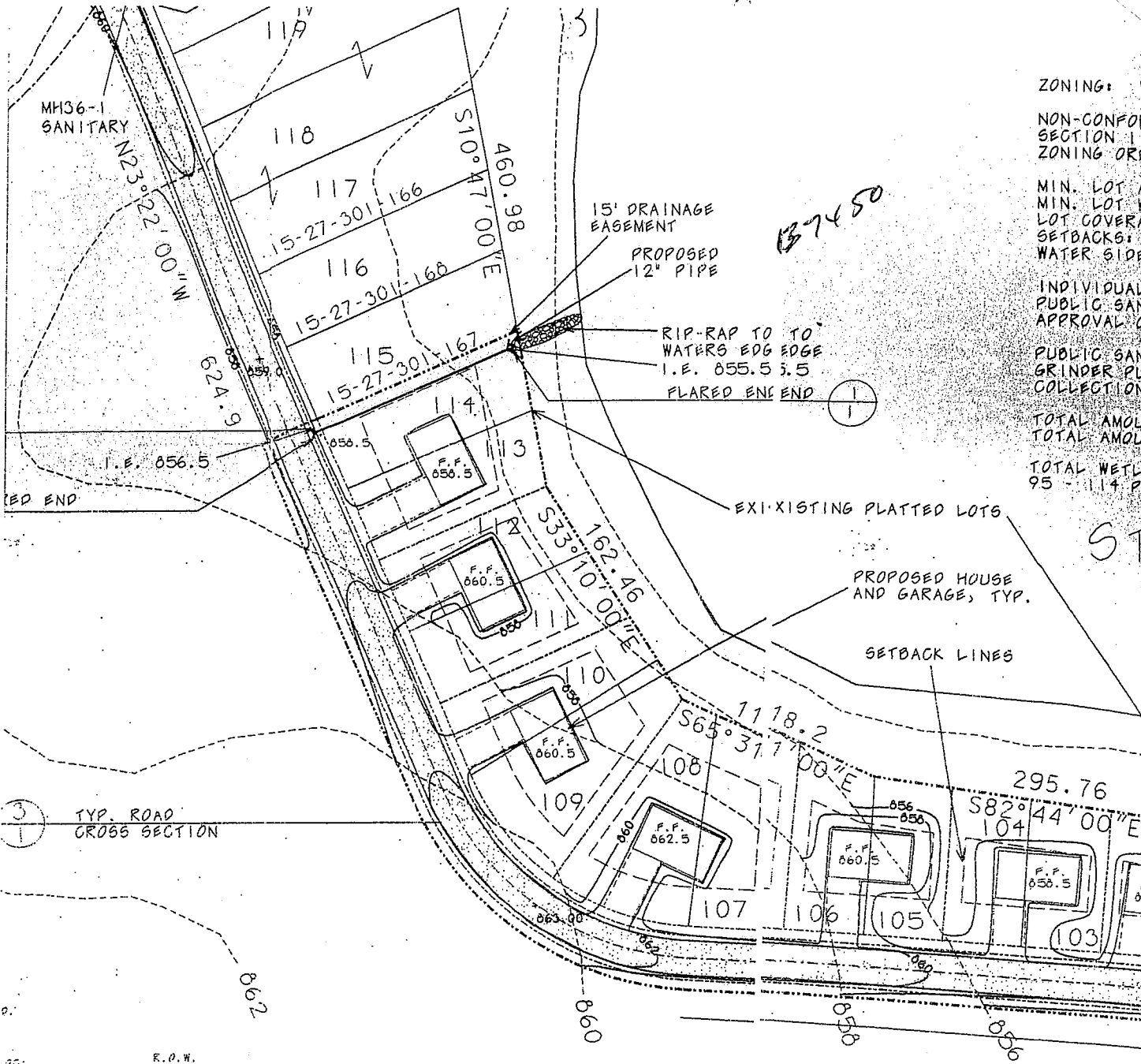


ZONING: W
 NON-CONFORM
 SECTION 11
 ZONING ORD

MIN. LOT AR
 MIN. LOT W
 LOT COVERAG
 SETBACKS:
 WATER SIDE

INDIVIDUAL
 PUBLIC SANI
 APPROVAL OF
 PUBLIC SANI
 GRINDER PUM
 COLLECTION

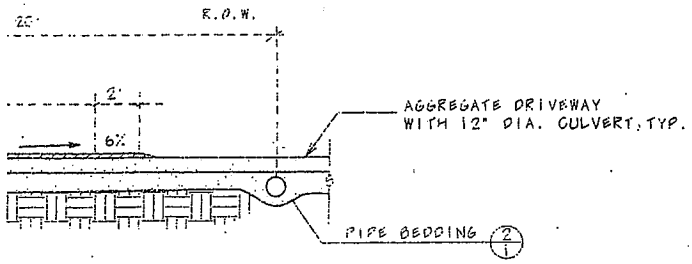
TOTAL AMOUN
 TOTAL AMOUN
 TOTAL WETLA
 95 - 114 PL



137450

ST

3
 1
 TYP. ROAD
 CROSS SECTION



GRGATE
 STABILIZATION FABRIC
 GRGATE
 STABILIZATION FABRIC

15-34-100-022

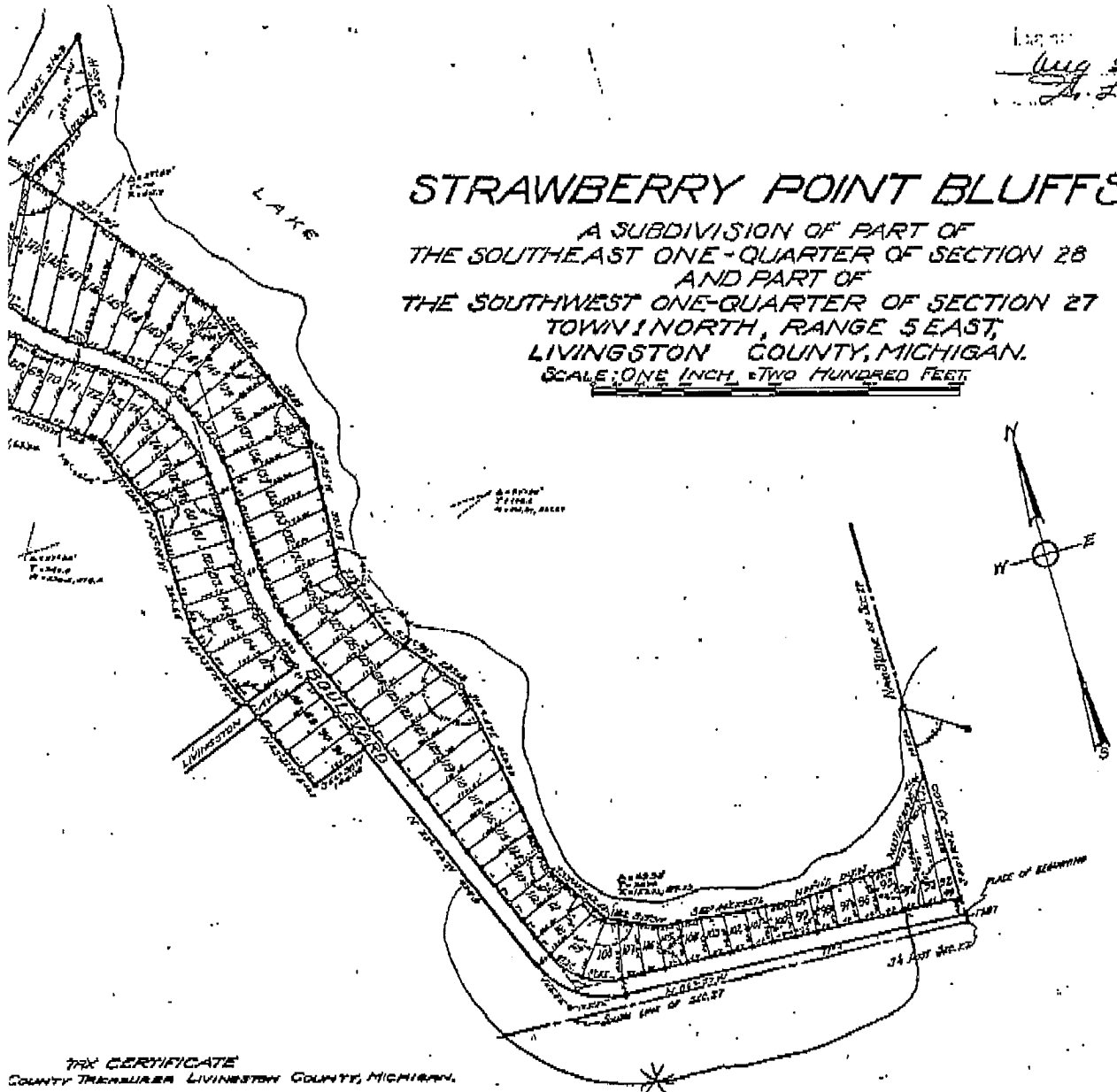
ADJACENT PROPERTY OWNERS

- 15-34-100-022 HAYES, MICHAEL O. & FRANKIE LEE
5274 GALLAGHER
WHITMORE LAKE, MI 48189
- 15-27-301-175 DEFRANCESCO, JOSEPH & SARAH
10940 800 WHITE BEACH
WHITMORE LAKE, MI 48189
- 15-27-301-166 STRAWBERRY HILL ESTATES HOMEOWNERS ASSOCIATION
IRENE GAUTHIER
5099 LISCOM DR.
WHITMORE LAKE, MI 48189
- 15-27-301-167 STRAWBERRY POINT BLUFFS HOMEOWNERS ASSOCIATION
4896 GALLAGHER
WHITMORE LAKE, MI 48189
- 15-27-301-168 LAKE ACCESS FOR STRAWBERRY HILL ESTATES 1,
LOTS 1-2-3-4-5-6-21-22-23-24 & 25

S SECTION

Aug 22-1923
L. L. Kimmel

STRAWBERRY POINT BLUFFS
 A SUBDIVISION OF PART OF
 THE SOUTHEAST ONE-QUARTER OF SECTION 26
 AND PART OF
 THE SOUTHWEST ONE-QUARTER OF SECTION 27
 TOWNSHIP NORTH, RANGE 5 EAST,
 LIVINGSTON COUNTY, MICHIGAN.
 SCALE: ONE INCH = TWO HUNDRED FEET



TAX CERTIFICATE
 COUNTY TREASURER LIVINGSTON COUNTY, MICHIGAN.

I certify that there are no tax liens or titles due on the lands described above and that no tax liens or titles held by individuals on said lands five years preceding this day of August 1923, that the taxes for said period of five years had as shown by the records of this office.

Paul M. Partridge
 County Treasurer

CERTIFICATE OF APPROVAL
 BY THE TOWNSHIP BOARD

It was approved by the Township Board of Livingston County, Michigan on the 21st day of August 1923.

Charles W. Krawcheck
 Clerk

CERTIFICATE OF APPROVAL
 BY THE COUNTY BOARD

It was approved by the Livingston County Board of Livingston County, Michigan this 24th day of August 1923.

W. H. Johnson
 Judge of Probate
James C. ...
 County Clerk
Paul M. Partridge
 County Treasurer

SURVEYOR'S CERTIFICATE
 I hereby certify that the plat herein delineated is a correct one, and that permanent monuments, consisting of iron pipes one-half inch or more in diameter and eighteen inches or more in length, have been placed at points marked thus on the map shown at all angles in the boundaries of the land plotted and at all intersections of streets and streets and alleys. Squares indicate wood stakes.

L. L. Kimmel
 Registered Civil Engineer

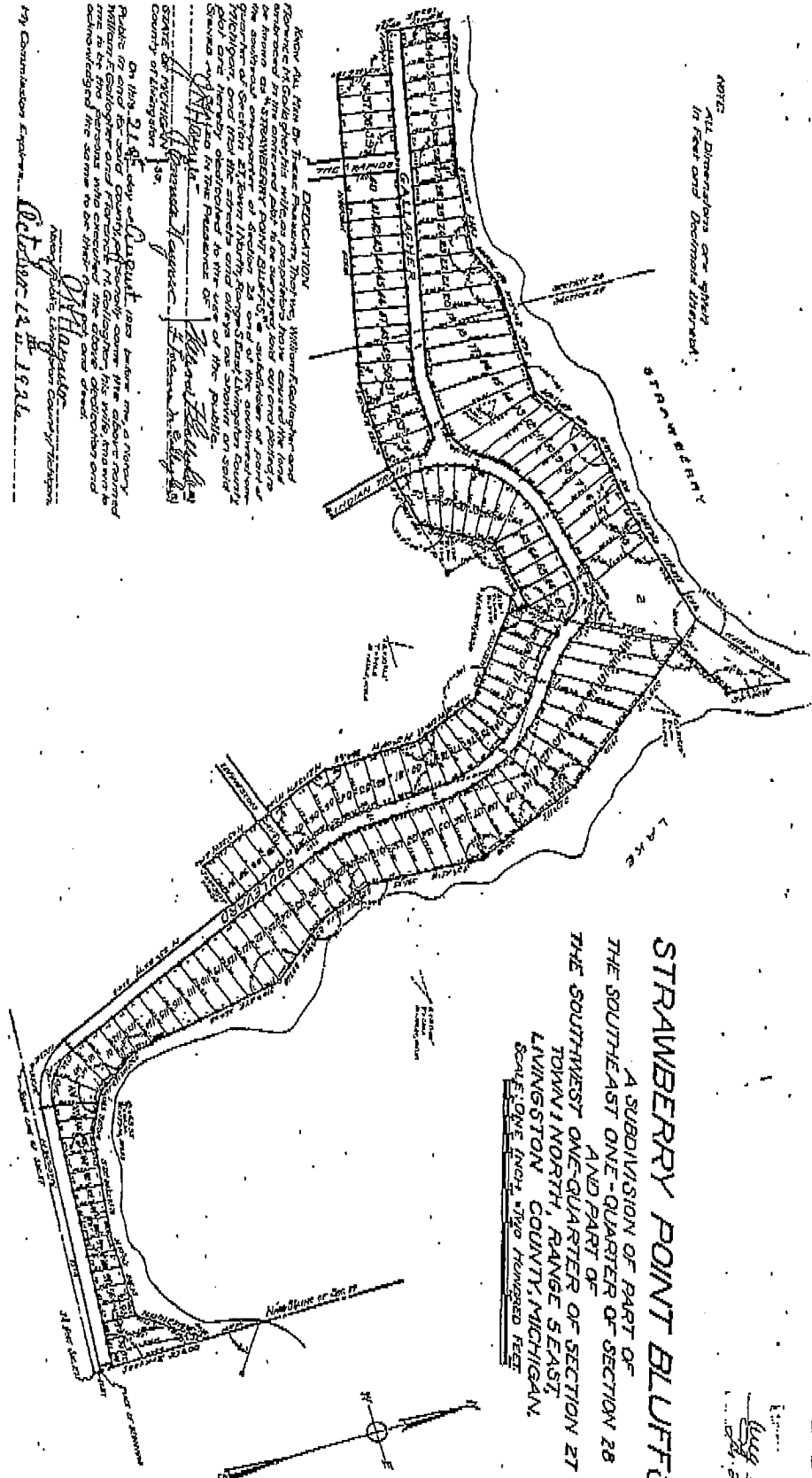
I HEREBY CERTIFY THAT THIS COPY IS A TRUE COPY OF THE MAP OR PLAT FORWARDED THE REGISTER OF DEEDS FOR RECORDING.

L. L. Kimmel
 Aug 22-1923
 County Auditor General

FILED IN AUDITOR GENERAL'S OFFICE
 Sept 12-1923
J. L. ...
 COUNTY AUDITOR GENERAL

18572

NOTE: All Dimensions are given in feet and Decimal thereof.



STRAWBERRY POINT BLUFFS
A SUBDIVISION OF PART OF
THE SOUTHEAST ONE-QUARTER OF SECTION 26
AND PART OF
THE SOUTHWEST ONE-QUARTER OF SECTION 27
TOWNSHIP NORTH, RANGE SEAST,
LIVINGSTON COUNTY, MICHIGAN.
SCALE: ONE INCH = TWO HUNDRED FEET

DECLARATION
Know All Men by These Presents, that the undersigned, William Beaufort, and his wife, Edith Beaufort, of the County of Livingston, Michigan, do hereby certify that the above and foregoing plat, and the same, have been lawfully made and are in full compliance with the provisions of Section 21, Chapter 20, of the Code of Michigan, and that the streets and alleys thereon shown, are hereby dedicated to the use of the public.

DESCRIPTION
On this 21st day of August, 1923, before me, a Notary Public for and to said County of Livingston, the above named William Beaufort and Edith Beaufort, his wife, and wife, personally appeared and acknowledged to me the above contents of the foregoing plat, and they acknowledged the same to be true and correct.
William Beaufort
Edith Beaufort
Notary Public, Livingston County, Michigan.
October 14, 1923.

TAX CERTIFICATE

I hereby certify that there are no taxes due on this land for the State or the local government, as shown on the map hereon attached, as of the date hereof, and that no taxes are due on the land hereon attached, as of the date hereof, by reason of any exemption from taxation provided for in the Constitution of this State.

CERTIFICATE OF APPROVAL
By the Board of Supervisors of Livingston County, Michigan, of a meeting held at the Court House in Livingston, Michigan, on the 14th day of August, 1923, to-wit: *George W. Beaufort, Chairman*, *Charles W. Beaufort, Secretary*.

CERTIFICATE OF APPROVAL
By the County Board of Livingston County, Michigan, of a meeting held at the Court House in Livingston, Michigan, on the 14th day of August, 1923, to-wit: *George W. Beaufort, Chairman*, *Charles W. Beaufort, Secretary*.

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