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October 28, 2011

Via Email:
webmaster@grobbel.org

Mike Grobbel
49997 Lexington Ave. E.
Shelby Township, MI

RE: Final Paving Letter of Credit - Manors at Central Park

Dear Mr. Grobbel:

This letter is in response to your email of October 25, 2011 regarding the above-referenced matter.

In your letter, you question the availability of funds from a Letter of Credit that Philip F. Greco Title Co. issued for the benefit of Sable Realty Ventures-Shelby I Limited Partnership dated November 17, 2004.

Please be advised that we have investigated this matter with the Title Company and been advised that the company has gone out of business and its assets were purchased by a separate company which is now operating the business. As such, they have advised us that they are not liable and there is no record of any funds being held by the old title company.

Therefore, please be advised that we do not believe there will be any funds available to provide for the final paving of your project.

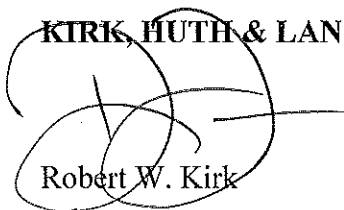
We will make one more effort for these funds by way of a demand upon Chicago Title Insurance Company, who was the underwriter for the Title Company. However, we have followed other communities' quests to recover such funds and they have been unsuccessful. Therefore, we do not believe there will be a chance of recovery. However, we will try. Upon receipt of any response from Chicago Title, we will forward that on to you.

Michael Grobbel
October 28, 2011
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In the meantime, if you have any questions please feel free to contact me.

Very truly yours,

KIRK, HUTH & LANGE, PLC

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line extending to the right, positioned over the firm name.

Robert W. Kirk

RWK/caw

cc: Rob Huth
Tim Wood (via email)
Terri Kowal (via email for dis. to Board)