

10006031

SEP 26 2003

\$99.00 DEED  
Receipt #217128

RECORDED  
BERNARD J. YOUNGBLOOD, REGISTER OF DEED  
WAYNE COUNTY, MI

LI-39016 Pg-1  
203568197 9/26/2003  
Bernard J. Youngblood  
Wayne Co. Register of Deeds

\$6.00 REMONUMENTATION

**FIRST AMENDMENT TO THE MASTER DEED  
OF 200 RIVER PLACE LOFTS**

This First Amendment to the Master Deed of 200 RIVER PLACE LOFTS ("Amendment") is made and executed on this 17 day of September, 2003, by River Revitalization, L.L.C., a Michigan limited liability company (the "Developer"), whose address is 28400 Northwestern Highway, 4<sup>th</sup> Floor, Southfield, Michigan 48034-1839, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) (the "Act"):

**RECITALS**

A. The Master Deed for 200 River Place Lofts, a condominium, was recorded in Liber 32689, Pages 16 through 83, inclusive, Wayne County Records, November 22, 2000 Wayne County Condominium Subdivision Plan No. 573.

B. The Developer is making this Amendment pursuant to the rights reserved to the Developer under Article VIII, Section 8.01 and Section 8.03, (a) and (b) of the Master Deed, for the purposes of redefining of Common Elements, adjusting percentages of value, redefining converted areas, correcting typographical errors, and deviations in construction or any similar corrections required to the Master Deed, Condominium Subdivision Plan or Condominium Bylaws is amended as set forth below.

NOW, THEREFORE, the Developer does, upon the recording of this Amendment, amend the Master Deed as set forth below.

**AMENDMENT TO MASTER DEED**

1. Article IV, Section 4.01(t) Deleted. Amended Article IV, Section 4.01(t) defining "Community Terrace" is deleted.
2. Article V, Section 5.02 Amended. Amended Article V, Section 5.02 of the Master Deed of 200 River Place Lofts, as set forth below, shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and subsequently amended.

EXAMINED AND APPROVED  
DATE SEP 25 2003  
BY HCN N/C  
DANIEL P. LANE  
PLAT ENGINEER

WAYNE COUNTY TREASURER  
09/26/2003

2 MDA 9962318

**AMENDED AND RESTATED ARTICLE V, SECTION 5.02 OF THE  
MASTER DEED OF 200 RIVER PLACE LOFTS**

**5.02 Percentages of Value and Voting Rights.** The percentage of value assigned to each Unit (other than Units 1 and 2) shall be determined based on the relative size of each Unit measured in square feet. The percentage of value for Unit is set forth below. The percentage of value for Units 1 and 2 is based on the relative estimated cost of construction of the parking garage to the estimated cost of the entire building. The percentages set forth below may be adjusted by the Developer based upon the physical measurements of each Unit. The percentage of value assigned to each Unit (other than Units 1 and 2) shall be determinative of the proportionate share of each respective co-owner in the proceeds of insurance and expenses of administration and the value of such co-owner's vote at meetings of the Association. Units 1 and 2 shall be assessed for only those costs directly or indirectly attributable to Units 1 and 2. Indirect expenses shall be assessed to Units 1 and 2 in accordance with the percentage of value. Such indirect expenses shall be the cost of management fees, insurance, snow removal and reserves for replacement of structural items. The value of the vote of Units 1 and 2 shall be equal to their respective percentage of value. The total value of the Project is one hundred (100%) percent and the value of individual Units may have been arbitrarily adjusted to achieve that total percentage.

<u>UNIT NO.</u>	<u>PERCENTAGE OF VALUE</u>
1	3.75 (Garage)
2	3.74 (Garage)
3	2.19
4	2.19
5	1.47
6	2.03
7	2.17
8	3.11
9	2.19
10	1.67
11	1.64
12	2.19
13	2.41
14	1.66
15	1.22
16	1.22
17	1.22
18	2.23
19	2.23
20	2.19
21	1.47
22	2.03
23	2.17

24	3.11
25	2.19
26	1.67
27	1.64
28	2.19
29	2.41
30	1.66
31	1.22
32	1.22
33	1.22
34	2.23
35	2.23
36	2.19
37	1.47
38	2.03
39	2.17
40	3.11
41	2.19
42	1.67
43	1.64
44	2.19
45	2.41
46	1.66
47	1.22
48	1.22
49	1.22
50	2.23

3. **Amended Article VIII, Section 8.01 Amended.** Amended Article VIII, Section 8.01 as set forth below shall replace and supercede Article VIII, Section 8.01 as originally recorded and originally recorded Article VIII, Section 8.01 shall be of no further force or effect.

**AMENDED AND RESTATED ARTICLE VIII, SECTION 8.01  
OF THE MASTER DEED OF 200 RIVER PLACE LOFTS**

**8.01 Amendments by Developer and Association.** An amendment may be made and recorded by Developer or by the association without the Consent of Co-owners or mortgagee if the amendment does not materially alter or change the rights of a Co-owner or mortgagee or if it is for one or more of the purposes stated in Section 8.03 hereof. Any amendment made by the Association must be approved by the owners of the number of Units in the Condominium (unless a greater majority is specified in the Condominium Bylaws).

4. Amended Bylaws Article VI, Section 1 Amended. Amended Article VI, Section 1 as set forth below shall replace and supercede Article VI, Section 1 as originally recorded and originally recorded Article VI, Section 1 shall be of no further force or effect.

**AMENDED AND RESTATED, ARTICLE VI, SECTION 1  
OF THE BYLAW OF 200 RIVER PLACE LOFTS**

Section 1. Residential Use. Except for Units 1 and 2, no Unit in the Condominium shall be used for other than single-family residential purposes and the Common Elements shall be used only for purposes consistent with the use of single-family residences. A resident may utilize a Unit for a home office if such office is not open to the public or business invitees of the resident and if there are no employees situated at the Unit other than the resident.

Unit 1 may be utilized for the purposes of a commercial parking garage.

5. Amended Bylaws Article VI, Section 8 Amended. Amended Article VI, Section 8 as set forth below shall replace and supercede Article VI, Section 8 as originally recorded and originally recorded Article VI, Section 8 shall be of no further force or effect.

**AMENDED AND RESTATED, ARTICLE VI, SECTION 8  
OF THE BYLAW OF 200 RIVER PLACE LOFTS**

Section 8. Assigned Parking. The Developer shall assign one parking space within Unit 2 to each Unit with the original sale of the Unit. If the Developer so desires, the Developer at its discretion may assign more than one parking space to a Unit. The right to assign parking spaces shall be transferred to the Association after the Developer no longer owns any Units. The Assigned parking spaces may be reassigned to accommodate handicapped individuals. A Co-owner may not permit non-residents of the Condominium to park in the assigned parking except on a temporary basis.

Co-owners and their guest shall be permitted to park in other unassigned spaces within Units 1 and 2 between the hours of 6:00 p.m. and 7:00 a.m. on weeknights and at any other time on weekends and holidays as set forth in Section 7.06 of the Master Deed. The Association may make reasonable rules to limit Co-owner use of the unassigned parking if a shortage of spaces arises.

5. Amended Condominium Subdivision Plan. Amended Sheets 1 through 24 of the Condominium Subdivision Plan of 200 River Place Lofts, as attached, shall replace and supersede Sheets 1 through 24 of the Condominium Subdivision Plan of 200 River Place Lofts as originally recorded and originally recorded Sheets 1 through 24 shall be of no further force or effect.

Li-39016

Pa-5

This Amendment is made and executed on the date set forth and shall be effective upon recording. Except as set forth in this Amendment, the Master Deed, Bylaws and Condominium Subdivision Plan as originally recorded are confirmed, ratified and re-declared.

**DEVELOPER:**

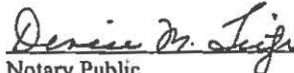
RIVER REVITALIZATION, L.L.C.,  
a Michigan corporation

By: 

David S. Farbman, Manager

STATE OF MICHIGAN )  
                                  )SS  
COUNTY OF OAKLAND )

On this 17<sup>th</sup> day of September, 2003, the foregoing First Amendment to the Master Deed was acknowledged before me by David S. Farbman, the Manager of River Revitalization, L.L.C., a Michigan limited liability company, on behalf of said L.L.C.

  
Notary Public  
Oakland County, Michigan  
My Commission expires: \_\_\_\_\_

**DENISE M. TIETZE**

Notary Public, Oakland County, MI  
My Commission Expires 04-28-2005.

**Drafted by and when recorded return to:**

**GREGORY J. GAMALSKI, ESQUIRE**  
Maddin, Hauser, Wartell, Roth & Heller, P.C.  
28400 Northwestern Highway  
Third Floor - Essex Centre  
Southfield, Michigan 48034  
(248) 827-1893

413211

This Amendment is made and executed on the date set forth and shall be effective upon recording. Except as set forth in this Amendment, the Master Deed, Bylaws and Condominium Subdivision Plan as originally recorded are confirmed, ratified and re-declared.

**DEVELOPER:**

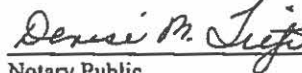
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Oakland County, Michigan  
My Commission expires: \_\_\_\_\_

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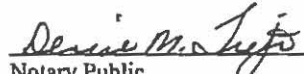
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Notary Public

Oakland County, Michigan

My Commission expires: \_\_\_\_\_

**Drafted by and when recorded return to:**

GREGORY J. GAMALSKI, ESQUIRE  
Maddin, Hauser, Wartell, Roth & Heller, P.C.  
28400 Northwestern Highway  
Third Floor - Essex Centre  
Southfield, Michigan 48034  
(248) 827-1893

**DENISE M. TIETZE**  
Notary Public, Oakland County, MI  
My Commission Expires 04-28-2005.

AMENDMENT No. 1 TO  
WAYNE COUNTY CONDOMINIUM SUBDIVISION  
PLAN NUMBER #573  
EXHIBIT B TO THE MASTER DEED OF



CITY OF DETROIT, WAYNE COUNTY,  
MICHIGAN

#### LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne, State of Michigan:

A parcel of land of part of the Robert McDougall Farm, Private Claims 9 and 454, more particularly described as follows:

Commencing at the intersection of the Easterly line of Joseph Campau Avenue (69.65 feet wide) with the Southerly line of vacated Guoin Street (50 feet wide), now reserved as an Easement; thence N. 60° 24' 36" E. along the Southerly line of vacated Guoin Street and Easement No. 2, a distance of 244.67 feet; thence N. 68° 30' 56" E. along the Southerly line of Easement No. 2, a distance of 273.61 feet to a point on the Westerly line of Easement No. 6; thence S. 26° 10' 45" E. along the Westerly line of Easement No. 6, a distance of 161.99 feet to the Northeast corner of Easement No. 4; thence S. 26° 38' 59" E. along the Westerly line of Easement No. 6, a distance of 49.09 feet to the Southeast corner of Easement No. 4 and Point of Beginning; thence S. 26° 06' 55" E. along the Westerly line of Easement No. 6, a distance of 215.88 feet to the Northeast corner of Easement No. 7; thence S. 61° 19' 18" W. along the Northerly line of Easement No. 7, a distance of 247.32 feet to the Southeast corner of Easement No. 5; thence N. 26° 07' 10" W. along the Easterly line of Easement No. 5, a distance of 151.26 feet to a point; thence N. 26° 07' 40" W. along the Easterly line of Easement No. 5, a distance of 60.43 feet to a point on the Southerly line of Easement No. 4; thence N. 60° 21' 13" E. along the Southerly line of Easement No. 4, a distance of 247.57 feet to the Point of Beginning. Containing 1.21 acres.

Together with all rights and Easements granted in Declaration and Confirmation of Easements dated November 8, 1986 and recorded November 12, 1986 in Liber 23001, Page 698, Register No. 86/272814, Wayne County Records, specifically including Easements number 2, 4, 5, 6, 7, 8, 11 and 15 which are depicted on Survey prepared by Raymond J. Donnelly dated February 3, 1992, Job No. 91155, and together with rights in Building and Use Restrictions Agreement dated March 5, 1991 and recorded March 11, 1991 in Liber 25031, Page 243, Wayne County Records and together with rights in Overhead Walkway Agreement dated March 5, 1991 and recorded March 11, 1991 in Liber 25031, Page 225, Wayne County Records.

#### NOTE

THE ASTERISK (\*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED DRAWINGS WHICH ARE DATED 08/19/2003. THESE DRAWINGS ARE TO REPLACE THOSE PREVIOUSLY RECORDED.

#### DEVELOPER

RIVER REVITALIZATION, LLC  
28400 NORTHWESTERN HWY., 4TH FLOOR  
SOUTHFIELD, MI., 48034-1839

#### SURVEYOR

NOWAK AND FRAUS, P.L.L.C.  
1310 N. STEPHENSON HWY.  
ROYAL OAK, MICHIGAN 48067  
PHONE : (248) 399-0886  
FAX : (248) 399-0805

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EXAMINED AND APPROVED  
DATE SEP 25 2003

BY *TCG*  
DANIEL P. LANE  
PLAT ENGINEER

*N/C*



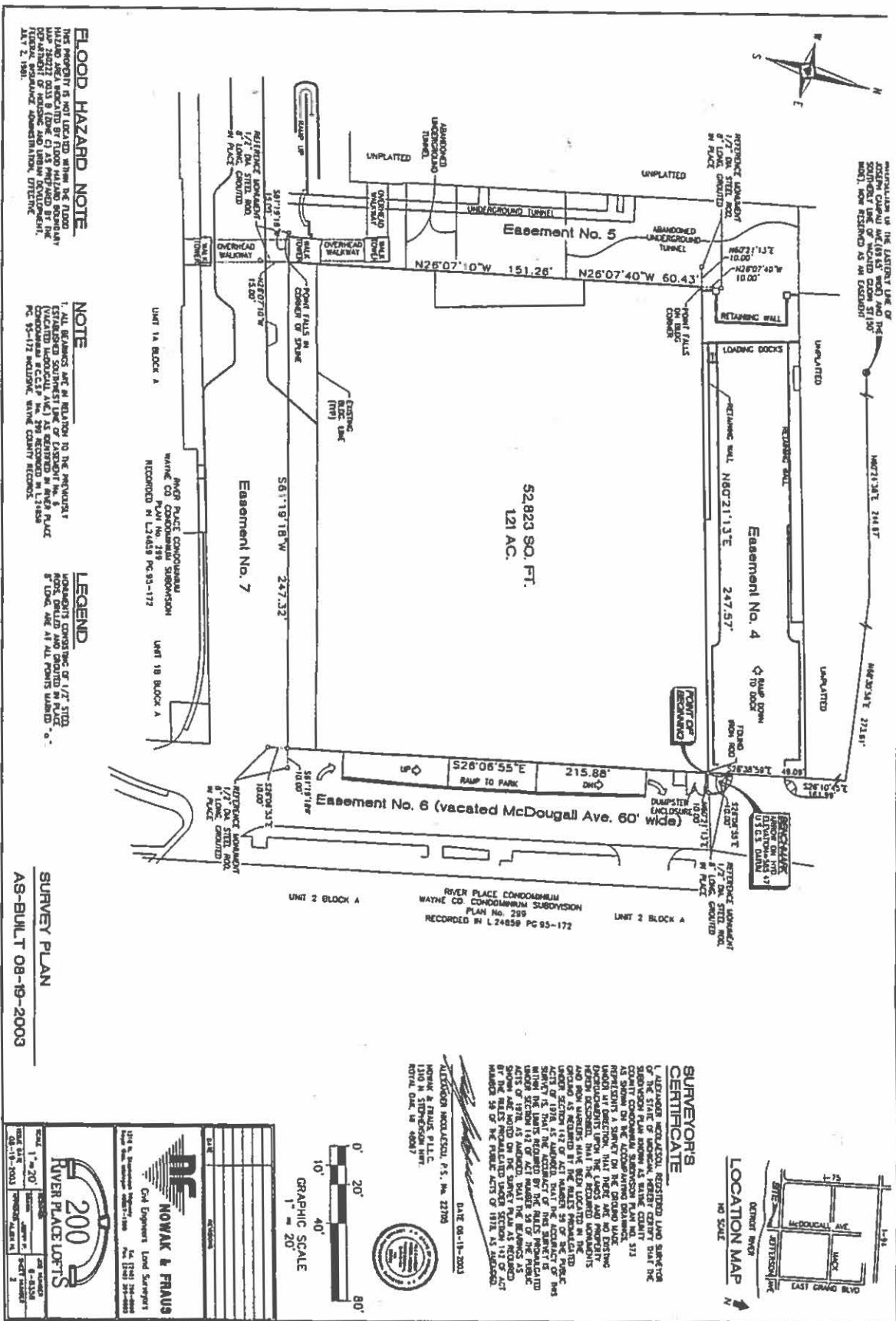
ISSUED 08-19-2003

JOB No. 6-B358

SHEET No.

1

AS-BUILT 08-19-2003



**FLOOD HAZARD NOTE**

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE OF THE CITY OF DENVER. THE FLOOD HAZARD ZONE OF THE CITY OF DENVER IS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF DENVER, WHICH IS A PUBLIC DOCUMENT OF THE CITY OF DENVER. THE FLOOD HAZARD MAP OF THE CITY OF DENVER IS A PUBLIC DOCUMENT OF THE CITY OF DENVER. THE FLOOD HAZARD MAP OF THE CITY OF DENVER IS A PUBLIC DOCUMENT OF THE CITY OF DENVER.

**NOTE**

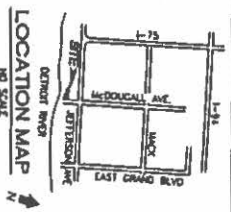
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**LEGEND**

UNPLATTED CROSSING OF 1/2" DIA. STEEL ROD. THE UNPLATTED CROSSING OF 1/2" DIA. STEEL ROD. THE UNPLATTED CROSSING OF 1/2" DIA. STEEL ROD. THE UNPLATTED CROSSING OF 1/2" DIA. STEEL ROD. THE UNPLATTED CROSSING OF 1/2" DIA. STEEL ROD.

**SURVEY PLAN**

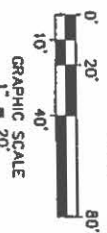
AS-BUILT 08-19-2003



**SURVEYOR'S CERTIFICATE**

I, JAMES H. HARRIS, a duly licensed and qualified land surveyor of the State of Colorado, hereby certify that the foregoing survey was made by me or under my direct supervision and that the same is true and correct in accordance with the laws and regulations of the State of Colorado. I further certify that the same is true and correct in accordance with the laws and regulations of the State of Colorado.

**DATE:** 08-19-2003  
**SURVEYOR:** JAMES H. HARRIS  
**ADDRESS:** 1310 N. STEVENSON ST., DENVER, CO. 80202



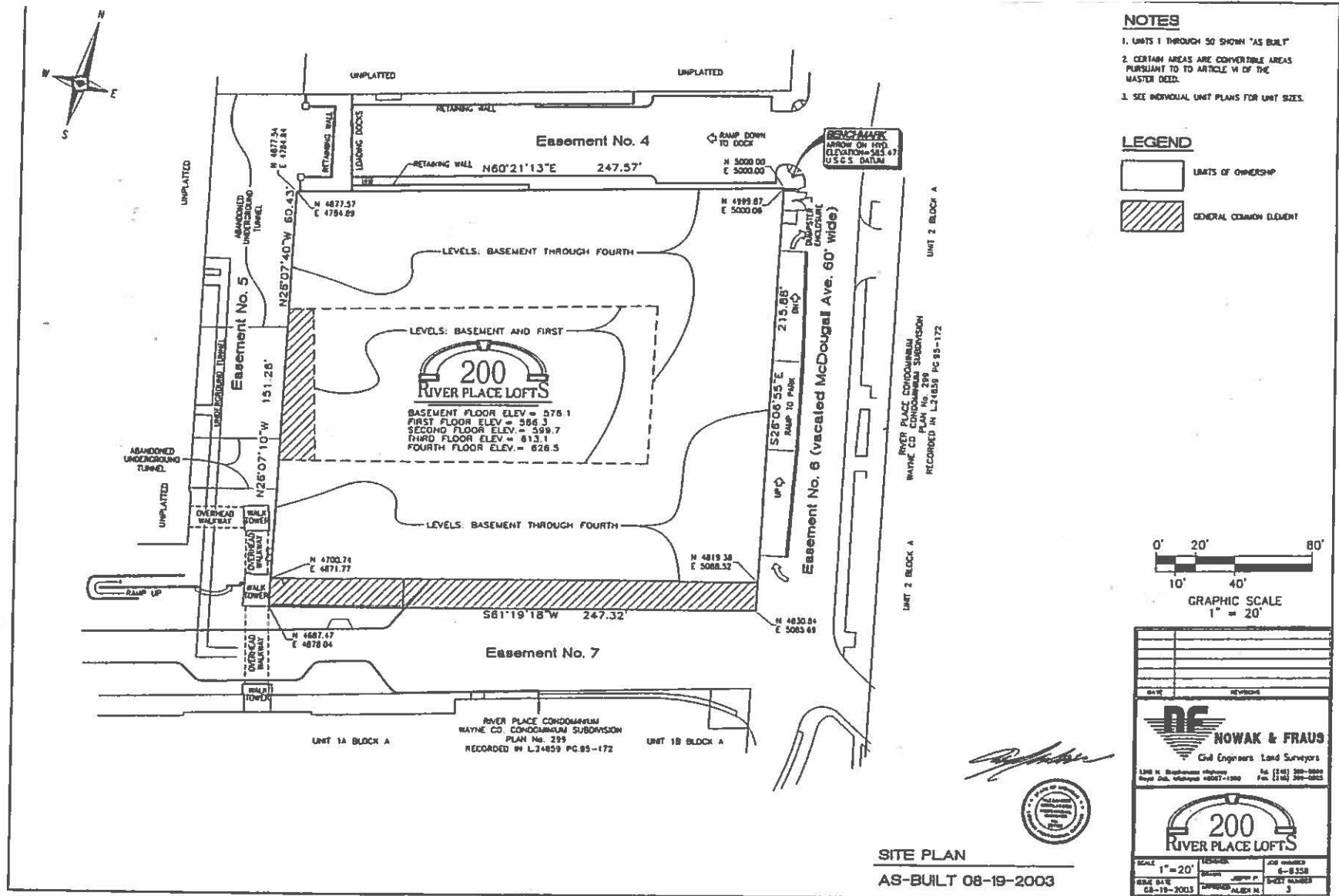
**200**

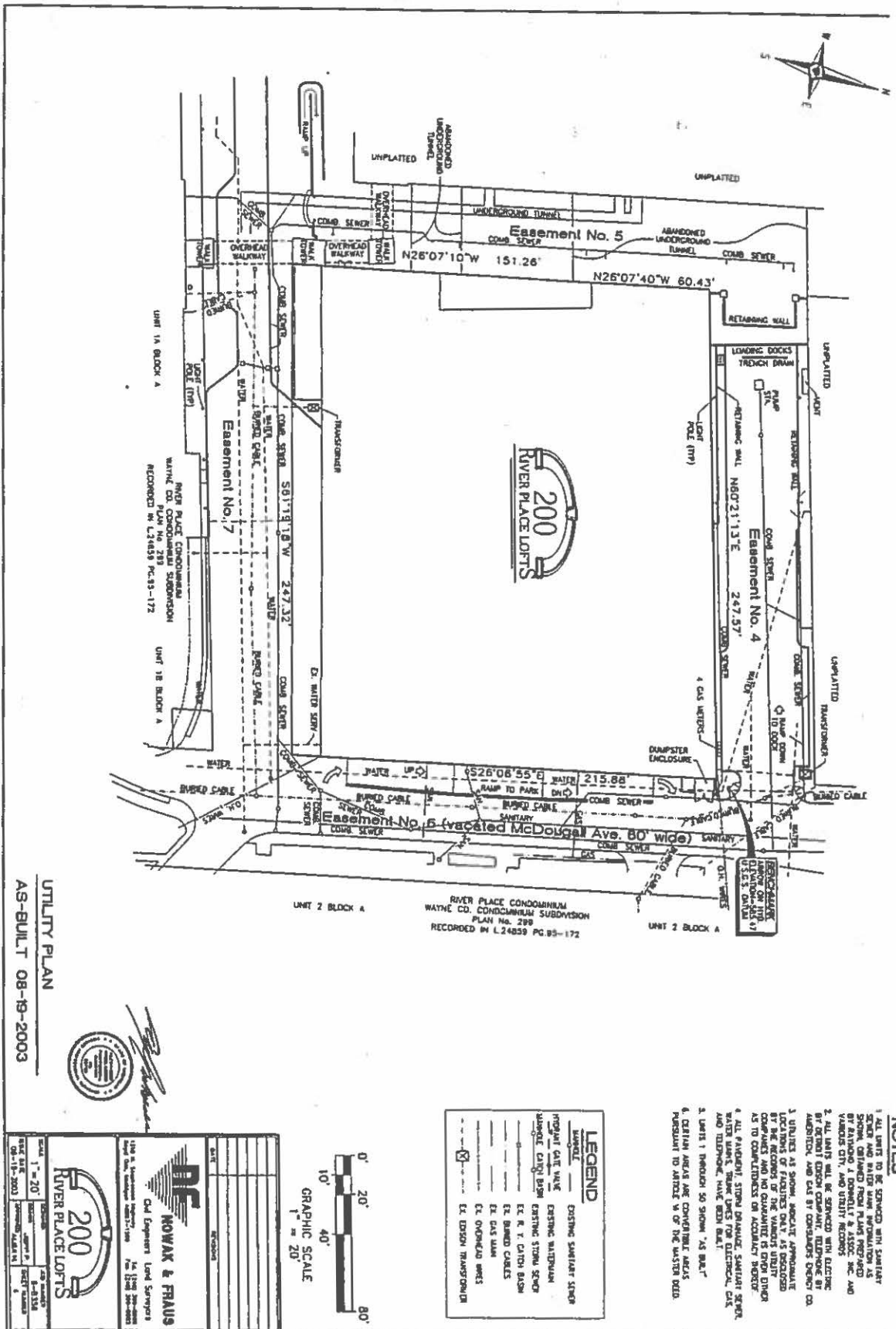
**RIVER PLACE LOFTS**

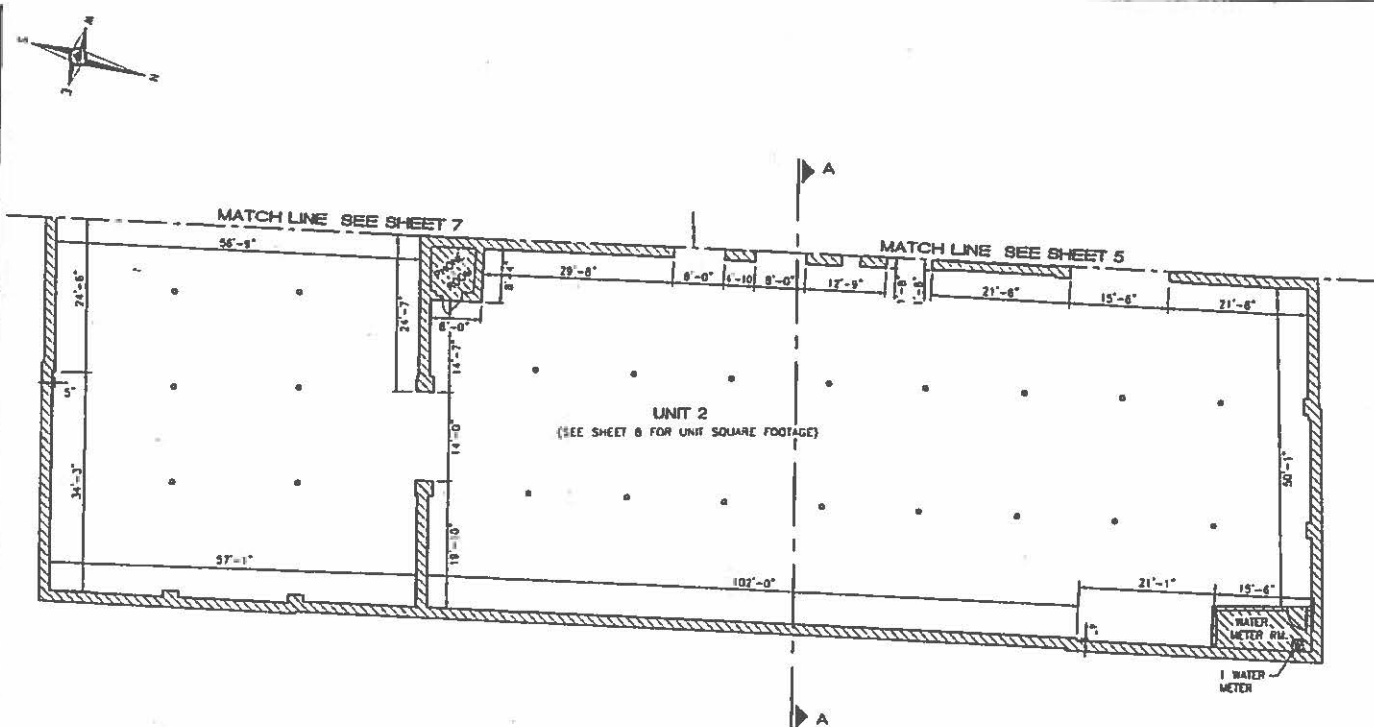
**NOVAK & FRAUS**

Civil Engineers, Land Surveyors  
1000 N. STEVENSON ST., SUITE 1000  
DENVER, CO. 80202  
TEL: 333-1100 FAX: 333-1101

**PROJECT:** RIVER PLACE LOFTS  
**DATE:** 08-19-2003  
**BY:** JAMES H. HARRIS  
**CHECKED BY:** JAMES H. HARRIS





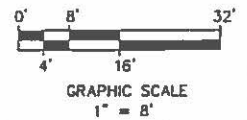


# LEGEND



## NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: RIVER REVITALIZATION L.L.C. PLANS RECEIVED MARCH 13, 2003
2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBIES, AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"

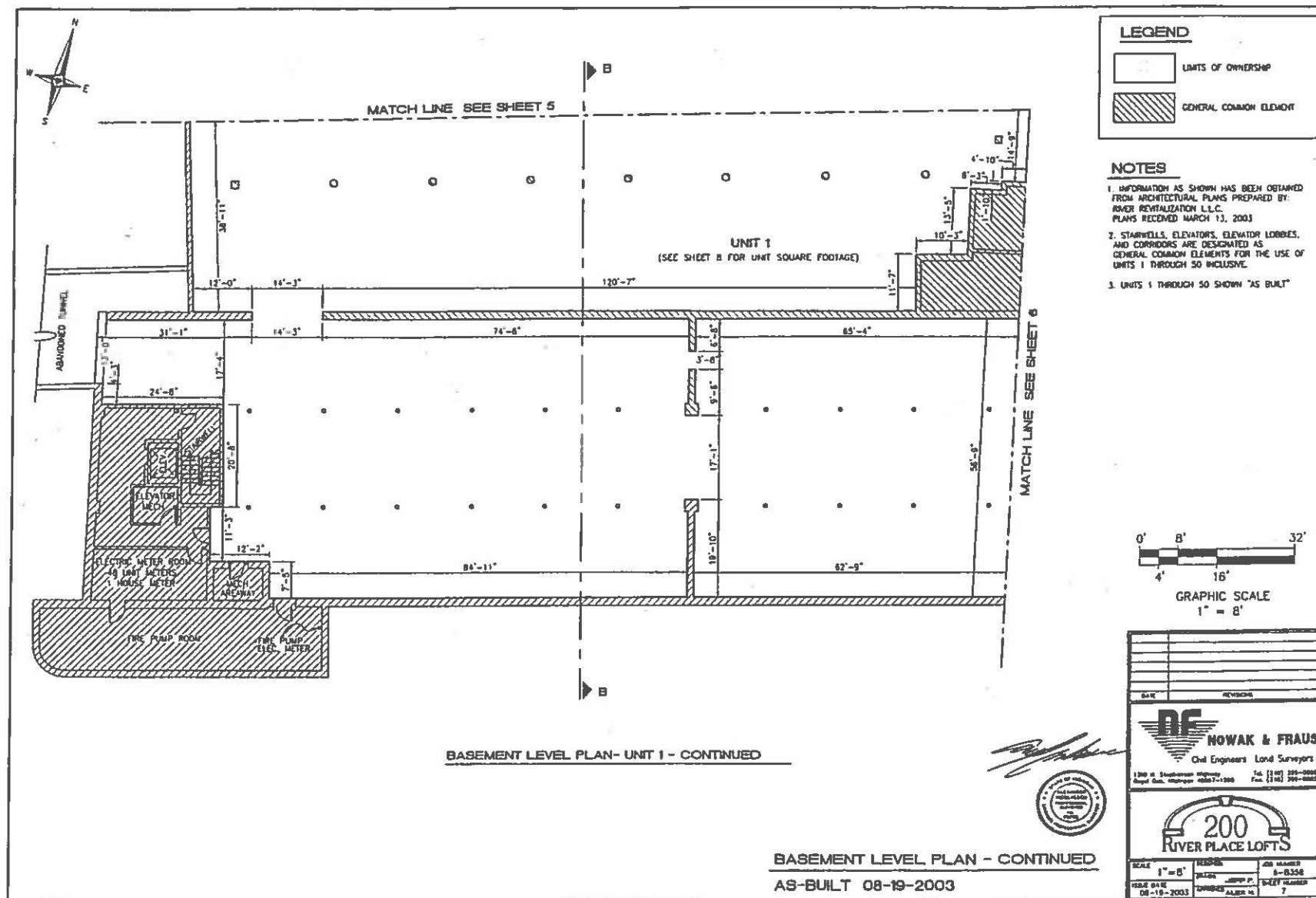


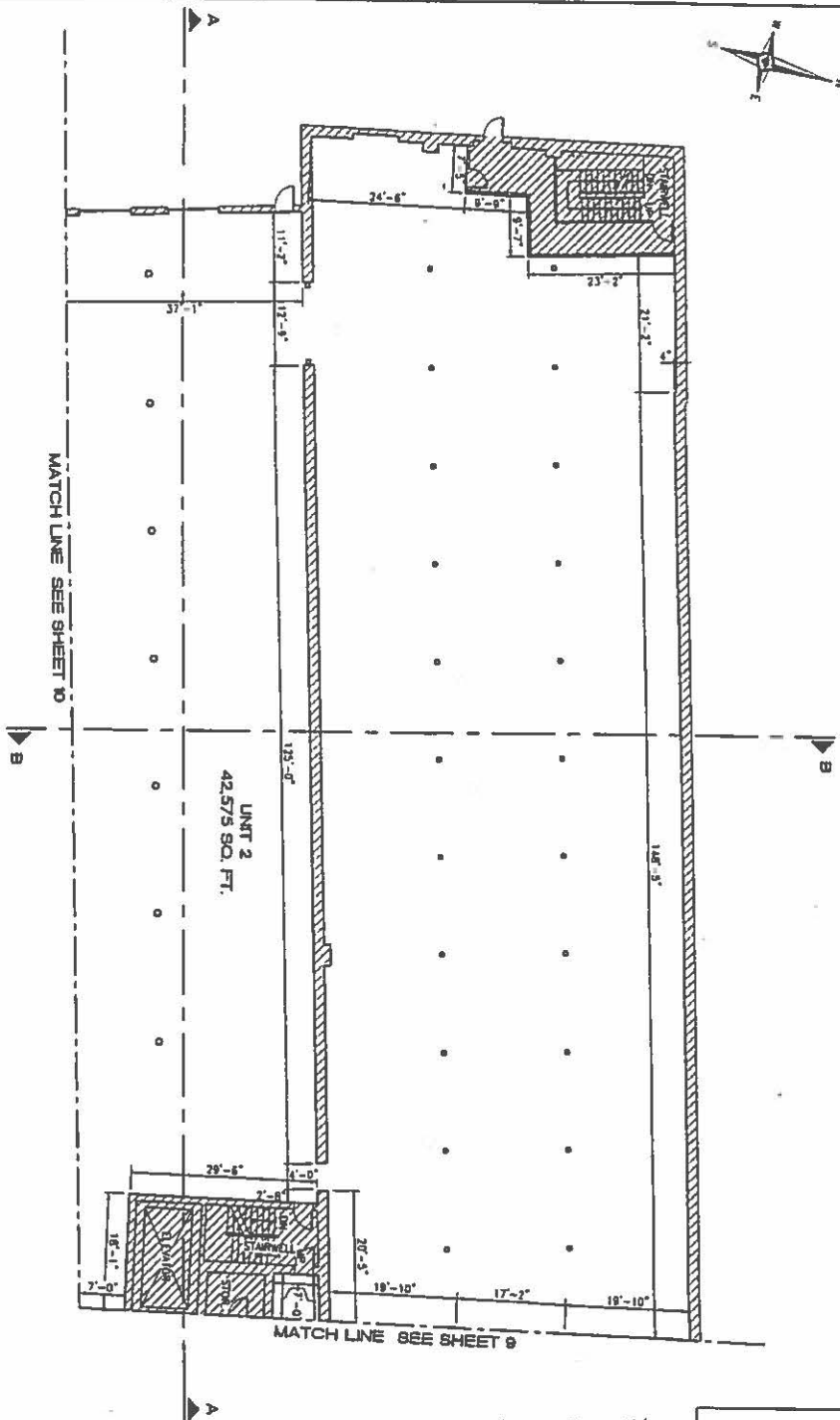
BASEMENT LEVEL PLAN- UNIT 1 - CONTINUED

BASEMENT LEVEL PLAN - CONTINUED  
AS-BUILT 08-19-2003



DATE		REVISIONS	
<p><b>DE NOWAK &amp; FRAUS</b> Civil Engineers Land Surveyors 1344 N. Southwestern Highway River Glen, Chicago, IL 60637-1501 Tel. (773) 299-0000 Fax. (773) 299-0000</p>			
<p><b>200 RIVER PLACE LOFTS</b></p>			
SCALE 1" = 8'	DESIGNER ALLEN H.	DATE 08-19-2003	JOB NUMBER 6-6356 PROJECT NUMBER 8





FIRST LEVEL PLAN - UNIT 2

FIRST LEVEL PLAN

AS-BUILT 08-19-2003

**LEGEND**

UNITS OF OWNERSHIP

GENERAL COMMON ELEMENT

**NOTES**

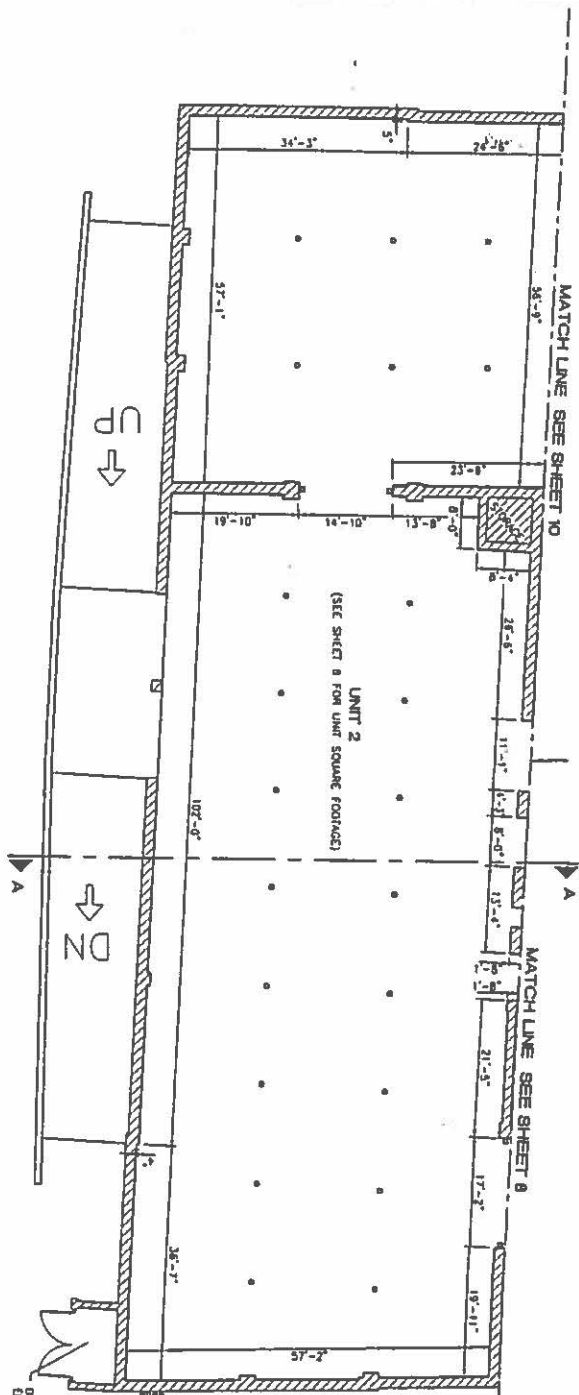
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY ARCHITECTS AND ENGINEERS REGISTERED IN THE STATE OF CALIFORNIA. THE DATE OF THE PLANS IS 1998.
2. STAIRWELL, ELEVATOR, ELEVATOR LOBBIES, AND COMMON AREAS ARE SHOWN FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN AS BUILT.



**DC**  
**HOWAK & FRAUS**  
Civil Engineers and Surveyors  
1000 N. Broadway, Suite 1000, Los Angeles, CA 90012  
Tel: (213) 200-0000  
Fax: (213) 200-0000

**200**  
RIVER PLACE LOFTS

Scale: 1" = 8'  
Date: 08-19-2003  
Drawn: J. F. Fraus  
Checked: J. F. Fraus  
Title: AS-BUILT



FIRST LEVEL PLAN - UNIT 2 - CONTINUED

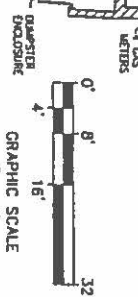
**LEGEND**

UNITS OF OWNERSHIP

GENERAL COMMON ELEMENT

**NOTES**

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: ROSSINI ASSOCIATES, ARCHITECTS  
PLAN DATE: JUNE 1, 2000
2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBIES, GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"



*[Signature]*



FIRST LEVEL PLAN - CONTINUED  
AS-BUILT 08-19-2003

**DF HOWAK & FRAUS**  
Civil Engineers Land Surveyors

200 RIVER PLACE LOFTS

1" = 8'

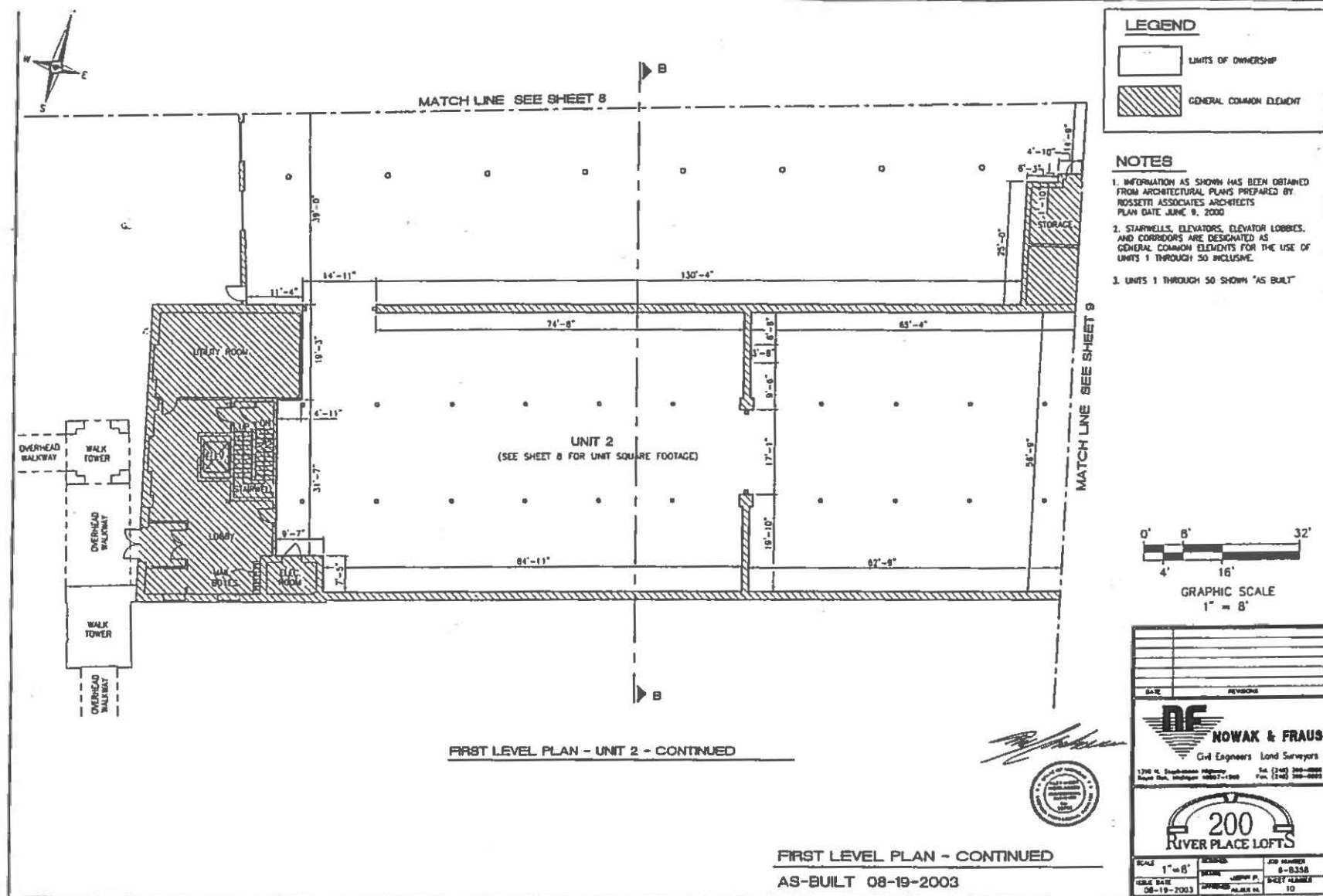
AS-BUILT 08-19-2003

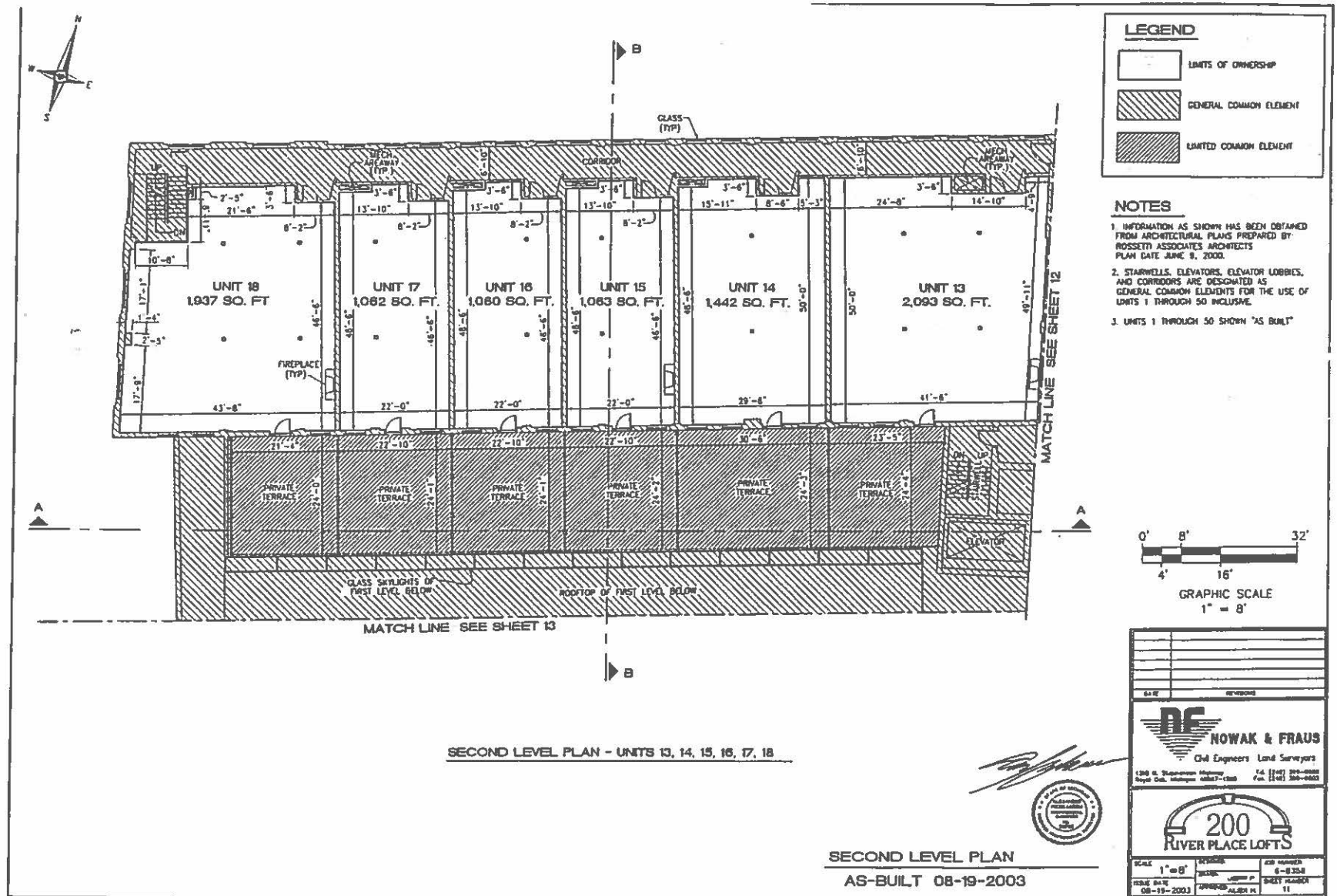
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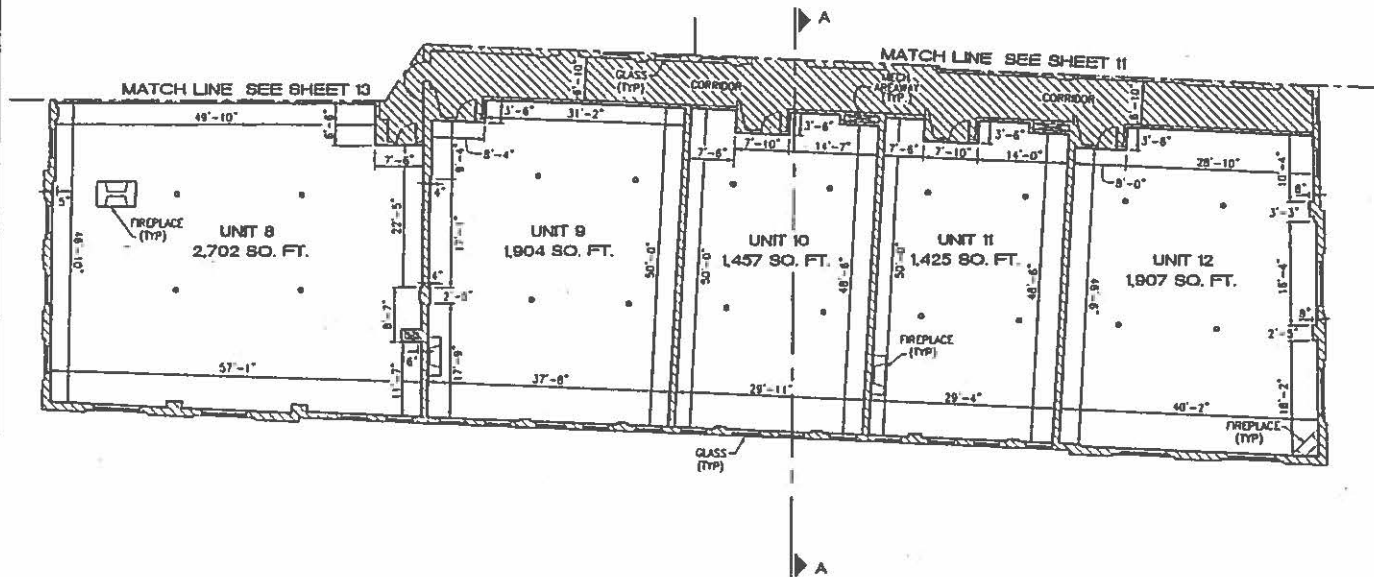
DATE 8-19-2003

BY J. FRAUS

1

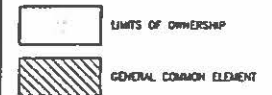






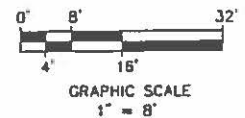
SECOND LEVEL PLAN - UNITS 8, 9, 10, 11, 12

## LEGEND



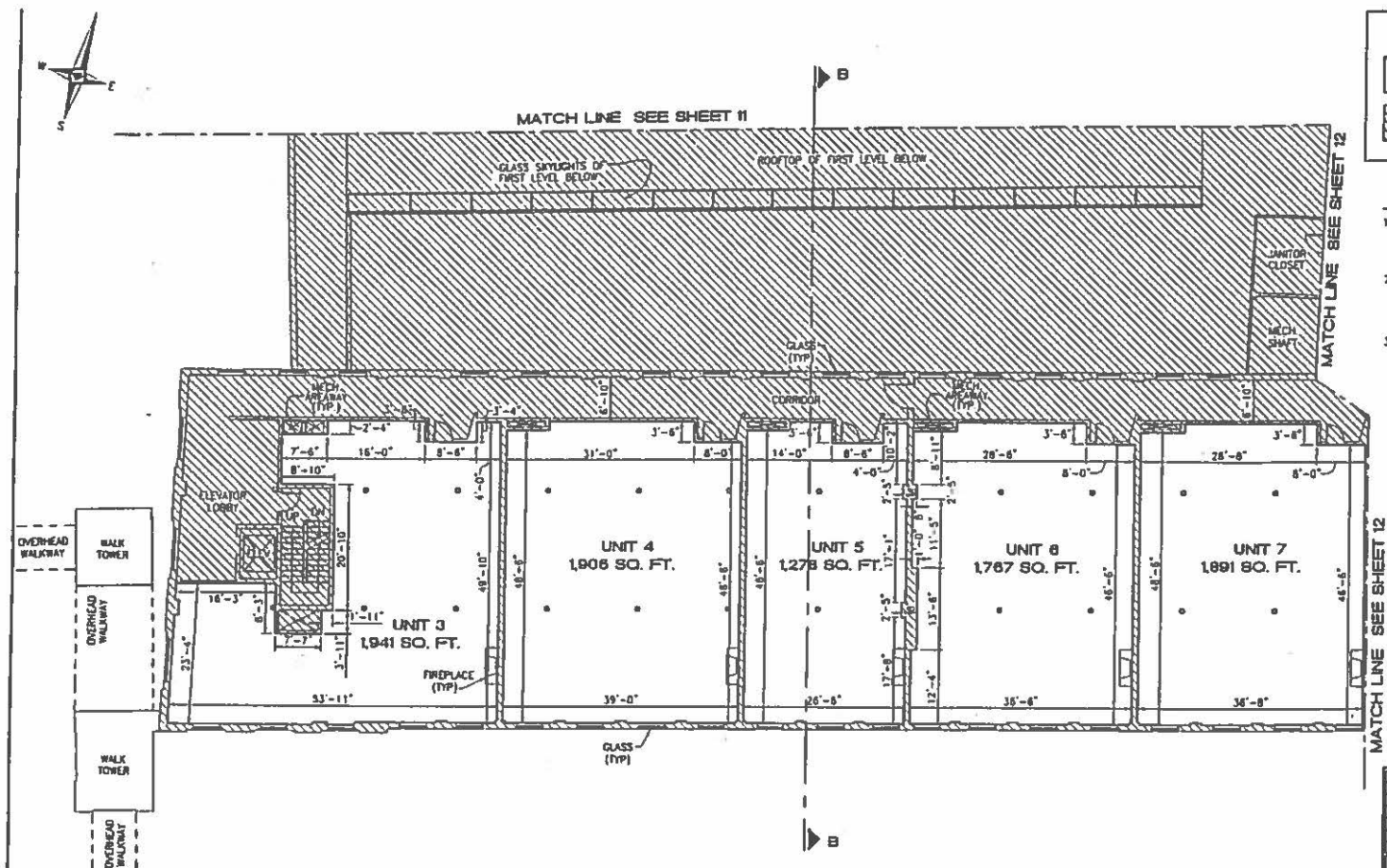
## NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: ROSSETTI ASSOCIATES ARCHITECTS  
PLAN DATE: JUNE 9, 2003
2. STAIRWELLS, ELEVATORS, LOBBIES, AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"



DATE		REVISIONS	
<b>HOWAK &amp; FRAUS</b> Civil Engineers Land Surveyors 1200 N. Stephenson Highway Royal Oak, Michigan 48067-1768 Tel. (248) 293-0000 Fax. (248) 293-0003			
SCALE	1" = 8'	DESIGNED BY	DATE
DRAWN BY	08-19-2003	CHECKED BY	12

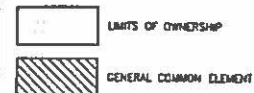
SECOND LEVEL PLAN - CONTINUED  
AS-BUILT 08-19-2003



SECOND LEVEL PLAN - UNITS 3, 4, 5, 6, 7

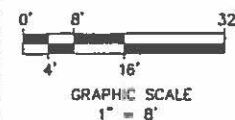
SECOND LEVEL PLAN - CONTINUED  
AS-BUILT 08-19-2003



### LEGEND

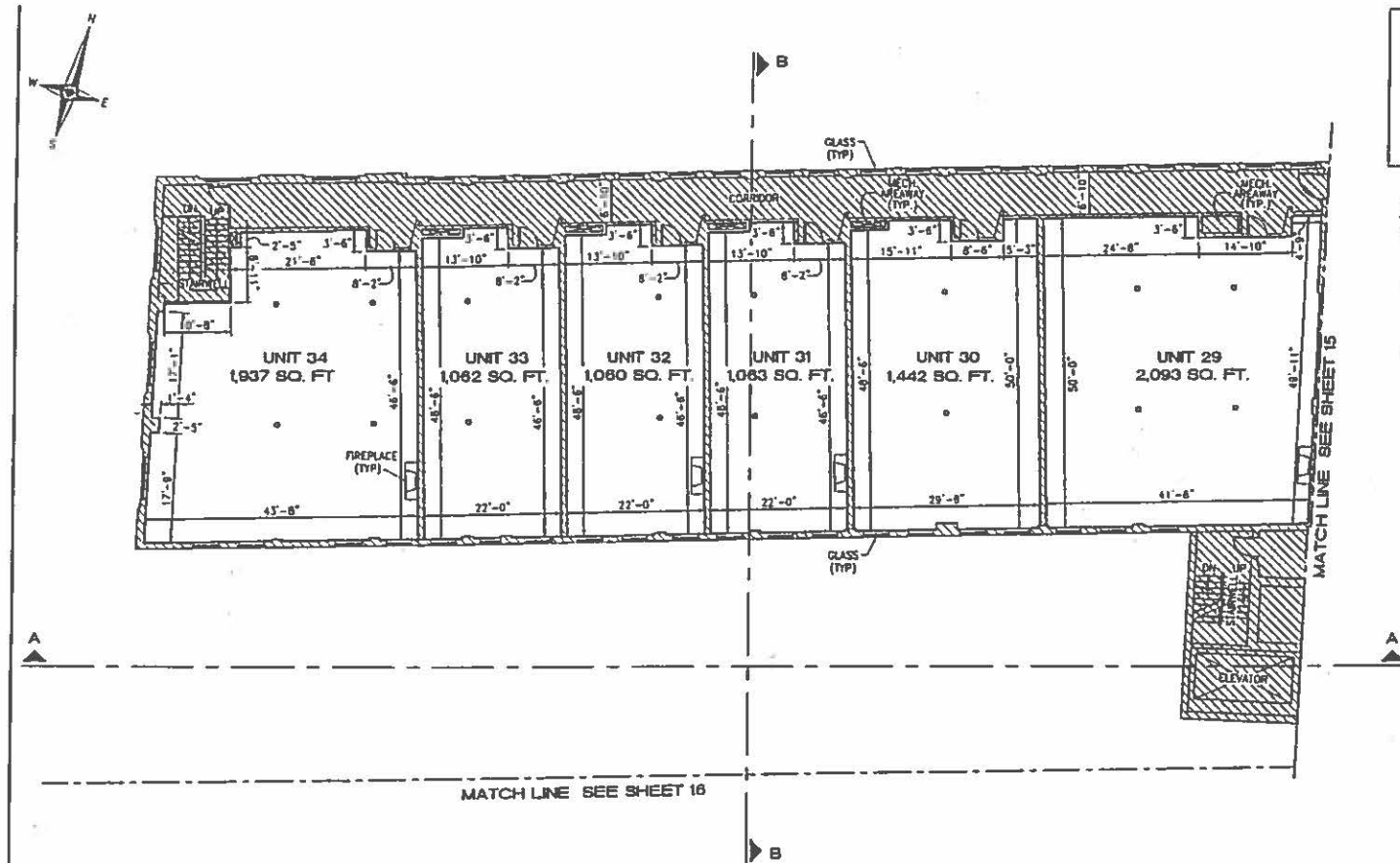


## NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: ROSSETTI ASSOCIATES ARCHITECTS  
PLAN DATE: JUNE 9, 2000.
2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBIES, AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"

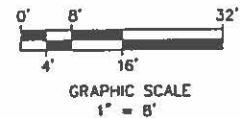


DATE		REVISIONS	
 <b>NOWAK &amp; FRAU</b> Civil Engineers Land Surveyors 1390 N. Stephenson Highway Royal Oak, Michigan 48067-1288 Tel. (248) 399-0800 Fax. (248) 399-0801			
			
SCALE	1" = 8'	DESIGNED BY	JOE HANSEN
DATE	08-19-2003	DRAWN BY	JOE HANSEN
		CHECKED BY	13



LEGEND	
	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT

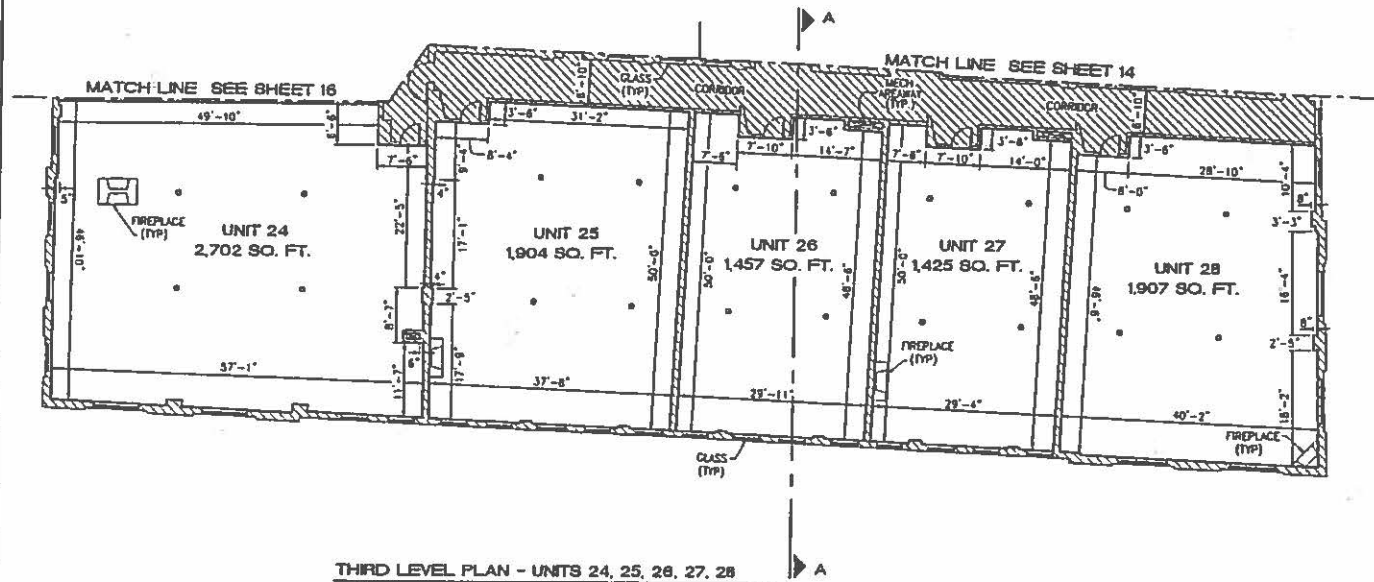
- NOTES**
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: ROSSETTI ASSOCIATES ARCHITECTS  
PLAN DATE: JUNE 9, 2000.
  2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBIES AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
  3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"



THIRD LEVEL PLAN - UNITS 29, 30, 31, 32, 33, 34

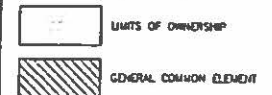
THIRD LEVEL PLAN  
AS-BUILT 08-19-2003

<b>HOWAK &amp; FRAUS</b> Civil Engineers Land Surveyors 1200 N. Washington Highway Royal Oak, Michigan 48067-1100 Tel: (248) 299-0000 Fax: (248) 299-0000	
SCALE 1" = 8' DATE 08-19-2003	REVISIONS BY: JEFF P. CHECKED: ALAN H. JOB NUMBER 0-8358 SHEET NUMBER 14



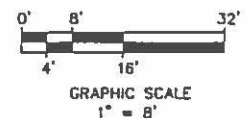
THIRD LEVEL PLAN - UNITS 24, 25, 26, 27, 28

# LEGEND



## NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY ROSSETTI ASSOCIATES ARCHITECTS. PLAN DATE: JUNE 9, 2000.
2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBY AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"

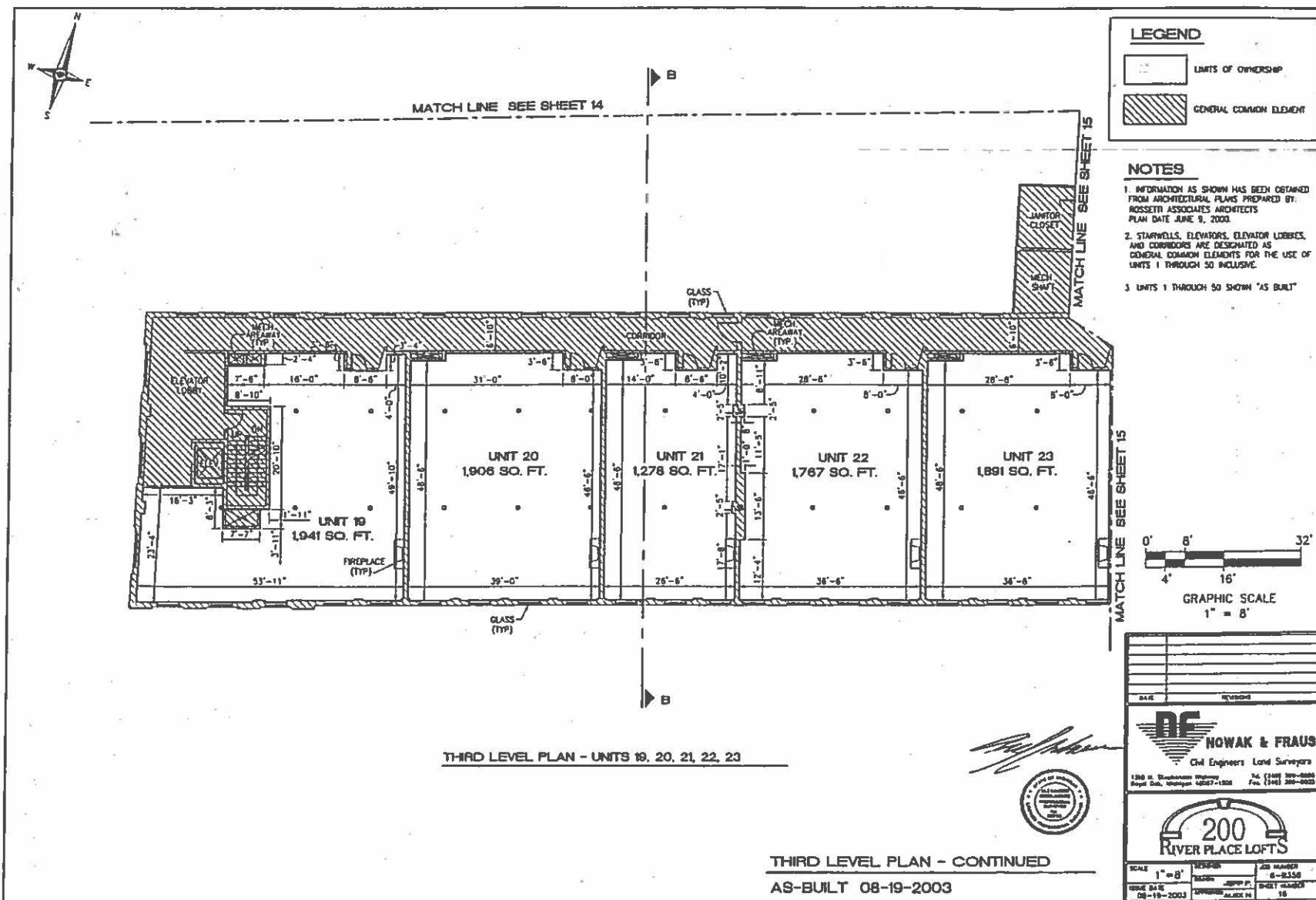


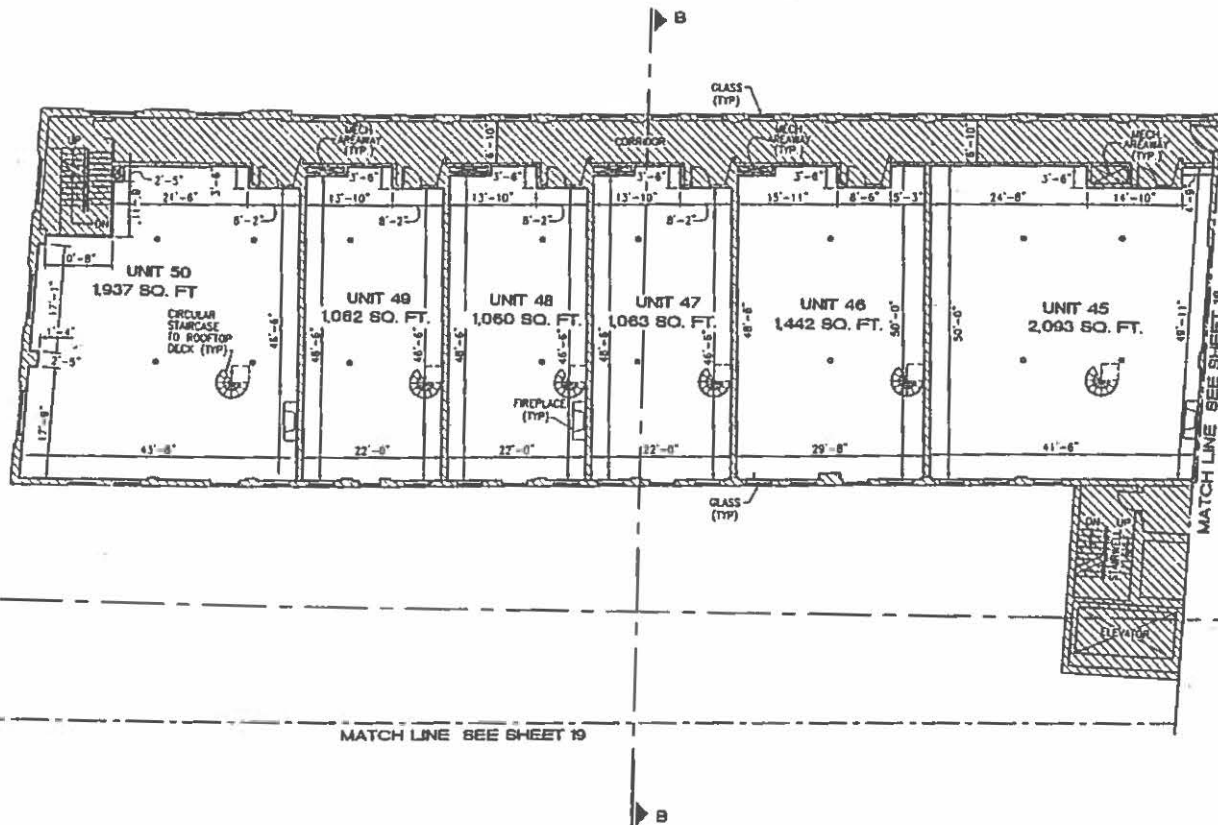
*[Signature]*



THIRD LEVEL PLAN - CONTINUED  
AS-BUILT 08-19-2003

DATE		REVISIONS	
1240 N. Sheppard Avenue		Tel. (416) 299-8888	
Royal Oak, Ontario M8B 7T1-1900		Fax. (416) 299-8882	
SCALE	1" = 8'	DESIGNED BY	JOB NUMBER
DATE	08-19-2003	DRAWN BY	6-0358
		FORWARDED BY	5-077 10000
			15

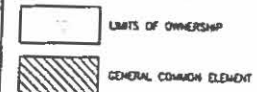




FOURTH LEVEL PLAN - UNITS 45, 46, 47, 48, 49, 50

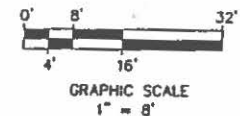
FOURTH LEVEL PLAN  
AS-BUILT 08-19-2003

LEGEND



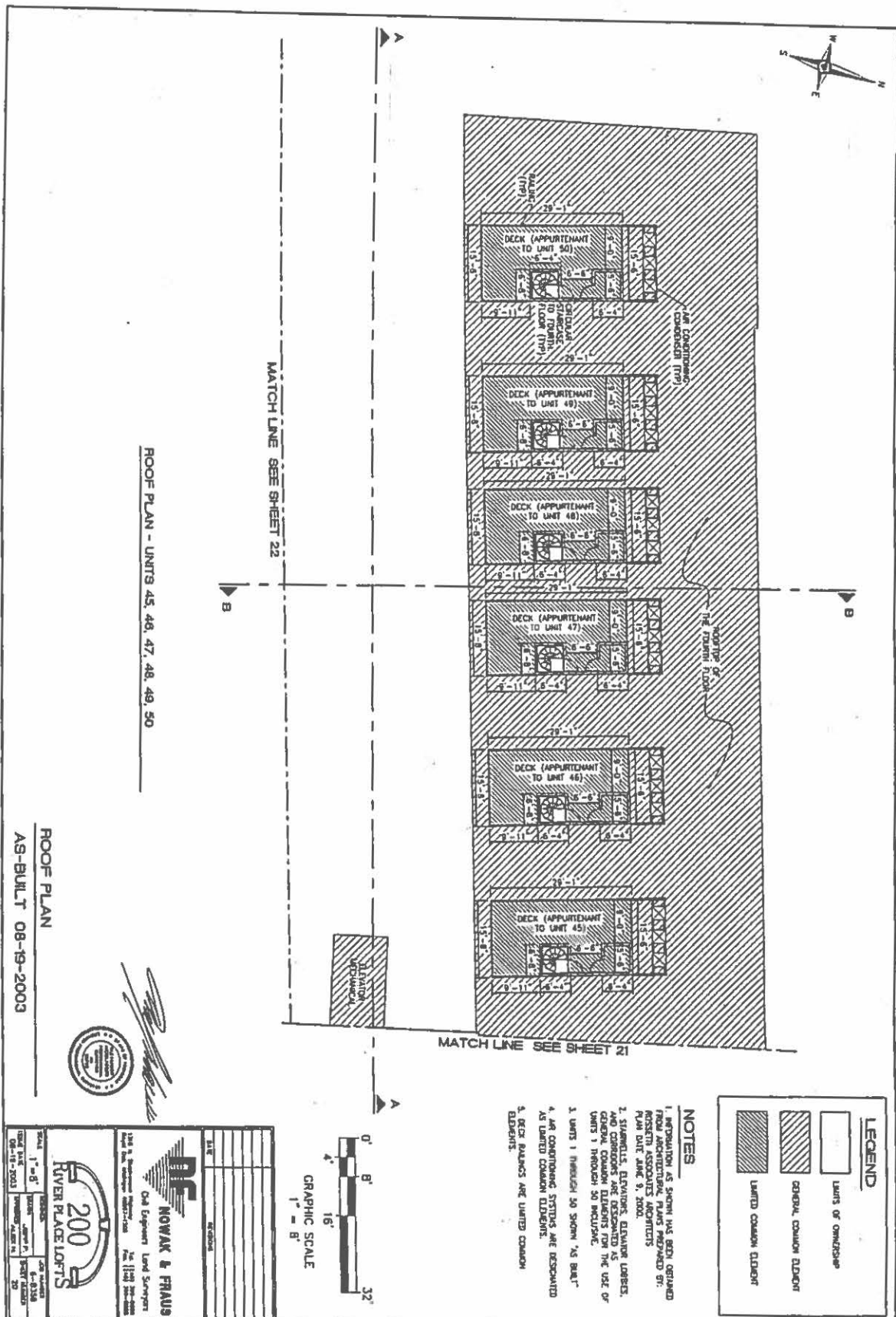
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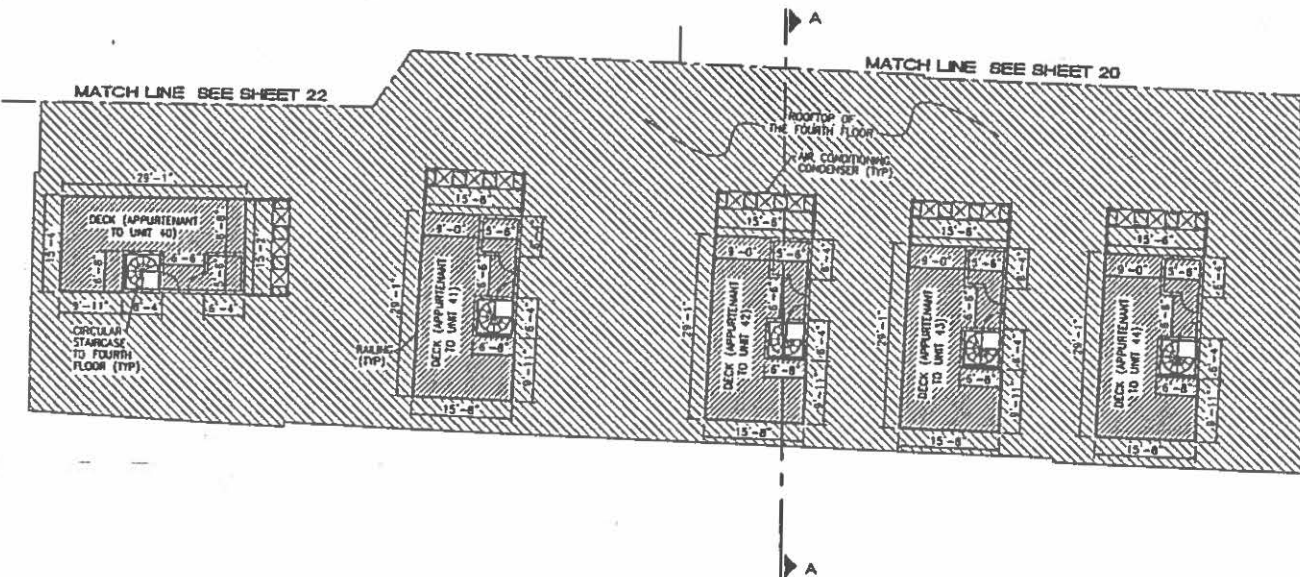
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: ROSSETTI ASSOCIATES ARCHITECTS  
PLAN DATE: JUNE 9, 2000.
2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBIES, AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"



DATE		REVISION	
<b>NOWAK &amp; FRAUS</b> Civil Engineers Land Surveyors 1300 N. Dearborn Highway Royal Oak, Michigan 48067-1100 Tel. (248) 300-0000 Fax (248) 300-0000			
SCALE 1" = 8'	REVISION NO. 1	ADD MARKER 8-0350	SHEET NUMBER 17
ISSUE DATE 08-19-2003	APPROVED J. NOWAK	DATE 08-19-2003	BY J. NOWAK

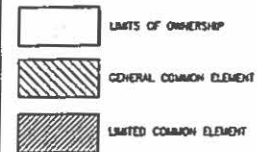






ROOF PLAN - UNITS 40, 41, 42, 43, 44

# LEGEND



## NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: ROSSETTI ASSOCIATES ARCHITECTS  
PLAN DATE: JUNE 9, 2000.
2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBIES, AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"
4. AIR CONDITIONING SYSTEMS ARE DESIGNATED AS LIMITED COMMON ELEMENTS.
5. DECK RAILINGS ARE LIMITED COMMON ELEMENTS.



GRAPHIC SCALE  
1" = 8'



ROOF PLAN - CONTINUED  
AS-BUILT 08-19-2003

DATE		REVISION	
<p><b>NOWAK &amp; FRAUS</b> Civil Engineers Land Surveyors 1246 N. Washington Highway Royal Oak, Michigan 48067-1208 Tel: (248) 390-0000 Fax: (248) 390-0000</p>			
<p><b>200 RIVER PLACE LOFTS</b></p>		<p>SCALE: 1" = 8'</p> <p>DATE: 08-19-2003</p> <p>DESIGNER: JEFF P.</p> <p>APPROVED: ALAN H.</p> <p>JOB NUMBER: 8-8336</p> <p>KEY NUMBER: 21</p>	



## NOTES

1. REFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY ROSSETTI ASSOCIATES ARCHITECTS  
PLAN DATE JUNE 8, 2000.

2. STAMPELTS, ELEVATORS, ELEVATOR LOBBIES, AND CORRIDORS ARE DESIGNATED AS GENERAL COMMON ELEMENTS FOR THE USE OF UNITS 1 THROUGH 50 INCLUSIVE.

3. UNITS 1 THROUGH 50 SHOWN AS BUILT.

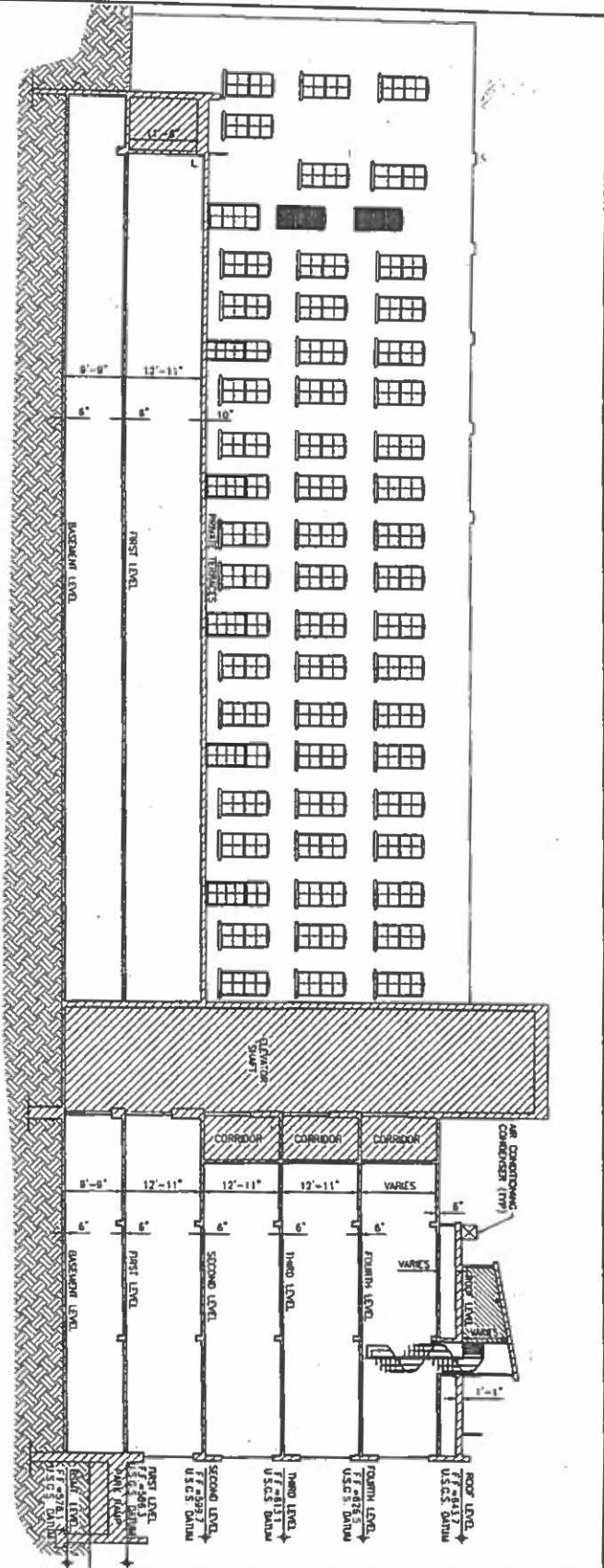
## LEGEND

UNITED STATES OF AMERICA

GENERAL COMMON ELEMENT

UNITED COMMUNITARIANISM

**BUILDING SECTION A - A**



**BUILDING SECTION**  
**AS-BUILT 08-19-2003**



*[Handwritten signature]*



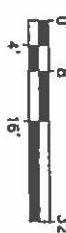
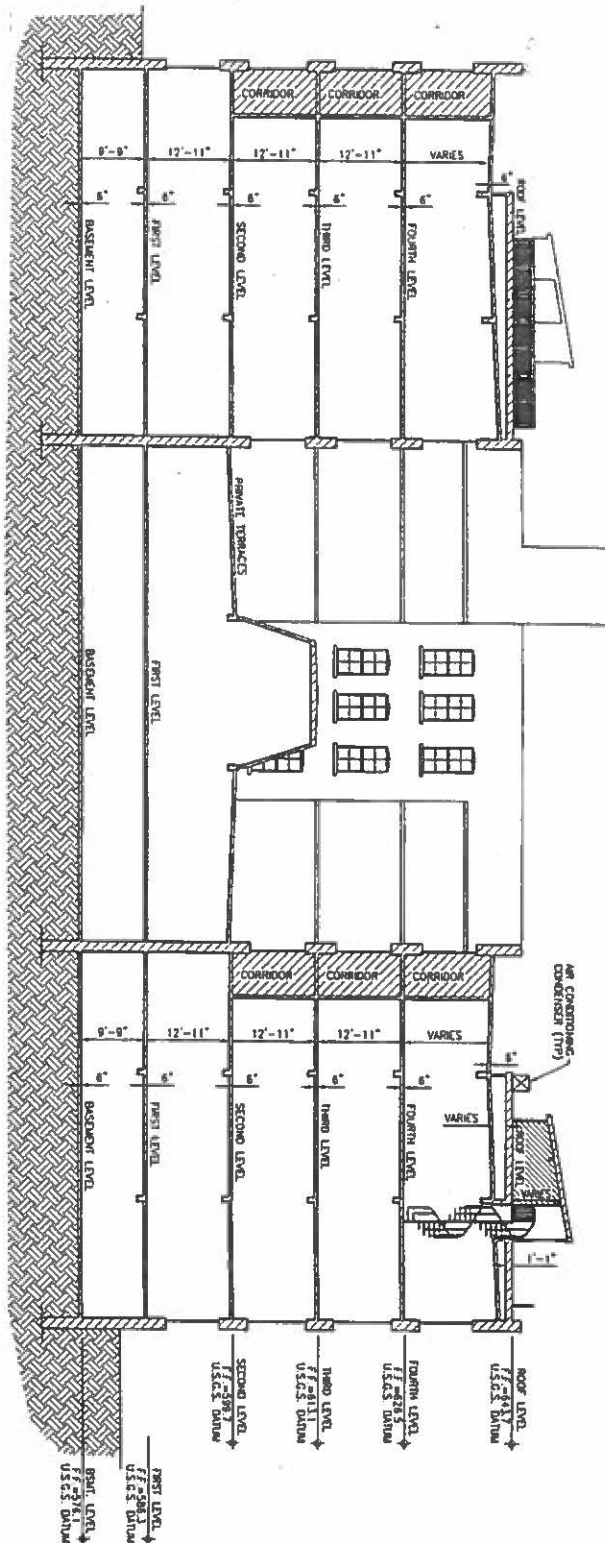
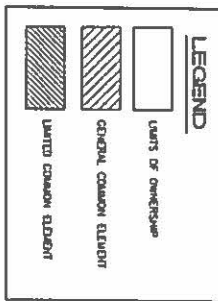
**HOFMANN & FRAUS**  
Civil Engineers and Surveyors

[illegible]

# NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: ROSSKIN ASSOCIATES ARCHITECTS PLAN DATE: JUNE 8, 2003.
2. STAIRWELLS, ELEVATORS, ELEVATOR LOBBIES, AND CORRIDORS ARE DESIGNATED AS COMMON ELEMENTS AND ARE TO BE USED BY UNITS 1 THROUGH 50 INCLUSIVE.
3. UNITS 1 THROUGH 50 SHOWN "AS BUILT"

## BUILDING SECTION B - B



## BUILDING SECTION AS-BUILT 08-19-2003

<p><b>DAVID A. FRAUS</b> Civil Engineer - Lead Designer</p>	
<p>200 RIVER PLACE LOFTS</p>	
<p>SCALE: 1" = 8'</p>	<p>DATE: 08-19-2003</p>
<p>DESIGN: DAVID A. FRAUS</p>	<p>CHECK: DAVID A. FRAUS</p>
<p>DATE: 08-19-2003</p>	<p>PROJECT: RIVER PLACE LOFTS</p>