

261355

LIBER 21917 PG 639

LIBER 21917 PAGE 639
 \$57.00 MISC RECORDING
 \$2.00 REMONUMENTATION
 10/17/2000 01:38:44 P.M. RECEIPT# 73441
 PAID RECORDED - OAKLAND COUNTY
 G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

OCT 16 2000

13.201 mj C. HUGH DONAHUE, County Treasurer
 Sec. 135, Act 209, 1990 as amended

THIRD AMENDMENT TO MASTER DEED

**GATEWAY PARK CONDOMINIUM
 A SINGLE FAMILY RESIDENTIAL CONDOMINIUM
 OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 1227**

THIS THIRD AMENDMENT TO MASTER DEED ("Amendment") is made this October __, 2000, by PHOENIX GATEWAY, L.L.C., a Michigan limited liability company ("Developer"), whose address is 32000 Northwestern Highway, Suite 220, Farmington Hills, Michigan 48334.

RECITALS:

A. Developer, as Developer, made and executed that certain Master Deed dated December 7, 1999 ("Original Master Deed") recorded at Liber 20955, Page 358 Oakland County Records, and that certain First Amendment to Master Deed dated March 1, 2000 ("First Amendment") recorded at Liber 21153, Page 508 Oakland County Records, and that certain Second Amendment to Master Deed dated August 31, 2000 ("Second Amendment") recorded at Liber 21810, Page 503 Oakland County Records (the Original Master Deed, the First Amendment and the Second Amendment are referred to below collectively as the "Master Deed") with respect to the Gateway Park Condominium in West Bloomfield, Michigan.

B. Developer desires to amend the Master Deed as more particularly set forth below.

NOW, THEREFORE, upon the recording hereof, the Master Deed shall be amended as follows:

1. All capitalized terms used herein not otherwise defined herein shall have the meanings set forth for the same in the Master Deed.

2. In accordance with Article X, Section 3 of the Master Deed and in order to correct a clerical error in the numbering of the Units set forth on Exhibit B to the Second Amendment, Exhibit B to the Master Deed is hereby deleted in its entirety and Exhibit B attached hereto and incorporated herein by reference is hereby substituted in lieu thereof.

3. As amended hereby, the Master Deed is hereby restated and republished in its entirety and shall be deemed to be in full force and effect.

IN WITNESS WHEREOF, Developer has executed this Amendment.

WITNESSES:

Linda Gussburg
 * LINDA GUSBURG
Vanessa Weed
 * VANESSA WEED

PHOENIX GATEWAY, L.L.C.,
 a Michigan limited liability company

By:

Scott P. Drumm
 Scott P. Drumm, Member

O.K. - LG

(18-34-427-001 to -094)

OCCP# 1227

O.K. - RC

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing is hereby acknowledged before me this October 16, 2000 by Scott P. Drumm, Member of Phoenix Gateway, L.L.C., a Michigan limited liability company, on behalf of the company.

HOLLY L. BENFIELD
NOTARY PUBLIC MACOMB CO., MI
MY COMMISSION EXPIRES Oct 30, 2004
*acting in
Oakland Co.*

Holly L. Benfield
*HOLLY L. BENFIELD
_____, Notary Public
_____, County, _____
My commission expires: _____

*Type or print names in BLACK INK beneath signatures.

Exhibit:

B – Condominium Subdivision Plan

Drafted by and when recorded return to:

J. Adam Rothstein, Esq.
Honigman Miller Schwartz and Cohn
2290 First National Building
Detroit, Michigan 48226
(313) 465-7530

DET_C370557.2

REPLAT NO. 2
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1227
EXHIBIT "B" TO THE MASTER DEED OF

GATEWAY PARK CONDOMINIUM

WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

ENGINEER

DIETRICH, BAILEY AND ASSOCIATES, P.C.
107 SOUTH MAIN STREET
PLYMOUTH, MICHIGAN 48170
FILE NO. 2335

DEVELOPER

PHOENIX GATEWAY, L.L.C.
32000 NORTHWESTERN HWY.
SUITE 220
FARMINGTON HILLS, MI 48334
(248) 851-9900

LEGAL DESCRIPTION

A part of the Southeast 1/4 of Section 34, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan; more particularly described as commencing at the Southeast Corner of said Section 34; thence Due West, 227.40 feet, along the South line of said Section 34 and the centerline of Fourteen Mile Road; thence North 00° 14' 31" East, 80.00 feet, to the Point of Beginning; thence Due West, 84.07 feet, parallel to and 80.00 feet North of the South line of said Section 34 and the centerline of said Fourteen Mile Road, thence S 00° 00' 24" W, 12.00 feet, thence Due West, 171.68 feet, parallel to and 68.00 feet north of the south line of said Section 34 and the centerline of said Fourteen Mile Road to a point on the East line of "Orchard Vale" Subdivision, as recorded in Liber 68 of plats, Page 33, Oakland County Records; thence North 00° 08' 13" East, 1690.55 feet, along the East line of said "Orchard Vale", and the East line of "Orchard Vale No. 2", as recorded in Liber 77 of plats, Page 13, Oakland County Records, and the East line of "Maple Creek", O.C.C.P. #856; thence North 89° 24' 04" East, 503.84 feet; thence South 00° 14' 31" West, 785.19 feet; thence South 89° 24' 04" West, 20.00 feet; thence South 00° 14' 31" West, 678.63 feet; thence Due West, 225.00 feet; thence South 00° 14' 31" West, 219.80 feet, to the Point of Beginning. All of the above containing 17.884 Acres. All of the above being subject to easements, restrictions, and right-of-ways of record.

SHEET INDEX

* TITLE PAGE	1
SURVEY PLAN	2
SURVEY PLAN	3
SURVEY PLAN	4
SURVEY PLAN	5
SURVEY PLAN	6
* SITE PLAN	7
* SITE PLAN	8
SITE PLAN	9
* UTILITY PLAN	10
* UTILITY PLAN	11
UTILITY PLAN	12
FLOOR PLAN UNIT- A	13
FLOOR PLAN UNIT- B	14
FLOOR PLAN UNIT- C	15
FLOOR PLAN UNIT- D	16
FLOOR PLAN UNIT- E	17
OPTIONAL FLOOR PLAN UNIT- E	18
BUILDING SECTIONS	19
* BUILDING SECTIONS	20
BUILDING SECTIONS	21
TYPE-1 PERIMETER PLAN	22
TYPE-2 PERIMETER PLAN	23
TYPE-3 PERIMETER PLAN	24

THE ASTERISK (*) INDICATES NEW OR REVISED SHEETS

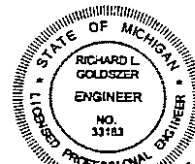
SHEET 1

PREPARED BY:

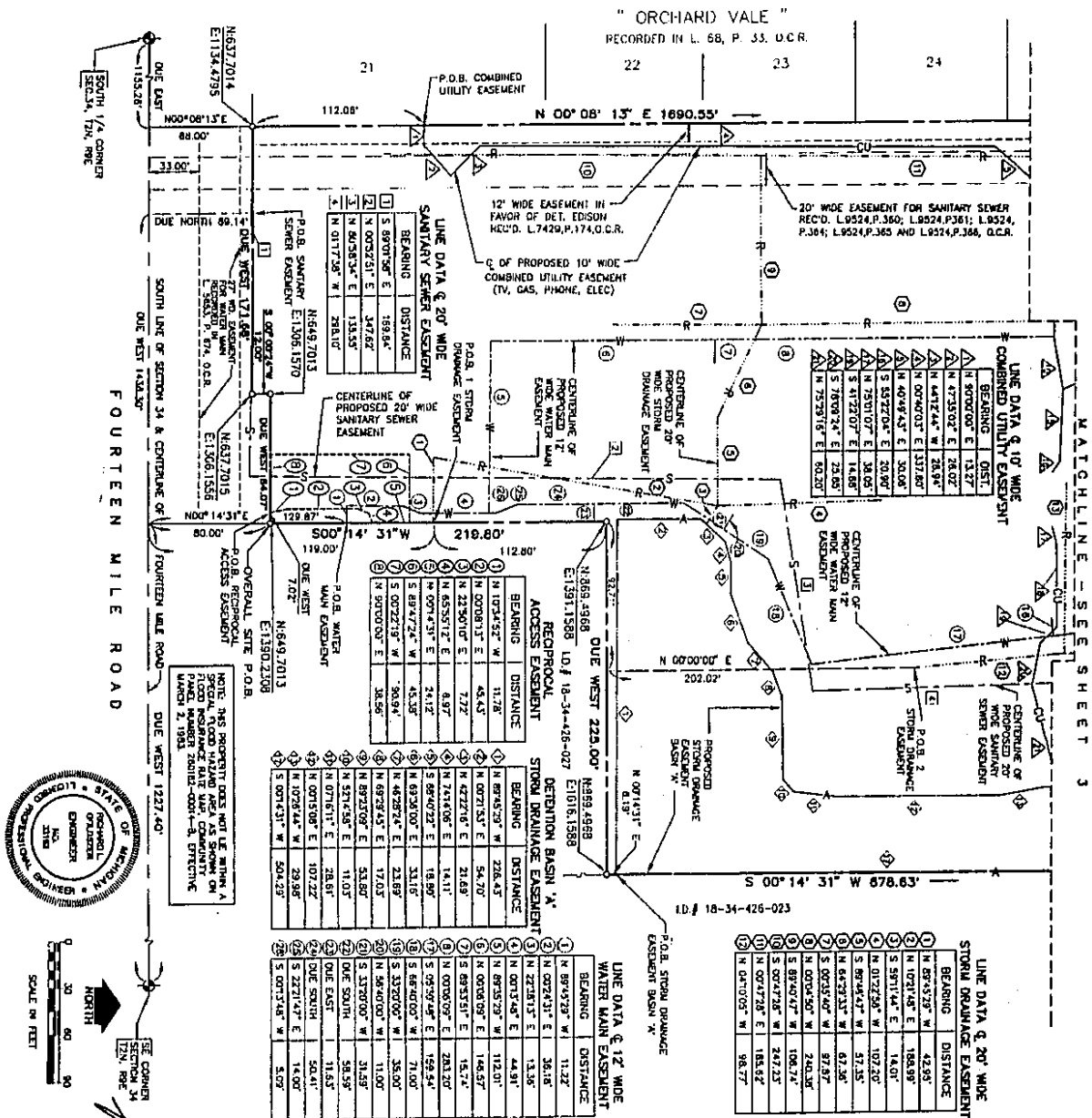
PROPOSED DATE: OCTOBER 3, 2000

DBA

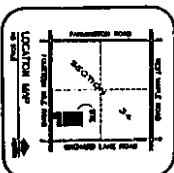
DIETRICH, BAILEY AND ASSOCIATES, P.C.
107 South Main Street Plymouth, Michigan 48170
734 /455-3111 FAX 734/455-3127



Richard L. Goldsizer



Richard L. Goddard, P.E.
Registered Civil Engineer No. 31613
Curtis Buehler & Associates, P.C.
107 S. Main Street
Plymouth, MI 48170



Date OCT. 6, 2000

1. Robert L. Culler, registered Civil Engineer of the State of Michigan, hereby certifies that the following data were taken at a "Forest Canopy Sampling Station" located on the N122E, 30°W stream on the east-southeastern drainage of the N122E, 30°W stream, in the Township of Cass, County of Benzie, Michigan, and represents a survey on the ground made under my direction, and that there are no existing encumbrances upon the lands and property therein.

That the measured measurements and/or notes have been recorded in the field book of the project of 1972, as mentioned, and that the data contained in the foregoing survey of Section 142 of said township by the set of trees comprised under Section 142 of said township of the public lands of 1972, as mentioned.

That the drawings as shown in the foregoing survey of Section 142 of said township of the public lands of 1972, as mentioned.

SURVEYOR'S CERTIFICATE

part of it at the Southwest 1/4 of Section 34, Twp 2 North, Range 9 East, West Bonfield Township, Oakland County, Michigan. The above described land is more particularly described as commencing at the Southeast Corner of said Section 34; thence Due West, 123.0 feet to the Point of Beginning; thence Due East, 54.07 feet to the Point of Beginning; thence Due East, 54.07 feet, parallel to and 50.00 feet North of the South line of said Section 8 adjacent to the Northwest corner thereof, 71.65 feet, parallel to and 50.00 feet north of the south line of said Section 34 and the centerline of said Fourteen Mile Road to a point on the East line of said "Quincy View" Subdivision, as recorded in the Book of said State Plat No. 13, Oakland County, Michigan, thence Due East, 10.13 feet, parallel to and 50.00 feet North of the South line of said Section 34, to the Point of Beginning. All of the above described land is owned by the Detroit & Mackinac Island Ferry Co., Inc., of Detroit, Michigan.

Recorded in Liber 77 of Deeds, Page 13, Oakland County, Michigan, and the East line of "Meadow Creek," O.C.D.P. 1886, thence from 87°42'47" E. 503.84 feet thence South 87°41'31" W. 100.00 feet thence East 87°41'31" W. 100.00 feet, thence East 87°41'31" W. 100.00 feet, thence South 87°41'31" W. 218.90 feet, to the Point of Beginning. All of the above described land is owned by the Detroit & Mackinac Island Ferry Co., Inc., of Detroit, Michigan.

Containing 11.284 Acres. All of the above being subject to

LEGAL DESCRIPTION

BAYS : 1006 SPOE SOUTH SIDE OF UTILITY POLE
APPROXIMATELY 40' EAST OF NORTHWEST CORNER OF SITE
ELEVATION = 901.77 MGD-29

14--BA ARBOR ON HUBBART AT NORTHEAST CORNER OF 14
MILE ROAD AND PINECH DRONE. ELEV. = 895.21 NGVD-2
(PER CHARTER TOWNSHIP OF WEST ALCOHOL)

BENCHMARKS

BEASTS OF BURROWS IS SOUTH LINE OF "GROVED
VALLEY SUBDIVISION" RECORDED IN LIBER 60, PAGE
113, OAKLAND COUNTY RECORDS.

BASIS OF BEARINGS:

—CU— COMBINED UTILITY EASEMENT
- - - - - PROPERTY LINE

RECEIVED

STORM DETENTION BASIN "A" EASEMENT

---W--- MAIL

E1616.1588
S
SANTARY SINGER CASIDENT

N:869.4968

INDICATES SET 1/2" DIA. X
16" STEEL BAR ENCASED IN
2" DIA. CONCRETE MOMENT

1. Introduction

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:00 11 November 2014

PROPOSED DATE: AUGUST 4, 2000

2

SURVEY PLAN

GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

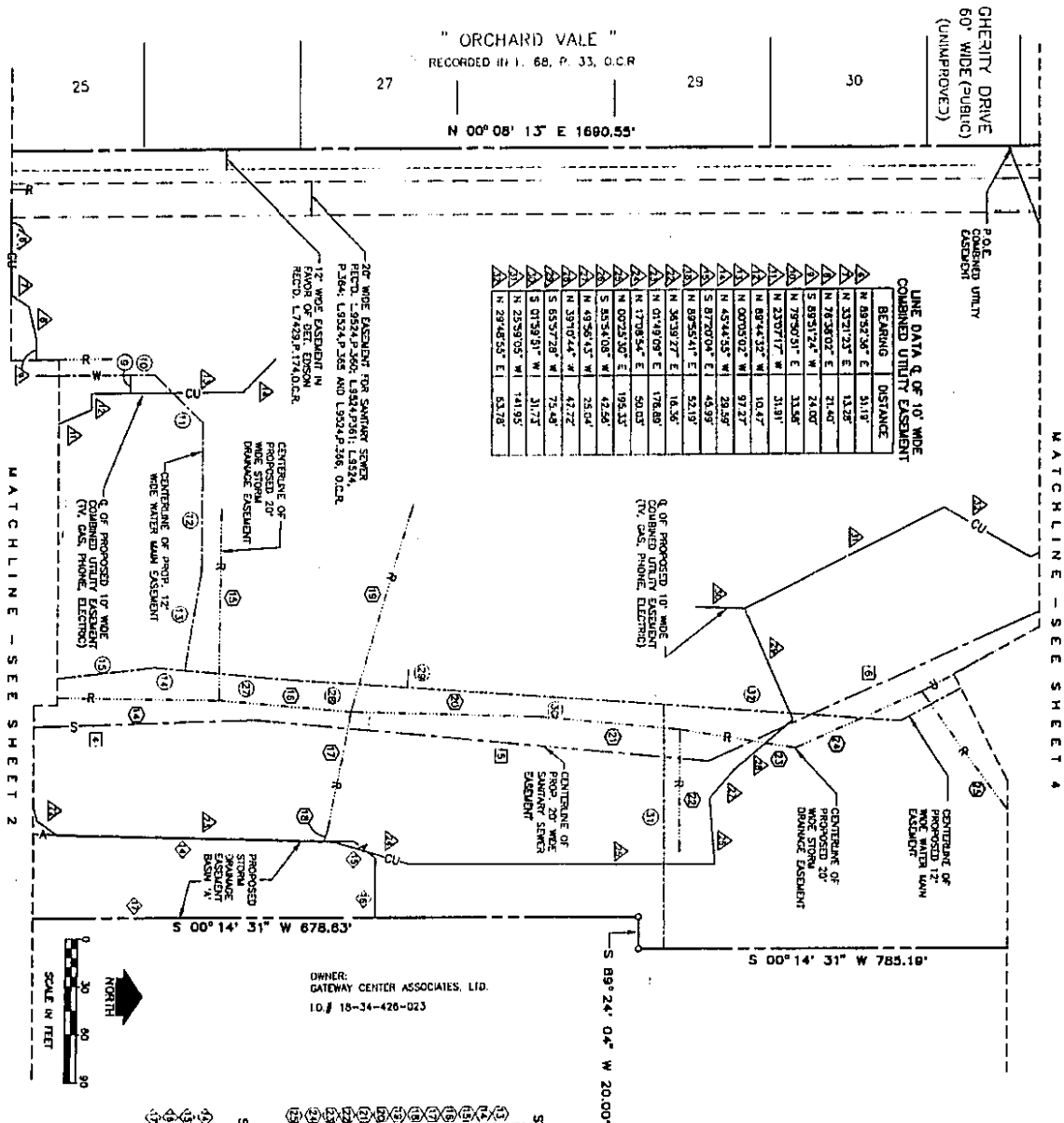
DEBA

DIETRICH, BAILEY AND ASSOCIATES, P.C.

107 South Main Street Plymouth, Michigan 48170

734/455-3111

FAX 734/456-9127



LINE DATA & 20' MOE			LINE DATA & 20' MOE		
STORM DRAINAGE EASEMENT			SANITARY SEWER EASEMENT		
BEARING	DISTANCE		BEARING	DISTANCE	
1	N 89°12'30" E	107.35	1	N 07°12'38" W	298.10
2	N 08°53'50" E	110.45	2	N 00°53'41" E	293.17
3	N 08°51'48" W	118.44	3	N 23°14'48" W	229.00
4	N 09°18'40" E	84.32			
5	N 08°17'00" E	76.12			
6	S 70°00'00" E	9.00			
7	N 72°43'22" W	134.05			
8	N 01°12'27" E	119.18			
9	N 05°55'45" E	91.25			
10	N 08°44'42" E	75.05			
11	N 08°54'42" E	78.07			
12	N 08°56'41" E	76.01			
13	S 32°55'33" W	87.65			
14	N 53°29'00" E	143.10			

DETENTION BASIN 'A'			LINE DATA & 12' MOE		
STORM DRAINAGE EASEMENT			WATER MAIN EASEMENT		
BEARING	DISTANCE		BEARING	DISTANCE	
1	N 01°30'10" E	209.44	1	N 00°06'53" E	11.87
2	N 08°45'31" E	171.16	2	N 08°06'50" E	15.47
3	S 88°45'21" E	38.11	3	N 43°22'23" E	43.89
4	S 00°43'31" W	506.28	4	N 66°22'20" E	93.73
			5	N 60°09'42" E	81.72
			6	S 02°01'32" E	18.84
			7	S 05°50'48" E	78.81
			8	S 02°21'52" W	11.00
			9	N 04°07'27" E	89.58
			10	N 65°53'35" W	11.00
			11	N 08°03'27" E	164.25
			12	N 08°57'04" E	155.18
			13	N 04°05'27" E	151.97

	BEARING	DISTANCE
4	N 01° 17' 36" W	298.10'
5	N 05° 23' 41" E	291.17'
6	N 23° 44' 48" W	209.00'

BASIS OF BENCHMARKS:
 WHILE SURVEYING RECORDED IN LIBERTY, PA.
 PAGE 13, CLATSOP COUNTY RECORDS.

BENCHMARKS
 24-36, AIRBORN ON MOUNTAIN AT NORTHEAST CORNER OF 14
 MILE ROAD AND PRINCEDALE DRIVE. ELEV. = 895.21' MOUNTAIN
 (FRESH CINDERLAND TOWNSHIP OF WEST BLOOMSBURY
 BARS); 1004' SPOT SOUTH SIDE OF UTILITY POLE
 APPROXIMATELY 41.77' SOUTH OF NORTHEAST CORNER OF SITE
 ELEVATION = 901.77'
 W90°-28'

LEGEND

0 HOSPITALS SITUATED 1/4 MILE OR
LESS FROM THE ROAD AND
NOT IN A CONCRETE MOUNTAIN
DITCHES COORDINATE POINT

—S— SINKHOLE SINKER DISCOUNT

—W— WATERWAY PASSENGER

—R— RAILROAD PASSENGER

—A— AIRPORT PASSENGER

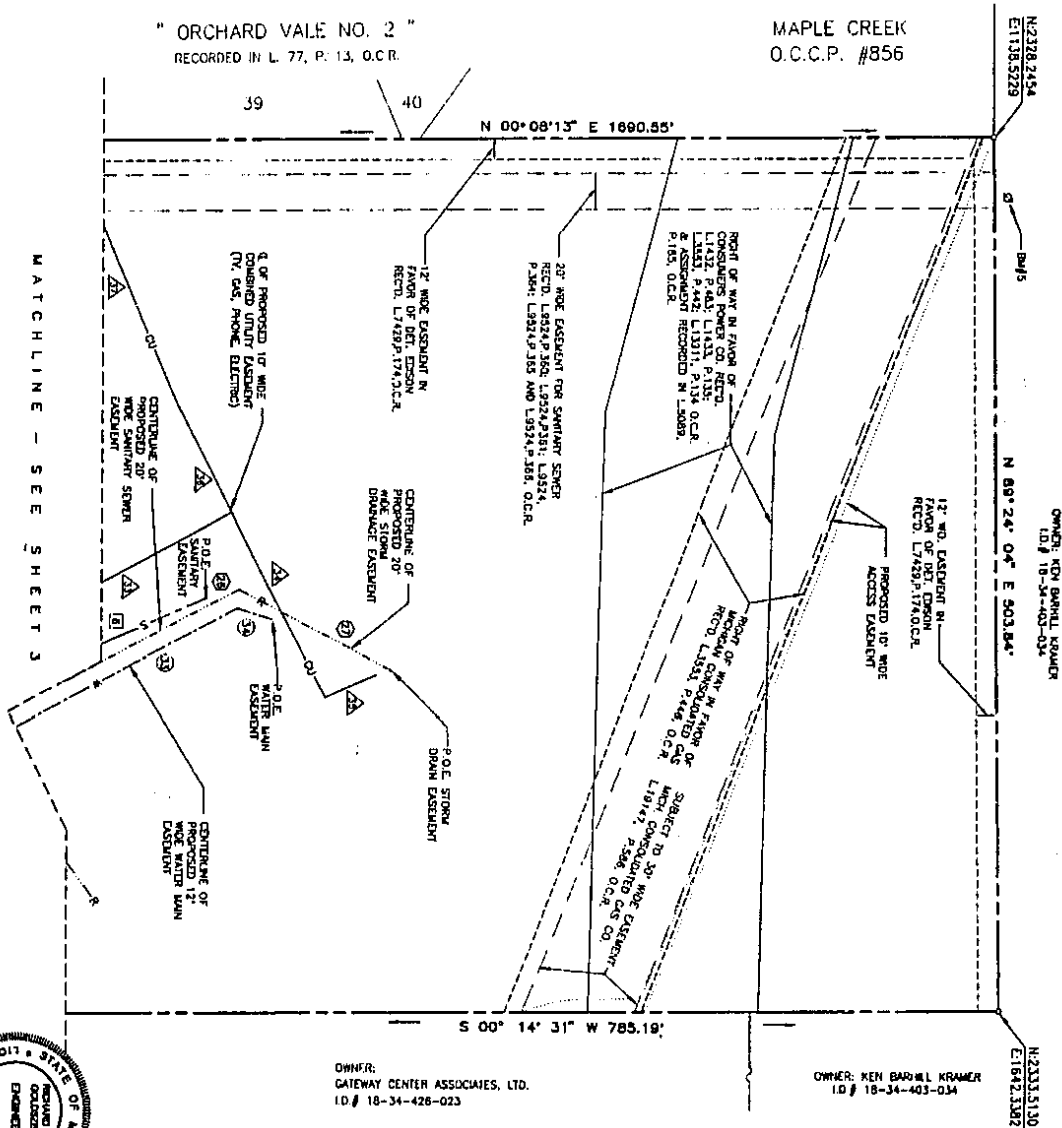
—CU— CEMENTED UTILITY PASSENGER

PROPERTY DATE

PROPOSED DATE: AUGUST 4, 2000

" ORCHARD VALE NO. 2 "
RECORDED IN L. 77, P. 13, O.C.R.

MAPLE CREEK
O.C.C.P. #856



Handwritten signature: J. J. J.



OWNER:
GATEWAY CENTER ASSOCIATES, LTD.
ID # 18-34-426-023

OWNER: KEN BARML KRAMER
ID # 18-34-403-034

EASEMENTS OF RECORD

1. ROW IN FAVOR OF FARMHOUSE EASTERN PIPE LINE CO. NOW HELD BY CHESAPEAKE POWER CO. RECD. L. 14327-483, L. 14327-153, L. 15327-442, L. 13171, P. 134 AND ASSIGNMENT RECD. IN L. 8089, P. 185, HAS BEEN SHOWN.
2. SANITARY SEWER EASEMENT RECD. L. 9324, P. 260, L. 9324, P. 261, L. 9324, P. 262, L. 9324, P. 263, L. 9324, P. 264, O.C.R. HAS BEEN SHOWN.
3. THE PROPERTY IS BENTENED BY THE DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN LIBER 14302, P. 772, O.C.R.
4. WATER MAIN EASEMENT RECD. L. 5803, P. 874-010, HAS BEEN SHOWN.
5. DETENT EMISSION CO. EASEMENT RECD. L. 17429, P. 174, O.C.R. HAS BEEN SHOWN.
6. DECLARATION OF RESTRICTIVE COVENANTS BY MICH. CONSOLIDATED GAS CO. RECD. L. 18167, P. 268, O.C.R. DEFINES AN EASEMENT 20' WIDE WITHIN THE PARCEL AS SHOWN.

LINE DATA & 12' WIDE WATER MAIN EASEMENT

BEARING	DISTANCE
N 27°12' E	189.85'
S 77°23'06" E	21.86'

LINE DATA & 10' WIDE COMBINED UTILITY EASEMENT

BEARING	DISTANCE
N 25°51' E	91.94'
N 62°39'06" E	120.36'
N 23°35'03" W	32.86'
S 62°39'06" W	70.80'
S 67°25'06" W	165.19'

LINE DATA & 20' WIDE STORM DRAINAGE EASEMENT

BEARING	DISTANCE
N 27°12' E	173.78'
N 28°08'30" E	102.21'

LINE DATA & 20' WIDE SANITARY SEWER EASEMENT

BEARING	DISTANCE
N 27°12' E	238.73'

BENCHMARKS
34-BA ABOVE ON MONUMENT AT NORTHEAST CORNER OF 14-MILE ROAD AND FARMHOUSE EASTERN PIPE LINE CO. (PER CHARTER TOWNSHIP OF WEST BLOOMFIELD)
BULBS: 1004 SPOT SOUTH SIDE OF UTILITY POLE APPROXIMATELY 7' OF EAST OF NORTHEAST CORNER OF SITE ELEVATION = 901.77' MGD-28

BASIS OF BEARINGS:
BASE OF BEARINGS IS SOUTH LINE OF "ORCHARD VALE SUBDIVISION" RECORDED IN LIBER 66, PAGE 21, OAKLAND COUNTY RECORDS.

LEGEND

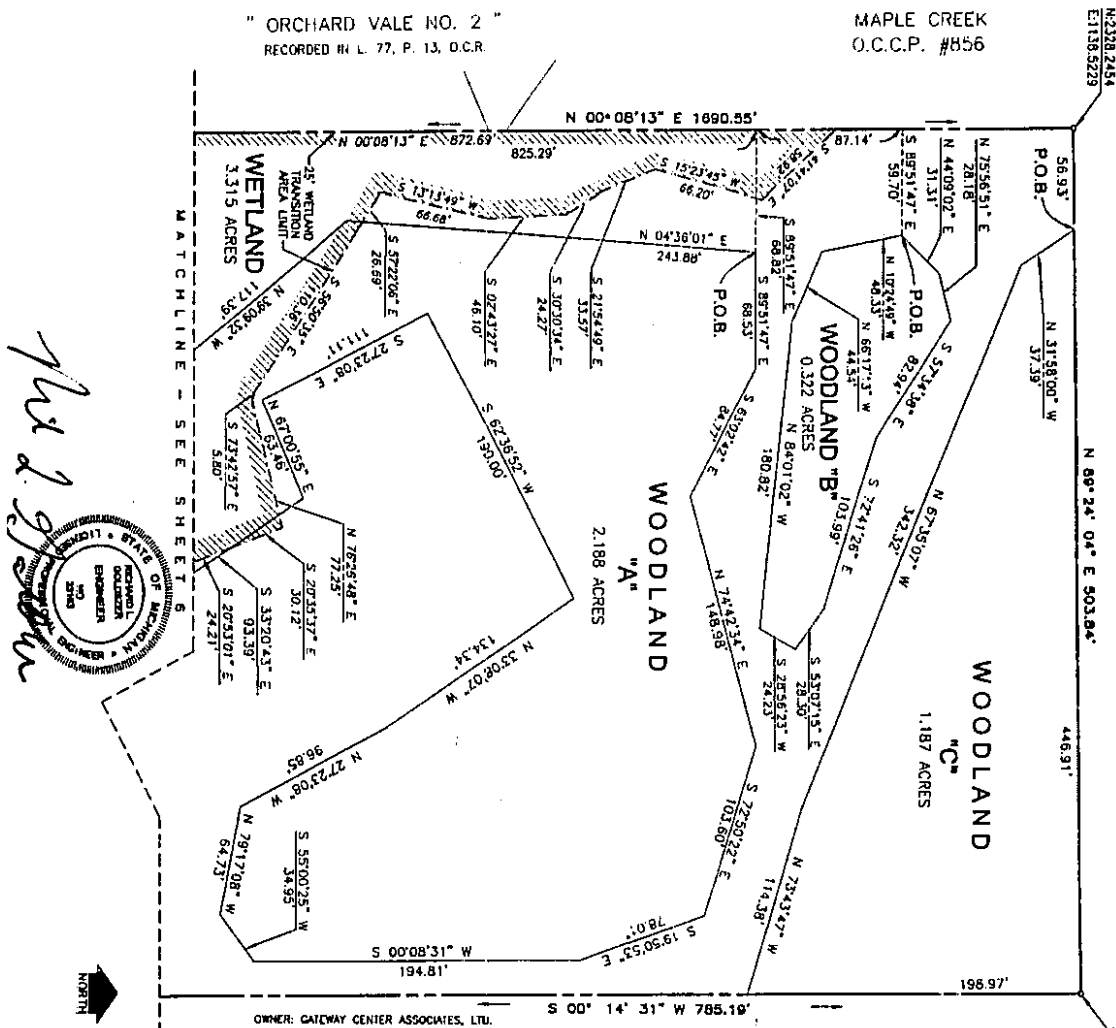
SYMBOL	DESCRIPTION
○	INDICATES SITE 1/4" DIA. X 3/4" STEEL PIN LOCATED IN 4" DIA. CONCRETE MONUMENT
N 869.4588	POINTER COORDINATE POINT
E: 1616.1586	
S	SANITARY SEWER EASEMENT
W	WATER MAIN EASEMENT
R	STORM WATER EASEMENT
CU	COMBINED UTILITY EASEMENT
---	PROPOSED ACCESS EASEMENT
---	PROPERTY LINE

PROPOSED DATE: AUGUST 4, 2000

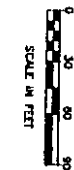


" ORCHARD VALE NO. 2 "
RECORDED IN L. 77, P. 13, O.C.R.

MAPLE CREEK
O.C.C.P. #856



J. L. J.



Note: See sheet 6 for Wetland legend description

WOODLAND AREA "A"
A part of the Southeast 1/4 of Section 34, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan, more particularly described as commencing at the Southeast Corner of said Section 34; thence Due West, 1227.40 feet, along the South line of said Section 34 and the centerline of Fourteen Mile Road; thence North 00°14'31" East, 80.00 feet; thence Due West, 84.07 feet, parallel to and 80.00 feet North of the South line of said Section 34 and the centerline of said Fourteen Mile Road; thence S 00°00'24" W, 12.00 feet; thence Due West, 171.66 feet, parallel to and 80.00 feet north of the East line of said Section 34 and the centerline of said Fourteen Mile Road to a point on the East line of "Orchard Vale" Subdivision, as recorded in Liber 66 of said Oakland County Records; thence North 00°08'13" East, 1589.55 feet along the East line of said "Orchard Vale" and the East line of "Orchard Vale No. 2", as recorded in Liber 77 of said Oakland County Records, and the East line of "Maple Creek", O.C.C.P. #856; thence North 89°51'47" East, 68.82 feet to the POINT OF BEGINNING, containing 2.188 acres.

WOODLAND AREA "B"

A part of the Southeast 1/4 of Section 34, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan, more particularly described as commencing at the Southeast Corner of said Section 34; thence Due West, 1227.40 feet, along the South line of said Section 34 and the centerline of Fourteen Mile Road; thence North 00°14'31" East, 80.00 feet; thence Due West, 84.07 feet, parallel to and 80.00 feet North of the South line of said Section 34 and the centerline of said Fourteen Mile Road; thence S 00°00'24" W, 12.00 feet; thence Due West, 171.66 feet, parallel to and 80.00 feet north of the East line of said Section 34 and the centerline of said Fourteen Mile Road to a point on the East line of "Orchard Vale" Subdivision, as recorded in Liber 66 of said Oakland County Records; thence North 00°08'13" East, 1589.55 feet along the East line of said "Orchard Vale" and the East line of "Orchard Vale No. 2", as recorded in Liber 77 of said Oakland County Records, and the East line of "Maple Creek", O.C.C.P. #856; thence North 89°51'47" East, 68.82 feet to the POINT OF BEGINNING, containing 0.322 acres.

WOODLAND AREA "C"

A part of the Southeast 1/4 of Section 34, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan, more particularly described as commencing at the Southeast Corner of said Section 34; thence Due West, 1227.40 feet, along the South line of said Section 34 and the centerline of Fourteen Mile Road; thence North 00°14'31" East, 80.00 feet; thence Due West, 84.07 feet, parallel to and 80.00 feet North of the South line of said Section 34 and the centerline of said Fourteen Mile Road; thence S 00°00'24" W, 12.00 feet; thence Due West, 171.66 feet, parallel to and 80.00 feet north of the East line of said Section 34 and the centerline of said Fourteen Mile Road to a point on the East line of "Orchard Vale" Subdivision, as recorded in Liber 66 of said Oakland County Records; thence North 00°08'13" East, 1589.55 feet along the East line of said "Orchard Vale" and the East line of "Orchard Vale No. 2", as recorded in Liber 77 of said Oakland County Records, and the East line of "Maple Creek", O.C.C.P. #856; thence North 89°51'47" East, 68.82 feet to the POINT OF BEGINNING, containing 1.187 acres.

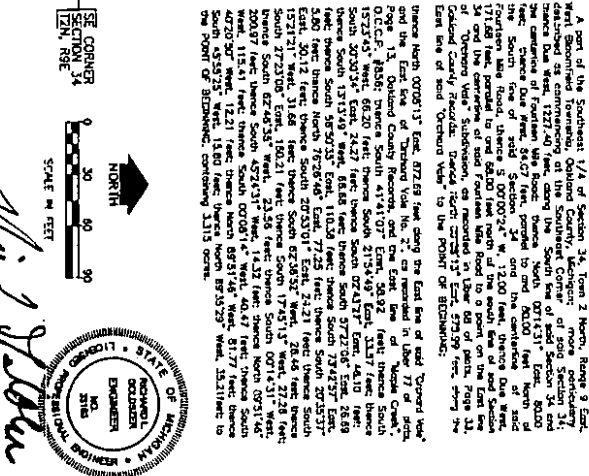
WOODLAND AREA "A"
A part of the Southeast 1/4 of Section 34, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan, more particularly described as commencing at the Southeast Corner of said Section 34; thence Due West, 1227.40 feet, along the South line of said Section 34 and the centerline of Fourteen Mile Road; thence North 00°14'31" East, 80.00 feet; thence Due West, 84.07 feet, parallel to and 80.00 feet North of the South line of said Section 34 and the centerline of said Fourteen Mile Road; thence S 00°00'24" W, 12.00 feet; thence Due West, 171.66 feet, parallel to and 80.00 feet north of the East line of said Section 34 and the centerline of said Fourteen Mile Road to a point on the East line of "Orchard Vale" Subdivision, as recorded in Liber 66 of said Oakland County Records; thence North 00°08'13" East, 1589.55 feet along the East line of said "Orchard Vale" and the East line of "Orchard Vale No. 2", as recorded in Liber 77 of said Oakland County Records, and the East line of "Maple Creek", O.C.C.P. #856; thence North 89°51'47" East, 68.82 feet to the POINT OF BEGINNING, containing 2.188 acres.

LEGAL DESCRIPTIONS

PROPOSED DATE: AUGUST 4, 2000

5 SURVEY PLAN
GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DBA DIETRICH, BAILEY AND ASSOCIATES, P.C.
107 South Main Street Plymouth, Michigan 48170
734/468-3111 FAX 734/468-3127

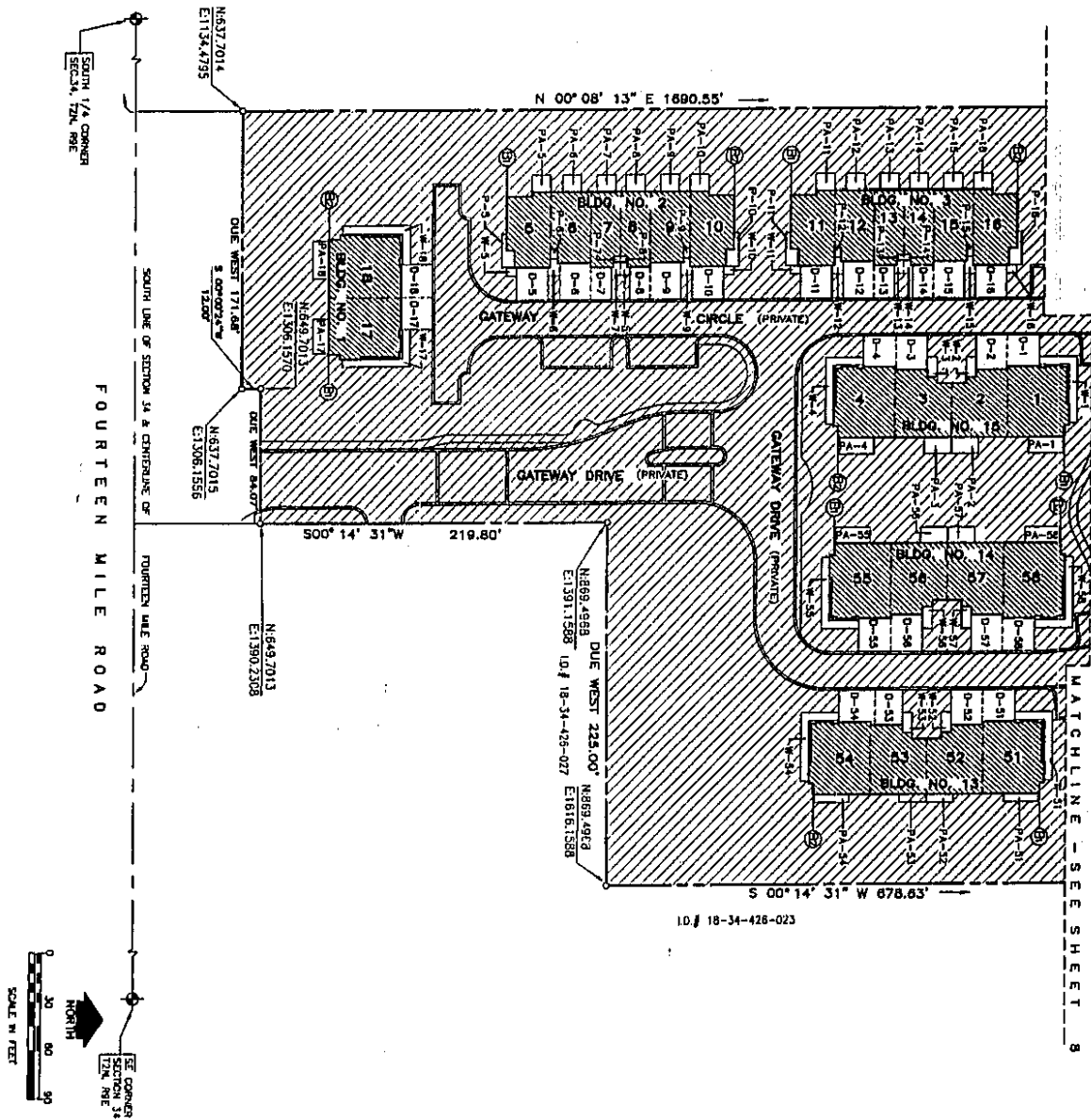


WETLAND AREA

PROPOSED DATE: AUGUST 4, 2000

WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DIETRICH, BAILEY AND ASSOCIATES, P.C.,
107 South Main Street Plymouth, Michigan 48170
734/455-3111 FAX 734/455-3127



- LEGEND**
- UNIT AREA
 - GENERAL COMMON ELEMENT
 - UNIT COMMON ELEMENT
 - INDICATES SET NUMBER
 - INDICATES UNIT NUMBER
 - INDICATES COORDINATE POINT
 - INDICATES PLAT AREA - A LIMITED COMMON ELEMENT
 - INDICATES FENCES
 - INDICATES APPROX. LOCATION OF HIGHWAYS
 - INDICATES DRIVEWAYS
 - INDICATES OUTSIDE FUNDATION CORNER COORDINATES

NOTES

1. FOR UNIT LAYOUTS, SEE TYPICAL FLOOR PLAN SHEET.
2. FOR BUILDING CORNER COORDINATES AND GENERAL BUILDING DIMENSIONS, SEE BUILDING PERMITTER PLANS.
3. FOR FENCE LOCATIONS, SEE FENCE PLANS.
4. UNITS 1-46 NEED NOT BE BUILT.
5. ALL IMPROVEMENTS NEED NOT BE BUILT.

Richard L. Gaudin



PROPOSED DATE: OCTOBER 3, 2000

7

SITE PLAN

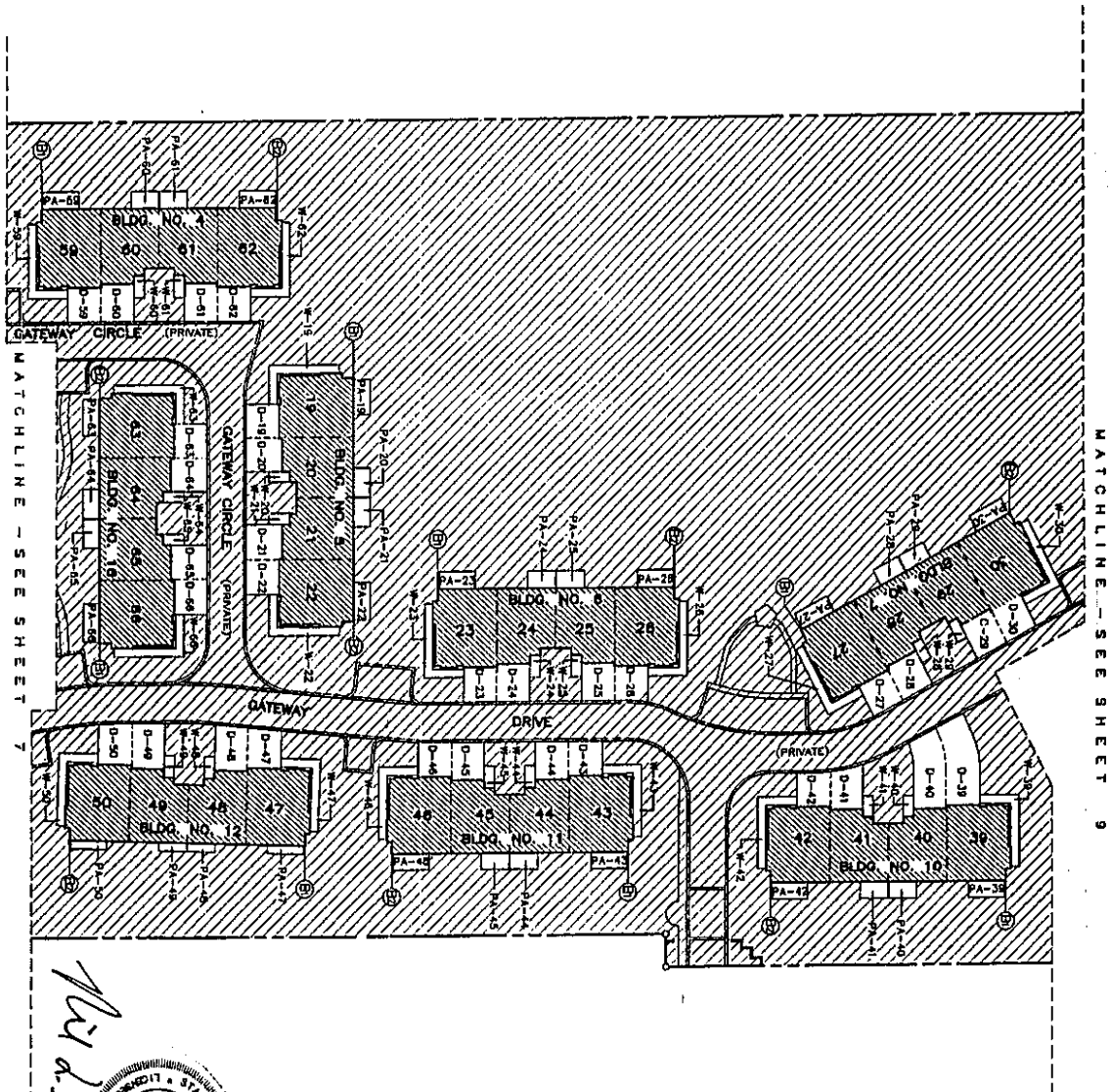
GATEWAY PARK CONDOMINIUM

WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DBA **DIETRICH, BAILEY AND ASSOCIATES, P.C.**

107 South Main Street Plymouth, Michigan 48170

734/486-3111 FAX 734/486-9727



A scale bar labeled "SCALE IN FEET" with markings at 0, 30, 60, and 90. To the right of the scale is a large black arrow pointing upwards, labeled "NORTH".

1. FOR UNIT LAYOUTS, SEE TYPICAL FLOOR PLAN SHEET.
2. FOR BUILDING COVERED CORRIDWAYS, AND OTHER BUILDING DIMENSIONS SEE BUILDING PERMITS PLANS.
3. FOR PORCH LOCATIONS SEE TYPICAL FLOOR PLANS AND BUILDING PERMITS PLANS.
4. UNITS 1-68 NEED NOT BE SHOWN.
5. ALL IMPROVEMENTS NEED NOT BE SHOWN.

NOTES

- | LEGEND | |
|---|---|
|  | UNIT AREA |
|  | GENERAL COMMON ELEMENT |
|  | LIMITED COMMON ELEMENT |
| 0 | INDICATES SET MONUMENT |
| 5 | INDICATES UNIT NUMBER |
| N:5000.0000
E:5000.0000 | INDICATES COORDINATE POINT |
| PA-17 | INDICATES PAID AREAS - A LIMITED COMMON ELEMENT |
| P-17 | INDICATES PARKS - A LIMITED COMMON ELEMENT |
| M-17 | INDICATES MARIAGE, LOCATION OF MAINTENANCE - LIMITED COMMON ELEMENT |
| 0-17 | INDICATES ORIENTATIONS - LIMITED COMMON ELEMENT |
| 50 | INDICATES OUTSIDE TRANSLATION CORNER COORDINATES |

PROPOSED DATE: OCTOBER 3, 2000

∞

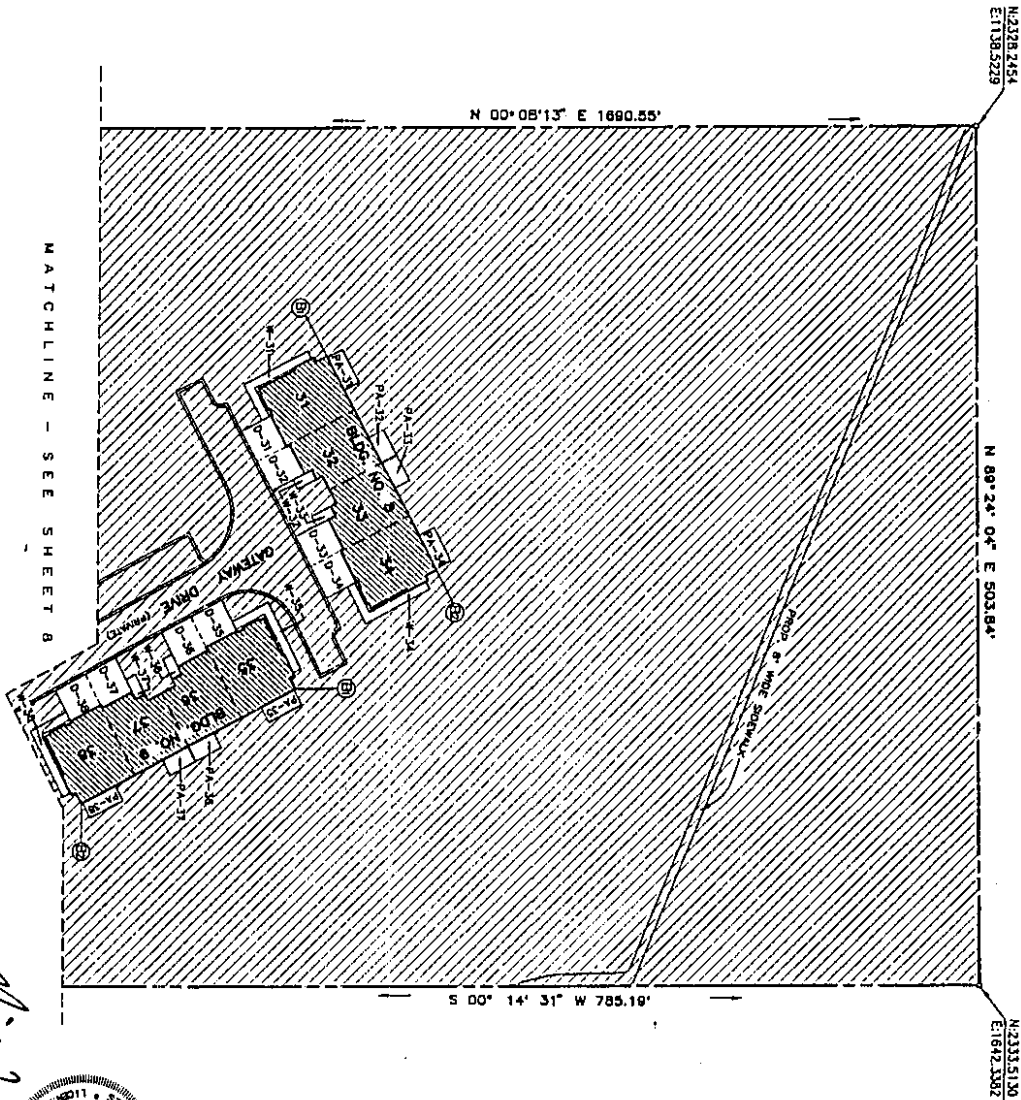
SITE PLAN

GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DEBA

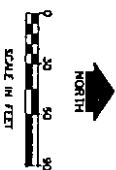
DIETRICH, BAILEY AND ASSOCIATES, P.C.
107 South Main Street Plymouth, Michigan 48170
734/455-3111 FAX 734/455-3127

LIBER 21917 PG 649



Handwritten signature: Phil S. [illegible]

Professional Seal:
 STATE OF MICHIGAN
 LAND SURVEYOR
 No. 10000
 Phil S. [illegible]



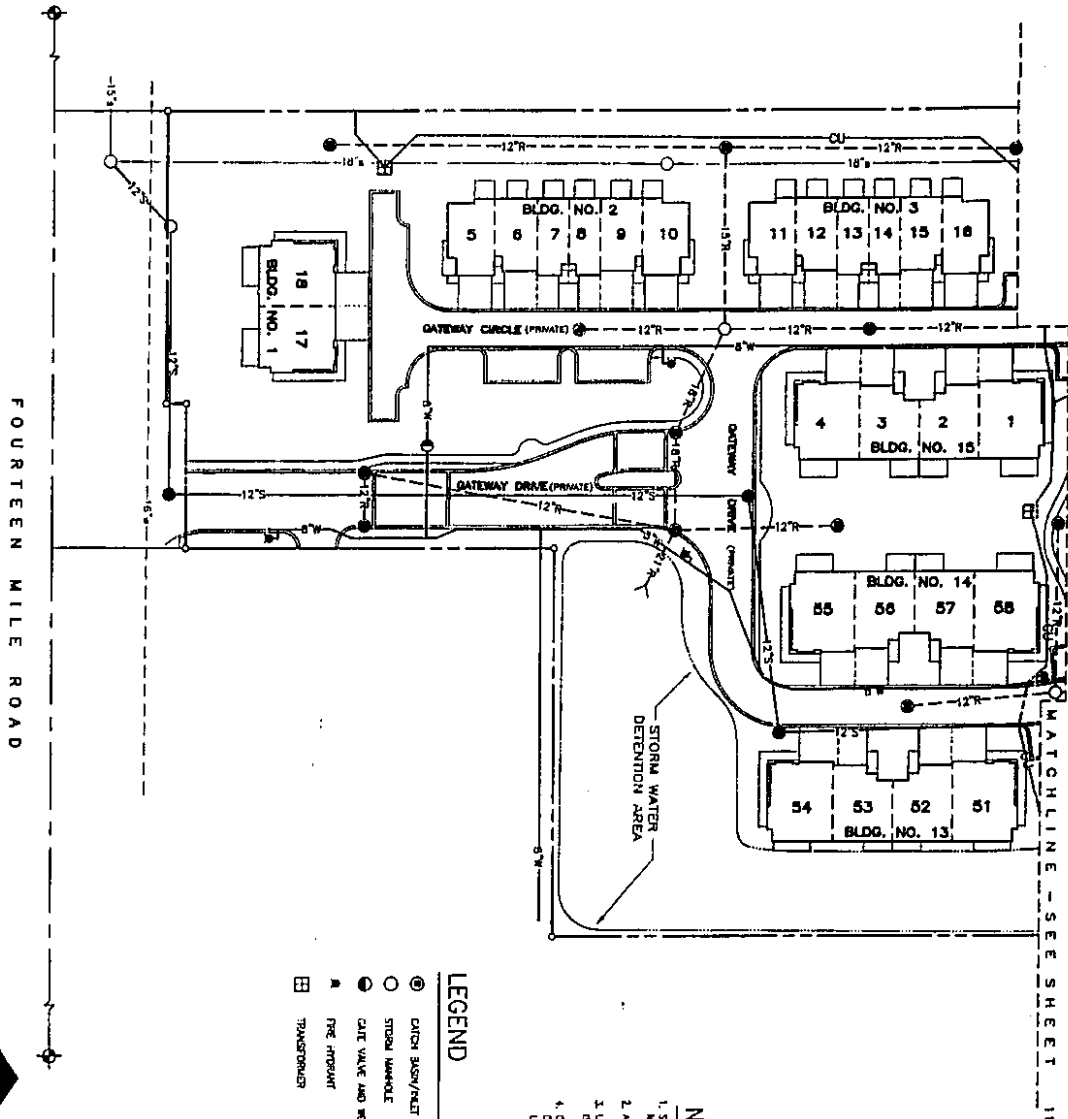
- NOTES**
1. FOR UNIT LAYOUT, SEE TYPICAL FLOOR PLAN SHEET.
 2. FOR BUILDING CORNER COORDINATES AND PERIMETER PLANE, SEE BUILDING PLANS.
 3. FOR SPECIAL LOCATIONS, SEE TYPICAL FLOOR PLANS AND SPECIAL PERIMETER PLANS.
 4. UNITS 1-56 NEED NOT BE BUILT.
 5. ALL DIMENSIONS NEED NOT BE BUILT.

- LEGEND**
- UNIT AREA
 - COMMON COMMON ELEMENT
 - UNITED COMMON ELEMENT
 - INDICATES SET BACK
 - INDICATES SET BACK
 - INDICATES UNIT NUMBER
 - INDICATES COORDINATE POINT
 - INDICATES PAID AREAS - A. UNITED COMMON ELEMENT
 - INDICATES PERCHES
 - INDICATES APPROX. LOCATION OF WALKWAYS
 - INDICATES DRIVEWAYS
 - INDICATES COMMON ELEMENT
 - INDICATES OUTSIDE FOUNDATION CORNER COORDINATES

PROPOSED DATE: AUGUST 4, 2000

6 SITE PLAN
 GATEWAY PARK CONDOMINIUM
 WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DBA DIETRICH, BAILEY AND ASSOCIATES, P.C.
 107 South Main Street Plymouth, Michigan 48170
 734/458-3111 FAX 734/458-8127



Michael J. Allen



- LEGEND**
- ① CATCH BASIN/RAIL
 - STORM MANHOLE
 - GATE VALVE AND WELL
 - ▲ FIRE HYDRANT
 - ⊞ TRANSFORMER
 - 12"R --- END SECTION
 - 12"R --- STORM SEWER
 - 12"R --- SANITARY SEWER & MANHOLE
 - 12"R --- WATERMAIN
 - 6" --- GAS, CABLE TV AND TELEPHONE
 - CU ---

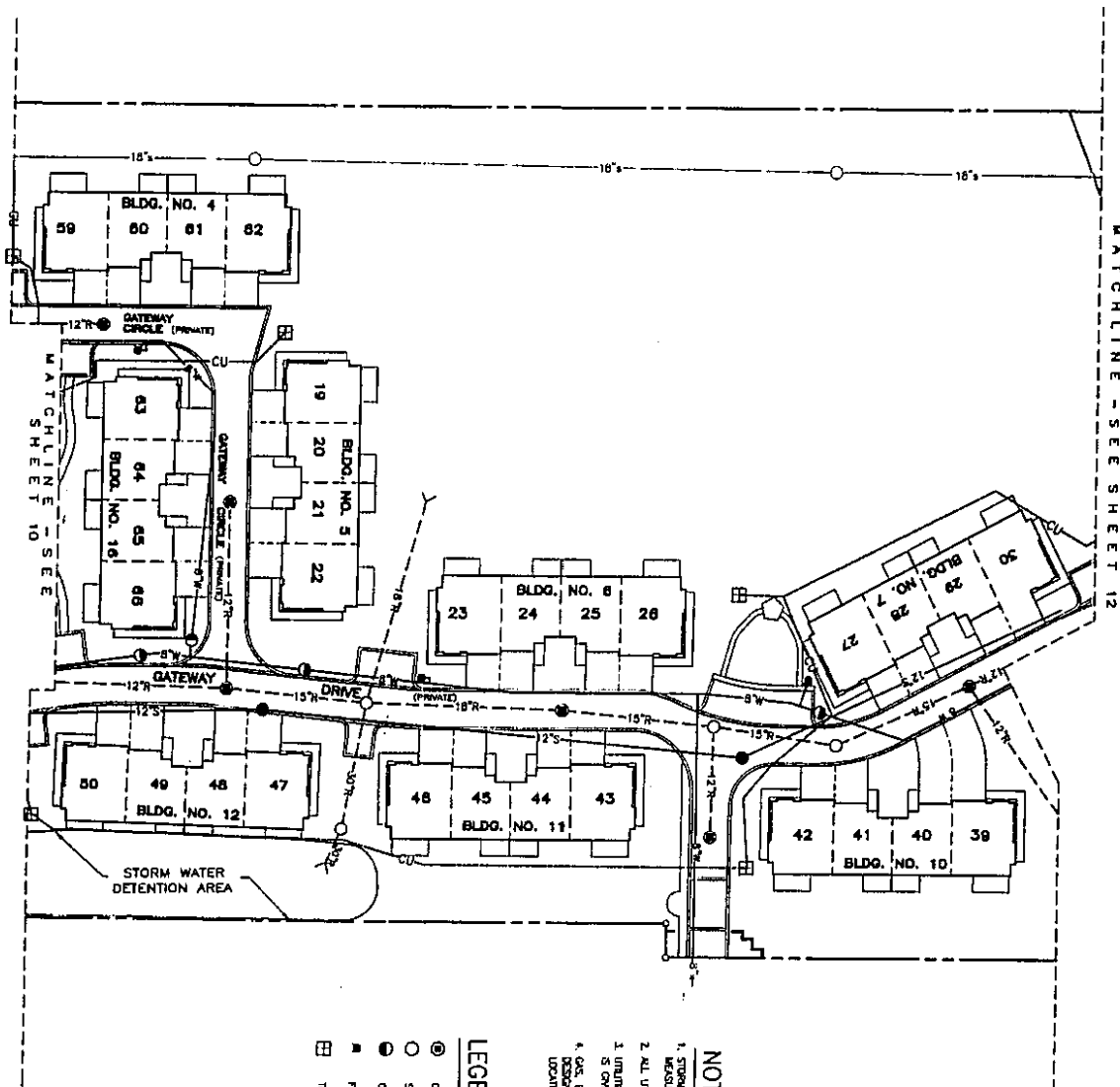
- NOTES**
1. STORM SEWER, SANITARY SEWER AND WATER MAIN ARE SHOWN PER FIELD MEASUREMENTS PROVIDED BY DIETRICH, BAILEY & ASSOCIATES, P.C.
 2. ALL UTILITIES NEED NOT BE SHOWN.
 3. UTILITIES AS SHOWN INDICATE APPROXIMATE LOCATIONS ONLY. NO GUARANTEE IS GIVEN AS TO COMPLETENESS OR ACCURACY THEREOF.
 4. GAS, ELECTRIC, CABLE TV AND TELEPHONE LINES HAVE BEEN SHOWN PER RECORD DRAWING BY KENTON DESIGN COMPANY, AS CONSTRUCTED LOCATIONS TO BE SHOWN ON AS-BUILT DRAWINGS.

PROPOSED DATE: OCTOBER 3, 2000

10

UTILITY PLAN
 GATEWAY PARK CONDOMINIUM
 WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DBA DIETRICH, BAILEY AND ASSOCIATES, P.C.
 107 South Main Street Plymouth, Michigan 48170
 734/466-3111 FAX 734/466-3127

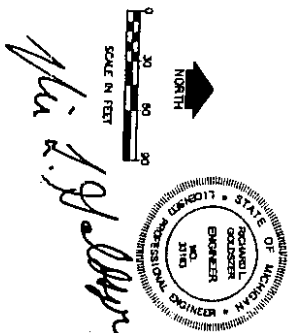


NOTES

1. STODOL SKINER, SANITARY SEWER AND WATER MAINS HAS SHOWN PER FIELD DRAWINGS PREPARED BY DETROIT BAILEY & ASSOCIATES, P.C.
2. ALL UTILITIES NEED NOT BE SHOWN.
3. UTILITIES AS SHOWN INDICATE APPROXIMATE LOCATIONS ONLY. NO GUARANTEE IS GIVEN AS TO COMPLETENESS OR ACCURACY THEREOF.
4. GAS, ELECTRIC, CABLE TV AND TELEPHONE LINES HAVE BEEN SHOWN PER DESIGN PLANS PROVIDED BY DETROIT SKIDON COMPANY. AS INDICATED THEREON TO BE SHOWN ON AS-BUILT DRAWINGS.

LEGEND

③	CATCH BASIN/INLET	12" 	DND SECTION
○	STORM MANHOLE	12" 	STORM SEWER
●	GATE VALVE AND WELL	12" 	SEWARIY SEWER & MANHOLE
■	FIRE HYDRANT	8" 	WATERMAIN
田	TRANSFORMER	CU 	COAGULATED UNITS - PLASTIC, COP, CABLE TV AND TELEPHONE

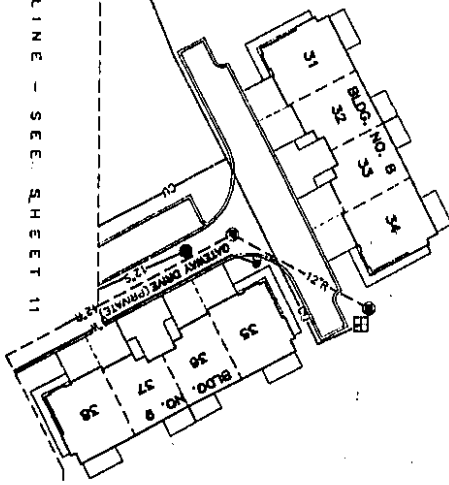


PROPOSED DATE: OCTOBER 3, 2000

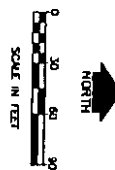
" ORCHARD VALE NO. 2 "
RECORDED IN L. 77, P. 13, O.C.R.

MAPLE CREEK
O.C.C.P. #856

MATCHLINE - SEE SHEET 11



Michael J. Bailey



LEGEND

⊙	CATCH BASIN / MANHOLE	---	END SECTION
○	STORM MANHOLE	---	STORM SEWER
●	GATE VALVE AND WELL	---	SEWAGE SEWER & MANHOLE
▲	FIRE HYDRANT	---	WATERMAIN
⊞	TRANSFORMER	---	COMBINED UTILITIES - ELECTRIC, GAS, CABLE TV AND TELEPHONE

NOTES

1. STORM SEWER, SEWAGE SEWER AND WATER MAIN ARE SHOWN PER FIELD MEASUREMENTS PROVIDED BY DETRICH, BAILEY & ASSOCIATES, P.C.
2. ALL UTILITIES NEED NOT BE SHOWN.
3. UTILITIES AS SHOWN INDICATE APPROXIMATE LOCATIONS ONLY. NO GUARANTEE IS GIVEN AS TO DEPTHS OR EXACT LOCATIONS.
4. GAS, ELECTRIC, CABLE TV AND TELEPHONE LINES HAVE BEEN SHOWN PER DESIGN PLANS PROVIDED BY DETRICH, BAILEY & ASSOCIATES, P.C. LOCATIONS TO BE SHOWN ON AS-BUILT DRAWINGS.

PROPOSED DATE: AUGUST 4, 2000

12

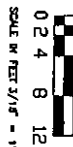
UTILITY PLAN
GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DBA **DIETRICH, BAILEY AND ASSOCIATES, P.C.**
107 South Main Street Plymouth, Michigan 48170
734/456-3111 FAX 734/456-3127

UPPER LEVEL FLOOR PLAN

NOTES:

1. ALL DIMENSION LINES ARE 30° TO EACH OTHER EXCEPT AS SHOWN.
2. DOORS, WINDOWS AND INTERIOR WALLS NOT SHOWN.



Miguel A. Sosa



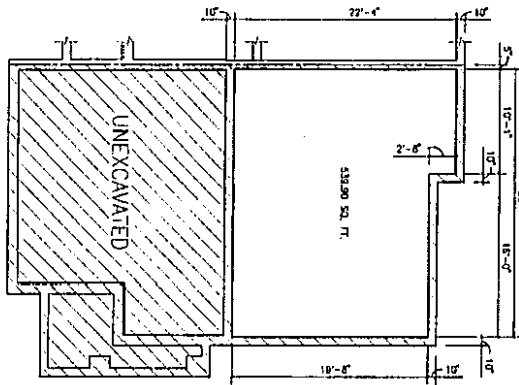
15

GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

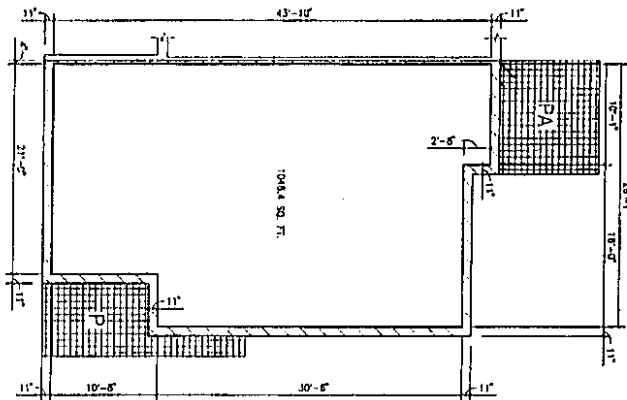


DIETRICH, BAILEY AND ASSOCIATES, P.C.
107 South Main Street Plymouth, Michigan 48170
734/455-3111 FAX 734/455-3127

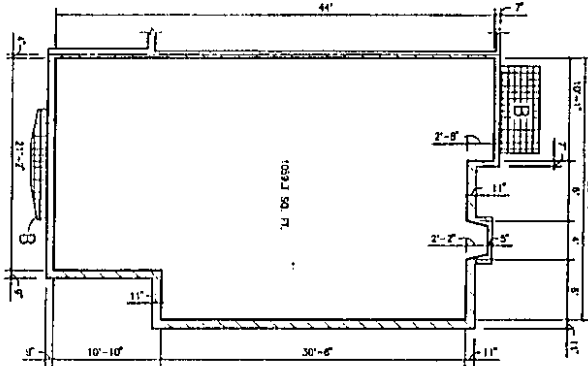
BASEMENT PLAN
STANDARD



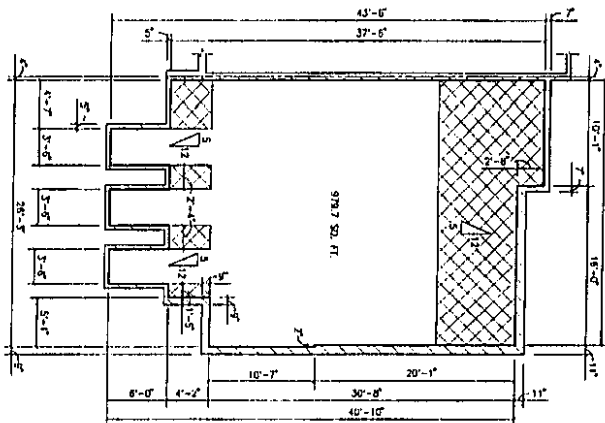
ENTRY LEVEL FLOOR PLAN
STANDARD



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



LEGEND

	GENERAL COMMON ELEMENT
	UNITED COMMON ELEMENT
	SLOPED CEILING

NOTES:

1. ALL OWNERSHIP LINES ARE 3/4" TO EACH OTHER EXCEPT AS SHOWN
2. DOORS, WINDOWS AND INTERIOR WALLS NOT SHOWN

024 8 12

SCALE IN FEET 3/16" = 1'

	UNIT OF OWNERSHIP
1	DOHITES CENTURINE OF COMMON WALL
2	DOHITES PORCH
3	DOHITES PATIO
4	DOHITES BALCONY

P	DEMOTES PORCH
PA	DEMOTES PATIO
B	DEMOTES BALCONY

DEMOTES PORCH
DEMOTES PATIO
DEMOTES BALCONY

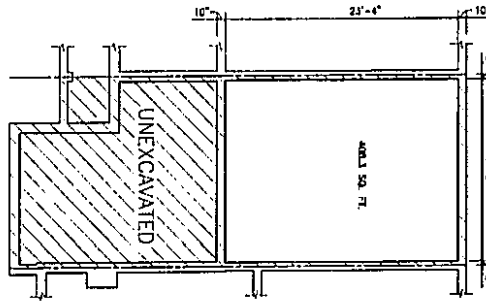
FROM
ATD
WILCOX

Mir J. Khan

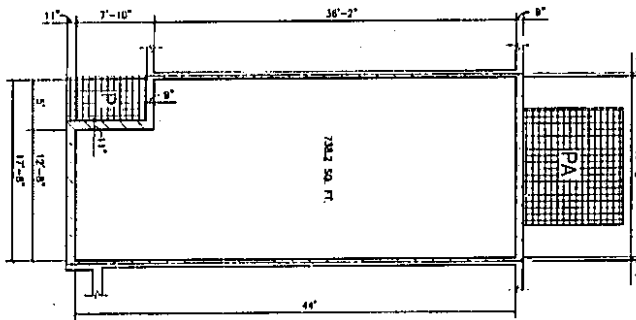
A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "RICHARD COLASANTI" and the word "ENGINEER" in the center, and the number "NO 10181" at the bottom.

PROPOSED DATE: AUGUST 4, 2000

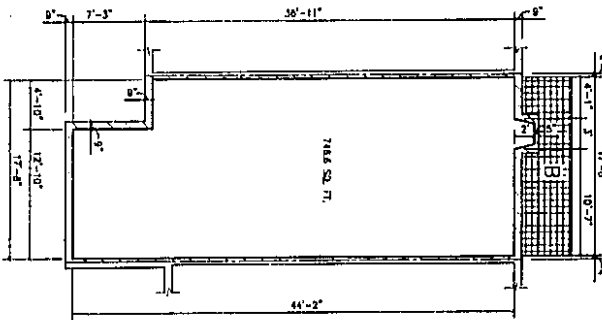
BASEMENT PLAN
STANDARD



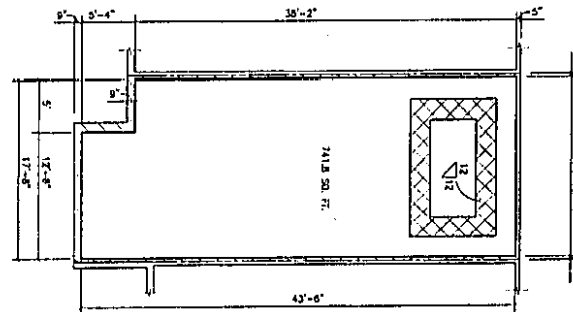
ENTRY LEVEL FLOOR PLAN
STANDARD



MAIN LEVEL FLOOR PLAN
STANDARD



UPPER LEVEL FLOOR PLAN
STANDARD



LEGEND

	COMMON ELEMENT
	LIMITED COMMON ELEMENT
	SLANTED CEILING
	LIMITS OF OWNERSHIP
	DEPOSITS CENTERLINE OF COMMON WALL
	DEPOSITS PORCH
	DEPOSITS PATIO
	DEPOSITS WALKWAY

NOTES:

1. ALL DIMENSIONS UNLESS NOTED TO EACH OTHER EXCEPT AS SHOWN.
2. DOORS, WINDOWS AND INTERIOR WALLS NOT SHOWN.



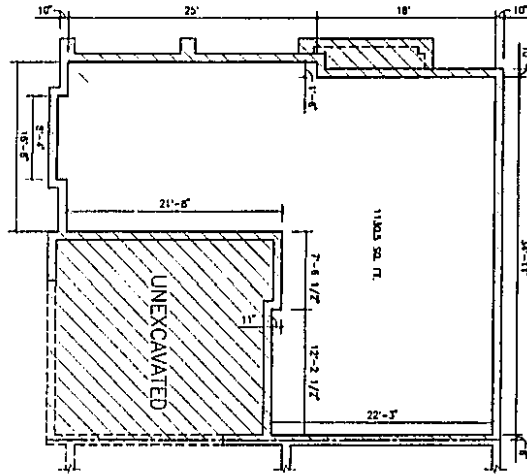
SCALE IN FEET 3/16" = 1'

Richard L. Dietrich

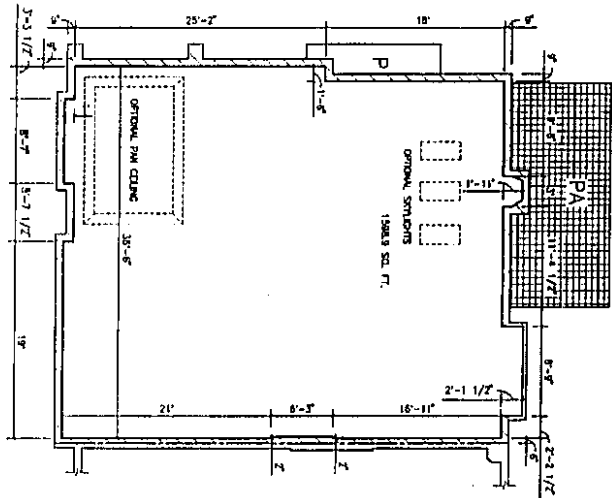


PROPOSED DATE: AUGUST 4, 2000

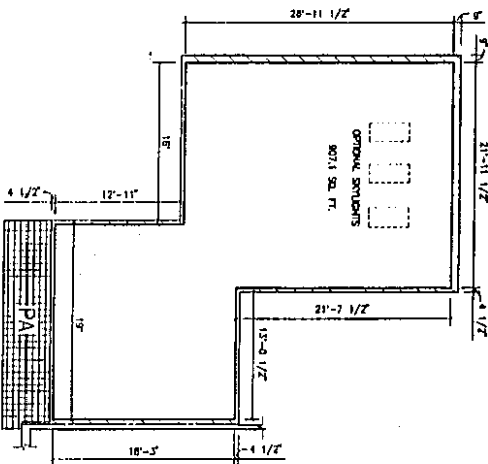
BASEMENT PLAN
STANDARD



MAIN LEVEL FLOOR PLAN
STANDARD



UPPER LEVEL FLOOR PLAN
STANDARD AND OPTIONAL "D"



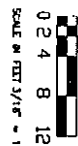
LEGEND

	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
	SLOPED CEILING
	LIMITS OF OWNERSHIP
	OWNERS' PORTION OF COMMON WALL
	OWNERS' PORCH
	OWNERS' PATIO
	OWNERS' BALCONY

NOTES:

1. ALL OWNERSHIP LINES ARE SET TO EACH OTHER EXCEPT AS SHOWN.
2. DOORS, WINDOWS AND INTERIOR WALLS NOT SHOWN.

NOTE: SEE SHEET 21 FOR
OPTIONAL UPPER LEVEL
"D" SECTION

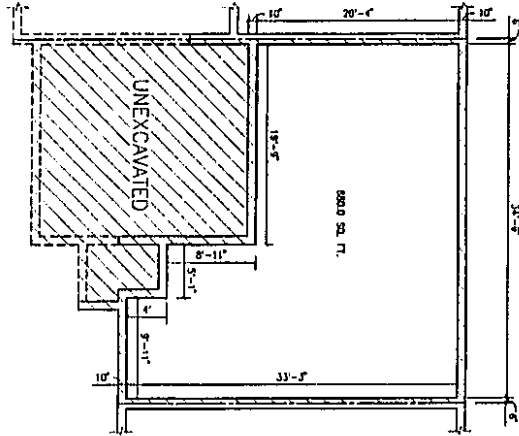


Handwritten signature: Phil L. Bailey

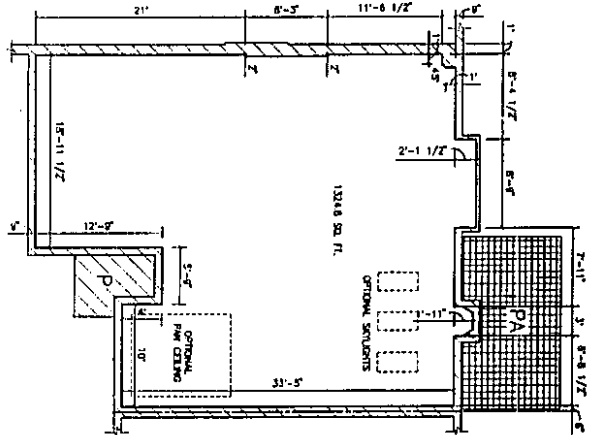


PROPOSED DATE: AUGUST 4, 2000

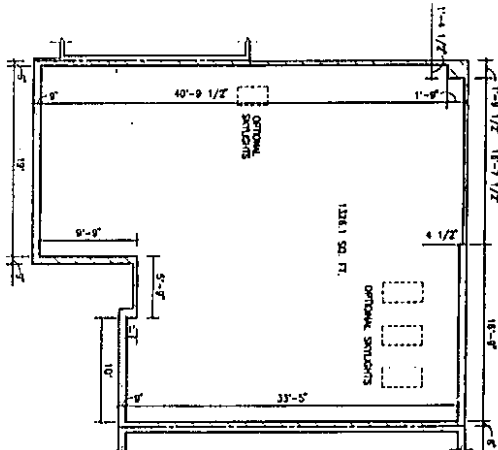
BASEMENT PLAN
STANDARD



MAIN LEVEL FLOOR PLAN
STANDARD



UPPER LEVEL FLOOR PLAN
STANDARD



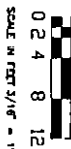
LEGEND

	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
	SLOPED CEILING
	LIMITS OF OWNERSHIP
	OWNERS COMMON
	OWNERS PARK
	OWNERS BALCONY

NOTES:

1. ALL DIMENSION LINES ARE 3/16" TO EACH OTHER EXCEPT AS SHOWN.
2. DOORS, WINDOWS AND INTERIOR WALLS NOT SHOWN.

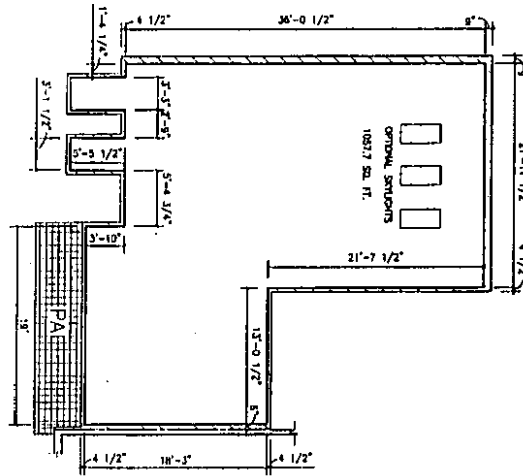
NOTE: SEE SHEET 18 FOR
OPTIONAL UPPER LEVEL
"E" FLOOR PLAN



Handwritten signature: Max A. J. [unclear]



UPPER LEVEL FLOOR PLAN
OPTIONAL "E" FLOOR PLAN

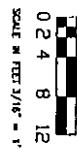


LEGEND

	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
	SLOPED CEILING
	LAINT OF OWNERSHIP
	EXISTS CONTINUED OF COMMON WALL
	EXISTS PORCH
	EXISTS FLOOR
	EXISTS BALCONY

NOTES:

1. ALL DIMENSION LINES ARE SET TO EACH OTHER EXCEPT AS SHOWN.
2. DOORS, WINDOWS AND INTERIOR WALLS NOT SHOWN.



Richard L. Bailey

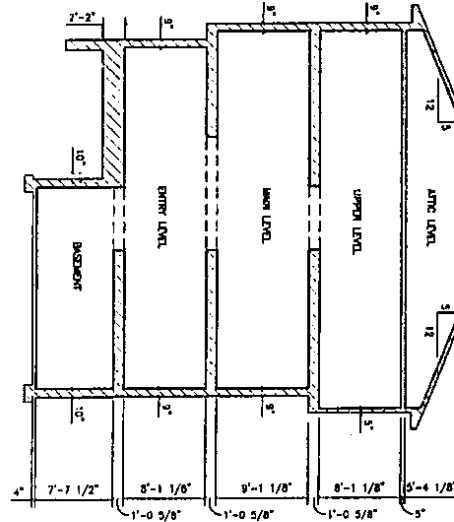


PROPOSED DATE: AUGUST 4, 2000

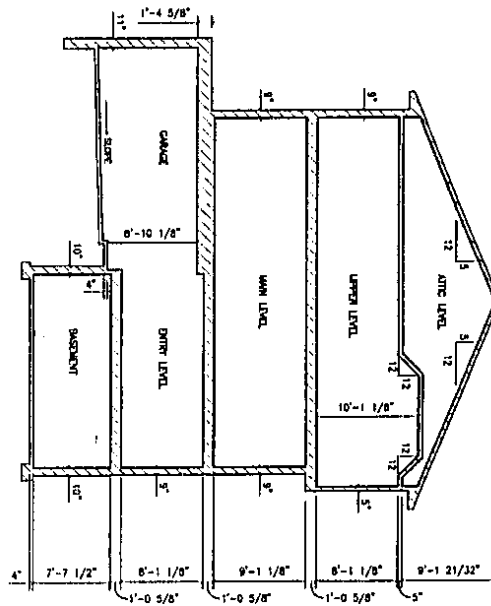
18

OPTIONAL FLOOR PLAN UNIT-E
GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

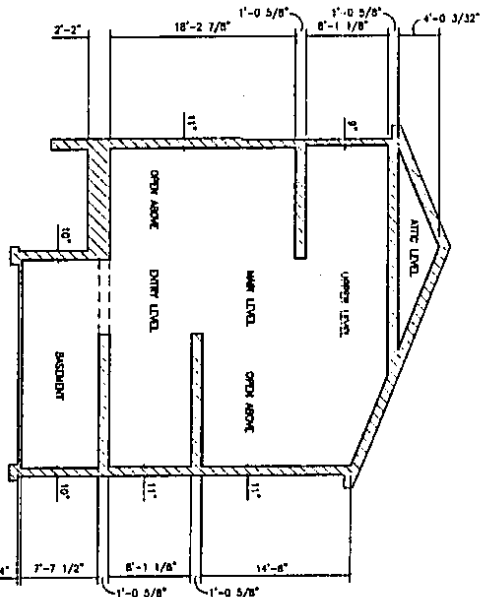
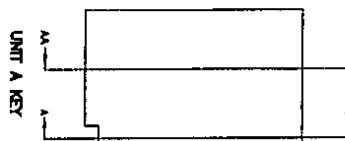
DBA DETRICH, BAILEY AND ASSOCIATES, P.C.
107 South Main Street Plymouth, Michigan 48170
734/455-3111 FAX 734/455-3127



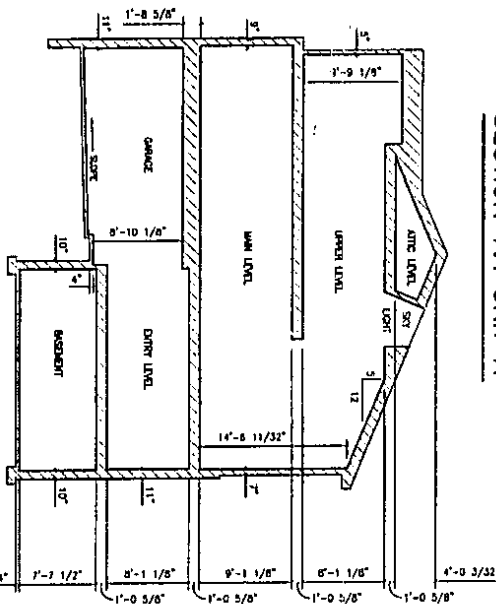
SECTION-A UNIT A



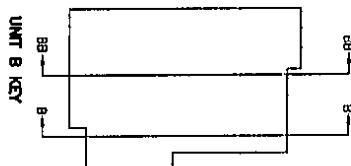
SECTION-AA UNIT A



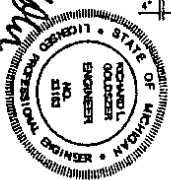
SECTION-B UNIT B



SECTION-BB UNIT B



Handwritten signature: Michael J. J. J.



LEGEND
 [Symbol] GENERAL COMMON ELEMENT
 [Symbol] PART OF COMMON



BUILDING LISTING

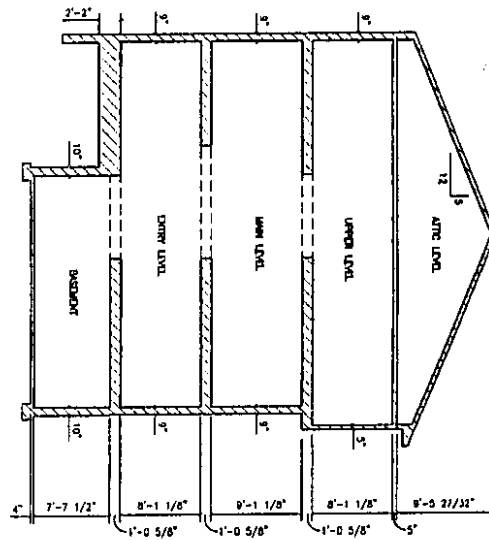
#	BDO UNIT	UNIT TYPE	(18) ORIGINAL COST	(19) CURRENT COST	(20) FLOOR LEVEL	(21) FLOOR LEVEL
1	17	3	823,896.4	1,212,223.1	08/7.24	
2	16	3	803,472.8	848,416.3	08/7.24	
3	15	3	1,187,546.7	1,187,681.5	08/7.24	
4	14	3	854,472.2	1,128,417.8	08/7.24	
5	13	3	1,187,977.7	1,180,752.4	08/7.24	
6	12	3	1,188,417.7	1,188,417.3	08/7.24	
7	11	3	1,188,408.8	1,188,408.8	08/7.24	
8	10	3	1,188,417.7	1,188,417.3	08/7.24	
9	9	3	1,188,417.7	1,188,417.3	08/7.24	
10	8	3	1,188,417.7	1,188,417.3	08/7.24	
11	7	3	1,188,417.7	1,188,417.3	08/7.24	
12	6	3	1,188,417.7	1,188,417.3	08/7.24	
13	5	3	1,188,417.7	1,188,417.3	08/7.24	
14	4	3	1,188,417.7	1,188,417.3	08/7.24	
15	3	3	1,188,417.7	1,188,417.3	08/7.24	
16	2	3	1,188,417.7	1,188,417.3	08/7.24	
17	1	3	1,188,417.7	1,188,417.3	08/7.24	

BLOOD UNIT	BLOOD UNIT	DATE	DATE	TEST ROOM
#	#	EXPIRATION	EXPIRATION	INFORMATION
TYPE	TYPE	CODE	CODE	
6	6	14115062	14115062	685.34
21	21	14115064	14115064	
23	23			
24	24			
7	7	14115073	14115073	900.04
27	27	14115072	14115072	
31	31	14115072	14115072	
30	30			
8	8	14115044	14115044	902.84
31	31	14115044	14115044	
32	32			
33	33			
9	9	14115074	14115074	900.44
35	35	14115074	14115074	
36	36			

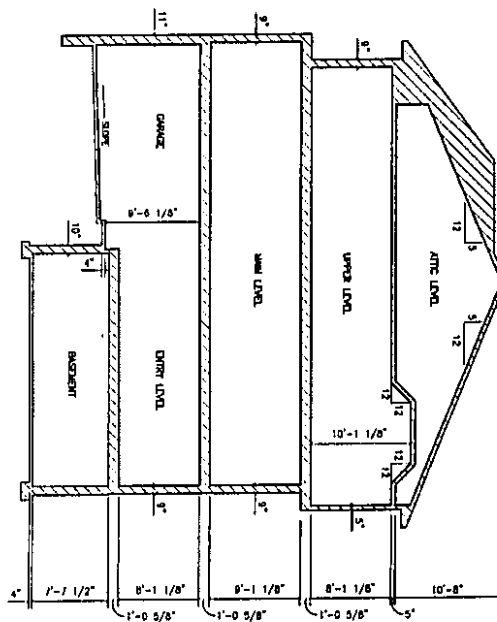
BLDG UNIT	SQ. FT.	UNIT TYPE	(10) GROSS AREA	(11) TAILORING ROOM	(12) TAILORING ROOM	(13) PRESSING HOT PLUM
10	30	E	1588.7238	1588.7238	1588.7238	500.14
40	44	E	1588.7238	1588.7238	1588.7238	500.14
11	44	E	1588.7238	1588.7238	1588.7238	500.14
44	44	E	1588.7238	1588.7238	1588.7238	500.14
12	47	E	1588.7238	1588.7238	1588.7238	500.14
48	48	E	1588.7238	1588.7238	1588.7238	500.14
50	48	E	1588.7238	1588.7238	1588.7238	500.14
13	51	E	1588.7238	1588.7238	1588.7238	500.14
51	51	E	1588.7238	1588.7238	1588.7238	500.14
52	51	E	1588.7238	1588.7238	1588.7238	500.14
14	53	E	1588.7238	1588.7238	1588.7238	500.14
53	53	E	1588.7238	1588.7238	1588.7238	500.14
54	53	E	1588.7238	1588.7238	1588.7238	500.14

FLOOR	UNIT	BLOCK	UNIT TYPE	CRITERION 1		CRITERION 2		FLOOR
				CRITERION 1	CRITERION 2	CRITERION 1	CRITERION 2	
15	1501	1501	1501	1501	1501	1501	1501	1501
15	1502	1502	1502	1502	1502	1502	1502	1502
15	1503	1503	1503	1503	1503	1503	1503	1503
15	1504	1504	1504	1504	1504	1504	1504	1504
15	1505	1505	1505	1505	1505	1505	1505	1505
15	1506	1506	1506	1506	1506	1506	1506	1506
15	1507	1507	1507	1507	1507	1507	1507	1507
15	1508	1508	1508	1508	1508	1508	1508	1508
15	1509	1509	1509	1509	1509	1509	1509	1509
15	1510	1510	1510	1510	1510	1510	1510	1510
15	1511	1511	1511	1511	1511	1511	1511	1511
15	1512	1512	1512	1512	1512	1512	1512	1512
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SECTION--C UNIT C



SECTION--CC UNIT C



UNIT C KEY

The diagram shows a rectangular box with four terminals. The top-left terminal is labeled ∞ and the top-right terminal is labeled C . The bottom-left terminal is labeled C and the bottom-right terminal is labeled ∞ . The box is connected to a horizontal line above it, which is labeled ∞ at its left end and C at its right end. The box is also connected to a horizontal line below it, which is labeled C at its left end and ∞ at its right end.

LEGEND

	GENERAL COMMON ELEMENT
	UNITS OF OWNERSHIP

2103
PROCESSING
UNIT 1.2

A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "RICHARD L. GOLDSPER", the title "ENGINEER", and the license number "NO. 2110".

PROPOSED DATE: OCTOBER 3, 2000

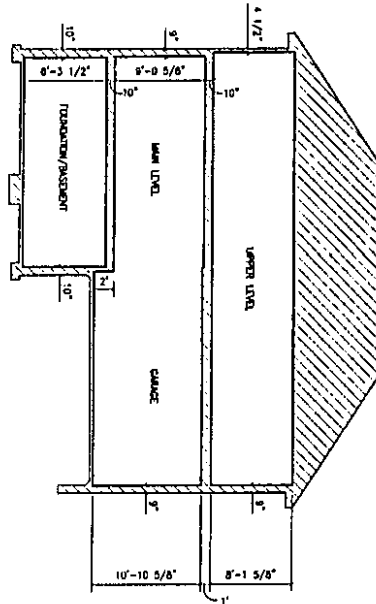
20

BUILDING SECTIONS

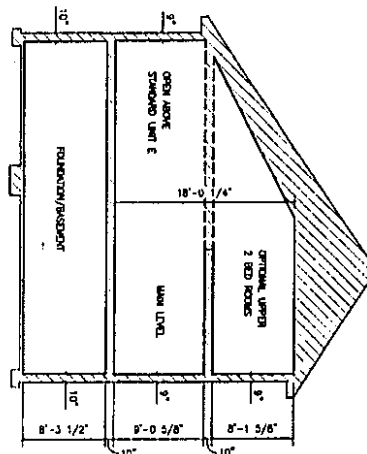
GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DEBA

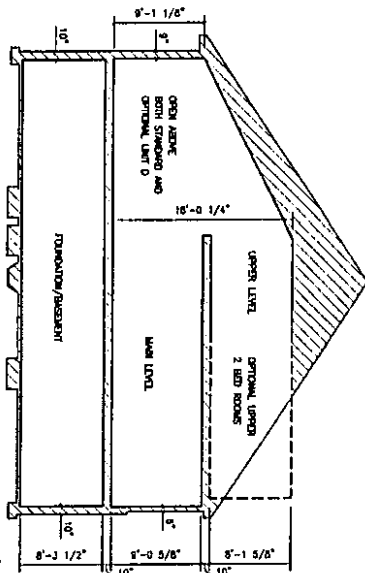
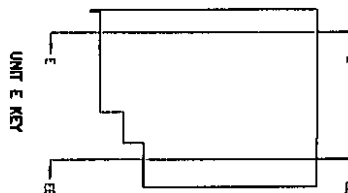
DIETRICH, BAILEY AND ASSOCIATES, P.C.
107 South Main Street Plymouth, Michigan 48170
734/455-3111 FAX 734/455-3127



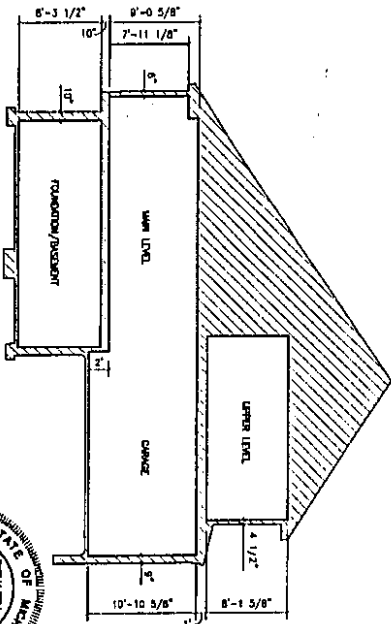
SECTION--E UNIT E



SECTION--EE UNIT E



SECTION--D UNIT D



SECTION--DD UNIT D

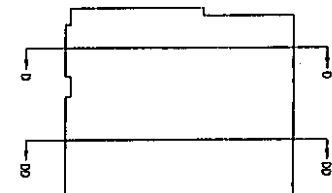


LEGEND

CONCRETE
COMMON ELEMENT
LIMIT OF CONSTRUCTION

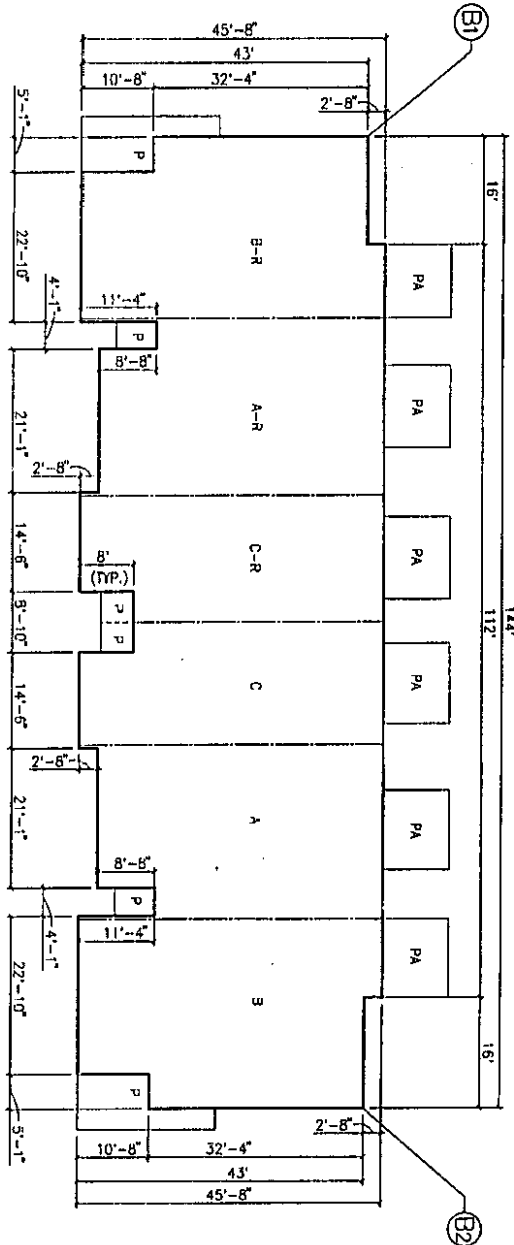
SCALE IN FEET 3/16" = 1'

UNIT D KEY



PROPOSED DATE: AUGUST 4, 2000

BUILDING PLAN
BUILDINGS 2 AND 3



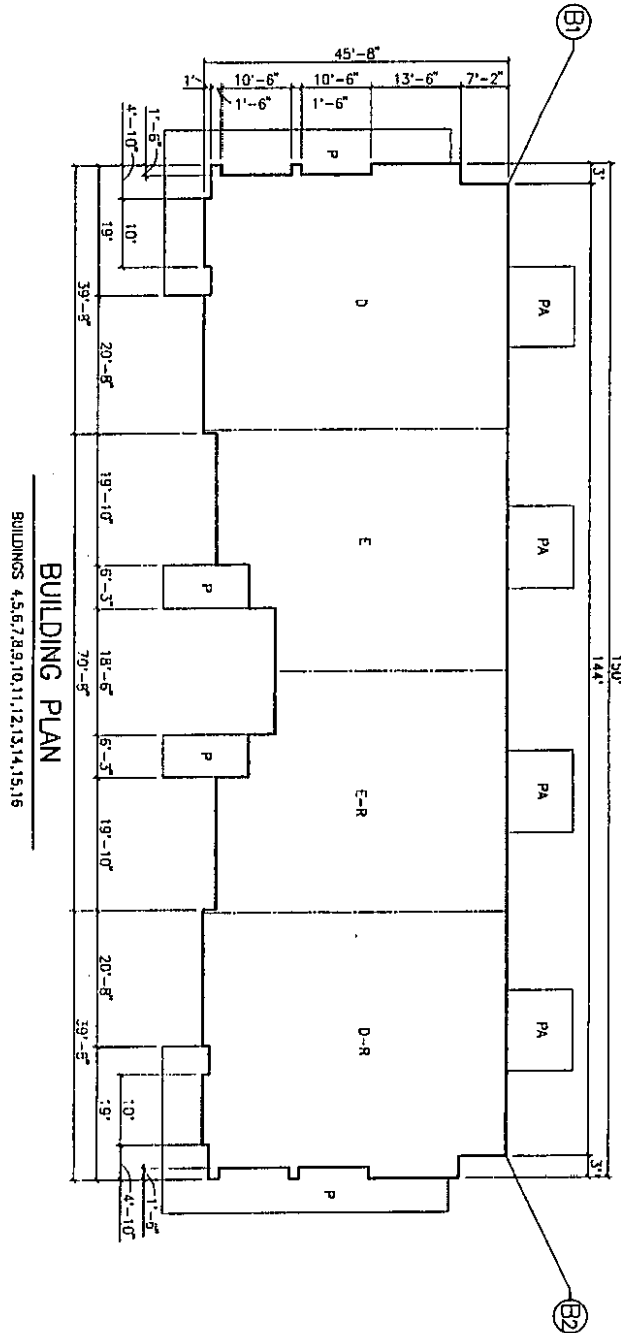
Richard J. Golden
 RICHARD J. GOLDEN
 ENGINEER
 NO. 310
 STATE OF MICHIGAN
 PROFESSIONAL ENGINEERING

LEGEND

- DENOTES BUILDING PERIMETER
- DENOTES CENTERLINE OF COMMON WALL
- DENOTES OUTSIDE FOUNDATION CORNER COORDINATES
- DENOTES UNIT TYPE
- R— THE LETTER -R AFTER THE UNIT TYPE INDICATES THAT THE UNIT IS CONSTRUCTED REVERSE OF FLOOR PLANS SHOWN ON SHEETS 13, 14, 15, 16, 17, AND 18.
- P —PORCH UNITED COMMON ELEMENT
- PA —POMACT AREA UNITED COMMON ELEMENT

0 2 4 8 12
 SCALE IN FEET
 1/8" = 1'

PROPOSED DATE: AUGUST 4, 2000



BUILDINGS 4,5,6,7,8,9,10,11,12,13,14,15,16

BUILDING PLAN

Handwritten signature: J. L. J. J.



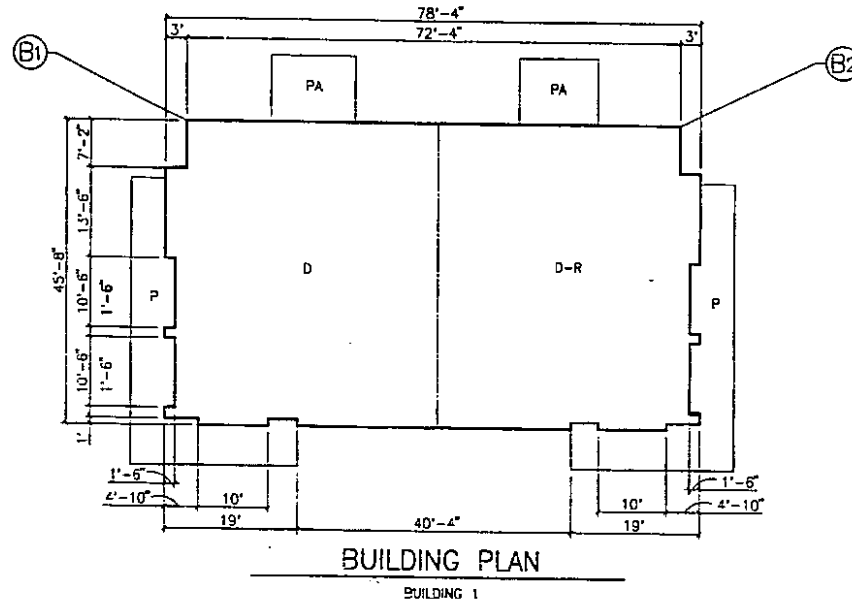
LEGEND

- DENOTES BUILDING PERIMETER
- DENOTES CENTERLINE OF COMMON WALL
- DENOTES OUTSIDE FOUNDATION CORNER COORDINATES
- DENOTES UNIT TYPE
- THE LETTER -R AFTER THE UNIT TYPE INDICATES THAT THE UNIT IS CONSTRUCTED REVERSE OF FLOOR PLANS SHOWN ON SHEETS 13, 14, 15, 16, 17, AND 18.
- P — PORCH, LIMITED COMMON ELEMENT
- PA — PRIVATE AREA LIMITED COMMON ELEMENT

0.2 4 8 12
SCALE IN FEET
1/8" = 1'

PROPOSED DATE: AUGUST 4, 2000

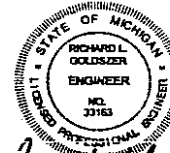
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0 2 4 8 12
SCALE IN FEET
1/8" = 1'

LEGEND

- DENOTES BUILDING PERIMETER
- DENOTES CENTERLINE OF COMMON WALL
- ⓑ1 DENOTES OUTSIDE FOUNDATION CORNER COORDINATES
- TYPE "A" DENOTES UNIT TYPE
- R -THE LETTER -R AFTER THE UNIT TYPE INDICATES THAT THE UNIT IS CONSTRUCTED REVERSE OF FLOOR PLANS SHOWN ON SHEETS 13, 14, 15, 16, 17, AND 18.
- P -PORCH LIMITED COMMON ELEMENT
- PA -PRIVACY AREA LIMITED COMMON ELEMENT



Phil L. Goldsizer

PROPOSED DATE: AUGUST 4, 2000

TYPE - 3 PERIMETER PLAN
GATEWAY PARK CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN
24

DBA DIETRICH, BAILEY AND ASSOCIATES, P.C.
107 South Main Street Plymouth, Michigan 48170
734/495-3187
FAX 734/495-3187