

STATE OF MICHIGAN



WILLIAM G. MILLIKEN, Governor

DEPARTMENT OF COMMERCE

SEVEN STORY STATE OFFICE BLDG., LANSING, MICHIGAN 48913

RICHARD E. WHITMER, Director

O R D E R

CERTIFICATE OF APPROVAL OF MASTER DEED

In re: Application of Chrysler Wabeek Development Company, 1740 West Long Lake Road, Bloomfield Hills, Michigan, Developer, for a Certificate of Approval of Master Deed for WABEEK-ON-THE-GREEN CONDOMINIUM, 1740 West Long Lake Rd., Bloomfield Hills, Michigan.

.....

1. Application having been duly made and examined,
2. A Certificate of Approval of the Master Deed for the above condominium is hereby given to the developer, pursuant to Act 229, Public Acts of 1963, as amended, subject to the following conditions:
 - a. That consents to the submission of real property to a condominium project or discharges of all mortgage liens be obtained from all mortgagees and recorded prior to the recordation of the Master Deed.
 - b. That this order be recorded with the County Registry of Deeds at the same time as the Master Deed itself is so recorded.
 - c. When construction has been completed the developer shall amend the master deed by filing "as built" plans.
3. This Certificate of Approval of the Master Deed becomes effective immediately.

MICHIGAN DEPARTMENT OF COMMERCE
Richard E. Whitmer, Director

Dated: June 23, 1972
Lansing, Michigan

By *Hugh H. Makens*
Hugh H. Makens, Director
Securities Bureau



DECLARATION OF PROTECTIVE COVENANTS

THIS DECLARATION is made this 26 day of June, 1972, by Chrysler Realty Corporation, a Delaware corporation, having an address at One Northfield Plaza, Troy, Michigan, and Del E. Webb Wabeek, Inc., an Arizona corporation, having an address at 1740 West Long Lake Road, Bloomfield Hills, Michigan, as tenants in common, doing business as Chrysler Wabeek Development Company, a joint venture, hereinafter referred to collectively as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described in Exhibit "A" attached hereto and made a part of this Declaration, (hereinafter called "the Property"); and

WHEREAS, Declarant is desirous of subjecting the Property to the conditions, covenants, restrictions and reservations hereinafter set forth, each and all of which is and are for the benefit of the Property and each owner thereof and shall inure to the benefit of and pass with the Property and each and every parcel thereof;

NOW, THEREFORE, Declarant hereby declares that the Property is, and shall be, held transferred, sold, conveyed and occupied subject to the conditions, covenants, restrictions and reservations, (sometimes hereinafter collectively referred to as "Covenants") hereinafter set forth.

ARTICLE I

General Purposes

The Property is subjected to the Covenants hereby declared to promote proper use and appropriate development and improvement of the Property and every part thereof, to protect the owners of the Property therein against such improper use of surrounding property as may depreciate the value of their property; to guard against the erection thereon of buildings built of improper or unsuitable materials; to promote adequate and reasonable development of the Property; to encourage the erection of attractive improvements thereon, with appropriate locations thereof;

to prevent haphazard and inharmonious improvements; to secure and maintain adequate free spaces; to promote desired high standards of maintenance and operation of community facilities and services for the benefit and convenience of all owners of property and all residents and in general to provide adequately for a residential development of the highest quality and character.

ARTICLE II

Definitions

BASEMENT. That portion of a building located partly underground, but having more than fifty (50) percent, by cubic content, above the height level of the adjoining ground."

BUILDING. Any structure having a roof, supported by columns or by walls and intended for the shelter, housing, or enclosure of any person, animal, or chattel. A building may contain one or more dwellings."

BUILDING, ACCESSORY. A subordinate building or portion of a principal building the use of which is incidental to that of the principal building and customary in connection with that use.

BUILDING HEIGHT. The vertical distance measured at the front of the building from the established ground level immediately adjacent to the building to the highest point of the roof surface, in the case of a flat roof; to the deck line of a mansard roof; and to the mean level of the underside of rafters between the eaves and the ridge of a gable, hip, or gambrel roof. Chimneys, and ornamental architectural projections shall not be included in calculating the height.

CELLAR. The portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling."

CONDOMINIUM OWNER. Any person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof, who owns one or more condominium units within a condominium project established pursuant to the Horizontal Real Property Act (Act No. 229 of Public Acts of 1963, as amended from time to time).

CONDOMINIUM UNIT. An "apartment" as such term is defined by the Horizontal Real Property Act.

DECLARANT. Chrysler Realty Corporation, a Delaware corporation, and Del E. Webb Wabeek, Inc., an Arizona corporation, doing business as Chrysler Wabeek Development Company, a joint venture, and their successors and assigns.

DWELLING. A residential building or portion thereof, but not including hotels, motels, rooming houses, nursing homes, tourist homes or trailers.

FAMILY. Two or more persons each related to the other by blood, marriage, or legal adoption, or a group of not more than two persons not all so related, together with his or their domestic servants, maintaining a common household in a dwelling.

STORY. That portion of a building included between the surface of any floor and the surface of the floor next above; or if there is no floor above, the space between the floor and the ceiling next above. A basement shall be counted as a story, and a cellar shall not be counted as a story.

STORY, HALF. In an uppermost story lying under a sloping roof, the useable floor area of which does not exceed seventy-five (75) percent of the floor area of the story immediately below it, and not used or designed, arranged or intended to be used in whole or in part, as an independent housekeeping unit or dwelling.

STRUCTURE. Anything erected or constructed, the use of which requires more or less permanent location on or in the ground, or attached to something having a permanent location on or in the ground. A sign or other advertising device, detached or projecting, shall be construed to be a separate structure.

ARTICLE III

General Restrictions

1. Land Use and Building Type

The Property shall be used for private residence purposes only, and no building, except as specifically authorized elsewhere in this Declaration, shall be erected, re-erected or maintained thereon, except for dwellings, which are designed by licensed architects and erected for the occupancy of one family each and a private

garage containing no more than two parking spaces for the sole use of the owners or occupants of the dwelling. Said garage shall not have living quarters in connection therewith and shall not be used separately for rental purposes. No other accessory building or structures may be erected in any manner or location except as approved in writing by Declarant.

2. Building Height

No dwelling shall be erected, altered, or placed, which is more than two and one-half stories or 25 feet in height, whichever is lesser. No accessory building or structure shall exceed 14 feet in height unless a greater height is approved in writing by Declarant.

3. Dwelling Quality and Size

It is the intention and purpose of these Covenants to assure that all dwellings shall be of a quality of design, workmanship and materials approved by Declarant. All dwellings shall be constructed in accordance with the applicable governmental Building Code and with more restrictive standards that may be required by Declarant. The minimum ground floor area of the dwelling, exclusive of attached garages, carports, open terraces and breezeways, shall be:

- a. For one-story dwellings - not less than 1450 square feet.
- b. For one and one-half story dwellings - not less than 1100 square feet on the first floor and not less than 500 square feet on the second floor.
- c. For two-story dwellings - not less than 825 square feet on the first floor and not less than 825 square feet on the second floor.
- d. Tri-levels shall be computed using the total square footage of the two uppermost levels. Bi-levels shall be computed using the total square footage of that floor at or above the approximate grade of the street abutting the front yard line. The total square footage so computed for the tri-levels shall be equal to at least the minimum square foot requirements for one floor residence, as herein provided.

4. Driveways

Access driveways, roads and other paved areas for vehicular use shall have a base of compacted gravel, crushed stone or other approved base material, and shall have a wearing surface of concrete, asphaltic concrete, or the equivalent thereof. Plans and specifications for driveways, culverts, pavement edging or markers shall be as approved in writing by Declarant.

5. Natural Drainage Ways

Where there exists on any portion of the Property a condition of accumulation of storm water remaining over an extended period of time, any owner of the Property or any portion thereof, including any condominium owner or association of such owners may, with the written approval of Declarant, take such steps as shall be necessary to remedy such condition, provided that no obstructions or diversions of existing storm water drainage swales and channels, over and through which surface storm water naturally flows upon or across any of the Property shall be made in such manner as to cause damage to any other property.

6. Home Occupations, Nuisances and Livestock

No home occupation or profession shall be conducted in any dwelling or accessory building thereto located in the Property. No noxious or offensive activity shall be carried on, in or upon any premises, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. No animals, poultry, reptiles or birds (except for no more than two dogs or cats over four months of age and caged house birds) shall be kept or maintained in any dwelling. No burning of refuse shall be permitted outside the dwelling, except that the burning of leaves shall be permitted as or if allowed by ordinance of Bloomfield Township or West Bloomfield Township, as the case may be. The use of any garage, carport, driveway or parking area which may be in front or adjacent to or part of any dwelling as a habitual parking place for commercial vehicles is prohibited. The term "commercial vehicles" shall include all automobiles, station wagons, trucks and vehicular equipment which shall bear signs or have printed on the side of same reference to any commercial undertaking or enterprise. The habitual restrictions of the parking violations set forth in this paragraph shall be deemed a nuisance.

7. Plant Diseases or Noxious Insects

No plants or seeds, or other things or conditions, harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of the property.

8. Nameplate and Hospitality Light Standards, Television or Radio Antennae and Towers, Laundry Drying Facilities or Flag Poles

There shall be not more than one nameplate on each dwelling. A nameplate shall not be more than 48 square inches in area, and contain the name of the occupant and/or the address of the dwelling. It may be located on the door of the dwelling or the wall adjacent thereto, or upon the wall of an accessory building or structure, or free-standing in the front or side of any dwelling provided that the height of the nameplate is not more than 12 inches above the adjoining ground grade. One hospitality light standard, of a design approved by Declarant may be located in front of the dwelling. No television or radio antennae, or tower, or laundry-drying equipment shall be erected or used outdoors, whether attached to a building or structure or otherwise. Flag poles are permitted, provided the pole is not more than 25 feet in height, unless otherwise approved by Declarant.

9. Temporary Structures

No trailer, basement of an uncompleted building, tent, shack, garage, barn (except as permitted in paragraph 1 of this Article III) and no temporary building or structure of any kind shall be used at any time for a residence either temporary or permanent. Temporary buildings or structures used during the construction are permitted but such buildings or structures shall be removed upon the completion of construction. Nothing contained in these Covenants shall be construed to preclude the Declarant's right to maintain a sales office, business office, construction office, model apartments, storage areas, reasonable parking incident to the foregoing and such access to, from and over the Property, or any portion thereof, as may be reasonable to enable development and sale of all of the Property.

10. Architectural Controls

a. It is understood and agreed that the purpose of architectural controls is to promote an attractive, harmonious residential development having continuing appeal. Until the construction plans and specifications are submitted to and approved in writing by Declarant, (i) no building, fence, wall or other structure shall be commenced, erected or maintained nor (ii) shall any addition, change or alterations therein be made except for interior alterations nor (iii) shall exterior color changes be made. The said construction plans and specifications shall show the nature, kind,

shape, height, materials, color scheme (including samples of exterior building materials upon request), location on lot, approximate cost of such building or other structure and the grading and landscaping plans of the lot to be built upon. Declarant, shall have the right to refuse to approve any such construction plans or specifications, grading plan, or landscape plan, which are not suitable or desirable, in the opinion of Declarant, for aesthetic or other reasons; and in so passing upon such constructions plans and specifications, grading plan, or landscape plan, Declarant, shall have the right to take into consideration the suitability of the proposed building or other structure with the surroundings, and the effect of the building or other structure on the outlook from the adjacent or neighboring properties.

b. All plans, specifications and other material shall be filed in the office of Declarant for approval or disapproval. A report in writing setting forth the decisions of Declarant, and the reasons therefor shall thereafter be transmitted to the applicant by Declarant, within 30 days after the date of filing complete plans, specifications and other material by the applicant. Declarant will aid and collaborate with prospective builders and make suggestions from preliminary sketches. Prospective builders are encouraged to submit preliminary sketches for informal comment prior to the submittal of architectural drawings and specifications for approval. In the event: (a) Declarant fails to approve or disapprove within 30 days after complete submission, the final plans, specifications and other material, as required in this Declaration, or (b) no suit to enjoin construction has been filed within 30 days after commencement of such construction, approval shall not be required and the related requirements of this Declaration shall be deemed to be complied with.

11. Underground Wiring

No lines or wires for communication or the transmission of electric current or power shall be constructed, placed or permitted to be placed anywhere in the Property other than within buildings or structures or attached to their walls, unless the same shall be contained in conduits or approved cables, constructed, placed and maintained underground.

12. Deviations by Agreement with Declarant

Declarant reserves the right to enter into agreements with the owner of the Property or any part thereof (without the consent of grantees of other portions of the Property or adjoining or adjacent property) to deviate from any or all of the Covenants set forth in this Article III, provided there are practical difficulties or particular hardships evidenced by such owner, and any such deviation (which shall be manifested by an agreement in writing) shall not constitute a waiver of any such covenants as to the remaining real estate subject to the Covenants.

ARTICLE IV

Federation of Wabeek Condominium Associations

1. Creation and Purposes

A Michigan non-profit corporation known as the Federation of Wabeek Condominium Associations (hereinafter referred to as the "Association") has been organized. The general purpose of the Association is to encourage and promote the character of the Property as residential property of the highest quality and character.

2. Membership and Voting

If the Property, or any part thereof, is developed as a condominium project, each condominium owner of a condominium unit located on the Property, including Declarant, shall become and be a member of the Association. Each such member, including Declarant, shall be entitled to one vote on each matter submitted to a vote of members for each condominium unit owned by him or it. Where title to a condominium unit is in more than one person, such co-owners acting jointly shall be entitled to but one vote.

3. Finances

Every member shall pay an annual assessment which shall not exceed Ten (\$10.00) Dollars per condominium unit until the year commencing January 1, 1981. From and after January 1, 1981, the annual assessment may be increased by the vote of members owning seventy-five percent (75%) of the total condominium units owned by the members. If the annual assessment of any member is not paid within thirty (30) days after the due date established by the Board of Trustees of the Association, the assessment shall bear interest from the date of delinquency at the rate of 7% per cent per annum, and the Association may bring an action at law against the member personally obligated to

of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court together with the costs of the action.

4. Additional Members

Declarant may from time to time subject additional property owned by it and located in Sections 7, 13, 18 and 19 in Town 2 North Range 10 East, Bloomfield Township and Sections 13 and 24, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan to covenants requiring condominium owners of condominium units located within such additional property to be and become members of the Association.

ARTICLE V

General Provisions

1. **Term.** Each of the Covenants set forth in this Declaration shall continue and be binding as set forth in paragraph 2 of this Article V for a period of thirty-five (35) years from the date of recording these Covenants.

2. **Enforcement.** The Covenants herein set forth shall run with the land and bind Declarant, and their respective grantees and assigns, and all parties claiming by, through, or under them. Declarant, and any owner or owners of any of the Property from time to time shall have the right jointly and separately to sue for and obtain a prohibitive or mandatory injunction to prevent the breach of, or to enforce the observance of, the Covenants above set forth, or any of them, in addition to the right to bring an ordinary legal action for damages. In no event shall the failure of Declarant, or such owners to enforce any of the Covenants herein set forth as to a particular violation be deemed to be a waiver of the right to do so as to any subsequent violation.

The foregoing enforcement remedies are expressly limited to those persons and entities set forth in this Section 2 of Article V and shall not be deemed to extend to the owner or owners of other property now or hereafter owned by Declarant unless Declarant shall expressly assign said enforcement rights to such owners in an instrument duly recorded in the Office of the Registrar of Deeds of Oakland County, Michigan."

3. **Mortgages.** All Covenants, liens, and other provisions herein set forth shall be subject to and subordinate to all mortgages or deeds of trust in the nature of a mortgage now or hereafter executed, encumbering any of the Property and none of

security or affect the validity of any such mortgage or deed of trust in the nature of a mortgage. However, if any of the Property is acquired in lieu of foreclosure, or if sold under foreclosure of any mortgage or under the provisions of any deed of trust in the nature of a mortgage, or under any judicial sale, any purchaser at such sale, his or its grantees, heirs, personal representatives, successors or assigns shall hold any and all such property so purchased or acquired subject to all the covenants, liens and other provisions of this Declaration.

4. **Invalidity.** If a court of competent jurisdiction shall hold invalid or unenforceable any part of any Covenants or provisions contained in this Declaration, such holding shall not impair, invalidate or otherwise affect the remainder of this Declaration which shall remain in full force and effect.

5. **Right to Assign.** Declarant reserves the right to vest the Association or any other non-profit corporation with all or any of the rights, privileges, powers and duties herein retained or reserved herein by Declarant by written instrument or instruments in the nature of an assignment which shall be effective when recorded in the Office of the Registrar of Deeds of Oakland County, Michigan, and Declarant shall thereupon be relieved and discharged from every duty so vested in the Association or in such other not-for-profit corporation.

IN WITNESS WHEREOF, Chrysler Realty Corporation and Del E. Webb Wabeek, Inc. have each caused this instrument to be executed and attested and its respective corporate seal to be hereto affixed, the day and year first above written.

WITNESS:

D. R. Clark
D. R. Clark

Mary J. Hoffman
Mary J. Hoffman

Charles R. Lescamels
Charles R. Lescamels

Mary Helen Cavanaugh
Mary Helen Cavanaugh

CHRYSLER REALTY CORPORATION

BY: [Signature]

DEL E. WEBB WABEEK, INC.

BY: [Signature]
Wm. A. Gubberley
Vice President

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

On this 26th day of June A.D. 19 72, before me, a Notary Public, appeared C. W. Lynn to me personally known, who, being by me duly sworn, did say that he is the 2nd President of Chrysler Realty Corporation, the corporation named in and which executed the within instrument, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said C. W. Lynn acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires: 9/5/73

Shirley Franzer
Notary Public, Wayne County, Michigan

SHIRLEY FRANZER
Notary Public, Wayne County, Mich
My Commission Expires Sept. 5, 1972
acting in Oakland County

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

On this 26th day of June A.D. 19 72, before me a Notary Public, appeared W. A. Cullberry to me personally known, who, being by me duly sworn, did say that he is the Vice President of Del E. Webb Wabeek, Inc., the corporation in and which executed the within instrument, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said W. A. Cullberry acknowledged said instrument to be the free act and deed of said corporation.

CAROL MARJORIE BOWEN
Notary Public, Oakland County, Mich
My Commission Expires 1-27-76

Carol Marjorie Bowen
Notary Public, Oakland County, Michigan

My Commission expires: January 27, 1976

THIS INSTRUMENT DRAFTED BY:
John E. Schippel
Chrysler Corporation
P. O. Box 1919
Detroit, Michigan 48231

WHEN RECORDED RETURN TO:
John E. Schippel
Chrysler Corporation
P. O. Box 1919
Detroit, Michigan 48231

EXHIBIT "A"DESCRIPTION

The following described premises located in Bloomfield Township, Oakland County, Michigan:

A part of the N. W. 1/4 of Section 18, T-2-N., R-10-E., Bloomfield Township, Oakland County, Michigan more particularly described as: beginning at a point S. 00° 29' 30" W., 845.18 feet along the East line of "Bel Aire" a subdivision recorded in Liber 57, Page 38, Oakland County, Michigan records to the center-line of West Long Lake Road and S. 68° 26' 30" E., 495.78 feet along said center-line and along a curve to the right 668.69 feet, said curve having a radius of 3038.71 feet, central angle of 12° 36' 30" and long chord bearing S. 62° 08' 15" E., 667.34 feet and S. 55° 50' 00" E., 702.22 feet along said center-line and S. 34° 10' 00" W., 260.00 feet and along a curve to the right 290.00 feet, said curve having a radius of 700.00 feet, central angle of 23° 44' 13" and long chord bearing S. 46° 02' 06" W., 287.93 feet; and S. 57° 54' 13" W., 105.00 feet and S. 32° 05' 47" E., 52.71 feet from the N. W. corner of said Section 18; thence along the southerly right-of-way line of Golf Ridge Drive the following 5 courses: S. 32° 05' 47" E., 47.29 feet and along a curve to the left 339.82 feet, said curve having a radius of 330.00 feet, central angle of 59° 00' 00" and long chord bearing S. 61° 35' 47" E., 325.00 feet and N. 88° 54' 13" E., 152.00 feet and along a curve to the right 401.02 feet, said curve having a radius of 621.00 feet, central angle of 37° 00' 00" and long chord bearing S. 72° 35' 47" E., 394.09 feet and S. 54° 05' 47" E., 19.50 feet; thence S. 35° 54' 13" W., 173.06 feet; thence N. 62° 00' 00" W., 143.79 feet; thence N. 85° 25' 00" W., 537.00 feet; thence S. 84° 39' 51" W., 395.14 feet; thence N. 28° 00' 00" W., 138.00 feet to a point on the south easterly right-of-way line of Wabeek Lake Drive; thence along a curve to the right 350.00 feet on said right-of-way line, said curve having a radius of 1207.00 feet, central angle of 16° 36' 53" and long chord bearing N. 51° 27' 59" E., 348.78 feet; thence continuing along said right-of-way line on a curve to the right 106.01 feet, said curve having a radius of 1,000.00 feet, central angle of 06° 04' 26" and long chord bearing N. 62° 48' 38" E., 105.96 feet to the point of beginning. Subject to easements and restrictions of record, if any.

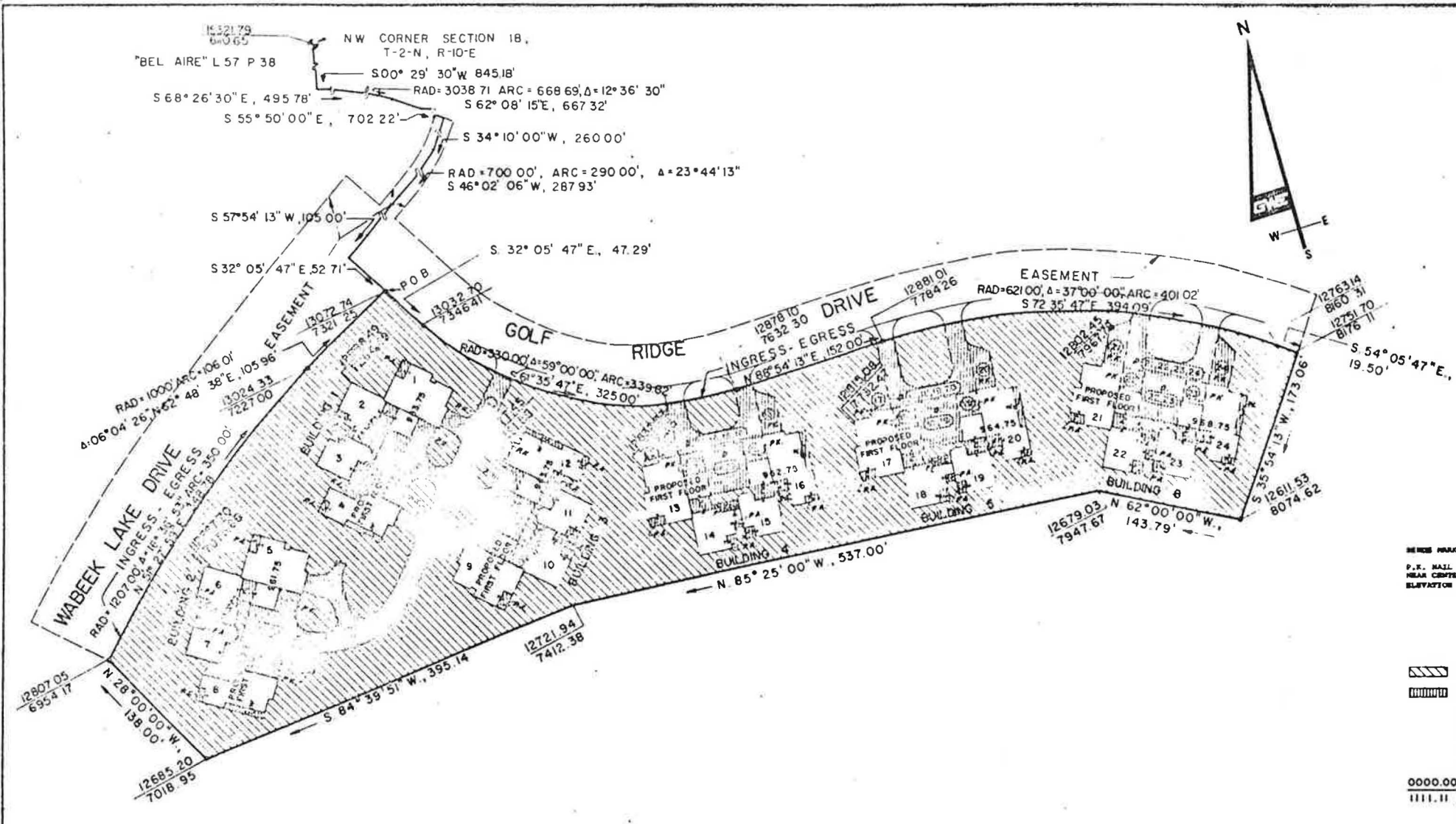
Described parcel containing 5.08 acres.

EXHIBIT B

Wabeek-on-the-Green
Subdivision Plan

(Cover sheet, survey plan, site plan,
utility plans, building floor plans,
sections and elevations to be prepared
pursuant to the requirements of Rules
1331 - 1337 of the Securities Bureau of
the Department of Commerce.)

LBR 5897 PAGE 450



SEWER MARK
 P.E. HALL IN NORTH FOOT OF TOWER 12 LINES REARWARD WALL
 NEAR CENTER OF BUILDING 9) COURT YARD.
 ELEVATION 969.10 LEGS DATUM

- LEGEND**
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - P.A. PATIO AREA
 - P.K. PARKING
 - D. DRIVEWAY
 - C. COURTYARD
 - 0000.00N. CO-ORDINATE NOTATION
 - |||||.|| E.
 - P. PORCH
 - W. COVERED WALKWAY

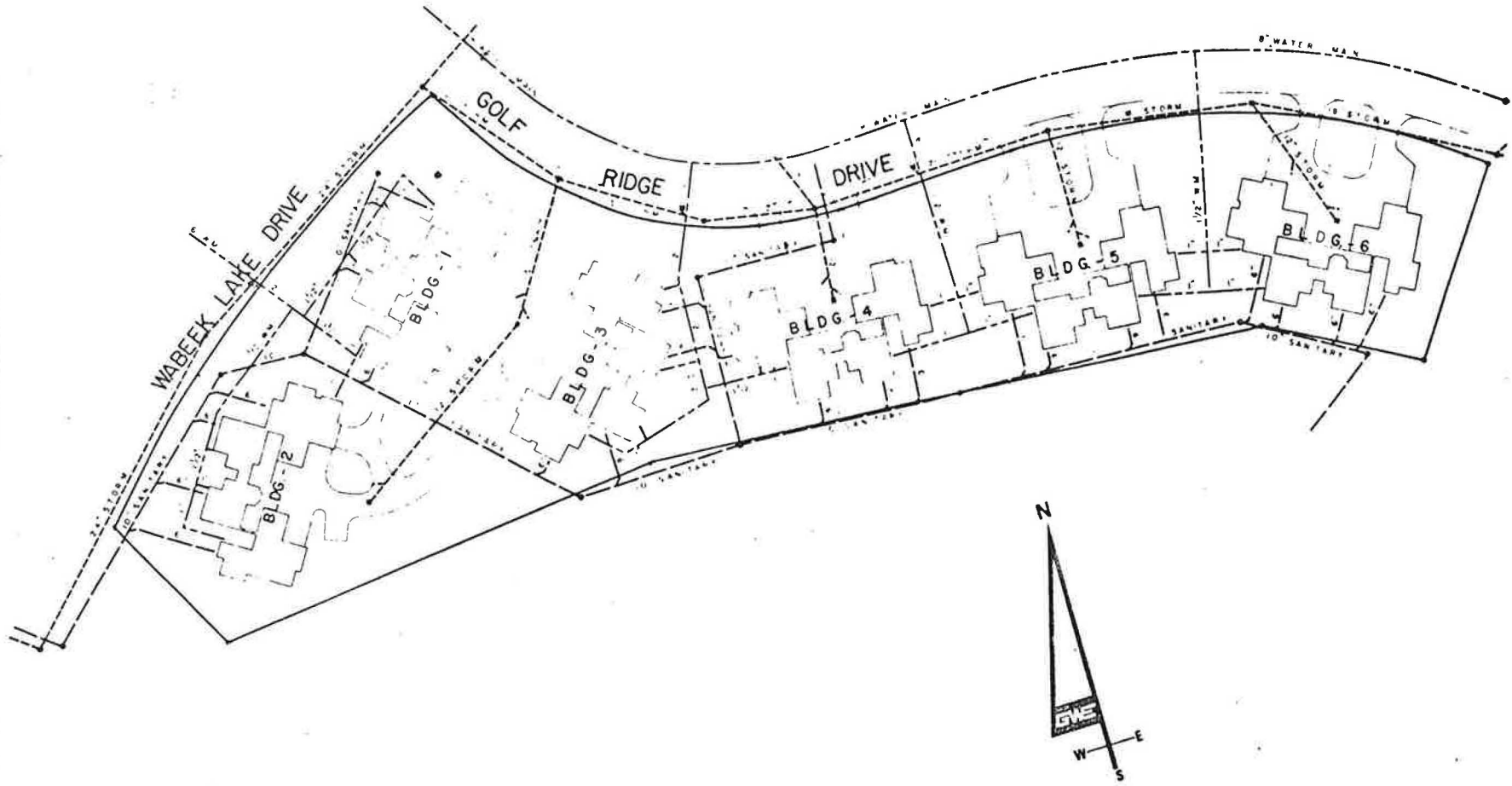
NOTE:
 ALL UNITS WITHIN EACH BUILDING HAVE THE SAME FINISH FLOOR ELEVATION.

PHASE I.
SURVEY & SITE PLAN
WABEEK ON THE GREEN
CONDOMINIUM

DATE 1-18-72	SCALE 1" = 80'		Giffels-Webster Engineers, Inc. 370 South Adams Street • Spring, Missouri 63106 Phone 313-872-2100 or 313-870-1100
DRAWN H.E.S.	DESIGNED		
BY L.A.S.	SECTION 18		
SHEET 2	1" = 80' 10' 0"		

REV 6-9-72

LIBER 5897 PAGE 487
 1987



GENERAL NOTES:
 SANITARY SEWER, STORM SEWER & WATER MAIN INFORMATION OBTAINED FROM ENGINEERING PLANS PREPARED BY RAYMOND KEYES ENGINEERS, INC. DATED 3-22-72.
 THERE IS OR WILL BE AN 18 FOOT WIDE EASEMENT FOR SANITARY SEWER GRANTED TO THE TOWNSHIP CENTERED ON THE UTILITY AS SHOWN ON THIS PLAN.
 THERE IS OR WILL BE A 12 FOOT WIDE EASEMENT FOR WATER MAIN GRANTED TO THE TOWNSHIP CENTERED ON THE UTILITY AS SHOWN ON THIS PLAN.
 THERE ARE NO EXISTING PERMANENT PRIMARY OR SECONDARY UTILITY LINES FOR GAS, POWER AND COMMUNICATION AT BAKERS OF THE GREEN CONDOMINIUM. THERE ARE EXISTING PROPOSALS RELATING TO SIZE AND LOCATION OF SAME. A REVISED UTILITY PLAN SHOWING THE SIZES AND LOCATIONS OF SUCH UTILITY LINES WILL BE SUBMITTED TO THE BUILDING DIVISION OF THE DEPARTMENT OF ADMINISTRATION FOR ITS APPROVAL UPON ACTUAL INSTALLATION OF SUCH LINES.

LEGEND

- MANHOLE
- CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊞ TRANSFORMER PAD
- SANITARY SEWER
- - - STORM SEWER
- WATER MAIN
- - - OVERHEAD ELEKTRIC & TELEPHONE LINES
- (E)— BURIED EDISON COMPANY CABLE
- (G)— GAS MAIN AND SERVICE
- (T)— BURIED TELEPHONE CABLE

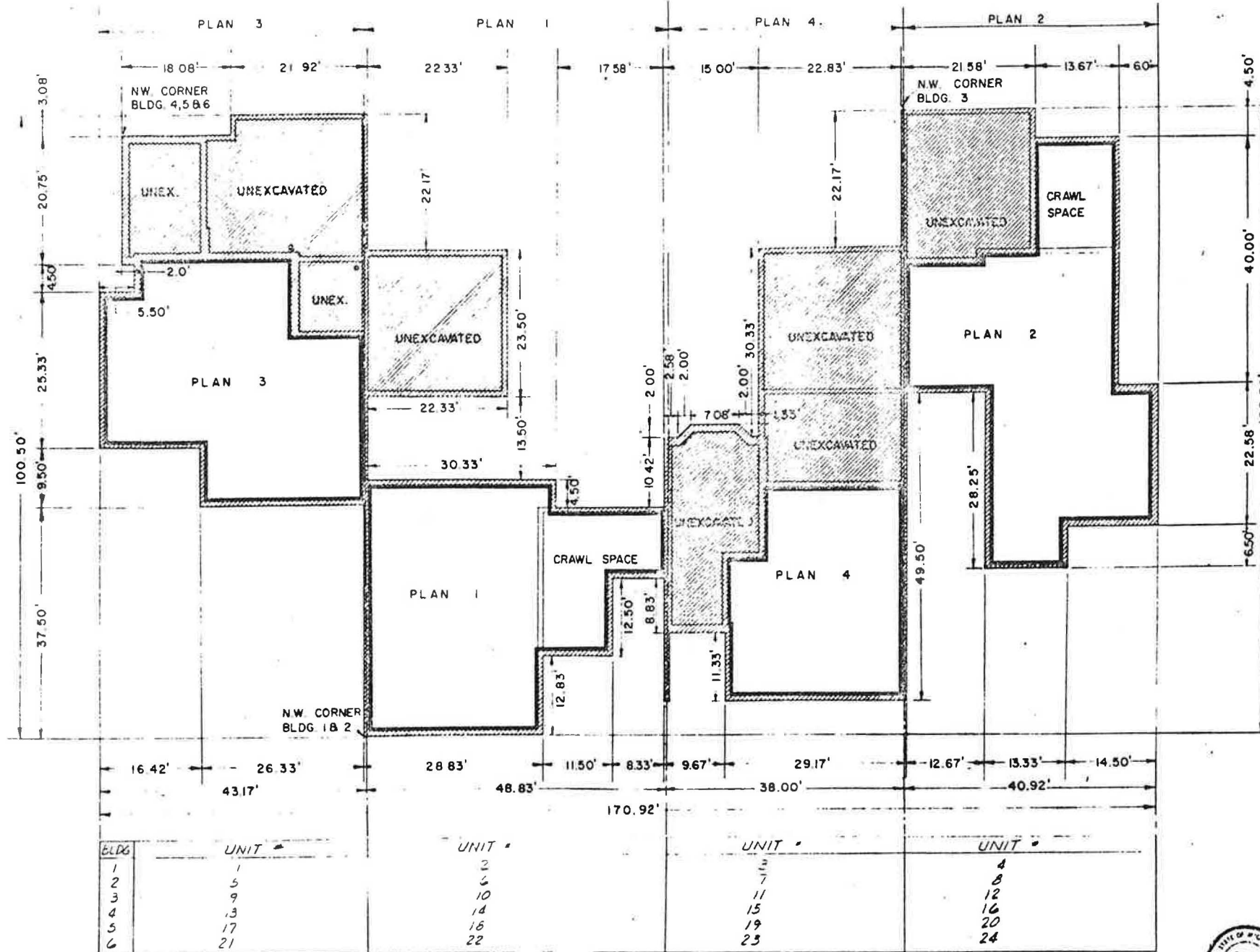
UTILITY PLAN

**WABEEK ON THE GREEN
CONDOMINIUM**

DATE 1-31-72	SCALE 1"=50'		Giffels-Webster Engineers, Inc. <small>1731 North Adams Road • Piquette, Michigan 48684 Phone 313.582.2100 • 313.264.1200</small>
DRAWN BY J.S.	DESIGNED SECTION 18		
FR.	1/2" = 1/4" = 10'		
SHEET 3	OF 5 SHEETS		



LIBER 5597 PAGE 488



BLDG	UNIT	UNIT	UNIT	UNIT
1	1	2	3	4
2	5	6	7	8
3	9	10	11	12
4	13	14	15	16
5	17	18	19	20
6	21	22	23	24

BASEMENT & FOUNDATION PLAN

	CO-ORDINATE N.W. CORNER AS NOTED 12998.49 N 7264.49 E
BUILDING 1	
	12867.70 N 7073.86 E
BUILDING 2	
	12877.45 N 7391.58 E
BUILDING 3	
	12832.33 N 7517.33 E
BUILDING 4	
	12815.08 N 7732.47 E
BUILDING 5	
	12802.45 N 7967.78 E
BUILDING 6	

LEGEND

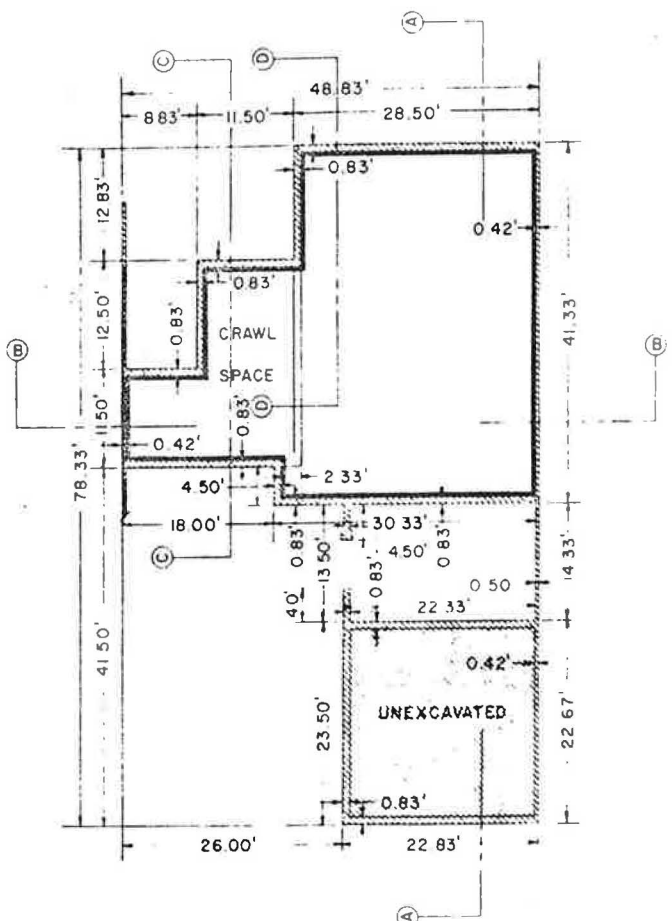
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNIT LIMITS INSIDE WALLS



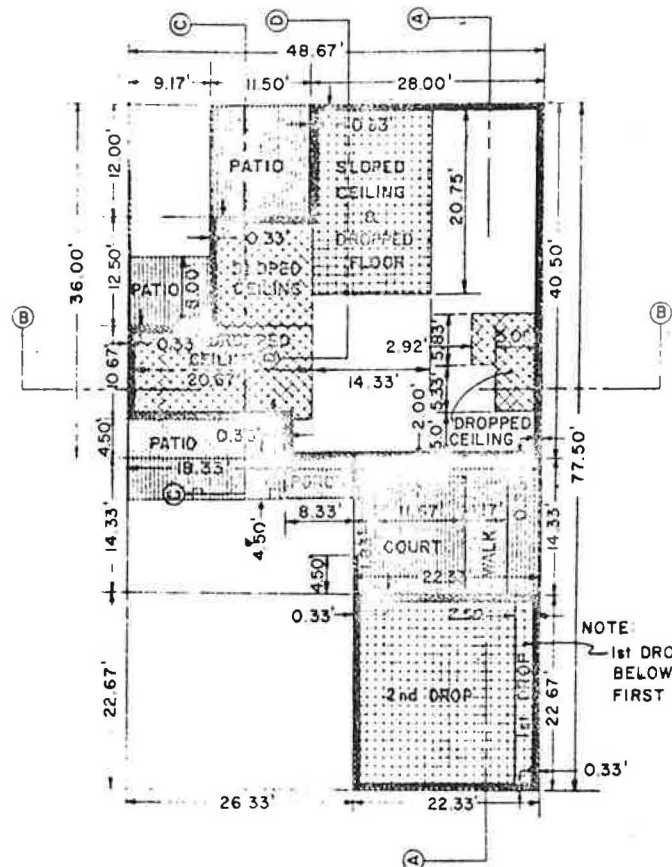
WABEEK ON THE GREEN
CONDOMINIUM

DATE: 1-18-72	SCALE: 1/4" = 1'-0"	
DESIGN: D.M.S.	DRAWN: D.M.S.	
CHECKED: J.A.C.	SECTION: 10	Giffels-Webster Engineers, Inc. 2751 South Atlantic Road, Ft. Lauderdale, Florida 33309 Phone: 313-983-2100 or 313-558-2700
SHEET: 4	TOTAL SHEETS: 10	JUN 3 1972

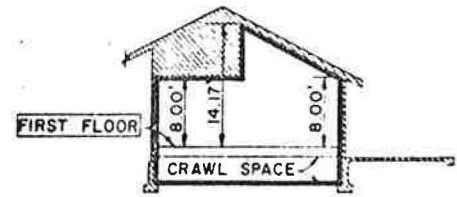
10557 5897 PAGE 489



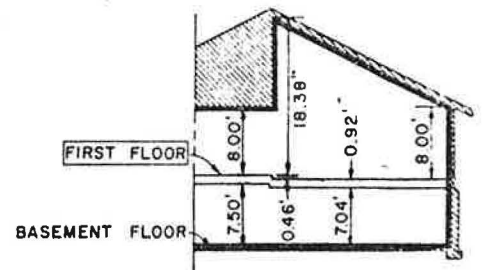
BASEMENT & FOUNDATION PLAN



FIRST FLOOR PLAN

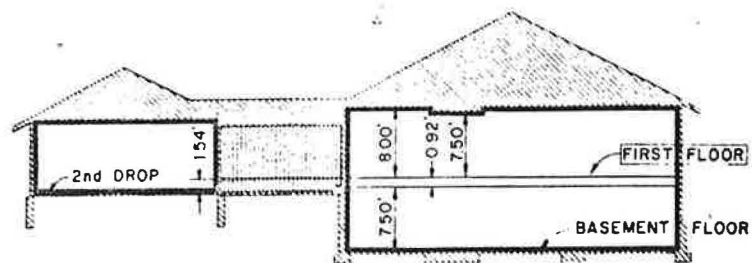


SECTION C - C

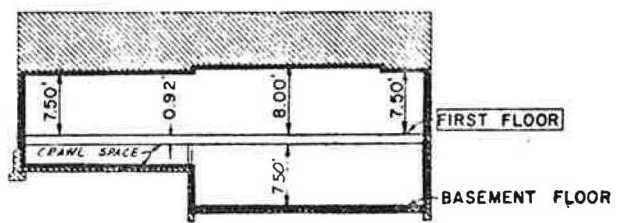


PARTIAL SECTION D - D

NOTE:
 1st DROP IS 0.75'
 BELOW FINISHED
 FIRST FLOOR.



SECTION A - A



SECTION B - B

- LEGEND**
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - UNIT LIMITS INSIDE WALLS
 - SLOPED OR DROPPED CEILING
 - DROPPED FLOOR

PLAN I

TOTAL S.P. 1483
 TOTAL C.P. 21550

WABEEK ON THE GREEN CONDOMINIUM

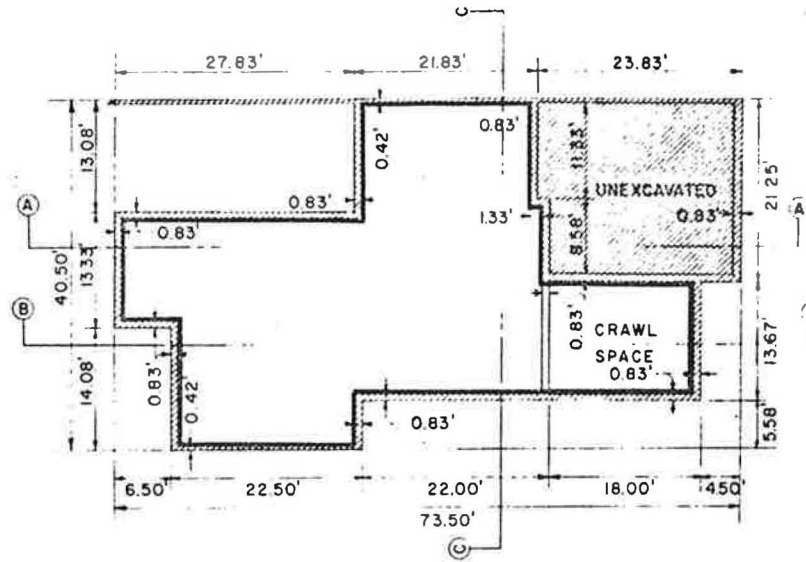
DATE: 1-13-78 SCALE: 1/8" = 1'-0"
 DRAWN: D.M.B., R.H.U. DESIGNED: []
 CHECKED BY: E.A.S. SECTION: 1B
 P.L. 1 & 2 X 10
 SHEET: 5 OF 5 SHEETS: []

Giffels-Webster Engineers, Inc.
 2781 North Adams Street • Phoenix, Arizona 85016
 Phone: 378-9843 378-0100 or 378-2664

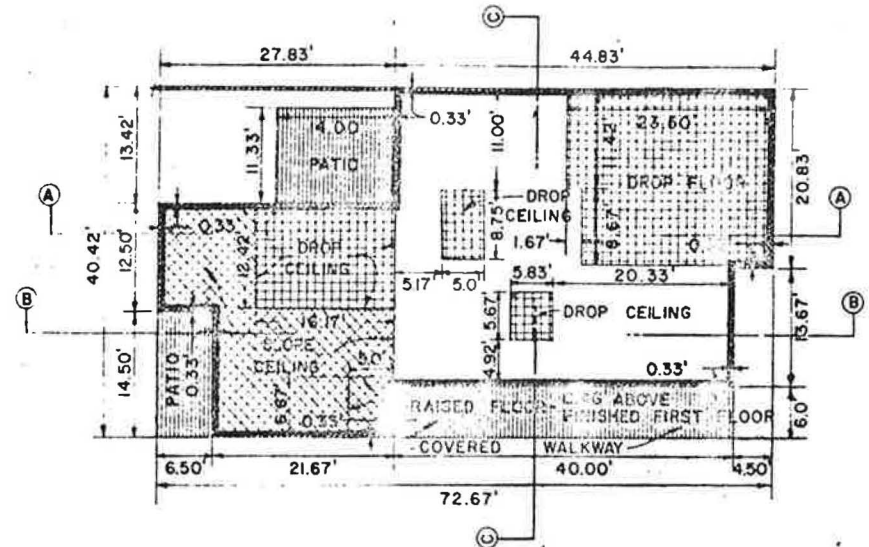


10557 5897
 10557 5897

UPPER 5897 PAGE 480

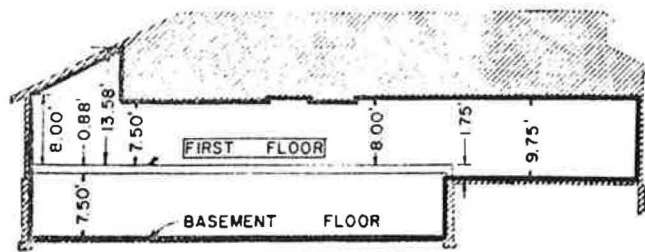


BASEMENT & FOUNDATION PLAN

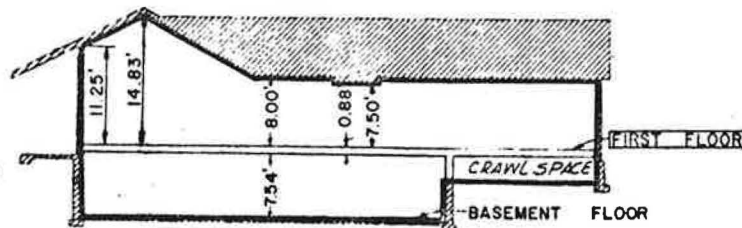


FIRST FLOOR PLAN

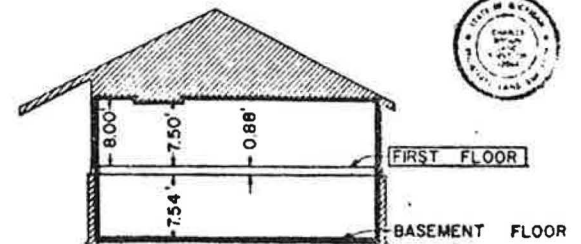
- LEGEND**
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - UNIT LIMITS INSIDE WALLS
 - SLOPE OR RAISED WALL
 - DROP CEILING OR FLOOR



SECTION A-A



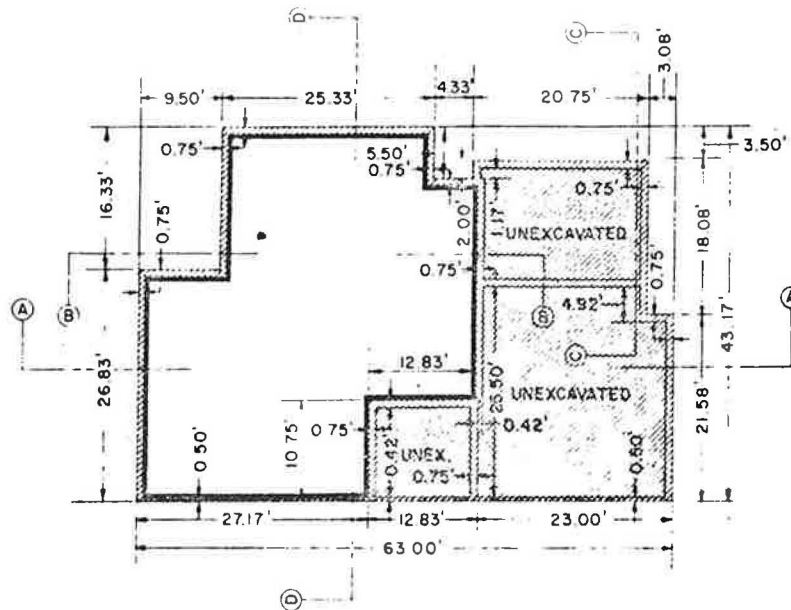
SECTION B-B



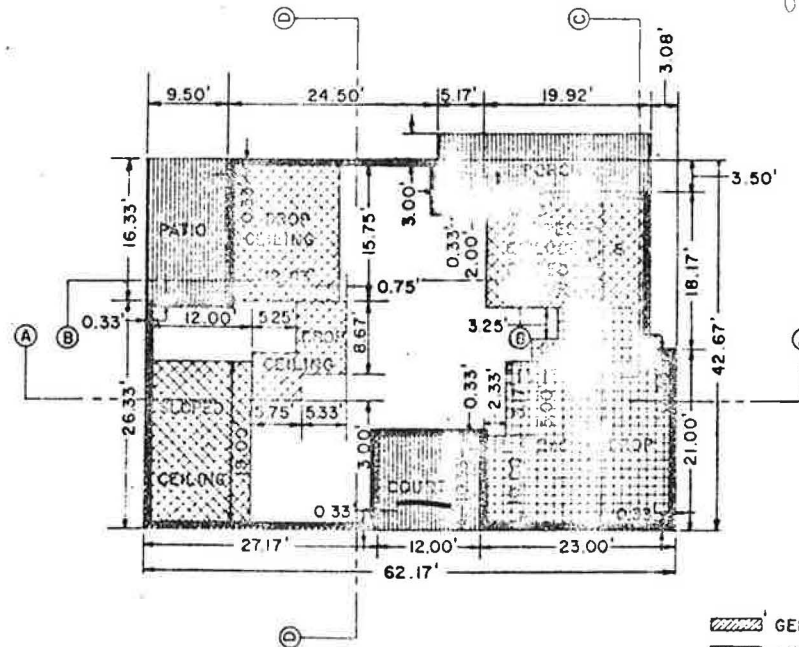
SECTION C-C

PLAN 2 TOTAL S.F. 1471
 TOTAL C.F. 3378
WABEEK ON THE GREEN CONDOMINIUM

WAB 5897 INC 492



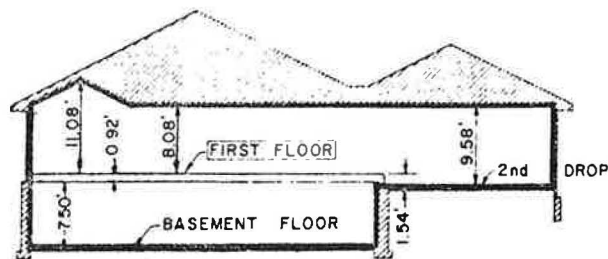
BASEMENT & FOUNDATION PLAN



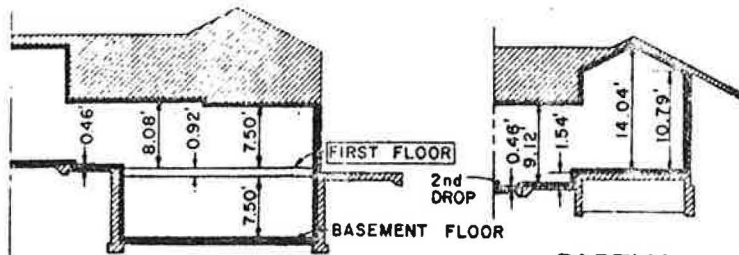
FIRST FLOOR PLAN

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNIT LIMITS INSIDE WALLS
- SLOPED OR DROPPED CEILING
- DROPPED FLOOR

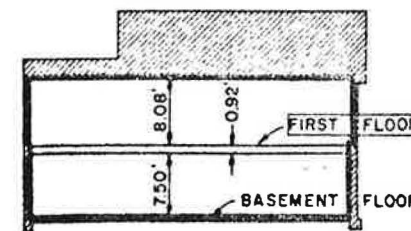


SECTION A-A



PARTIAL SECTION B-B

SECTION C-C



SECTION D-D

PLAN 3

TOTAL S.F. 8712
TOTAL C.F. 2234

**WABEEK ON THE GREEN
CONDOMINIUM**



