

LI-43863 Pg-243

WAYNE COUNTY CONDOMINIUM SUBDIVISION
PLAN NUMBER 894
EXHIBIT B TO THE MASTER DEED OF

476 Prentis Condominium

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

EXAMINED AND APPROVED
DATE: SRK
BY: JAN 13 2006
NORMAN C. DUPIUE
PLAT ENGINEER

ATTENTION: COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE, SHEET 1 AND THE SURVEYOR'S CERTIFICATE, SHEET 2.

DEVELOPER

PRENTIS DEVELOPMENT, LLC
23238 WOODWARD AVENUE
FERNDALE, MICHIGAN 48220

SURVEYOR

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

LEGAL DESCRIPTION

LOT 10 AND THE WEST 2.00 FEET OF LOT 11 OF CANFIELD'S SUBDIVISION OF OUTLOT 101 OF THE SUBDIVISION OF THE CASS FARM RECORDED IN LIBER 13 OF PLATS, PAGE 27 WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEASTERLY RIGHT-OF-WAY INTERSECTION OF PRENTIS AVENUE (60.00 FEET WIDE) AND A PUBLIC ALLEY (WIDTH VARIES) AS EVIDENCED IN SAID CANFIELD'S SUBDIVISION OF OUTLOT 101 OF THE SUBDIVISION OF THE CASS FARM ALSO BEING THE SOUTHWESTERN CORNER OF SAID LOT 10, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 N.22°47'00"W., 105.00 FEET TO THE NORTHWESTERN CORNER OF SAID LOT 10; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOTS 10 AND 11 N.67°10'00"E., 43.00 FEET; THENCE S.22°47'00"E., 105.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID PRENTIS AVENUE ALSO BEING THE SOUTHEASTERLY LINE OF SAID LOT 11; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SAID PRENTIS AVENUE AND THE SOUTHEASTERLY LINE OF SAID LOTS 10 AND 11 S.67°10'00"W., 43.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,515 SQUARE FEET OR 0.10 ACRES.

INDEX

- 1 TITLE SHEET
- 2 SURVEY/UTILITY PLAN
- 3 SITE PLAN
- 4 BASEMENT AND FIRST FLOOR PLANS
- 5 SECOND AND THIRD FLOOR PLANS
- 6 CROSS SECTIONS

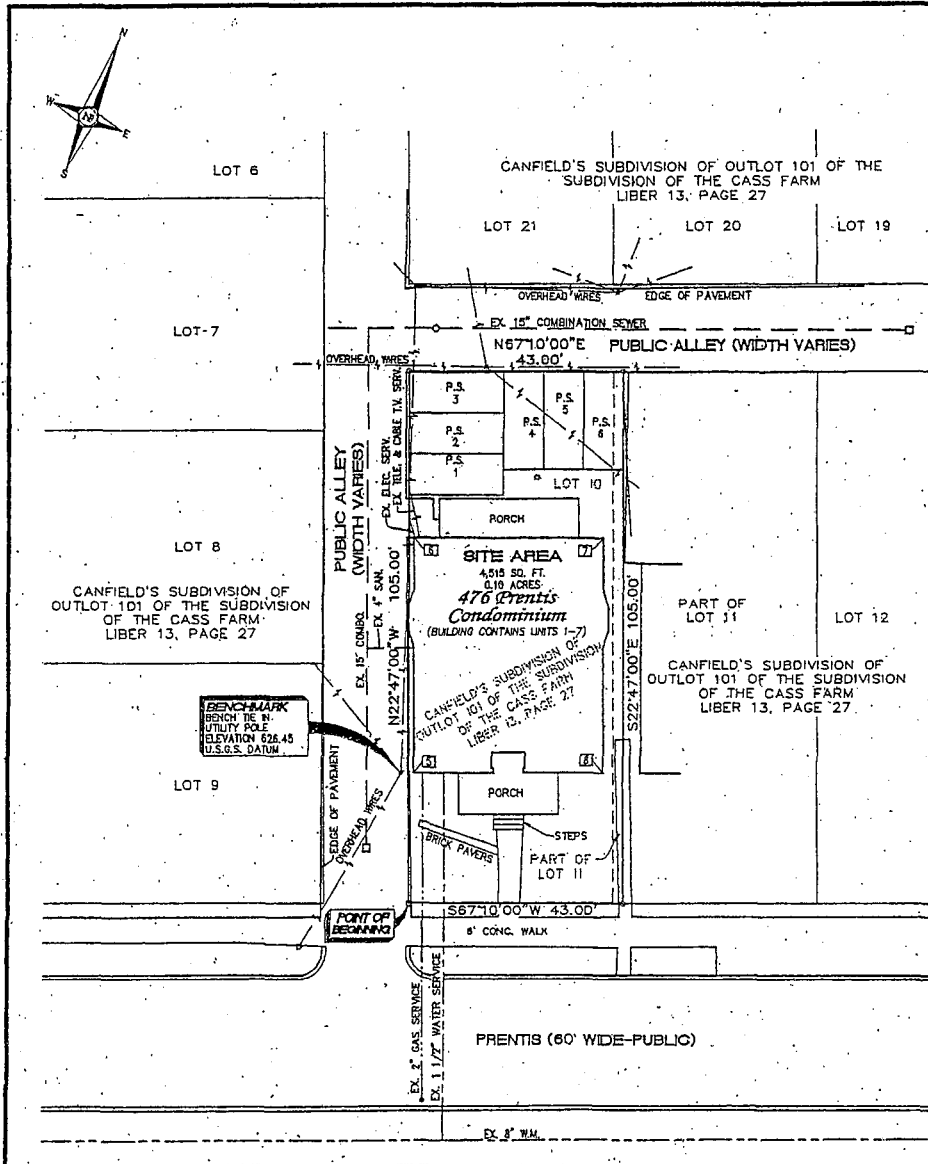


Norman C. Dupiue

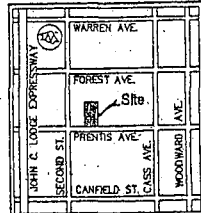
TITLE SHEET
AS-BUILT 1/6/2006

ISSUED 1/6/2006
JOB No. D925
SHEET No. 1

Li-43763 Pa-244



UTILITY SOURCE INFORMATION	
UTILITY	SOURCE OF LOCATION
GAS	MICHIGAN CONSOLIDATED GAS CO.
ELECTRIC	OTE ENERGY
TELEPHONE	SBC COMMUNICATIONS
WATER MAIN	MUNICIPALITY RECORDS
SANITARY SEWER	AND NOWAK AND FRAUS FIELD OBSERVATIONS.
STORM SEWER	



LEGEND		
HYDRANT	DATE VALVE	EXISTING WATERMAIN (W.M.)
MANHOLE	CATCH BASIN	EXISTING COMBINATION SEWER (COMBO.)
UTILITY POLE	LIGHT POLE	OVERHEAD WIRES
P.S.		EXISTING GAS MAIN
DO		PARKING SPACE UNIT TO WHICH IT IS ASSIGNED

- NOTES**
1. ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER MAIN, INFORMATION AS SHOWN, OBTAINED FROM PLANS VARIOUS MUNICIPAL RECORDS AND FIELD OBSERVATIONS PERFORMED BY NOWAK AND FRAUS P.L.L.C. ON MAY 20, 2006.
 2. ALL UNITS ARE SERVICED WITH ELECTRIC BY OTE ENERGY, TELEPHONE BY SBC COMMUNICATIONS, GAS BY MICHIGAN CONSOLIDATED GAS COMPANY.
 3. UTILITIES SHOWN INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY; AS DISCLOSED BY THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND NO GUARANTEE IS GIVEN EITHER AS TO COMPLETENESS OR ACCURACY THEREOF.
 4. UNITS 1 THROUGH 7, AND ALL UTILITIES REQUIRED TO SERVICE SAID UNITS HAVE BEEN BUILT.
 5. ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED NORTH LINE PRENTIS AVENUE AS SHOWN ON THE PLAT OF CANFIELD'S SUBDIVISION OF OUTLOT 101 OF THE SUBDIVISION OF THE CASS FARM RECORDED IN LIBER 13 OF PLATS, PAGE 27 WAYNE COUNTY RECORDS. (N6710'E)

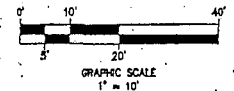
FLOOD HAZARD NOTE
 THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 260222-0030 B EFFECTIVE DATE: JULY 2, 1981.

LEGEND
 MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG, ARE TO BE SET AT ALL POINTS MARKED 'a'.

SURVEYOR'S CERTIFICATE
 I, ALEXANDER NICOLAESCU, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 9314 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN, THAT THE REQUIRED MONUMENTS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES FROMLATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, BUT SHALL BE WITHIN ONE YEAR OF THE DATE ON WHICH THE MASTER DEED IS RECORDED, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE UNITS - REQUIRED BY THE RULES FROMLATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES FROMLATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Alexander Nicolaescu
 DATE: 1/6/2006
 ALEXANDER NICOLAESCU P.S. No. 22705

NOWAK & FRAUS, P.L.L.C.
 1310 N. STEPHENSON HWY.
 ROYAL OAK, MI. 48067



SURVEY/UTILITY PLAN
 AS-BUILT. 1/6/2006.



NOWAK & FRAUS

Consulting Engineers
 Land Surveyors
 Land Planners

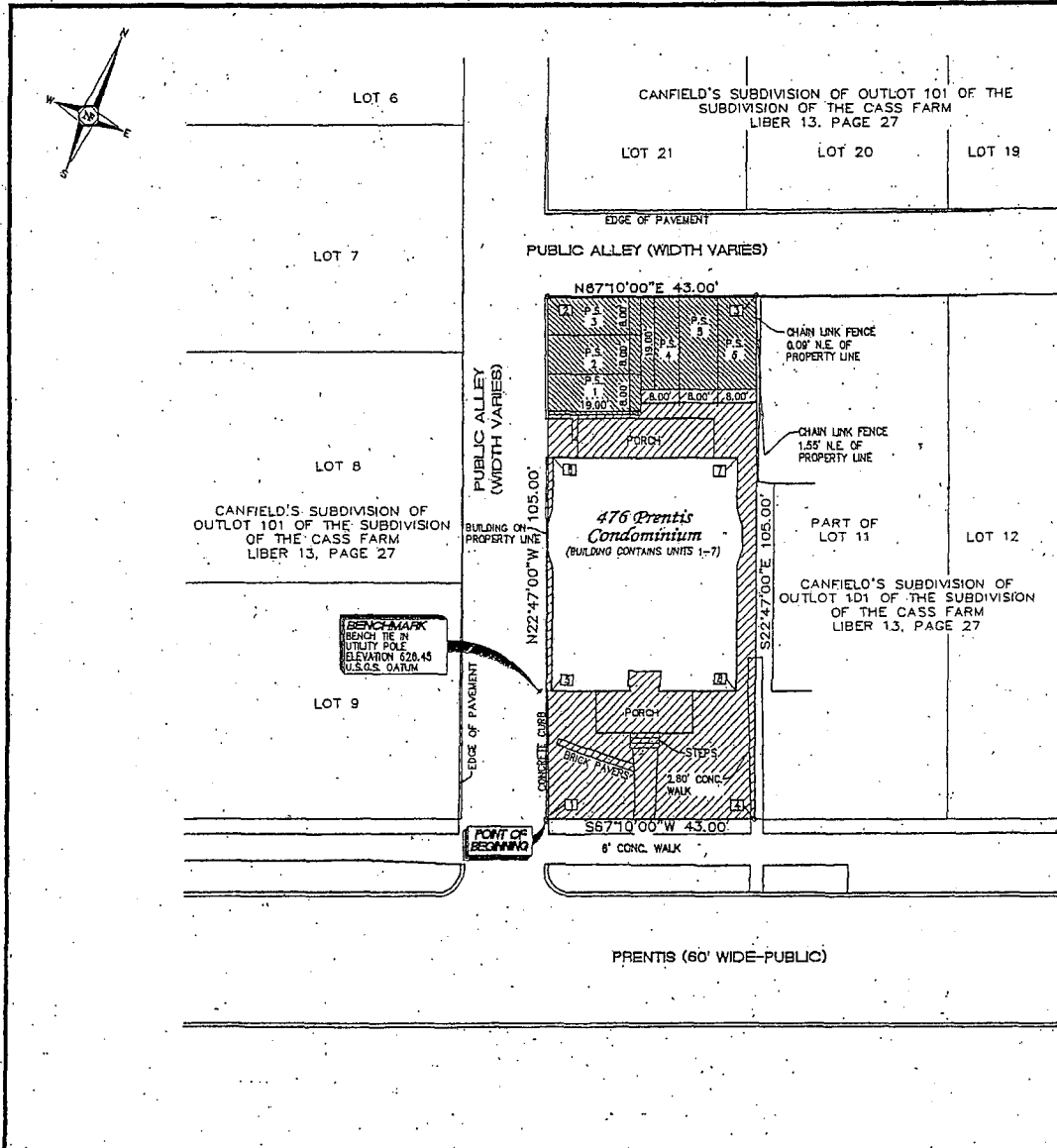
1310 N. Stephenson Highway
 Royal Oak, MI 48067-1008
 Tel: (248) 859-0888
 Fax: (248) 859-0805

476 Prentis
 Condominium



DRAWN BY:	M. Tisoo
CHECKED BY:	MSB/SBP/PM
APPROVED BY:	J. Ploch
DATE:	1/6/2006
SCALE:	1" = 10'
TDP JOB NO.:	D925
DRAWING NO.:	2

LI-43663
 P0-245



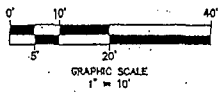
LEGEND

- LIMITS OF BUILDING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- MONUMENT CONSISTING OF 1/2" STEEL ROD, GRILLED AND GROUTED IN PLACE 8" LONG
- PARKING SPACE UNIT TO WHICH IT IS ASSIGNED

- NOTES**
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM FIELD OBSERVATIONS PERFORMED BY NOWAK & FRAUS P.L.L.C. ON MAY 20, 2005.
 2. UNITS 1 THROUGH 7, AND ALL UTILITIES REQUIRED TO SERVICE SAID UNITS HAVE BEEN BUILT.
 3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VI OF THE MASTER DEED.

COORDINATE TABLE

NO.	NORTHING	EASTING
1	8537.16	2599.42
2	8533.97	2558.78
3	8550.88	2658.39
4	8553.85	2739.05
5	8561.23	2690.47
6	8504.80	2672.24
7	8619.33	2707.28
8	8575.85	2725.51



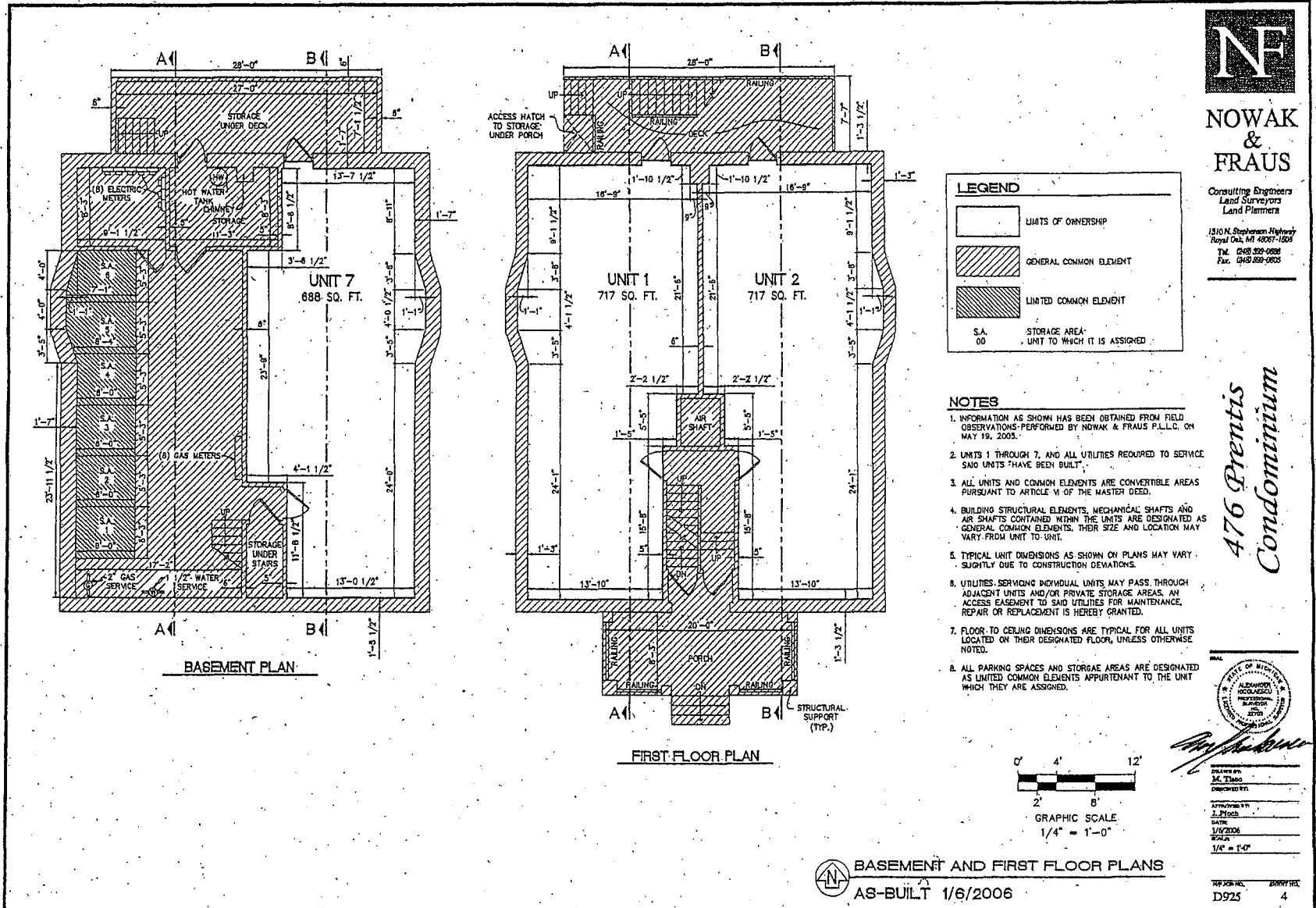
SITE PLAN
 AS-BUILT 1/6/2006

NF
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 Fax. 248.339-0800

*476 Prentis
 Condominium*

REAL

 Alexander Nicolajescu
 Registered Professional Engineer
 No. 202, State of Michigan
 Date: 1/6/2006
 Scale: 1" = 10'
 Drawn by: M. Theob
 Checked by: J. Ploch
 Date: 1/6/2006
 Project: D925
 Sheet: 3



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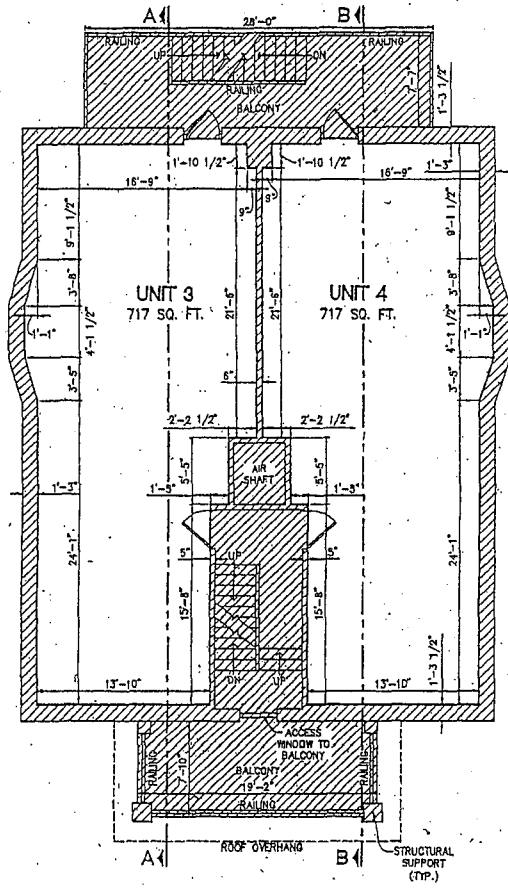


DRAWN BY:
M. Tiano
CHECKED BY:
J. P. Koch
DATE:
1/27/06
SCALE:
1/4" = 1'-0"

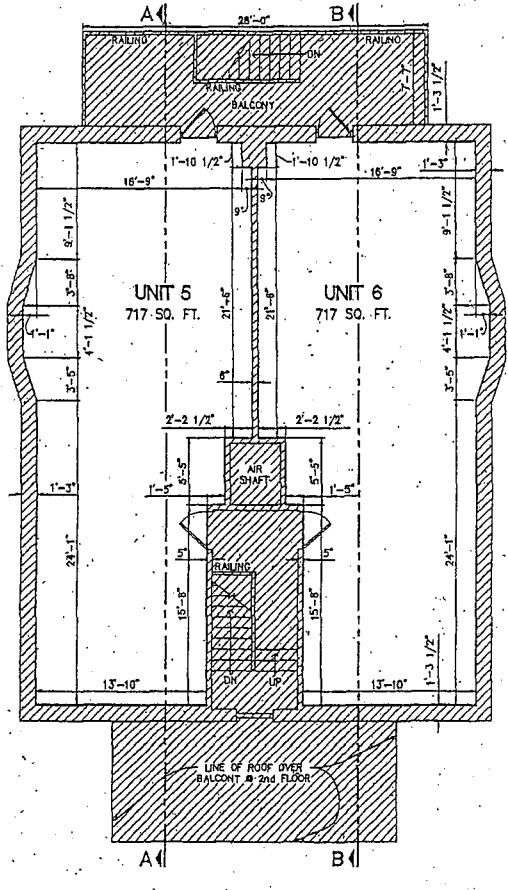
TWP. JOB NO. D925
SHEET NO. 4

Pr-247

Li-43863



SECOND FLOOR PLAN



THIRD FLOOR PLAN

LEGEND

UNITS OF OWNERSHIP

GENERAL COMMON ELEMENT.

- NOTES**
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM FIELD OBSERVATIONS PERFORMED BY NOWAK & FRAUS P.L.L.C. ON MAY 19, 2005.
 2. UNITS 1 THROUGH 7, AND ALL UTILITIES REQUIRED TO SERVICE SAID UNITS HAVE BEEN BUILT.
 3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 4. OF THE MASTER DEED.
 4. BUILDING STRUCTURAL ELEMENTS, MECHANICAL SHAFTS AND AIR SHAFTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
 5. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
 6. UTILITIES SERVING INDIVIDUAL UNITS MAY PASS THROUGH ADJACENT UNITS AND/OR PRIVATE STORAGE AREAS. AN ACCESS EASEMENT TO SAID UTILITIES FOR MAINTENANCE, REPAIR OR REPLACEMENT IS HEREBY GRANTED.
 7. FLOOR TO CEILING DIMENSIONS ARE TYPICAL FOR ALL UNITS LOCATED ON THEIR DESIGNATED FLOOR, UNLESS OTHERWISE NOTED.
 8. ALL PARKING SPACES AND STORAGE AREAS ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY ARE ASSIGNED.

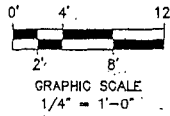


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*476 Prentiss
Condominium*

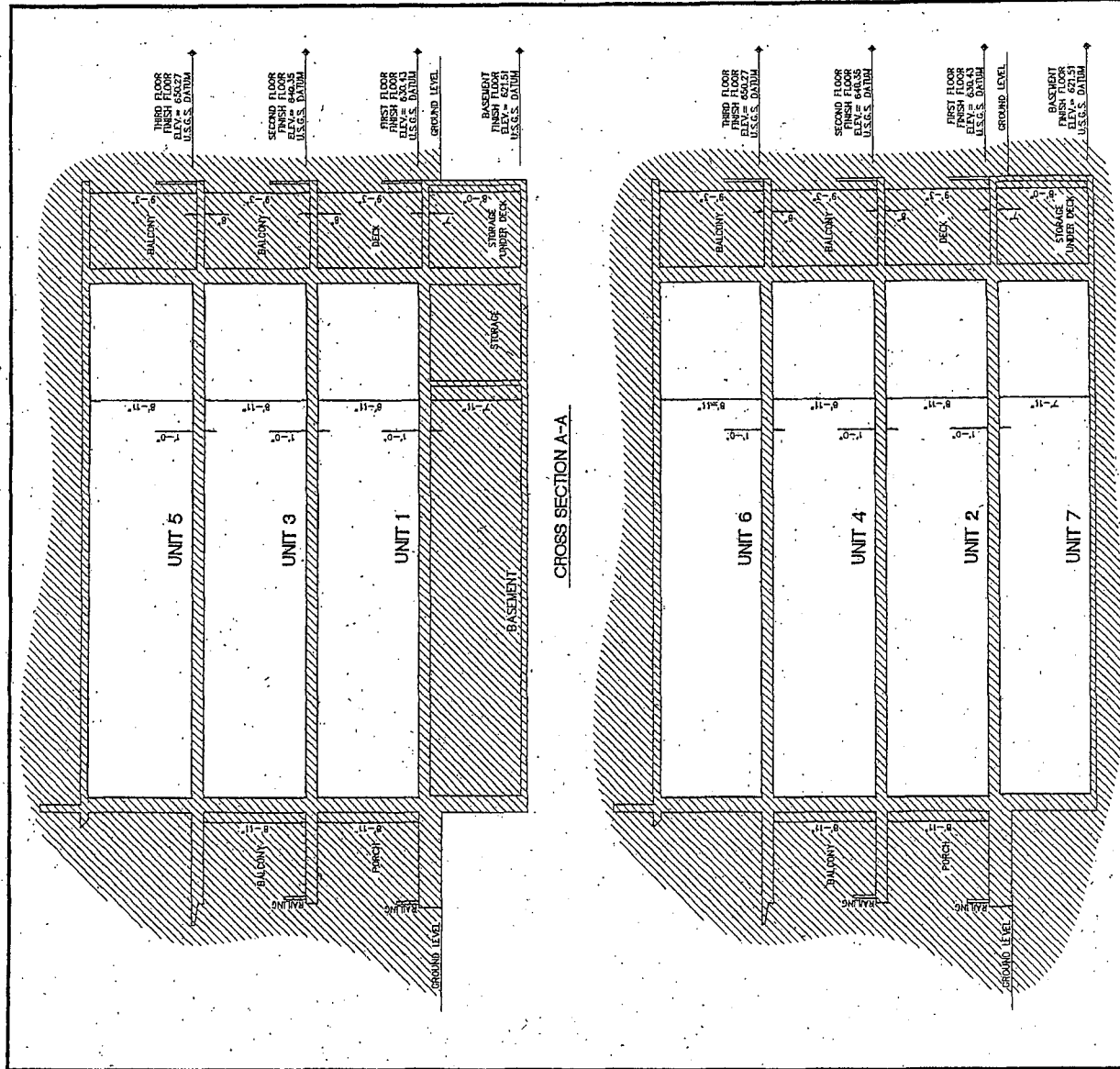


SECOND AND THIRD FLOOR PLANS
AS-BUILT 1/6/2006



DATE: 1/6/2006
BY: [Signature]
SCALE: 1/4" = 1'-0"

TITLE NO. 5
D925



CROSS SECTION A-A

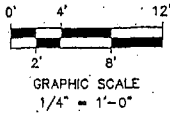
CROSS SECTION B-B

LEGEND

[White Box] LIMITS OF OWNERSHIP

[Hatched Box] GENERAL COMMON ELEMENT

- NOTES**
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM FIELD OBSERVATIONS PERFORMED BY NOWAK & FRAUS P.L.L.C. ON MAY 18, 2006.
 2. UNITS 1 THROUGH 7, AND ALL UTILITIES REQUIRED TO SERVICE SAID UNITS "HAVE BEEN BUILT".
 3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VI OF THE MASTER DEED.
 4. BUILDING STRUCTURAL ELEMENTS, MECHANICAL SHAFTS, AND AIR SHAFTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
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CROSS SECTIONS
 AS-BUILT 1/6/2006



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DRAWN BY
 M. Thero

CHECKED BY
 J. Ploch

DATE
 1/6/2006

SCALE
 1/4" = 1'-0"

APP'D BY
 D925

6

*476 Prentiss
 Condominium*