

Corporation & Securities Bureau
6546 Mercanton Way
Lansing, Michigan 48909

P.O. Box 30054
Corporation Division
General Information
(517) 373-0493
Record Information
(517) 373-0496
Annual Report
(517) 373-0488
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STATE OF MICHIGAN



WILLIAM G. MILLIKEN, Governor

DEPARTMENT OF COMMERCE

KEITH MOLIN, Director

ORDER

P.O. Box 30222
Enforcement Division
(517) 374-9426
Examination Division
(517) 373-0485
Condominiums
(517) 373-8026
Mobile Homes
(517) 374-9386

CONDITIONAL PERMIT TO SELL

In re: Application of Streamwood Estates, 30233 Southfield Road, Southfield, Michigan, Developer, for a Conditional Permit To Sell for STREAMWOOD ESTATES--FIFTH AMENDMENT, Hamlin & Crooks Road, Avon Township, Michigan. (Our File #72-294.)

1. Application having been duly made and examined, and
2. A Certificate of Approval of Amendment to Master Deed, having been entered on April 21, 1978 and recorded on May 23, 1978, in Liber 7206, page 715; and in the Amended Master Deed, having been recorded on May 23, 1978, in Liber 7206, pages 718 through 738, in the Oakland County Register of Deeds.
3. Therefore, a Conditional Permit To Sell apartments is hereby granted to the developer pursuant to Act 229, Public Acts of 1963, as amended, subject to the following conditions:
 - a) That each purchaser of an apartment be given, before or at the time of purchase, a copy of the recorded Master Deed reduced to 8 1/2 x 14 inches, including the by-laws and plans which are a part thereof.
 - b) That this Bureau be furnished with a copy of all advertisements and sales literature to be used in the sale of apartments, and that approval be obtained prior to use.
 - c) That no unit be conveyed until an occupancy permit has been received.
 - d) That until conveyance of title, all deposits shall be placed and remain in the escrow account.
 - e) That "as-built" plans must be submitted no later than 90 days after satisfactory completion of the construction contracts relating to this project.
4. This Conditional Permit To Sell becomes effective immediately, but shall expire one year from date hereof as to any apartments not deeded or sold under land contract unless request is made by developer for extension.

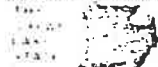
MICHIGAN DEPARTMENT OF COMMERCE
Keith Molin, Director

By

E. C. Mackey, Director
Corporation & Securities Bureau

Dated: May 24, 1978
Lansing, Michigan

MICHIGAN



Corporation & Securities Bureau
3346 Mercantile Way
Lansing, Michigan 48909

P.O. Box 30054
Corporation Division
General Information
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STATE OF MICHIGAN



WILLIAM G. MILLIKEN, Governor

DEPARTMENT OF COMMERCE

KEITH MOLIN, Director

P.O. Box 30222
Enforcement Division
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Examination Division
(517) 373-0485
Condominiums
(517) 373-8026
Mobile Homes
(517) 374-9586

Recorded in Liber 7206,
Page 715
Oakland County Records
on May 23, 1978

O R D E R

APPROVAL OF AMENDMENT TO MASTER DEED

In re: Application of Streamwood Estates, 30233 Southfield Road, Southfield, Michigan, Developer, for Approval of Amendment To Master Deed for STREAMWOOD ESTATES--FIFTH AMENDMENT, Hamlin & Crooks Road, Avon Township, Michigan. (Our File #72-294.)

* * * * *

1. Application having been duly made and examined, and
2. A Certificate of Approval of Master Deed, Permit To Sell, Extension of Permit To Sell, 2nd Extension of Permit To Sell, 3rd Extension of Permit To Sell, 4th Extension of Permit To Sell and Approval of Amendment to Master Deed, May 14, 1974, May 22, 1974, April 17, 1975, June 19, 1975, June 19, 1976, July 29, 1977 and September 21, 1977, respectively, and
3. The developer having petitioned for an Amendment to Master Deed for the purpose of expanding new phase.
4. INASMUCH as this Bureau has determined that the proposed amendment is for a proper and stated purpose,
5. THEREFORE, the proposed Amendment to Master Deed for the above named condominium is hereby approved and shall take effect immediately upon recording.

MICHIGAN DEPARTMENT OF COMMERCE
Keith Molin, Director

By


E. C. Mackey, Director
Corporation & Securities Bureau

Dated: April 21, 1978
Lansing, Michigan



FIFTH AMENDMENT TO MASTER DEED OF
STREAMWOOD ESTATES

Recorded in Liber 7206
Pages 718 through 738
Oakland County Records
on May 23, 1978

Streamwood Estates, a Michigan co-partnership, being the Developer of Streamwood Estates, a condominium project established pursuant to the Master Deed thereof, recorded on May 22, 1974, in Liber 6295, Pages 308 through 352; First Amendment to the Master Deed recorded on September 19, 1975, in Liber 6541, Pages 296 through 325; Second Amendment to the Master Deed recorded on November 23, 1976, in Liber 6801, Pages 552 through 570; Third Amendment to the Master Deed recorded on November 14, 1977, in Liber 7064, Pages 874 through 894; and Fourth Amendment to the Master Deed, recorded on April 28, 1978, in Liber 7185, Page 551, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 178, hereby amends the Master Deed of Streamwood Estates pursuant to the authority reserved in Article VI of said Master Deed for the purposes of enlarging the condominium project from 114 units to 135 units by the addition of land described in Section 1 below and reallocating percentages of value set forth in Article V-C of said Master Deed. Upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, said Master Deed and Exhibit "B" thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:

A parcel of land being part of the S.E. 1/4 of Section 20, T. 3 N., R. 11 E., Avon Township, Oakland County, Michigan, being more particularly described as beginning at a point distant N. 1° 34' 36" W. 60.02 feet to a point on the Northerly 60-foot right-of-way line of Hamlin Road and N. 89° 57' 21" W., 18.29 feet along said Northerly right-of-way line of Hamlin Road from the S.E. corner of said Section 20; proceeding thence N. 2° 51' 34" E., 125.36 feet; thence along a curve to the left having a radius of 500.00 feet, arc length of 109.59 feet, central angle of 12° 33' 28", a chord bearing and distance of N. 3° 25' 10" W., 109.37 feet; thence N. 9° 41' 54" W., 70.00 feet; thence along a curve to the right having a radius of 480.00 feet, arc length of 120.71 feet, central angle of 14° 24' 31" chord bearing and distance of N. 2° 29' 38" W., 120.39 feet; thence N. 85° 17' 23" W., 34.55 feet; thence S. 86° 48' 06" W., 201.89 feet; thence N. 3° 11' 54" W., 92.00 feet; thence S. 86° 48' 06" W., 88.29 feet; thence S. 3° 44' 43" E., 502.99 feet to the Northerly right-of-way line of Hamlin Road; thence S. 89° 57' 21" E. 313.75 feet along said Northerly right-of-way line to the point of beginning.

2. Fourth Amended Article V-C of said Master Deed of Streamwood Estates as set forth below, shall replace and supersede Third Amended Article V-C of the Master Deed as recorded, and the Third Amended Article V-C shall be of no further force or effect.

FOURTH AMENDED ARTICLE V-C OF THE MASTER DEED OF
STREAMWOOD ESTATES

ARTICLE V

- C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.
- (c) The type of unit for purposes of the occupancy limitation as set forth in Article VI, Section 1 of the Condominium Bylaws.

Apartment Number	Type	Percentage of Value Assigned
1	Two-Bedroom Garden Apartment	.615
2	"	.615
3	"	.615
4	"	.615
5	"	.615
6	"	.615
7	"	.615
8	"	.615
9	"	.615
10	"	.615

11	Two-Bedroom Garden Apartment	.615
12	"	.615
13	"	.615
14	"	.615
15	"	.615
16	"	.615
17	"	.615
18	"	.615
19	"	.615
20	"	.615
21	Three-Bedroom Townhouse	.812
22	"	.800
23	Two-Bedroom Townhouse	.792
24	"	.792
25	Three-Bedroom Townhouse	.800
26	"	.812
27	"	.812
28	"	.800
29	Two-Bedroom Townhouse	.792
30	"	.792
31	Three-Bedroom Townhouse	.800
32	"	.812
33	"	.783
34	"	.771
35	Two-Bedroom Townhouse	.758
36	Two-Bedroom Triplex	.722
37	Three-Bedroom Triplex	.771
38	Two-Bedroom Triplex	.722
39	Two-Bedroom Townhouse	.763
40	Three-Bedroom Townhouse	.771
41	"	.812
42	"	.812
43	"	.800
44	Two-Bedroom Townhouse	.792
45	"	.763
46	Three-Bedroom Townhouse	.771
47	"	.783
48	Two-Bedroom Triplex	.722
49	Three-Bedroom Triplex	.771
50	Two-Bedroom Triplex	.722
51	Three-Bedroom Townhouse	.758
52	"	.771
53	Two-Bedroom Townhouse	.783
54	Three-Bedroom Townhouse	.783
55	"	.771
56	Two-Bedroom Townhouse	.758
57	Two-Bedroom Triplex	.722
58	Three-Bedroom Triplex	.771
59	Two-Bedroom Triplex	.722
60	Two-Bedroom Garden Apartment	.615
61	"	.615
62	"	.615
63	"	.615
64	Three-Bedroom Townhouse	.783
65	"	.771
66	Two-Bedroom Townhouse	.763
67	Two-Bedroom Triplex	.722
68	Three-Bedroom Triplex	.771
69	Two-Bedroom Triplex	.722
70	Three-Bedroom Townhouse	.783
71	"	.771
72	Two-Bedroom Townhouse	.763
73	Two-Bedroom Triplex	.771
74	Three-Bedroom Triplex	.771

75	Two-Bedroom Triplex	.722
76	Three Bedroom Townhouse	.783
77	"	.771
78	Two-Bedroom Townhouse	.763
79	Three-Bedroom Townhouse	.783
80	"	.771
81	Two-Bedroom Townhouse	.763
82	Two-Bedroom Triplex	.771
83	Three-Bedroom Triplex	.771
84	Two Bedroom Triplex	.722
85	"	.771
86	Three-Bedroom Triplex	.771
87	Two-Bedroom Triplex	.722
88	Three-Bedroom Townhouse	.783
89	"	.771
90	Two-Bedroom Townhouse	.763
91	"	.763
92	Three-Bedroom Townhouse	.771
93	"	.783
94	"	.783
95	"	.771
96	Two-Bedroom Townhouse	.763
97	"	.763
98	Three-Bedroom Townhouse	.771
99	"	.783
100	Two-Bedroom Triplex	.771
101	Three-Bedroom Triplex	.771
102	Two-Bedroom Triplex	.722
103	"	.722
104	Three-Bedroom Triplex	.771
105	Two-Bedroom Triplex	.771
106	"	.771
107	Three-Bedroom Triplex	.771
108	Two-Bedroom Triplex	.722
109	"	.771
110	Three-Bedroom Triplex	.771
111	Two-Bedroom Triplex	.722
112	"	.722
113	Three-Bedroom Triplex	.771
114	Two-Bedroom Triplex	.771
115	Two-Bedroom Townhouse	.763
116	Three-Bedroom Townhouse	.771
117	"	.783
118	"	.783
119	"	.771
120	Two-Bedroom Townhouse	.763
121	Two-Bedroom Triplex	.771
122	Three-Bedroom Triplex	.771
123	Two-Bedroom Triplex	.722
124	"	.771
125	Three-Bedroom Triplex	.771
126	Two-Bedroom Triplex	.722
127	Three-Bedroom Townhouse	.783
128	"	.771
129	Two-Bedroom Townhouse	.763
130	Three-Bedroom Townhouse	.783
131	"	.771
132	Two-Bedroom Townhouse	.763
133	"	.763
134	Three-Bedroom Townhouse	.771
135	"	.783

3. Amended Sheets 1, 2, 3, 3A, 3C, 4A, 5, 5A, 5C, 11, 14, 15, 16 and 17 of the Condominium Subdivision Plan of Streamwood Estates as attached hereto shall replace and supersede Sheets 1, 2, 3,

3A, 3C, 4A, 5, 5A, 5C, 11, 14, 15, 16 and 17 of the Condominium Subdivision Plan of Streamwood Estates as originally recorded and subsequently amended and the originally recorded and amended Sheets 1, 2, 3, 3A, 3C, 4A, 5, 5A, 5C, 11, 14, 15, 16 and 17 shall be of no further force or effect. The legal description of the condominium premises contained on said Amended Sheet 1 shall replace and supersede the description of said premises contained in Article II of the originally recorded Master Deed, as subsequently amended.

4. Sheets 3D, 4D and 5D of the Condominium Subdivision Plan of Streamwood Estates attached hereto, shall supplement and be incorporated in the Condominium Subdivision Plan of Streamwood Estates, as amended.

In all respects, other than as hereinabove indicated, the original Master Deed of Streamwood Estates as heretofore amended, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibit "A" and "B", recorded as aforesaid, is hereby ratified, confirmed and redeclared.

WITNESSES:

/s/ Charlotte K. Reis
Charlotte K. Reis

/s/ Mary Ann Blome
Mary Ann Blome

STREAMWOOD ESTATES, a Michigan
co-partnership

By: /s/ Donald G. VanEvery
Donald G. VanEvery, Partner

STATE OF MICHIGAN)
) SS.
COUNTY OF)

The foregoing Fifth Amendment to Master Deed of Streamwood Estates was acknowledged before me this 1st day of May, 1978, by Donald G. VanEvery, one of the partners of STREAMWOOD ESTATES, a Michigan co-partnership, on behalf of the partnership.

/s/ Charlotte K. Reis
Charlotte K. Reis
Notary Public, County, Michigan
My commission expires: September 17, 1979

FIFTH AMENDMENT TO MASTER DEED DRAFTED BY:
R. L. Nelson, of
Dykema, Gossett, Spencer, Goodnow & Trigg
35th Floor, 400 Renaissance Center
Detroit, Michigan 48243

REPLAT NO. 4 OF
OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN No. 178
EXHIBIT B TO THE MASTER DEED OF
STREAMWOOD ESTATES, A CONDOMINIUM
AVON TOWNSHIP, MICHIGAN

DEVELOPER:
STREAMWOOD ESTATES, A MICHIGAN CO-PARTNERSHIP
30233 SOUTHFIELD RD.
SOUTHFIELD, MICHIGAN

SURVEYOR:
PATE, HIRN & BOGUE INC.
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PART OF THE S.E. 1/4 OF SECTION 20 AND PART OF THE S.W. 1/4 OF SECTION 21, T.3N., R.11E., AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N. 1°34'36"W. 60.02 FT. TO A POINT ON THE NORTHERLY 60 FT. ROW, LINE OF HAMLIN ROAD AND N. 89°57'21"W. 18.29 FT. ALONG THE SAID NORTHERLY R.O.W. LINE OF HAMLIN ROAD FROM THE S.E. CORNER OF SAID SECTION 20, PROCEEDING THENCE N. 89°57'21"W. 313.75 FT.; THENCE N. 3°44'43"W. 784.81 FT.; THENCE N. 86°15'17"E. 79.90 FT. TO THE APPROXIMATE CENTERLINE OF THE CLINTON RIVER; THENCE ALONG THE SAID APPROXIMATE CENTERLINE OF THE CLINTON RIVER S. 68°44'58"E. 96.57 FT.; THENCE N. 72°04'48"E. 190.89 FT.; THENCE N. 49°32'15"E. 175.74 FT.; THENCE N. 11°02'07"E. 245.54 FT.; THENCE N. 27°17'58"E. 104.66 FT.; THENCE N. 50°22'09"E. 377.84 FT.; THENCE N. 62°42'02"E. 104.66 FT.; THENCE S. 65°40'28"E. 80.11 FT.; THENCE S. 17°09'09"E. 169.54 FT.; THENCE LEAVING THE SAID APPROXIMATE CENTERLINE OF THE CLINTON RIVER S. 0°29'09"W. 168.25 FT.; THENCE S. 5°07'13"W. 165.83 FT.; THENCE S. 9°12'38"W. 100.00 FT.; THENCE S. 84°33'06"W. 310.36 FT. TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 480.00 FT., ARC LENGTH OF 789.59 FT., A CENTRAL ANGLE OF 94°15'00", A CHORD BEARING AND DISTANCE OF S. 37°25'36"W. 703.53 FT.; THENCE S. 9°41'54"E. 70.00 FT.; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FT., ARC LENGTH OF 109.59 FT., A CENTRAL ANGLE OF 12°33'28", CHORD BEARING AND DISTANCE OF S. 3°25'10"E. 109.37 FT.; THENCE S. 2°51'34"W. 125.36 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 13.341 ACRES.

A PARCEL OF LAND BEING PART OF THE S.W. 1/4 OF SECTION 21, T.3N., R.11E., AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N. 1°34'36"W. 60.02 FT. TO A POINT ON THE NORTHERLY 60 FT. R.O.W. LINE OF HAMLIN ROAD AND N. 86°48'06"E. 81.71 FT. ALONG THE SAID NORTHERLY R.O.W. LINE OF HAMLIN ROAD FROM THE S.W. CORNER OF SAID SECTION 21, PROCEEDING THENCE N. 9°41'51"W. 313.42 FT.; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FT., AN ARC LENGTH OF 690.89 FT., A CENTRAL ANGLE OF 94°15'00", A CHORD BEARING AND DISTANCE OF N. 37°25'36"E. 615.59 FT.; THENCE N. 84°33'06"E. 325.00 FT.; THENCE S. 7°19'39"E. 620.00 FT.; THENCE S. 86°48'09"W. 554.92 FT.; THENCE S. 3°11'51"E. 173.00 FT.; THENCE S. 86°48'06"W. 179.81 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.342 ACRES.

CERTIFICATE OF APPROVAL OF THE AMENDED MASTER DEED
THIS IS TO CERTIFY THAT A CERTIFICATE OF APPROVAL OF THE AMENDED MASTER DEED OF STREAMWOOD ESTATES, A CONDOMINIUM, WAS ISSUED TODAY PURSUANT TO ACT 229, PUBLIC ACTS OF 1963, AS AMENDED.



DATE: 1/10/78
F.C. Mackey, Director
CORPORATION AND SECURITIES
BUREAU
DEPARTMENT OF COMMERCE

NOTE:
BUILDING ELEVATIONS ARE SHOWN IN DETAIL ON MICRO-FILMED ARCHITECTURAL WORKING DRAWINGS ON FILE WITH THE MICHIGAN DEPARTMENT OF COMMERCE, SECURITIES BUREAU.

PLAN CERTIFICATE

I, JOHN F. DEBUSSCHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, AND THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 178, AS SHOWN ON THE ACCOMPANYING DRAWINGS WAS PREPARED UNDER MY DIRECTION, AND THAT THE ATTACHED DRAWINGS OF BUILDINGS AND IMPROVEMENTS ARE PROPOSED.

1/10/78
DATE
JOHN F. DEBUSSCHER
REGISTERED LAND SURVEYOR
REGISTRATION No. 10684
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN 48076

SURVEYOR'S CERTIFICATE

I, JOHN F. DEBUSSCHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, AND THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 178, AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THE SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE IRONS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, ALL AS SHOWN ON SAID MAP, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I FURTHER CERTIFY THAT THE SURVEY PLAN, SHOWN HERewith, IS A CORRECT ONE, AND THAT PERMANENT IRON MONUMENTS CONSISTING OF BARS NOT LESS THAN ONE-HALF INCH IN DIAMETER AND EIGHTEEN INCHES IN LENGTH, HAVE BEEN SET AT POINTS MARKED THUS (*) AS THEREON SHOWN AT ALL ANGLES IN THE BOUNDARIES OF THE SAID SURVEY AS INCLUDED HEREWITH EXCEPT AS OTHERWISE NOTED.

1/10/78
DATE

JOHN F. DEBUSSCHER
REGISTERED LAND SURVEYOR
REGISTRATION No. 10684
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN 48076

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- *2. TOTAL PROJECT PLAN
- *3. SURVEY PLAN
- *3A. SURVEY PLAN
- *3B. SURVEY PLAN
- *3C. SURVEY PLAN
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- *4. UTILITY PLAN
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- *6. TOWNHOUSE FLOOR PLAN TYPICAL UNIT A, AA REVERSE
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- *9. CROSS SECTIONS A, B, C, AA, BB, CC REVERSE
- *10. CROSS SECTIONS, TOWNHOUSE TYPICAL UNITS B, A, C, BB & CC REVERSE
- *11. PERIMETER PLAN BLDGS. 1, 2, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 18, 19, 20, 22, 23, 24, 25, 31, 33, 42 & 43
- *12. TRIPLEX FLOOR PLAN TYPICAL UNIT X, XX REVERSE
- *13. TRIPLEX FLOOR PLAN TYPICAL UNIT Y, YY REVERSE
- *14. TRIPLEX FLOOR PLAN TYPICAL UNIT Z, ZZ REVERSE
- *15. CROSS SECTION B, LONGITUDINAL SECTION, TRIPLEX TYPICAL UNITS X, Y & Z, XX, YY & ZZ REVERSE
- *16. CROSS SECTIONS, TRIPLEX TYPICAL UNITS X & Z, XX & ZZ REVERSE
- *17. PERIMETER PLAN BLDGS. 3, 4, 10, 17, 21, 26, 27, 28, 29, 30, 32
- *18. FIRST FLOOR PLAN BLDGS. 36, 37 & 38 41, 44 & 45
- *19. SECOND FLOOR PLAN BLDGS. 36, 37 & 38
- *20. FIRST FLOOR PLAN BLDGS. 39 & 40
- *21. SECOND FLOOR PLAN BLDGS. 39 & 40
- *22. FIRST & SECOND FLOOR PLAN BLDG. 11
- *23. CROSS SECTION B, LONGITUDINAL SECTION BLDGS. 11, 36, 37, 38, 39, & 40

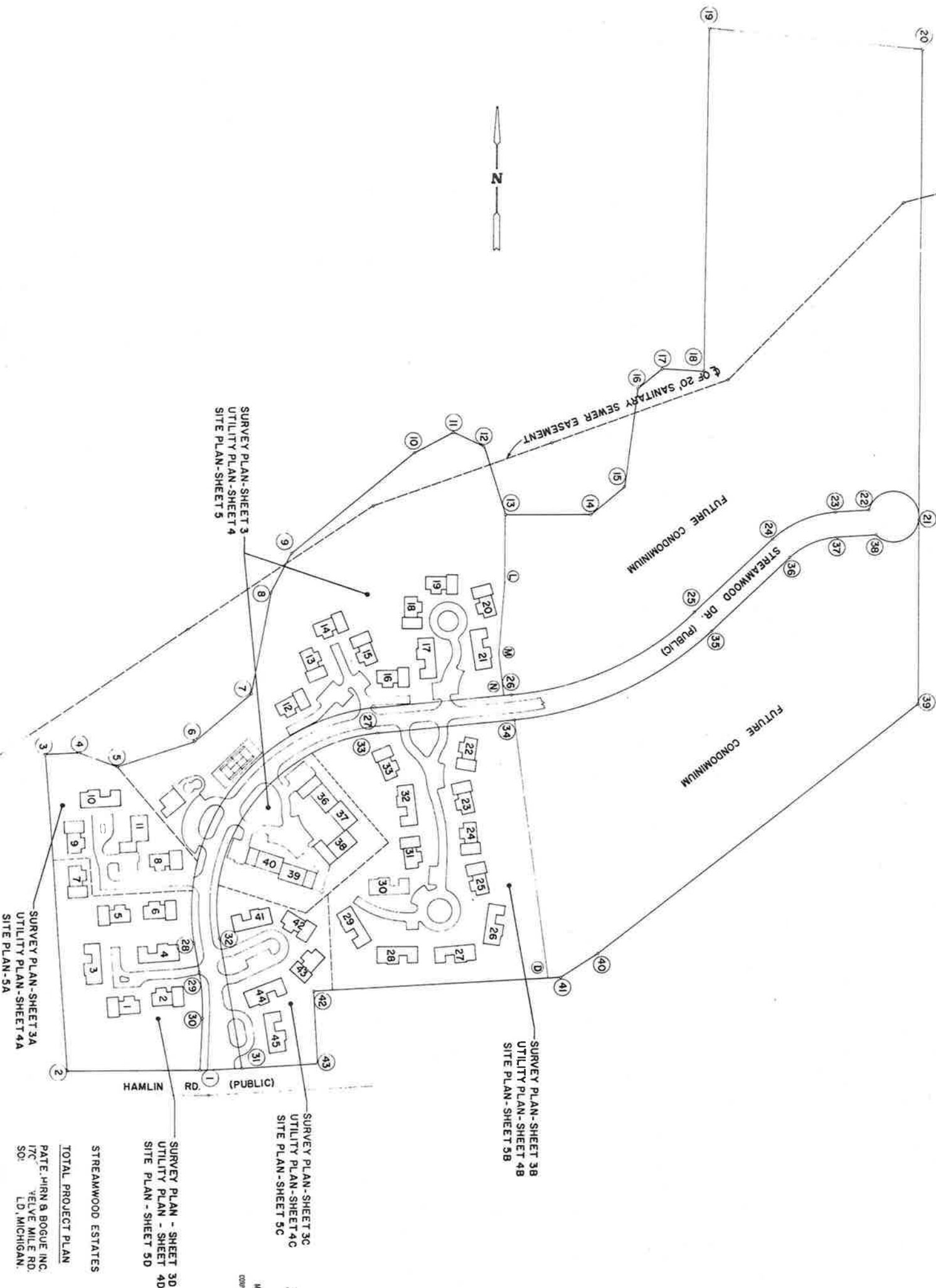
NOTE:
STREAMWOOD ESTATES IS A MULTI-PHASE CONDOMINIUM PROJECT THE ASTERISK (*) INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED 1/10/78 THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

APPROVED

APR 21 1978

MICHIGAN DEPARTMENT
OF COMMERCE
CORPORATION & SECURITIES BUREAU





APPROVED
APR 21 1978
MICHAEL J. JAYMANT
OF COUNCIL
CORPORATION & STEWARDSHIP



STREAMWOOD ESTATES
TOTAL PROJECT PLAN
PATE, HIRN & BOGUE INC.
1700 YELVE MILE RD.
SO. L.D. MICHIGAN

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED
THE PROPERTY HEREIN DESCRIBED AND THAT
THERE ARE NO EXISTING ENCROACHMENTS
UPON THE LANDS AND PROPERTY DESCRIBED

DATE
1/10/78

JOHN F. DEBUSSCHER
REGISTERED LAND SURVEYOR
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

CLINTON RIVER

377.84' N. 50°22'09"E

104.66'

N 62°42'02"E

SANITARY INTERCEPTOR
4'-20" EASEMENT RECORDED
IN LIBER 5091, PAGE 869,
OAKLAND COUNTY RECORDS

190.89' N 72°04'48"E

175.74' N 49°52'15"E

245.54'

104.66'

N 27°17'58"E

SWIMMING POOL

TENNIS COURT

ARC 789.59'
CHORD 703.53'
CHORD BRNG. S 37°25'36"W
RADIUS 480.00'
DELTA 94°15'00"

ARC 690.89'
CHORD 615.59'
CHORD BRNG. N 37°25'36"E
RADIUS 420.00'
DELTA 94°15'00"

MEADOW DALE COURT (PRIVATE)

COURT (PRIVATE)

STREAMEDGE COURT (PRIVATE)

COURT (PRIVATE)

VANHILL

STREAMWOOD DRIVE

310.36'

S 84°33'06"W

100.00' S 9°12'38"E

165.83' S 5°07'13"W

168.25' S 0°29'09"W

169.54' S 17°09'09"E

80.11' S 65°40'28"E



APPROVED

APR 21 1978

MICHIGAN DEPARTMENT
OF CONSERVATION
CORPORATE SERVICES DIVISION

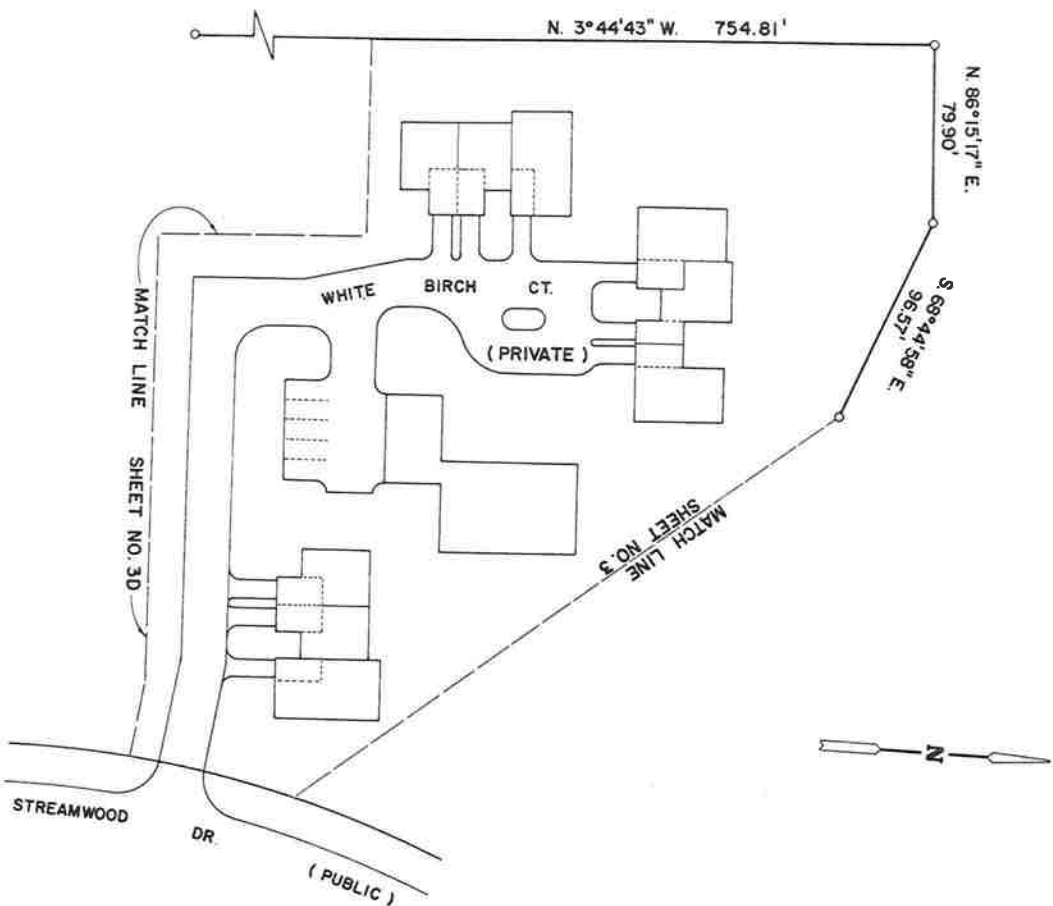
STREAMWOOD ESTATES

SURVEY PLAN

PATE, HIRN & BOGLE, INC.
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

1/10/78 SHEET NO. 3





SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY DESCRIBED.

DATE 1/10/78

John F. DeBusscher
JOHN F. DEBUSSCHER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 10684
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

APPROVED

JAN 21 1978
MICHIGAN DEPARTMENT
OF CONSERVATION
DIVISION OF RECORDS & MAPS



STREAMWOOD ESTATES

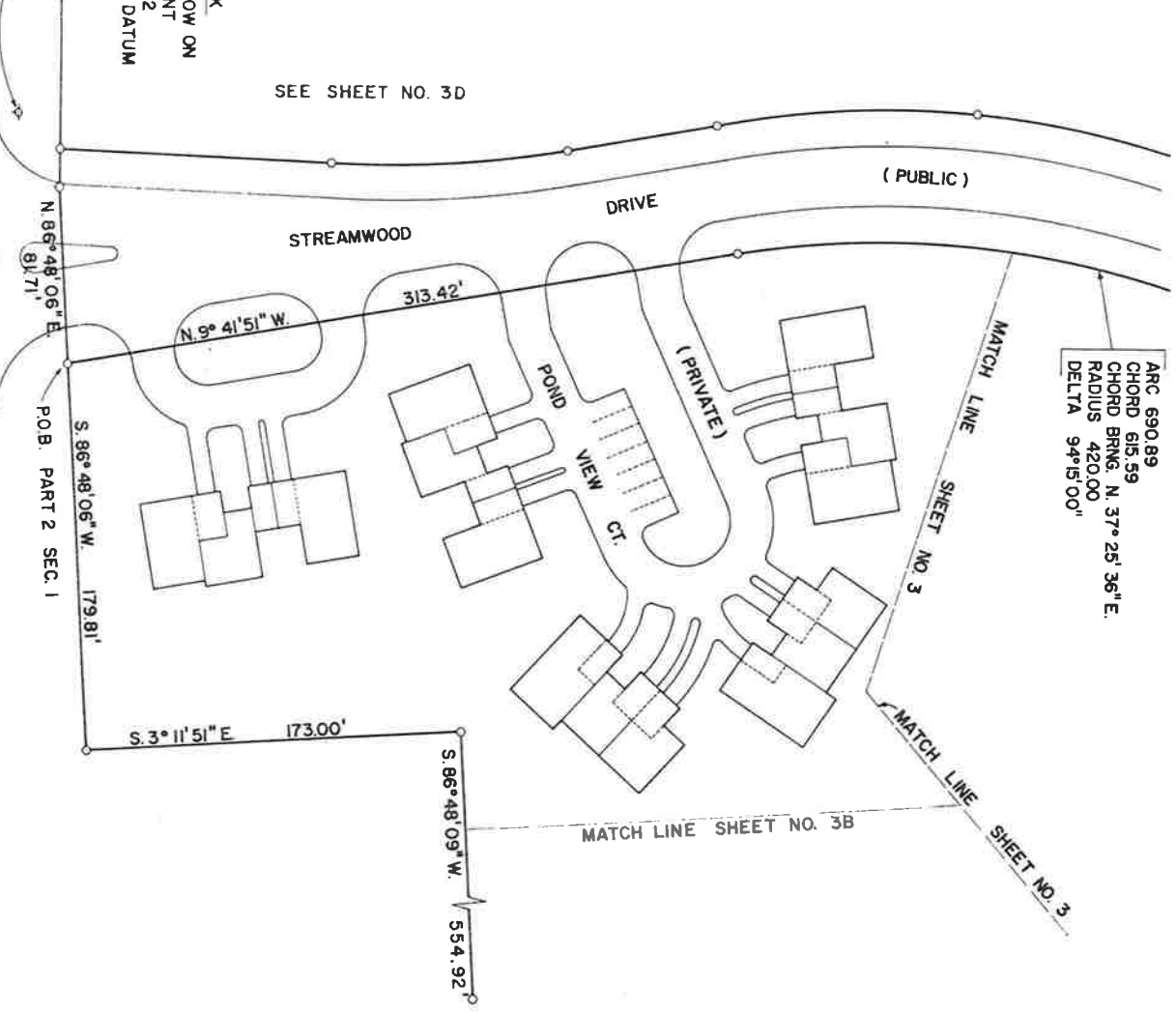
SURVEY PLAN

PATE, HIRN & BOGUE INC.
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

ARC 690.89
CHORD BRNG. N. 37° 25' 36" E.
RADIUS 420.00
DELTA 94° 15' 00"



SEE SHEET NO. 3D



BENCH MARK
TOP OF ARROW ON
FIRE HYDRANT
ELEV. 793.62
U.S.G.S. DATUM

SOUTH LINE SEC. 20
S.W. CORNER SEC. 21
T 3N, R 11E, AYON TOWNSHIP
OAKLAND COUNTY, MICHIGAN
HAMLIN ROAD
SOUTH LINE SEC. 21
APX. 1/4 OF HAMLIN ROAD
(PUBLIC)
N 86° 48' 06" E 81.71'
N 86° 48' 06" E 60.02'



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED
THE PROPERTY HEREIN DESCRIBED AND THAT
THERE ARE NO EXISTING ENCROACHMENTS
UPON THE LANDS AND PROPERTY DESCRIBED.

DATE 1/10/78

John F. DeBusscher
JOHN F. DEBUSSCHER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 10684
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

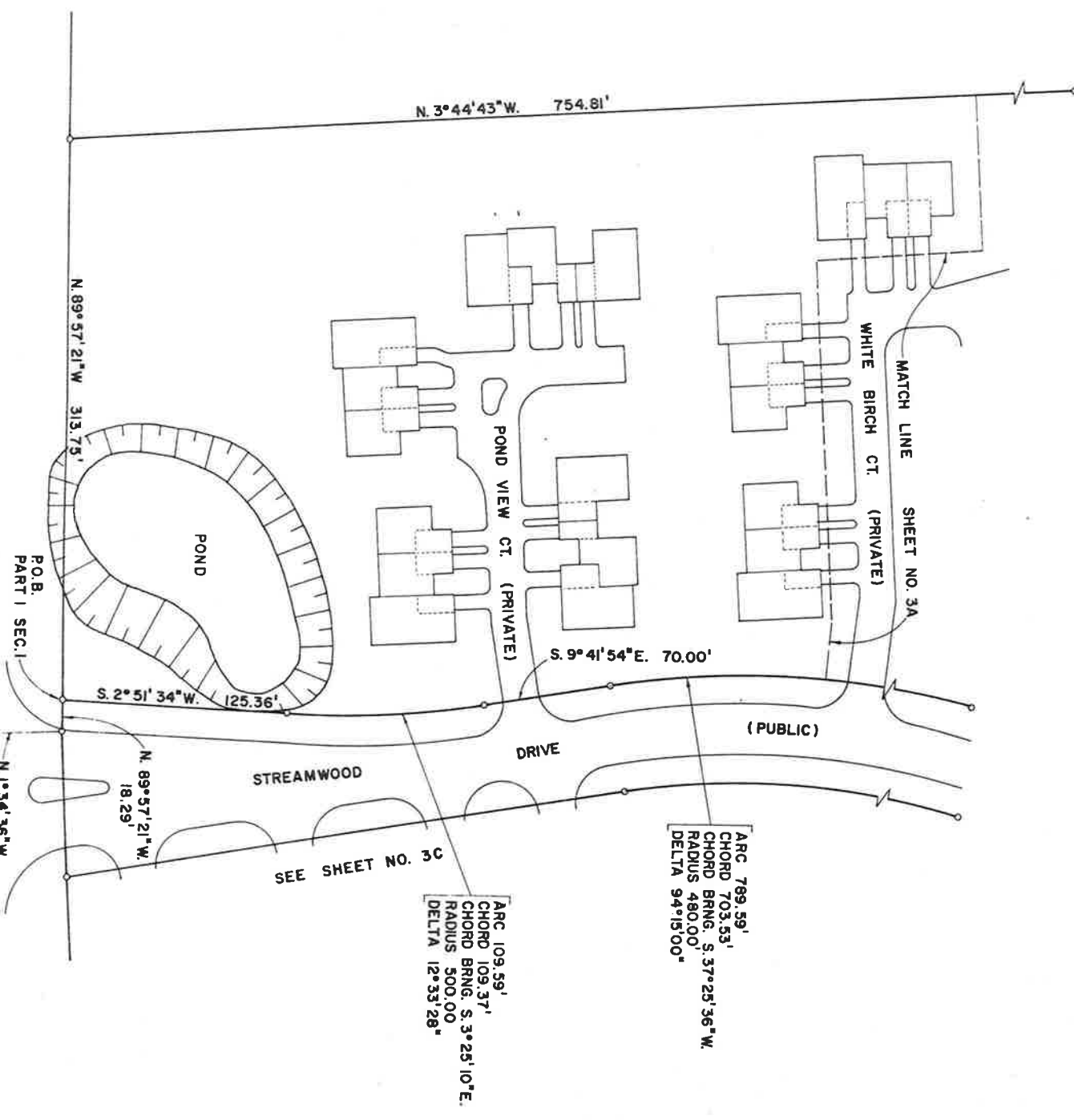
APPROVED

APR 21 1978
MICHIGAN DEPARTMENT
OF COMMERCE
CORPORATION & SECURITIES DIVISION



STREAMWOOD ESTATES
SURVEY PLAN

PATE, HIRN & BOGUE, INC.
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN



ARC 789.59'
CHORD 703.53'
CHORD BRNG. S. 37°25'36"W.
RADIUS 480.00'
DELTA 94°15'00"

ARC 109.59'
CHORD 109.37'
CHORD BRNG. S. 3°25'10"E.
RADIUS 500.00'
DELTA 12°33'28"

SEE SHEET NO. 3C

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED
THE PROPERTY HEREIN DESCRIBED AND THAT
THERE ARE NO EXISTING ENCROACHMENTS
UPON THE LANDS AND PROPERTY DESCRIBED.

DATE
1/10/78

John F. De Busscher
JOHN F. DE BUSSCHER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 10684
17000 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

APPROVED

APR 21 1978
MICHAEL DE J. TWEENT
OF COASTAL-SEE
CORPORATION'S SURVEYOR

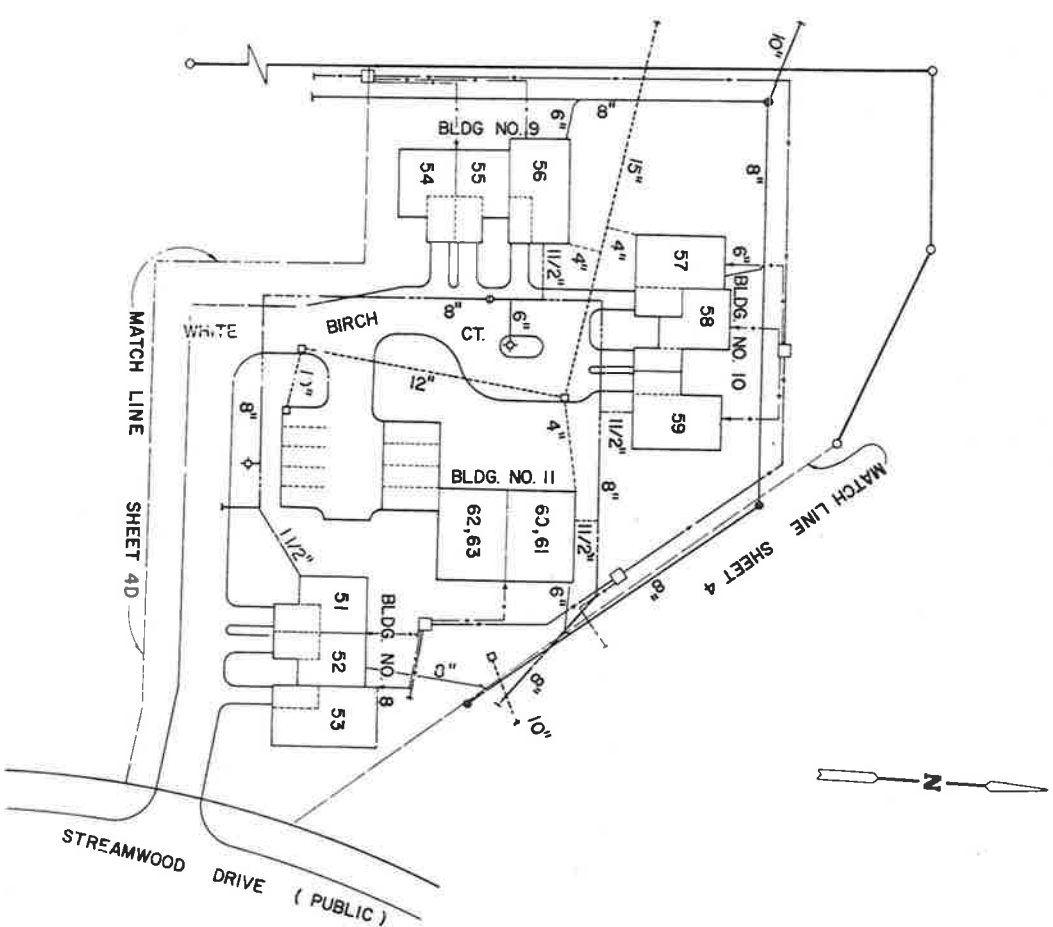
STREAMWOOD ESTATES

SURVEY PLAN

PATE, HIRN & BOGUE INC.
1700 TWELVE MILE RD.
SOUTHFIELD, MICHIGAN

1/10/78 SHEET NO. 3D





UTILITY		SOURCE OF LOCATION	
WATER MAIN		PATE, HIRN & BOGUE INC.	
SANITARY SEWER		"	"
STORM SEWER		"	"
GAS MAIN		CONSUMERS POWER CO.	
POWER		DETROIT EDISON CO.	
TELEPHONE		MICHIGAN BELL TELEPHONE	

LEGEND	
◇	HYDRANT
●	WATER GATE
—	WATER MAIN
○	MANHOLE
—	SANITARY SEWER
□	CATCH BASIN
—	STORM SEWER
●	GAS VALVE
—	GAS MAIN
□	TRANSFORMER HIGH VOLTAGE
○	TRANSFORMER LOW VOLTAGE
—	POWER & TELEPHONE

NOTE
EACH UTILITY LINE FORMS THE CENTERLINE OF ITS OWN PERMANENT EASEMENT, SAID EASEMENTS 12 FT. WD
GAS LINES WILL BE SHOWN ON AS BUILT DRAWINGS.

APPROVED
APR 21 1978
MICHAEL DEWILSON
OF CONSULTANTS
CORPORATION & ASSOCIATES

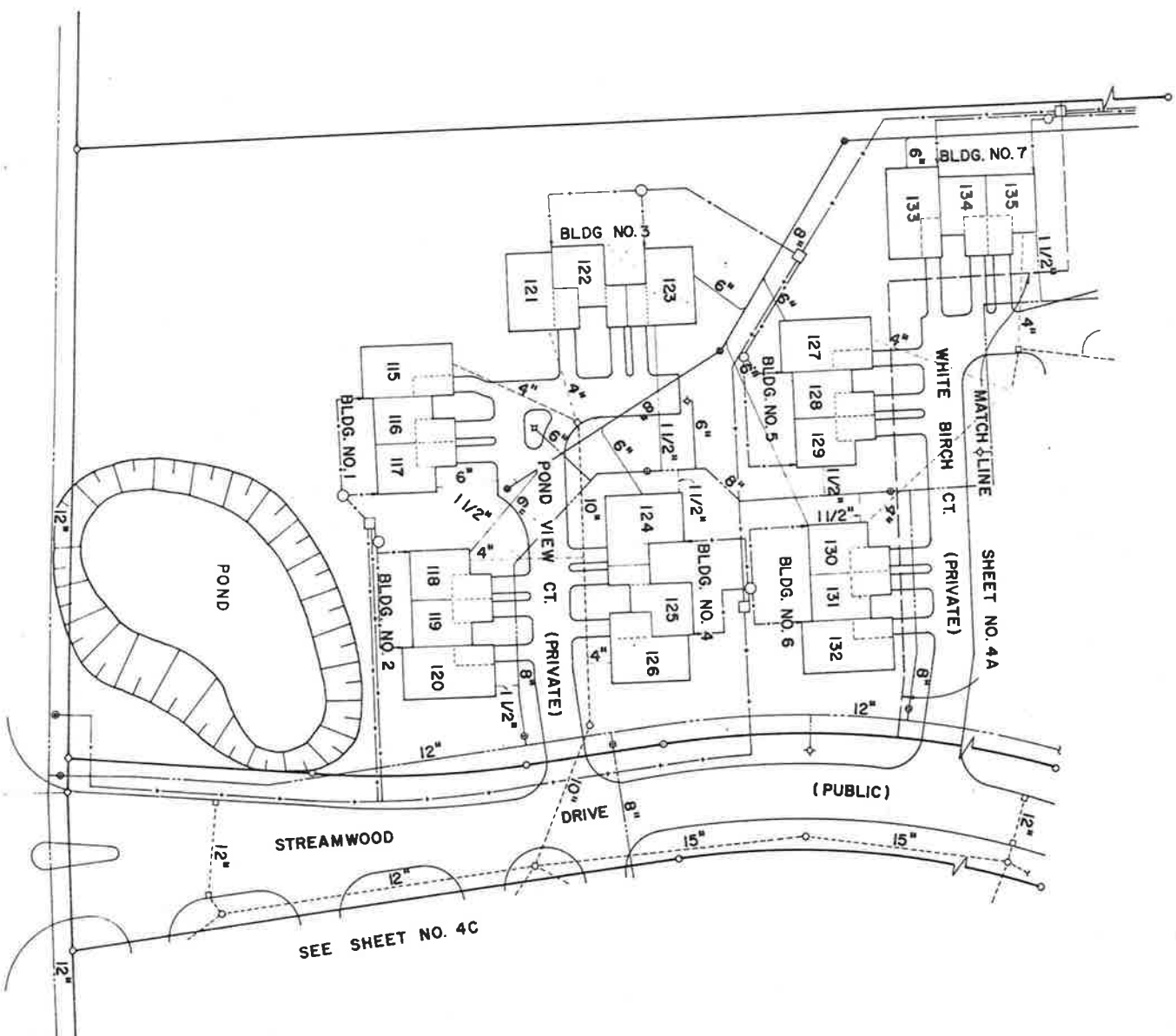


STREAMWOOD ESTATES

UTILITY PLAN

PATE, HIRN & BOGUE INC.
1700 TWELVE MILE RD.
SOU. D., MICHIGAN

0 30 60
SCALE



UTILITY SOURCE OF LOCATION

WATER MAIN	PATE, HIRN & BOGUE INC.
SANITARY SEWER	"
STORM SEWER	"
GAS MAIN	CONSUMERS POWER CO.
POWER	DETROIT EDISON CO.
TELEPHONE	MICHIGAN BELL TELEPHONE

- LEGEND**
- ◇ HYDRANT
 - WATER GATE
 - WATER MAIN
 - MANHOLE
 - SANITARY SEWER
 - CATCH BASIN
 - STORM SEWER
 - GAS VALVE
 - GAS MAIN
 - TRANSFORMER HIGH VOLTAGE
 - TRANSFORMER LOW VOLTAGE
 - POWER & TELEPHONE

EACH UTILITY LINE FORMS THE CENTERLINE OF ITS OWN PERMANENT EASEMENT, SAID EASEMENTS 12' FT. WD.

NOTE
GAS LINES WILL BE SHOWN ON AS BUILT DRAWINGS.

APPROVED
APR 21 1978
MICHIGAN DEPARTMENT
OF LAND & NATURAL RESOURCES
DIVISION OF LAND & NATURAL RESOURCES



STREAMWOOD ESTATES
UTILITY PLAN
PATE, HIRN & BOGUE INC.
17000 FIVE MILE RD.
SOUTH D, MICHIGAN



- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- PORCH
- GARAGE
- ASSIGNED GARAGE (LIMITED COMMON ELEMENT)
- DRIVEWAY
- PATIO

MATCH LINE SHEET 5A

MATCH LINE SHEET 5C

MATCH LINE SHEET NO. 5B

PT	NORTH	EAST
5	8215.00	8602.00
6	8215.00	8783.63
7	8387.00	8918.00
8	8628.00	8965.00
9	8721.00	9013.00
10	8962.00	9304.00
11	9010.00	9397.00
12	8977.00	9470.00
13	8815.00	9520.00
27	8353.41	9210.83

WALKS WILL BE SHOWN "AS BUILT"

EXISTING CONDOMINIUM DEVELOPMENT

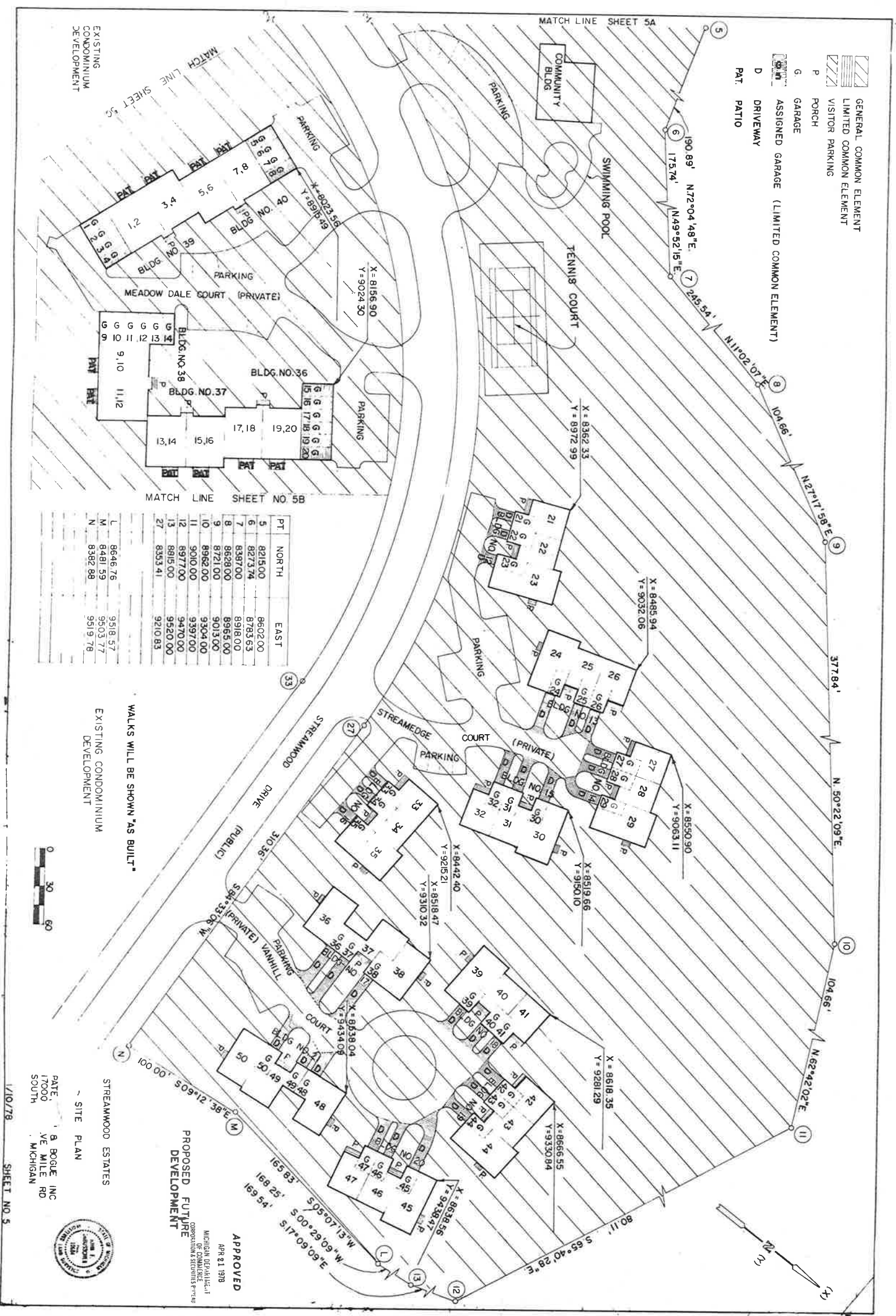
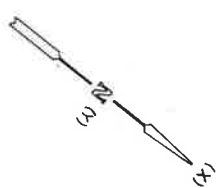
STREAMWOOD ESTATES

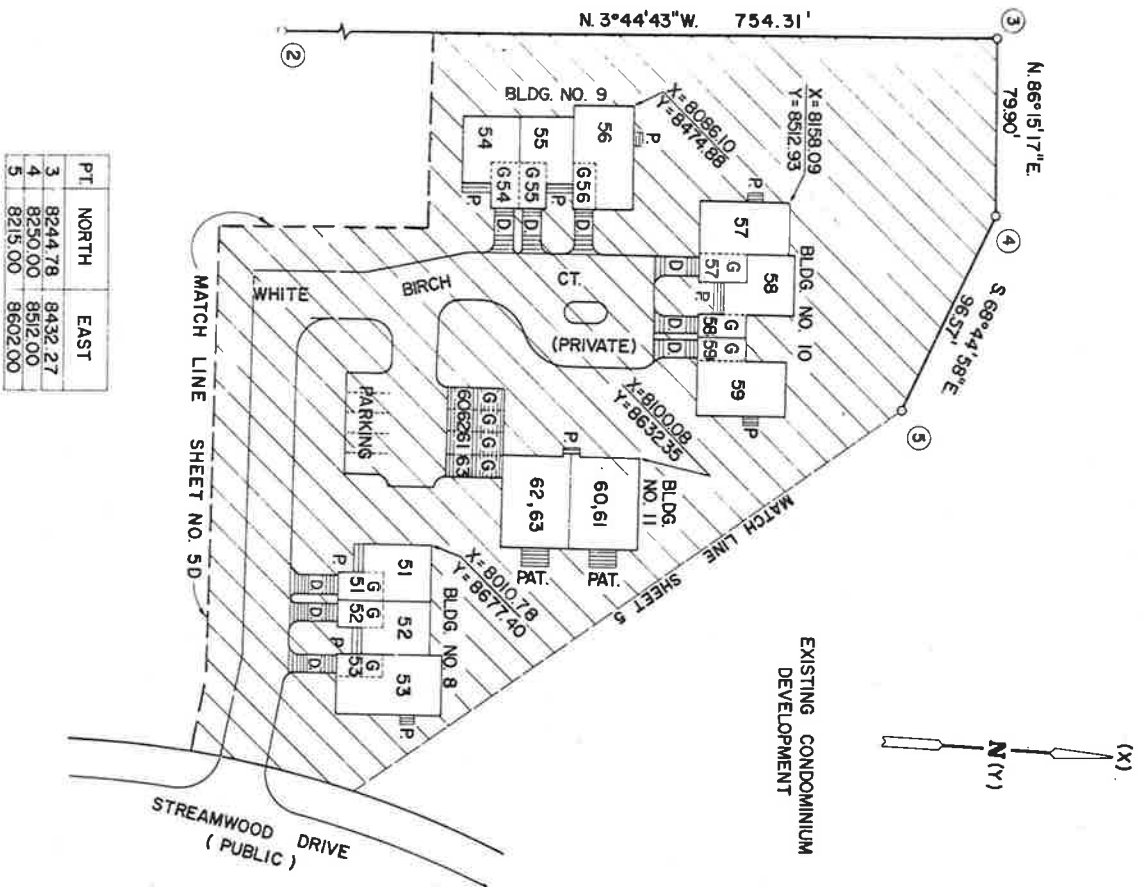
SITE PLAN

PAGE 1
17000
VE MILE RD
SOUTH
MICHIGAN

PROPOSED FUTURE DEVELOPMENT

APPROVED
APR 21 1978
MICHAEL DEBARTOLIS
CORPORATE & SECURITIES ATTORNEY





PT.	NORTH	EAST
3	8244.78	8433.27
4	8250.00	8512.00
5	8215.00	8602.00

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- VISITOR PARKING
- PORCH
- GARAGE
- DRIVEWAY
- PATIO



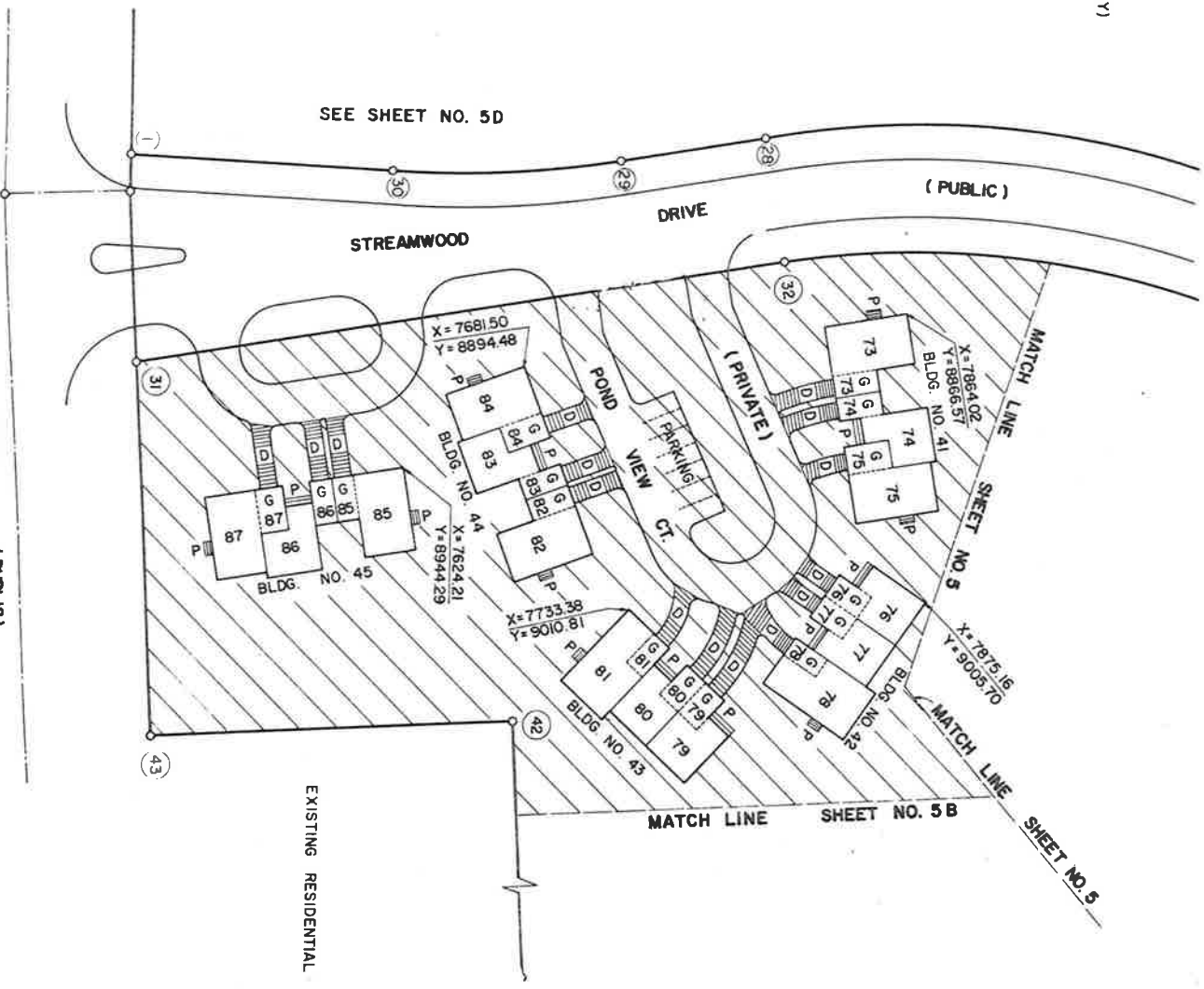
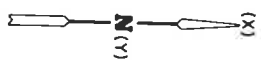
WALKS WILL BE SHOWN "AS BUILT"

STREAMWOOD ESTATES
SITE PLAN



PATE, HIRN & BOGUE INC.
1707 WELVE MILE RD.
SOI LD, MICHIGAN

APPROVED
APR 21 1978
MICHELE J. BOGUE
SURVEYOR
CORPORATION'S RECORDS BUREAU



PT.	NORTH	EAST
31	7495.89	8895.20
32	7804.82	8842.40
42	7678.65	9065.08
43	7506.92	9074.73

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- VISITOR PARKING
- PORCH
- GARAGE
- DRIVEWAY

APPROVED
APR 21 1978

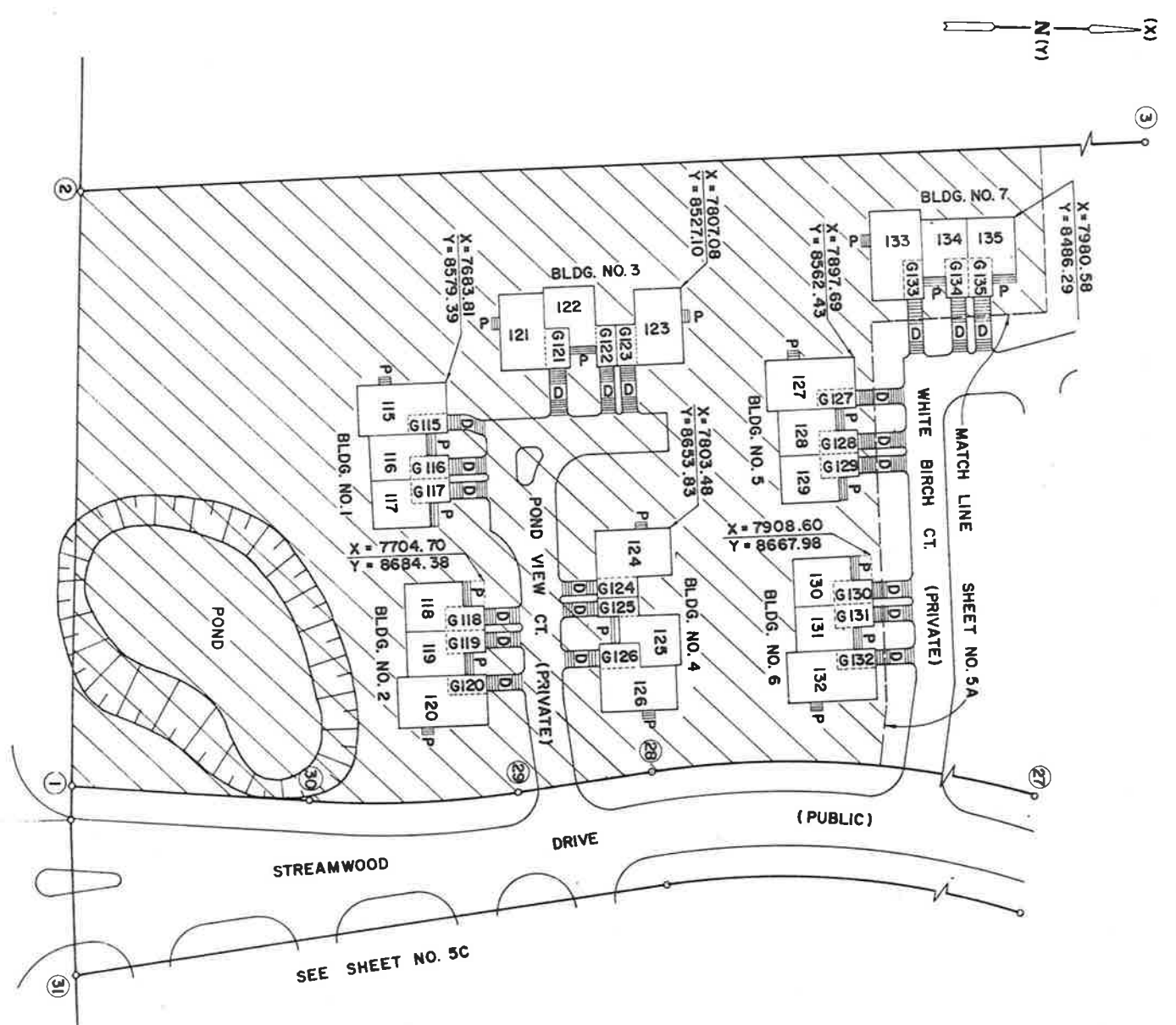
WALKS WILL BE SHOWN "AS BUILT"

STREAMWOOD ESTATES

SITE PLAN

PATE, HIRN & BOQUE INC.
17000 EYE MILE RD.
SOUTH BEND, INDIANA





PT.	NORTH	EAST
1	7491.35	8795.32
2	7491.58	8481.58
28	7794.72	8783.26
29	7725.72	8795.05
30	7616.35	8801.58

- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - VISITOR PARKING
 - P PORCH
 - G GARAGE
 - D DRIVEWAY
- APPROVED
APR 21 1978
MICHAEL DEPARTMENT
OF COMMERCE
CORPORATION & FINANCIAL SERVICES

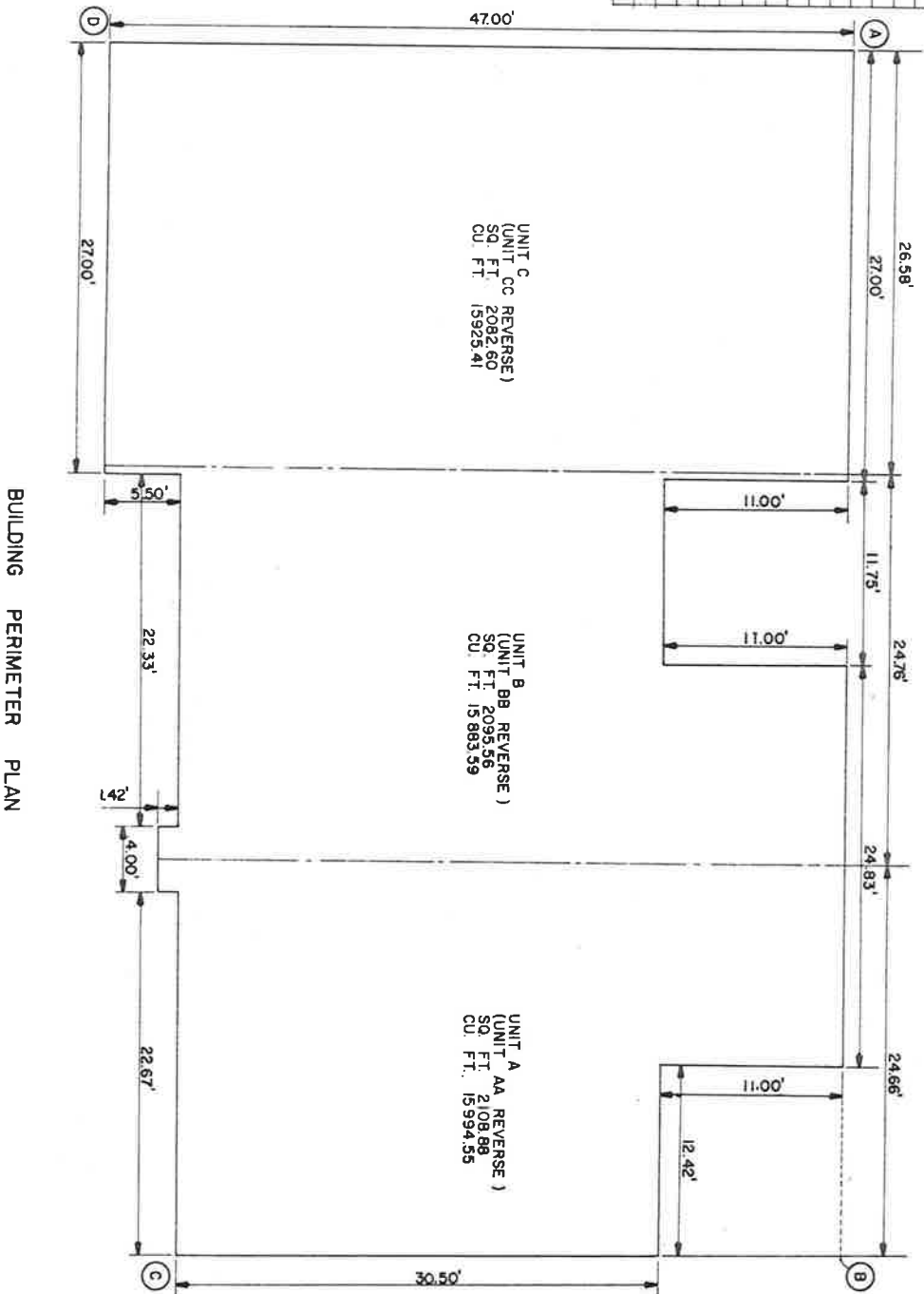
WALKS WILL BE SHOWN "AS BUILT"

STREAMWOOD ESTATES
SITE PLAN

PATE, LARRY & BOGUE INC.
1700 LVE MILE RD.
SOUT MICHIGAN



BLDG. NO.	PT.	NORTH	EAST	BEARING A - B
9	D	8086.10	8474.88	S 3° 11' 54" E.
12	C	8362.33	8972.99	S 63° 02' 40" W.
13	C	8485.94	9032.06	N 21° 57' 20" W.
14	C	8550.90	9063.11	S 68° 02' 40" W.
15	A	8519.66	9150.10	S 21° 57' 20" E.
16	C	8442.40	9215.21	S 88° 02' 40" W.
18	C	8618.35	9281.29	N 0° 47' 23" E.
19	C	8666.55	9330.84	N 89° 12' 37" W.
20	A	8638.56	9438.47	S 15° 12' 38" E.
22	B	8284.84	9411.76	N 8° 33' 06" E.
23	A	8173.29	9389.06	S 12° 47' 37" E.
24	B	8080.76	9407.32	N 4° 47' 37" W.
25	A	7980.47	9423.73	S 12° 17' 37" E.
31	D	8045.77	9267.63	S 6° 35' 51" E.
33	D	8247.86	9200.96	S 22° 56' 54" E.
8	C	8010.78	8677.40	S 86° 48' 06" W.
42	C	7875.16	9005.70	N 55° 47' 54" W.
43	A	7733.38	9010.81	N 42° 42' 06" E.
1	A	7683.81	8679.39	N 86° 48' 06" E.
2	B	7704.70	8684.38	S 86° 48' 06" W.
5	A	7897.69	8562.43	N 86° 48' 06" E.
6	B	7908.60	8667.98	S 86° 48' 06" W.
7	C	7980.58	8486.29	N 3° 11' 54" W.



BLDG. NO.	1ST FLOOR ELEVATION U.S.G.S.	UNIT				
		A	AA	B	BB	C
12	779.06	21	22	23		
13	779.56	26	25	24		
14	779.56	27	28	29		
15	780.06	32	31	30		
16	780.56	33	34	35		
18	780.06	41	40	39		
19	779.56	42	43	44		
20	780.56	47	46	45		
22	782.67	88	89	90		
23	783.17	93	92	91		
24	784.67	94	95	96		
25	786.67	99	98	97		
31	784.67	64	65	66		
33	782.67	70	71	72		
8	784.56	51	52	53		
9	779.56	54	55	56		
42	792.67	76	77	78		
43	793.17	79	80	81		
1	789.17	117	116	115		
2	792.67	118	119	120		
5	785.67	127	128	129		
6	787.67	130	131	132		
7	781.67	135	134	133		



APPROVED

APR 21 1978

MICHIGAN DEPARTMENT
OF COMMERCE
CORPORATION & PROPERTY DIVISION

STREAMWOOD ESTATES
PERIMETER PLAN

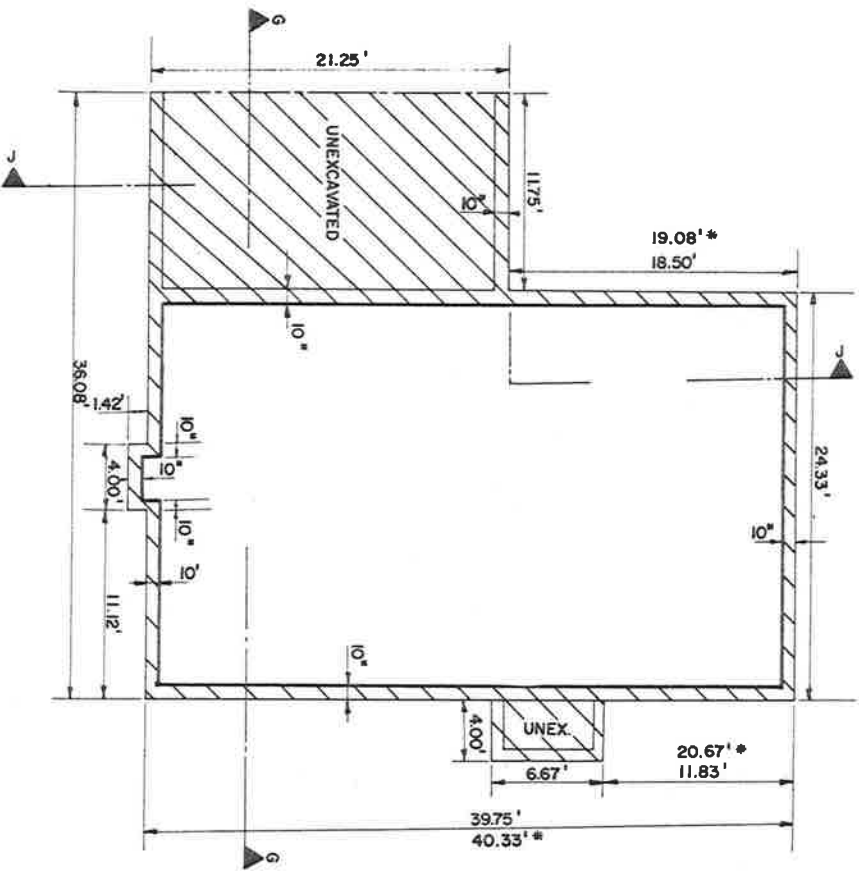
BLDG. 8, 9, 12, 13, 14, 15, 16, 18, 19, 20, 22, 23, 24, 25, 31, 33, 42, 43, 45, 46, 47, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99

“E”, HIRN & BOQUE INC.
3 TWELVE MILE RD.
HFIELD, MICHIGAN

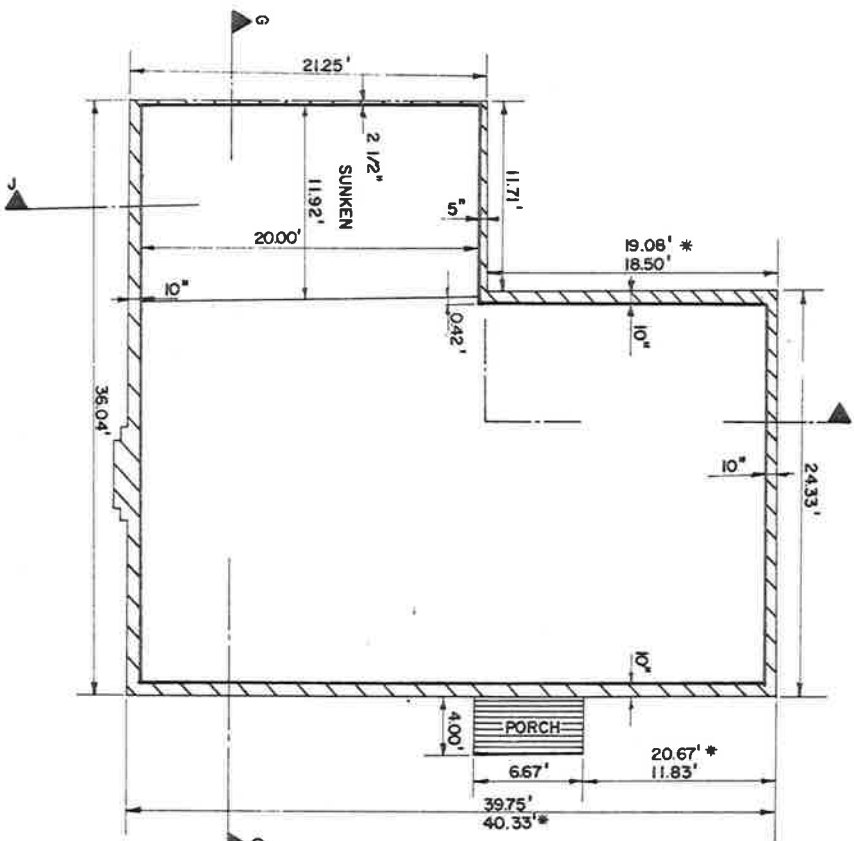


1/10/78

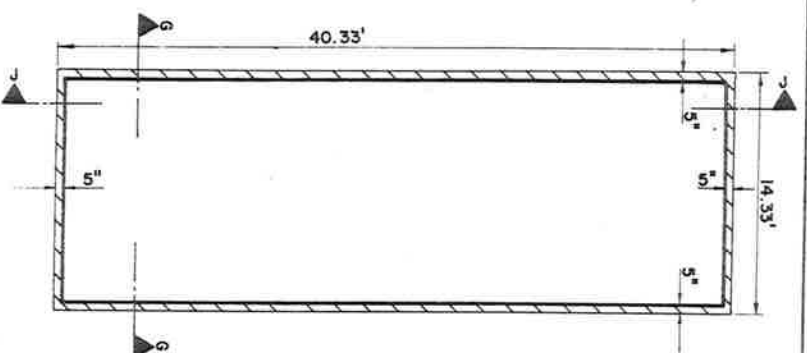
SHEET NO. 11






BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN*

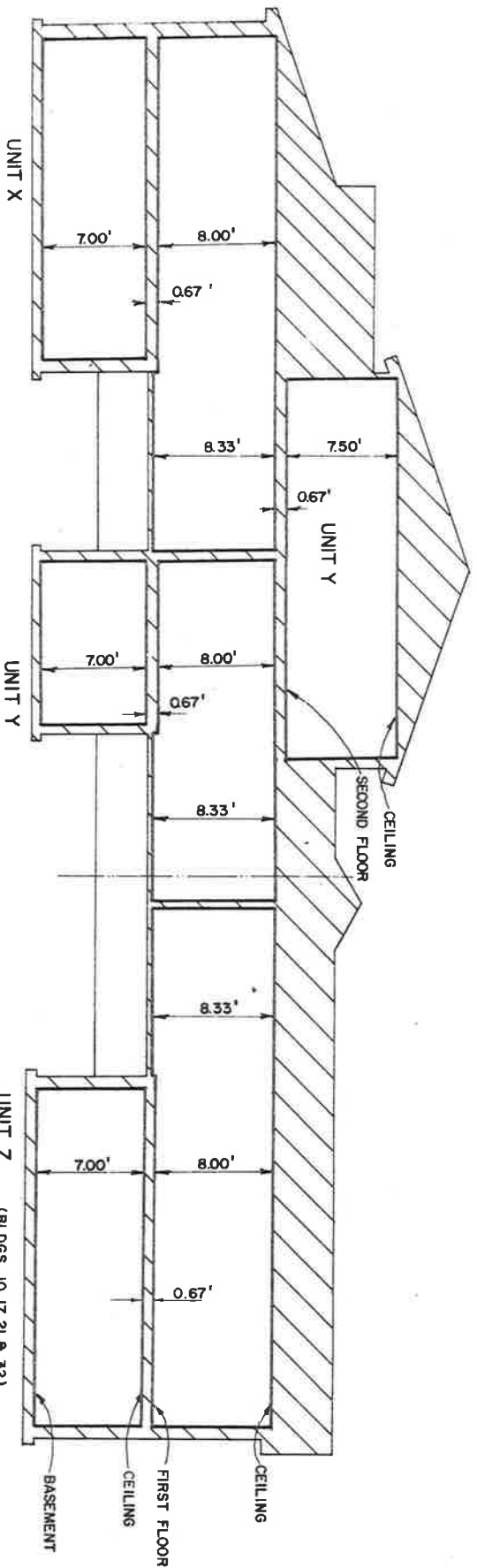
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP APPROVED



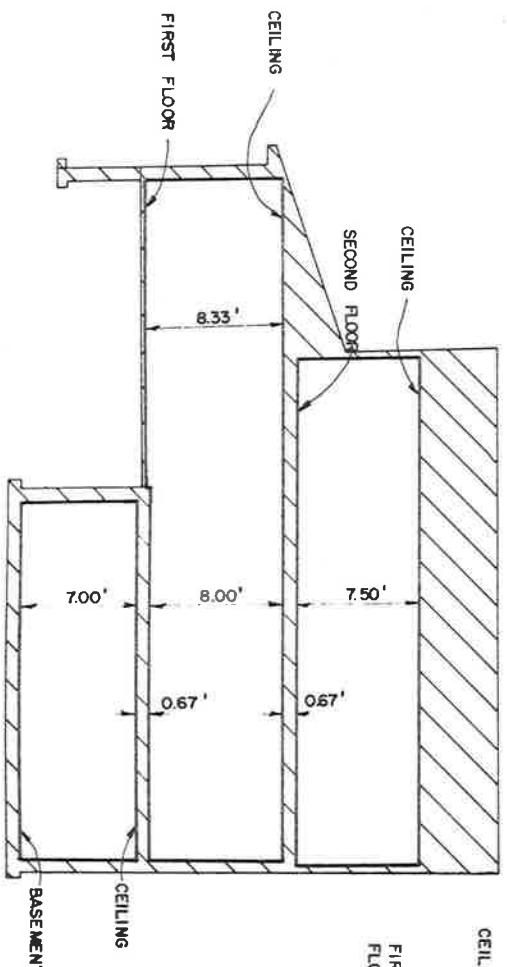
NOTE:
 ASTERISK ON THIS SHEET INDICATES
 INFORMATION APPLICABLE TO BLDGS. 3, 4,
 26, 27, 28, 29, 30, 41, 44 & 45

STREAMWOOD ESTATES
 TRIPLEX
 FLOOR PLAN
 TYPICAL
 UNIT 2, 2Z REVERSE
 PATE, 8 BOQUE INC.
 17000 VE MILE RD.
 SOUTH MICHIGAN

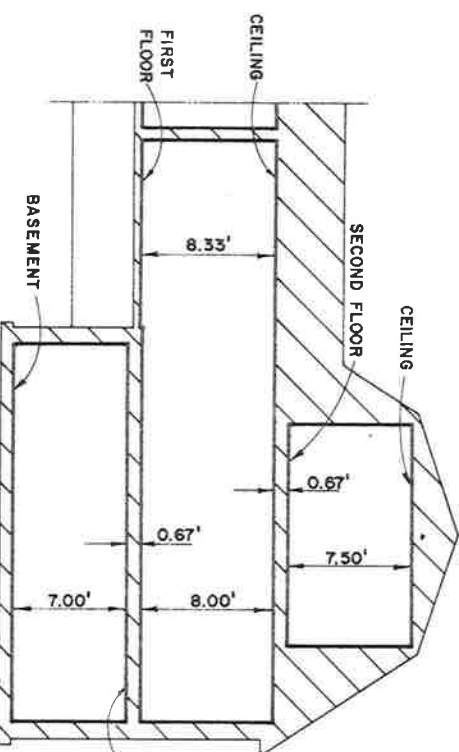




SECTION G-G UNITS X, Y & Z

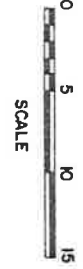


SECTION G-G UNIT Y



SECTION G-G UNIT Z

UNIT Z (Bldgs. 3, 4, 26, 27, 28, 29, 30, 41, 44 & 45)



GENERAL COMMON ELEMENT
LIMITS OF OWNERSHIP

APPROVED
APR 21 1978
MICHAEL D. BROWN
OF COUNCIL
CORPORATION & STATE

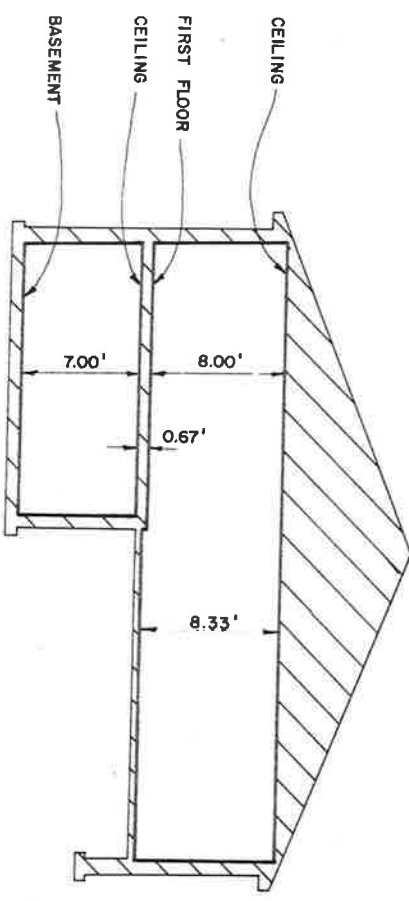
STREAMWOOD ESTATES

CROSS SECTION & LONGITUDINAL
SECTION - TRIPLEX TYPICAL

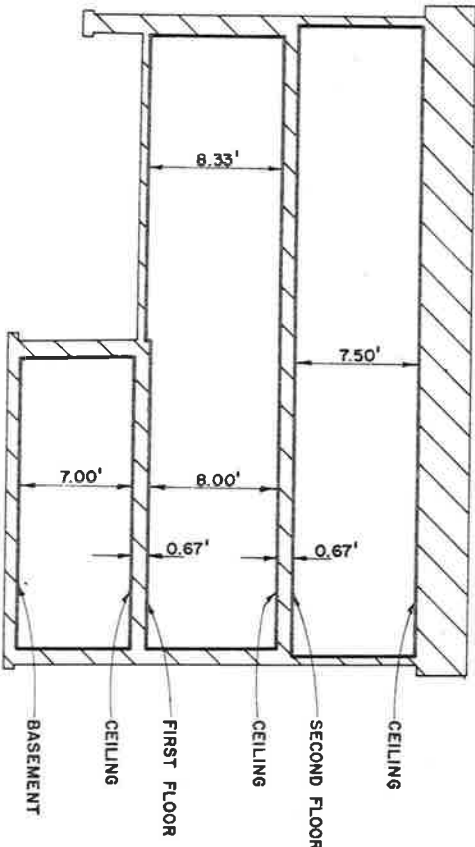
(UNITS XX, Y, Z REVERSE)

PATE, HIL
17000 TR.
SOUTHFIELD, MICHIGAN



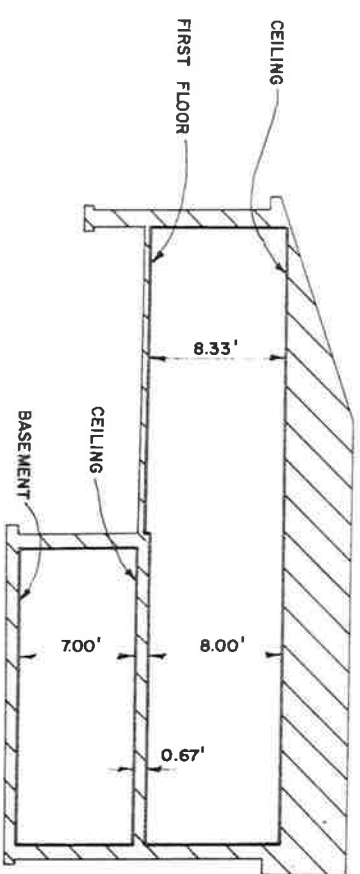


SECTION H-H UNIT X



SECTION J-J UNIT Z

(BLDGs. 3, 4, 26-30, 41, 44 & 45)



SECTION J-J UNIT Z

(BLDGs. 10, 17, 21 & 32)

GENERAL COMMON ELEMENT
LIMITS OF OWNERSHIP



STREAMWOOD ESTATES

CROSS SECTIONS
TRIPLEX TYPICAL
UNITS X, Y & Z
(UNITS Y & Z REVERSE)
PATE, Y BOGLE INC.
17000 1/2 MILE RD.
SOUTHFIELD, MICHIGAN



APPROVED

APR 21 1978

MICHIGAN DEPARTMENT
OF CONSTRUCTION
CONSTRUCTION DIVISION

