

SECOND AMENDMENT TO MASTER DEED
THE LOFTS AT NEW CENTER CONDOMINIUM

This Second Amendment to Master Deed of The Lofts at New Center is made and executed on this 20th day of October, 2003, by Charter Oak Homes, Inc., a Michigan corporation, the post office address of which is 41050 Vincenti Court, Novi, Michigan 48375. Charter Oak Homes, the "Developer" of The Lofts at New Center, a Condominium established pursuant to the Master Deed thereof, recorded November 19, 2002 in Liber 27054, Pages 131 – 206 inclusive, as amended January 9, 2003 in Liber 37248, Pages 209 – 211 inclusive, Wayne County Records, and known as Wayne County Condominium Subdivision Plan # 680, hereby amends the Master Deed of The Lofts at New Center, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended), and pursuant to the authority reserved in Article XII, Section 3 of the Master Deed and Article XVI, Section 4 of the Bylaws (Exhibit "A" to the Master Deed) of The Lofts at New Center Condominium. Said Master Deed is amended in the following manner:

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1. Article I of said Master Deed of The Lofts at New Center Condominium, as set forth below, shall, upon recordation of this Amendment in the office of the Wayne County Register of Deeds, replace and supersede Article I of the Master Deed as recorded, and the previously recorded Article I shall be of no further force and effect.

**ARTICLE I
TITLE AND NATURE**

The Condominium Project shall be known as The Lofts at New Center Condominium, Wayne County Condominium Subdivision Plan No. 680. The Project consists of 57 attached Condominium Units with private entryways, located in twelve buildings in Detroit's New Center Area. Units 1 through 4 and 13 through 16 and their appurtenant Common Elements have been identified on the Condominium Subdivision Plan as "must be built." All remaining Units are identified as "need not be built." The Project also contains an area of future development upon which additional Condominium Units may be created. The engineering and architectural plans for the Project have been or will be filed with the City of Detroit, Wayne County, Michigan. The Condominium Project is established in accordance with the Michigan Condominium Act. The buildings contained in the Condominium, including the number, boundaries, dimensions, volume and area of each Unit, and the approximate location of Units not yet constructed, and the designation of Common Elements are set forth completely in the Condominium Subdivision Plan attached as Exhibit "B" hereto and as described herein. Each building contains individual Units created for residential purposes and each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common Element of the Condominium Project. Each Co-owner in the Condominium Project shall have an exclusive right to his Unit and shall have undivided and inseparable rights to share with other Co-owners the Common Elements of the Condominium Project. The provisions of this Master Deed, including, but without limitation, the purposes of the Condominium, shall not be construed to give rise to any warranty or representation, express or implied, as to the composition or physical condition of the Condominium, other than that which is expressly provided herein.

2. Article II of said Master Deed of The Lofts at New Center Condominium, as set forth below, shall, upon recordation of this Amendment in the office of the Wayne County Register of Deeds, replace and supersede Article II of the Master Deed as recorded, and the previously recorded Article II shall be of no further force and effect.

**ARTICLE II
LEGAL DESCRIPTION**

The land that is submitted to the Condominium Project established by this Master Deed is described as follows:

PARCEL "A"

LOTS 3 AND 4 EXCEPT THE EASTERLY 61.01 FEET BEING PART OF "LEGGET'S SUBDIVISION OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS ALSO, LOTS 7, 8 AND 9 EXCEPT THE EASTERLY 61.01 FEET OF "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 17 OF PLATS ON PAGE 22, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BETHUNE AVENUE (60 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (100 FEET WIDE) AND PROCEEDING THENCE (S. 63°07'50" W. RECORD), S. 63°05'04" W. MEASURED ALONG THE NORTH LINE OF SAID BETHUNE AVENUE, SAID LINE BEING ALSO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 61.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF BETHUNE AND SOUTH LINE OF LOT 7 (S. 63°07'50" W. RECORD), S. 63°05'04" W. MEASURED 138.93 FEET MEASURED TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE (N. 26°29'16" W. RECORD), N. 26°30'28" W. MEASURED ALONG THE EAST LINE OF A PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE WEST LINE OF SAID LOTS 7, 8 AND 9, "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT" AND SAID LOTS 3 AND 4 "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", A DISTANCE OF (290.00 FEET RECORD), 290.19 FEET MEASURED TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PALLISTER AVENUE (80 FEET WIDE) AND NORTHERLY LINE OF SAID LOT 3 (N. 63°08'54" E. RECORD), N. 63°05'35" E. MEASURED 138.93 FEET MEASURE; THENCE ALONG A LINE 61.01 FEET WESTERLY OF AND PARALLEL TO SAID WOODWARD AVENUE (S. 26°25'12" E. RECORD), S. 26°30'28" E. MEASURED A DISTANCE OF 290.17 FEET TO THE POINT OF BEGINNING CONTAINING 0.93 ACRES MORE OR LESS.

PARCEL "B"

LOTS 10, 11, 12, 13, 14 AND 15 OF "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY MICHIGAN AS DESCRIBED IN LIBER 17 OF PLATS ON PAGE 22 WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SECOND AVENUE (80 FEET WIDE) AND THE NORTHERLY LINE OF BETHUNE AVENUE (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 21 OF SAID "LOTHROP AND DUFFIELD'S SUBDIVISION OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT: THENCE (N. 63°07'50" E. RECORD), N. 63°05'04" E. 300.00 FEET ALONG SAID NORTH LINE OF SAID BETHUNE AVENUE TO THE SOUTHWEST CORNER OF LOT 15; PROCEEDING THENCE FROM SAID POINT OF BEGINNING (N. 26°29'16" W. RECORD) N. 26°30'28" W. 125.11 FEET ALONG THE WEST LINE OF LOT 15 TO

A POINT ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE ALONG SAID LINE (N. 63°07'50" E. RECORD) N. 63°05'18" E. 300.00 FEET TO THE NORTHEAST CORNER OF LOT 10, ALSO BEING THE INTERSECTION OF SAID PUBLIC ALLEY AND A PUBLIC ALLEY (20 FEET WIDE) LYING ADJACENT TO THE EASTERLY LINE OF SAID LOT 10; THENCE ALONG THE WEST LINE OF SAID ALLEY AND EAST LINE OF LOT 10 (S. 26°29'16" E. RECORD) S. 26°30'28" E. 125.09 FEET TO A POINT ON SAID NORTH LINE OF BETHUNE AVENUE, ALSO BEING THE SOUTHEAST CORNER OF LOT 10; THENCE ALONG SAID NORTH LINE OF BETHUNE AVENUE (S. 63°07'50" W. RECORD) S. 63°05'04" W. 300.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.86 ACRES MORE OR LESS.

PARCEL "C"

LOTS 5 AND 6 EXCEPT THAT PART DEEDED FOR ALLEY WIDENING, AND THE EAST 1/2 OF LOT 7, ALL BEING PART OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PALLISTER AVENUE (80 FEET WIDE) WITH THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (100 FEET WIDE) AND PROCEEDING THENCE (S. 63°08'54" W. 220.00 RECORD) S. 63°05'35" W. 219.94 FEET MEASURED TO THE NORTHEASTERLY CORNER OF SAID LOT 5 AND POINT OF BEGINNING; THENCE (S. 26°29'16" E. RECORD), S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF A 20 FOOT WIDE PUBLIC ALLEY (141.00 FEET RECORD), 141.10 FEET MEASURED; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST PUBLIC ALLEY (24.00 FEET WIDE, AS WIDENED) (S. 63°07'50" W. RECORD), S. 63°05'18" W. MEASURED 55.00 FEET; THENCE (S. 26°29'16" E. RECORD), S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF THE EASTERLY 5.00 FEET OF SAID LOT 6, A DISTANCE OF 4.00 FEET; THENCE (S. 63°07'50" W.) RECORD, S. 63°05'18" W. MEASURED ALONG THE NORTHERLY LINE OF SAID EAST-WEST PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO PART OF THE SOUTHERLY LINE OF LOT 6 AND THE SOUTHERLY LINE OF THE EASTERLY 1/2 OF SAID LOT 7 A DISTANCE OF 70.00 FEET; THENCE (N. 26°29'16" W. RECORD), N. 26°30'28" W. MEASURED ALONG THE WESTERLY LINE OF THE EASTERLY 1/2 OF SAID LOT 7 A DISTANCE OF (145.00 FEET RECORD), 145.11 FEET MEASURED TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7; THENCE (N. 63°08'54" E. RECORD), N. 63°05'35" E. MEASURED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALLISTER AVENUE, SAID LINE BEING ALSO THE NORTHERLY LINE OF THE EASTERLY 1/2 OF SAID LOT 7 AND LOTS 5 & 6 A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.41 ACRES MORE OR LESS.

Parcel "H"

LOTS 1 AND 2 EXCEPT THE EASTERLY 61.00 FEET BEING PART OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTION 55 AND 56, 10,000 ACRE TRACT" WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS ALSO, LOTS 3 AND 4 EXCEPT THE EASTERLY 61 FEET OF PART OF "STONE, TODD AND CO'S. SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY WEBBER'S SUBDIVISION OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT" CITY OF DETROIT, WAYNE COUNTY MICHIGAN AS RECORDED IN LIBER 18 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF PALLISTER AVENUE (80 FEET WIDE) WITH THE WESTERLY LINE OF WOODWARD AVENUE (100 FEET WIDE), SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID "LEGGET'S SUBDIVISION" S. 63°05'35" W. MEASURED, (S. 63°08'54" W. RECORD) ALONG THE NORTHERLY LINE OF SAID PALLISTER AVENUE, SAID LINE BEING ALSO PART OF THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PALLISTER AVENUE AND SOUTHERLY LINE OF LOT 2 S. 63°05'35" W. MEASURED, (S. 63°08'54" W. RECORDED) A DISTANCE OF 113.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE N. 26°30'28" W. MEASURED (N. 26°30'22" W RECORDED) ALONG THE EASTERLY LINE OF PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE WESTERLY LINE OF LOTS 2 AND 1 OF SAID "LEGGET'S SUBDIVISION" AND THE WESTERLY LINE OF SAID LOTS 3 AND 4 OF SAID "STONE, TODD & CO'S. SUBDIVISION, A DISTANCE OF 263.80 FEET MEASURED, (262.45 FEET RECORD) TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N. 63°45'23" E. MEASURED, (N. 63°48'34 E. RECORD) 113.99 FEET ALONG THE SOUTHERLY LINE OF DELEWARE AVENUE (60 FEET WIDE), SAID LINE BEING ALSO THE NORTHERLY LINE OF SAID LOT 3; THENCE S. 26°30'28" E. MEASURED, (S. 26°30'22" E. RECORDED) A DISTANCE FO 262.48 FEET TO THE POINT OF BEGINNING CONTAINING 0.689 ACRES.

3. Article V, Section 3 of said Master Deed of The Lofts at New Center Condominium as set forth below, shall, upon recordation of this Amendment in the office of the Wayne County Register of Deeds, replace and supersede Article V, Section 3 of the Master Deed as recorded, and the originally recorded Article V, Section 3 shall be of no further force or effect.

ARTICLE V
UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 3. Percentage of Value Assignment. The percentages of value assigned to individual Units as a result of the application of the formula described in Article V, Section 2 hereof are as follows:

<i>Unit Number</i>	<i>Percentage of Value Assigned</i>	<i>Unit Number</i>	<i>Percentage of Value Assigned</i>
1	1.755	17	1.755
2	1.755	18	1.755
3	1.755	19	1.755
4	1.755	20	1.755
5	1.755	21	1.755
6	1.755	22	1.755
7	1.755	23	1.755
8	1.755	24	1.755
9	1.755	25	1.755
11	1.755	26	1.755
12	1.755	27	1.755
13	1.755	28	1.755
14	1.755	29	1.755
15	1.755	30	1.755
16	1.755	31	1.755
32	1.755	47	1.755

33	1.755	48	1.755
34	1.755	49	1.755
35	1.755	50	1.755
36	1.755	51	1.755
37	1.755	52	1.755
38	1.755	53	1.755
39	1.755	54	1.755
40	1.755	55	1.755
41	1.755	56	1.755
42	1.755	57	1.755
43	1.755	TOTAL	100
44	1.755		
45	1.755		
46	1.755		

The percentage of value assigned to each Unit shall be determinative of each Co-owner's respective share of the Common Elements of the Condominium Project, the proportionate share of each respective Co-owner in the proceeds and expenses of the administration and the value of such Co-owner's vote at meetings of the Association of Co-owners.

4. Article VI, Section 1 of said Master Deed of The Lofts at New Center Condominium as set forth below, shall, upon recordation of this Amendment in the office of the Wayne County Register of Deeds, replace and supersede Article VI, Section 1 of the Master Deed as recorded, and the originally recorded Article VI, Section 1 shall be of no further force or effect.

ARTICLE VI
EXPANSION OF CONDOMINIUM

Section 1. Area of Future Development. The Condominium Project established pursuant to the Second Amended Master Deed of this Condominium and consists of fifty seven (57) Units is intended to be the Second phase of an expandable Condominium under the Act. Subsequent phases of the Condominium Project may add land to the Condominium Project upon which additional Units will be constructed. In its entirety, the Project may contain twenty-one buildings with a total of one hundred and four (104) Units. Units created in the expansion may be commercial, residential, or mixed use units. The Developer reserves the right to subject Units added to the Project, i.e. commercial or mixed use, to separate restrictions and methods of assessing for expenses, as well as, subjecting such Units to membership in a commercial association as determined in the sole judgment of the Developer. Additional Units, if any, may be constructed upon all or some portion or portions of the following described land:

PARCEL "D"

THE EASTERLY 61.01 FEET OF LOTS 3 AND 4, BEING PART OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS. ALSO, THE EASTERLY 61.01 FEET OF LOTS 7, 8 AND 9 OF "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 17 OF PLATS ON PAGE 22, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BETHUNE AVENUE (60 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (100 FEET WIDE) AND PROCEEDING THENCE (S. 63°07'50" W. RECORD), S. 63°05'04" W. MEASURED ALONG SAID NORTH LINE OF BETHUNE AVENUE, SAID LINE BEING ALSO THE SOUTH LINE OF LOT 7 A DISTANCE OF 61.01 FEET; THENCE ALONG A LINE PARALLEL TO SAID WOODWARD AVENUE (N. 26°25'12" W. RECORD), N. 26°30'28" W. MEASURED A DISTANCE OF 290.17 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PALLISTER AVENUE (80 FEET WIDE) AND NORTHERLY LINE OF SAID LOT 3 (N. 63°08'54" E. RECORD), N. 63°05'35" E. MEASURED 61.01 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE, ALSO BEING THE EASTERLY LINE OF LOTS 3 AND 4 "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT" AND LOTS 7, 8 AND 9. "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT" (S. 26°29'16" E. 290.00 FEET RECORD), S. 26°30'28" E. 290.16 FEET MEASURED TO THE POINT OF BEGINNING CONTAINING 0.40 ACRES MORE OR LESS.

PARCEL "E"

THE EASTERLY 61.00 FEET OF LOTS 3 AND 4 OF "STONE, TODD & CO'S SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY WEBER'S SUBDIVISION OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 18 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, AND THE EASTERLY 61.00 FEET OF LOTS 1 AND 2 OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTION FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF PALLISTER AVENUE (80 FEET WIDE) WITH THE WESTERLY LINE OF WOODWARD AVENUE (100 FEET WIDE), SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID "LEGGETS SUBDIVISION"; PROCEEDING THENCE FROM SAID POINT OF BEGINNING S. 63°05'35" W. MEASURED (S. 63°08'54" W. RECORD), ALONG THE NORTHERLY LINE OF SAID PALLISTER AVENUE, SAID LINE BEING ALSO PART OF THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 61.00 FEET; THENCE N. 26°30'28" W. MEASURED (N. 26°30'22" W. RECORD) A DISTANCE OF 262.48 FEET; THENCE N. 63°45'23" MEASURES (N. 63°48'34" E. RECORD) ALONG THE SOUTHERLY LINE OF DELAWARE AVENUE (60 FEET WIDE), SAID LINE BEING ALSO THE NORTHERLY LINE OF SAID LOT 3 61.00 FEET; THENCE S. 26°30'28" E. MEASURED (S 26°30'22" E. RECORD), ALONG THE WESTERLY LINE OF SAID WOODWARD AVENUE (100 FEET WIDE), SAID LINE BEING ALSO THE EASTERLY LINE OF LOTS 3 AND 4 OF SAID "STONE, TODD & CO'S SUBDIVISION" AND LOTS 1 AND 2 OF "LEGGET'S SUBDIVISION" A DISTANCE OF 261.77 FEET MEASURED (261.30 FEET RECORD), TO THE POINT OF BEGINNING CONTAINING 0.367 ACRES.

PARCEL "F"

LOTS 1 AND 2 BLOCK 1 AND THE WESTERLY 33.00 FEET OF LOT 3, BLOCK 1 OF "BECK'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, TEN THOUSAND ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS ON PAGE 59, WAYNE COUNTY RECORDS AND LOTS 1 AND 2 OF "STONE, TODD & CO'S SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS 55 AND 56 OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY TRACT", AS RECORDED IN LIBER 18 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, INCLUDING VACATED PARKMAN AVENUE LYING SOUTHERLY OF AND ADJACENT TO LOT 1, BLOCK 1, OF SAID "BECK'S SUBDIVISION" AND NORTHERLY OF AND ADJACENT TO LOT 1 OF SAID "STONE, TODD & CO'S SUBDIVISION", BEING PART OF THE "PLAT OF CENTER PART OF QUARTER

SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT", AS RECORDED IN LIBER 1 OF PLATS ON PAGE 108, WAYNE COUNTY RECORDS ALL BEING LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF WOODWARD AVENUE (100 FEET WIDE) THE NORTHERLY LINE OF DELAWARE AVENUE (60 FEET WIDE), SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID "STONE, TODD & CO'S SUBDIVISION" (LIBER 18 OF PLATS, PAGE 99, WAYNE COUNTY RECORDS); PROCEEDING THENCE FROM SAID POINT OF BEGINNING (S. 63°48'34" W.) RECORD, S. 63°45'23" W. MEASURED ALONG THE NORTHERLY LINE OF SAID DELAWARE AVENUE, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF (175.00 FEET) RECORD, 174.98 FEET MEASURED TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE (N. 26°25'12" W.) RECORD, N. 26°30'28" W. MEASURED ALONG THE EASTERLY LINE OF PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE WESTERLY LINE OF LOTS 1 AND 2 OF SAID "STONE, TODD & CO'S SUBDIVISION", THE WESTERLY END OF VACATED PORTION OF PARKMAN AVENUE OF SAID "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT" (LIBER 1 OF PLATS, PAGE 108, WAYNE COUNTY RECORDS) AND THE WEST LINE OF LOTS 1, 2, AND 3, BLOCK 1, OF SAID "BECK'S SUBDIVISION" (LIBER 4 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS), A DISTANCE OF (325.95 FEET) RECORD, 324.59 FEET MEASURED TO THE POINT OF INTERSECTION OF SAID ALLEY LINE WITH THE SOUTHERLY LINE OF SEWARD AVENUE (80 FEET WIDE), AS OCCUPIED, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF SAID LOT 3, AS OCCUPIED; THENCE (N. 63°48'34" E.) RECORD, N. 63°50'39" E. MEASURED ALONG THE SOUTHERLY LINE OF SAID SEWARD AVENUE, AS OCCUPIED, SAID LINE BEING ALSO PART OF THE NORTHERLY LINE OF SAID LOT 3, AS OCCUPIED, A DISTANCE OF 33.00 FEET TO A POINT; THENCE (S. 26°25'12" E.) RECORD, S. 26°30'28" E. MEASURED ALONG THE EASTERLY LINE OF THE WESTERLY 33.00 FEET OF SAID LOT 3, A DISTANCE OF (58.33 FEET) RECORD, 58.11 FEET MEASURED TO A POINT ON THE NORTHERLY LINE OF LOT 2, BLOCK 1 OF SAID SUBDIVISION; THENCE (N. 63°48'34" E.) RECORD, N. 63°48'53" E. MEASURED ALONG PART OF THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF (142.00 FEET) RECORD, 141.98 FEET MEASURED TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE (S. 26°25'12" E.) RECORD, S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF SAID WOODWARD AVENUE, SAID LINE BEING ALSO THE EASTERLY LINE OF SAID LOTS 1 & 2 OF SAID "BECK'S SUBDIVISION", THE EASTERLY END OF SAID VACATED PORTION OF PARKMAN AVENUE AND THE EASTERLY LINE OF LOTS 1 AND 2 OF SAID "STONE, TODD & CO'S SUBDIVISION", A DISTANCE OF (267.62 FEET) RECORD, 266.28 FEET MEASURED TO THE POINT OF BEGINNING CONTAINING 1.11 ACRES SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "G"

LOTS 66 THROUGH 70 INCLUSIVE OF "STONE, TODD & CO'S SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY WEBER'S SUBDIVISION" OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT", AS RECORDED IN LIBER 18 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, AND THE SOUTHERLY 13 FEET OF VACATED PARKMAN AVENUE LYING NORTHERLY OF AND ADJACENT TO SAID LOTS 66 THROUGH 70 INCLUSIVE, BEING PART OF THE "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT", AS RECORDED IN LIBER 1 OF PLATS ON PAGE 108, WAYNE COUNTY RECORDS, ALL BEING LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 70 OF SAID "STONE, TODD & CO'S SUBDIVISION", (LIBER 18 OF PLATS, PAGE 99, WAYNE COUNTY RECORDS), SAID POINT BEING DISTANT (S. 63°48'34" W.) RECORD, S. 63°45'23" W. MEASURED (195 FEET) RECORD, 194.98 FEET MEASURED ALONG THE NORTHERLY LINE OF DELAWARE AVENUE (60 FEET WIDE), FROM THE NORTHWESTERLY CORNER OF WOODWARD AVENUE (100 FEET WIDE) AND SAID DELAWARE AVENUE; PROCEEDING THENCE FROM SAID POINT OF BEGINNING (S. 63°48'34" W.) RECORD, S. 63°45'23" W. MEASURED ALONG THE NORTHERLY LINE OF SAID DELAWARE AVENUE SAID LINE BEING ALSO THE SOUTHERLY LINE OF LOTS 70 THROUGH 66 OF SAID "STONE, TODD, & CO'S SUBDIVISION", A DISTANCE OF (225.00 FEET) RECORD, 224.98 FEET MEASURED TO THE SOUTHWESTERLY CORNER OF SAID LOT 66; THENCE (N. 26°25'12" W.) RECORD, N. 26°30'28" W. MEASURED ALONG THE WESTERLY LINE OF SAID LOT 66 AND ITS NORTHERLY EXTENSION ACROSS THE SOUTHERLY 13.00 FEET OF VACATED PARKMAN AVENUE OF SAID "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT", (LIBER 1 OF PLATS, PAGE 108, WAYNE COUNTY RECORDS), A DISTANCE OF (130.96 FEET) RECORD, 130.56 FEET MEASURED TO A POINT ON THE SOUTHERLY LINE OF AN EAST/WEST PUBLIC ALLEY (20 FEET WIDE); THENCE (N. 63°48'34" E.) RECORD, N. 63°47'31" E. MEASURED ALONG THE SOUTHERLY LINE OF SAID EAST/WEST PUBLIC ALLEY, SAID LINE BEING ALSO THE NORTHERLY LINE OF THE SOUTHERLY 13.00 FEET OF SAID VACATED PARKMAN AVENUE, A DISTANCE OF (225.00 FEET) RECORD, 224.98 FEET MEASURED TO THE POINT OF INTERSECTION OF SAID ALLEY LINE WITH THE WESTERLY LINE OF A NORTH/SOUTH PUBLIC ALLEY (20 FEET WIDE); THENCE (S. 26°25'12" E.) RECORD, S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF SAID NORTH/SOUTH PUBLIC ALLEY, SAID LINE BEING ALSO THE EASTERLY END OF THE SOUTHERLY 13.00 FEET OF VACATED PARKMAN AVENUE OF SAID "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT" AND THE EASTERLY LINE OF LOT 70 OF SAID "STONE, TODD & CO'S SUBDIVISION", A DISTANCE OF (130.96 FEET) RECORD, 130.42 FEET MEASURED TO THE POINT

OF BEGINNING CONTAINING 0.67 ACRES OF LAND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Preserving all other lawful easements, restrictions, and right-of ways of record and all governmental limitations (hereinafter referred to as the "Area of Future Development").

5. Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of the Condominium Subdivision Plan (Exhibit "B") of The Lofts at New Center Condominium, as originally recorded in the office of the Wayne County Register of Deeds shall be deleted in their entirety and the afore described previously recorded Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 shall be of no further force or effect.

6. Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of the Condominium Subdivision Plan (Exhibit "B") of The Lofts at New Center Condominium, as attached hereto identified as Replat No. 1 of Wayne County Condominium Subdivision Plan No. 680, shall, upon recordation in the office of the Wayne County Register of Deeds replace and supersede previously recorded Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of the Condominium Subdivision Plan (Exhibit "B") of The Lofts at New Center Condominium as originally recorded on November 19, 2002.

In all other respects, other than as hereinabove indicated, the Master Deed of The Lofts at New Center Condominium, including the Bylaws and the Condominium Subdivision Plan respectively attached thereto as Exhibits "A" and "B", recorded and amended as aforesaid, is hereby ratified, confirmed and declared.

CHARTER OAK HOMES, INC.

By:




Bernard Gliberman

Its:

President

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

On this 20th day of October, 2003, the foregoing Master Deed was acknowledged before me by Bernard Gliberman the President of Charter Oak Homes, Inc. on behalf of the company.



Patricia A. Gorton, Notary Public,
Wayne County, Michigan
Acting in Oakland County
My commission expires: 10-19-2005

NO INTEREST IN REAL ESTATE IS BEING CONVEYED BY THIS SECOND AMENDMENT TO MASTER DEED THE LOFTS AT NEW CENTER. NO REVENUE STAMPS ARE REQUIRED.

Master Deed drafted by:
Christopher A. Hajek, Esq.
Freeman, Cotton, & Norris, P. C.
33 Bloomfield Hills Parkway, Suite 100
Bloomfield Hills, Michigan 48304
(248) 642-2255

When recorded, return to drafter.

X:\Crosswinds\New Center Lofts\D-New Center - 2nd Amendment 04-28-03.doc

REF. NO. 1 OF
 W/ COUNTY CONDOMINIUM SUBDIVISION PLAN No. 680
 EXHIBIT "B" TO THE AMENDED MASTER DEED FOR:

THE LOFTS AT NEW CENTER CONDOMINIUM

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

**LEGAL DESCRIPTION
 (CURRENT DEVELOPMENT AREA)**

**DESCRIPTION
 PARCEL "A"**

LOTS 3 AND 4 EXCEPT THE EASTERLY 61.01 FEET BEING PART OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS ALSO, LOTS 7, 8 AND 9 EXCEPT THE EASTERLY 61.01 FEET OF "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 17 OF PLATS ON PAGE 22, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BETHUNE AVENUE (60 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (100 FEET WIDE) AND PROCEEDING THENCE (S. 63°07'50" W. RECORD), S. 63°05'04" W. MEASURED ALONG THE NORTH LINE OF SAID BETHUNE AVENUE, SAID LINE BEING ALSO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 61.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF BETHUNE AND SOUTH LINE OF LOT 7 (S. 63°07'50" W. RECORD), S. 63°05'04" W. MEASURED 138.93 FEET MEASURED TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE (N. 26°29'16" W. RECORD), N. 26°30'28" W. MEASURED ALONG THE EAST LINE OF A PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE WEST LINE OF SAID LOTS 7, 8 AND 9, "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT" AND SAID LOTS 3 AND 4 "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", A DISTANCE OF (290.00 FEET RECORD), 290.19 FEET MEASURED TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PALLISTER AVENUE (80 FEET WIDE) AND NORTHERLY LINE OF SAID LOT 3 (N. 63°08'54" E. RECORD), N. 63°05'35" E. MEASURED 138.93 FEET MEASURE; THENCE ALONG A LINE 61.01 FEET WESTERLY OF AND PARALLEL TO SAID WOODWARD AVENUE (S. 26°25'12" E. RECORD), S. 26°30'28" E. MEASURED A DISTANCE OF 290.17 FEET TO THE POINT OF BEGINNING CONTAINING 0.93 ACRES MORE OR LESS.

ATTENTION: COUNTY REGISTER OF DEEDS.
 NOTE:
 THE ASTERISK (*) AS SHOWN IN THE DRAWING INDEX INDICATES NEW OR AMENDED DRAWINGS WHICH ARE REVISED. DATED 04-21-03. THESE DRAWINGS ALONG WITH THIS SUBMISSION ARE TO REPLACE OR TO BE SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.

- INDEX OF DRAWINGS**
- | NO. | TITLE |
|-------|--------------------|
| * 1. | COVER SHEET |
| * 2. | LEGAL DESCRIPTIONS |
| * 3. | LEGAL DESCRIPTIONS |
| * 4. | SURVEY PLAN |
| * 5. | SURVEY PLAN |
| * 6. | SITE PLAN |
| * 7. | SITE PLAN |
| * 8. | UTILITY PLAN |
| * 9. | UTILITY PLAN |
| * 10. | FLOOR PLANS |
| * 11. | PERIMETER PLANS |
| * 12. | CROSS SECTIONS |

DEVELOPER :
 CHARTER OAK HOMES INC., A MICHIGAN CORP.
 41050 VINCENTI COURT
 NOVI, MICHIGAN 48375

SURVEYOR & PREPARER :
 ZEIMET WOZNIAK & ASSOC., INC.
 28450 FRANKLIN ROAD
 SOUTHFIELD, MICHIGAN 48034



Richard A. Hofbess
 RICHARD A. HOFBESS
 PROFESSIONAL SURVEYOR NO. 47955
 ZEIMET-WOZNIAK & ASSOCIATES
 28450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034

EXAMINED AND APPROVED

DATE OCT. 29, 2003

BY D.P. Lane

DANIEL P. LANE
 PLAT ENGINEER

"PROPOSED" 04-21-03

REVISIONS		DATE	BY	DESCRIPTION
NO.	DATE			

THE LOFTS AT NEW CENTER CONDOMINIUM		DATE
NO.	TITLE	DATE
1	COVER SHEET	09/17/03
2	LEGAL DESCRIPTIONS	09/17/03
3	LEGAL DESCRIPTIONS	09/17/03
4	SURVEY PLAN	09/17/03
5	SURVEY PLAN	09/17/03
6	SITE PLAN	09/17/03
7	SITE PLAN	09/17/03
8	UTILITY PLAN	09/17/03
9	UTILITY PLAN	09/17/03
10	FLOOR PLANS	09/17/03
11	PERIMETER PLANS	09/17/03
12	CROSS SECTIONS	09/17/03

LEGAL DESCRIPTIONS
(CURRENT DEVELOPMENT AREA)
PARCEL

LOTS 10, 11, 12, 13, 14 AND 15 OF "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY MICHIGAN. AS DESCRIBED IN LIBER 17 OF PLATS ON PAGE 22 WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SECOND AVENUE (80 FEET WIDE) AND THE NORTHERLY LINE OF BETHUNE AVENUE (60 FEET WIDE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 21 OF SAID "LOTHROP AND DUFFIELD'S SUBDIVISION OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT: THENCE (N. 63°07'50" E. RECORD), N. 63°05'04" E. 300.00 FEET ALONG SAID NORTH LINE OF SAID BETHUNE AVENUE TO THE SOUTHWEST CORNER OF LOT 15; PROCEEDING THENCE FROM SAID POINT OF BEGINNING (N. 26°29'16" W. RECORD) N. 26°30'28" W. 125.11 FEET ALONG THE WEST LINE OF LOT 15 TO A POINT ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE ALONG SAID LINE (N. 63°07'50" E. RECORD) N. 63°05'18" E. 300.00 FEET TO THE NORTHEAST CORNER OF LOT 10, ALSO BEING THE INTERSECTION OF SAID PUBLIC ALLEY AND A PUBLIC ALLEY (20 FEET WIDE) LYING ADJACENT TO THE EASTERLY LINE OF SAID LOT 10; THENCE ALONG THE WEST LINE OF SAID ALLEY AND EAST LINE OF LOT 10 (S. 26°29'16" E. RECORD) S. 26°30'28" E. 125.09 FEET TO A POINT ON SAID NORTH LINE OF BETHUNE AVENUE, ALSO BEING THE SOUTHEAST CORNER OF LOT 10; THENCE ALONG SAID NORTH LINE OF BETHUNE AVENUE (S. 63°07'50" W. RECORD) S. 63°05'04" W. 300.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.86 ACRES MORE OR LESS.

PARCEL "C"

LOTS 5 AND 6 EXCEPT THAT PART DEEDED FOR ALLEY WIDENING, AND THE EAST 1/2 OF LOT 7, ALL BEING PART OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PALLISTER AVENUE (80 FEET WIDE) WITH THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (100 FEET WIDE) AND PROCEEDING THENCE (S. 63°08'54" W. 220.00 RECORD) S. 63°05'35" W. 219.94 FEET MEASURED TO THE NORTHEASTERLY CORNER OF SAID LOT 5 AND POINT OF BEGINNING; THENCE (S. 26°29'16" E. RECORD), S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF A 20 FOOT WIDE PUBLIC ALLEY (141.00 FEET RECORD), 141.10 FEET MEASURED; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST PUBLIC ALLEY (24.00 FEET WIDE, AS WIDENED) (S. 63°07'50" W. RECORD), S. 63°05'18" W. MEASURED 55.00 FEET; THENCE (S. 26°29'16" E. RECORD), S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF THE EASTERLY 5.00 FEET OF SAID LOT 6, A DISTANCE OF 4.00 FEET; THENCE (S. 63°07'50" W. RECORD), S. 63°05'18" W. MEASURED ALONG THE NORTHERLY LINE OF SAID EAST-WEST PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO PART OF THE SOUTHERLY LINE OF LOT 6 AND THE SOUTHERLY LINE OF THE EASTERLY 1/2 OF SAID LOT 7 A DISTANCE OF 70.00 FEET; THENCE (N. 26°29'16" W. RECORD), N. 26°30'28" W. MEASURED ALONG THE WESTERLY LINE OF THE EASTERLY 1/2 OF SAID LOT 7 A DISTANCE OF (145.00 FEET RECORD), 145.11 FEET MEASURED TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7; THENCE (N. 63°08'54" E. RECORD), N. 63°05'35" E. MEASURED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALLISTER AVENUE, SAID LINE BEING ALSO THE NORTHERLY LINE OF THE EASTERLY 1/2 OF SAID LOT 7 AND LOTS 5 & 6 A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.41 ACRES MORE OR LESS.

PARCEL "H"

LOTS 1 AND 2 EXCEPT THE EASTERLY 61.00 FEET BEING PART OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS ALSO, LOTS 3 AND 4 EXCEPT THE EASTERLY 61.00 FEET OF PART OF "STONE, TODD AND CO'S. SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY WEBER'S SUBDIVISION OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT" CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 18 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF PALLISTER AVENUE (80 FEET WIDE) WITH THE WESTERLY LINE OF WOODWARD AVENUE (100 FEET WIDE), SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID "LEGGET'S SUBDIVISION" S. 63°05'35" W. MEASURED, (S. 63°08'54" W. RECORD) ALONG THE NORTHERLY LINE OF SAID PALLISTER AVENUE, SAID LINE BEING ALSO PART OF THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PALLISTER AVENUE AND SOUTHERLY LINE OF LOT 2 S. 63°05'35" W. MEASURED, (S. 63°08'54" W. RECORD) A DISTANCE OF 113.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE N. 26°30'28" W. MEASURED (N. 26°30'22" W. RECORD) ALONG THE EASTERLY LINE OF PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE WESTERLY LINE OF LOTS 2 AND 1 OF SAID "LEGGET'S SUBDIVISION" AND THE WESTERLY LINE OF SAID LOTS 3 AND 4 OF SAID "STONE, TODD & CO'S. SUBDIVISION, A DISTANCE 263.80 FEET MEASURED, (262.45 FEET RECORD) TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N. 63°45'23" E. MEASURED, (N. 63°48'34" E. RECORD) 113.99 FEET ALONG THE SOUTHERLY LINE OF DELEWARE AVENUE (60 FEET WIDE), SAID LINE BEING ALSO THE NORTHERLY LINE OF SAID LOT 3; THENCE S. 26°30'28" E. MEASURED, (S. 26°30'22" E. RECORD) A DISTANCE OF 262.48 FEET TO THE POINT OF BEGINNING CONTAINING 0.689 ACRES.

(FUTURE DEVELOPMENT AREA)

PARCEL "D"

THE EASTERLY 61.01 FEET OF LOTS 3 AND 4, BEING PART OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS. ALSO, THE EASTERLY 61.01 FEET OF LOTS 7, 8 AND 9 OF "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 17 OF PLATS ON PAGE 22, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BETHUNE AVENUE (60 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (100 FEET WIDE) AND PROCEEDING THENCE (S. 63°07'50" W. RECORD), S. 63°05'04" W. MEASURED ALONG SAID NORTH LINE OF BETHUNE AVENUE, SAID LINE BEING ALSO THE SOUTH LINE OF LOT 7 A DISTANCE OF 60.01 FEET; THENCE ALONG A LINE PARALLEL TO SAID WOODWARD AVENUE (N. 26°25'12" W. RECORD), N. 26°30'28" W. MEASURED A DISTANCE OF 290.17 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PALLISTER AVENUE (80 FEET WIDE) AND NORTHERLY LINE OF SAID LOT 3 (N. 63°08'54" E. RECORD), N. 63°05'35" E. MEASURED 60.01 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE, ALSO BEING THE EASTERLY LINE OF LOTS 3 AND 4 "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRE TRACT" AND LOTS 7, 8 AND 9. "LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, 10,000 ACRE TRACT" (S. 26°29'16" E. 290.00 FEET RECORD), S. 26°30'28" E. 290.16 FEET MEASURED TO THE POINT OF BEGINNING CONTAINING 0.40 ACRES MORE OR LESS.



Richard A. Hofkess
RICHARD A. HOFKESS
PROFESSIONAL SURVEYOR NO. 47955
ZEIMER-WOZNIAK & ASSOCIATES
28450 FRANKLIN ROAD SOUTHFIELD,
MICHIGAN 48034

"PROPOSED" 04-21-03

REVISIONS		LEGAL DESCRIPTIONS	SHEET NO. 2
NO.	DATE		

THE LOFTS AT NEW CENTER COMMUNITY

LEGAL DESCRIPTIONS

99176.1

CIVIL ENGINEERS & LAND SURVEYORS
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034
(248) 352-8899

LEGAL DESCRIPTIONS
(FUTURE DEVELOPMENT AREA)

PARCEL "E"

THE EASTERLY 61.00 FEET LOTS 3 AND 4 OF "STONE, TODD & CO'S SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY WEBER'S SUBDIVISION OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF TEN THOUSAND ACRE TRACT," CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 19 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, AND THE EASTERLY 81.00 FEET OF LOTS 1 AND 2 OF "LEGGET'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTION FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT," CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 53, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF PALLISTER AVENUE (80 FEET WIDE) WITH THE WESTERLY LINE OF WOODWARD AVENUE (100 FEET WIDE), SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID "LEGGETS SUBDIVISION"; PROCEEDING THENCE FROM SAID POINT OF BEGINNING S. 63°05'35" W. MEASURED, (S. 63°08'54" W. RECORD) ALONG THE NORTHERLY LINE OF SAID PALLISTER AVENUE, SAID LINE BEING ALSO PART OF THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 81.00 FEET; THENCE N. 26°30'28" W. MEASURED (N. 26°30'22" W. RECORD) A DISTANCE OF 262.48 FEET; THENCE N. 63°45'23" E. MEASURED, (N. 63°48'34" E. RECORD) ALONG THE SOUTHERLY LINE OF DELEWARE AVENUE (60 FEET WIDE), SAID LINE BEING ALSO THE NORTHERLY LINE OF SAID LOT 3 61.00 FEET; THENCE S. 26°30'28" E. MEASURED, (S. 26°30'22" E. RECORD) ALONG THE WESTERLY LINE OF SAID WOODWARD AVENUE (100 FEET WIDE), SAID LINE ALSO BEING THE EASTERLY LINE OF LOTS 3 AND 4 OF SAID "STONE, TODD & CO'S SUBDIVISION" AND LOTS 1 AND 2 OF "LEGGETS SUBDIVISION" A DISTANCE OF 261.77 FEET MEASURED, (261.30 FEET RECORD) TO THE POINT OF BEGINNING CONTAINING 0.367 ACRES.

PARCEL "F"

LOTS 1 AND 2 BLOCK 1 AND THE WESTERLY 33.00 FEET OF LOT 3, BLOCK 1 OF "BECK'S SUBDIVISION OF PART OF QUARTER SECTIONS 55 AND 56, TEN THOUSAND ACRE TRACT", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS ON PAGE 59, WAYNE COUNTY RECORDS AND LOTS 1 AND 2 OF "STONE, TODD & CO'S SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS 55 AND 56 OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY TRACT", AS RECORDED IN LIBER 18 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, INCLUDING VACATED PARKMAN AVENUE LYING SOUTHERLY OF AND ADJACENT TO LOT 1, BLOCK 1, OF SAID "BECK'S SUBDIVISION" AND NORTHERLY OF AND ADJACENT TO LOT 1 OF SAID "STONE, TODD & CO'S SUBDIVISION", BEING PART OF THE "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT", AS RECORDED IN LIBER 1 OF PLATS ON PAGE 108, WAYNE COUNTY RECORDS ALL BEING LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF WOODWARD AVENUE (100 FEET WIDE) THE NORTHERLY LINE OF DELAWARE AVENUE (60 FEET WIDE), SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID "STONE, TODD & CO'S SUBDIVISION" (LIBER 18 OF PLATS, PAGE 99, WAYNE COUNTY RECORDS); PROCEEDING THENCE FROM SAID POINT OF BEGINNING (S. 63°48'34" W.) RECORD, S. 63°45'23" W. MEASURED ALONG THE NORTHERLY LINE OF SAID DELAWARE AVENUE, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF (175.00 FEET) RECORD, 174.98 FEET MEASURED TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE (N. 26°25'12" W.) RECORD, N. 26°30'28" W. MEASURED ALONG THE EASTERLY LINE OF PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE WESTERLY LINE OF LOTS 1 AND 2 OF SAID "STONE, TODD & CO'S SUBDIVISION", THE WESTERLY END OF VACATED PORTION OF PARKMAN AVENUE OF SAID "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT" (LIBER 1 OF PLATS, PAGE 108, WAYNE COUNTY RECORDS) AND THE WEST LINE OF LOTS 1, 2, AND 3, BLOCK 1, OF SAID "BECK'S SUBDIVISION" (LIBER 4 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS), A DISTANCE OF (325.95 FEET) RECORD, 324.59 FEET MEASURED TO THE POINT OF INTERSECTION OF SAID ALLEY LINE WITH THE SOUTHERLY LINE OF SEWARD AVENUE (80 FEET WIDE), AS OCCUPIED, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF SAID LOT 3, AS OCCUPIED; THENCE (N. 63°48'34" E.) RECORD, N. 63°50'39" E. MEASURED ALONG THE SOUTHERLY LINE OF SAID SEWARD AVENUE, AS OCCUPIED, SAID LINE BEING ALSO PART OF THE NORTHERLY LINE OF SAID LOT 3, AS OCCUPIED, A DISTANCE OF 33.00 FEET TO A POINT; THENCE (S. 26°25'12" E.) RECORD, S. 26°30'28" E. MEASURED ALONG THE EASTERLY LINE OF THE WESTERLY 33.00 FEET OF SAID LOT 3, A DISTANCE OF (58.33 FEET) RECORD, 58.11 FEET MEASURED TO A POINT ON THE NORTHERLY LINE OF LOT 2, BLOCK 1 OF SAID SUBDIVISION; THENCE (N. 63°48'34" E.) RECORD, N. 63°48'53" E. MEASURED ALONG PART OF THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF (142.00 FEET) RECORD, 141.98 FEET MEASURED TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE (S. 26°25'12" E.) RECORD, S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF SAID WOODWARD AVENUE, SAID LINE BEING ALSO THE EASTERLY LINE OF SAID LOTS 1 & 2 OF SAID "BECK'S SUBDIVISION", THE EASTERLY END OF SAID VACATED PORTION OF PARKMAN AVENUE AND THE EASTERLY LINE OF LOTS 1 AND 2 OF SAID "STONE, TODD & CO'S SUBDIVISION", A DISTANCE OF (267.62 FEET) RECORD, 266.28 FEET MEASURED TO THE POINT OF BEGINNING CONTAINING 1.11 ACRES SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "G"

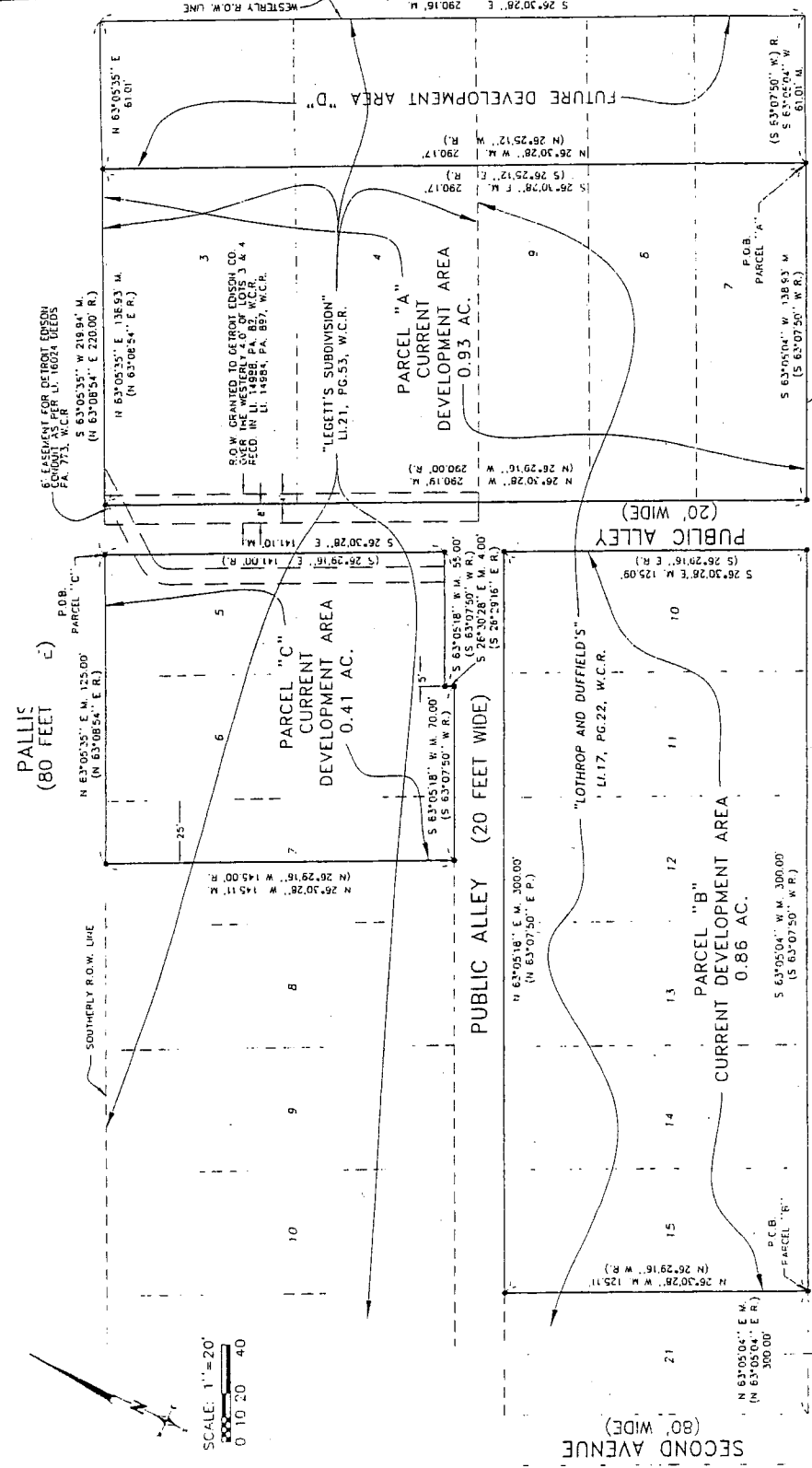
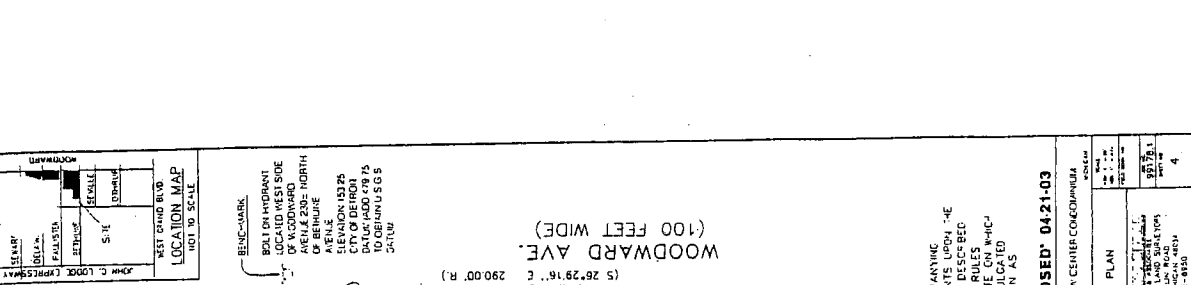
LOTS 66 THROUGH 70 INCLUSIVE OF "STONE, TODD & CO'S SUBDIVISION OF LOTS 1, 2 AND 3 OF PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT AND LOTS 41, 42, 43 AND 44 OF HENRY WEBER'S SUBDIVISION" OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX OF THE TEN THOUSAND ACRE TRACT", AS RECORDED IN LIBER 18 OF PLATS ON PAGE 99, WAYNE COUNTY RECORDS, AND THE SOUTHERLY 13 FEET OF VACATED PARKMAN AVENUE LYING NORTHERLY OF AND ADJACENT TO SAID LOTS 66 THROUGH 70 INCLUSIVE, BEING PART OF THE "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT", AS RECORDED IN LIBER 1 OF PLATS ON PAGE 108, WAYNE COUNTY RECORDS, ALL BEING LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 70 OF SAID "STONE, TODD & CO'S SUBDIVISION", (LIBER 18 OF PLATS, PAGE 99, WAYNE COUNTY RECORDS), SAID POINT BEING DISTANT (S. 63°48'34" W.) RECORD, S. 63°45'23" W. MEASURED (195 FEET) RECORD, 194.98 FEET MEASURED ALONG THE NORTHERLY LINE OF DELAWARE AVENUE (60 FEET WIDE), FROM THE NORTHWESTERLY CORNER OF WOODWARD AVENUE (100 FEET WIDE) AND SAID DELAWARE AVENUE; PROCEEDING THENCE FROM SAID POINT OF BEGINNING (S. 63°48'34" W.) RECORD, S. 63°45'23" W. MEASURED ALONG THE NORTHERLY LINE OF SAID DELAWARE AVENUE SAID LINE BEING ALSO THE SOUTHERLY LINE OF LOTS 70 THROUGH 66 OF SAID "STONE, TODD, & CO'S SUBDIVISION", A DISTANCE OF (225.00 FEET) RECORD, 224.98 FEET MEASURED TO THE SOUTHWESTERLY CORNER OF SAID LOT 66; THENCE (N. 26°25'12" W.) RECORD, N. 26°30'28" W. MEASURED ALONG THE WESTERLY LINE OF SAID LOT 66 AND ITS NORTHERLY EXTENSION ACROSS THE SOUTHERLY 13.00 FEET OF VACATED PARKMAN AVENUE OF SAID "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT", (LIBER 1 OF PLATS, PAGE 108, WAYNE COUNTY RECORDS), A DISTANCE OF (130.96 FEET) RECORD, 130.56 FEET MEASURED TO A POINT ON THE SOUTHERLY LINE OF AN EAST/WEST PUBLIC ALLEY (20 FEET WIDE); THENCE (N. 63°48'34" E.) RECORD, N. 63°47'31" E. MEASURED ALONG THE SOUTHERLY LINE OF SAID EAST/WEST PUBLIC ALLEY, SAID LINE BEING ALSO THE NORTHERLY LINE OF THE SOUTHERLY 13.00 FEET OF SAID VACATED PARKMAN AVENUE, A DISTANCE OF (225.00 FEET) RECORD, 224.98 FEET MEASURED TO THE POINT OF INTERSECTION OF SAID ALLEY LINE WITH THE WESTERLY LINE OF A NORTH/SOUTH PUBLIC ALLEY (20 FEET WIDE); THENCE (S. 26°25'12" E.) RECORD, S. 26°30'28" E. MEASURED ALONG THE WESTERLY LINE OF SAID NORTH/SOUTH PUBLIC ALLEY, SAID LINE BEING ALSO THE EASTERLY END OF THE SOUTHERLY 13.00 FEET OF VACATED PARKMAN AVENUE OF SAID "PLAT OF CENTER PART OF QUARTER SECTIONS FIFTY FIVE AND FIFTY SIX IN THE TEN THOUSAND ACRE TRACT" AND THE EASTERLY LINE OF LOT 70 OF SAID "STONE, TODD & CO'S SUBDIVISION", A DISTANCE OF (130.96 FEET) RECORD, 130.42 FEET MEASURED TO THE POINT OF BEGINNING CONTAINING 0.67 ACRES OF LAND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

"PROPOSED" 04-21-03



Richard A. Hofess
RICHARD A. HOFESS
PROFESSIONAL SURVEYOR NO. 47955
ZENET-WOZNIAK & ASSOCIATES
28450 FRANKLIN ROAD SOUTHFIELD,
MICHIGAN 48034

REVISIONS			THE LOFTS AT NEW CENTER CONDOMINIUM	
REV	DATE	BY	DESCRIPTION	SCALE
			LEGAL DESCRIPTIONS	
			CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 322-8950	98178.1
				3



SCALE: 1" = 20'
0 10 20 40

WOODWARD AVE. (100 FEET WIDE)
 (S 26°29'16" E, 290.00' R.)
 (S 63°07'50" W, 61.01' M.)

WESTERNLY R.O.W. LINE

BENCH-MARK
 BOLT ON HYDRANT
 LOCATED WEST SIDE
 OF WOODWARD
 AVENUE
 NORTH
 OF BETHUNE
 AVENUE
 ELEVATION 152.28
 DATE: 06/09/75
 TO: OBERHANNUS & SONS

R.O.W. GRANTED TO DETROIT EDISON CO. OVER THE WESTERNLY R.O.W. OF LOTS 3 & 4 RECD IN LI. 14888, PA. 897, W.C.R.

CERTIFICATION
 I, MADRIGUS A. WOZNIAK, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS THE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 4930, AS SHOWN IN THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION (THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED) OR (THAT THERE ARE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY DESCRIBED WHICH HAVE BEEN IDENTIFIED AND LOCATED BY THIS SURVEY AND WHICH ARE SHOWN TO BE SUBJECT TO THE PUBLIC ACTS OF 1978 BUT SHALL BE WITHIN ONE YEAR OF THE DATE ON WHICH PROVIDED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1978. THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978. THAT THE BEARINGS, AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978.

NOTES
 1. THE SYMBOL INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1/2 DIAMETER STEEL ROD 3' LONG ENCASED IN A 4' DIAMETER CONCRETE CYLINDER)
 2. UNITS 1/16 MUST BE BUILT
 3. UNITS 1/8" THOUGH NEED NOT BE BUILT
 4. BEARINGS ARE IN RELATIONSHIP TO BEASLE BOY CENTERLINE OF BETHUNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 195, LI. 22258, PA. 695, W.C.R.

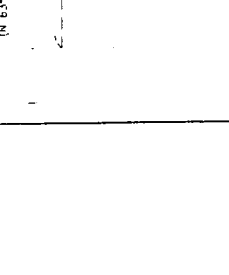
PROPOSED 04-21-03
 THE LOTS AT NEW CENTER CONDOMINIUM
 SURVEY PLAN
 P.M. CHUBERT & LANG SURVEYORS
 1 SOUTHFIELD, MICHIGAN 48034
 (248) 222-8928

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

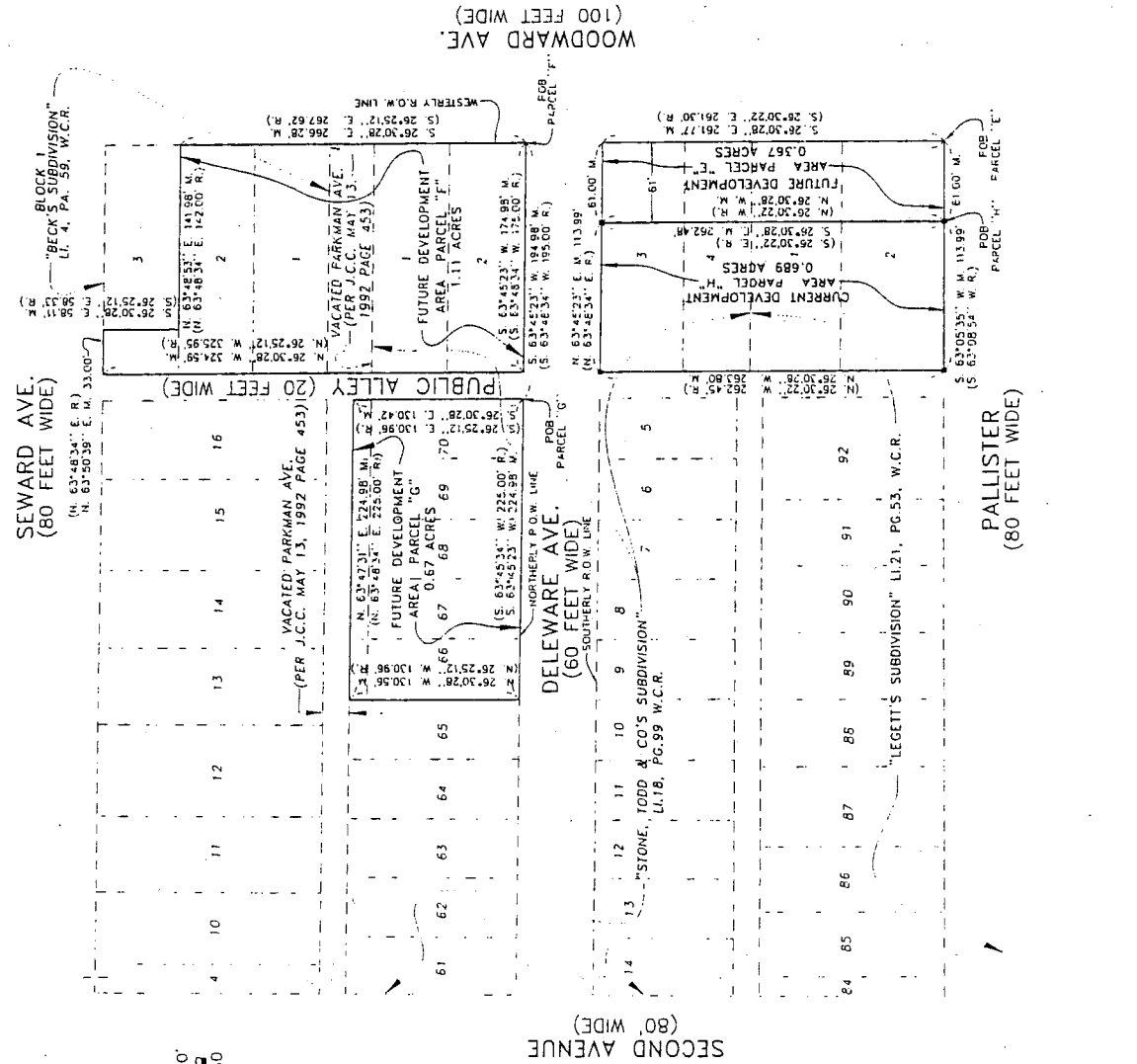
DATE: 04-21-03

Richard A. Wozniak
 RICHARD A. WOZNIAK
 PROFESSIONAL SURVEYOR NO. 47955
 21000 WOODWARD AVENUE
 SOUTHFIELD, MICHIGAN 48034



NOTES

- 1 THE SYMBOL "*" INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1.2" DIAMETER STEEL ROD 3" LONG, ENCASED IN A 1.2" DIAMETER CONCRETE CYLINDER)
- 2 UNITS 1-16 MUST BE BUILT
- 3 UNITS 17-27 THOUGH "NEED NOT BE BUILT"
- 4 BEARINGS ARE IN RELATIONSHIP TO SEVILLE ROAD CONDOMINIUM, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLATING 185, L1 222E PL. 85, W.C.R.



SCALE: 1"=40'
 0 20 40 80

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 28450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034

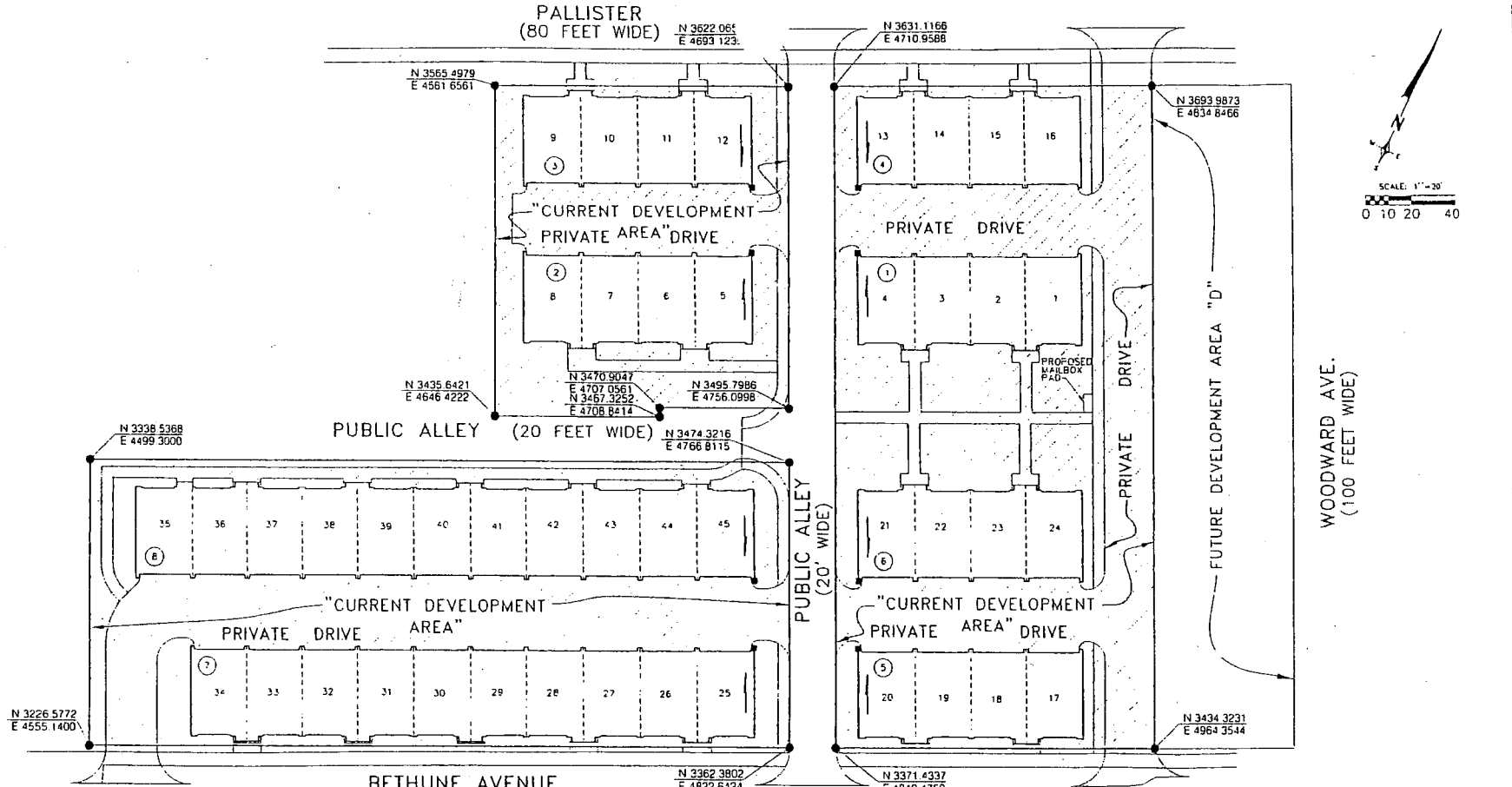


"PROPOSED" 04-21-03

REVISIONS		THE LOT'S AT THE CENTER CONDOMINIUM	
NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

SURVEY PLAN

CIVIL ENGINEER & LAND SURVEYOR
 RICHARD A. HOFSEES
 SOUTHFIELD, MICHIGAN 48034
 (248) 357-8850



NOTES

1. ALL GENERAL COMMON ELEMENT AREAS ARE LANDSCAPED EXCEPT THOSE WHICH ARE PAVED OR SHOWN OTHERWISE
2. REFER TO FLOOR PLANS FOR BUILDING LAYOUT, UNIT TYPES AND FIRST FLOOR ELEVATIONS
3. REFER TO SURVEY PLAN (SHEET 2) FOR OVERALL VIEW OF PROPOSED FUTURE DEVELOPMENT AREA
4. UNITS 1, 2, 3, 4, 13, 14, 15 AND 16 MUST BE BUILT AND THEIR APPURTENANT COMMON ELEMENTS MUST BE BUILT. ALL REMAINING UNITS AND THEIR APPURTENANT COMMON ELEMENTS NEED NOT BE BUILT.

LEGEND

- UNIT NUMBERING AS SHOWN ON THIS SHEET REFLECTS LOWER LEVEL (GARAGE LEVEL)
- SEE FLOOR PLANS OF BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 FOR DETAILED LOCATION OF UNIT NUMBERS
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - BUILDING COORDINATE LOCATION
 - BUILDING BEARING DIRECTION
 - BUILDING DESIGNATION
 - UNIT DESIGNATION

BUILDING DESIGNATION

NO.	NORTHING	EASTING	BEARING	BUILDING FINISH GRADE ELEVATION/GARAGE DOOR
1	3570.31	4752.46	N 26°54'25" W	152.74
2	3549.54	4711.51	N 26°54'25" W	152.74
3	3575.46	4698.89	S 26°54'25" E	152.74
4	3596.24	4739.84	S 26°54'25" E	152.74
5	3415.49	4829.68	N 26°54'58" W	152.33
6	3441.42	3817.06	S 26°54'58" E	152.33
7	3395.99	4789.30	N 26°54'58" W	152.33
8	3420.92	4776.68	S 26°54'58" W	152.33



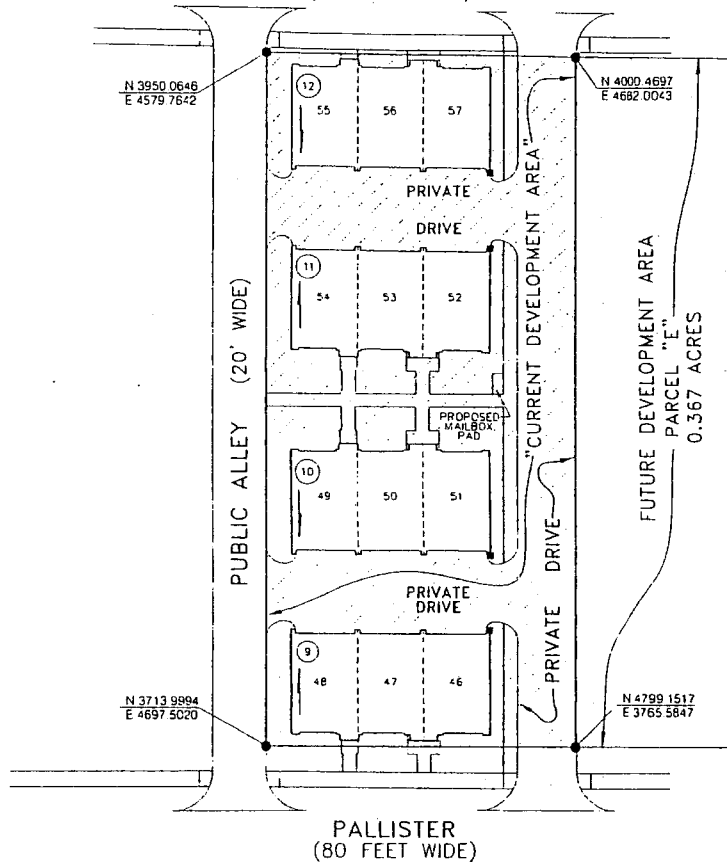
Richard A. Hofsees
 RICHARD A. HOFSEES
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 ZEHEIT-WOZNIK & ASSOCIATES
 28450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034

"PROPOSED" 04-21-03

REVISIONS			THE LOFTS AT NEW CENTER CONDOMINIUM	
NO.	DATE	BY	DESCRIPTION	SCALE

SITE PLAN	
NO. OF UNITS	16
NO. OF COMMON AREAS	1
NO. OF GARAGE SPACES	16
NO. OF STAIRWAYS	1
NO. OF ELEVATORS	1
NO. OF ENTRANCES	1
NO. OF EXITS	1
NO. OF VENTILATION UNITS	1
NO. OF MECHANICAL UNITS	1
NO. OF ELECTRICAL UNITS	1
NO. OF PLUMBING UNITS	1
NO. OF FIRE ALARMS	1
NO. OF SMOKE DETECTORS	1
NO. OF SECURITY UNITS	1
NO. OF ACCESSORIES	1
NO. OF OTHER UNITS	1
NO. OF TOTAL UNITS	16

DELEWARE AVE.
(60 FEET WIDE)



N 3950 0646
E 4579 7642

N 4000 4697
E 4682 0043

N 3713 9894
E 4697 5020

N 4799 1517
E 3765 5847

PUBLIC ALLEY (20' WIDE)

PRIVATE DRIVE

CURRENT DEVELOPMENT AREA

PRIVATE DRIVE

FUTURE DEVELOPMENT AREA
PARCEL "E"
0.367 ACRES

WOODWARD AVE.
(100 FEET WIDE)

PALLISTER
(80 FEET WIDE)

N 3622 0657
E 4693 1239

N 3631 1166
E 4710 9588

NOTES

1. ALL GENERAL COMMON ELEMENT AREAS ARE LANDSCAPED EXCEPT THOSE WHICH ARE PAVED OR SHOWN OTHERWISE
2. REFER TO FLOOR PLANS FOR BUILDING LAYOUT, UNIT TYPES AND FIRST FLOOR ELEVATIONS
N 3693 9873
E 4834 8466
3. REFER TO SURVEY PLAN (SHEET 2) FOR OVERALL VIEW OF PROPOSED FUTURE DEVELOPMENT AREA
4. UNITS 1, 2, 3, 4, 13, 14, 15, AND 16 MUST BE BUILT AND THEIR APPURTENANT COMMON ELEMENTS MUST BE BUILT. ALL REMAINING UNITS AND THEIR APPURTENANT COMMON ELEMENTS NEED NOT BE BUILT.

BUILDING DESIGNATION

NO	NORTHING	EASTING	BEARING	BUILDING FINISH GRADE ELEVATION @ GARAGE DOOR
8	3796 90	4751 06	N 2E 54 29' W	153 03
10	3816 06	4738 52	S 26 54 25' E	153 03
11	3921 23	4686 37	N 26 14 37' W	152 63
12	3946 95	4673 33	S 26 14 37' E	152 63

LEGEND

- [Symbol] UNIT NUMBERING AS SHOWN ON THIS SHEET REFLECTS LOWER LEVEL (GARAGE LEVEL)
- [Symbol] SEE FLOOR PLANS OF BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12 FOR DETAILED LOCATION OF UNIT NUMBERS
- [Symbol] GENERAL COMMON ELEMENT
- [Symbol] LIMITED COMMON ELEMENT
- [Symbol] BUILDING COORDINATE LOCATION
- [Symbol] BUILDING BEARING DIRECTION
- [Symbol] BUILDING DESIGNATION
- [Symbol] UNIT DESIGNATION



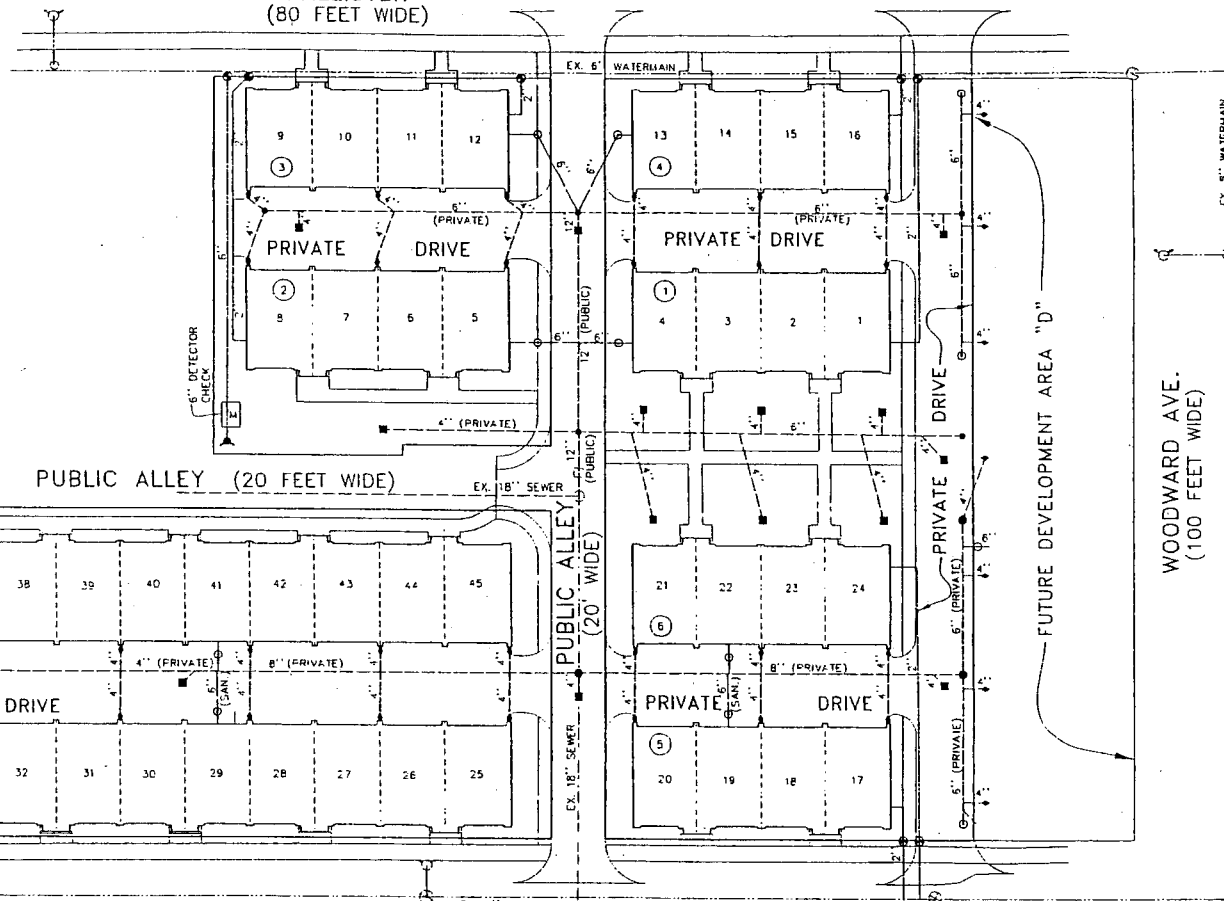
Richard A. Hofseess
RICHARD A. HOFSEESS
PROFESSIONAL SURVEYOR NO. 47955
ZEIMET-WOZNIAK & ASSOCIATES
28450 FRANKLIN ROAD SOUTHFIELD,
MICHIGAN 48034

'PROPOSED' 04-21-03

REVISIONS			THE LOFTS AT NEW CENTER CO-OP/CONDO	
NO.	DATE	BY	DESCRIPTION	DATE

SITE PLAN		SCALE 1" = 40'
CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 252-8950		DATE 04/21/03
PROJECT NO. 99178.1		SHEET NO. 7

PALLISTER
(80 FEET WIDE)



PUBLIC ALLEY (20 FEET WIDE)

BETHUNE AVENUE
(60 FEET WIDE)

LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- CLEANOUT
- MANHOLE
- CATCH BASIN
- GATE VALVE
- FIRE HYDRANT
- ROOF DRAIN
- BUILDING DESIGNATION

NOTES

1. EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE FROM EXISTING RECORDS. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
2. SANITARY SEWER SERVICE LEADS ARE 6"
3. ALL GAS, TELEPHONE, ELECTRIC AND CABLE TV AND ALL GAS, ELECTRIC AND WATER METERS WILL BE SHOWN ON AS-BUILT DRAWINGS.
4. THIS SITE DOES NOT LIE WITHIN A FEDERALLY ESTABLISHED FLOOD PLAIN HAZARD AREA.
5. UTILITIES FOR UNITS 1, 2, 3, 4, 13, 14, 15, 16 MUST BE BUILT. ALL REMAINING UTILITIES NEED NOT BE BUILT.

UTILITY	SOURCE
WATER MAIN	ZEMET-WOZNIAK & ASSOC
STORM SEWER	ZEMET-WOZNIAK & ASSOC
SANITARY SEWER	ZEMET-WOZNIAK & ASSOC
CLEANOUT	ZEMET-WOZNIAK & ASSOC
MANHOLE	ZEMET-WOZNIAK & ASSOC
CATCH BASIN	ZEMET-WOZNIAK & ASSOC
GATE VALVE	ZEMET-WOZNIAK & ASSOC
FIRE HYDRANT	ZEMET-WOZNIAK & ASSOC
ROOF DRAIN	ZEMET-WOZNIAK & ASSOC
BUILDING DESIGNATION	ZEMET-WOZNIAK & ASSOC



Richard A. Hofsess
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 MICHIGAN 48034

"PROPOSED" 04-21-03

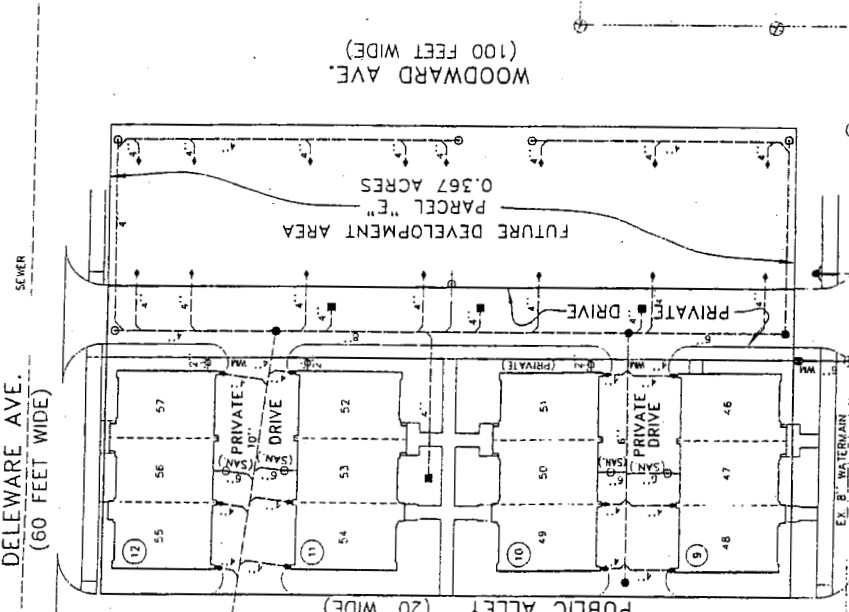
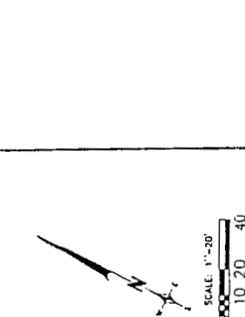
REVISIONS		REVISIONS	DATE	BY

THE LOFTS AT NEW CENTER CONDOMINIUM		DATE	BY

UTILITY PLAN

CIVIL ENGINEERS & LAND SURVEYORS
 28450 FRANKLIN ROAD
 SOUTHFIELD, MICHIGAN 48034
 (248) 352-9920

98178.1
 8



PALLISTER
(80 FEET WIDE)

LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- CLEANOUT
- MANHOLE
- CATCH BASIN
- GATE VALVE
- FIRE HYDRANT
- ROOF DRAIN
- BUILDING DESIGNATION
- WATER SHUT-OFF

NOTES

1. EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLAN ARE FROM EXISTING RECORDS. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
2. SANITARY SEWER SERVICE LEADS ARE 6"
3. ALL GAS, TELEPHONE, ELECTRIC AND CABLE TV AND ALL GAS, ELECTRIC AND WATER METERS WILL BE SHOWN ON AS BUILT DRAWINGS.
4. THIS SITE DOES NOT LIE WITHIN A FEDERALLY ESTABLISHED FLOOD PLAIN HAZARD AREA.
5. UTILITIES FOR PARCELS 1, 2, 3, 4, 13, 14, 15 MUST BE BUILT. ALL REMAINING UTILITIES NEED NOT BE BUILT.

UTILITY	SOURCE
WATER MAIN	ZEMET WODZINK & ASSOC
STORM SEWER	ZEMET WODZINK & ASSOC
SANITARY SEWER	ZEMET WODZINK & ASSOC
GAS MAIN	TO BE SHOWN ON AS BUILT DWGS
TELEPHONE	TO BE SHOWN ON AS BUILT DWGS
CABLE TV	TO BE SHOWN ON AS BUILT DWGS



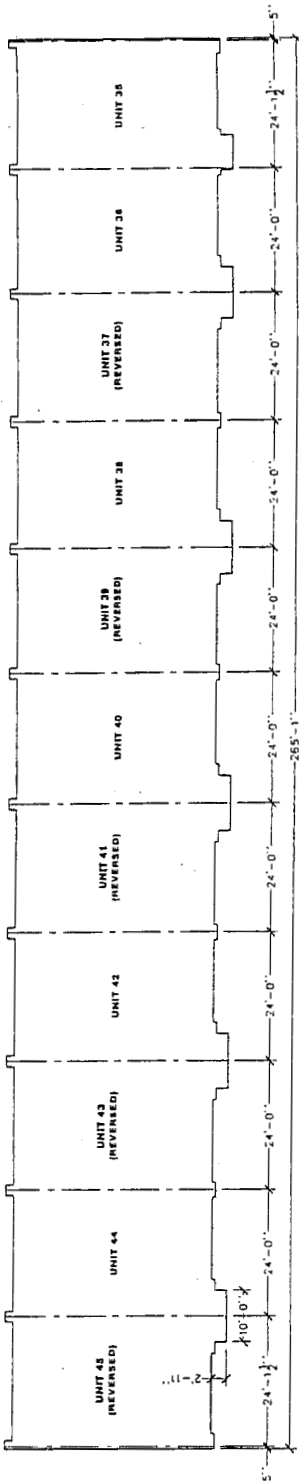
Richard A. Wozniak
 RICHARD A. WOZNIAK
 PROFESSIONAL ENGINEER NO. 28955
 ZEMET-WOZNIAK & ASSOCIATES
 28450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034

"PROPOSED" 04-21-03

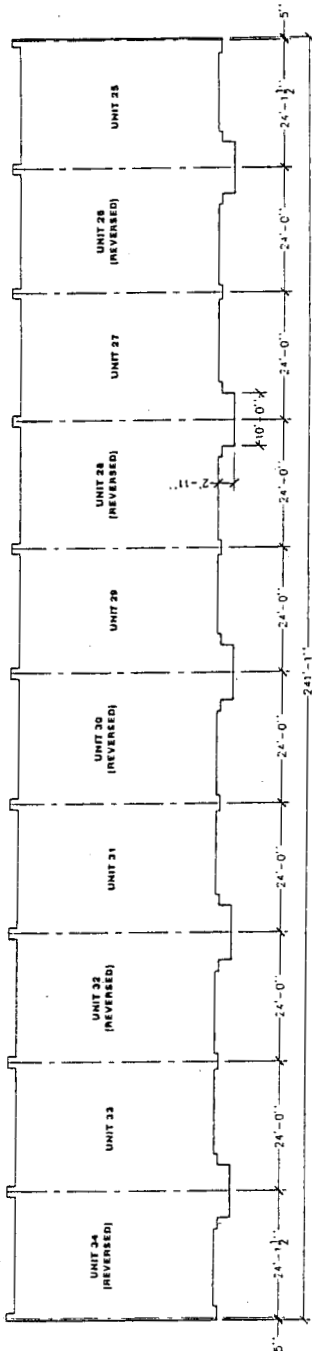
NO.	DATE	DESCRIPTION
1	04-21-03	UTILITY PLAN

THE LOPEL TREY CENTER COMPANY
 CIVIL ENGINEERS & LAND SURVEYORS
 500 SHILOH ROAD, SUITE 100
 SOUTHFIELD, MICHIGAN 48034
 (248) 352-8800

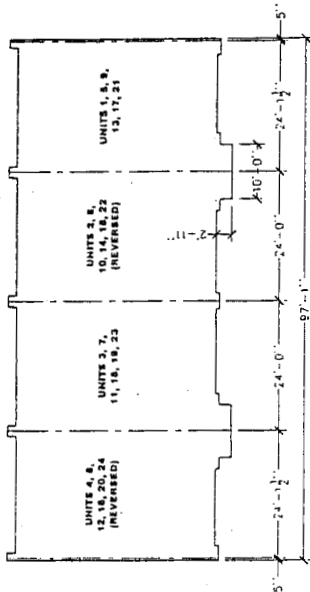
SCALE: 1"=10'
 0 5 10 20



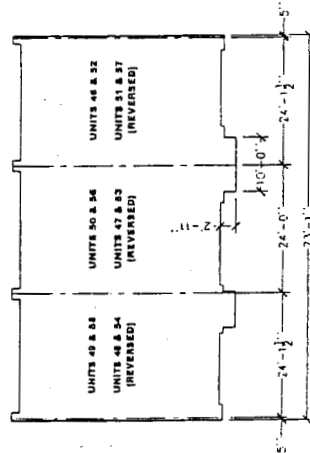
BUILDING NUMBER 7



BUILDING NUMBER 8



BUILDING NUMBERS 1, 2, 3, 4, 5 & 6



BUILDING NUMBERS 9, 10, 11, & 12

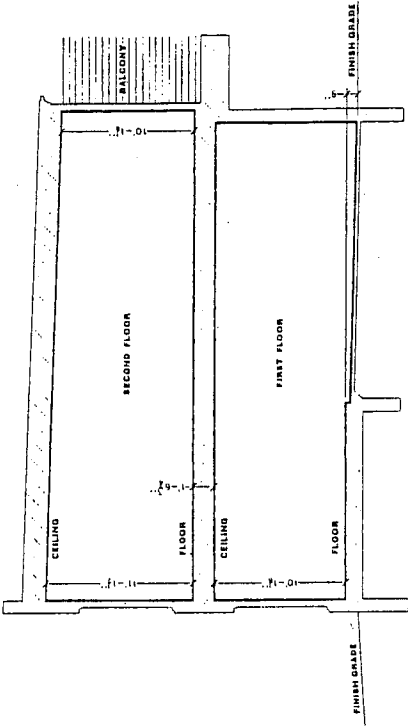
Richard A. Hoffmann
 RICHARD A. HOFFMANN, ARCHITECT
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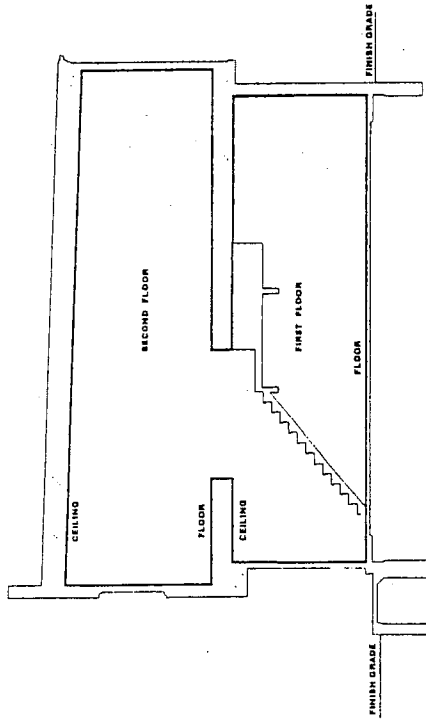
PROPOSED 04-21-03

REVISIONS		DATE		BY	CHKD.
No.	Description	Month	Year		

THE LOFT AT NEW CENTRE CO-COMMUNAL PERIMETER PLANS
 CIVIL ENGINEER & ARCHITECT
 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034
 (248) 352-8550



CROSS SECTION B-B



CROSS SECTION A-A

SCALE: 1" = 4'
 0 2 4 8

LEGEND

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

NOTES

1. ALL OWNERSHIP LINES ARE 90° TO EACH OTHER.
2. REFER TO CROSS SECTIONS (S-E-E1) FOR UNIT VERTICAL DIMENSIONS.



Richard A. Hoffmann
 RICHARD A. HOFFMANN
 PROFESSIONAL SURVEYOR NO. 47855
 ZEMET-WOZNIAK & ASSOCIATES
 28450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034

"PROPOSED" 04-21-03

SECTIONS		THE LOFTS AT NEW CENTER COMMUNITY	
NO.	DATE	BY	CHKD.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

CROSS SECTIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

RICHARD A. HOFFMANN
 CIVIL ENGINEER & LAND SURVEYOR
 LICENSE NO. 47855
 EXPIRES 12/31/03
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