

JUL 29 2004

Li-41025 Pa-59
204413978 7/29/2004
Bernard J. Youngblood
Wayne Co. Register of Deeds

\$67.00 DEED
Receipt #2069753
RECORDED
BERNARD J. YOUNGBLOOD, REGISTER OF DEEDS
WAYNE COUNTY, MI
\$6.00 REINDEMENTATION
\$1.00 COPY FEE

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THIRD AMENDMENT TO MASTER DEED THE LOFTS AT NEW CENTER CONDOMINIUM

This Third Amendment to Master Deed of The Lofts at New Center is made and executed on this 19th day of July, 2004, 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 37054, Pages 131 - 206 inclusive, the First Amendment to Master Deed, recorded January 9, 2003 in Liber 37248, Pages 209 - 211 inclusive and Second Amendment to Master Deed, recorded October 30, 2003 in Liber 39266, Pages 3 - 27 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:

1. This Third Amendment to the Master Deed of The Lofts at New Center adds the following parcels of land to the current development area:

7-29-04
PER ASSESSORS Loft LEGAL DESCRIPTION
LAND BEING ADDED
02001729. REPLAT #2 - PARCEL "D"

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT
No. 9451 Replating Date 7-29-04
WAYNE COUNTY TREASURER Clerk Wm...

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:

This is to certify that there are no tax liens or titles on this property and that taxes are paid for FIVE YEARS previous to date of this instrument.

JUL 29 2004

No. 1045 Clerk M. Ward
Treasurer, City of Detroit

EXAMINED AND APPROVED
DATE JUL 27 2004

BY DAN P. LANE
DANIEL P. LANE
PLAT ENGINEER

R MDA 87612 27/04 A & L

07-29-2004 11:11:31

DEED'S

306

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 0.406 ACRES MORE OR LESS.

7-29-04
PER ASSESSORS *SK*

02001728.

**LEGAL DESCRIPTION
LAND BEING ADDED
REPLAT #2 - 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 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" 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 "LEGGET'S SUBDIVISION" A DISTANCE OF 261.77 FEET MEASURED, (261.30 FEET RECORD) TO THE POINT OF BEGINNING CONTAINING 0.367 ACRES.

2. 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 82 attached Condominium Units, with Units 58 through 82 inclusive (25 units) being added by the Third Amendment, with private entryways, located in fourteen 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.

3. 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 "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.

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 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" 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 "LEGGET'S SUBDIVISION" A DISTANCE OF 261.77 FEET MEASURED, (261.30 FEET RECORD) TO THE POINT OF BEGINNING CONTAINING 0.367 ACRES.

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.

4. 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	1.2195	18	1.2195
2	1.2195	19	1.2195

3	1.2195	20	1.2195
4	1.2195	21	1.2195
5	1.2195	22	1.2195
6	1.2195	23	1.2195
7	1.2195	24	1.2195
8	1.2195	25	1.2195
9	1.2195	26	1.2195
11	1.2195	27	1.2195
12	1.2195	28	1.2195
13	1.2195	29	1.2195
14	1.2195	30	1.2195
15	1.2195	31	1.2195
16	1.2195	32	1.2195
17	1.2195	33	1.2195
34	1.2195	56	1.2195
35	1.2195	57	1.2195
36	1.2195	58	1.2195
37	1.2195	59	1.2195
38	1.2195	60	1.2195
39	1.2195	61	1.2195
40	1.2195	62	1.2195

41	1.2195	63	1.2195
42	1.2195	64	1.2195
43	1.2195	65	1.2195
44	1.2195	66	1.2195
45	1.2195	67	1.2195
46	1.2195	68	1.2195
47	1.2195	69	1.2195
48	1.2195	70	1.2195
49	1.2195	71	1.2195
50	1.2195	72	1.2195
51	1.2195	73	1.2195
52	1.2195	74	1.2195
53	1.2195	75	1.2195
54	1.2195	76	1.2195
55	1.2195	77	1.2195
78	1.2195	81	1.2195
79	1.2195	82	1.2195
80	1.2195	TOTAL	100

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.

5. 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 "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").

6. Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, and 15 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, 13, 14, and 15 shall be of no further force or effect.

7. Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14 and 15 of the Condominium Subdivision Plan (Exhibit "B") of The Lofts at New Center Condominium, as attached hereto identified as Replat No. 2 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, 13, 14, and 15 of the Condominium Subdivision Plan (Exhibit "B") of The Lofts at New Center Condominium as originally recorded on November 19, 2002, and amended on October 30, 2003.

REMAINDER OF PAGE INTENTIONALLY BLANK

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 19th day of July, 2004, 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 THIRD 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 - 3rd Amendment 07-14-2004.doc

LEGAL DESCRIPTIONS (CURRENT DEVELOPMENT AREA)

PARCEL 3.

LINEN 17 OF PLATS ON PAGE 22 OF RECORDS AS DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE EASTERN LINE OF SECTION 55 AND 56, 10,000 ACRES TRACT, CITY OF DETROIT, WAYNE COUNTY MICHIGAN, AS DESCRIBED IN...

PARCEL 4.

LOTS 5 AND 6 EXCEPT THAT PART DEEDED FOR ALLEY WIDENING, AND THE EAST 1/2 OF LOT 7, ALL BEING PART OF LEGGETT'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRES TRACT, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 23, WAYNE COUNTY RECORDS, AND 4 EXCEPT THE EASTERN 61.00 FEET OF PART OF STONE, TODD AND CO'S...

PARCEL 5.

LOTS 1 AND 2 EXCEPT THE EASTERN 61.00 FEET BEING PART OF LEGGETT'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRES TRACT, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 23 OF RECORDS, AND 3 AND 4 EXCEPT THE EASTERN 61.00 FEET OF PART OF STONE, TODD AND CO'S...

PARCEL 6 - LAND BEING ADDED BY THIS REPLAT

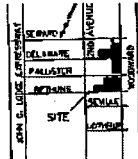
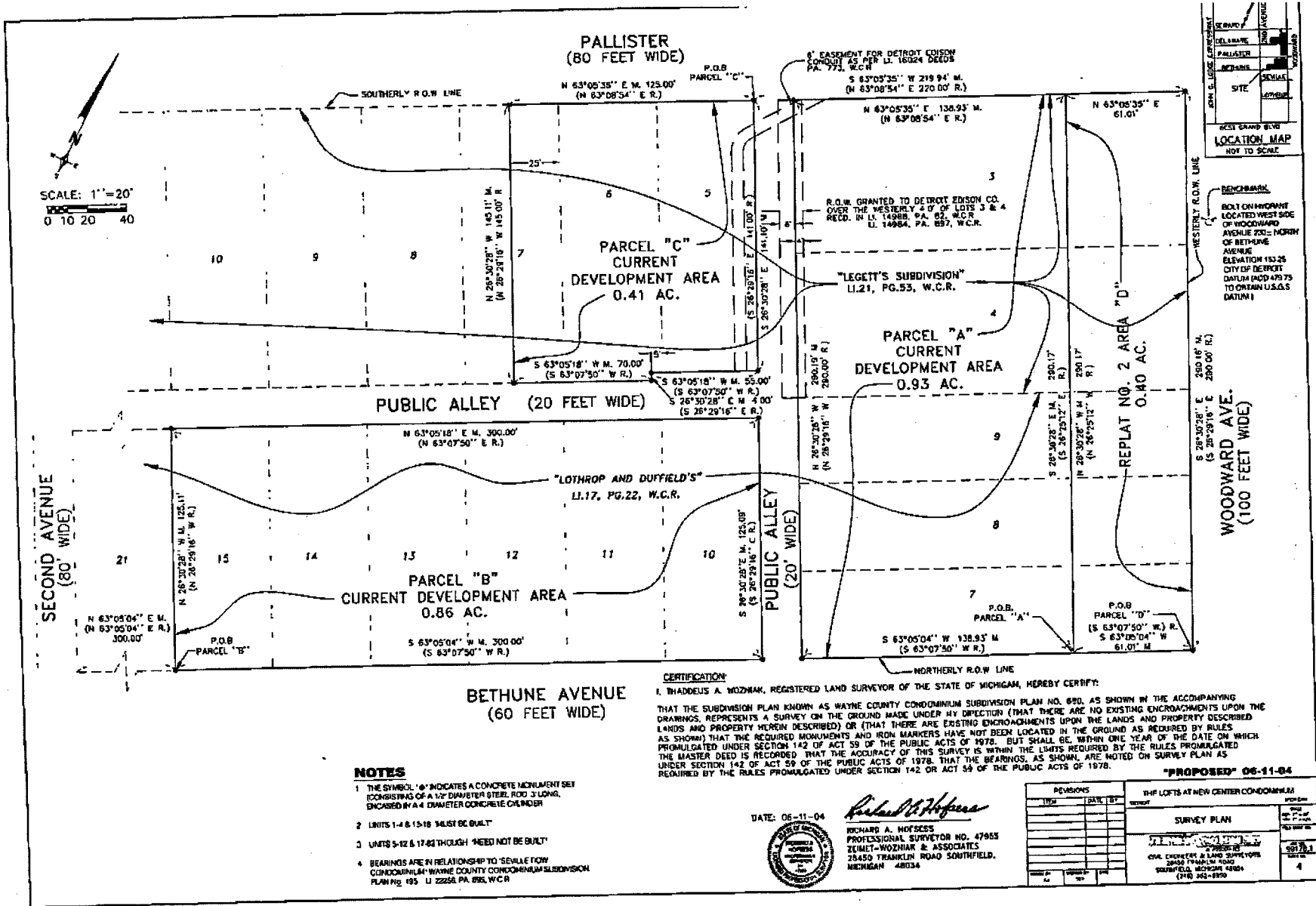
THE EASTERN 61.01 FEET OF LOTS 3 AND 4, BEING PART OF LEGGETT'S SUBDIVISION OF PART OF HENRY WEBER'S SUBDIVISION OF PART OF SECTIONS 55 AND 56, 10,000 ACRES TRACT, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 21 OF PLATS ON PAGE 23, WAYNE COUNTY RECORDS, AND 5, 10,000 ACRES TRACT, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 17 OF PLATS ON PAGE 22, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPOSED 08-11-04

Table with columns: LEGAL DESCRIPTIONS, AREA, and other details. Includes 'THE LOTS AT NEW CENTER COMMUNITY'.

Signature and professional information for Richard A. Hoffess, Professional Surveyor No. 17555, State of Michigan.





REPLAT NO. 2
LOCATION MAP
NOT TO SCALE

BENCHMARK
BOLT ON HYDRANT
LOCATED WEST SIDE
OF WOODWARD
AVENUE 302' NORTH
OF BETHUNE
AVENUE
ELEVATION 153.25
CITY OF DETROIT
DATUM (ADD 475.75
TO OBTAIN U.S.G.S
DATUM)

280'19" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'19" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'19" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'19" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

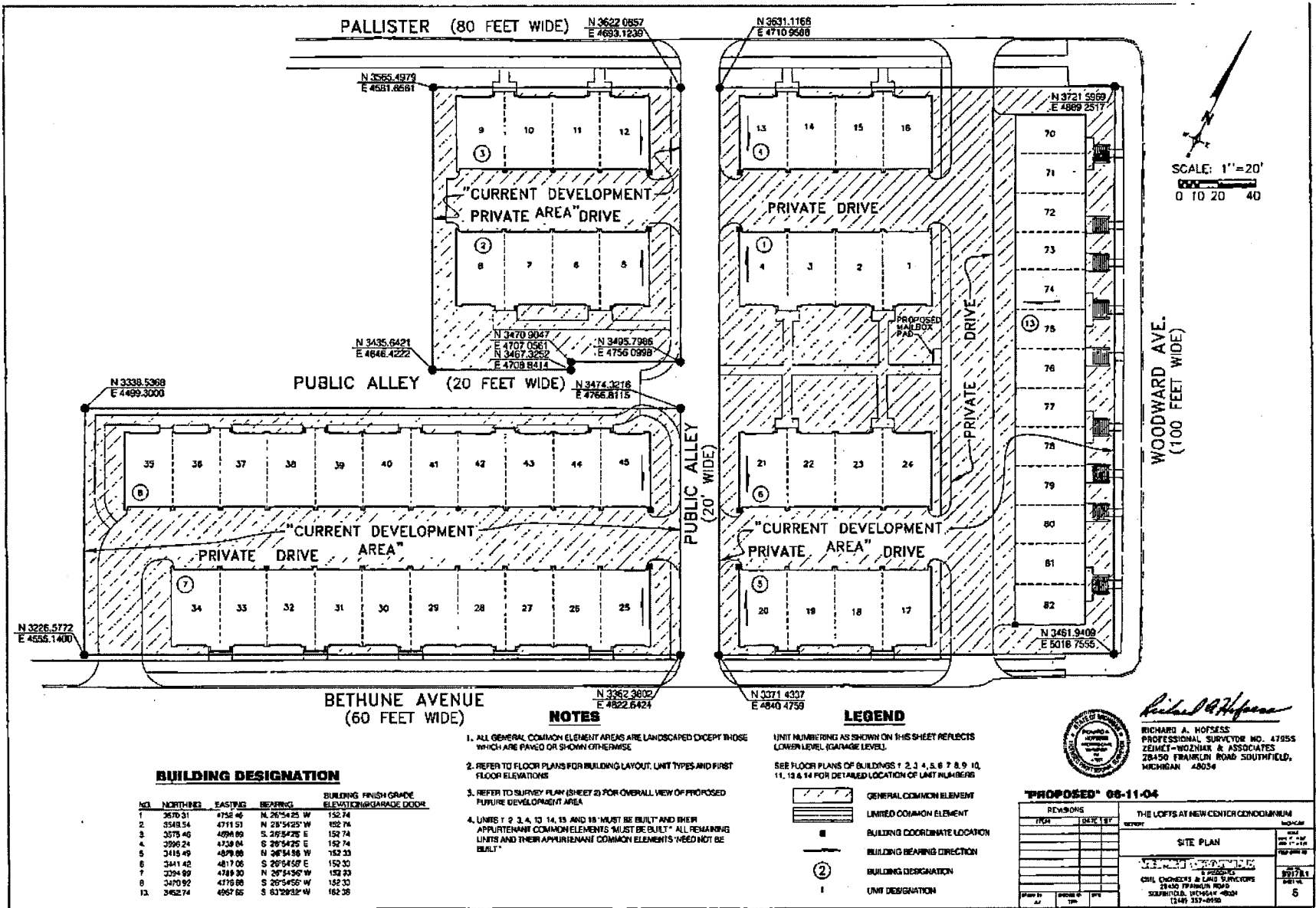
280'17" W
(S 28°30'28" E
280.00' R.)

280'19" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)

280'17" W
(S 28°30'28" E
280.00' R.)



PALLISTER (80 FEET WIDE) N 3622 0857 E 4693.1238

N 3531.1168 E 4710.9588

N 3585.4879 E 4581.8581

N 3721.5899 E 4889.2517

N 3435.6421 E 4846.4222

N 3470.9047 E 4707.0561 N 3495.7986 E 4756.0988 N 3467.3252 E 4708.8414

N 3338.5368 E 4499.3000

PUBLIC ALLEY (20 FEET WIDE) N 3474.3218 E 4766.8115

N 3226.5772 E 4555.1400

BETHUNE AVENUE (60 FEET WIDE) N 3362.3602 E 4822.6424

N 3371.4337 E 4840.4759

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, 10, 14, 15 AND 18 MUST BE BUILT AND THEIR APURTENANT COMMON ELEMENTS MUST BE BUILT. ALL REMAINING UNITS AND THEIR APURTENANT 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 & 14 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	2670.31	4752.46	N 28°54'23" W	152.74
2	3548.54	4711.51	N 28°54'23" E	152.74
3	3575.46	4094.89	S 28°54'23" E	152.74
4	3596.24	4738.04	S 28°54'23" E	152.74
5	3415.49	4879.88	N 28°54'58" W	152.33
6	3441.42	4817.05	S 28°54'58" E	152.33
7	3294.89	4789.30	N 28°54'58" W	152.33
8	3470.92	4778.88	S 28°54'58" W	152.33
13	3462.74	4967.85	S 61°29'32" W	162.28



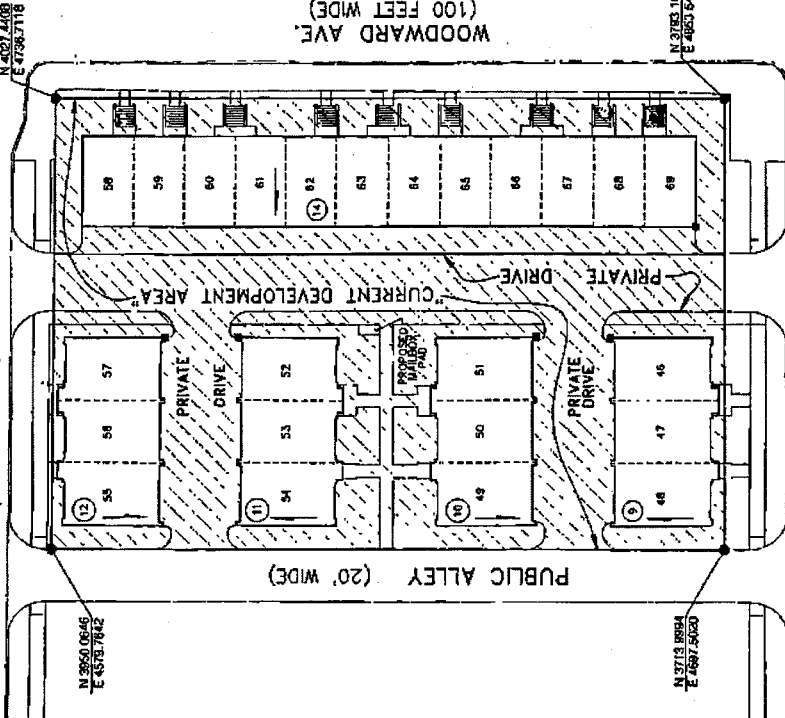
Richard A. Hofess
 RICHARD A. HOFESS
 PROFESSIONAL SURVEYOR NO. 47955
 ZEIMET-WOZNIAR & ASSOCIATES
 28450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034

PROPOSED 08-11-04

REVISIONS		DATE	BY	REASON
NO.	DESCRIPTION			

THE LOFTS AT NEW CENTER CONDOMINIUM	
SITE PLAN	
DATE: 08/11/04	DRAWN BY: RWH
CHECKED BY: RWH	SCALE: AS SHOWN
PROJECT NO: 081104	SHEET NO: 5

DELEWARE AVE.
(60 FEET WIDE)



SCALE: 1"=20'
0 10 20 40

Richard A. Hoffness
 RICHARD A. HOFFNESS
 PROFESSIONAL SURVEYOR NO. 47785
 21450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034



PROPOSED 08-11-84

RESIDENTS	TOTAL	UNIT	TYPE	NO.
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7

THE LOFTS AT NEW CENTER CONDOMINIUMS
 UNIT NO. 1
 UNIT NO. 2
 UNIT NO. 3
 UNIT NO. 4
 UNIT NO. 5
 UNIT NO. 6
 UNIT NO. 7

LEGEND

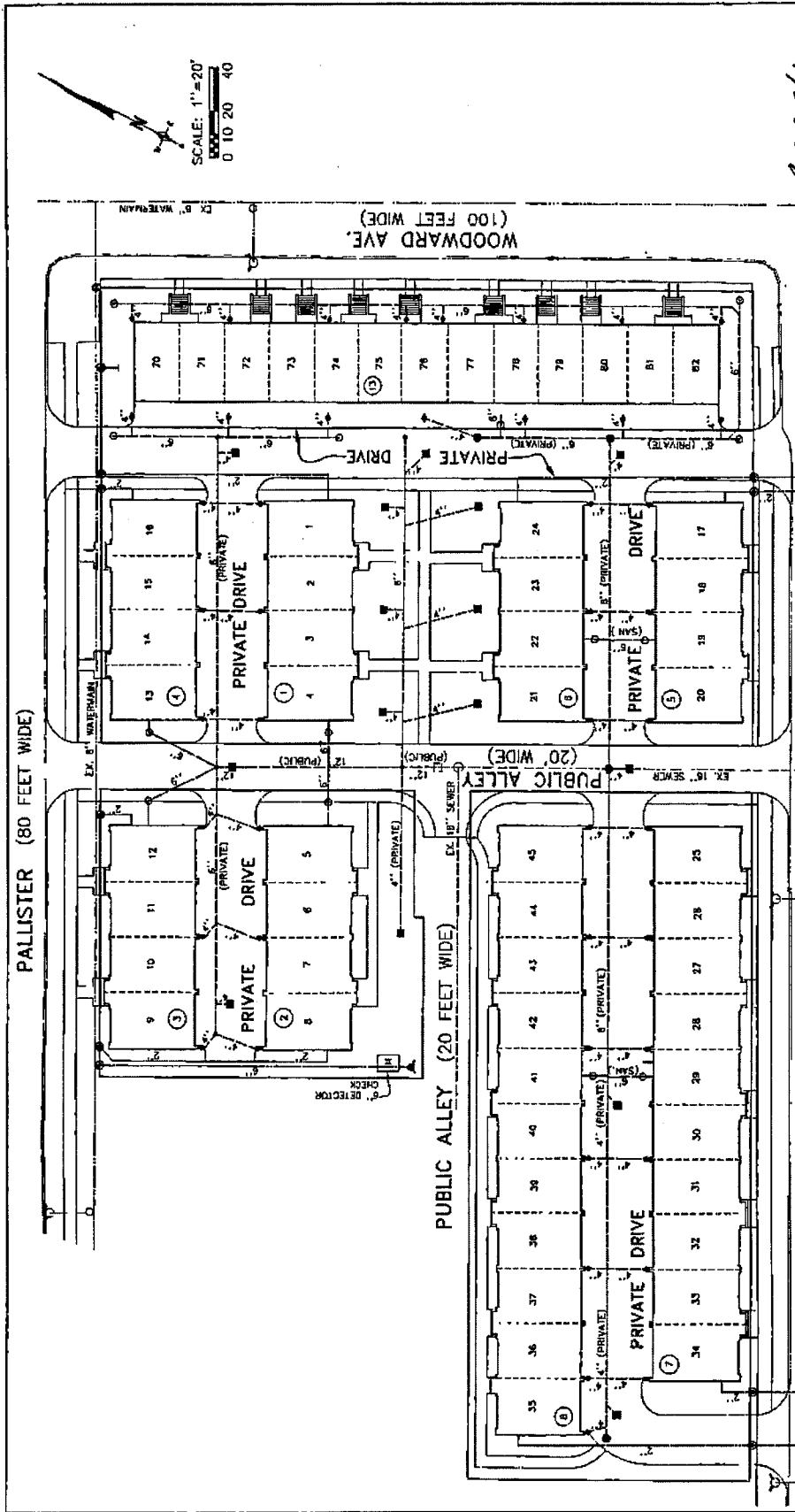
- LINE MARKING AS SHOWN ON THIS SHEET REFLECTS COMPLETE LEVEL (GARAGE LEVEL)
- SET FLOOR PLANS OF BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- BUILDING COORDINATE LOCATION
- BUILDING BEARING DIRECTION
- BUILDING DESIGNATION
- UNIT DESIGNATION

NOTES

- ALL GENERAL COMMON ELEMENT AREAS ARE LANDSCAPED EXCEPT THOSE WHICH ARE PAVED OR PAVED OTHERWISE
- REFER TO FLOOR PLANS FOR BUILDING LAYOUT, UNIT TYPES AND FIRST FLOOR ELEVATIONS
- REFER TO SURVEY PLAN (SHEET 2) FOR OVERALL VIEW OF PROPOSED FUTURE DEVELOPMENT AREA
- UNITS 1, 2, 3, 4, 5, 14, 15, AND 16 MUST BE BUILT AND THEIR APPOINTMENT COMMON ELEMENTS MUST BE BUILT; ALL REMAINING UNITS AND THEIR APPOINTMENT COMMON ELEMENTS NEED NOT BE BUILT

BUILDING DESIGNATION

NO.	NORTHING	EASTING	BEARING	BUILDING FINISH DENOTE	ELEVATION/CHARGE DOOR
9	2763.00	4781.00	N 28°24'20" W	153.00	153.00
10	2816.00	4781.00	S 20°14'25" E	153.00	153.00
11	2869.00	4781.00	S 20°14'25" E	153.00	153.00
12	2922.00	4781.00	S 20°14'25" E	153.00	153.00
13	2975.00	4781.00	S 20°14'25" E	153.00	153.00
14	3028.00	4781.00	S 20°14'25" E	153.00	153.00



SCALE: 1"=20'
 0 10 20 40

Richard W. Hoffman
 PROJECT NO. 08-11-04
 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034



PROPOSED 08-11-04

THE LOTS AT NEW CENTER CONDOMINIUM

NO.	DATE	BY	REVISIONS
1			
2			
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UTILITY PLAN

DATE: 08-11-04
 DRAWN BY: RWH
 CHECKED BY: RWH
 PROJECT NO.: 08-11-04
 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034
 (248) 333-8850

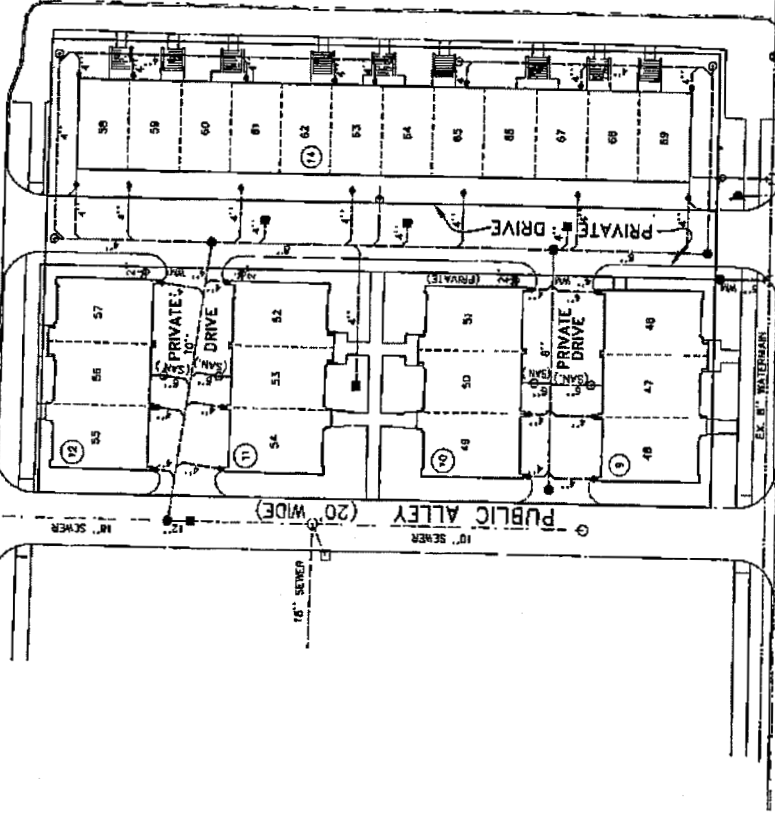
UTILITY	SOURCE
WATER MAIN	ZEMETZMOYER & ASSOC.
STORM SEWER	ZEMETZMOYER & ASSOC.
SANITARY SEWER	ZEMETZMOYER & ASSOC.
GAS	ZEMETZMOYER & ASSOC.
TELEPHONE	TO BE SHOWN ON AS-BUILT DRINGS
ELECTRIC	TO BE SHOWN ON AS-BUILT DRINGS
CABLE TV	TO BE SHOWN ON AS-BUILT DRINGS

- LEGEND**
- WATER MAIN
 - STORM SEWER
 - SANITARY SEWER
 - CLEANOUT
 - MANHOLE
 - CATCH BASIN
 - GATE VALVE
 - FIRE HYDRANT
 - FLOOD DRAIN
 - BUILDING DISSECTION

- 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 8".
 3. ALL GAS, TELEPHONE, ELECTRIC AND CABLE TV AND ALL GAS, ELECTRIC AND CABLE TV SERVICE LEADS 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, 12, 14, 15, 18 MUST BE BUILT. ALL REMAINING UTILITIES NEED NOT BE BUILT.

DELEWARE AVE.
(60 FEET WIDE)

22" SEWER



WOODWARD AVE.
(100 FEET WIDE)

PALLISTER
(80 FEET WIDE)

LEGEND

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

NOTES

1. EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE FROM EXISTING RECORDS. NO GUARANTEE IS GIVEN EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
2. SANITARY SEWER SERVICE LEANS ARE 6°
3. ALL GAS, TELEPHONE, ELECTRIC AND CABLE TV AND ALL GAS, ELECTRIC AND WATER METER WILL BE SHOWN ON AS-BUILT DRAWINGS.
4. THIS SITE DOES NOT LIE WITHIN A REGIONALLY ESTABLISHED FLOOD PLAIN HAZARD AREA.
5. UTILITIES FOR UNITS 1, 2, 3, 4, 12, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

UTILITY	SOURCE
WATER MAIN	ZEMET/WOODMAN & ASSOC
STORM SEWER	ZEMET/WOODMAN & ASSOC
SANITARY SEWER	ZEMET/WOODMAN & ASSOC
DRY DRAIN	TO BE SHOWN ON AS-BUILT DWGS
ELECTRIC	TO BE SHOWN ON AS-BUILT DWGS
CABLE TV	TO BE SHOWN ON AS-BUILT DWGS

"PROPOSED" 06-11-04

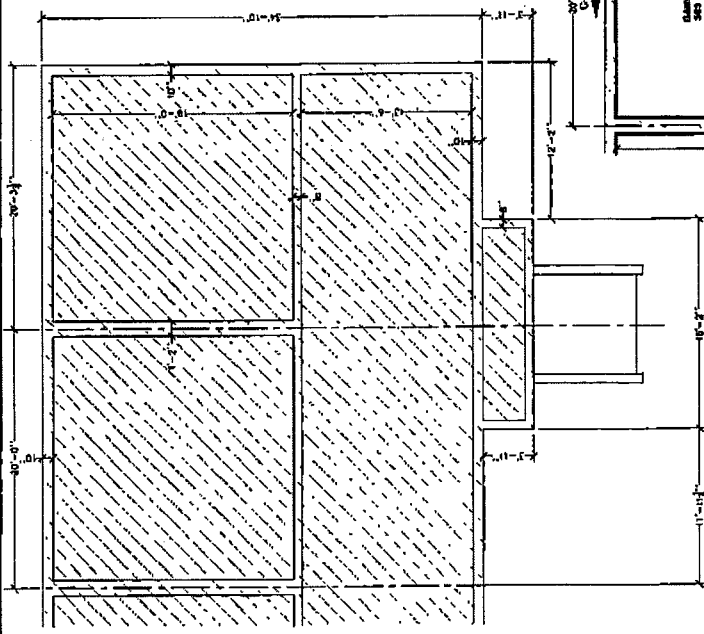
REV	DATE	BY	DESCRIPTION
1	06-11-04
2
3
4
5



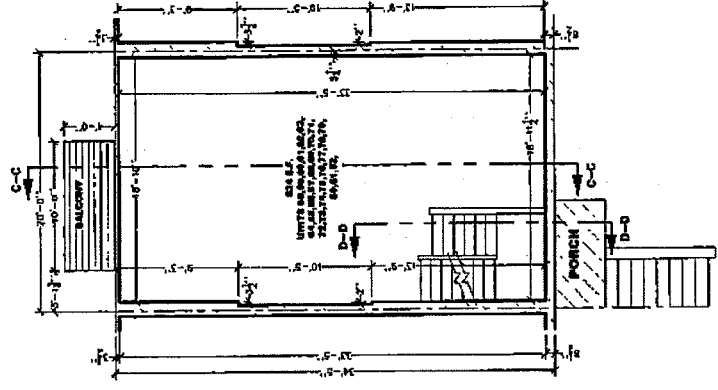
Richard M. Hoffman
 RICHARD M. HOFFMAN
 PROFESSIONAL ENGINEER
 LICENSE NO. 26123
 STATE OF MICHIGAN
 28450 FRANKLIN ROAD BOUTEFIELD,
 MICHIGAN 48014

SCALE: 1" = 20'
 0 10 20 40

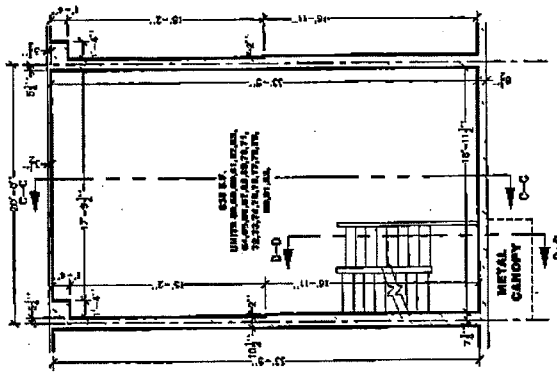




FOUNDATION PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN

SCALE: 1"=4'
 0 2 4 8

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNITS OF OWNERSHIP

NOTES

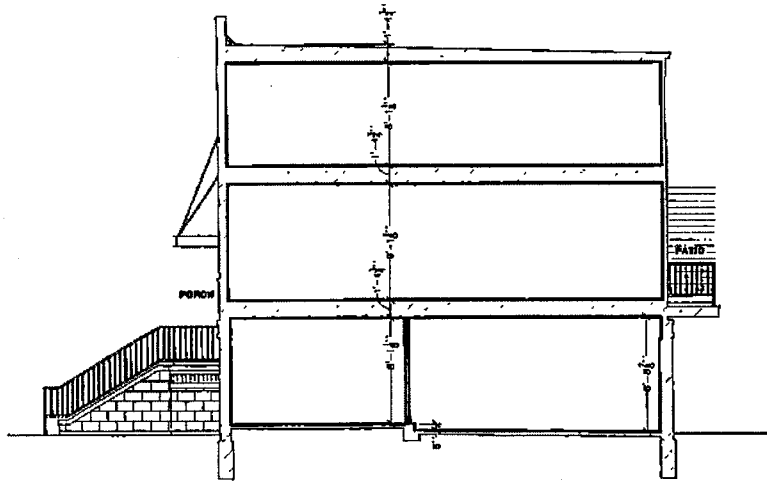
1. ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
2. REFER TO CROSS SECTIONS (SHEET 15) FOR UNIT VERTICAL DIMENSIONS.



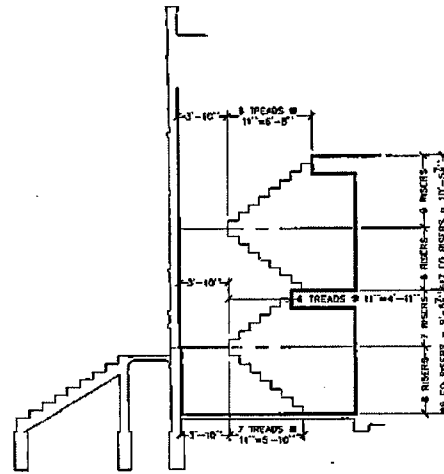
Richard A. Hoffess
 RICHARD A. HOFFESS
 PROFESSIONAL SURVEYOR NO. 47865
 STATE OF MICHIGAN
 2000 W. HAZEL HILL ROAD
 BIRMINGHAM, MICHIGAN 48034

"PROPOSED" 06-11-04

REVISIONS		DATE	BY	NO.
THE LOFTS AT NEW CENTER COMMERCIAL		FLOOR PLANS		
ARCHITECT		DATE		
GENERAL CONTRACTOR		SHEET NO.		
OWNER		TOTAL SHEETS		
		13		






CROSS SECTION C-C
BUILDINGS 13 & 14



CROSS SECTION D-D
BUILDINGS 13 & 14

SCALE: 1"=4"
0 2 4 8

LEGEND

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

NOTES

1. ALL OWNERSHIP LINES ARE 30° TO EACH OTHER.
2. REFER TO CROSS SECTIONS (SHLET) FOR UNIT VERTICAL DIMENSIONS.



Richard A. Hofessa
 RICHARD A. HOFESSA
 PROFESSIONAL SURVEYOR NO. 47555
 ZEMET-WOZNIAK & ASSOCIATES
 28450 FRANKLIN ROAD SOUTHFIELD,
 MICHIGAN 48034

"PROPOSED" 06-11-04

REVISIONS		DATE	BY	REASON

THE LOFTS AT NEW CENTER CONDOMINIUM	
CROSS SECTIONS	
C.A. ZEMET-WOZNIAK & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 351-8150	
DATE	10/7/11
PAGE NO.	15