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LI 25011 PA 843

CONSOLIDATING MASTER DEED
NORTHRIDGE FARMS

This Consolidating Master Deed is made and executed on this 30th day of January, 1991, by Norcon II, a Michigan co-partnership, hereinafter referred to as the "Developer", whose post office address is 2211 East Jefferson Avenue, Suite 680, Detroit, Michigan 48207, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended).

WHEREAS, the Developer by recording in Liber 22789, Pages 738 through 783, Wayne County Records a Master Deed, together with Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B, and by preparing the First Amendment to Master Deed as recorded in Liber 22964, Page 621, Wayne County records established the real property described in Article II below, together with the improvements located thereon, and the appurtenances thereto, as a residential Condominium Project under the provisions of the Act.

WHEREAS, Developer desires to consolidate said Master Deed and the First Amendment thereto, and to amend the Bylaws for the purpose of changing the date of the Association's Annual Meeting by declaring and recording this Consolidating Master Deed pursuant to the authority reserved to Developer in Section 52(5) of the Act, and the authority reserved in Article XVI of the Bylaws in order to eliminate now inapplicable portions of the original Master Deed, Bylaws, Condominium Subdivision Plan and any amendments thereto, for ease of future reference.

NOW, THEREFORE, the Developer does, upon the recording hereof, confirm the establishment of Northridge Farms as a Condominium Project under the Act and does declare that Northridge Farms shall, after recording of this Consolidating Master Deed, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Consolidating Master Deed, the Bylaws and the Condominium Subdivision Plan, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer and any persons acquiring or owning an interest in the Condominium Premises and their respective successors and assigns. In furtherance of the establishment of the Condominium Project, it is provided as follows:

ARTICLE I

TITLE AND NATURE

The Condominium Project shall be known as Northridge Farms, Wayne County Condominium Subdivision Plan No. 204. The engineering and architectural plans for the Project were approved by, and are on file with, the Township of Northville. The Condominium Project is established in accordance with the Act. The buildings contained in the Condominium, including the number, boundaries, dimensions and area of each Unit therein, are set forth completely in the Condominium Subdivision Plan. Each building contains individual Units 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 as are designated by the Consolidating Master Deed.

ARTICLE II

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project, the establishment of which is confirmed by this Consolidating Master Deed, is described as follows:

Land in the Southeast 1/4 of Section 2, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, described as commencing at the Southeast corner of Section 2;

21 FEB 19 1991

21 FEB 19 PM 3:12

WAYNE COUNTY TREASURER
[Signature]

EXAMINED AND APPROVED

DATE 02/18/91

BY *[Signature]* N/C

DANIEL P. LANE, JR.
PLAT ENGINEER

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thence along the South section line South 87°57'25" West, 885.95 feet; thence North 04°59'04" West, 60.08 feet to the Point of Beginning; thence South 87°57'25" West, 484.71 feet; thence North 03°02'35" West, 843.64 feet; thence North 68°51'27" East, 474.22 feet; thence South 04°59'04" East, 1000.00 feet to the Point of Beginning.

Subject to all easements and restrictions of record and all governmental limitations.

ARTICLE III DEFINITIONS

Certain terms are utilized not only in this Consolidating Master Deed and Exhibits A and B hereto, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation and rules and regulations of the Northridge Farms Association, a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in Northridge Farms as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

Section 1. Act. The "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

Section 2. Association. "Association" means Northridge Farms Association, which is the non-profit corporation organized under Michigan law of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium.

Section 3. Bylaws. "Bylaws" means Exhibit A hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-owners and required by Section 3(8) of the Act to be recorded as part of the Master Deed. The Bylaws shall also constitute the corporate bylaws of the Association as provided for under the Michigan Nonprofit Corporation Act.

Section 4. Common Elements. "Common Elements", where used without modification, means both the General and Limited Common Elements described in Article IV hereof.

Section 5. Condominium Documents. "Condominium Documents" means and includes this Consolidating Master Deed and Exhibits A and B hereto, and the Articles of Incorporation and rules and regulations, if any, of the Association, as all of the same may be amended from time to time.

Section 6. Condominium Premises. "Condominium Premises" means and includes the land described in Article II above, all improvements and structures thereon, and all easements, rights and appurtenances belonging to Northridge Farms as described above.

Section 7. Condominium Project, Condominium or Project. "Condominium Project", "Condominium" or "Project" each mean Northridge Farms as a Condominium Project established in conformity with the Act.

Section 8. Condominium Subdivision Plan. "Condominium Subdivision Plan" means Exhibit B hereto.

Section 9. Consolidating Master Deed. "Consolidating Master Deed" means this Consolidating Master Deed which describes Northridge Farms as a completed Condominium Project and all Units and Common Elements therein, as constructed.

Section 10. Construction and Sales Period. "Construction and Sales Period", for the purpose of the Condominium documents and the rights reserved to the Developer thereunder, means the period commencing with the recording of the Master Deed and continuing as long as the Developer owns any Unit which it offers for sale or for so long as the Developer continues to construct or proposes to construct additional Units or other residences or owns or holds an option or other enforceable purchase interest in land for residential development within one mile of the Condominium Premises, whichever is longer.

Section 11. **Co-owner or Owner.** "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which own one or more Units in the Condominium Project. The term "Owner", wherever used, shall be synonymous with the term "Co-owner".

Section 12. **Developer.** "Developer" means Norcon II, a Michigan co-partnership, which has made and executed this Consolidating Master Deed, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Developer" whenever, however and wherever such terms are used in the Condominium Documents.

Section 13. **Master Deed.** "Master Deed" means the original Master Deed as recorded in Liber 22789, Pages 738 through 783, Wayne County Records, as amended.

Section 14. **Unit or Condominium Unit.** "Unit" or "Condominium Unit" each mean the enclosed space constituting a single complete residential Unit in Northridge Farms, as such space may be described in the Condominium Subdivision Plan, and shall have the same meaning as the term "Condominium Unit" as defined in the Act.

Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference to the plural shall also be included where the same would be appropriate and vice versa.

ARTICLE IV COMMON ELEMENTS

The Common Elements of the Project and the respective responsibilities for maintenance, decoration, repair or replacement thereof, are as follows:

Section 1. **General Common Elements.** The General Common Elements are:

- (a) **Land.** The land described in Article II hereof, including the roads, sidewalks and parking spaces not identified as Limited Common Elements.
- (b) **Electrical.** The electrical transmission system throughout the Project up to, but not including, the electric meter for each Unit.
- (c) **Telephone.** The telephone system throughout the Project up to the point of entry to each Unit.
- (d) **Gas.** The gas distribution system throughout the Project up to, but not including, the gas meter for each Unit.
- (e) **Water.** The water distribution system throughout the Project up to and including the water meter for each Unit, including the water sprinkler system.
- (f) **Sanitary Sewer.** The sanitary sewer system throughout the Project, including that contained within Unit walls, up to the point of connection with plumbing fixtures within any Unit.
- (g) **Storm Sewer.** The storm sewer system throughout the Project.
- (h) **Telecommunications.** The telecommunications system throughout the Project, if and when it may be installed, up to, but not including, connections to provide service to individual Units.
- (i) **Construction.** Foundations, supporting columns, Unit perimeter walls (but not including windows and doors therein), roofs, ceilings, halls, floor construction between Unit levels and chimneys.
- (j) **Cabana and Swimming Pool.** The cabana and swimming pool depicted on Exhibit B hereto.

(k) **Other.** Such other elements of the Project not herein designated as General or Limited Common Elements which are not enclosed within the boundaries of a Unit, and which are intended for common use or are necessary to the existence, upkeep and safety of the Project.

Some or all of the utility lines, systems (including mains and service leads) and equipment described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment, shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and the Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

Section 2. Limited Common Elements. Limited Common Elements shall be subject to the exclusive use and enjoyment of the Owner of the Unit to which the Limited Common Elements are appurtenant. The Limited Common Elements are:

(a) **Patios.** Each individual patio in the project is restricted in use to the Co-owner of the Unit which opens into such patio as shown on Exhibit B hereto.

(b) **Balconies.** Each individual balcony in the project is restricted in use to the Co-owner of the Unit which opens into such balcony as shown on Exhibit B hereto.

(c) **Air Conditioners and Compressors.** Each air conditioner compressor and its pad, is restricted in use to the Co-owner of the Unit serviced by such air conditioner compressor.

(d) **Carports.** Each carport is appurtenant to a Unit as a Limited Common Element as designated on Exhibit B attached hereto with numbers which correspond to the Unit to which such carport is appurtenant.

(e) **Utility Meter.** Meters for natural gas and electricity shall be Limited Common Elements respectively appurtenant to each Unit for which they measure such utility service.

(f) **Doors and Windows.** Doors and Windows shall be limited in use to the Co-owners of the Units to which they are attached.

(g) **Interior Surfaces.** The interior surfaces of Units (including doors therein), ceilings and floors contained within a Unit shall be subject to the exclusive use and enjoyment of the Co-owner of such Unit.

Section 3. Responsibilities. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

(a) **Patios.** The costs of maintenance, repair and replacement of each patio described in Article IV, Section 2(a) above and its contents and surrounding fence shall be borne by the Co-owner of the Unit which opens into such patio; provided, however, that the periodicity thereof and the materials utilized in connection therewith shall be determined solely by the Association, which may elect in its discretion, to be responsible for performance of the work at the sole expense of each affected Co-owner. Any patio consisting primarily of lawn area shall be mowed, if unobstructed, by the Association.

(b) **Balconies.** The costs of maintenance, repair and replacement of each balcony described in Article IV, Section 2(b) above shall be borne by each Co-owner to whose Unit the same is appurtenant; provided, however, that the periodicity thereof and the materials utilized in connection therewith shall be determined solely by the Association which may elect, in its discretion, to be responsible for performance of the work at the sole expense of each affected Co-owner.

(c) **Air Conditioners and Compressors.** The costs of maintenance, repair and replacement of each individual air conditioner compressor, its related pad and the ground surface immediately below the same, as described in Article IV, Section 2(c) above, shall be borne by the Co-owner of the Unit which such air conditioner compressor services.

(d) **Utility Meters.** All utility services measured through Unit meters shall be borne by each Co-owner of a Unit to which the same are appurtenant.

(e) **Doors and Windows.** The repair, replacement and the interior and exterior maintenance of all glass and screen portions of doors and windows referred to in Article IV, Section 2(f) and the costs thereof shall be borne by the Co-owner of the Unit to which any such doors and windows are appurtenant.

(f) **Interior Surfaces.** The costs of decoration and maintenance (but not repair or replacement except in cases of Co-owner fault) of all surfaces referred to in Article IV, Section 2(g) above shall be borne by the Co-owner of each Unit to which such Limited Common Elements are appurtenant.

(g) **Other.** The costs of maintenance, repair and replacement of all General and Limited Common Elements other than as described above shall be borne by the Association, subject to any provisions of the Bylaws expressly to the contrary.

No Co-owner shall use his Unit or the Common Elements in any manner inconsistent with the purposes of the Project or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements.

ARTICLE V

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 1. **Description of Units.** Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of Northridge Farms as prepared by Professional Engineering Associates, Inc. Each Unit shall include all that space contained within the interior finished unpainted walls and ceilings and from the finished subfloor, all as shown on the floor plans and sections in the Condominium Subdivision Plan and delineated with heavy outlines. The dimensions shown on foundation plans in the Condominium Subdivision Plan have been or will be physically measured by Professional Engineering Associates, Inc. In the event that the dimensions on the measured foundation plan of any specific Unit differ from the dimensions on the typical foundation plan for such Unit shown in the Condominium Subdivision Plan, then the typical upper-floor plans for such Unit shall be deemed to be automatically changed for such specific Unit in the same manner and to the same extent as the measured foundation plan.

Section 2. **Percentage of Value.** The percentage of value assigned to each Unit shall be equal. The determination that percentages of value should be equal was made after reviewing the comparative characteristics of each Unit in the Project and concluding that there are not material differences among the Units insofar as the allocation of percentages of value is concerned. 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 the expenses of administration and the value of such Co-owner's vote at meetings of the Association. The total value of the Project is 100%.

ARTICLE VI

EASEMENTS

Section 1. **Easement for Maintenance of Encroachments and Utilities.** In the event any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or moving of a building, or due to survey errors, or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls (including interior Unit walls) contained therein for the continuing maintenance and repair of all utilities in the Condominium. There shall exist easements of support with respect to any Unit interior wall which supports a Common Element.

Section 2. Grant of Easements by Association. The Association, acting through its lawfully constituted Board of Directors shall be empowered and obligated to grant such easements, licenses, rights of entry and rights-of-way over, under and across the Condominium Premises for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium.

Section 3. Easements for Maintenance, Repair and Replacement. The Association and all public or private utility companies shall have such easements over, under, across and through the Condominium Premises, including all Units and Common Elements as may be necessary to develop, construct, market and operate any Units within the land described in Article II hereof, and also to fulfill any responsibilities of maintenance, repair, decoration or replacement which they or any of them are required or permitted to perform under the Condominium Documents or by law. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to water meters, sprinkler controls and valves and other Common Elements located within any Unit or its appurtenant Limited Common Elements.

Section 4. Telecommunications Agreements. The Association, acting through its duly constituted Board of Directors, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multi-unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Project or any Unit therein. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which will violate any provision of any federal, state or local law or ordinance. Any and all sums paid by any telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium Project within the meaning of the Act and shall be paid over to and shall be the property of the Association.

ARTICLE VII AMENDMENT

This Consolidating Master Deed and the Condominium Subdivision Plan (Exhibit B to said Consolidating Master Deed) may be amended with the consent of 66-2/3% of the Co-owners, except as hereinafter set forth:

Section 1. Modification of Units or Common Elements. No Unit dimension may be modified in any material way without the consent of the Co-owner and mortgagee of such Unit nor may the nature or extent of Limited Common Elements or the responsibility for maintenance, repair or replacement thereof be modified in any material way without the written consent of the Co-owner and mortgagee of any Unit to which the same are appurtenant, except as otherwise expressly provided in this Consolidating Master Deed or in the Bylaws to the contrary.

Section 2. Mortgagee Consent. Whenever a proposed amendment would materially alter or change the rights of mortgagees generally, then such amendments shall require the approval of 66-2/3% of all first mortgagees of record, allocating one vote for each mortgage held.

Section 3. By Developer. Pursuant to Section 90(1) of the Act, the Developer may, without the consent of any Co-owner or any other person, amend this Consolidating Master Deed and the Condominium Subdivision Plan attached as Exhibit B in order to correct survey or other errors made in such documents and to make such other amendments to such instruments and to the Bylaws attached hereto as Exhibit A as do not materially affect any rights of any Co-owners or mortgagees in the Project.

Section 4. Change in Percentage of Value. The value of the vote of any Co-owner and the corresponding proportion of common expenses assessed against such Co-owner shall not be modified without the written consent of such Co-owner and his mortgagee, nor shall the percentage of value assigned to any Unit be modified without like consent, except as provided in this Consolidating Master Deed or in the Bylaws.

Section 5. Termination, Vacation, Revocation or Abandonment. The Condominium Project may not be terminated, vacated, revoked or abandoned without the written consent of the Developer and 80% of non-developer Co-owners.

ARTICLE VIII
ASSIGNMENT

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the office of the Wayne County Register of Deeds.

ARTICLE IX
ASSIGNMENT

This Consolidating Master Deed is prepared and recorded pursuant to the powers and authority granted to Developer in Section 52(5) of the Act and the original Master Deed for the Project was recorded in Liber 22789, Pages 738 through 783, Wayne County Records, and shall supercede in its entirety said original Master Deed as subsequently amended. The Bylaws originally attached as Exhibit A to said Master Deed, recorded as aforesaid, are incorporated by reference herein and an updated copy thereof is attached hereto as Exhibit A. The Condominium Subdivision Plan originally attached as Exhibit B to said Master Deed is hereby replaced and superceded in its entirety by Exhibit B attached hereto which is incorporated herein by reference.

WITNESSES:

Virginia Sternicki
Virginia Sternicki

Sandra Taylor
Sandra Taylor

NORCON II, a Michigan co-partnership

By: Dalby Corporation, a Michigan corporation,
Partner

By: Richard D. Reynen
Richard D. Reynen, Vice President

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this 30th day of January, 1991, the foregoing Consolidating Master Deed was acknowledged before me by Richard D. Reynen, the Vice President of Dalby Corporation, a Michigan corporation, a partner of NORCON II, a Michigan co-partnership, on behalf of the partnership.

Virginia Sternicki
Virginia Sternicki
Notary Public, Wayne County, Michigan
My commission expires: 10-18-92

Consolidating Master Deed drafted by:

C. Kim Shierk of
Dykema Gossett
505 North Woodward Ave., Suite 3000
Bloomfield Hills, Michigan 48013

When recorded, return to drafter

WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 204
 EXHIBIT 'B' TO THE CONSOLIDATING MASTER DEED FOR
NORTHBRIDGE FARMS
 NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN

DEVELOPER

MORRISON II, A MICHIGAN CORPORATION
 2211 E. JEFFERSON AVE.
 680 SENTINEL BLDG.
 DETROIT, MI 48207

LEGAL DESCRIPTIONS

CONDOMINIUM PARCEL
 LAND IN THE SOUTHEAST 1/4 OF SECTION 2, T.19, R.9E, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 TH ALONG THE SOUTH SECTION LINE, S. 87° 57' 25" W. 883.57' TH N. 843.54' TH N. 87° 57' 25" E. 474.22' TH BEGINNING; TH S. 87° 57' 25" W. 484.71' TH TO BEGINNING, CONTAINING 982 ACRES.
 S. 4° 58' 04" E. 1000.00' TO THE POINT OF BEGINNING, CONTAINING 982 ACRES.

INGRESS-EGRESS EASEMENT
 AN EASEMENT FOR INGRESS AND EGRESS OVER LAND IN THE SOUTHEAST 1/4 OF SECTION 2, T.19, R.9E, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 TH ALONG THE SOUTH SECTION LINE, S. 87° 57' 25" E. 118.75' TH N. 4° 58' 04" W. 60.00' TO THE POINT OF BEGINNING; TH S. 87° 57' 25" W. 100.00' TH N. 87° 57' 25" E. 118.75' TH S. 3° 09' 56" E. 699.31' TH S. 87° 57' 25" W. 100.00' TO THE POINT OF BEGINNING.
 (ADDITIONAL INGRESS-EGRESS EASEMENTS ARE DEPICTED ON SHEET C-2)

INDEX OF DRAWINGS

DWG. NO.	DWG. TITLE
C-1	COVER SHEET
C-2	PROPERTY SURVEY PLAN
C-3	SITE PLAN
C-4	FOUNDATION PLAN
C-5	FIRST FLOOR PLAN
C-6	SECOND FLOOR PLAN
C-7	RECORDS



AS-BUILT

125011-870

MORRISON II
 A MICHIGAN CORPORATION
 2211 E. JEFFERSON AVE.
 DETROIT, MI 48207

COVER SHEET

NORTHBRIDGE FARMS
 NORTHVILLE TOWNSHIP, WAYNE COUNTY, MI

1983

125011-870

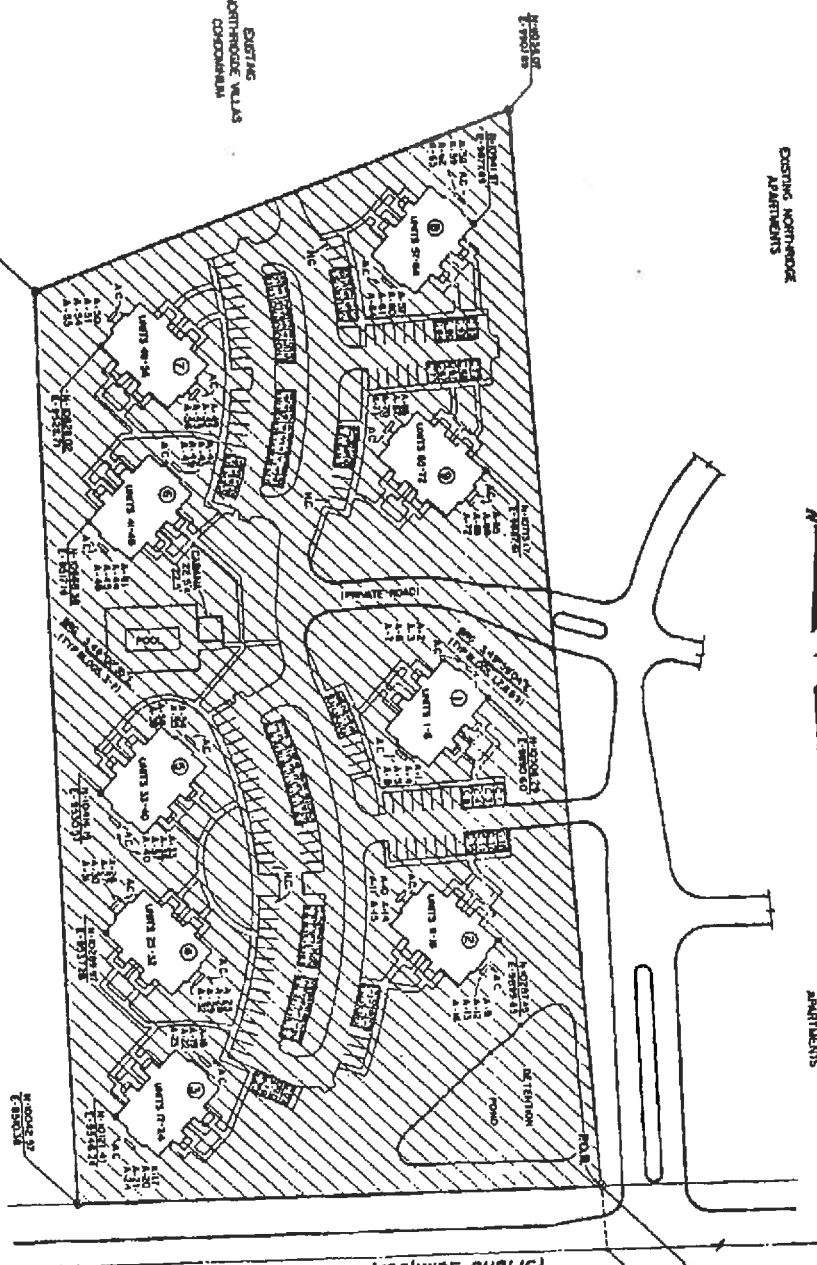
125011-870

Wayne County Condominium Subdivision Plan No. 204

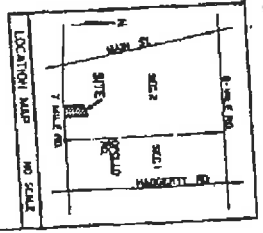
EXISTING NORTH-ROCK APARTMENTS



EXISTING NORTH-ROCK APARTMENTS



SECTION 2 (11.1 MI.)



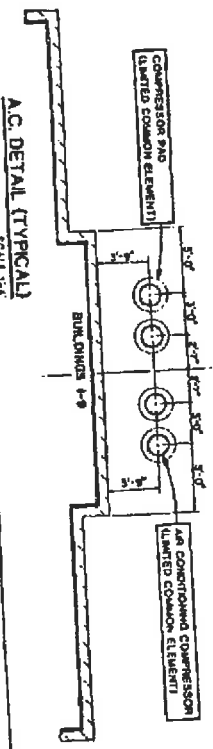
LEGEND

- CONCRETE
- ▨ GENERAL COMMON ELEMENT
- ▧ LIMITED COMMON ELEMENT
- UNIT DESIGNATION LIMITED COMMON ELEMENT
- C-1 BUILDING COMPONENT
- BUILDING COMPONENT
- ① 64.00' DESIGNATION
- MC MAJOR-CARPORT PARKING
- AC AIR-COND. COMMON COMPRESSOR & PAD
- A-10 AIR-COND. COMMON UNIT DESIGNATION COMPRESSOR & UNIT DESIGNATION

NOTES

1. LIMITED COMMON ELEMENT PATIOS AND BALCONIES ARE SHOWN ON THE FLOOR PLANS (SHEETS C-1 & C-2).
2. ALL GENERAL, COMMON ELEMENT AND DC STRUCTURES OR THOSE WHICH ARE 7' WIDE, DECORATED BY STRUCTURES OR SHOWN OTHERWISER ELEMENT CARPORTS ARE 10'-0"
3. ALL UNIT DESIGNATIONS OF LIMITED COMMON ELEMENT ARE SHOWN ON THE FLOOR PLANS.
4. SEE SHEETS AND PADS.
5. REFER TO SURVEY & UTILTY PLAN (SHEET C-1) FOR BEARINGS & DISTANCES OF THE CENTRAL LINE OF AN INGRESS-EGRESS PASSWAY

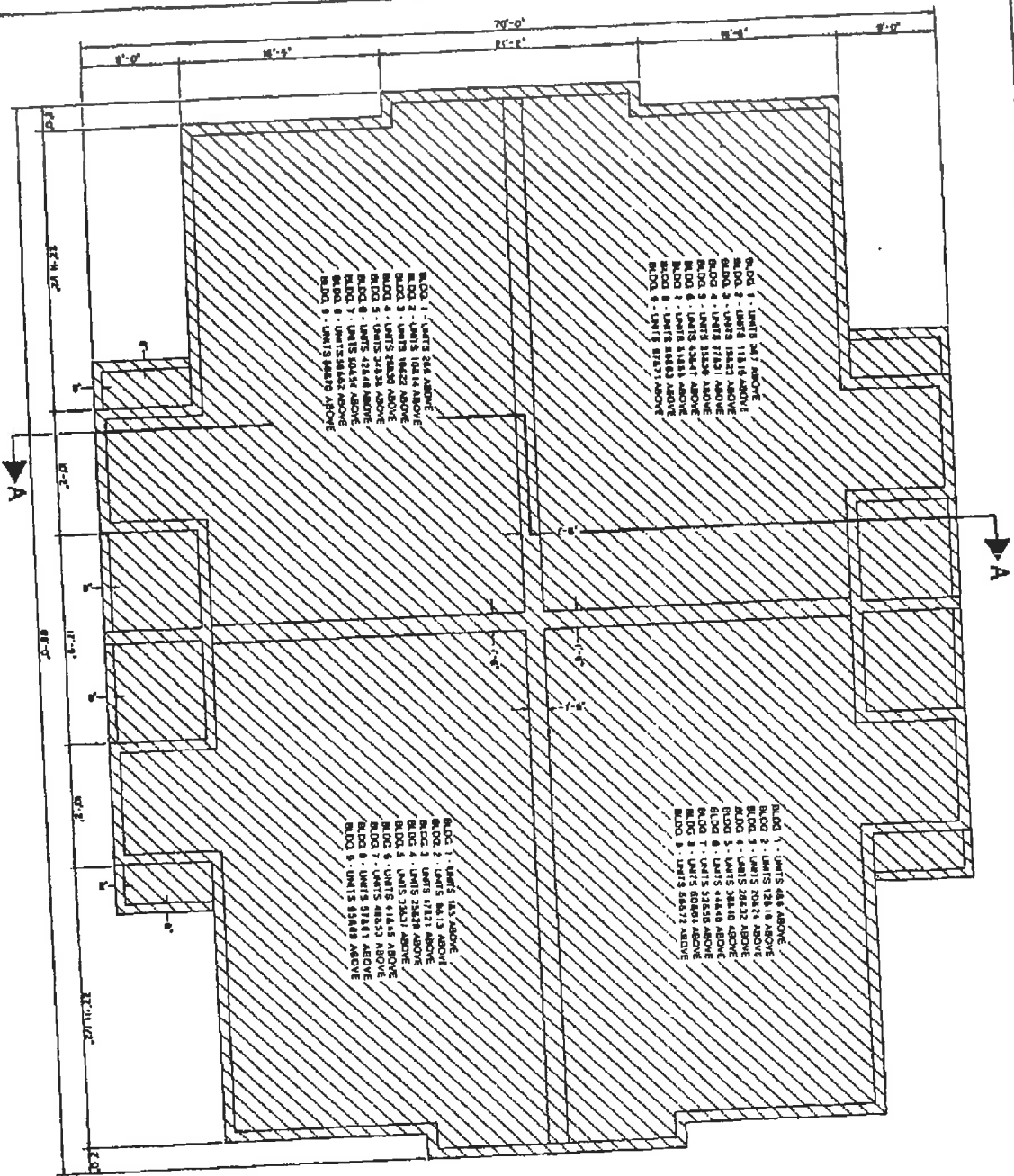
UNPLATTED LAND



A.C. DETAIL (TYPICAL)
SCALE 1/8" = 1'-0"

NO. 204	SCALE 1/8" = 1'-0"
NONCON II	
A NON-CONDOMINIUM SUBDIVISION	
22111 EDWARDS SUBDIVISION, LOT 1 & 2 (SPT)	
SITE PLAN	
NORTH-ROCK F.A. PLAN	
WAYNE COUNTY, NORTH CAROLINA	
NORTHVILLE TWP. WARE CO. COMM. 14-10000-001	
C-1	
DATE	PROJECT
BY	APPROVED
DATE	DATE

1125011 872



BLOK 1 - UNITS 266 ABOVE
 BLOK 2 - UNITS 1014 ABOVE
 BLOK 3 - UNITS 1642 ABOVE
 BLOK 4 - UNITS 1721 ABOVE
 BLOK 5 - UNITS 2124 ABOVE
 BLOK 6 - UNITS 2045 ABOVE
 BLOK 7 - UNITS 2181 ABOVE
 BLOK 8 - UNITS 2045 ABOVE
 BLOK 9 - UNITS 1949 ABOVE

BLOK 1 - UNITS 266 ABOVE
 BLOK 2 - UNITS 1116 ABOVE
 BLOK 3 - UNITS 1827 ABOVE
 BLOK 4 - UNITS 2721 ABOVE
 BLOK 5 - UNITS 3124 ABOVE
 BLOK 6 - UNITS 3241 ABOVE
 BLOK 7 - UNITS 3883 ABOVE
 BLOK 8 - UNITS 3883 ABOVE
 BLOK 9 - UNITS 3737 ABOVE

BLOK 1 - UNITS 143 ABOVE
 BLOK 2 - UNITS 1613 ABOVE
 BLOK 3 - UNITS 1721 ABOVE
 BLOK 4 - UNITS 2429 ABOVE
 BLOK 5 - UNITS 2421 ABOVE
 BLOK 6 - UNITS 1443 ABOVE
 BLOK 7 - UNITS 3181 ABOVE
 BLOK 8 - UNITS 3181 ABOVE
 BLOK 9 - UNITS 4189 ABOVE

BLOK 1 - UNITS 266 ABOVE
 BLOK 2 - UNITS 266 ABOVE
 BLOK 3 - UNITS 2021 ABOVE
 BLOK 4 - UNITS 2622 ABOVE
 BLOK 5 - UNITS 2810 ABOVE
 BLOK 6 - UNITS 4448 ABOVE
 BLOK 7 - UNITS 3259 ABOVE
 BLOK 8 - UNITS 3827 ABOVE
 BLOK 9 - UNITS 3827 ABOVE



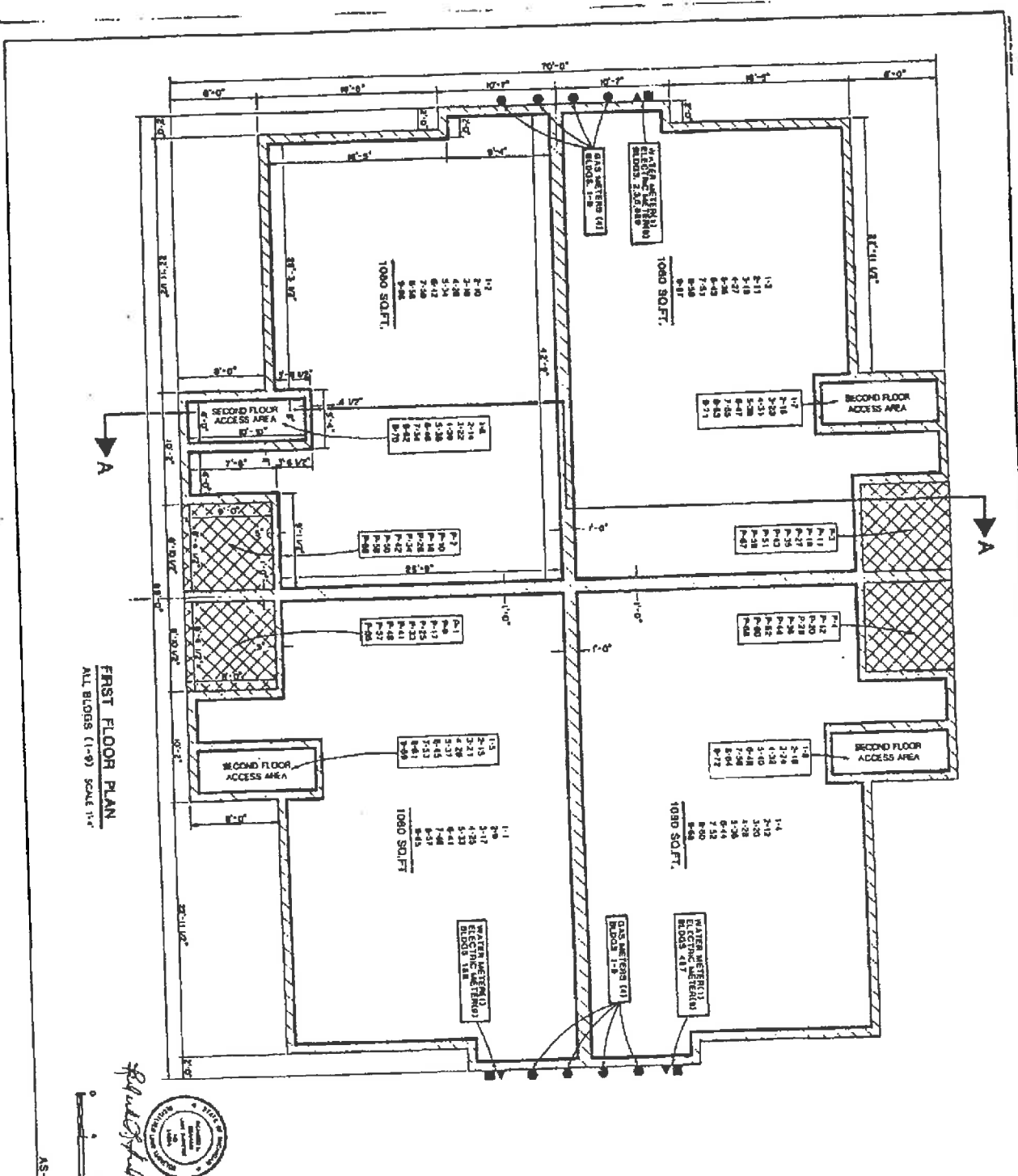
FOUNDATION PLAN
 ALL BLDGS (1-9) SCALE 1/4"

LEGEND
 [Hatched Box] GENERAL COMMON ELEMENT

- NOTES
- 1 ALL WALLS ARE 16 UNLESS OTHERWISE INDICATED
 - 2 ALL DIMENSIONS ARE TYPICAL, TO SPECIFIC NOTES
 - 3 TOTAL FOUNDATION AREA IS UNRECOVERED

NORCON, II A MICHIGAN CONDOMINIUM SUBDIVISION (REV. 1/2012)	
2211 E. FISHBURN DRIVE, ANN ARBOR, MI 48106	
FOUNDATION PLAN	
NORTH MAP NORTH MAP NORTH MAP	NORTH MAP NORTH MAP NORTH MAP
12/13/18 12/13/18 12/13/18	12/13/18 12/13/18 12/13/18

LI 25011 Pa 873



FIRST FLOOR PLAN
ALL BLOCS (1-9) SCALE 1/4"

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- PAID UNIT ASSIGNMENT
- BALCONY NO. UNIT ASSIGNMENT
- GAS METER (G) (GAS METER)
- ELECTRIC METER (E) (ELECTRIC METER)
- WATER METER (W) (WATER METER)

NOTES

- ALL WALLS ARE 8" UNLESS OTHERWISE INDICATED
- ALL EXTERIOR DIMENSIONS ARE TYPICALLY TO OPPOSITE SIDES
- INTERIOR DIMENSIONS FOR ALL FIRST FLOOR UNITS ARE TYPICAL, AS SHOWN ON THIS PLAN.
- PAID DIMENSIONS ARE TYPICAL FOR ALL FIRST FLOOR UNITS
- ALL DIMENSION LINES ARE AT 90° TO EACH OTHER
- ALL SQUARE FOOTAGE OF THE OWNED AREAS IS DESIGNATED AS SECOND FLOOR ACCESS AREAS AND SHOWN IN THE TOTAL SQUARE FOOTAGE OF THE SECOND FLOOR UNITS, AS SHOWN ON SHEET C-6
- THERE ARE TWO (2) ELECTRIC METERS FOR EACH BLDG. AND ONE (1) WATER METER FOR EACH BLDG. AND ONE (1) GAS METER FOR EACH BLDG. THE BLDG. AND ONE METER IS FOR DENIAL COMMON SERVICE. THE BLDG. AND ONE METER IS FOR DENIAL COMMON SERVICE.
- THERE IS ONE (1) WATER METER FOR ALL UNITS WITHIN THE BLDG. AS SHOWN
- THERE ARE EIGHT (8) GAS METERS, ONE FOR EACH UNIT WITHIN THE BLDG. AS SHOWN
- REFER TO THE SITE PLAN SHEET C-3 FOR THE TYPICAL ACCESS AREAS AND DETAIL WHICH DETAILS THE LOCATION OF THE LIMITED COMMON ELEMENT AND COMMON COMPASSION AND PAID

AS-BUILT

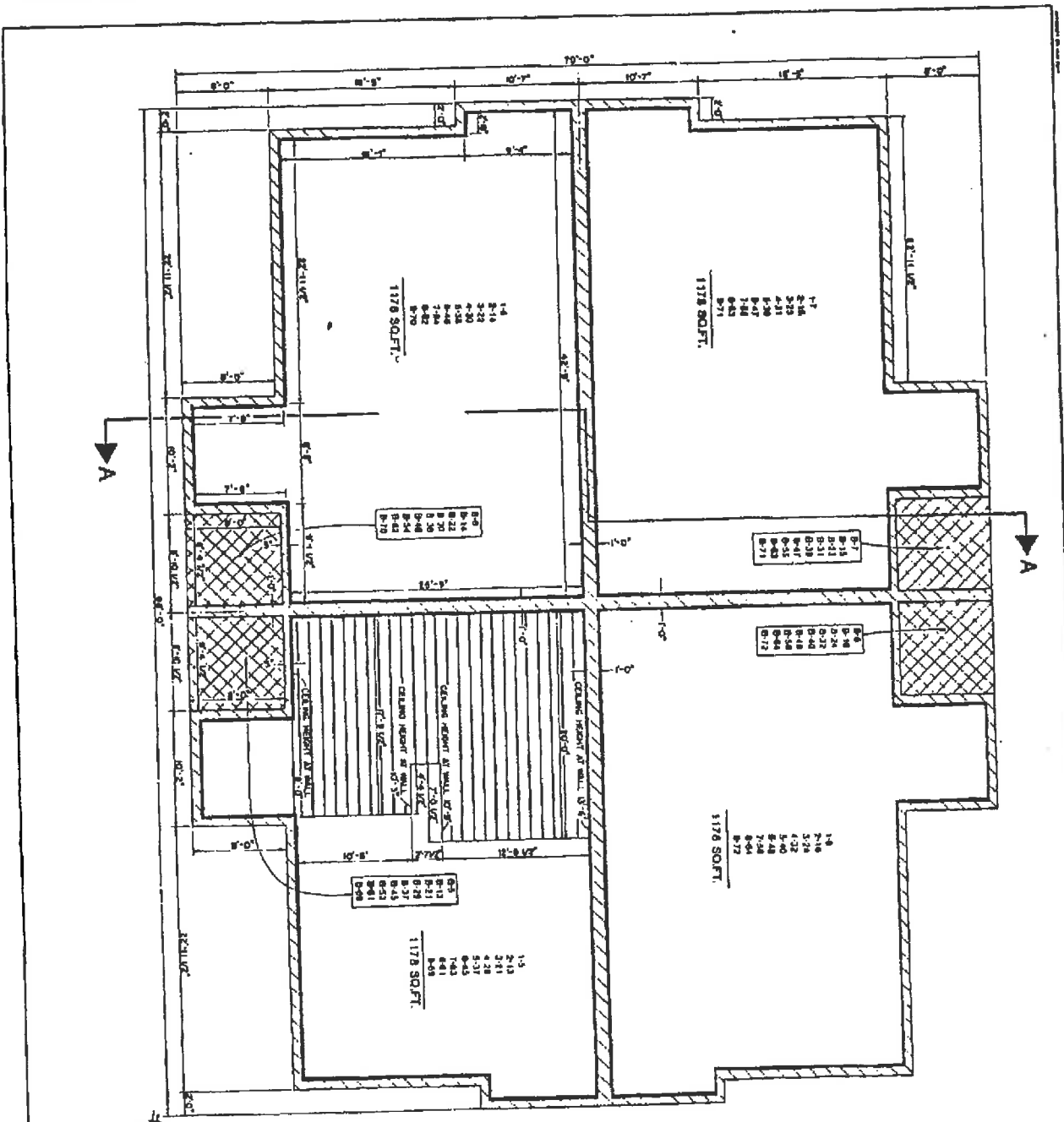
NONCON II
A MEMORANDUM OF UNDERSTANDING
FOR THE DEVELOPMENT OF
HONEYCREEPER FARMS
FIRST FLOOR PLAN

WORTHVILLE TWP. WAYNE COUNTY, MICHIGAN

DATE: 12/24/88

BY: [Signature]

Wayne County Condominium Subdivision Plan No. 204
B. Q. W. T. INC.



- LEGEND**
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - CEILING OTHER THAN F.O.F. HEIGHT
 - CEILING OTHER THAN F.O.F. HEIGHT
 - BALCONY OR DIMENSION
 - BALCONY UNIT ASSIGNMENT
 - BALCONY UNIT ASSIGNMENT

NOTES

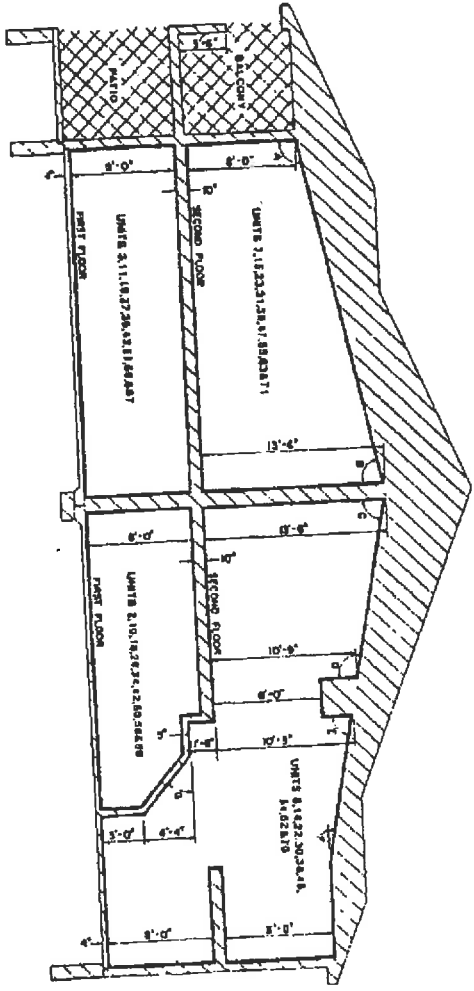
- 1 ALL WALLS ARE 8 UNLESS OTHERWISE NOTED.
- 2 ALL EXTERIOR DIMENSIONS ARE TYPICAL TO OPPOSITE SIDES.
- 3 INTERIOR DIMENSIONS FOR ALL SECOND FLOOR UNITS ARE TYPICAL AS SHOWN ON THIS PLAN.
- 4 BALCONY DIMENSIONS ARE TYPICAL FOR ALL SECOND FLOOR UNITS.
- 5 DIMENSIONS OF CEILINGS OTHER THAN 8' 0" HEIGHT FOR ALL SECOND FLOOR UNITS ARE TYPICAL AS SHOWN ON THIS PLAN.
- 6 ALL DIMENSIONS ARE AT NET TO EACH OTHER.
- 7 TOTAL SQUARE FOOTAGE FOR ALL SECOND FLOOR UNITS AS SHOWN ON THIS PLAN IS IN ADDITION OF AREA FOR SECOND FLOOR AREAS AS DEFINED ON SHEET C-5.



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178	1178

Wayne County Condominium Subdivision Plan No. 204

1125011 R 875



SECTION A-A
ALL BLDGS. (1-9) SCALE 1/4"

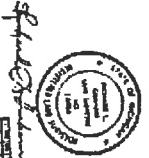


BLDG. NO.	FIRST FLOOR UNITS	ELEV. (US/SG. DATUM)
1	1, 2, 3, 4, 5	887.11
2	1, 2, 3, 4, 5	887.25
3	1, 2, 3, 4, 5	888.44
4	1, 2, 3, 4, 5	888.88
5	1, 2, 3, 4, 5	893.20
6	1, 2, 3, 4, 5	893.30
7	1, 2, 3, 4, 5	893.30
8	1, 2, 3, 4, 5	893.30
9	1, 2, 3, 4, 5	893.30

UNIT NO.	ANGLE
1	117°30'
2	117°30'
3	117°30'
4	117°30'
5	117°30'
6	117°30'
7	117°30'
8	117°30'
9	117°30'

NOTES
1. ALL DOWNSHIP LINES ARE AT RT TO EACH OTHER UNLESS OTHERWISE NOTATED

- LEGEND**
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - UNITS OF DOWNSHIP



AS-BUILT

NO. 10577
STATE OF MICHIGAN
10/15/19

NOBLE ENGINEERING & ARCHITECTURE
A PROFESSIONAL CORPORATION
11000 N. HAWTHORNE
NORTT BRIDGE TOWNSHIP
SECTION

PROJECT: 11000 N. HAWTHORNE
SHEET: 11000 N. HAWTHORNE - 11000 N. HAWTHORNE - 11000 N. HAWTHORNE

LI 25011 P. 876