

Kramer-Triad
Management Group, L.L.C.

Ann Arbor • Bingham Farms • Farmington Hills • Rochester Hills • Troy • West Bloomfield • Naples, FL

**FIRST AMENDMENT TO
MASTER DEED**

Arbor 2206 Ng 289

RECORDED
WASHTENAW COUNTY, MI

FEB 3 2 44 PM '88

THE ARBORS CONDOMINIUM

FIRST AMENDMENT OF MASTER DEED

ROBL... SON
COUNTY CLERK/REGISTER

REPLAT NO. 1 OF WASHTENAW COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 84

copy

This First Amendment of Master Deed and Replat No. 1 is made and executed this 29th day of January, 1988, by HSF Associates II Limited Partnership, a Michigan limited partnership, hereinafter referred to as "Developer," whose address is 30833 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48018.

W I T N E S S E T H:

Whereas, Developer made and recorded a condominium Master Deed establishing The Arbors Condominium (the "Condominium") as Washtenaw County Condominium Subdivision Plan No. 84 situated in the Township of Ann Arbor, which Master Deed was recorded in liber 2189, pages 365 through 414, Washtenaw County Records; and

Whereas, Developer declared in the original Master Deed the right to expand the Condominium by adding land and buildings to the condominium premises as originally described in the Master Deed;

Therefore, Developer hereby amends and replats the Condominium in the following manner:

1. The Condominium Subdivision Plan shall consist of the Plan sheets attached hereto designated on the cover sheet as Replat No. 1, and sheets 5 through 15 of the Plan previously recorded in Liber 2189, pages 403 through 413, Washtenaw County Records.

2. Article II of the original Master Deed which described the land comprising the Condominium is amended in its entirety to the effect that the land comprising the Condominium is now described as follows:

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION 25, T. 2 S., R. 6 E., ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 00° 58' 22" W., 2163.30 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF DIXBORO ROAD FOR A PLACE OF BEGINNING; THENCE DUE WEST 109.38 FEET; THENCE N. 35° 49' 20" W., 90.32 FEET;

THENCE S. 57° 44' 06" W., 73.49 FEET; THENCE S. 45° 00' 00" W., 100.41 FEET; THENCE S. 22° 59' 19" W., 53.77 FEET; THENCE S. 37° 33' 29" W., 90.82 FEET; THENCE S. 72° 31' 31" W., 56.61 FEET; THENCE N. 85° 51' 19" W., 69.18 FEET; THENCE N. 17° 56' 12" W., 190.94 FEET; THENCE N. 62° 01' 04" E., 356.96 FEET; THENCE DUE NORTH 192.00 FEET; THENCE DUE EAST 232.00 FEET; THENCE ALONG SAID CENTERLINE OF DIXBORO ROAD S. 00° 58' 22" E., 370.71 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD.

The land being added to the Condominium by this First Amendment (which land is included in the above description) is described as:

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION 25, T. 2 S., R. 6 E., ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 00° 58' 22" W., 2163.30 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF DIXBORO ROAD; THENCE DUE WEST 109.38 FEET; THENCE N. 35° 49' 20" W. 90.32 FEET TO THE PLACE OF BEGINNING; THENCE S. 57° 44' 06" W. 73.49 FEET; THENCE S. 45° 00' 00" W. 100.41 FEET; THENCE S. 22° 59' 19" W. 53.77 FEET; THENCE S. 37° 33' 29" W. 90.82 FEET; THENCE S. 72° 31' 31" W. 56.61 FEET; THENCE N. 85° 51' 19" W. 69.18 FEET; THENCE N. 17° 56' 12" W. 190.94 FEET; THENCE N. 62° 01' 04" E. 356.96 FEET; THENCE S. 35° 49' 20" E. 130.00 FEET TO THE POINT OF BEGINNING.

3. The Condominium shall consist of 21 units numbered and described on the Condominium Subdivision Plan.

4. The Percentages of Value stated in Article VI of the original Master Deed are amended as follows:

Schedule of Percentages of Value

<u>Unit Number</u>	<u>Percentage of Value</u>
Unit 1	4.76
Unit 2	4.62
Unit 3	5.56
Unit 4	5.56

<u>Unit Number</u>	<u>Percentage of Value</u>
Unit 5	4.62
Unit 6	3.85
Unit 7	4.36
Unit 8	4.76
Unit 9	4.62
Unit 10	5.56
Unit 11	5.56
Unit 12	4.62
Unit 13	3.85
Unit 14	4.36
Unit 15	3.85
Unit 16	4.36
Unit 17	4.62
Unit 18	5.56
Unit 19	5.56
Unit 20	4.62
Unit 21	4.77

5. The Condominium is subject to the easements described in Article VII of the original Master Deed.

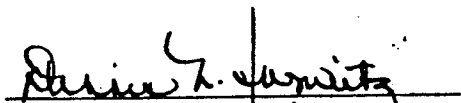
6. Except as expressly amended herein, all other terms and provisions of the original Master Deed and its exhibits, as amended, shall continue in full force and effect, including without limitation those provisions which permit Developer to make future expansions of the Condominium or amendments to the Master Deed.

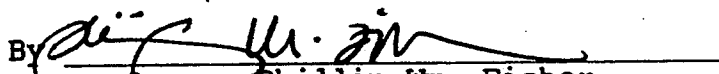
IN WITNESS WHEREOF, Developer has caused this First Amendment and Replat No. 1 to be executed the day and year first above written.

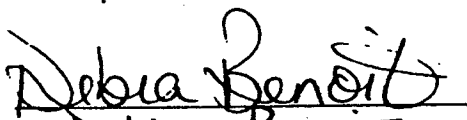
WITNESS:

HSF ASSOCIATES II LIMITED PARTNERSHIP,
a Michigan limited partnership

By: CHAMANDA, INC.,
a Michigan corporation,
General Partner


Dennis N. Horwitz

By 
Phillip Wm. Fisher


Debra Benoit
(Signatures Continued)

Its: President

AND

By: HOLTZMAN & SILVERMAN
CONSTRUCTION Co., a Michigan
corporation,
General Partner

Theodore M. L. L. L.
THEODORE M. L. L. L.

Kimberly A. Dawson
Kimberly A. Dawson

By: Gilbert Silverman
Its: General Partner

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 29th day of January, 1988 the foregoing First Amendment and Replat No. 1 was acknowledged before me by Phillip Wm. Fisher, who is the President of Chamanda, Inc., a Michigan corporation, the general partner of HSF Associates II Limited Partnership, a Michigan limited partnership, on behalf of HSF Associates II Limited Partnership.

Dennis L. Jamitz
Notary Public, Oakland County,
State of Michigan

My Commission Expires: 3/1-89

My Commission Expires March 21, 1989

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 28th day of January, 1988 the foregoing First Amendment and Replat No. 1 was acknowledged before me by William Silverman who is the President of Holtzman & Silverman Construction Co., a Michigan corporation, the general partner of HSF Associates II Limited Partnership, a Michigan limited partnership, on behalf of HSF Associates II Limited Partnership.

Mary E. Blake
Notary Public, County
State of Michigan

My Commission Expires: _____

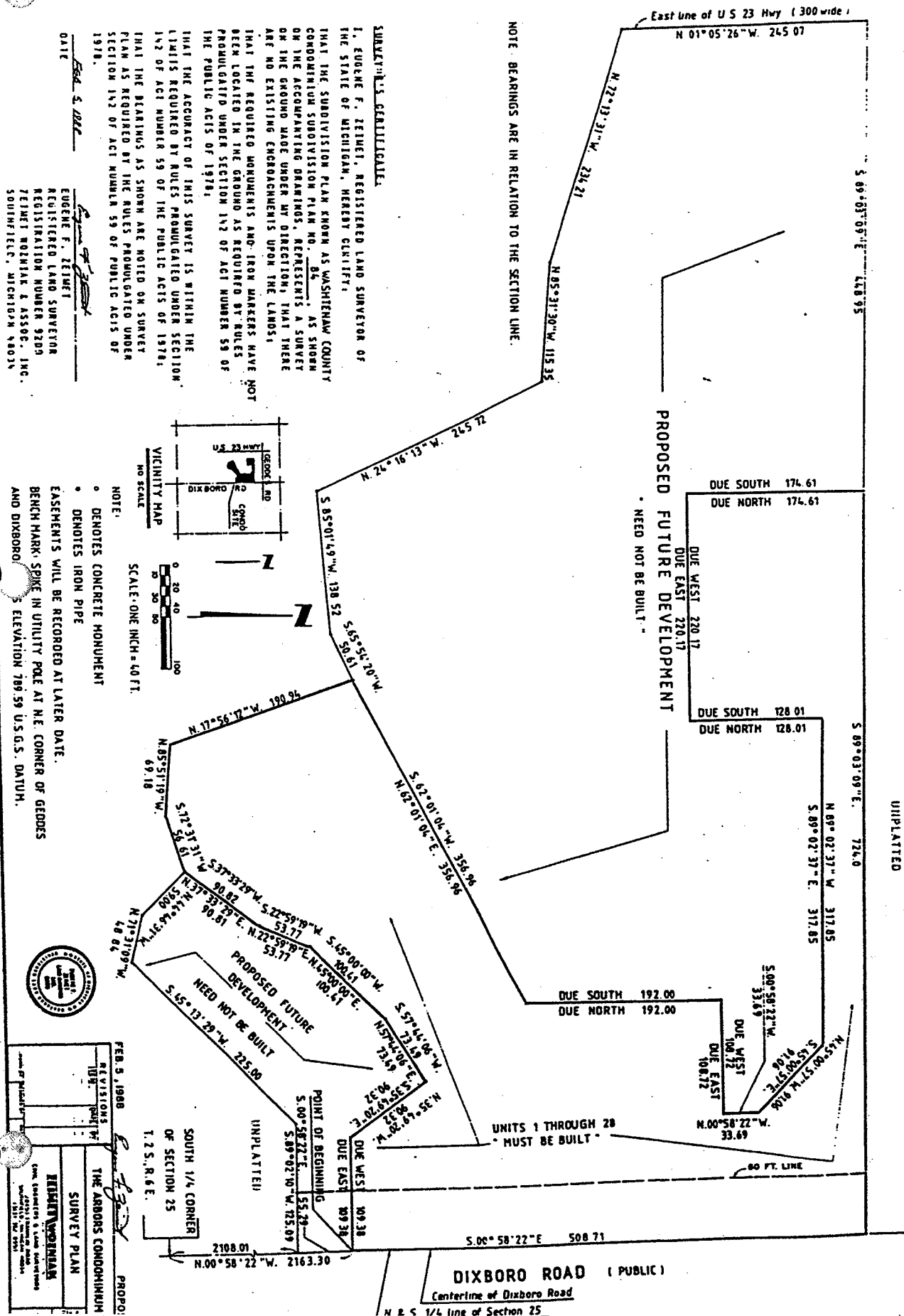
HENRY E. BLAKE
Notary Public, Wayne County, MI
My Commission Expires Dec. 17, 1990
Acting in Oakland County, MI

PREPARED BY AND WHEN RECORDED
RETURN TO:

Thomas J. Beale, Esq.
Honigman Miller Schwartz and Cohn
2290 First National Building
Detroit, Michigan 48226-3501
(313) 256-7942

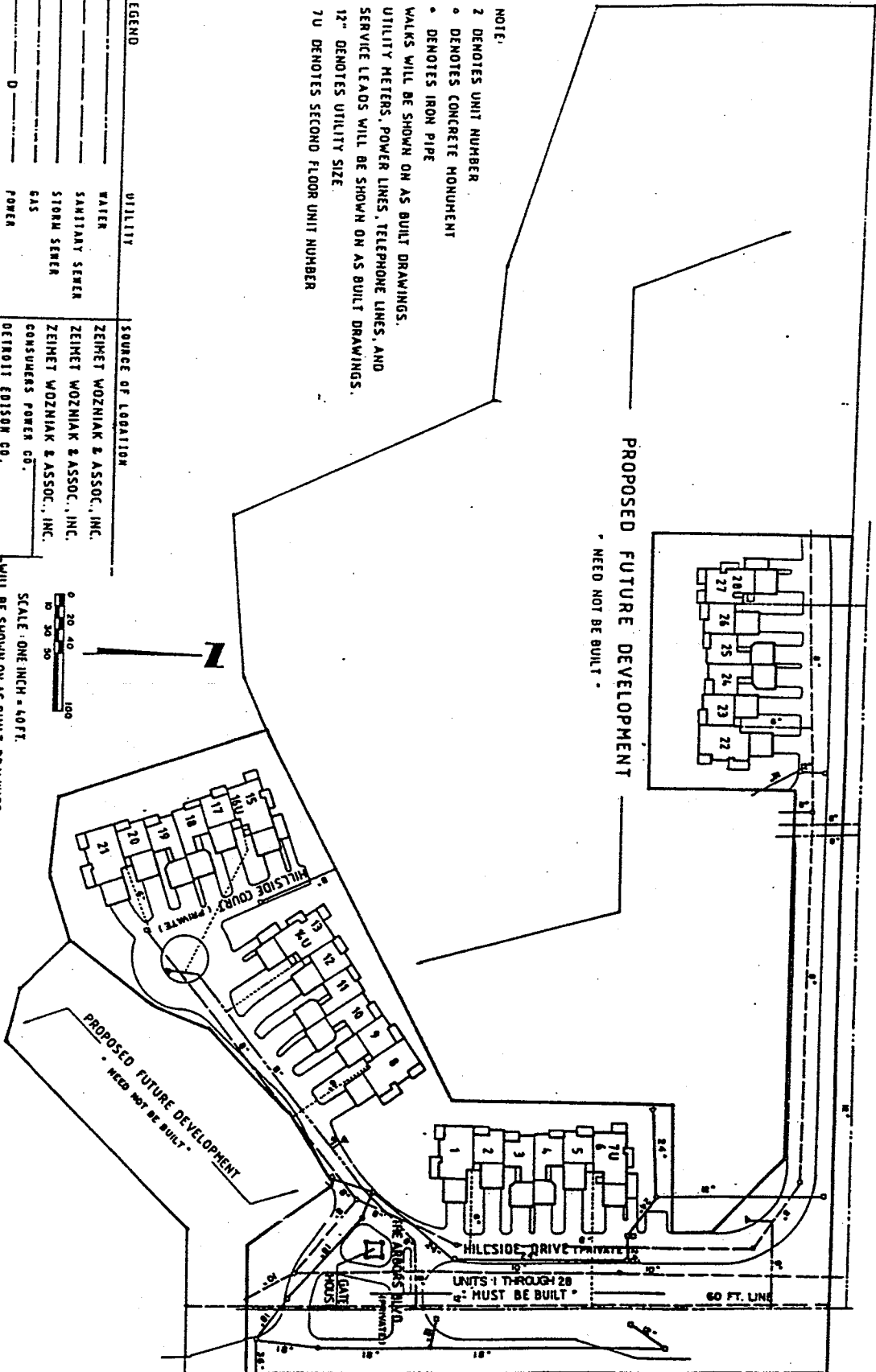
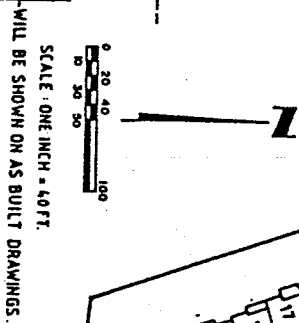
A1744h





LEGEND	SOURCE OF LOCATION
WATER	ZEHEIT WOZNIAK & ASSOC., INC.
SANITARY SEWER	ZEHEIT WOZNIAK & ASSOC., INC.
STORM SEWER	ZEHEIT WOZNIAK & ASSOC., INC.
GAS	CONSUMERS POWER CO.
POWER	DETROIT EDISON CO.
TELEPHONE	MICHIGAN BELL TELEPHONE CO.
SERVICE LEAD	

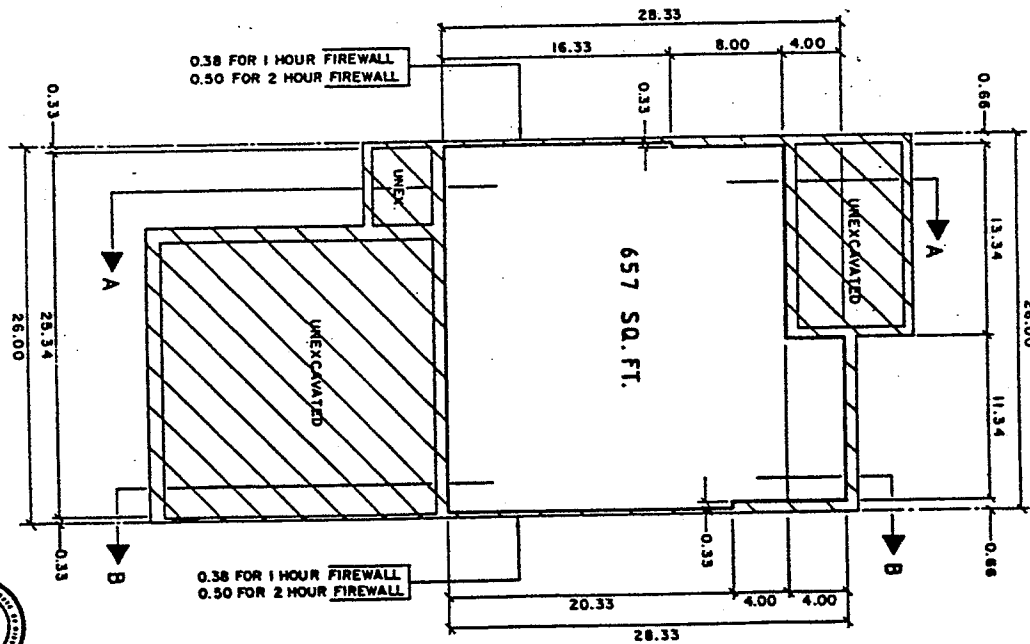
NOTE:
2 DENOTES UNIT NUMBER
• DENOTES CONCRETE MONUMENT
• DENOTES IRON PIPE
WALKS WILL BE SHOWN ON AS BUILT DRAWINGS.
UTILITY METERS, POWER LINES, TELEPHONE LINES, AND SERVICE LEADS WILL BE SHOWN ON AS BUILT DRAWINGS.
12" DENOTES UTILITY SIZE
7U DENOTES SECOND FLOOR UNIT NUMBER



FEB 5, 1988	PROPOSED
REVISIONS	
DATE	REVISION
10/1/88	1.0
11/1/88	2.0
12/1/88	3.0
1/1/89	4.0
2/1/89	5.0
3/1/89	6.0
4/1/89	7.0
5/1/89	8.0
6/1/89	9.0
7/1/89	10.0
8/1/89	11.0
9/1/89	12.0
10/1/89	13.0
11/1/89	14.0
12/1/89	15.0
1/1/90	16.0
2/1/90	17.0
3/1/90	18.0
4/1/90	19.0
5/1/90	20.0
6/1/90	21.0
7/1/90	22.0
8/1/90	23.0
9/1/90	24.0
10/1/90	25.0
11/1/90	26.0
12/1/90	27.0
1/1/91	28.0
2/1/91	29.0
3/1/91	30.0
4/1/91	31.0
5/1/91	32.0
6/1/91	33.0
7/1/91	34.0
8/1/91	35.0
9/1/91	36.0
10/1/91	37.0
11/1/91	38.0
12/1/91	39.0
1/1/92	40.0
2/1/92	41.0
3/1/92	42.0
4/1/92	43.0
5/1/92	44.0
6/1/92	45.0
7/1/92	46.0
8/1/92	47.0
9/1/92	48.0
10/1/92	49.0
11/1/92	50.0
12/1/92	51.0
1/1/93	52.0
2/1/93	53.0
3/1/93	54.0
4/1/93	55.0
5/1/93	56.0
6/1/93	57.0
7/1/93	58.0
8/1/93	59.0
9/1/93	60.0
10/1/93	61.0
11/1/93	62.0
12/1/93	63.0
1/1/94	64.0
2/1/94	65.0
3/1/94	66.0
4/1/94	67.0
5/1/94	68.0
6/1/94	69.0
7/1/94	70.0
8/1/94	71.0
9/1/94	72.0
10/1/94	73.0
11/1/94	74.0
12/1/94	75.0
1/1/95	76.0
2/1/95	77.0
3/1/95	78.0
4/1/95	79.0
5/1/95	80.0
6/1/95	81.0
7/1/95	82.0
8/1/95	83.0
9/1/95	84.0
10/1/95	85.0
11/1/95	86.0
12/1/95	87.0
1/1/96	88.0
2/1/96	89.0
3/1/96	90.0
4/1/96	91.0
5/1/96	92.0
6/1/96	93.0
7/1/96	94.0
8/1/96	95.0
9/1/96	96.0
10/1/96	97.0
11/1/96	98.0
12/1/96	99.0
1/1/97	100.0

BASEMENT PLAN

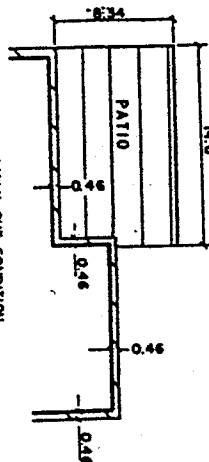
ALL WALLS ARE 6" UNLESS OTHERWISE NOTED



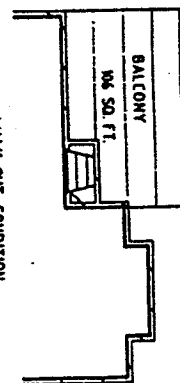
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER.

	SLOPED C LING
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
	LIMITS OF OWNERSHIP

WALK-OUT CONDITION
BASEMENT PLAN



**WALK-OUT CONDITION
FIRST FLOOR PLAN**



ॐ नमो भगवते वासुदेवाय

PROPOSE

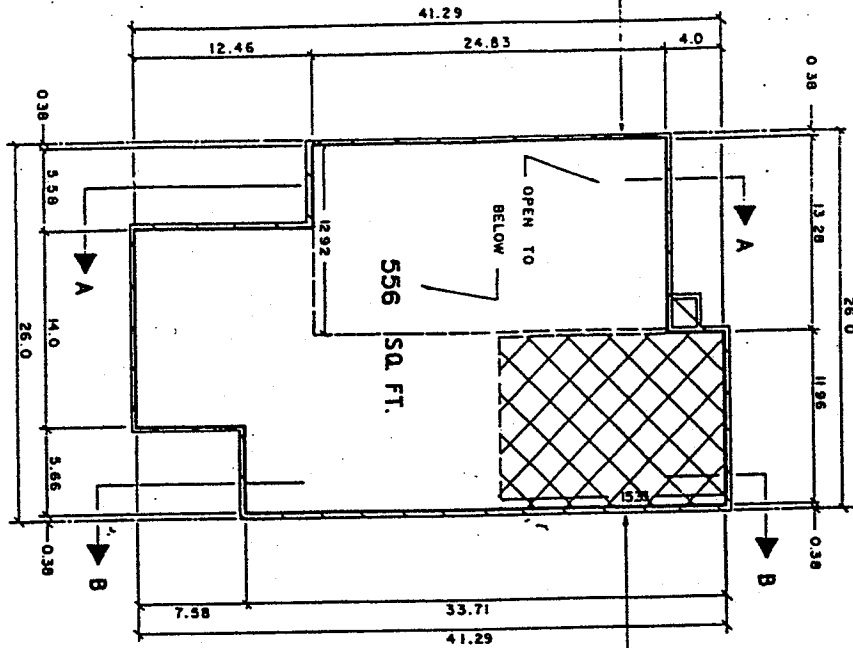
THE ARBORS CONDOMINIUM

TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR UNIT TYPE A

THINK VOYNIAH

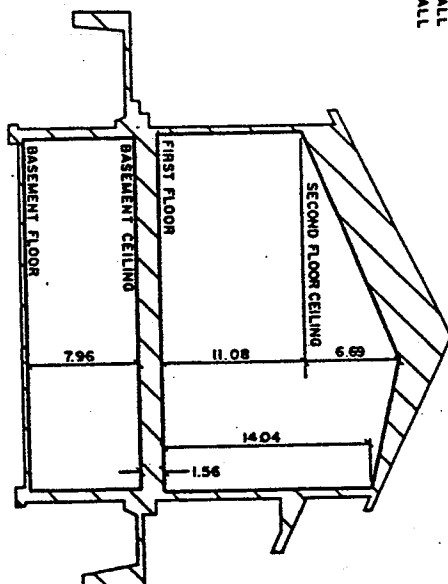
[illegible]

UN



SECOND FLOOR PLAN

ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED
UNIT VOLUME: 19,889 CUBIC FEET



SECTION A-A

- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMIT OF OWNERSHIP
 - SLOPED CEILING
- ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
- SCALE: 1/4" INCH = 1.0 FOOT
- 0 5 10 15

UNIT NO	FIRST FLOOR ELEVATION
1-7	789.25



JUNE 29, 1987 *8-28-87* PHOTOS

REVISIONS

DATE: 12/15/2018

BY: *REDACTED*

FOR: *REDACTED*

PROJECT: *REDACTED*

THE ARBORS CONDOMINIUM

SECTION FOR UNIT TYPE "A"

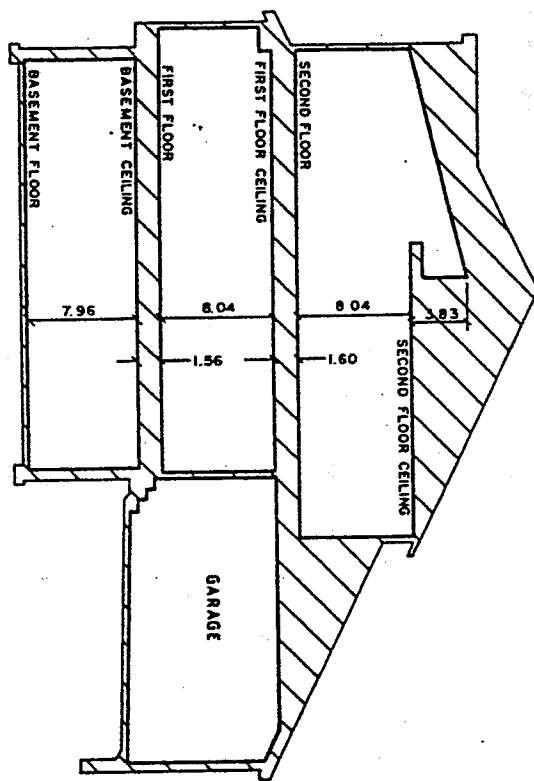
REDUCED TO SCALE

DATE: 12/15/2018

BY: *REDACTED*

FOR: *REDACTED*

PROJECT: *REDACTED*



SECTION B-B

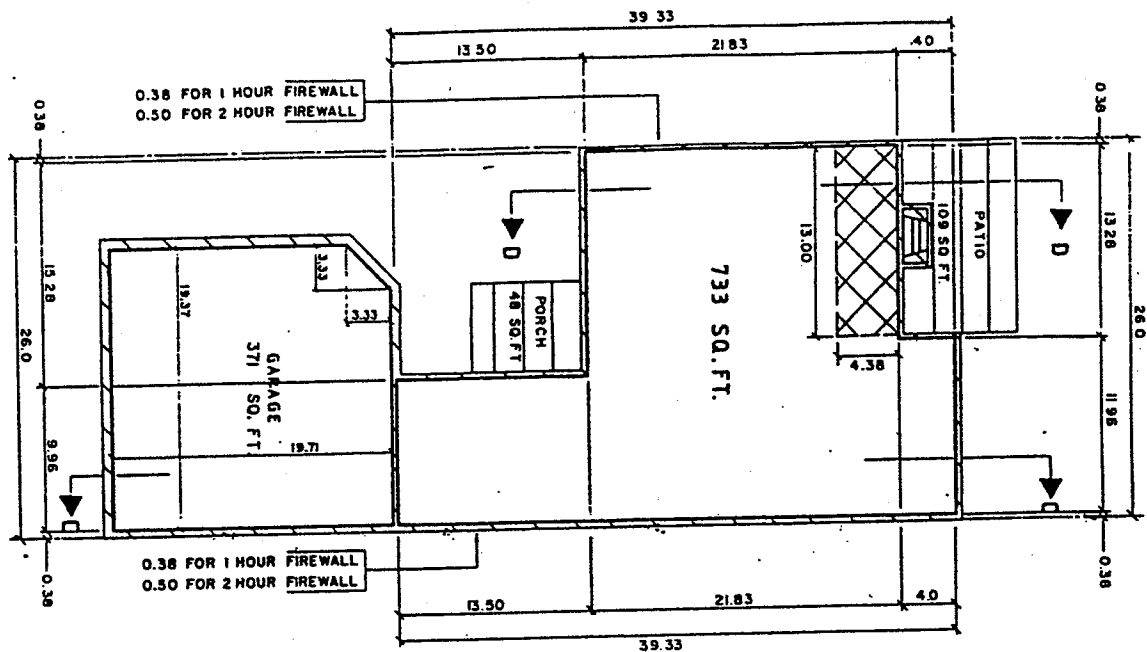
SCALE: 1/4" = 1.0 FOOT
0 5 10

GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT
 LIMITS OF OWNERSHIP
 ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25

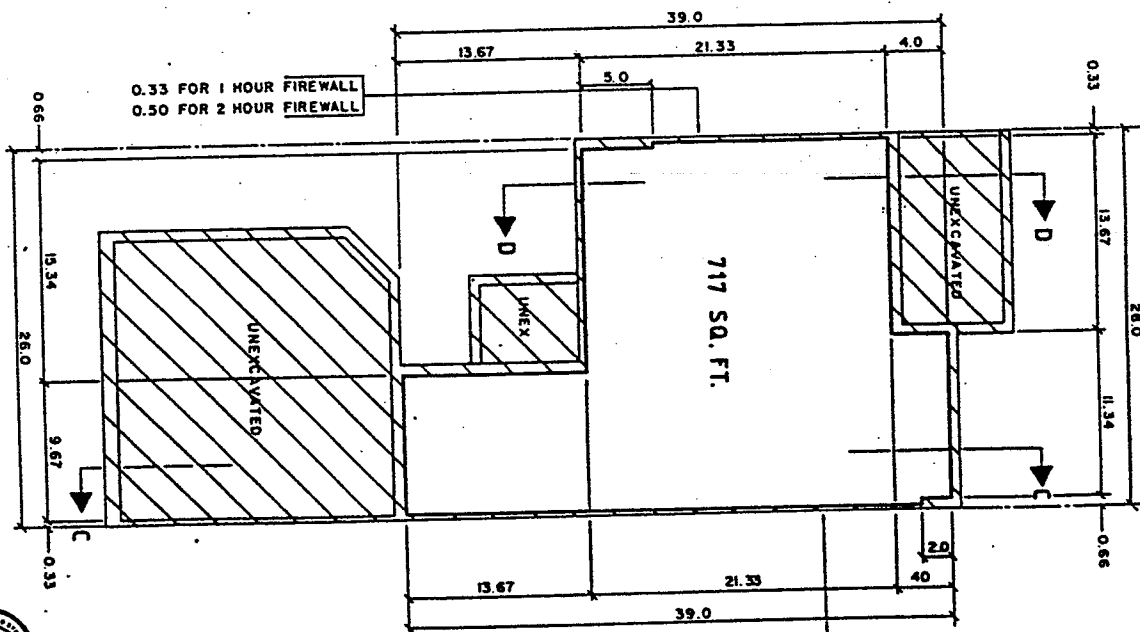


JUNE 28, 1987
 PROPOS
 THE ARBORS CONDOMINIUM
 TYPICAL SECTION FOR UNIT
 TYPE A
 HERETYAN
 1111 1st Ave
 1111 1st Ave



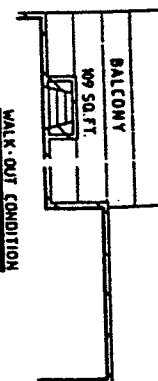
FIRST FLOOR PLAN

ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED

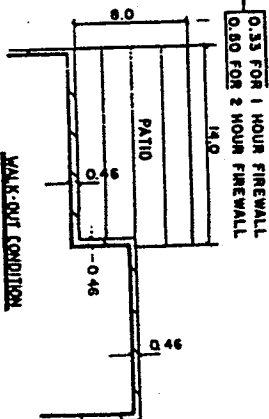


BASEMENT PLAN

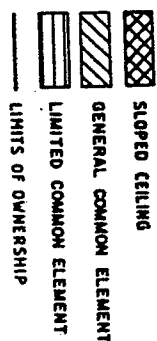
ALL WALLS ARE 0.66 UNLESS OTHERWISE NOTED



WALK-OUT CONDITION
FIRST FLOOR PLAN



WALK-OUT CONDITION
BASEMENT PLAN



ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE: 1/4 INCH = 1.0 FOOT
0 5 10 15
UNIT VOLUME: 21,708 CUBIC FEET



FEB. 5, 1968

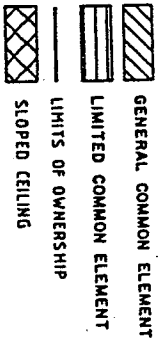
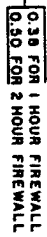
REVISIONS

TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR UNIT TYPE-A

STRENGTHENING & LAND REFORM

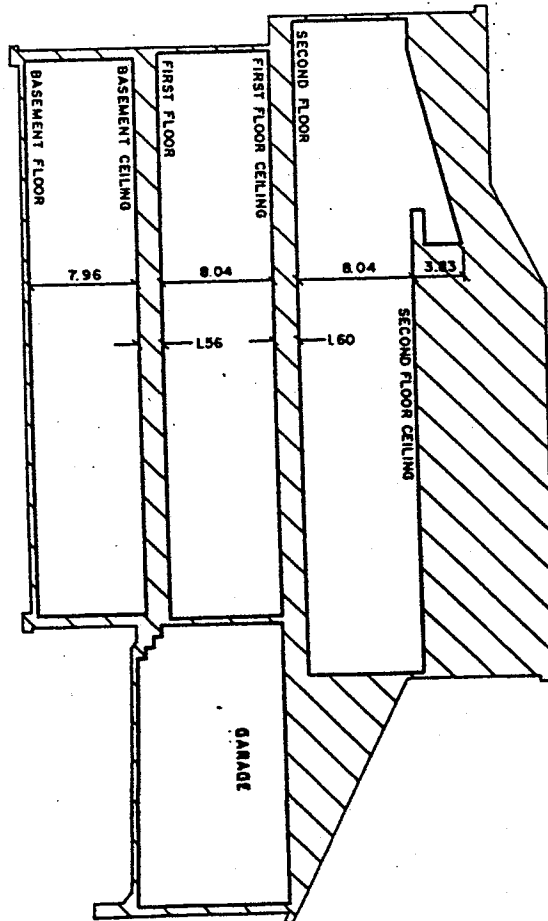


SECOND FLOOR PLAN



ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
EXCEPT AS SHOWN.

SCALE • 1/4 INCH • 1.0 FOOT

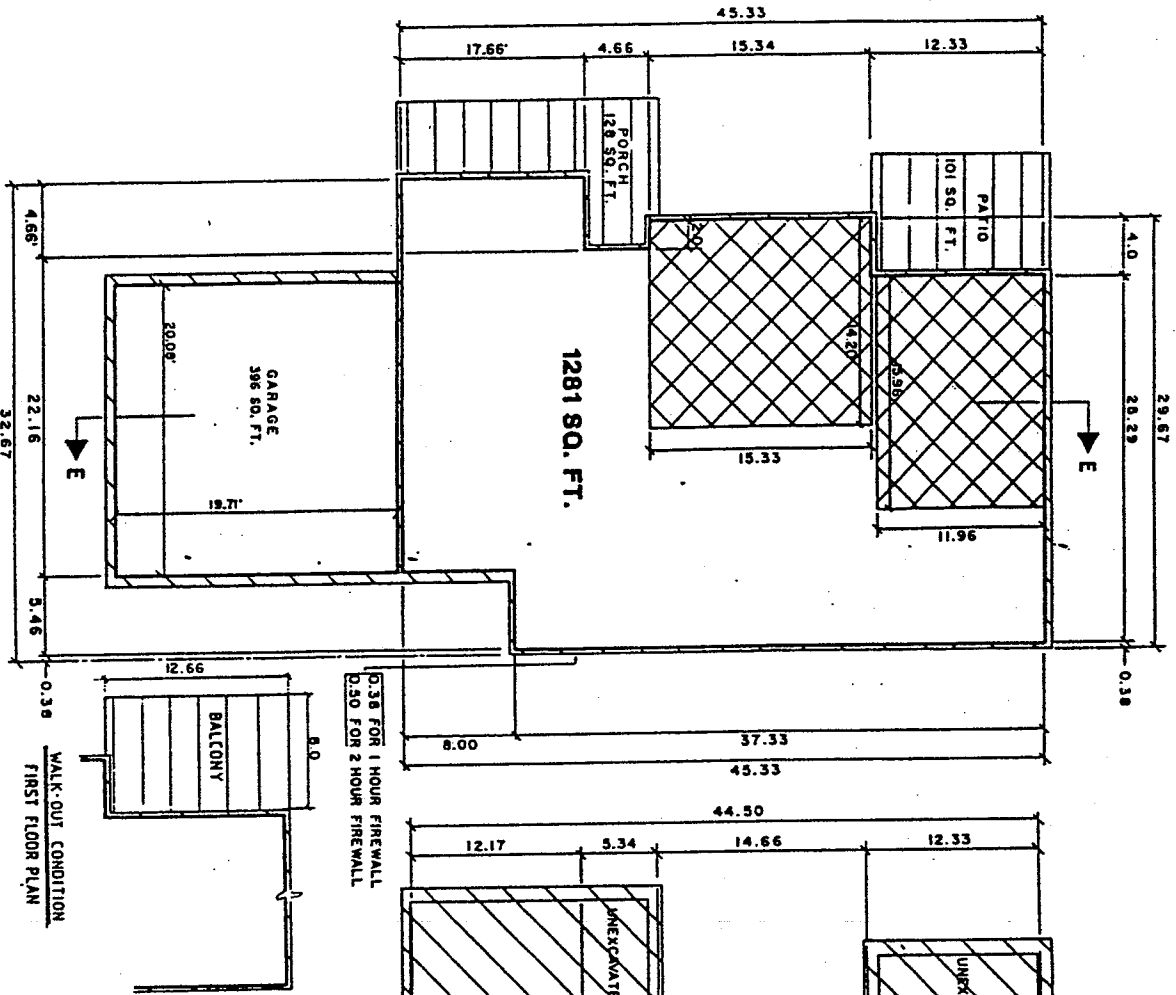


SECTION C - C

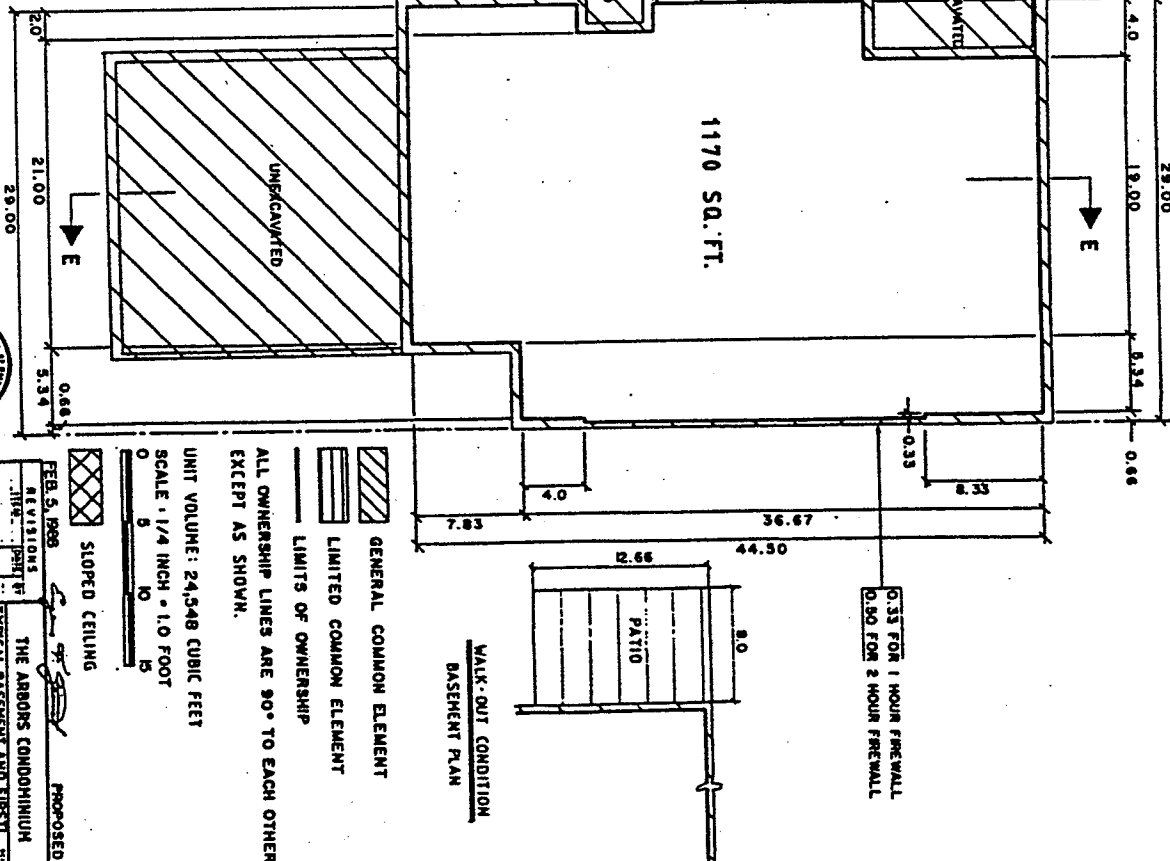
UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25

[illegible]

FIRST FLOOR PLAN



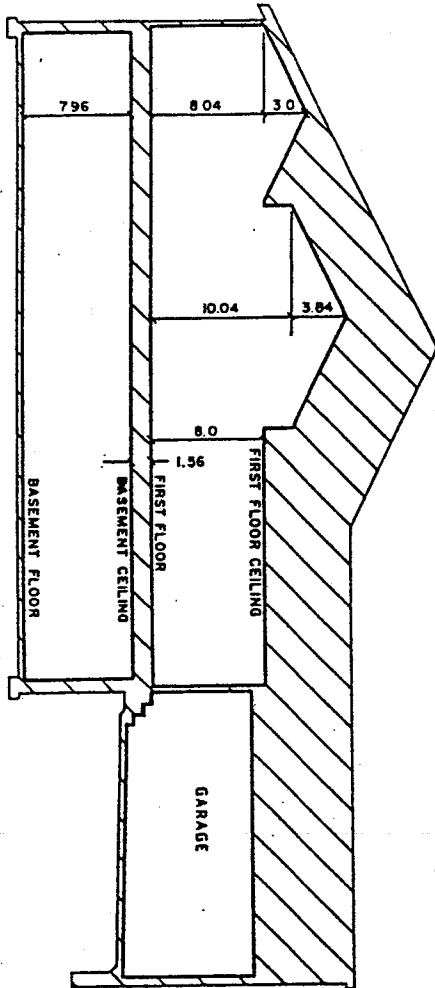
BASEMENT PLAN



FEB. 5, 1988
 THE ARBORS CONDOMINIUM
 TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE 'C'
 HIRSHWITZMAN
 1111 AND 1112
 10

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.
- UNIT VOLUME: 24,548 CUBIC FEET
- SCALE: 1/4" INCH = 1.0 FOOT
- 0 5 10 15
- SLOPED CEILING

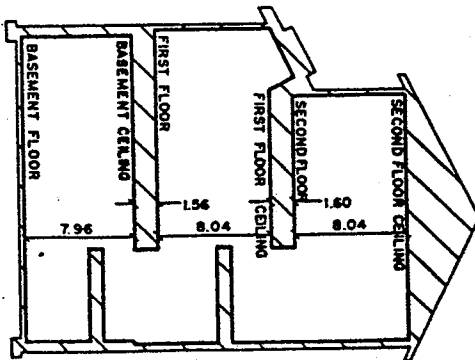
UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25



SECTION E-E
FOR UNIT TYPE "C"

 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT
 LIMITS OF OWNERSHIP
 ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

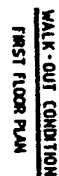
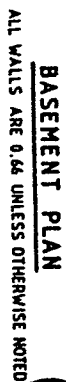
SCALE: 1/4" INCH = 1.0 FOOT
0 5 10 15



SECTION D-D
FOR UNIT TYPE "B"



JUNE 26, 1987
 REVISIONS
 THE ARBORS CONDOMINIUM
 TYPICAL SECTIONS FOR UNIT
 TYPES "B" & "C"
 HERBERT W. JOHNSON
 PROFESSIONAL ENGINEER
 No. 12345
 State of Florida
 PROPOSED



OPTIONAL GARAGE VOLUME 1,950 CUB

UNIT "E" UNIT VOLUME 17,463 CUBIC FEET

UNIT "D" UNIT VOLUME 14,993 CUBIC FEET

0 5 10 15

SCALE: 1/4" INCH = 1.0 FOOT

OPTIONAL GARAGE NEED NOT BE BUILT

ALL OWNERSHIP LINES ARE 90° TO EACH

LIMITS OF OWNERSHIP

LIMITED COMMON ELEMENT

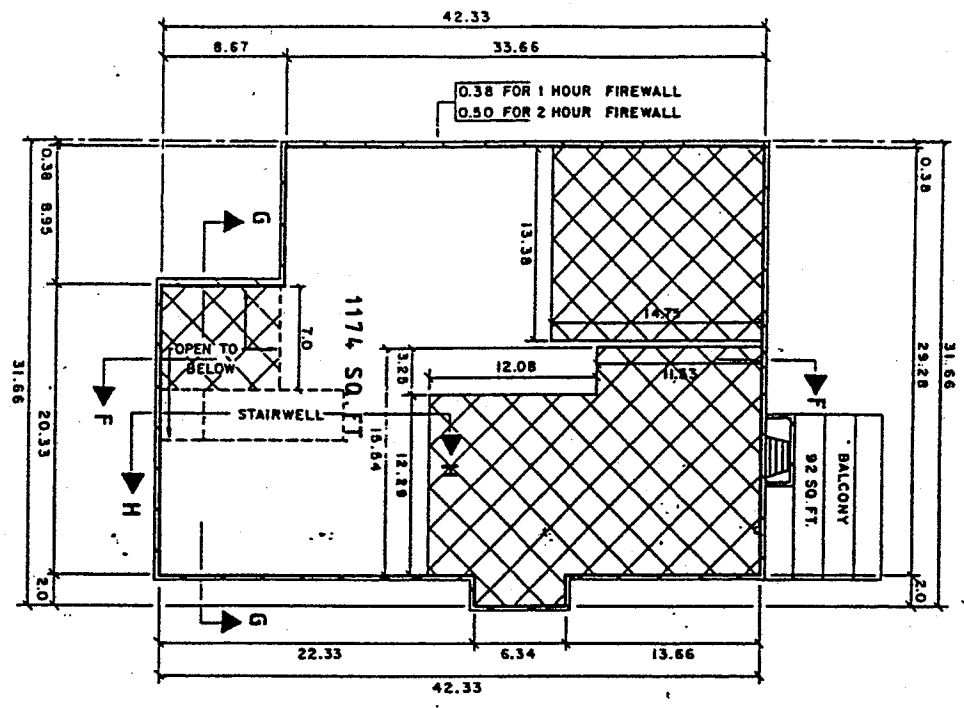
GENERAL COMMON ELEMENT

FEB 5, 1986
 REVISIONS
 11/9 12/11/85
 THE ARBORS CONDOMINIUM
 PROPOSED

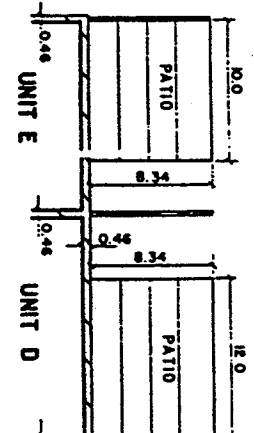
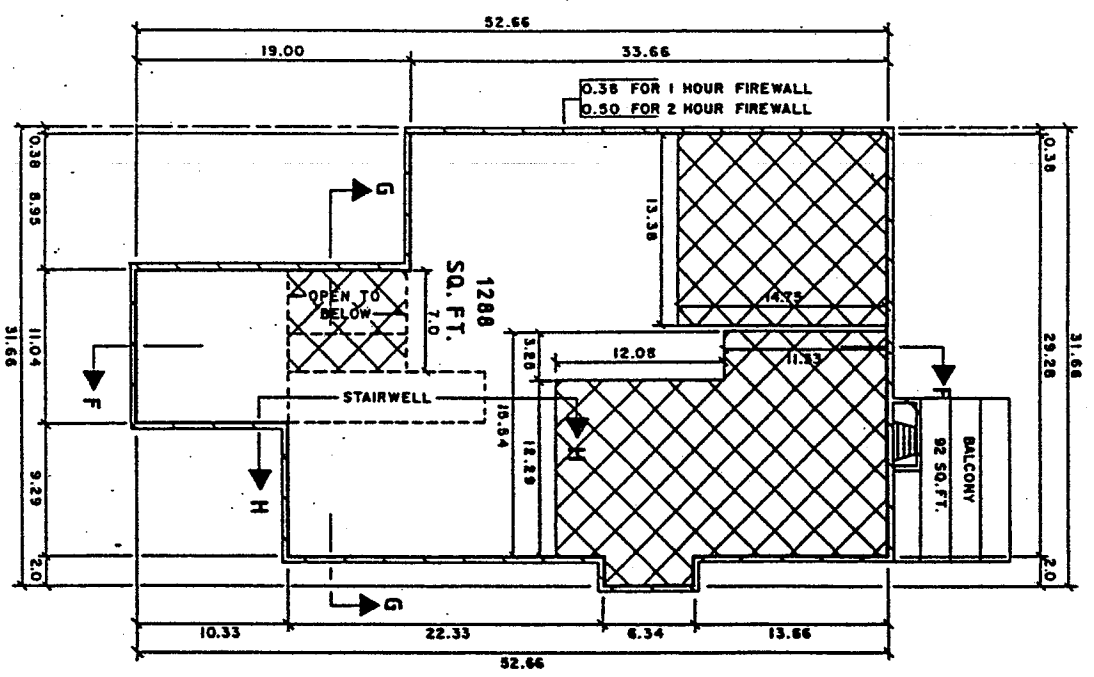
THE ARBORS CONDOMINIUM

PROPO

SECOND FLOOR PLAN



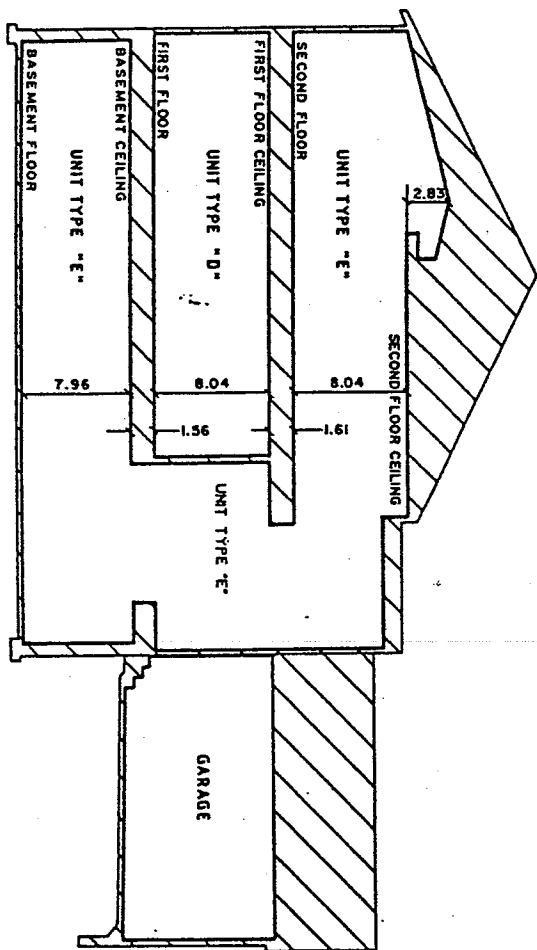
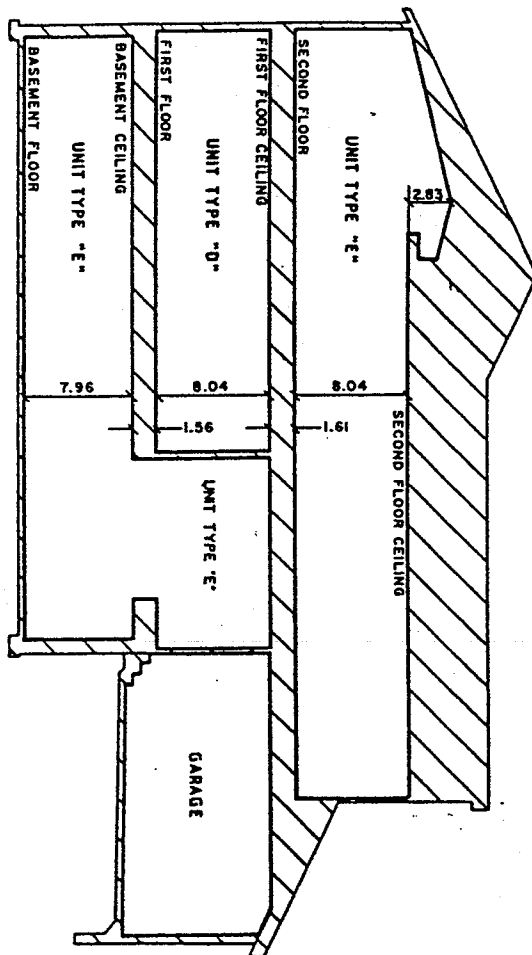
SECOND FLOOR PLAN WITH OPTIONAL LOFT



ALL OWNERSHIP LINES ARE 90° TO EACH OTHER.
ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED
SCALE: 1/4" = 1.0 FOOT
UNIT VOLUME: 17,463 CUBIC FEET
UNIT VOLUME: 18,379 CUBIC FEET WITH OPT. LOFT
OPTIONAL LOFT NEED NOT BE BUILT



PROPOSED
THE ARBOR'S CONDOMINIUM
TYPICAL SECOND FLOOR PLAN
FOR UNIT 111
FEB. 5, 2006
REVISIONS
DATE
BY
FOR UNIT 111
ARCHITECT
111-2240-111



UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25

 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT
 LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

OPTIONAL LOFT NEED NOT BE BUILT
 SCALE: 1/4" = 1.0 FOOT
 0 5 10 15



JUNE 29, 1987

REVISIONS

THE ARBORS CONDOMINIUM

TYPICAL SECTIONS FOR UNIT TYPE -D- AND -E-

HERBERT WEINMAN

PROPOSAL

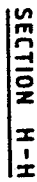
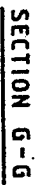
DATE: 6/29/87

BY: [Signature]

FOR: [Signature]

PROJECT: THE ARBORS CONDOMINIUM

ADDRESS: 1000 1st Avenue, New York, NY 10017



LIMITS OF OWNERSHIP

SCALE - 1/4 INCH = 1.0 FOOT



UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25

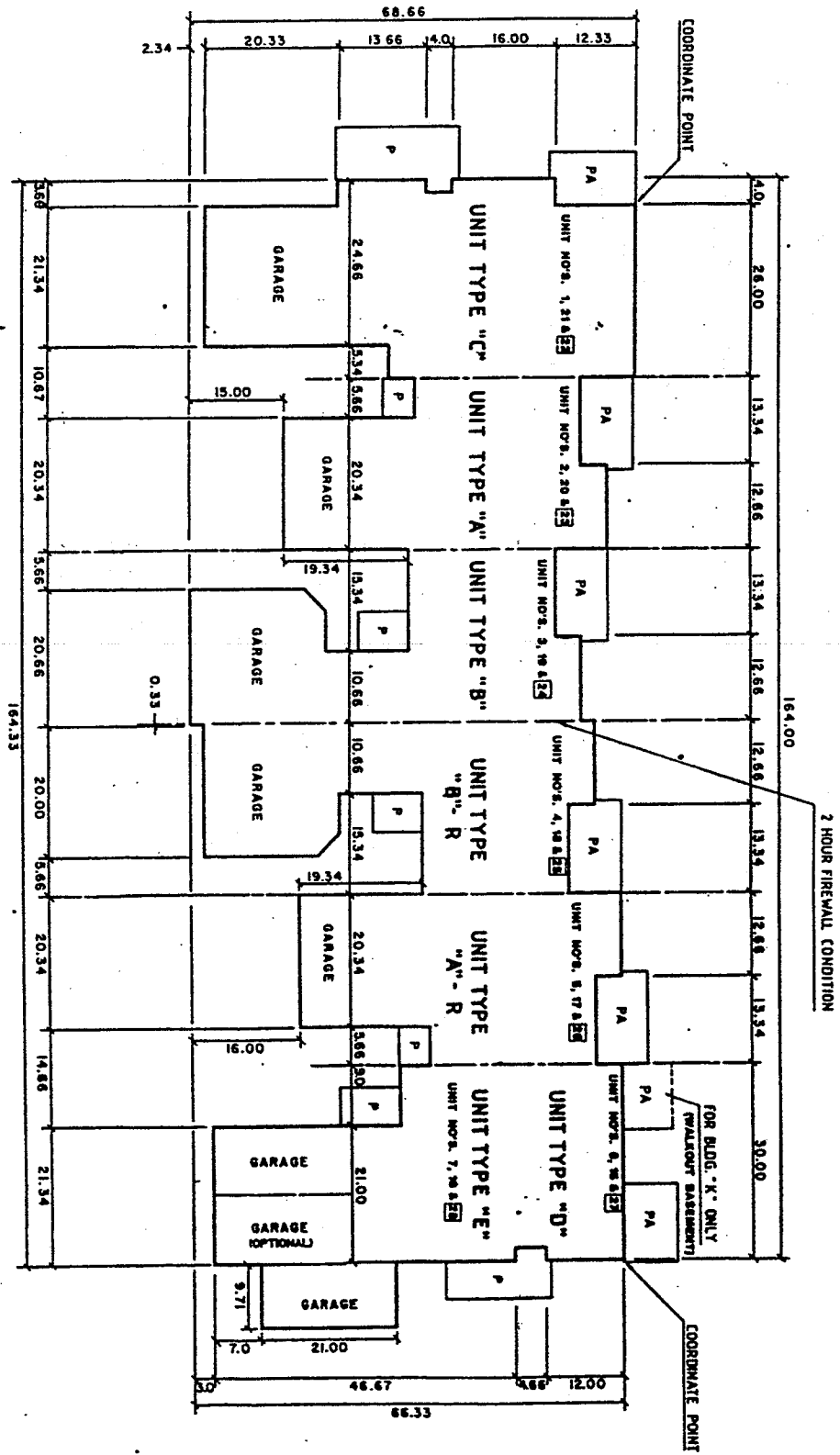
REVISIONS

THE HARBORS CONDOMINIUM

GATE HOUSE AND TYPICAL SECTION FOR UNIT TYPE "D"

WINN-DIXIE

66-1770-1000



NOTES:

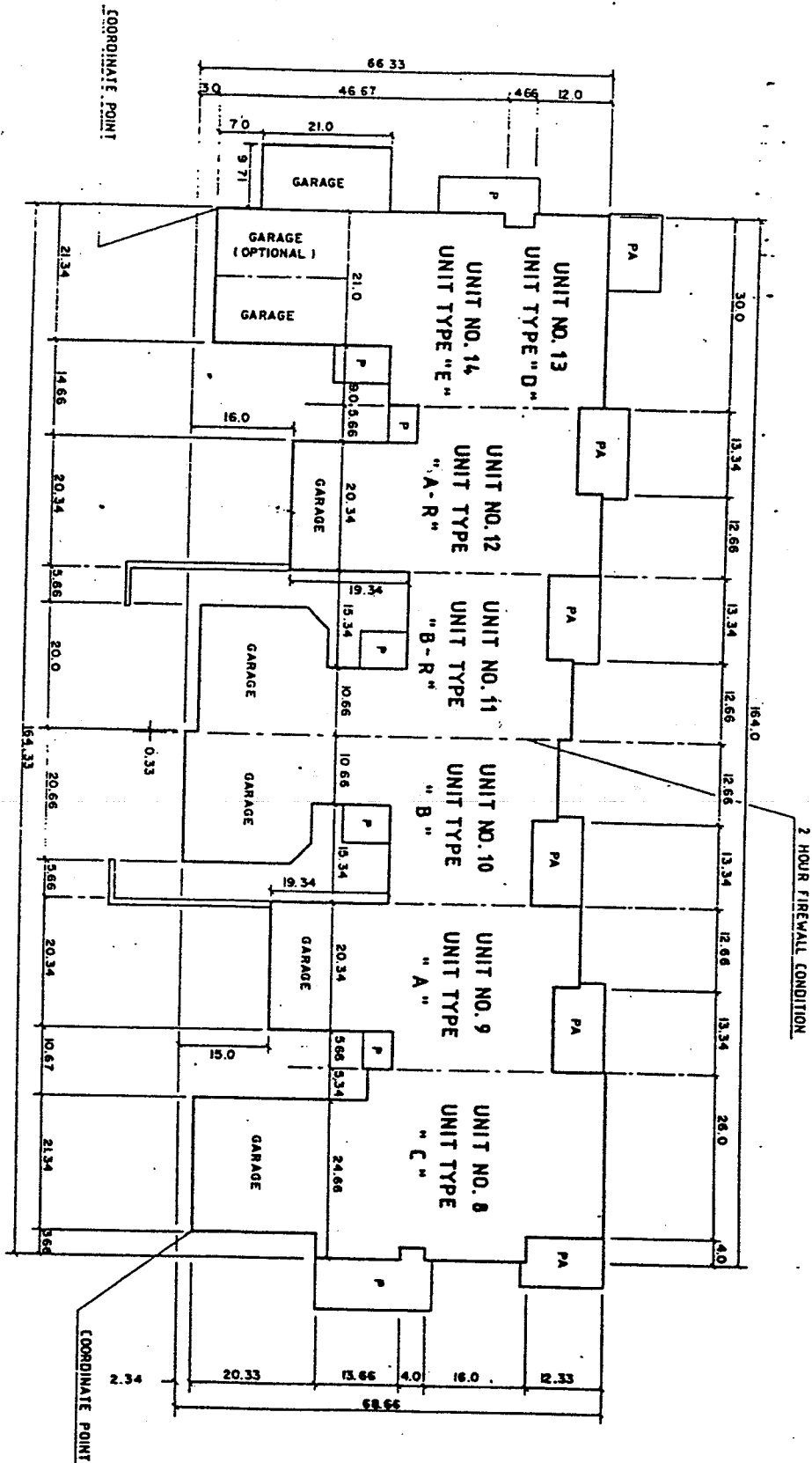
- PA DENOTES PATIO
- P DENOTES PORCH
- OPTIONAL GARAGE NEED NOT BE BUILT
- R DENOTES REVERSE
- CENTERLINE
- SCALE: 1/8" = 1.0' FOOT
- 5' 10' 20' 30'
- WALKOUT BASEMENT

FIRST FLOOR ELEVATION FOR UNITS 1 THRU 7 - 789.25.
UNITS 15 THRU 21 - 793.75, UNITS 22, 23 - 807.75, UNITS 24, 25 - 809.75, UNITS 26, 27, 28 - 811.75



REVISIONS	DATE	BY	CHKD	THE ARBORS
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				
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				

PERMETER FOR BUILDING
FEBRUARY 1998
THE ARBORS



NOTES

- PA DENOTES PATIO
- P DENOTES PORCH
- R DENOTES REVERSE
- CENTERLINE
- OPTIONAL GARAGE NEED NOT BE BUILT.
- SCALE - 1/8 INCH = 1.0 FOOT

UNIT NO.	FIRST FLOOR ELEVATIONS
8, 9	789.25
10, 11	791.25
12, 13, 14	793.25

0 5 10 20 30



JAN. 11, 1988

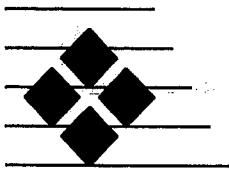
REVISIONS

THE ARBORS CONDOMINIUM

PERIMETER PLAN

BUILDING D

PROPOSED



Kramer-Triad
Management Group, L.L.C.

Ann Arbor • Bingham Farms • Farmington Hills • Rochester Hills • Troy • West Bloomfield • Naples, FL

**SECOND AMENDMENT TO
MASTER DEED**

3131 Professional Drive • Ann Arbor • Michigan • 48104

734-973-5500

800-794-9297

734-973-0001 (Fax)

LIBER 2220 PAGE 394

Page 1 of 22

RECORDED

WASHTENAW COUNTY MI

APR 19 11 22 AM '88

ROBERT A. HARRISON
COUNTY CLERK/REGISTER

THE ARBORS CONDOMINIUM

SECOND AMENDMENT OF MASTER DEED

REPLAT NO. 2 OF WASHTENAW COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 84

This Second Amendment of Master Deed and Replat No. 2 is made and executed this 13th day of April, 1988, by HSF Associates II Limited Partnership, a Michigan limited partnership, hereinafter referred to as "Developer," whose address is 30833 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48018.

W I T N E S S E T H:

Whereas, Developer made and recorded a condominium Master Deed establishing The Arbors Condominium (the "Condominium") as Washtenaw County Condominium Subdivision Plan No. 84 situated in the Township of Ann Arbor, which Master Deed was recorded in liber 2189, pages 365 through 414, Washtenaw County Records, and amended by the First Amendment of Master Deed and Replat No. 1 recorded in liber 2206, pages 289 through 299; and

Whereas, Developer declared in the original Master Deed the right to expand the Condominium by adding land and buildings to the condominium premises as originally described in the Master Deed;

Therefore, Developer hereby amends and replats the Condominium in the following manner:

1. The Condominium Subdivision Plan shall consist of the 17 Plan sheets attached hereto and designated on the cover sheet as Replat No. 2.

2. Article II of the original Master Deed which described the land comprising the Condominium is amended in its entirety to the effect that the land comprising the Condominium is now described as follows:

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION
25, T 2 S, R 6 E, ANN ARBOR TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN; THENCE N. 00°
58' 22" W. 2163.30 FEET ALONG THE NORTH AND
SOUTH 1/4 LINE OF SAID SECTION AND THE
CENTERLINE OF DIXBORO ROAD FOR A PLACE OF

C4-625-325-CC4

BEGINNING; THENCE DUE WEST 109.38 FEET; THENCE N. 35° 49' 20" W. 90.32 FEET; THENCE S. 57° 44' 06" W. 73.49 FEET; THENCE S. 45° 00' 00" W. 100.41 FEET; THENCE S. 22° 59' 19" W. 53.77 FEET; THENCE S. 37° 33' 29" W. 90.82 FEET; THENCE S. 72° 31' 31" W. 56.61 FEET; THENCE N. 85° 51' 19" W. 69.18 FEET; THENCE N. 17° 56' 12" W. 190.94 FEET; THENCE N. 62° 01' 04" E. 356.96 FEET; THENCE DUE NORTH 192.00 FEET; THENCE DUE EAST 108.72 FEET; THENCE N. 00° 58' 22" W. 33.69 FEET; THENCE N. 45° 00' 57" W. 91.06 FEET; THENCE N. 89° 02' 37" W. 317.85 FEET; THENCE DUE SOUTH 128.01 FEET; THENCE DUE WEST 220.17 FEET; THENCE DUE NORTH 174.61 FEET; THENCE S. 89° 03' 09" E. 724.00 FEET TO SAID N. & S. 1/4 LINE; THENCE S. 00° 58' 22" E. 508.71 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD.

The land being added to the Condominium by this Second Amendment (which land is included in the above description) is described as:

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION 25, T. 2 S., R. 6 E., ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 00° 58' 22" W., 2163.30 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF DIXBORO ROAD; THENCE DUE WEST 109.38 FEET; THENCE N. 35° 49' 20" W. 90.32 FEET TO THE PLACE OF BEGINNING; THENCE S. 57° 44' 06" W. 73.49 FEET; THENCE S. 45° 00' 00" W. 100.41 FEET; THENCE S. 22° 59' 19" W. 53.77 FEET; THENCE S. 37° 33' 29" W. 90.82 FEET; THENCE S. 72° 31' 31" W. 56.61 FEET; THENCE N. 85° 51' 19" W. 69.18 FEET; THENCE N. 17° 56' 12" W. 190.94 FEET; THENCE N. 62° 01' 04" E. 356.96 FEET; THENCE S. 35° 49' 20" E. 130.00 FEET TO THE POINT OF BEGINNING.

3. The Condominium shall consist of 28 units numbered and described on the Condominium Subdivision Plan.

4. The Percentages of Value stated in Article VI of the original Master Deed are amended as follows:

Schedule of Percentages of Value

<u>Unit Number</u>	<u>Percentage of Value</u>
Unit 1	3.57
Unit 2	3.47
Unit 3	4.17
Unit 4	4.17
Unit 5	3.47
Unit 6	2.88
Unit 7	3.27
Unit 8	3.57
Unit 9	3.47
Unit 10	4.17
Unit 11	4.17
Unit 12	3.47
Unit 13	2.88
Unit 14	3.27
Unit 15	2.88
Unit 16	3.27
Unit 17	3.47
Unit 18	4.17
Unit 19	4.17
Unit 20	3.47
Unit 21	3.57
Unit 22	3.57
Unit 23	3.47
Unit 24	4.17
Unit 25	4.17
Unit 26	3.47
Unit 27	2.88
Unit 28	3.27

5. Balconies, as shown on the Plan, are added to the description of Limited Common Elements in Article IV(b)(1) of the original Master Deed.

6. The Condominium is subject to the easements described in Article VII of the original Master Deed.

7. Except as expressly amended herein, all other terms and provisions of the original Master Deed and its exhibits, as amended, shall continue in full force and effect, including without limitation those provisions which permit Developer to make future expansions of the Condominium or amendments to the Master Deed.

IN WITNESS WHEREOF, Developer has caused this Second Amendment and Replat No. 2 to be executed the day and year first above written.

WITNESS:

HSF ASSOCIATES II LIMITED PARTNERSHIP,
a Michigan limited partnership

By: CHAMANDA, INC.,
a Michigan corporation,
General Partner

Karen Wion

By: Phillip Wm. Fisher

Its: President

AND

By: HOLTZMAN & SILVERMAN
CONSTRUCTION Co., a Michigan
corporation,
General Partner

Lori Tucci

By: Gilbert Silverman
Its: General Partner

Lorraine VanWicklin

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

On this 13th day of April, 1988 the foregoing Second Amendment and Replat No. 2 was acknowledged before me by Phillip Wm. Fisher, who is the President of Chamanda, Inc., a Michigan corporation, the general partner of HSF Associates II Limited Partnership, a Michigan limited partnership, on behalf of HSF Associates II Limited Partnership.

Mary E. Blake
Notary Public, Wayne County,
State of Michigan - Acting in Oakland Cty.
Mary E. Blake
My Commission Expires: 12-17-90

STATE OF MICHIGAN)
) ss.
 COUNTY OF OAKLAND)

On this 13th day of April, 1988 the foregoing Second Amendment and Replat No. 1 was acknowledged before me by Gilbert Silverman, who is the President of Holtzman & Silverman Construction Co., a Michigan corporation, the general partner of HSF Associates II Limited Partnership, a Michigan limited partnership, on behalf of HSF Associates II Limited Partnership.

Kathlyn J. Bessonon
 Notary Public, Oakland County
 State of Michigan
 Kathlyn J. Bessonon
 My Commission Expires: 10-21-91

PREPARED BY AND WHEN RECORDED
 RETURN TO:

Thomas J. Beale, Esq.
 Honigman Miller Schwartz and Cohn
 2290 First National Building
 Detroit, Michigan 48226-3501
 (313) 256-7942

A2707h

REPLAT NO. 2
WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 84
EXHIBIT - B - TO THE MASTER DEED OF
THE ARBORS CONDOMINIUM
ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

SURVEYOR
ZEHEIT WOZNIAK & ASSOC. INC
28450 FRANKLIN RD
SOUTHFIELD, MI. 48036

DEVELOPER
H S F ASSOCIATES R LIMITED PARTNERSHIP
30833 NORTHWESTERN HWY
FARMINGTON HILLS, MI. 48018

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION 25, T 2 S., R 6 E.,
ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N.
00°59'22" E. 216.10 FEET TO THE POINT OF BEGINNING; THENCE S.
90°32' FEET; THENCE S. 57°44'06" E. 32.98'18" N. 51.27 FEET;
THENCE S. 37°32'29" E. 80.82 FEET; THENCE S. 72°31'31" N. 54.61
FEET; THENCE N. 83°51'19" E. 69.18 FEET; THENCE N. 17°56'12" E.
186.94 FEET; THENCE N. 62°01'04" E. 236.98 FEET; THENCE PUR NORTH
182.00 FEET; THENCE PUR EAST 104.72 FEET; THENCE N. 00°59'22" E.
216.10 FEET; THENCE N. 43°00'37" E. 91.06 FEET; THENCE N.
21.80 FEET; THENCE N. 317°55' FEET; THENCE PUR SOUTH 126.01 FEET; THENCE
PUR EAST 210.72 FEET; THENCE PUR NORTH 194.81 FEET; THENCE S.
00°59'22" E. 108.71 FEET TO THE POINT OF BEGINNING, SUBJECT TO
EASEMENTS OF RECORD.

INDEX

- * 1. TITLE PAGE
- * 2. SURVEY PLAN
- * 3. SITE PLAN
- * 4. UTILITY PLAN
- * 5. TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR
UNIT TYPE "A"
- * 6. TYPICAL SECOND FLOOR PLAN AND SECTION FOR
UNIT TYPE "A"
- * 7. TYPICAL SECTION FOR UNIT TYPE "A"
- * 8. TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR
UNIT TYPE "B"
- * 9. TYPICAL SECOND FLOOR PLAN AND SECTION FOR
UNIT TYPE "B"
- * 10. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR
UNIT TYPE "C"
- * 11. TYPICAL SECTIONS FOR UNIT TYPES "B" AND "C"
- * 12. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" AND "E",
AND TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "D"
- * 13. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "E"
- * 14. TYPICAL SECTIONS FOR UNIT TYPE "D" AND "E"
- * 15. GATE HOUSE AND TYPICAL SECTIONS FOR
UNIT TYPES "D" & "E"
- * 16. PERIMETER PLAN FOR BUILDINGS E, C, AND K.
- * 17. PERIMETER PLAN FOR BUILDING D.

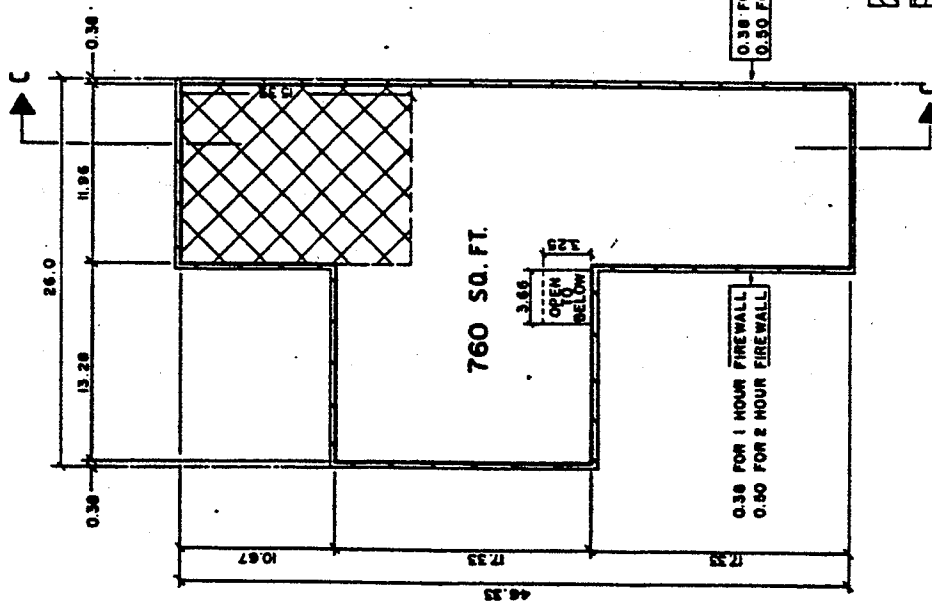
NOTE.

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX
INDICATES AMENDMENTS OR ARE NEW SHEETS WHICH ARE
REVISED, DATED 2-5-88. THESE SHEETS WITH
THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL
SHEETS TO THOSE PREVIOUSLY RECORDED.



FEB. 5, 1988		REPLAT NO. 2	TITLE PAGE
REVISIONS	DATE		
1	10/1/87	THE ARBORS CONDOMINIUM	PROPOSED

UNIT NO.	FLOOR ELEVATION
1 - 7	789.25



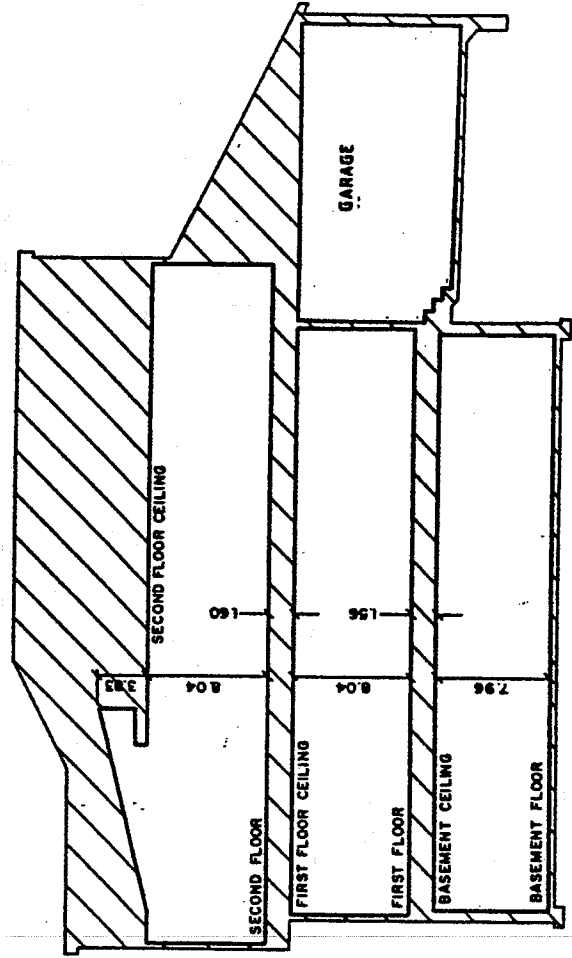
SECOND FLOOR PLAN

ALL WALLS ARE 0.38 UNLESS OTHERWISE NOTED
UNIT VOLUME: 21,708 CUBIC FEET

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

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
EXCEPT AS SHOWN.

SCALE: 1/4" = 1.0 FOOT
0 5 10 15

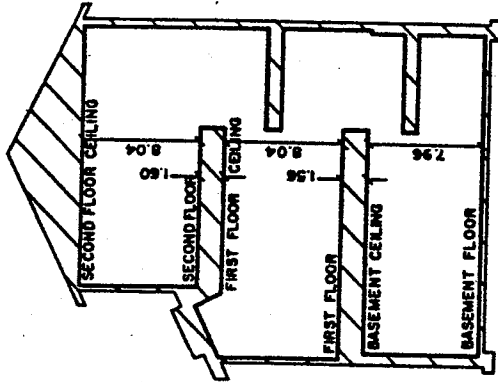


SECTION C - C

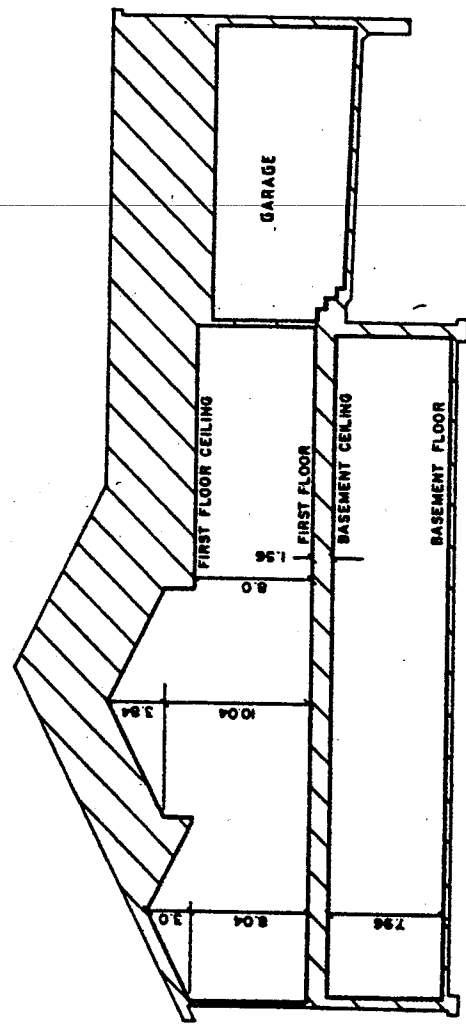
JUNE 29, 1987		PROPOSED	
REVISIONS		THE ARBORS CONDOMINIUM	
ITEM	DATE	TYPICAL SECOND FLOOR PLAN & SECTION FOR UNIT TYPE-B	
1	6/29/87	EIMET/VOITMAN	
2	6/29/87	CIVIL ENGINEER & LAND SURVEYOR	
3	6/29/87	REGISTERED PROFESSIONAL	
4	6/29/87	1231 251 2722	



UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	709.25



SECTION D-D
FOR UNIT TYPE "B"



SECTION E-E
FOR UNIT TYPE "C"

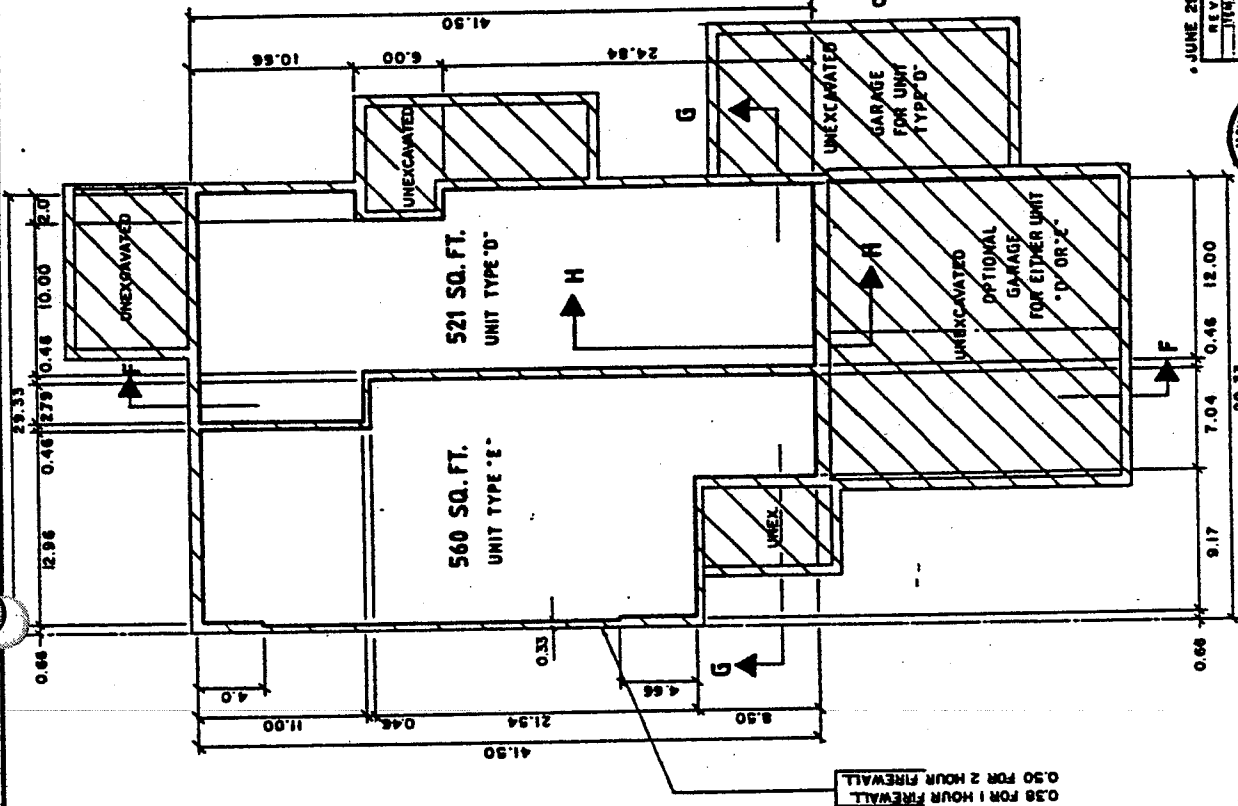
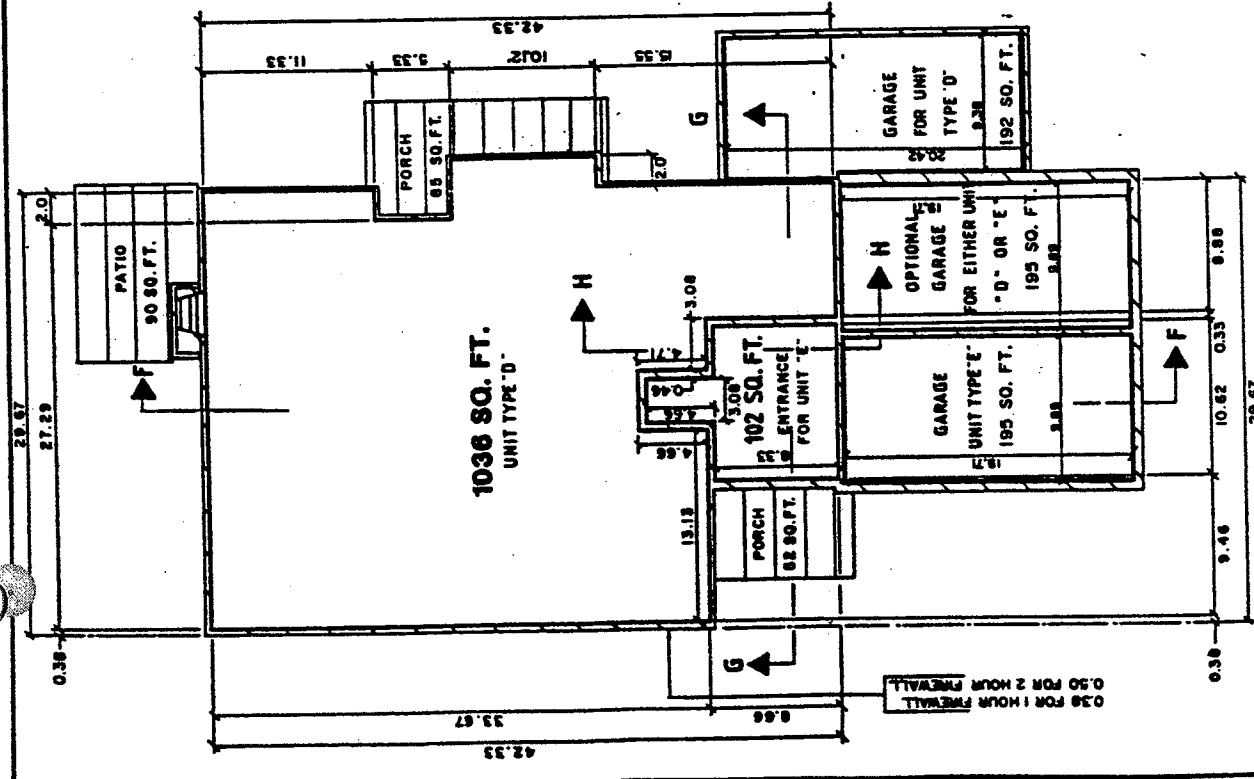
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

SCALE: 1/4" INCH = 1.0 FOOT
0 5 10 15



JUNE 26, 1987		PROPOSED	
REVISIONS		THE ARBORS CONDOMINIUM	
NO.	DATE	TYPICAL SECTIONS FOR UNIT TYPE "B-E"	
1		11	
ROBERT W. JOHNSON CIVIL ENGINEER & LAND SURVEYOR NO. 10001, STATE OF FLORIDA 1111 1/2 ST. 1/2			



GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

OPTIONAL GARAGE NEED NOT BE BUILT

SCALE: 1/4" = 1.0 FOOT

0 5 10 15

UNIT "D" UNIT VOLUME 14,493 CUBIC FEET

UNIT "E" UNIT VOLUME 17,483 CUBIC FEET

OPTIONAL GARAGE VOLUME 1,950 CUBIC FT

JUNE 29, 1987

PROPOSED

THE ARBORS CONDOMINIUM

REVISIONS	DATE	BY	FOR
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

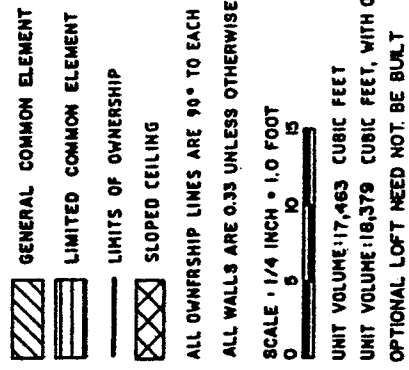


BASEMENT PLAN

ALL WALLS ARE 0.66 UNLESS OTHERWISE NOTED

FIRST FLOOR PLAN

ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED



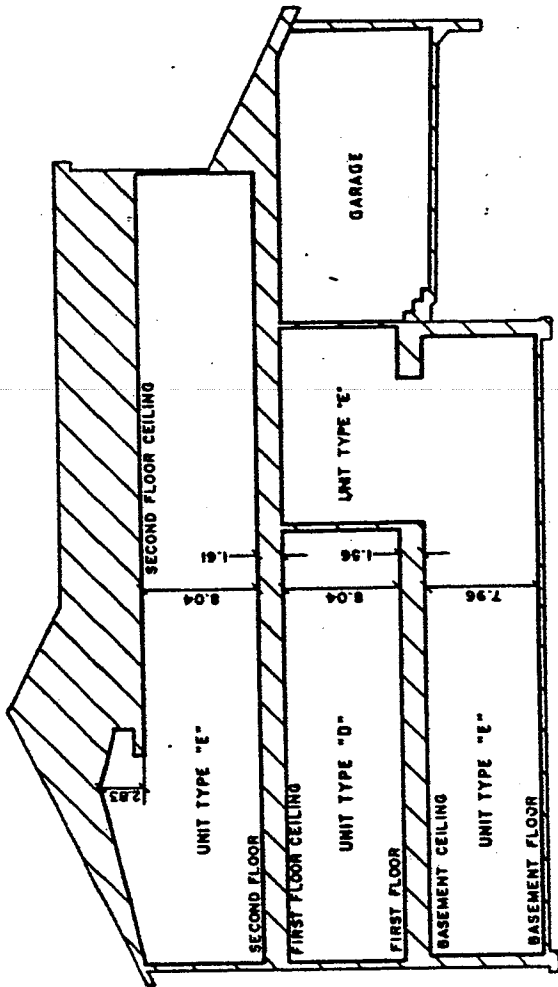
SECOND FLOOR PLAN WITH OPTIONAL LOFT



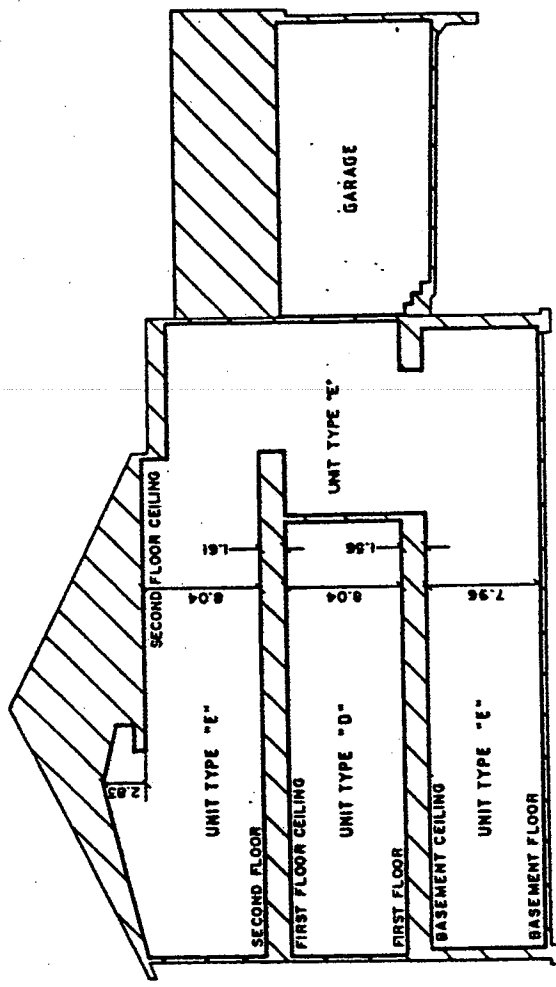
JUNE 29, 1987 E. J. S. PROPOSED

[illegible]





SECTION F-F WITH OPTIONAL LOFT



SECTION F-F

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

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

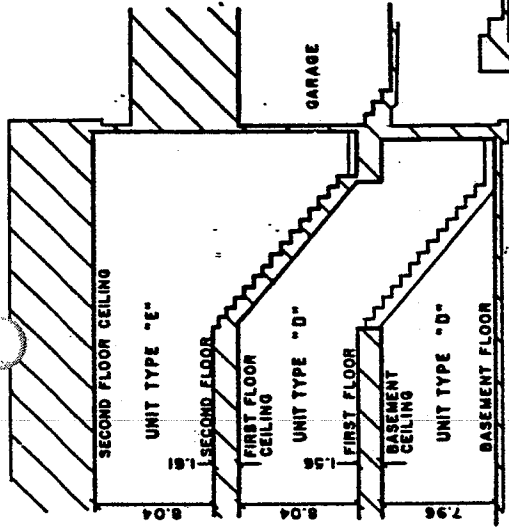
OPTIONAL LOFT NEED NOT BE BUILT
SCALE: 1/4" INCH = 1.0 FOOT



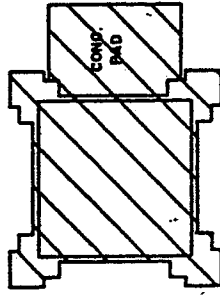
JUNE 29, 1997		PROPOSED
THE ARBORS CONDOMINIUM		
TYPICAL SECTIONS FOR UNIT TYPE "D" AND "E"		
KEENEY WOODMAN		
CIVIL ENGINEER & LAND SURVEYOR		
FLORIDA PROFESSIONAL SEAL		
NO. 12345		
DATE: 12/11/97		
REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		



UNIT NO.	FLOOR ELEVATION
1-7	789.25



SECTION H-H

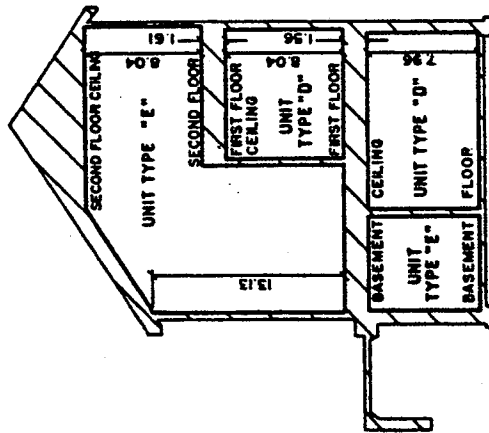


GATE HOUSE

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

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

SCALE: 1/4" = 1.0 FOOT
0 5 10 15



SECTION G-G

JUNE 29, 1987		PROPOSED	
REVISIONS		THE ARBORS CONDOMINIUM	
ITEM	DATE	GATE HOUSE AND TYPICAL SECTION FOR UNIT TYPE D	
		BRIMLEY/BERNARD	
		CIVIL ENGINEER & LAND SURVEYOR	
		LICENSE NO. 15	





OPTIONAL GARAGE NEED NOT BE BUILT

PROPOSED

JUNE 29, 1987 *Lyne T. G.*

R DENOTES REVERSE

CENTERLINE

SCALE: 1/8 INCH = 1.0 FOOT

Age Group	Percentage
18-24	28%
25-34	22%
35-44	18%
45-54	15%
55-64	12%
65-74	10%
75-84	8%
85-94	5%



REVISIONS	DATE	BY
1	10/1/77	WJH
THE ARBORS CONDOMINIUM PERIMETER PLAN FOR UNITS 1 THRU 7 REITER VOTAW CIVIL, ENGINEER & LAND SURVEYOR 2140 S. HARRIS ST. #200 CHICAGO, ILL. 60606		
DATE OF PLAN 10/1/77 DATE OF JOB 10/1/77		JOB NO. 16

RECORDED
WASHTENAW COUNTY, MI

SEP 26 11 00 AM '88

ROBERT M. HARRISON
COUNTY CLERK/REGISTER

COPY

Liber 2263
Page 161

THE ARBORS CONDOMINIUM
THIRD AMENDMENT OF MASTER DEED

REPLAT NO. 3 OF WASHTENAW COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 84

This Third Amendment of Master Deed and Replat No. 3 is made and executed this 20th day of September, 1988, by HSF Associates II Limited Partnership, a Michigan limited partnership, hereinafter referred to as "Developer," whose address is 30833 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48018.

W I T N E S S E T H:

Whereas, Developer made and recorded a condominium Master Deed establishing The Arbors Condominium (the "Condominium") as Washtenaw County Condominium Subdivision Plan No. 84 situated in the Township of Ann Arbor, which Master Deed was recorded in liber 2189, pages 365 through 414, Washtenaw County Records, and amended by the First Amendment of Master Deed and Replat No. 1 recorded in liber 2206, pages 289 through 299; and further amended by the Second Amendment of Master Deed and Replat No. 2 recorded in liber 2220, pages 394 through 415; and

Whereas, Developer declared in the original Master Deed the right to expand the Condominium by adding land and buildings to the condominium premises as originally described in the Master Deed;

Therefore, Developer hereby amends and replats the Condominium in the following manner:

1. The original Condominium Subdivision Plan as amended by Replat No. 1 and Replat No. 2 is superseded and replaced in its entirety by Replat No. 3 attached hereto.

2. Article II of the original Master Deed which described the land comprising the Condominium is amended in its entirety to the effect that the land comprising the Condominium is now described as follows:

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION
25, T. 2 S., R. 6 E., ANN ARBOR TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN; THENCE N. 00°

76

58' 22" W. 2108.01 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF DIXBORO ROAD; THENCE S. 89° 02' 10" W. 125.09 FEET; THENCE S. 45° 13' 29" W. 23.00 FEET; THENCE N. 44° 46' 31" W. 135.41 FEET; THENCE S. 45° 00' 00" W. 84.20 FEET; THENCE S. 22° 59' 19" W. 53.77 FEET; THENCE S. 37° 33' 29" W. 90.82 FEET; THENCE S. 72° 31' 31" W. 56.61 FEET; THENCE N. 85° 51' 19" W. 69.18 FEET; THENCE N. 17° 56' 12" W. 190.94 FEET; THENCE S. 65° 54' 20" W. 50.61 FEET; THENCE N. 29° 33' 58" W., 269.16 FEET; THENCE S. 65° 43' 47" W., 105.90 FEET; THENCE N. 24° 16' 13" W. 23.50 FEET; THENCE N. 85° 31' 31" W. 115.35 FEET; THENCE N. 72° 13' 31" W. 234.21 FEET; THENCE ALONG THE EAST LINE OF U.S. 23 (300' WD.) N. 01° 05' 26" W. 245.07 FEET; THENCE S. 89° 03' 09" E. 1172.95 FEET; THENCE S. 00° 58' 22" E. 138.00 FEET ALONG SAID NORTH OF SOUTH 1/4 LINE THENCE DUE WEST 353.29 FEET; THENCE N. 08° 58' 05" W., 102.32 FEET; THENCE S. 89° 02' 37" E., 181.00 FEET; THENCE S. 45° 00' 57" E., 91.06 FEET; THENCE S. 00° 58' 22" E., 33.69 FEET; THENCE DUE EAST 123.29 FEET; THENCE ALONG SAID N & S 1/4 LINE S. 00° 58' 22" E., 426.00 FEET TO THE POINT OF BEGINNING.

The land being added to the Condominium by this Third Amendment (which land is included in the above description) is described as:

A PART OF THE S.W. 1/4 OF SECTION 25, T. 2 S., R. 6 E., ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 00° 58' 22" W. 2108.01 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF DIXBORO ROAD; AND S. 89° 02' 10" W. 125.09 FEET AND S. 45° 13' 29" W. 23.00 FEET AND N. 44° 46' 31" W. 135.41 FEET AND S. 45° 00' 00" W. 84.20 FEET AND S. 22° 59' 19" W. 53.77 FEET AND S. 37° 33' 29" W. 90.82 FEET AND S. 72° 31' 31" W. 56.61 FEET AND N. 85° 51' 19" W. 69.18 FEET AND N. 17° 56' 12" W. 190.94 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 25; THENCE FROM SAID POINT OF BEGINNING S. 65° 54' 20" W. 50.61 FEET; THENCE N. 29° 33' 58" W. 269.16 FEET; THENCE

76

S. 65° 43' 47" W. 105.90 FEET; THENCE N. 24° 16' 13" W. 23.50 FEET; THENCE N. 85° 31' 31" W. 115.35 FEET; THENCE N. 72° 13' 31" W. 234.21 FEET; THENCE N. 01° 05' 26" W. 245.07 FEET ALONG THE EAST LINE OF U.S. 23 HIGHWAY (300 FT. WD.); THENCE S. 89° 03' 09" E. 448.95 FEET; THENCE DUE SOUTH 174.61 FEET; THENCE DUE EAST 220.17 FEET; THENCE DUE NORTH 128.01 FEET; THENCE S. 89° 03' 09" E. 136.85 FEET; THENCE S. 08° 58' 05" E. 102.32 FEET; THENCE DUE EAST 121.28 FEET; THENCE DUE SOUTH 192.00 FEET; THENCE S. 62° 01' 48" W. 356.96 FEET TO THE POINT OF BEGINNING.

3. The Condominium shall consist of 63 units numbered and described on the Condominium Subdivision Plan.

4. The Percentages of Value stated in Article VI of the original Master Deed are amended as follows:

Schedule of Percentages of Value

<u>Unit Number</u>	<u>Percentage of Value</u>
Unit 1	1.57
Unit 2	1.52
Unit 3	1.82
Unit 4	1.82
Unit 5	1.52
Unit 6	1.27
Unit 7	1.44
Unit 8	1.57
Unit 9	1.52
Unit 10	1.82
Unit 11	1.82
Unit 12	1.52
Unit 13	1.27
Unit 14	1.44
Unit 15	1.27
Unit 16	1.44
Unit 17	1.52
Unit 18	1.82
Unit 19	1.82
Unit 20	1.52
Unit 21	1.57
Unit 22	1.57
Unit 23	1.52

71

Unit 24	1.82
Unit 25	1.82
Unit 26	1.52
Unit 27	1.27
Unit 28	1.44
Unit 29	1.57
Unit 30	1.82
Unit 31	1.82
Unit 32	1.52
Unit 33	1.52
Unit 34	1.82
Unit 35	1.82
Unit 36	1.57
Unit 37	1.57
Unit 38	1.52
Unit 39	1.82
Unit 40	1.82
Unit 41	1.52
Unit 42	1.57
Unit 43	1.57
Unit 44	1.52
Unit 45	1.82
Unit 46	1.82
Unit 47	1.52
Unit 48	1.27
Unit 49	1.44
Unit 50	1.27
Unit 51	1.44
Unit 52	1.52
Unit 53	1.82
Unit 54	1.82
Unit 55	1.52
Unit 56	1.57
Unit 57	1.57
Unit 58	1.52
Unit 59	1.82
Unit 60	1.82
Unit 61	1.52
Unit 62	1.27
Unit 63	1.44

5. The Condominium is subject to the easements described in Article VII of the original Master Deed.

6. Except as expressly amended herein, all other terms and provisions of the original Master Deed and its exhibits, as amended, shall continue in full force and effect, including

76

without limitation those provisions which permit Developer to make future expansions of the Condominium or amendments to the Master Deed.

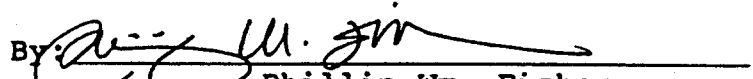
IN WITNESS WHEREOF, Developer has caused this Third Amendment and Replat No. 3 to be executed the day and year first above written.

WITNESS:

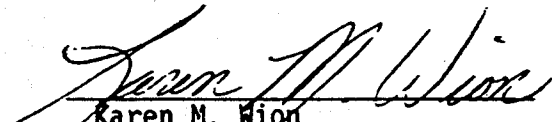
HSF ASSOCIATES II LIMITED PARTNERSHIP,
a Michigan limited partnership

By: CHAMANDA, INC.,
a Michigan corporation,
General Partner


Lynn Granata

By: 
Phillip Wm. Fisher

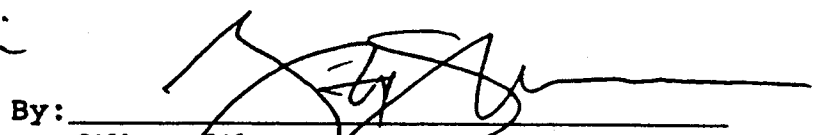
Its: President


Karen M. Wion

AND

By: HOLTZMAN & SILVERMAN
CONSTRUCTION Co., a Michigan
corporation,
General Partner


Lorraine VanWicklin

By: 
Gilbert Silverman
Its: General Partner


Denise Nordstrom

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 20th day of September, 1988 the foregoing Third Amendment and Replat No. 3 was acknowledged before me by Phillip Wm. Fisher, who is the President of Chamanda, Inc., a Michigan corporation, the general partner of HSF Associates II

1
Limited Partnership, a Michigan limited partnership, on behalf
of HSF Associates II Limited Partnership.

Kathlyn J. Bessonon
Notary Public, Oakland County,
State of Michigan
Kathlyn J. Bessonon
My Commission Expires: 10-21-91

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 20th day of September 1988 the foregoing Third
Amendment and Replat No. 3 was acknowledged before me by
Gilbert Silverman, who is the President of
Holtzman & Silverman Construction Co., a Michigan corporation,
the general partner of HSF Associates II Limited Partnership, a
Michigan limited partnership, on behalf of HSF Associates II
Limited Partnership.

Mary E. Blake
Notary Public, WAYNE County
State of Michigan Mary E. Blake
 ACTING IN OAKLAND COUNTY
My Commission Expires: 12-17-90

PREPARED BY AND WHEN RECORDED
RETURN TO:

Thomas J. Beale, Esq.
Honigman Miller Schwartz and Cohn
2290 First National Building
Detroit, Michigan 48226-3501
(313) 256-7942

D2332g

WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 84
EXHIBIT "B" TO THE MASTER DEED OF
THE ARBORS CONDOMINIUM
ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

ZEIMET WOZNAK & ASSOC., INC
28450 FRANKLIN RD
SOUTHFIELD, MI 48034

H S F ASSOCIATES W LIMITED PARTNERSHIP
30833 NORTHWESTERN HWY.
FARMINGTON HILLS, MI. 48018

COMMENCING AT THE SOUTH 1/4 CORNER SECTION 25, T. 2 S., R. 6 E., N. ANH ARBOR TOWNSHIP, WASHINGTON COUNTY, MICHIGAN, THENCE N. 00°05'23" W., 2108.01 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 25, 125.09 FEET ALONG THE CENTERLINE OF DIXON ROAD, THENCE S. 89°03'10" W., 125.09 FEET, THENCE S. 45°31'58" W., 23.00 FEET, THENCE N. 44°46'11" W., 135.41 FEET, THENCE S. 43°00'00" W., 84.30 FEET, THENCE S. 23°05'19" W., 53.77 FEET, THENCE S. 37°03'33" W., 64.30 FEET, THENCE S. 73°01'11" W., 56.61 FEET, THENCE N. 73°01'11" W., 69.18 FEET, THENCE N. 17°05'13" W., 190.94 FEET, THENCE S. 65°04'20" W., 50.61 FEET, THENCE N. 20°03'58" W., 125.38 FEET, THENCE S. 45°31'43" W., 108.90 FEET, THENCE N. 23°50 FEET, THENCE N. 85°01'31" W., 115.35 FEET, THENCE N. 75°01'11" W., 234.31 FEET, THENCE ALONG THE EAST LINE OF SAID SECTION 25, 300' 00" W., 01°05'12" W., 245.07 FEET, THENCE S. 17°31'55 FEET, THENCE S. 00°58'32" E., 136.00 FEET, THENCE S. 48°02'37" E., 45.00 FEET, THENCE S. 45°00'17" W., 181.00 FEET, THENCE S. 23°49 FEET, THENCE EAST 323.39 FEET TO THE POINT OF BEGINNING.

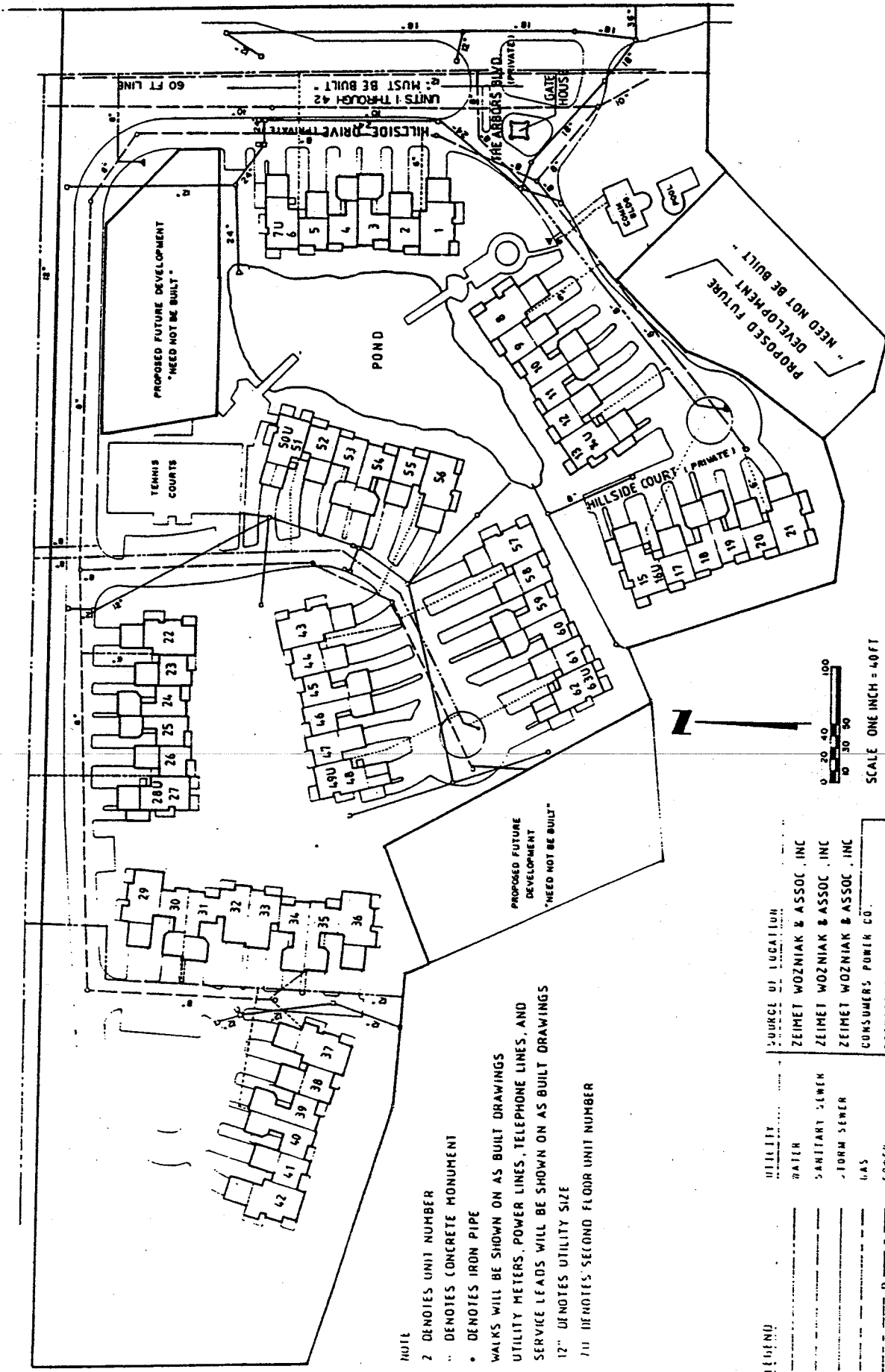
- * 1. TITLE PAGE
- * 2. SURVEY PLAN
- * 3. SITE PLAN
- * 4. UTILITY PLAN
5. TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR
UNIT TYPE "A"
6. TYPICAL SECOND FLOOR PLAN AND SECTION FOR
UNIT TYPE "A"
7. TYPICAL SECTION FOR UNIT TYPE "A"
8. TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR
UNIT TYPE "B"
9. TYPICAL SECOND FLOOR PLAN AND SECTION FOR
UNIT TYPE "B"
10. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR
UNIT TYPE "C"
11. TYPICAL SECTIONS FOR UNIT TYPES "B" AND "C"
12. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" AND "E"
AND TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "D"
13. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "E"

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED 6-3-00. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

- * 16. PERIMETER PLAN FOR BUILDINGS E, C, K, AND M.
- * 17. PERIMETER PLAN FOR BUILDINGS D, G, AND J.
- * 18. PERIMETER PLAN FOR BUILDING L.
- * 19. PERIMETER PLAN FOR BUILDING M.
- * 20. COMMUNITY BUILDING

AUGUST 3, 1988 REVISIONS - THIS - ONLY BY		PROPOSED THE ARBORS CONDOMINIUM TITLE PAGE	
DRAWN BY:		SCALE:	
CHECKED BY:		DATE:	
DESIGNED BY:		SHEET NO. 1	





NOTE

- 2 DENOTES UNIT NUMBER
- DENOTES CONCRETE MONUMENT
- DENOTES IRON PIPE
- WALKS WILL BE SHOWN ON AS BUILT DRAWINGS
- UTILITY METERS, POWER LINES, TELEPHONE LINES, AND SERVICE LEADS WILL BE SHOWN ON AS BUILT DRAWINGS
- 12" DENOTES UTILITY SIZE
- 700 DENOTES SECOND FLOOR UNIT NUMBER

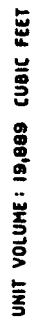
LEGEND

UTILITY	SOURCE OF LOCATION
WATER	ZEIMET WOZNAK & ASSOC., INC.
SANITARY SEWER	ZEIMET WOZNAK & ASSOC., INC.
STORM SEWER	ZEIMET WOZNAK & ASSOC., INC.
GAS	CONSUMERS POWER CO.
POWER	DETROIT Edison CO.
TELEPHONE	MICHIGAN Bell TELEPHONE CO.
SERVICE LEAD	

SCALE ONE INCH = 40 FT
WILL BE SHOWN ON AS BUILT DRAWINGS

PROPOSED
THE ARBORS CONDOMINIUM
UTILITY PLAN
DATE: 8/3/88
DRAWN BY: J. WOZNAK
CHECKED BY: J. WOZNAK
DATE: 8/3/88
SCALE: 1" = 40'
SHEET NO. 1 OF 1





FEB. 5, 1988

REVISIONS

HIGH RAILROAD

PROPOSED

THE ARBORS CONDOMINIUM

TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR UNIT TYPE "A"

EQUITY HOUSING

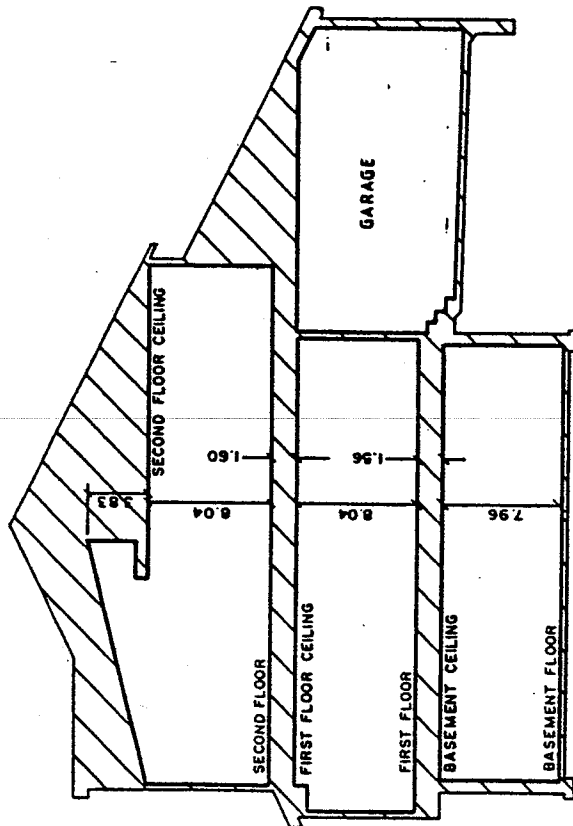
Civil Engineer & Land Surveyors
INCORPORATED - MEMBERSHIP OFFICE

SHEET NO.
5

DRAWN BY
J.M.

DATE OF PLOTTING
7-10-86

UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25



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

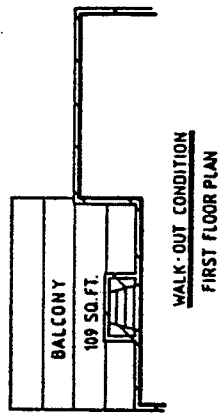
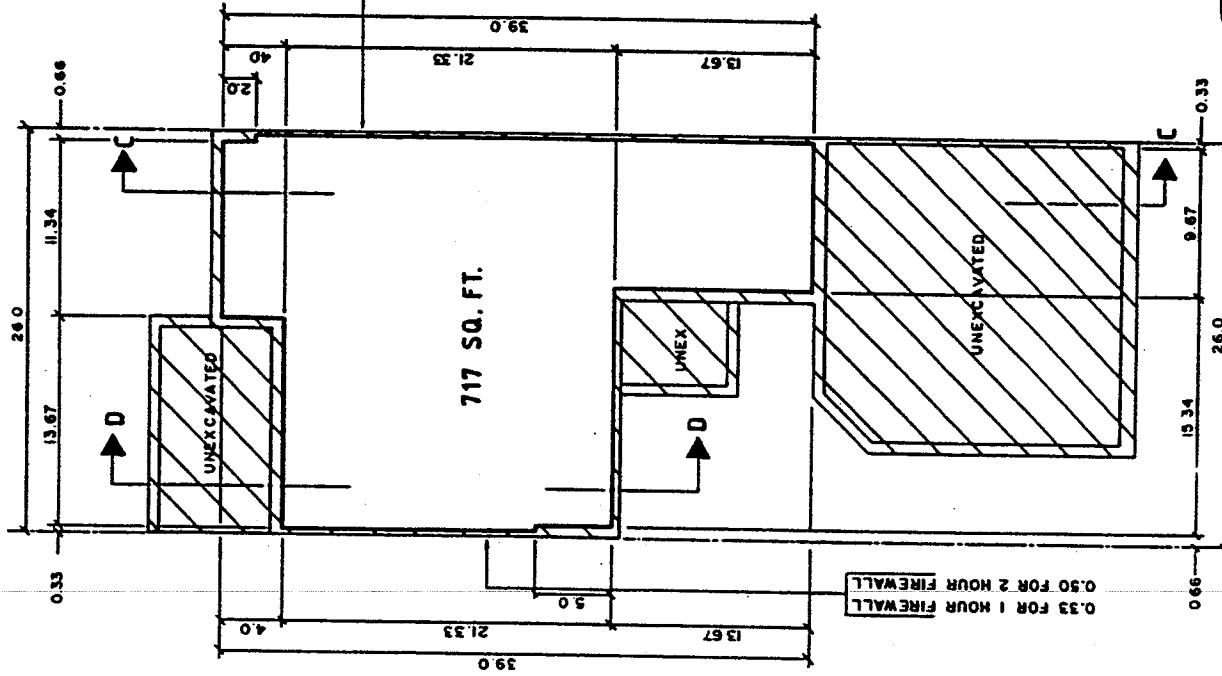
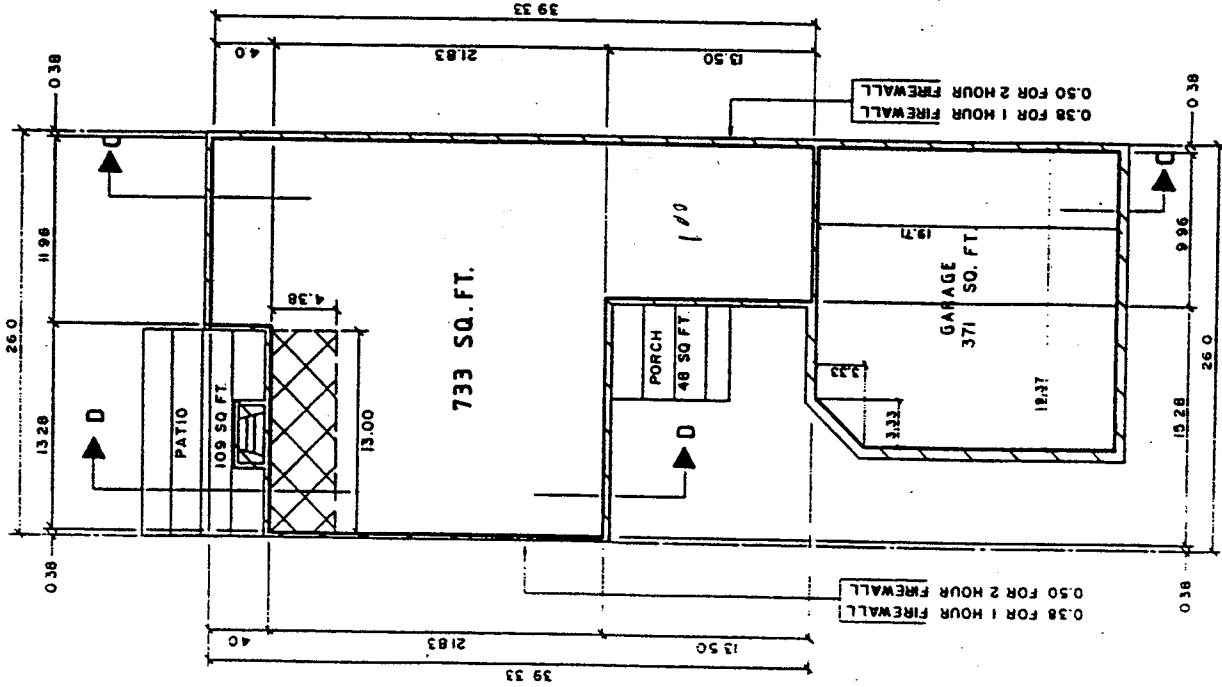
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

SCALE: 1/4" = 1.0' FOOT
0 5 10 15

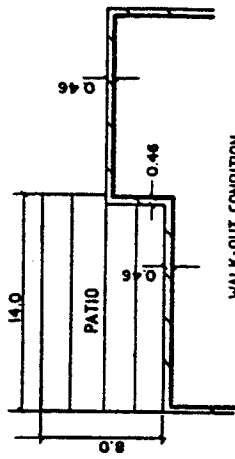
SECTION B-B

JUNE 29, 1987		PROPOSED	
REVISIONS		THE ARBORS CONDOMINIUM	
1	1/1/87	TYPICAL SECTION FOR UNIT TYPE 'A'	
DRAWN BY: J. J. JONES		CHECKED BY: J. J. JONES	
DATE: 1/1/87		SCALE: 1/4" = 1.0'	
PROJECT NO. 1000		SHEET NO. 7	





0.33 FOR 1 HOUR FIREWALL
0.50 FOR 2 HOUR FIREWALL



SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE: 1/4" = 1.0 FOOT
0 5 10 15

UNIT VOLUME: 21,708 CUBIC FEET

PROPOSAL

THE ARBORS CONDOMINIUM

TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR UNIT TYPE B

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/88	ISSUED FOR PERMIT
2	10/1/88	ISSUED FOR PERMIT
3	10/1/88	ISSUED FOR PERMIT
4	10/1/88	ISSUED FOR PERMIT
5	10/1/88	ISSUED FOR PERMIT
6	10/1/88	ISSUED FOR PERMIT
7	10/1/88	ISSUED FOR PERMIT
8	10/1/88	ISSUED FOR PERMIT
9	10/1/88	ISSUED FOR PERMIT
10	10/1/88	ISSUED FOR PERMIT

DESIGNED BY [Signature]

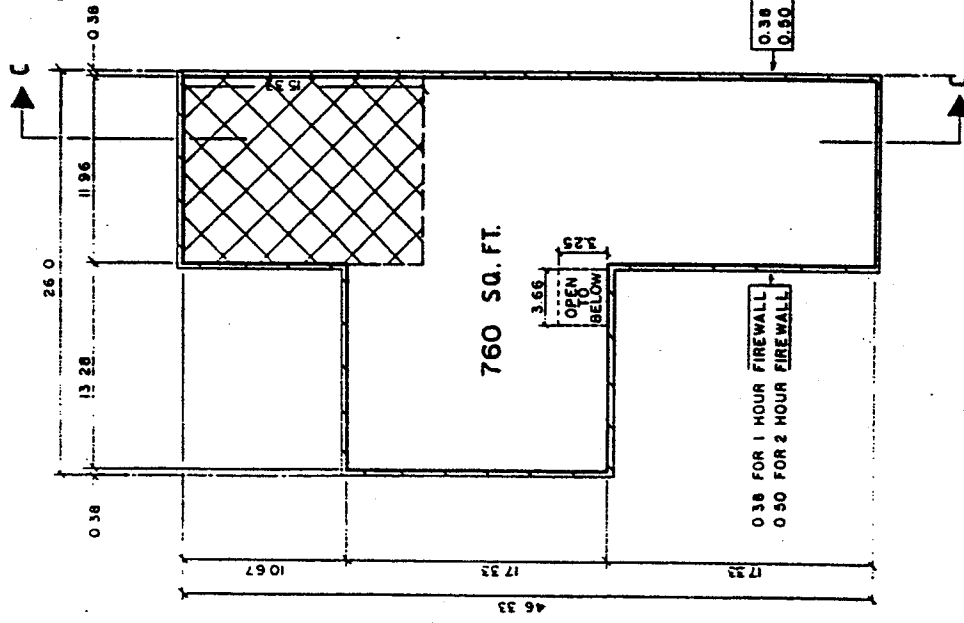
CHECKED BY [Signature]

DATE 10/1/88

PROJECT NO. 101-101-101

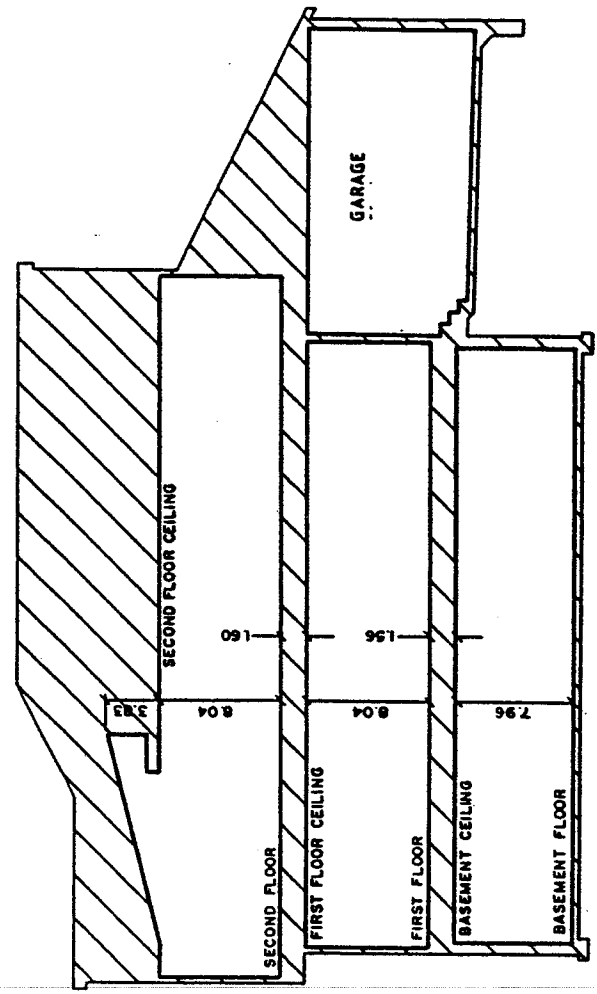


UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	769.25



SECOND FLOOR PLAN

ALL WALLS ARE 0.38 UNLESS OTHERWISE NOTED
UNIT VOLUME: 21,708 CUBIC FEET



SECTION C - C

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

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.



FEB 5, 1988

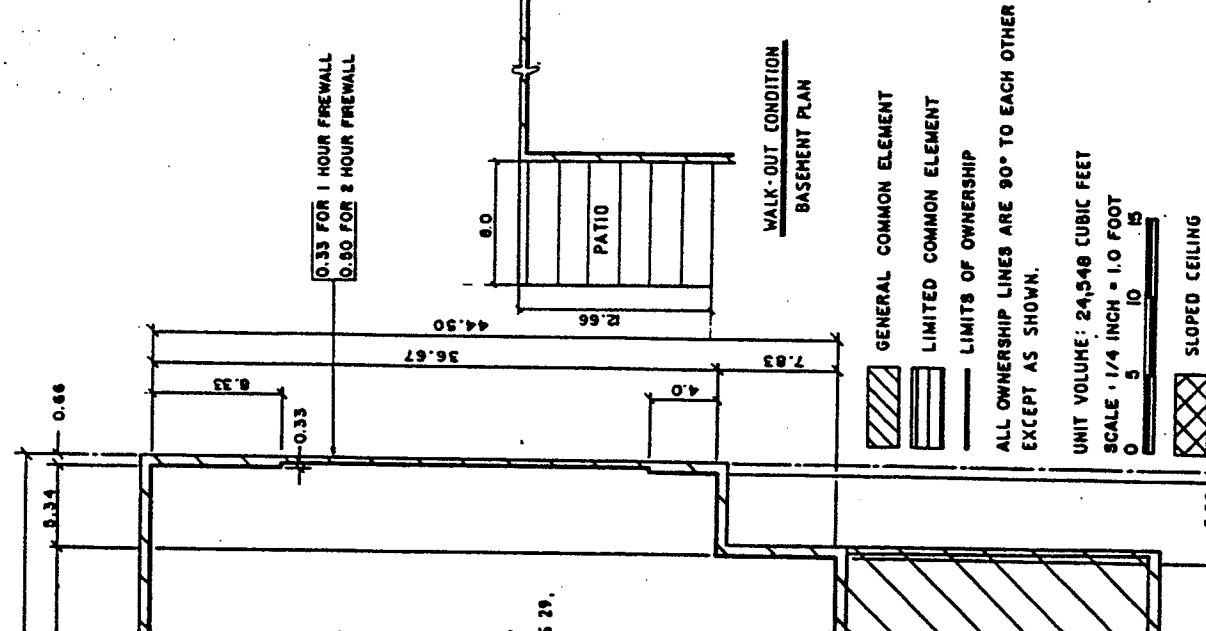
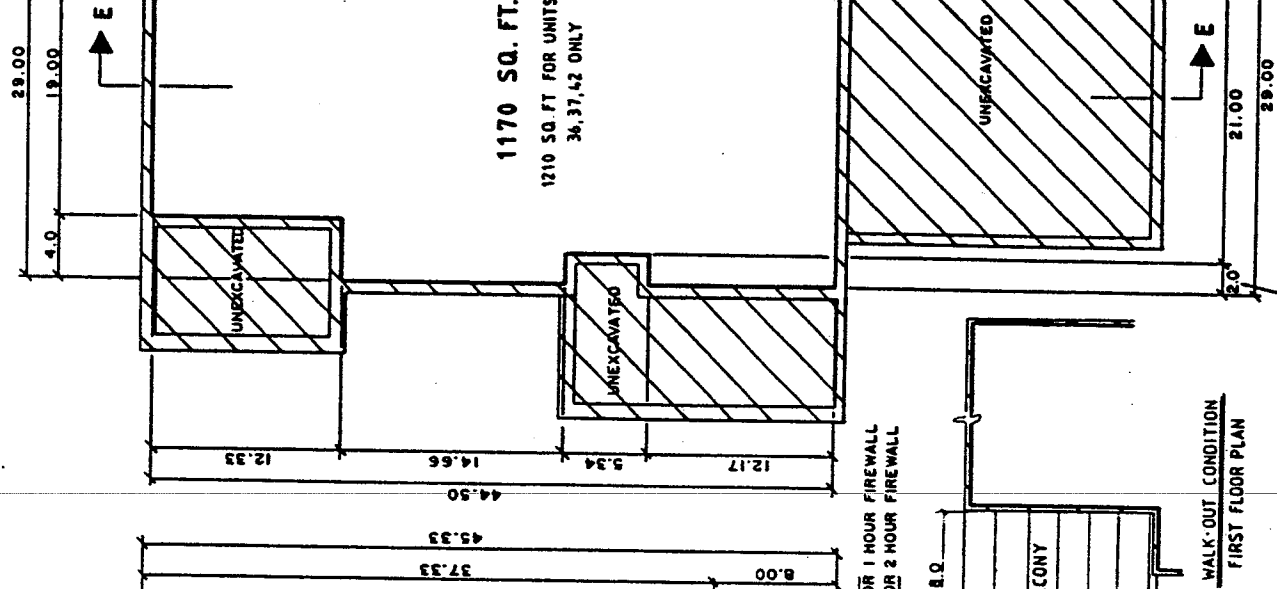
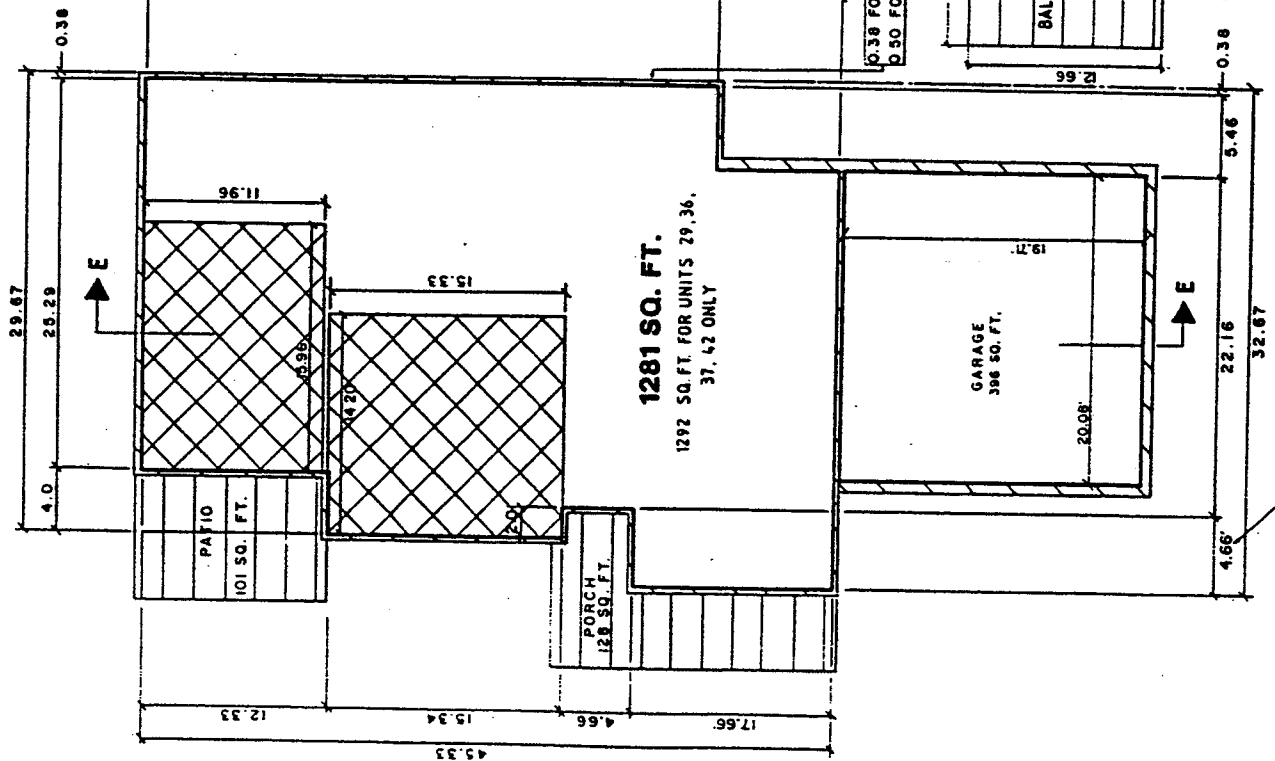
REVISIONS

THE ARBORS CONDOMINIUM

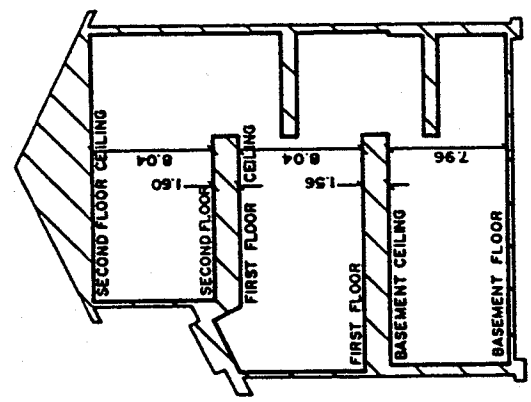
TYPICAL SECOND FLOOR PLAN
& SECTION FOR UNIT TYPE B - 7

REDRIVEN

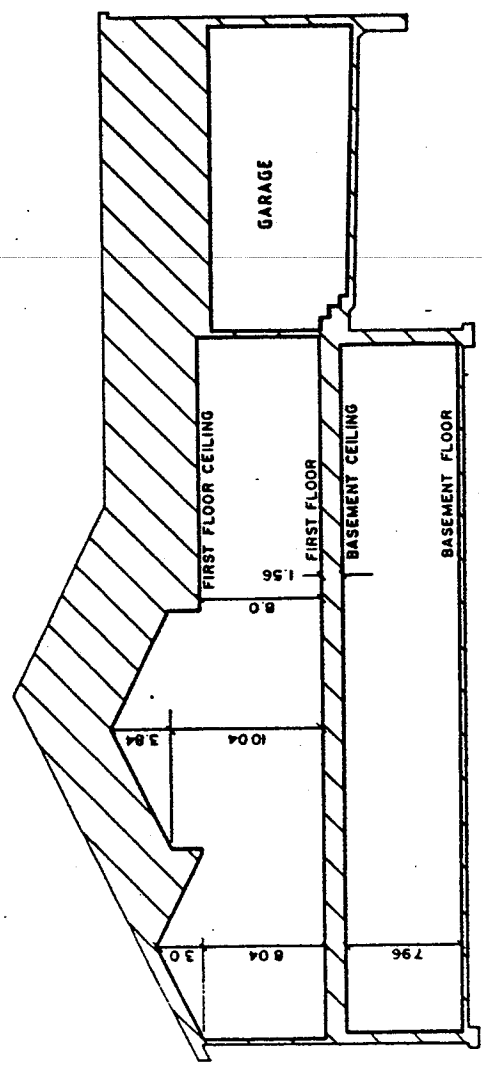
CIVIL ENGINEER & LAND SURVEYOR
NO. 10016, EXPIRATION DATE 12/31/97

[illegible]

UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25



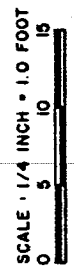
SECTION D-D
FOR UNIT TYPE "B"



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

SECTION E-E
FOR UNIT TYPE "C"

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.



JUNE 26, 1987

REVISIONS

THE ARBORS CONDOMINIUM

TYPICAL SECTIONS FOR UNIT TYPES "B" & "C"

BRUNY & ASSOCIATES

CIVIL, STRUCTURAL & LAND SURVEYING

1011 W. 15th St.

ANN ARBOR, MI 48106





BASEMENT PLAN

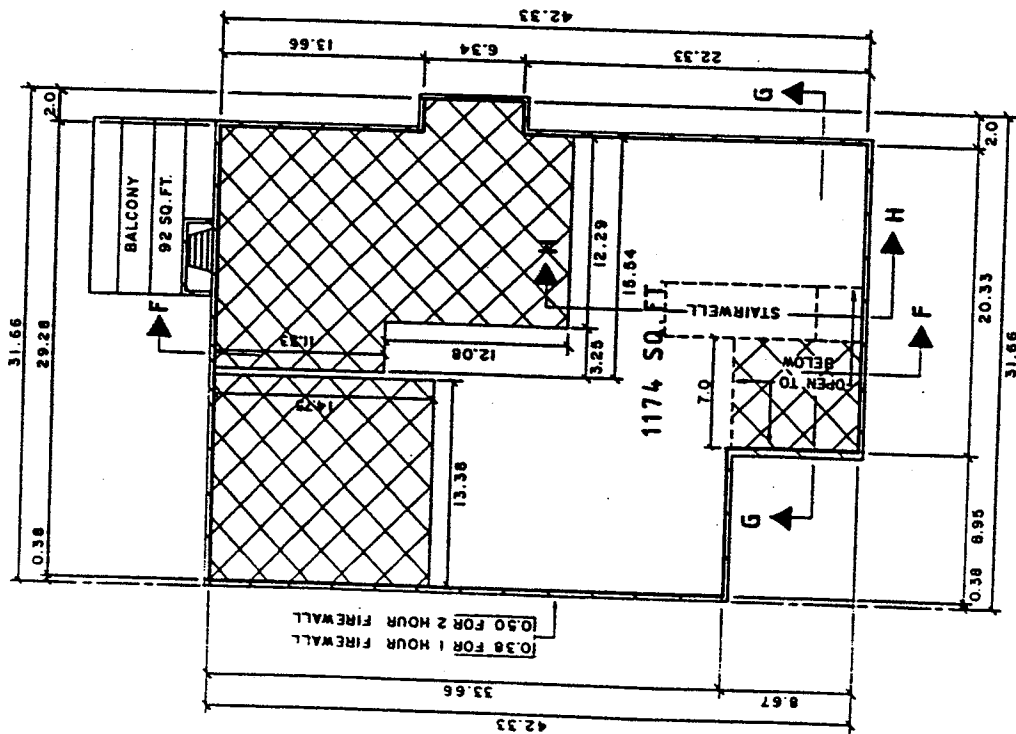
ALL WALLS ARE 0.66 UNLESS OTHERWISE NOTED

PROPOSED

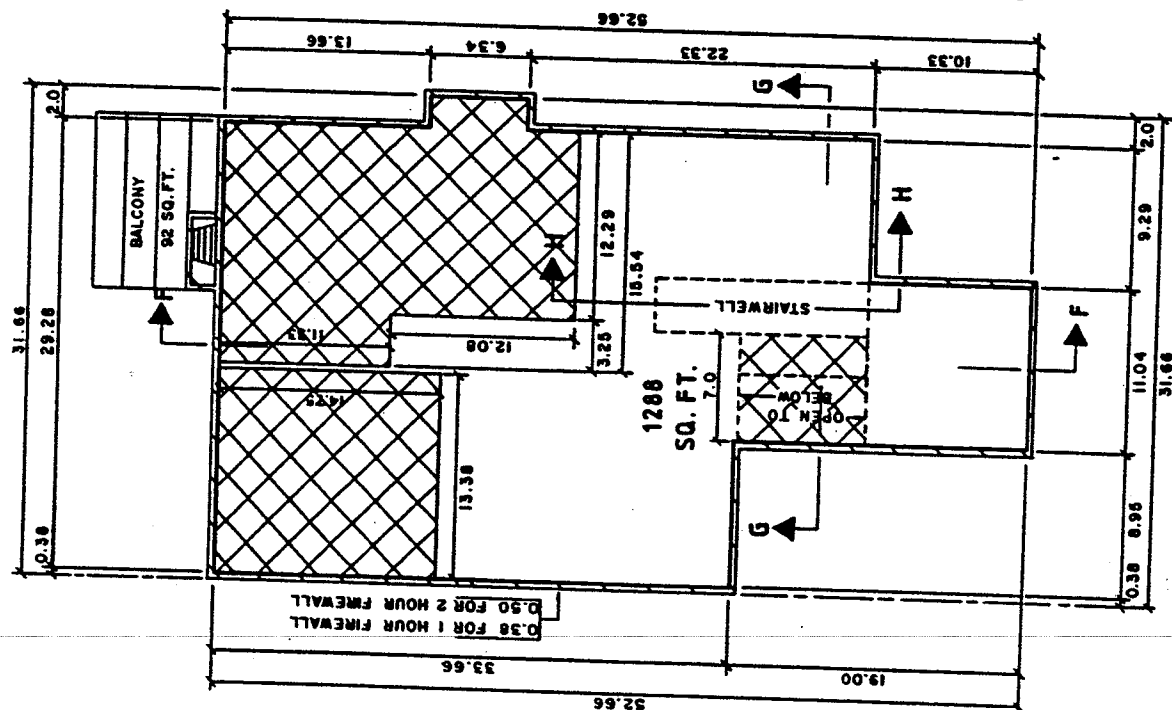
REVISIONS

THE ARBORS CONDOMINIUM

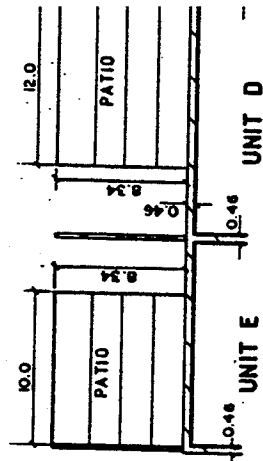
REPT. SAVING PLAN FOR UNIT TYPE 6 - 100% PLAN FLOOR 4 - 100% UNIT 172 - 3	REPORT VETERAN 6706 BRADSHAW & LAMP AVE JAMES HENRY & SON JACKSONVILLE, MISSISSIPPI	100% 100% 100%	100% 100% 100%
---	--	---	---



SECOND FLOOR PLAN



SECOND FLOOR PLAN WITH OPTIONAL LOFT



WALK-OUT CONDITION
BASEMENT PLAN

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT	

LIMITS OF OWNERSHIP

 SLOPED CEILING

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER.

ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED

SCALE • 1/4 INCH • 1.0 FOOT

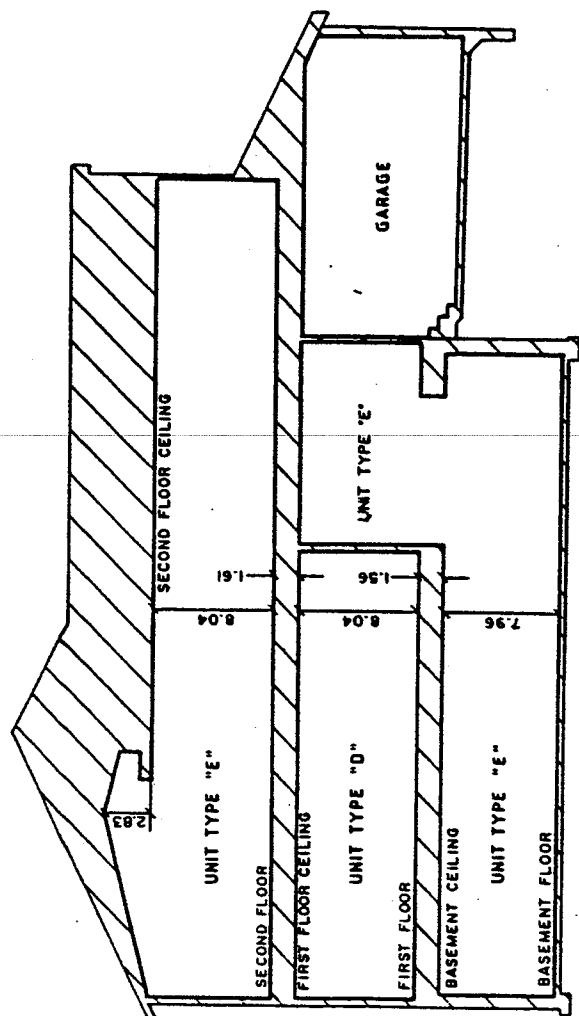
UNIT VOLUME: 17,463 CUBIC FEET

UNIT VOLUME: 18,379 CUBIC FEET, WITH OPT. LOFT

OPTIONAL LOFT NEED NOT BE BUILT

[illegible]

UNIT NO.	FIRST FLOOR ELEVATION
1 - 7	789.25

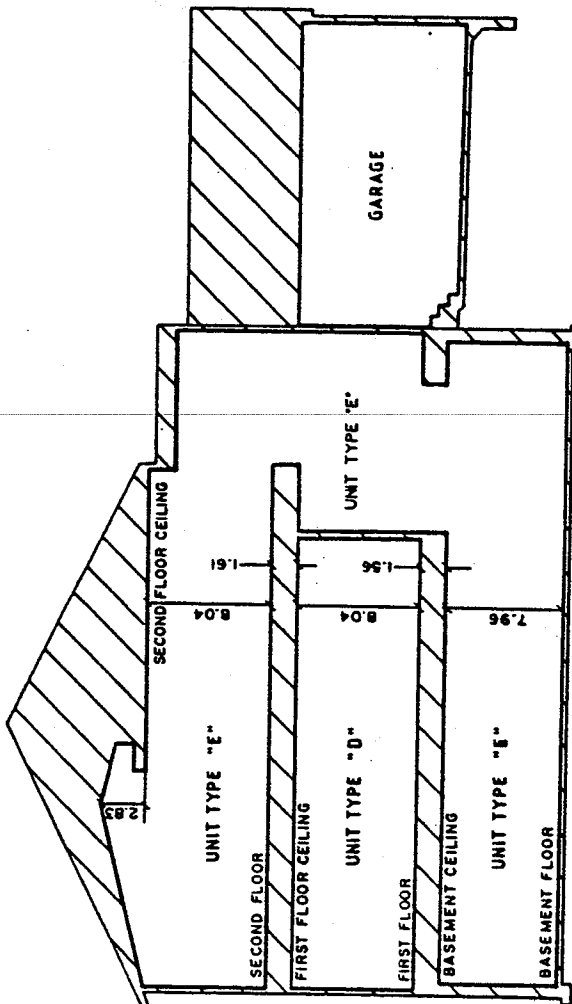


SECTION F-F WITH OPTIONAL LOFT

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

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

OPTIONAL LOFT NEED NOT BE BUILT
SCALE: 1/4 INCH = 1.0 FOOT

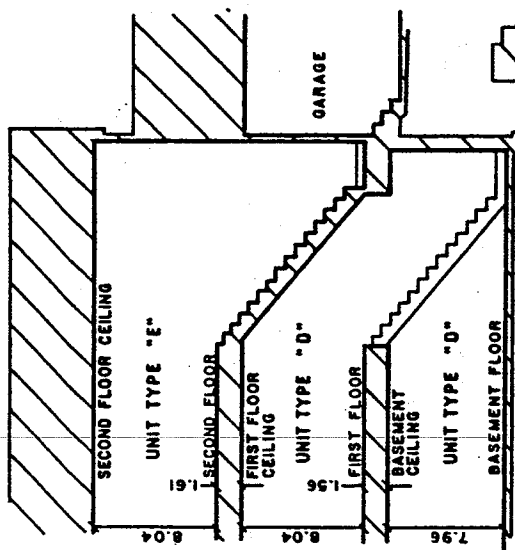


SECTION F-F

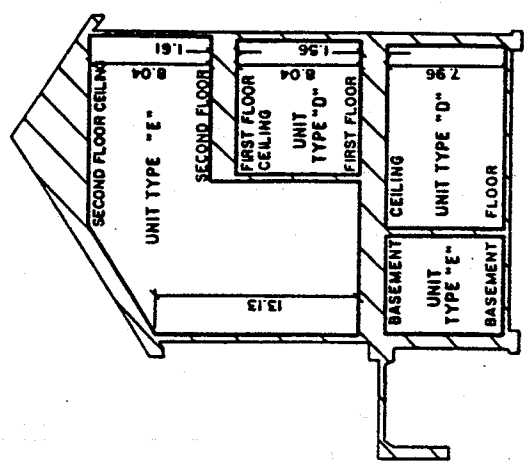


JUNE 29, 1987		PROPOSED	
REVISIONS	DATE	THE ARBORS CONDOMINIUM	
1	06/29/87	TYPICAL SECTIONS FOR UNIT TYPE "D" AND "E"	
		REINVENTION	
		CITY OF BOSTON, MASSACHUSETTS	
		1000 FARMER STREET, SUITE 100	
		BOSTON, MASSACHUSETTS 02118	
		16	

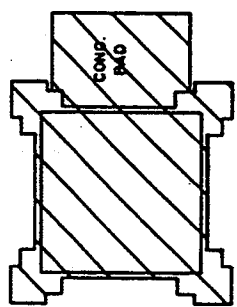
UNIT NO.	FIRST FLOOR ELEVATION
1-7	789.25



SECTION H-H



SECTION G-G



GATE HOUSE

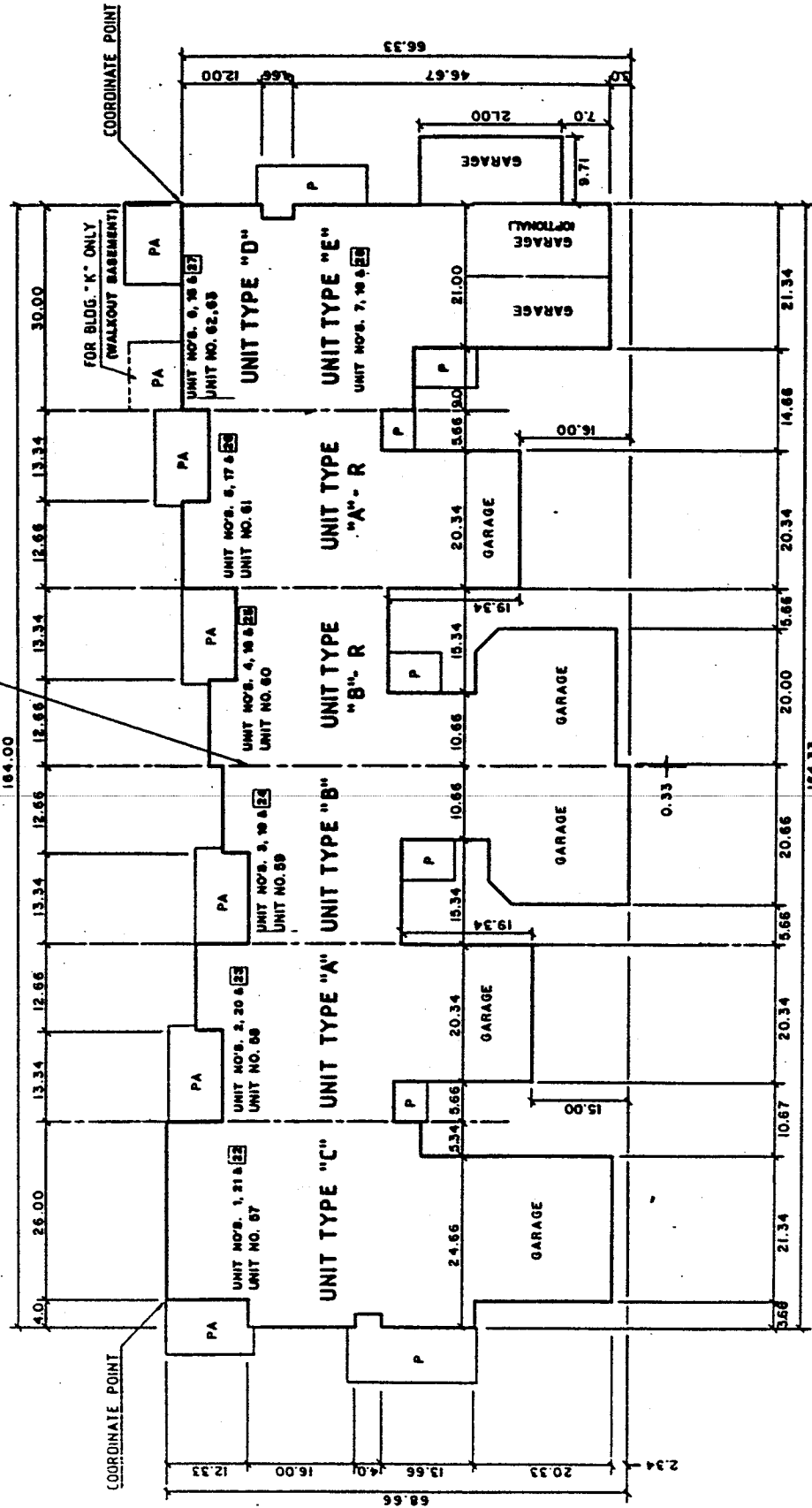
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
- ALL OWNERSHIP LINES ARE 90° TO EACH OTHER EXCEPT AS SHOWN.

SCALE: 1/4" = 1'-0" FOOT
0 5 10 15



JUNE 29, 1987		PROPOSED	
REVISIONS		THE ARBORS CONDOMINIUM	
1	1164	GATE HOUSE AND TYPICAL SECTION FOR UNIT TYPE D	
DRAWN BY: J. J. JONES		CHECKED BY: J. J. JONES	
DATE: 11/11/87		SCALE: 1/4" = 1'-0"	
SHEET NO. 15		TOTAL SHEETS 15	

2 HOUR FIREWALL CONDITION



NOTES:

- PA DENOTES PATIO
- P DENOTES PORCH
- OPTIONAL GARAGE NEED NOT BE BUILT
- R DENOTES REVERSE
- CENTERLINE
- SCALE: 1/8" = 1'-0"
- 0 5 10 20 30
- WALKOUT BASEMENT

FIRST FLOOR ELEVATION FOR UNITS 1 THRU 7 - 789.25,
UNITS 15 THRU 21 - 793.75, UNITS 22, 23 - 807.75, UNITS
24, 25 - 809.75, UNITS 26, 27, 28 - 811.75
UNITS 57, 58 - 795.75,
UNITS 59, 60 - 797.75, UNITS
61, 62, 63 - 799.75

REVISIONS
DATE
BY
AUGUST 3, 1988

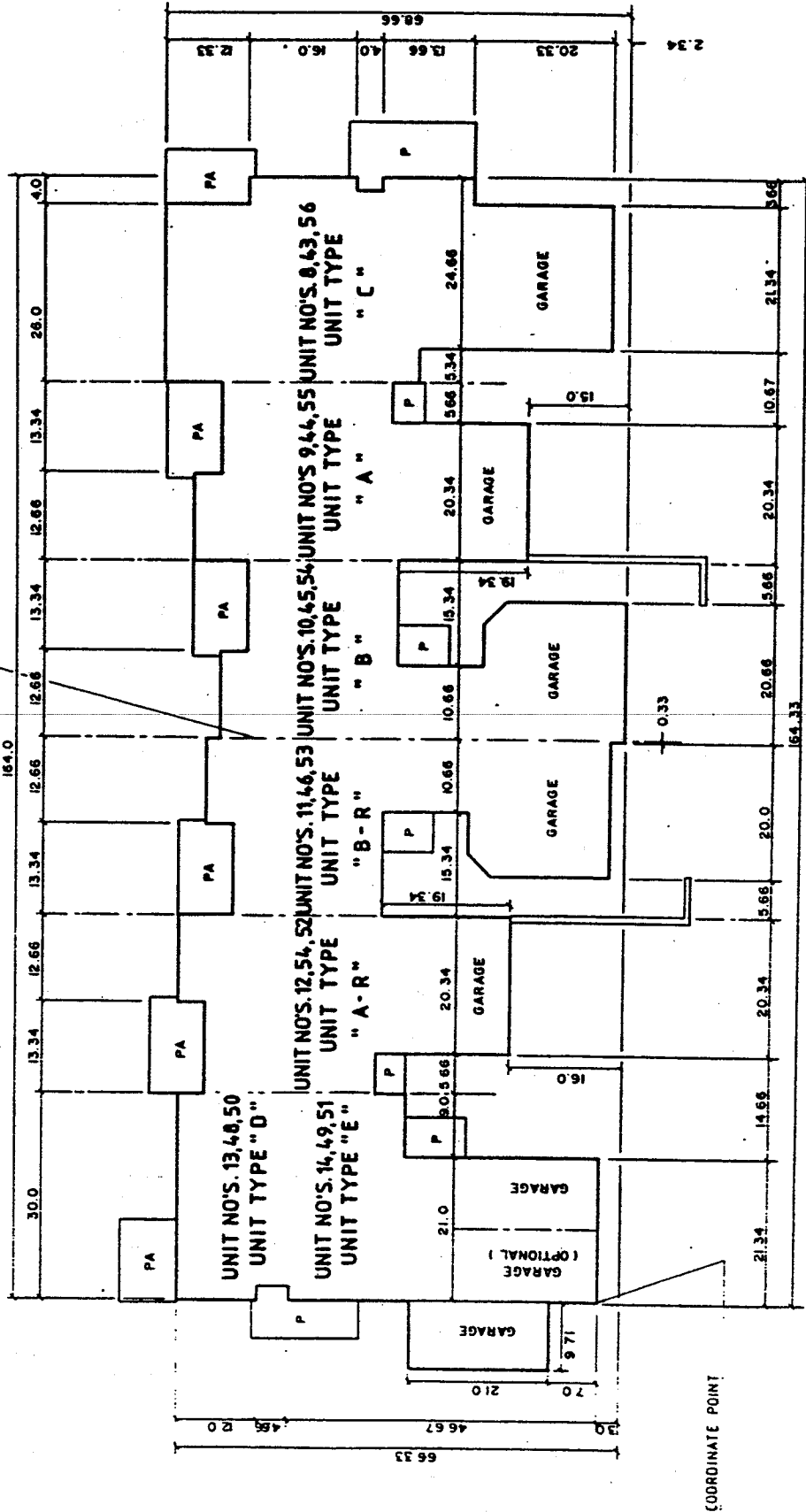
PROPOSED
THE ARBORS CONDOMINIUM

PERIMETER PLAN
FOR BUILDING E.C.C.K.H.

ENGINEER'S SEAL
DATE: 8/1/88
PROJECT: THE ARBORS CONDOMINIUM

16

2 HOUR FIREWALL CONDITION



UNIT NO.	FIRST FLOOR ELEVATIONS
8, 9	789.25
10, 11	791.25
12, 13, 14	793.25
43, 44	795.75
45, 46	797.75
47, 48, 49	799.75
50 - 56	794.42

NOTES

PA DENOTES PATIO LIMITED COMMON ELEMENT

P DENOTES PORCH

R DENOTES REVERSE

----- CENTERLINE

OPTIONAL GARAGE NEED NOT BE BUILT.

SCALE: 1/8 INCH = 1.0 FOOT

0 5 10 20 30

BUILDING G DOES NOT HAVE SIDE GARAGE

REVISIONS

NO.	DATE	DESCRIPTION
1	8/23/1988	PROPOSED

THE ARBORS CONDOMINIUM

PERIMETER PLAN FOR BUILDING D & J

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 8/23/1988

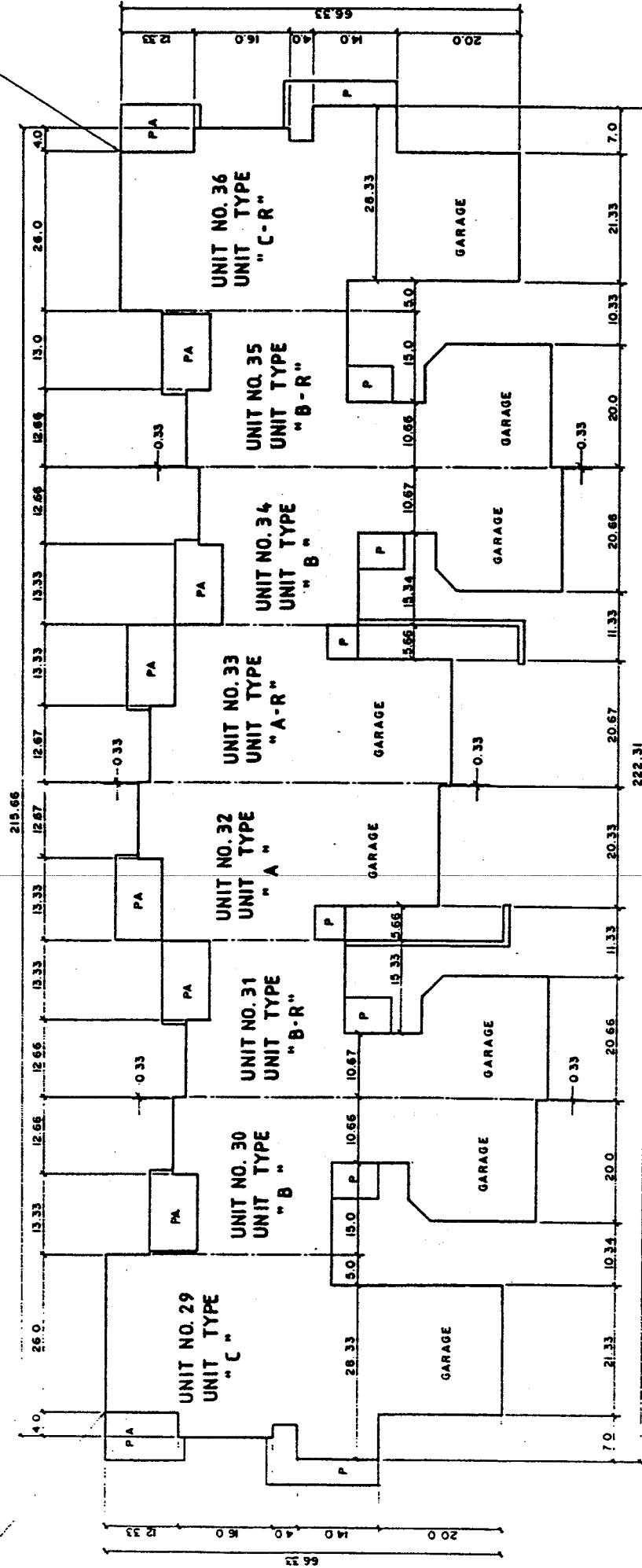
SCALE: 1/8" = 1'-0"

17



COORDINATE POINT

COORDINATE POINT



NOTES

- PA DENOTES PATIO - LIMITED COMMON ELEMENT
- P DENOTES PORCH
- R DENOTES REVERSE
- CENTERLINE

SCALE: 1/8" = 1.0 FOOT

0 5 10 20 30

UNIT NO.	FIRST FLOOR ELEVATIONS
29, 30	815.75
31 - 34	813.75
35, 36	811.75

APRIL 15, 1988

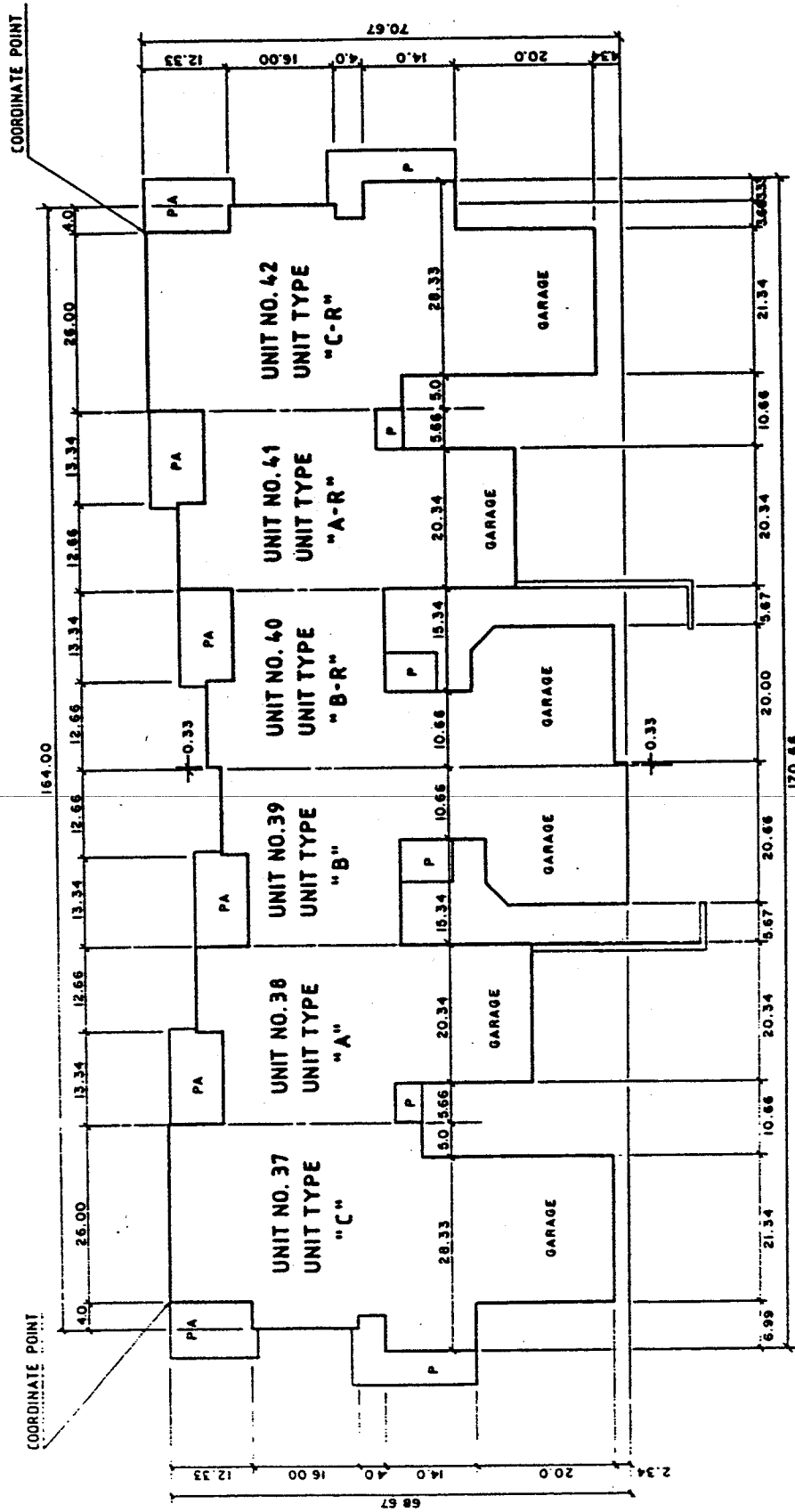
PROPOSED

THE ARBORS CONDOMINIUM



PERIMETER PLAN
FOR BUILDING

ROBERT J. GORMAN
ARCHITECT
11111
11111



NOTES

- PA DENOTES PATIO
- P DENOTES PORCH
- R DENOTES REVERSE
- LIMITED COMMON ELEMENT
- CENTERLINE

SCALE: 1/8" = 1.0' FOOT

0	5	10	20	30
---	---	----	----	----

UNIT NO.	FIRST FLOOR ELEVATIONS
37, 38	813.75
39, 40	815.75
41, 42	817.75



APRIL 15, 1988

PROPOSED

THE ARBORS CONDOMINIUM

PERIMETER PLAN FOR BUILDING M

REVISIONS

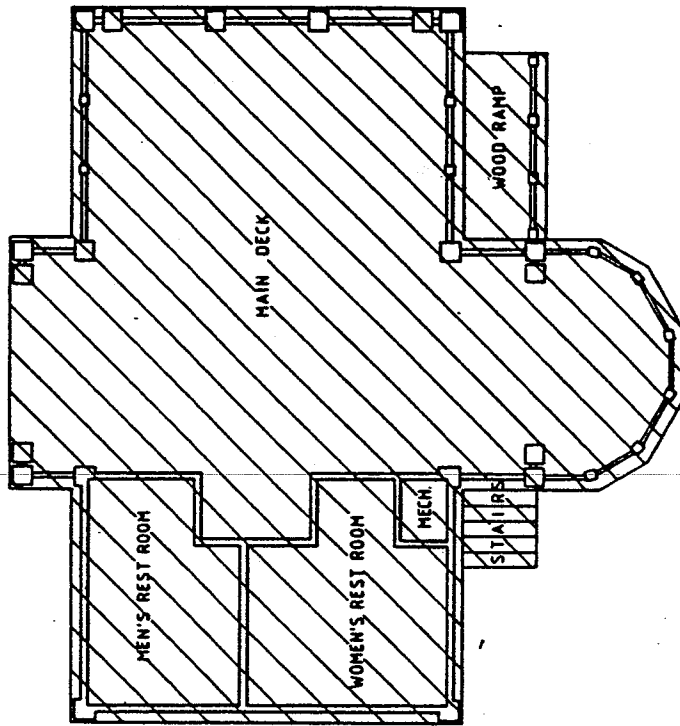
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		

DESIGNED BY: ROBERT W. JOHNSON

CHECKED BY: [Signature]

DATE: 12/11/87

PROJECT: THE ARBORS CONDOMINIUM



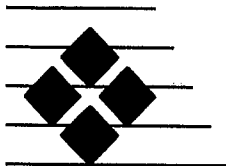
GENERAL COMMON ELEMENT
 SCALE: 1/4" INCH = 1.0 FOOT
 0 5 10 15

APRIL 15, 1988 *Signatures* PROPOSED

REVISIONS		THE ARBORS CONDOMINIUM	
NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			



COMMUNITY BUILDING
 ROBERT J. MCMANIS
 CIVIL ENGINEERING & LAND SURVEYING
 1000 JAMES ST. SUITE 200
 CHICAGO, ILL. 60605
 20



Kramer-Triad
Management Group, L.L.C.

Ann Arbor • Bingham Farms • Farmington Hills • Rochester Hills • Troy • West Bloomfield • Naples, FL

**FOURTH ADMENDMENT TO
MASTER DEED**

THE ARBORS CONDOMINIUM

FOURTH AMENDMENT OF MASTER DEED

REPLAT NO. 4 OF WASHTENAW COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 84

This Fourth Amendment of Master Deed and Replat No. 4 is made and executed this 5th day of April, 1989, by HSF Associates II Limited Partnership, a Michigan limited partnership, hereinafter referred to as "Developer," whose address is 30833 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48018.

W I T N E S S E T H:

Whereas, Developer made and recorded a condominium Master Deed establishing The Arbors Condominium (the "Condominium") as Washtenaw County Condominium Subdivision Plan No. 84 situated in the Township of Ann Arbor, which Master Deed was recorded in liber 2189, pages 365 through 414, Washtenaw County Records, and amended by the First Amendment of Master Deed and Replat No. 1 recorded in liber 2206, pages 289 through 299; and further amended by the Second Amendment of Master Deed and Replat No. 2 recorded in liber 2220, pages 394 through 415; and further amended by the Third Amendment of Master Deed and Replat No. 3 recorded in liber 2263, pages 261 through 286; and

Whereas, Developer declared in the original Master Deed the right to expand the Condominium by adding land and buildings to the condominium premises as originally described in the Master Deed;

Therefore, Developer hereby amends and replats the Condominium in the following manner:

1. Sheets 1, 2, 3, 4 and 16 of the Condominium Subdivision Plan recorded as Replat No. 3 are replaced by amended sheets 1, 2, 3, 4 and 16 attached hereto.

2. Article II of the original Master Deed which described the land comprising the Condominium is amended in its entirety to the effect that the land comprising the Condominium is now described as follows:

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION
25, T. 2 S., R. 6 E., ANN ARBOR TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN; THENCE N. 00°
58' 22" W. 2108.01 FEET ALONG THE N. AND S.
1/4 LINE OF SAID SECTION AND THE CENTERLINE

OF DIXBORO ROAD FOR A PLACE OF BEGINNING;
THENCE S. 89° 02' 10" W. 125.09 FEET; THENCE
S. 45° 13' 29" W. 225.00 FEET; THENCE N. 71°
31' 09" W. 48.84 FEET; THENCE N. 44° 46' 31"
W. 59.00 FEET; THENCE S. 72° 31' 31" W.
56.61 FEET; THENCE N. 85° 51' 19" W. 69.18
FEET; THENCE N. 17° 56' 12" W. 190.94 FEET;
THENCE S. 65° 54' 20" W. 50.61 FEET; THENCE
S. 85° 01' 49" W. 138.52 FEET; THENCE N. 24°
16' 13" W. 245.72 FEET; THENCE N. 85° 31'
30" W., 115.35 FEET; THENCE N. 72° 13' 31"
W., 234.21 FEET; THENCE ALONG THE E. LINE OF
U.S. 23 (300 WD) N. 01° 05' 26" W. 245.07
FEET; THENCE N. 89° 03' 09" E. 1172.95 FEET;
THENCE ALONG SAID CENTERLINE OF DIXBORO ROAD
S. 00° 58' 22" E. 564.00 FEET TO THE POINT
OF BEGINNING CONTAINING 13.63 ACRES MORE OR
LESS SUBJECT TO EASEMENTS OF RECORD.

The land being added to the Condominium by this Fourth
Amendment (which land is included in the above description) is
described as:

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION
25, T.2S., R.6E., ANN ARBOR TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN; THENCE N.
00°58'22" W., 2534.01 FEET ALONG THE N. & S.
1/4 LINE OF SAID SECTION AND THE CENTER LINE
OF DIXBORO ROAD AND DUE WEST, 123.29 FEET
FOR A PLACE OF BEGINNING; THENCE DUE WEST,
230.00 FEET; THENCE N. 08°58'05" W., 102.32
FEET; THENCE S. 89°02'37" E., 181.00 FEET;
THENCE S. 45°00'57" E., 91.06 FEET; THENCE
S. 00°58'22" E., 33.69 FEET TO THE POINT OF
BEGINNING, SUBJECT TO EASEMENTS OF RECORD.

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION
25, T.2S., R6E., ANN ARBOR TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN; THENCE N.
00°58'22" W., 2108.01 FEET ALONG THE N. & S.
1/4 LINE OF SAID SECTION AND THE CENTERLINE
OF DIXBORO ROAD AND S. 89°02'10" W., 125.09
FEET AND S. 45°13'29" W., 23.00 FEET FOR A
PLACE OF BEGINNING; THENCE S. 45°13'29" W.,
202.00 FEET; THENCE N. 71°31'09" W., 48.84
FEET; THENCE N. 44°46'31" W., 59.00 FEET;
THENCE N. 37°33'29" E., 90.81 FEET; THENCE
N. 22°59'19" E., 53.77 FFET; THENCE N.
45°00'00" E., 84.20 FEET; THENCE S.
44°46'31" E., 135.41 FEET TO THE POINT OF
BEGINNING SUBJECT TO EASEMENTS OF RECORD.

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION
25, T.2S., R6E., ANN ARBOR TOWNSHIP,

WASHTENAW COUNTY, MICHIGAN; THENCE N. 00°58'22" W., 2108.01 FEET ALONG THE N. & S. 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF DIXBORO ROAD AND S. 89°02'10" W., 125.09 FEET AND S. 45°13'29" W., 225.00 FEET AND N. 71°31'09" W., 48.84 FEET AND N. 44°46'31" W., 59.00 FEET AND S. 72°31'31" W., 56.61 FEET AND N. 85°51'19" W., 69.18 FEET AND N. 17°56'12" W., 190.94 FEET AND S. 65°54'20" W., 50.61 FEET FOR A PLACE OF BEGINNING; THENCE S. 85°01'49" W., 138.52 FEET; THENCE N. 24°16'13" W., 222.22 FEET; THENCE N. 65°43'47" E., 105.90 FEET; THENCE S. 29°33'58" E., 269.16 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD.

3. Article IV (a)(5) of the original Master Deed is amended so that it identifies the following General Common Elements:

"(5) The gate house, pool, community building, tennis courts and pond."

4. The Condominium shall consist of 84 units numbered and described on the Condominium Subdivision Plan.

5. The Percentages of Value stated in Article VI of the original Master Deed are amended as follows:

Schedule of Percentages of Value

<u>Unit Number</u>	<u>Percentage of Value</u>
Unit 1	1.18
Unit 2	1.14
Unit 3	1.37
Unit 4	1.37
Unit 5	1.14
Unit 6	0.96
Unit 7	1.09
Unit 8	1.18
Unit 9	1.14
Unit 10	1.37
Unit 11	1.37
Unit 12	1.14
Unit 13	0.96
Unit 14	1.09
Unit 15	0.96
Unit 16	1.09
Unit 17	1.14
Unit 18	1.37
Unit 19	1.37
Unit 20	1.14

Unit 21	1.18
Unit 22	1.18
Unit 23	1.14
Unit 24	1.37
Unit 25	1.37
Unit 26	1.14
Unit 27	0.96
Unit 28	1.09
Unit 29	1.18
Unit 30	1.37
Unit 31	1.37
Unit 32	1.14
Unit 33	1.14
Unit 34	1.37
Unit 35	1.37
Unit 36	1.18
Unit 37	1.18
Unit 38	1.14
Unit 39	1.37
Unit 40	1.37
Unit 41	1.14
Unit 42	1.18
Unit 43	1.18
Unit 44	1.14
Unit 45	1.37
Unit 46	1.37
Unit 47	1.14
Unit 48	0.96
Unit 49	1.09
Unit 50	1.09
Unit 51	0.96
Unit 52	1.14
Unit 53	1.37
Unit 54	1.37
Unit 55	1.14
Unit 56	1.18
Unit 57	1.18
Unit 58	1.14
Unit 59	1.37
Unit 60	1.37
Unit 61	1.14
Unit 62	0.96
Unit 63	1.09
Unit 64	1.18
Unit 65	1.14
Unit 66	1.37
Unit 67	1.37
Unit 68	1.14
Unit 69	0.96
Unit 70	1.09
Unit 71	0.96
Unit 72	1.09
Unit 73	1.14
Unit 74	1.37

Unit 75	1.37
Unit 76	1.14
Unit 77	1.18
Unit 78	1.18
Unit 79	1.14
Unit 80	1.37
Unit 81	1.37
Unit 82	1.14
Unit 83	0.96
Unit 84	1.09

6. The Condominium is subject to the easements described in Article VII of the original Master Deed.

7. Except as expressly amended herein, all other terms and provisions of the original Master Deed and its exhibits, as amended, shall continue in full force and effect, including without limitation those provisions which permit Developer to make future amendments to the Master Deed.

IN WITNESS WHEREOF, Developer has caused this Fourth Amendment and Replat No. 4 to be executed the day and year first above written.

WITNESS:

HSF ASSOCIATES II LIMITED PARTNERSHIP,
a Michigan limited partnership

By: CHAMANDA, INC.,
a Michigan corporation,
General Partner

Melanie Malivuk
Melanie Malivuk

By: Phillip Wm. Fisher
Phillip Wm. Fisher

Its: President

Claudia Penzel
Claudia Penzel

AND

By: HOLTZMAN & SILVERMAN
CONSTRUCTION Co., a Michigan
corporation,
General Partner

Melanie Malivuk
Melanie Malivuk

By: Gilbert Silverman
Its: Gilbert Silverman
General Partner

Claudia Penzel
Claudia Penzel

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 5th day of April, 1989 the foregoing Fourth Amendment and Replat No. 4 was acknowledged before me by Phillip Wm. Fisher, who is the President of Chamanda, Inc., a Michigan corporation, the general partner of HSF Associates II Limited Partnership, a Michigan limited partnership, on behalf of HSF Associates II Limited Partnership.

Mary E. Blake
Notary Public, Wayne County,
State of Michigan ACTING IN OAKLAND CTY.

My Commission Expires: 12-17-90

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 5th day of April, 1989 the foregoing Fourth Amendment and Replat No. 4 was acknowledged before me by GILBERT SILVERMAN who is the PRESIDENT of Holtzman & Silverman Construction Co., a Michigan corporation, the general partner of HSF Associates II Limited Partnership, a Michigan limited partnership, on behalf of HSF Associates II Limited Partnership.

Mary E. Blake
Notary Public, Wayne County
State of Michigan ACTING IN OAKLAND CTY.

My Commission Expires: 12-17-90

PREPARED BY AND WHEN RECORDED
RETURN TO:

Thomas J. Beale, Esq.
Honigman Miller Schwartz and Cohn
2290 First National Building
Detroit, Michigan 48226-3501
(313) 256-7942

D3866g

REPLAT NO. 4
 WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 84
 EXHIBIT "B" TO THE AMENDED MASTER DEED OF
THE ARBORS CONDOMINIUM
 ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

SURVEYOR
 ZEINET WOZNAK & ASSOC., INC.
 28450 FRANKLIN RD.
 SOUTHFIELD, MI. 48034

DEVELOPER
 H S F ASSOCIATES LIMITED PARTNERSHIP
 30833 NORTHWESTERN HWY.
 FARMINGTON HILLS, MI. 48018

DESCRIPTION

COMMENCING AT THE SOUTH 1/4 CORNER, SECTION 25, T. 3 N., R. 6 E., ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 60° 50' 35" W. 2100.01 FEET ALONG THE N. & S. 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF DEARBORN ROAD FOR A PLACE OF BEGINNING; THENCE S. 89° 02' 10" W. 115.09 FEET; THENCE S. 45° 13' 20" N. 231.00 FEET; THENCE S. 71° 31' 09" W. 45.64 FEET; THENCE N. 44° 46' 31" W. 80.00 FEET; THENCE S. 72° 31' 21" W. 95.61 FEET; THENCE N. 89° 51' 19" W. 66.18 FEET; THENCE N. 17° 58' 13" W. 190.04 FEET; THENCE S. 69° 54' 30" W. 56.61 FEET; THENCE S. 81° 49' W. 120.02 FEET; THENCE N. 54° 54' 13" W. 248.70 FEET; THENCE N. 89° 51' 30" W. 118.38 FEET; THENCE N. 78° 13' 31" W. 224.21 FEET; THENCE ALONG THE E. LINE OF U.S. 24 (500 WD) N. 91° 09' 24" W. 248.07 FEET; THENCE S. 89° 03' 09" W. 1174.98 FEET; THENCE ALONG SAID CENTERLINE OF DEARBORN ROAD S. 60° 50' 35" W. 844.00 FEET TO THE POINT OF BEGINNING CONTAINING 125.03 ACRES MORE OR LESS SUBJECT TO EASEMENTS OF RECORD.

INDEX

- # 1. TITLE PAGE
- # 2. SURVEY PLAN
- # 3. SITE PLAN
- # 4. UTILITY PLAN
- # 5. TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR UNIT TYPE "A"
- # 6. TYPICAL SECOND FLOOR PLAN AND SECTION FOR UNIT TYPE "A"
- # 7. TYPICAL SECTION FOR UNIT TYPE "A"
- # 8. TYPICAL BASEMENT AND FIRST FLOOR PLANS FOR UNIT TYPE "B"
- # 9. TYPICAL SECOND FLOOR PLAN AND SECTION FOR UNIT TYPE "B"
- # 10. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "C"
- # 11. TYPICAL SECTIONS FOR UNIT TYPES "B" AND "C"
- # 12. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" AND "E", AND TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "D"
- # 13. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "E"

- 14. TYPICAL SECTIONS FOR UNIT TYPE "D" AND "E"
- 15. GATE HOUSE AND TYPICAL SECTIONS FOR UNIT TYPES "D" & "E"
- # 16. PERIMETER PLAN FOR BUILDINGS E, C, K, H, F, B & I.
- 17. PERIMETER PLAN FOR BUILDINGS D, G, AND J.
- # 18. PERIMETER PLAN FOR BUILDING L.
- 19. PERIMETER PLAN FOR BUILDING M.
- 20. COMMUNITY BUILDING

NOTES

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED JAN. 11, 1989. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

JANUARY 11, 1989		PROPOSED	
REVISIONS	DATE	THE ARBORS CONDOMINIUM	
1		TITLE PAGE	
DRAWN BY: ZEINET WOZNAK		CHECKED BY: ZEINET WOZNAK	
SCALE: AS SHOWN		DATE: 1/11/89	



East line of U.S. 23 Hwy. (300 wide)
N. 01° 05' 26" W. 245.07

N. 72° 13' 31" W. 236.21

NOTE: BEARINGS ARE IN RELATION TO THE SECTION LINE.

SURVEYOR'S CERTIFICATE:

J. EUGENE F. ZEINKE, REGISTERED LAND SURVEYOR OF
THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 86, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS,

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 89 OF THE PUBLIC ACTS OF 1970;

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 112 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1976; THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 112 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

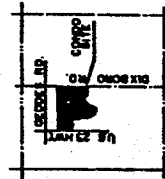
JAN. 11 1989
DATE

EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9209
ZEIMET WOZNAK & ASSOC. INC.
SOUTHFIELD, MICHIGAN 48034

- DENOTES CONCRETE MONUMENT
- DENOTES IRON PIPE

EASEMENTS WILL BE RECORDED AT LATER DATE.

BENCH MARK: SPIKE IN UTILITY POLE AT N.E. CORNER OF GEDDES
AND DIXBORO ROADS ELEVATION 789.59 U.S.G.S. DATUM.



VICINITY MAP
NO SCALE

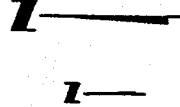
0 30 60
SCALE - ONE INCH = 40

NOTE:

- DENOTES CONCRETE MONUMENT
- DENOTES IRON PIPE

EASEMENTS WILL BE RECORDED AT LATER DATE.

BENCH MARK: SPIKE IN UTILITY POLE AT N.E. CORNER OF GEDDES
AND DIXBORO ROADS ELEVATION 789.59 U.S.G.S. DATUM.



0 20 40 60 80 100
SCALE - ONE INCH = 40

NOTE:

- DENOTES CONCRETE MONUMENT
- DENOTES IRON PIPE

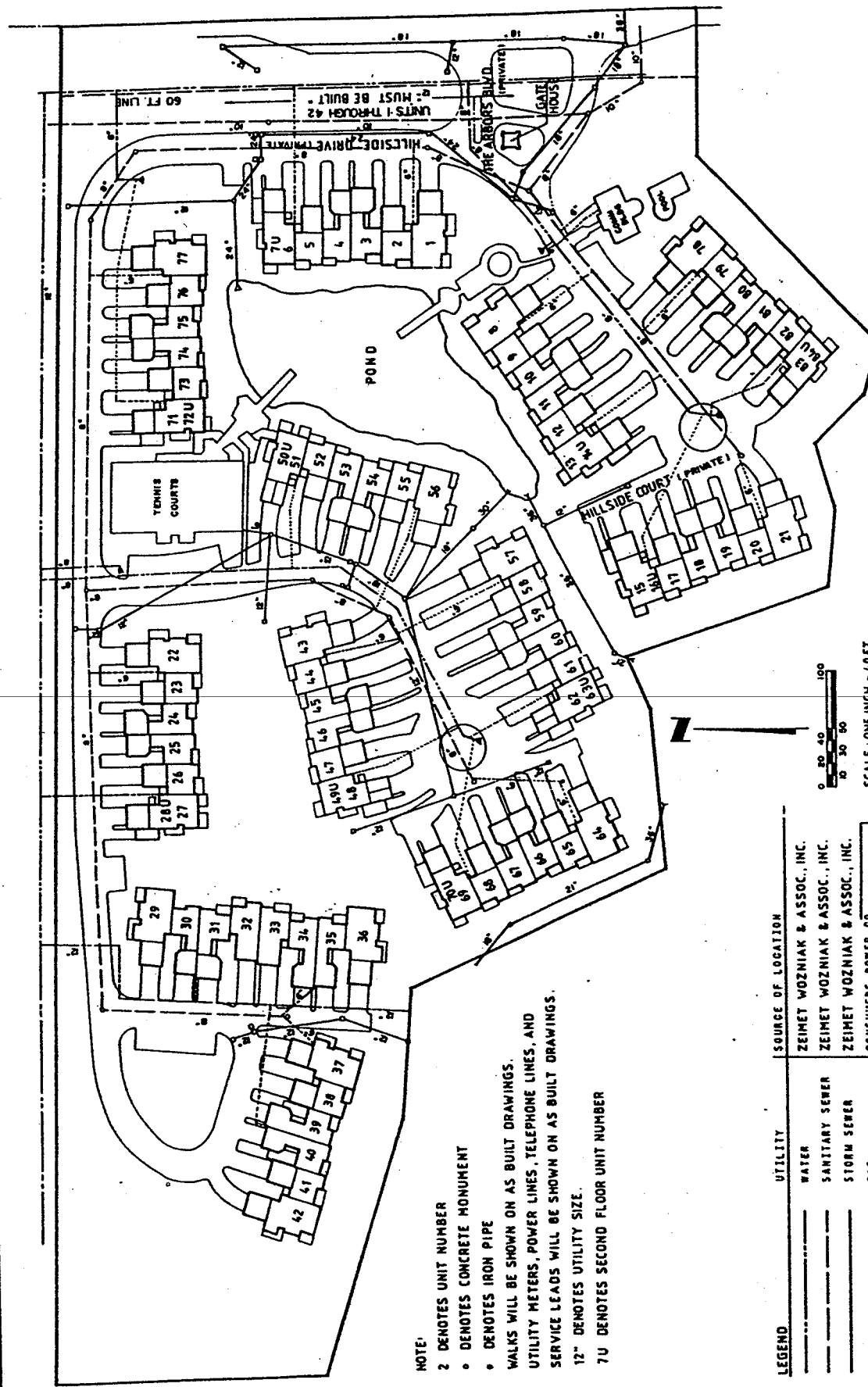
EASEMENTS WILL BE RECORDED AT LATER DATE.

BENCH MARK: SPIKE IN UTILITY POLE AT N.E. CORNER OF GEDDES
AND DIXBORO ROADS ELEVATION 789.59 U.S.G.S. DATUM.

JANUARY 11, 1998 REVISIONS DATE BY		THE ARBORS CONDOMINIUM SURVEY PLAN ZENITH WORKMAN CIVIL, ARCHITECTURAL & LANDSCAPE DESIGN 10000 W. 10TH AVENUE, SUITE 100 DENVER, COLORADO 80231		SHEET NO. 2	PROPOSED 11
---	--	---	--	----------------	-------------

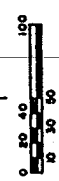


5.00° 58' 22" E
564.00
DIXBORO ROAD (PUBLIC)
(Centerline of Dixboro Road
N. & S. 1/4 line of Section 25



NOTE:
 2 DENOTES UNIT NUMBER
 • DENOTES CONCRETE MONUMENT
 • DENOTES IRON PIPE
 WALKS WILL BE SHOWN ON AS BUILT DRAWINGS.
 UTILITY METERS, POWER LINES, TELEPHONE LINES, AND
 SERVICE LEADS WILL BE SHOWN ON AS BUILT DRAWINGS.
 12" DENOTES UTILITY SIZE.
 7U DENOTES SECOND FLOOR UNIT NUMBER

LEGEND	UTILITY	SOURCE OF LOCATION
---	WATER	ZEIHEIT WOZNAK & ASSOC., INC.
---	SANITARY SEWER	ZEIHEIT WOZNAK & ASSOC., INC.
---	STORM SEWER	ZEIHEIT WOZNAK & ASSOC., INC.
---	GAS	CONSUMERS POWER CO.
---	POWER	DETROIT EDISON CO.
---	TELEPHONE	MICHIGAN BELL TELEPHONE CO.
---	SERVICE LEAD	



SCALE: ONE INCH = 40 FT.
 -WILL BE SHOWN ON AS BUILT DRAWINGS.



JANUARY 11, 1989

PROPOSED
 THE ARBORS CONDOMINIUM

REVISIONS

NO.	DATE	DESCRIPTION
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		
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		

UTILITY PLAN

ZEIHEIT WOZNAK & ASSOC., INC.
 600, LANSING & LOMB AVE. S.W.
 ANN ARBOR, MICHIGAN 48106
 (313) 761-1000

DIXBORO ROAD (PUBLIC)

UNITS 1 THROUGH 42
 MUST BE BUILT

POND

TENNIS COURTS

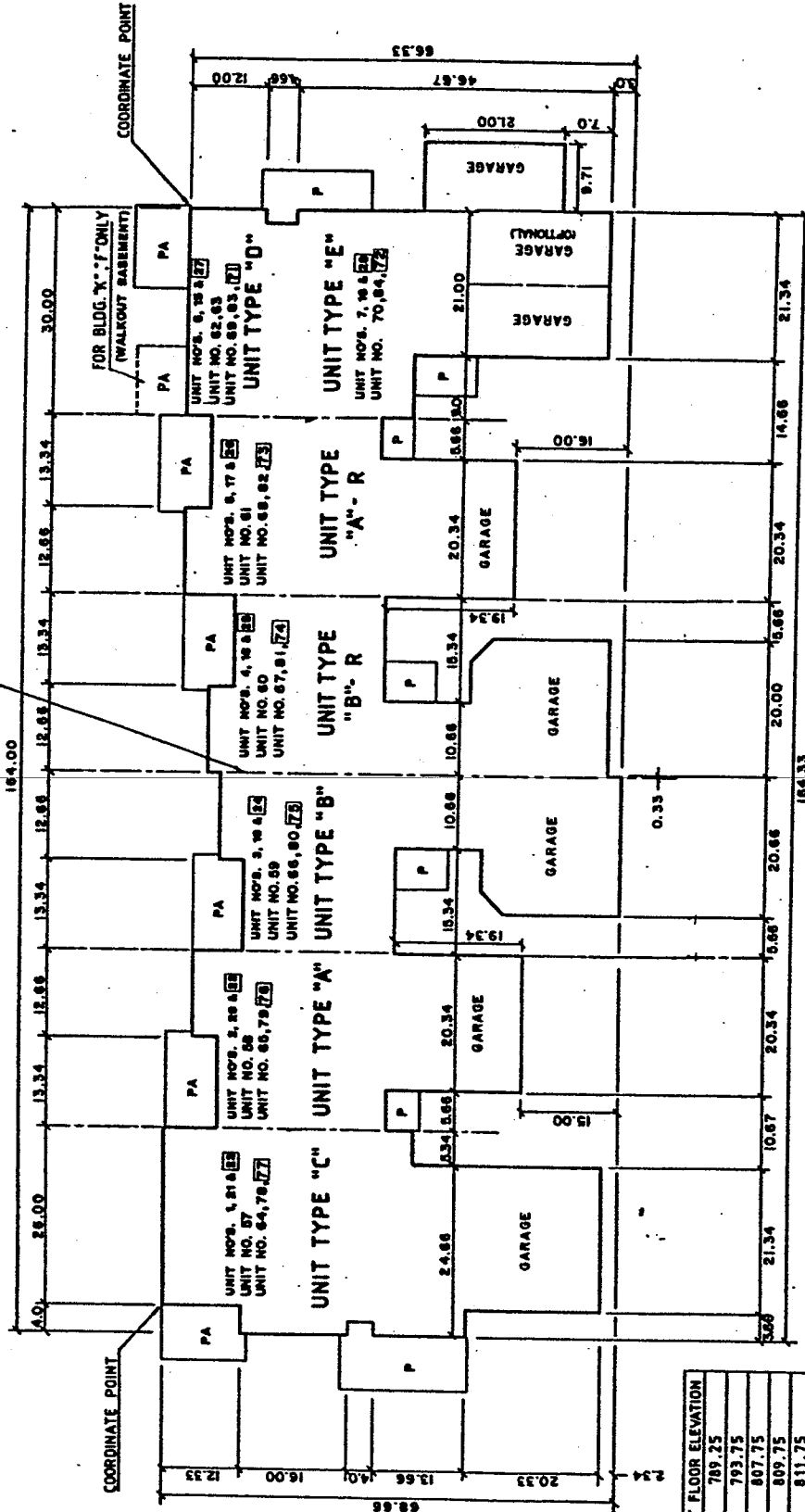
THE ARBORS BLDG.

GAIL HOUSE

HILLSIDE COURT (PRIVATE)

HILLSIDE DRIVE (PRIVATE)

2 HOUR FIREWALL CONDITION



NOTES:

PA DENOTES PATIO
P DENOTES PORCH
R DENOTES REVERSE
OPTIONAL GARAGE NEED NOT BE BUILT

SCALE: 1/8" = 1.0 FOOT

0 5 10 20 30

WALKOUT BASEMENT

SCALE: 1/8" = 1.0 FOOT

0 5 10 20 30

WALKOUT BASEMENT

JANUARY 11, 1999

PROPOSED -

THE ARBORS CONDOMINIUM

PERIMETER PLAN FOR BUILDING B (F.F.E.B.)

REVISIONS

DATE: 1/11/99

BY: [Signature]

16

