

**REPLAT NO. 9
WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 253
EXHIBIT B TO THE AMENDED MASTER DEED OF
COUNTRY CLUB VILLAGE OF NORTHVILLE-II
NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN**

LEGAL DESCRIPTION

Part of the N. 1/2 of Section 13, T.1S., R.8E Northville Township, Wayne County, Michigan; being more particularly described as: Commencing at the North 1/4 corner of said Section 13, thence N. 87° 38' 07" W., 1316.67 feet along the North line of said Section 13, and the centerline of Six Mile Road (120 feet wide); thence S. 00° 01' 47" E., 80.05 feet to a point on the South right-of-way line of said Six Mile Road, and point of Beginning of said South right-of-way line of Six Mile Road, S. 07° 36' 07" E., 358.12 feet; thence S. 00° 05' 12" W., 251.16 feet; thence S. 07° 31' 45" E., 139.98 feet; thence S. 00° 00' 54" E., 510.22 feet along the West line of "Wolfbrook Estates" (Liber 69, Page 19, Wayne County Records); thence along the South line of said "Wolfbrook Estates", S. 05° 24' 45" E., 1636.12 feet; thence S. 05° 22" E., 1155.39 feet along the South line of "Willis Subdivision" (Liber 41, Page 87, Wayne County Records); thence S. 08° 41' 52" W., 138.69 feet; thence S. 53° 41' 51" W., 28.28 feet; thence S. 21° 08' 21" W., 22.53 feet; thence N. 81° 18' 08" W., 44.08 feet; thence Westerly 61.80 feet along the arc of a curve to the left, radius of 255.00 feet, central angle of 15° 14' 01", chord bears S. 08° 50' 08" W., 61.82 feet; thence S. 18° 17' 04" W., 36.35 feet; thence Southwesterly 95.10 feet along the arc of a curve to the right, radius of 300.00 feet, central angle of 18° 05' 46"; chord bears S. 37° 58' 51" E., 94.70 feet; thence Southeasternly 144.70 feet along the arc of a curve to the left, radius of 250.00 feet, central angle of 33° 09' 44"; chord bears S. 21° 08' 25" W., 142.69 feet; thence S. 27° 56' 18" W., 27.00 feet; thence S. 57° 52' 30" W., 156.62 feet; thence S. 27° 46' W., 36.39 feet; thence N. 32° 07' 30" W., 149.43 feet; thence N. 80° 42' 25" W., 121.71 feet; thence N. 84° 32' 07" W., 144.66 feet; thence N. 04° 33' 19" W., 60.42 feet; thence S. 82° 42' 51" W., 108.94 feet; thence S. 31° 53' 08" W., 45.84 feet; thence S. 67° 31' 50" W., 200.85 feet; thence N. 85° 25' 40" W., 135.96 feet; thence N. 53° 09' 03" W., 100.93 feet; thence S. 89° 00' 22" W., 112.38 feet; thence N. 82° 43' 06" W., 34.93 feet; thence S. 67° 13' 25" W., 93.75 feet; thence N. 84° 31' 31" W., 44.88 feet; thence S. 05° 28' 29" W., 302.98 feet; thence N. 84° 31' 31" W., 153.63 feet; thence N. 05° 28' 29" E., 51.01 feet; thence N. 72° 52' 34" W., 135.34 feet; thence S. 87° 08' 36" W., 135.25 feet; thence S. 02° 51' 22" E., 52.13 feet; thence S. 83° 24' 39" W., 130.48 feet; thence S. 09° 15' 48" E., 23.34 feet; thence S. 88° 44' 11" W., 27.27 feet; thence N. 09° 15' 49" W., 66.22 feet; thence N. 85° 36' 54" W., 163.46 feet; thence N. 86° 18' 58" W., 305.48 feet; thence N. 82° 19' 26" W., 302.87 feet; thence S. 51° 38' 36" W., 206.94 feet; thence S. 63° 23' 03" W., 82.87 feet; thence N. 72° 52' 34" W., 198.63 feet; thence S. 87° 08' 36" W., 135.25 feet; thence S. 02° 51' 22" E., 45.02 feet; thence S. 88° 15' 48" W., 9.58 feet; thence S. 02° 10' 00" W., 70.57 feet; thence N. 80° 00' 00" E., 150.68 feet; thence S. 11° 14' 02" E., 111.50 feet; thence S. 03° 45' 02" W., 28.47 feet; thence N. 78° 45' 58" E., 16.71 feet; thence Northeast 39.73 feet along the arc of a curve to the left, radius of 300.00 feet, central angle of 07° 35' 18"; chords bears N. 74° 58' 19" E., 39.70 feet; thence N. 18° 00' 00" W., 102.46 feet; thence N. 72° 00' 00" E., 90.50 feet; thence N. 52° 42' 42" E., 42.62 feet; thence N. 77° 45' 11" E., 111.65 feet; thence N. 80° 00' 00" E., 120.13 feet; thence N. 03° 45' 02" E., 135.37 feet; thence S. 85° 00' 00" E., 128.97 feet; thence S. 61° 22' 07" E., 33.51 feet; thence S. 86° 00' 00" E., 60.50 feet; thence N. 87° 00' 03" E., 36.97 feet; thence S. 76° 00' 00" E., 91.04 feet; thence S. 68° 00' 00" E., 252.01 feet; thence N. 54° 00' 00" E., 100.50 feet; thence S. 36° 00' 00" E., 30.75 feet; thence N. 88° 44' 49" E., 54.99 feet; thence S. 26° 00' 00" E., 33.07 feet; thence N. 88° 44' 49" E., 8.52 feet; thence S. 64° 00' 00" E., 114.51 feet; thence S. 26° 00' 00" E., 232.88 feet.

(Legal description continued on sheet 1A.)

NOTE _____
COUNTRY CLUB VILLAGE OF NORTHVILLE-II IS A
MULTI-PHASE CONDOMINIUM PROJECT. THE ASTERISK (*)
INDICATES AMENDED OR NEW SHEETS DATED 3-26-93
THESE SHEETS REPLACE OR SUPPLEMENT SHEETS
PREVIOUSLY RECORDED.

DEVELOPER
A MICHIGAN CORPORATION
ROYAL OAK, MICHIGAN 48067

SURVEYOR —
NOWAK AND FRAUS CORPORATION
1310 N. STEPHENSON HWY.
ROYAL OAK, MICHIGAN 48067

INDEX	TITLE SHEET
* 1	... PERIMETER PLAN, BUILDING TYPE P, Q
* 1A	... PERIMETER PLAN, BUILDING TYPE R
* 1B	... PERIMETER PLAN, BUILDING TYPE S
* 1C	... PERIMETER PLAN, BUILDING TYPE T
* 2	... FLOOR PLANS, UNIT TYPE U
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* 2B	... FLOOR PLANS, UNIT TYPE B
* 2C	... CROSS SECTION, UNIT TYPE B
* 2D	... FLOOR PLANS, UNIT TYPE C
* 2E	... CROSS SECTION, UNIT TYPE C
* 2F	... FLOOR PLANS, UNIT TYPE C
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* 2K	... CROSS SECTION, UNIT TYPE I
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* 4	... UTILITY PLAN
* 4A	... UTILITY PLAN
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* 4C	... UTILITY PLAN
* 4D	... UTILITY PLAN
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* 25	... FLOOR PLANS, UNIT TYPE L
* 26	... CROSS SECTION, UNIT TYPE M
* 27	... FLOOR PLANS, UNIT TYPE M
* 28	... CROSS SECTION, UNIT TYPE N
* 29	... FLOOR PLANS, UNIT TYPE N
* 30	... CROSS SECTION, UNIT TYPE C
* 31	... FLOOR PLANS, UNIT TYPE C
* 32	... CROSS SECTION, UNIT TYPE D
* 33	... FLOOR PLANS, UNIT TYPE D
* 34	... CROSS SECTION, UNIT TYPE O
* 35	... FLOOR PLANS, UNIT TYPE P AND Q
* 36	... CROSS SECTION, UNIT TYPE P AND Q
* 37	... FLOOR PLANS, UNIT TYPE R
* 38	... CROSS SECTION, UNIT TYPE R
* 39	... FLOOR PLANS, UNIT TYPE S
* 40	... CROSS SECTION, UNIT TYPE S

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PROPOSED 3 — 26 — 93

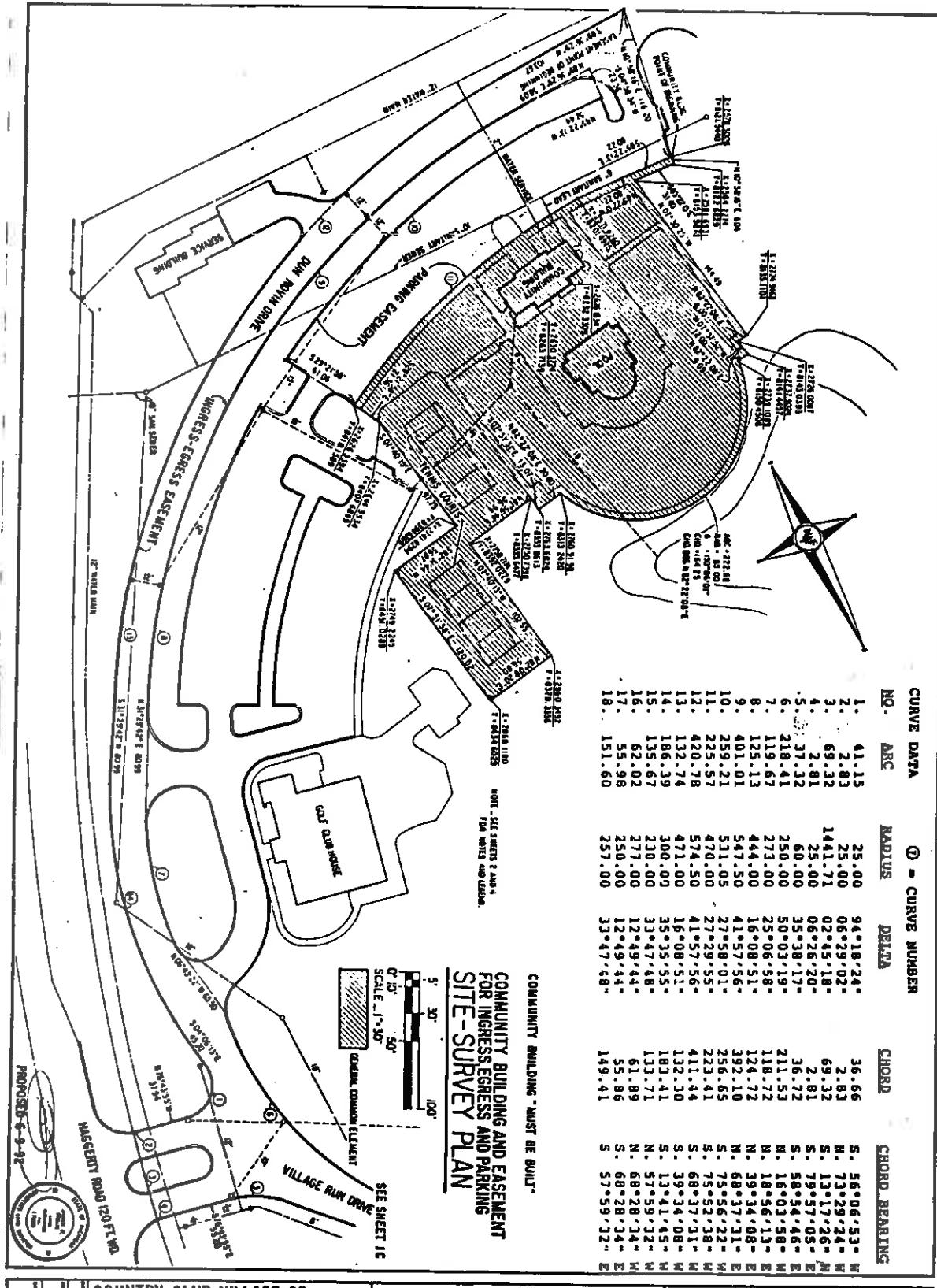
REPLAT NO. 9
WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 253
EXHIBIT B TO THE AMENDED MASTER DEED OF
COUNTRY CLUB VILLAGE OF NORTHLVILLE-II
NORTHLVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTION – CONTINUED

LEGAL DESCRIPTION COMMUNITY BUILDING

Part of the N.E. 1/4 of Section 13, T.15, R.8E., Northville Township, Wayne County, Michigan, being more particularly described as: Commencing at the North 1/4 corner of said Section 13; thence N. 87° 38' 07" W., 958.60 feet along the North line of said section 13; thence S. 00° 05' 12" W., 60.01 feet to a point on the South line of Six Mile Road (120 feet wide); thence along said South line of Six Mile Road, N. 87° 38' 07" W., 358.12 feet; thence along the Easterly line of "Northville Colony Estates No. 3", and its extension, as recorded in Liber 98 of Plats, Pages 17, 18 and 19, Wayne County Recorder's Office; N. 00° 01' 47" W., 268.86 feet; thence along the Northern line of "Northville Colony Estates No. 4", as recorded in Liber 101 of Plats, Pages 49 and 50, Wayne County Recorder's Office; N. 00° 12' 19" W., 255.83 feet; thence S. 87° 29' 56" E., 2437.27 feet; thence N. 10° 58' 16" S. 87° 15' 13" E., 636.14 feet; thence N. 00° 12' 19" W., 255.83 feet; thence S. 87° 29' 56" E., 152.02 feet to the point of beginning; thence N. 10° 58' 16" S. 87° 22' 13" E., 31.40 feet; thence N. 07° 30' 25" W., 144.49 feet; thence N. 02° 22' 08" E., 8.00 feet; thence N. 07° 30' 25" W., 144.49 feet; thence N. 02° 22' 08" E., 9.00 feet; thence along the arc of a curve to the right, radius of 85.00 feet, central angle 130° 05' 01". chord bears N. 82° 22' 08" E., 164.25 feet; thence N. 82° 22' 08" E., 120.02 feet; thence N. 07° 51' 58" E., 56.80 feet; thence S. 07° 40' 15" W., 102.55 feet; thence N. 07° 40' 15" W., 96.94 feet; thence S. 07° 40' 15" W., 113.75 feet; thence S. 29° 21' 58" E., 21.36 feet; thence S. 27° 28' 55" chord bears S. 75° 38' W., 223.41 feet; thence N. 85° 22' 13" W., 80.22 feet to the point of beginning. Containing 57.922 square feet or 1.330 acres and subject to easements and restrictions of record.

PROPOSED 3 - 26 - 93

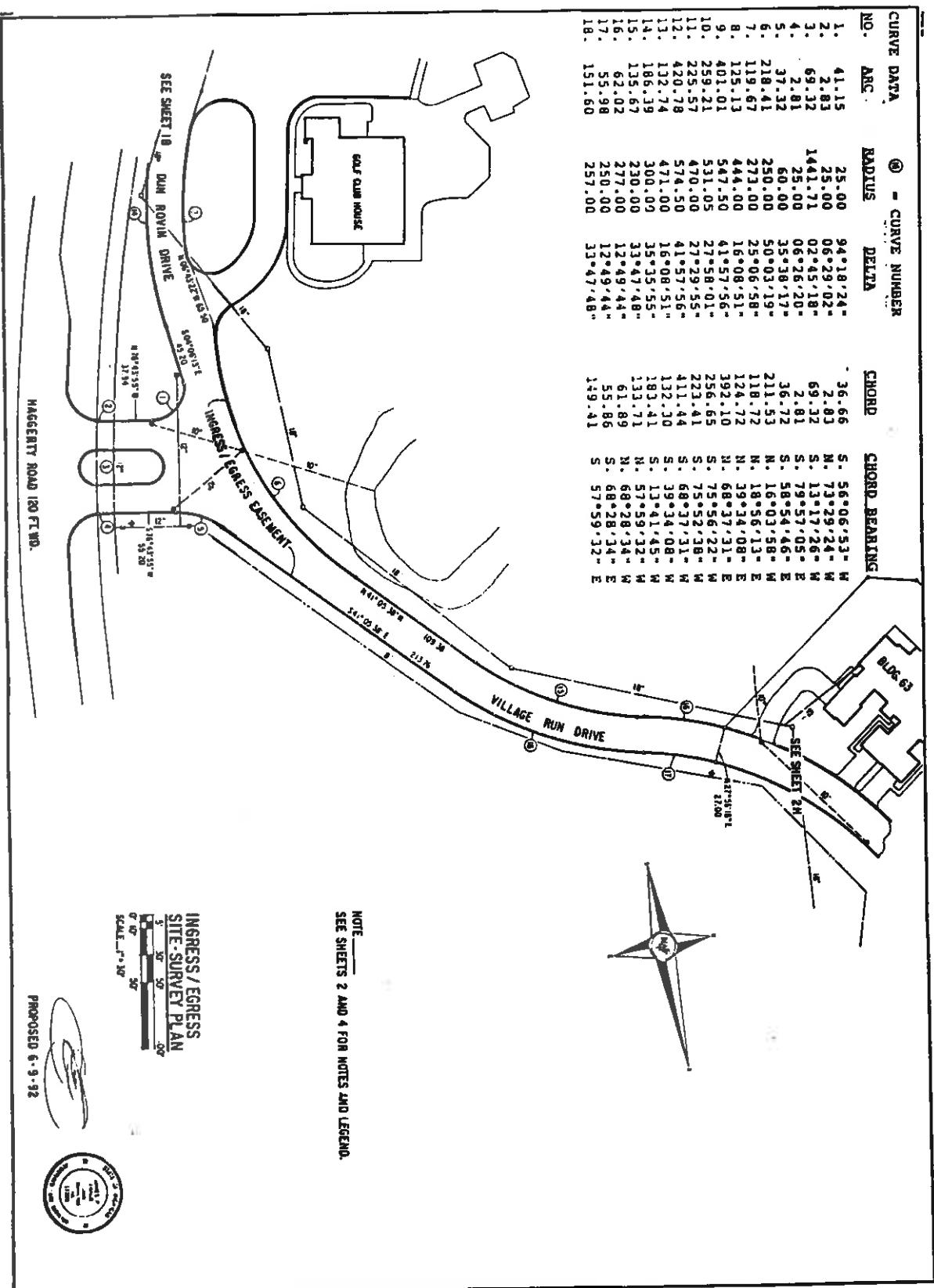


**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

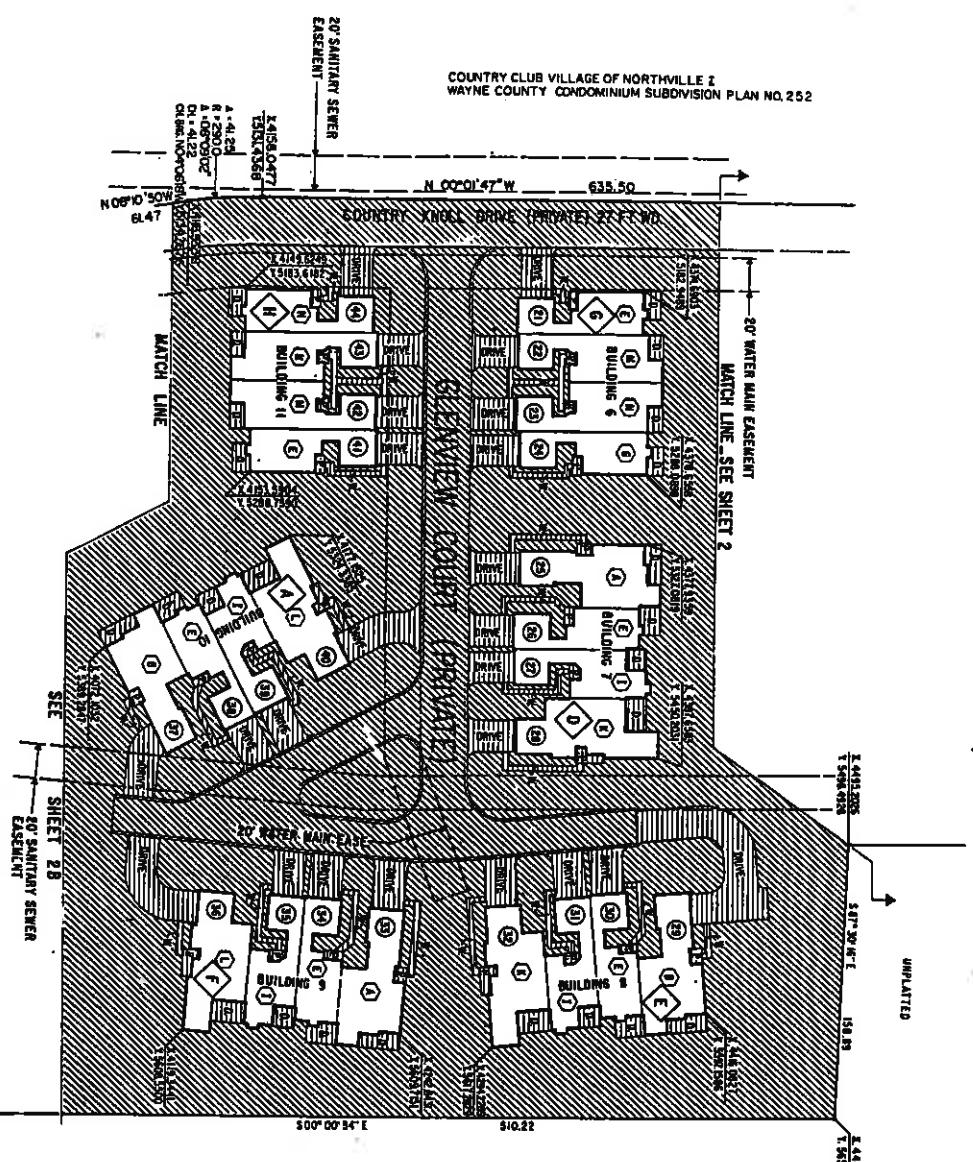
NOWAK & FRAUS

Civil Engineers Land Surveyors
1818 N. Stephenson Hwy., Royal Oak, Michigan 48076 Tel: (313) 875-0000

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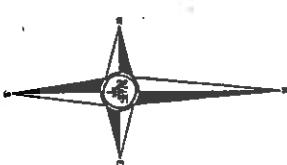


COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOVAK & FRAUS Civil Engineers 1219 N. Stephenson St., Royal Oak Michigan 48067 Tel (313) 269-0000	Architects Land Surveyors	Planners Surveyors
6.9-12 7.9-3				



NOTE—
SEE SHEET 2 FOR
NOTES AND LEGEND

WILSON ESTATES
LINES 6 & 10



SITE-SURVEY PLAN

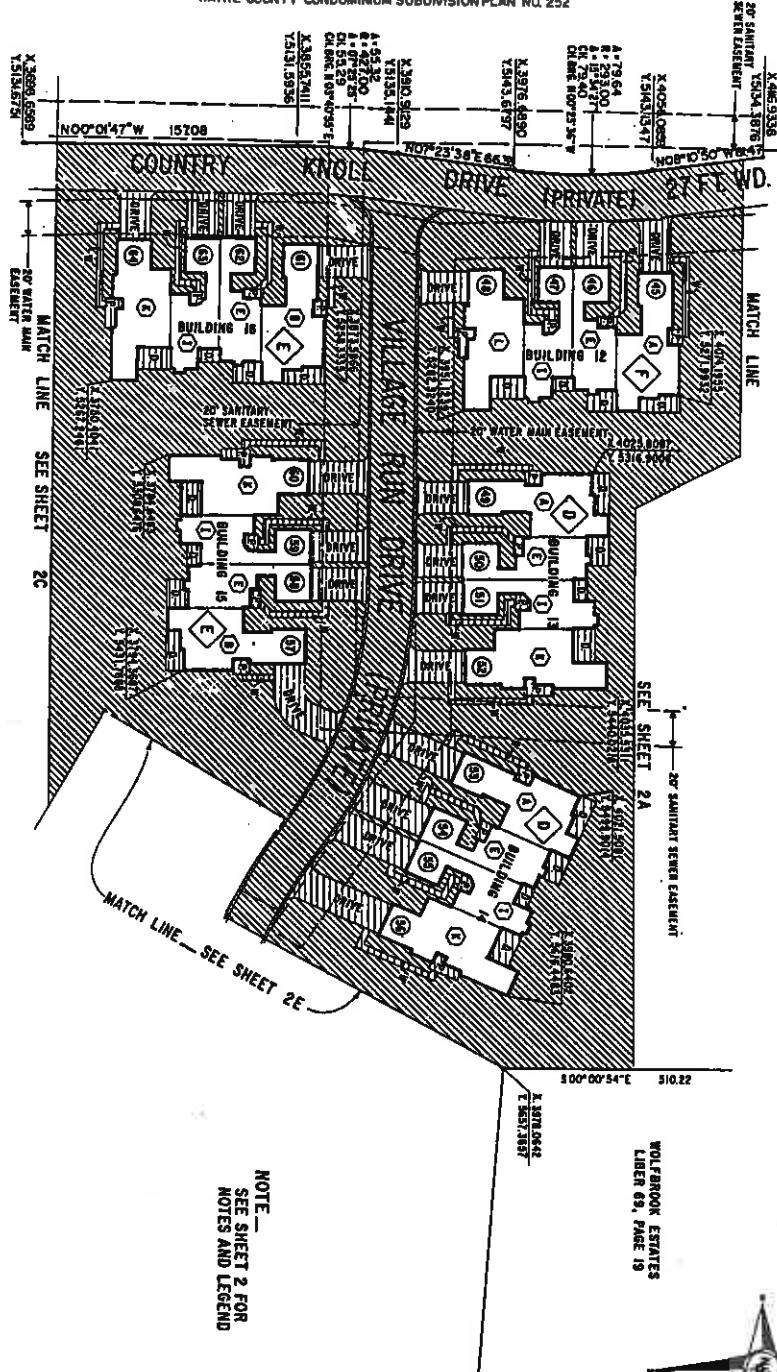
PROPOSED 3/26/93

COUNTRY CLUB VILLAGE OF
NORTHLVILLE - II

NOWAK & FRAUS
Civil Engineers Land Surveyors
1200 N. Stephenson Hwy., Royal Oak Michigan 48067 • Tel. (313) 265-0000

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COUNTRY CLUB VILLAGE OF NORTHLVILLE I
WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 252



SITE-SURVEY PLAN

COUNTRY CLUB VILLAGE OF
NORTHLVILLE - II

NOWAK & FRAUS

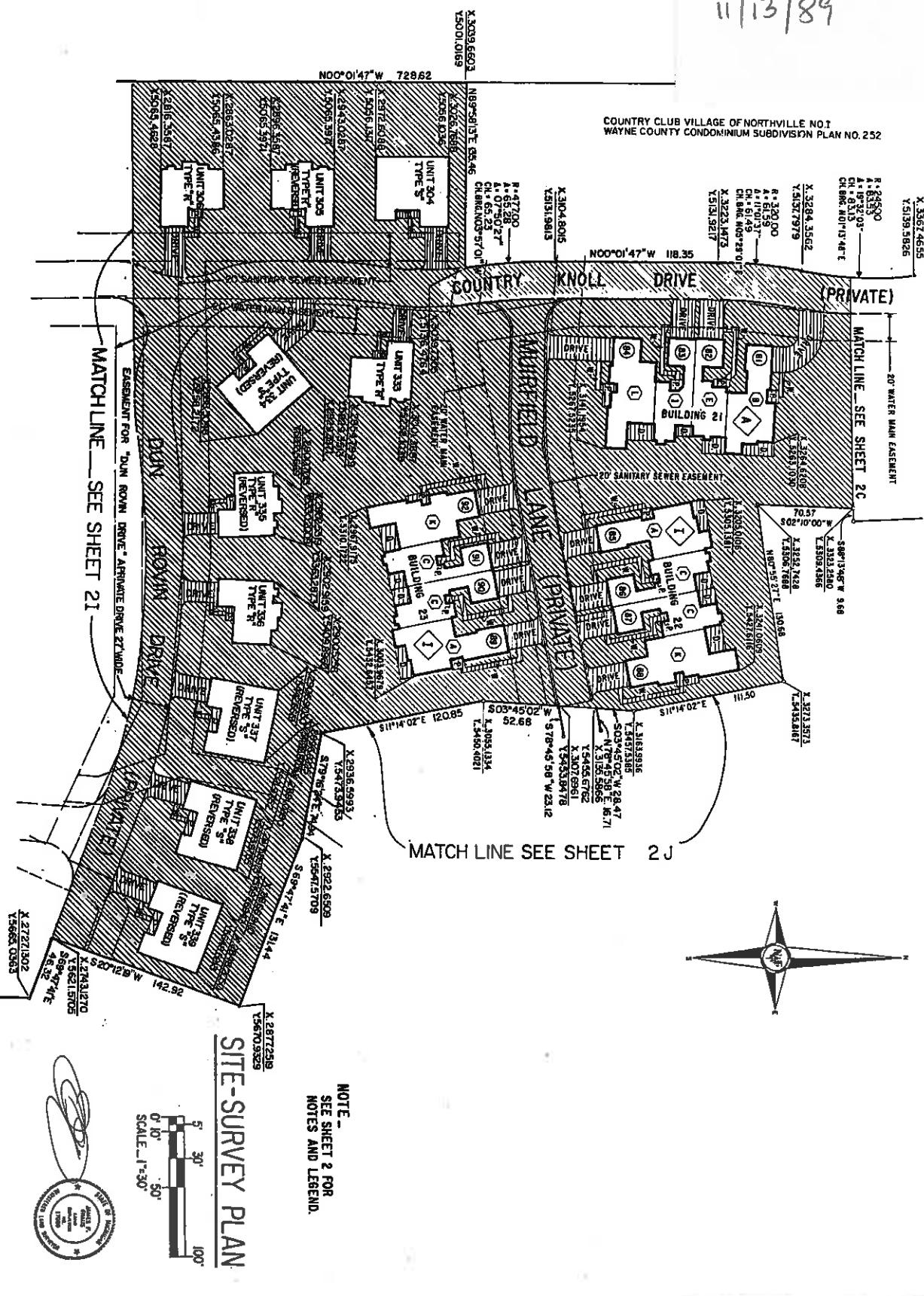
Civil Engineers Land Surveyors
1810 N. Stephenson Hwy., Royal Oak Michigan 48071 Tel. (248) 546-0000

REVISIONS	OWNER
REV. 4-10-00	RECEIVED BY
RECEIVED BY	CHIEF SURVEYOR
APPROVED	APPROVED
FIELD CHECK	FIELD CHECK
MAIL	MAIL
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11-10-00
51-5-69
1293

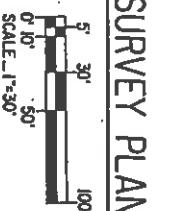
Unit 305

11/13/89



SITE-SURVEY PLAN

NOTE -
SEE SHEET 2 FOR
NOTES AND LEGEND



COUNTRY CLUB VILLAGE OF NORTHVILLE - II

NOWAK & FRAUS

Civil Engineers

and Surveyors

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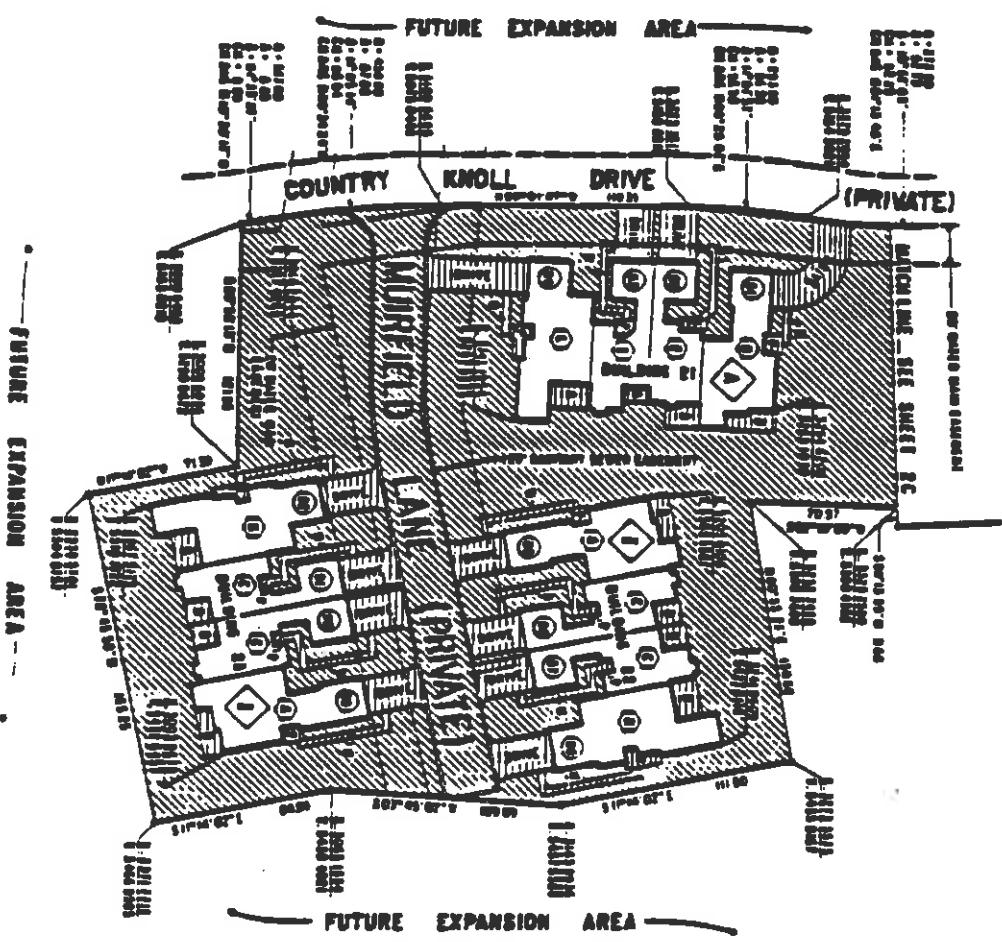
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NOTE
SEE SHEET 2 FOR
NOTES AND LEGEND

SITE-SURVEY PLAN



SITE - SURVEY PLAN

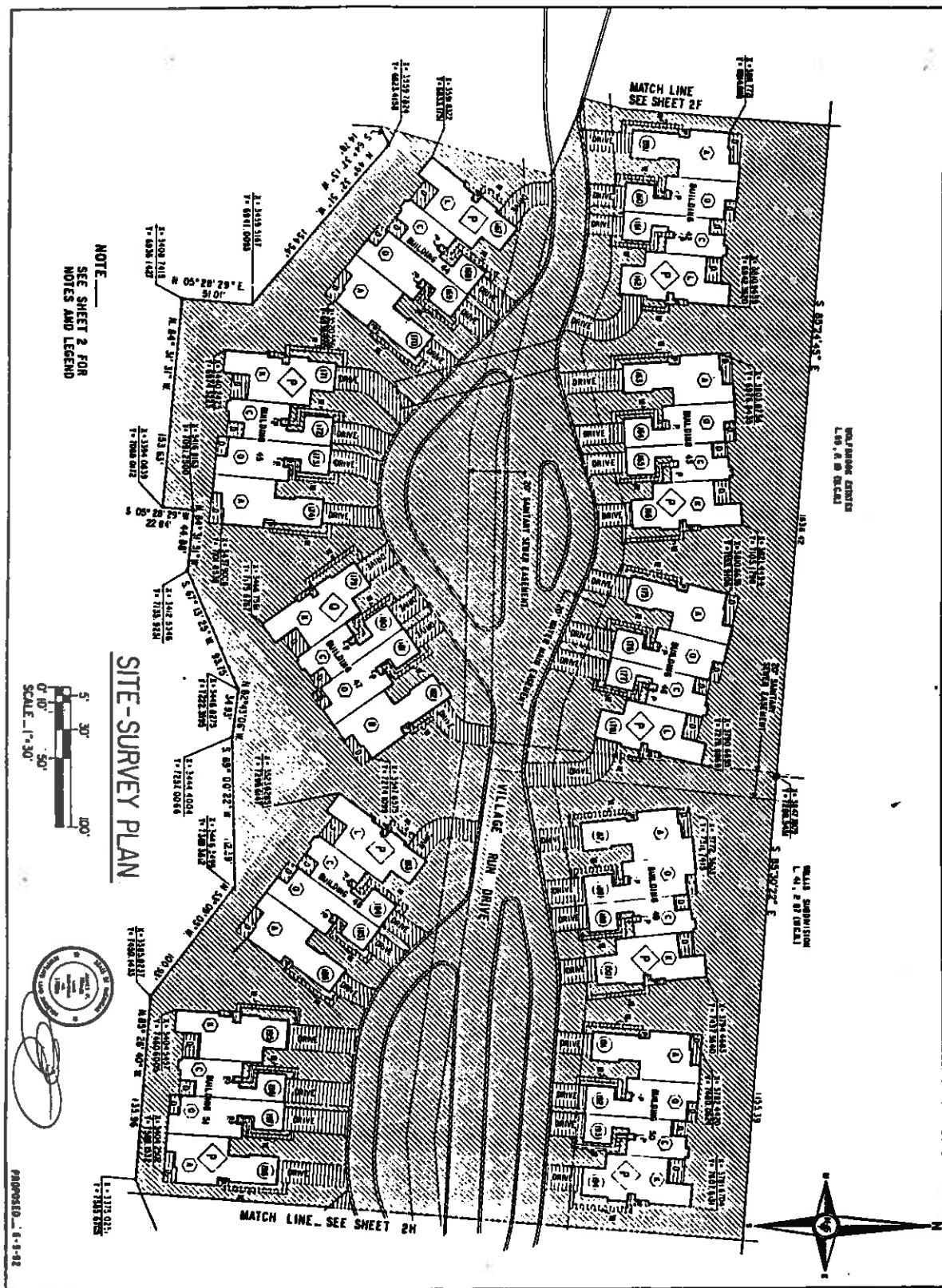
COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

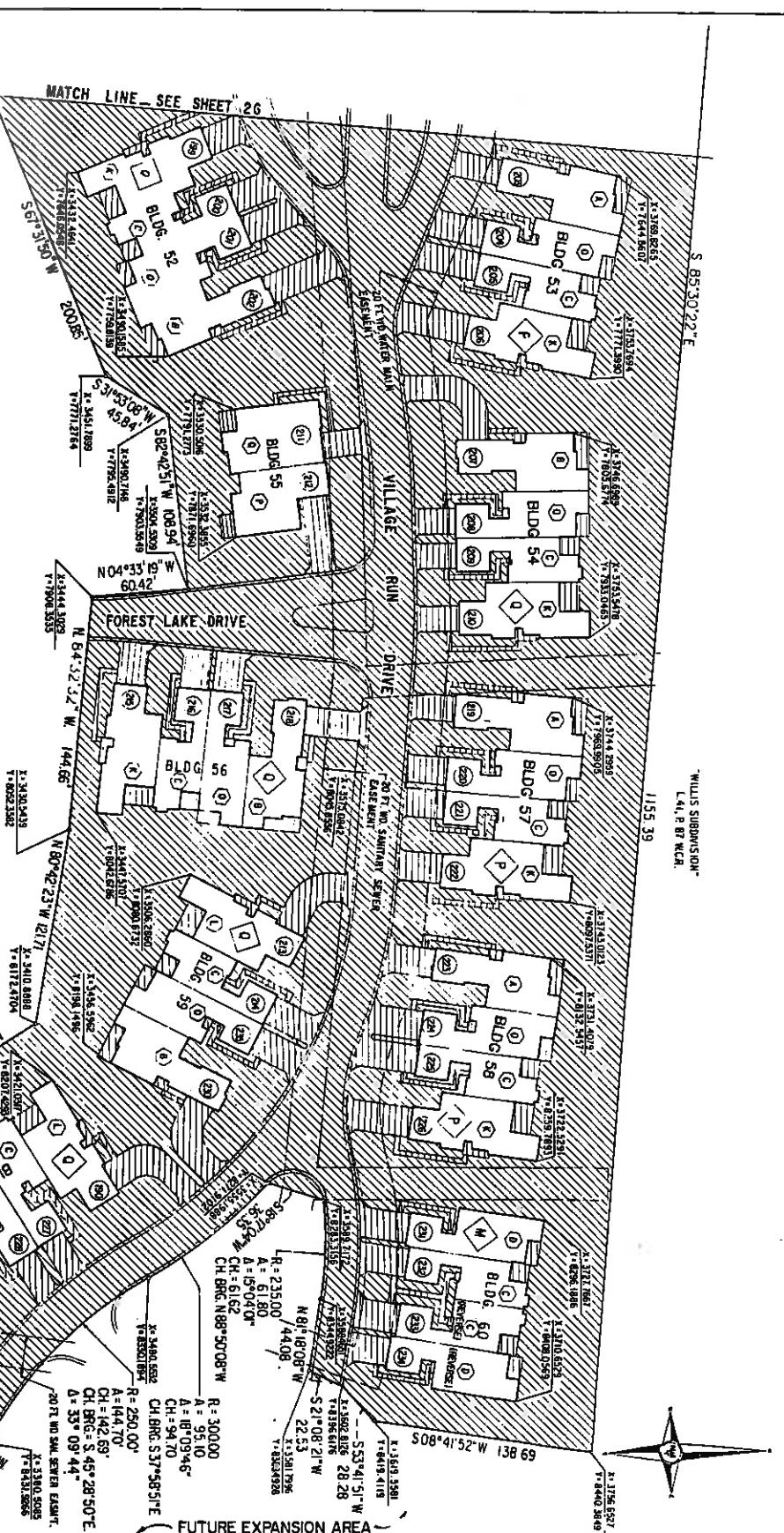
NOWAK & FRAUS

Civil Engineers

Land Surveyors

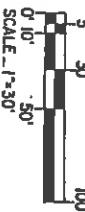






SITE-SURVEY PLAN

NOTE—
SEE SHEET 2 FOR NOTES
AND LEGEND.



PROPOSED 3/26/93

COUNTRY CLUB VILLAGE OF NORTHVILLE - II

NOWAK & FRAUS

Civil Engineers **Land Surveyors**

REVISIONS	DRWNS
	CHECKED
	APPROVED
	FIELD CHECK
	TELE
	REV'D
	PER DATE

"NORTHVILLE COLONY ESTATES NO 3" L98 P17-19

728.62

MATCHLINE — SEE SHEET 2D
EASEMENT FOR DUN ROVIN DRIVE APPROXIMATE DRIVE 27' WIDE

X.28772219
Y.5670.9123

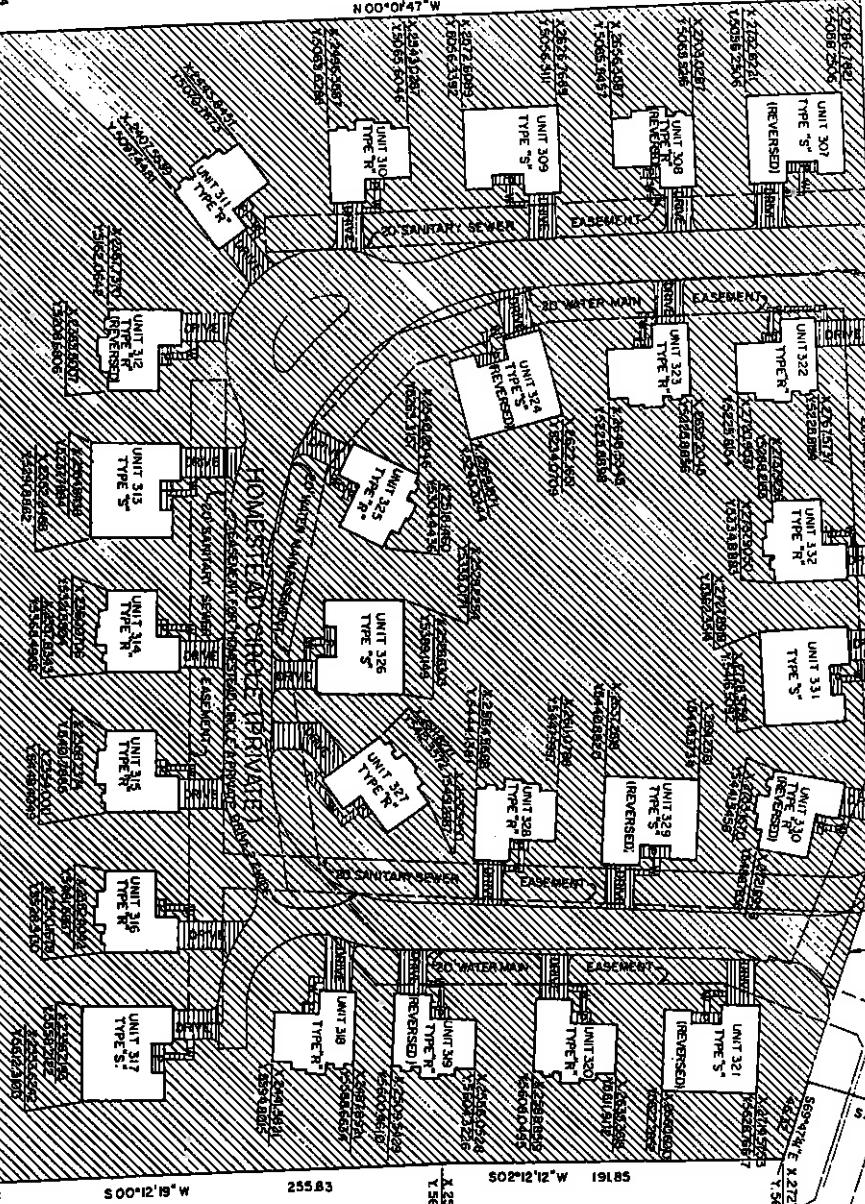
DUN ROVIN

DRIVE

(PRIVATE)

N

00°04'47" W

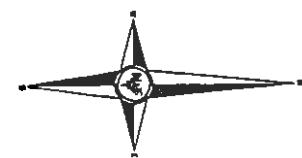


NOTE—
SEE SHEET 2 FOR
NOTES AND LEGEND.

SITE-SURVEY PLAN



SCALE - 1:500



X.23110464

Y.50013949

N 87°15'13" W

656.14 EAST WEST LINE SECTION 13

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

NOWAK & FRAUS

Civil Engineers
1200 N Stephenau Dr., Royal Oak, Michigan

Land Surveyors
4151 1/2 121st Street, Royal Oak, Michigan

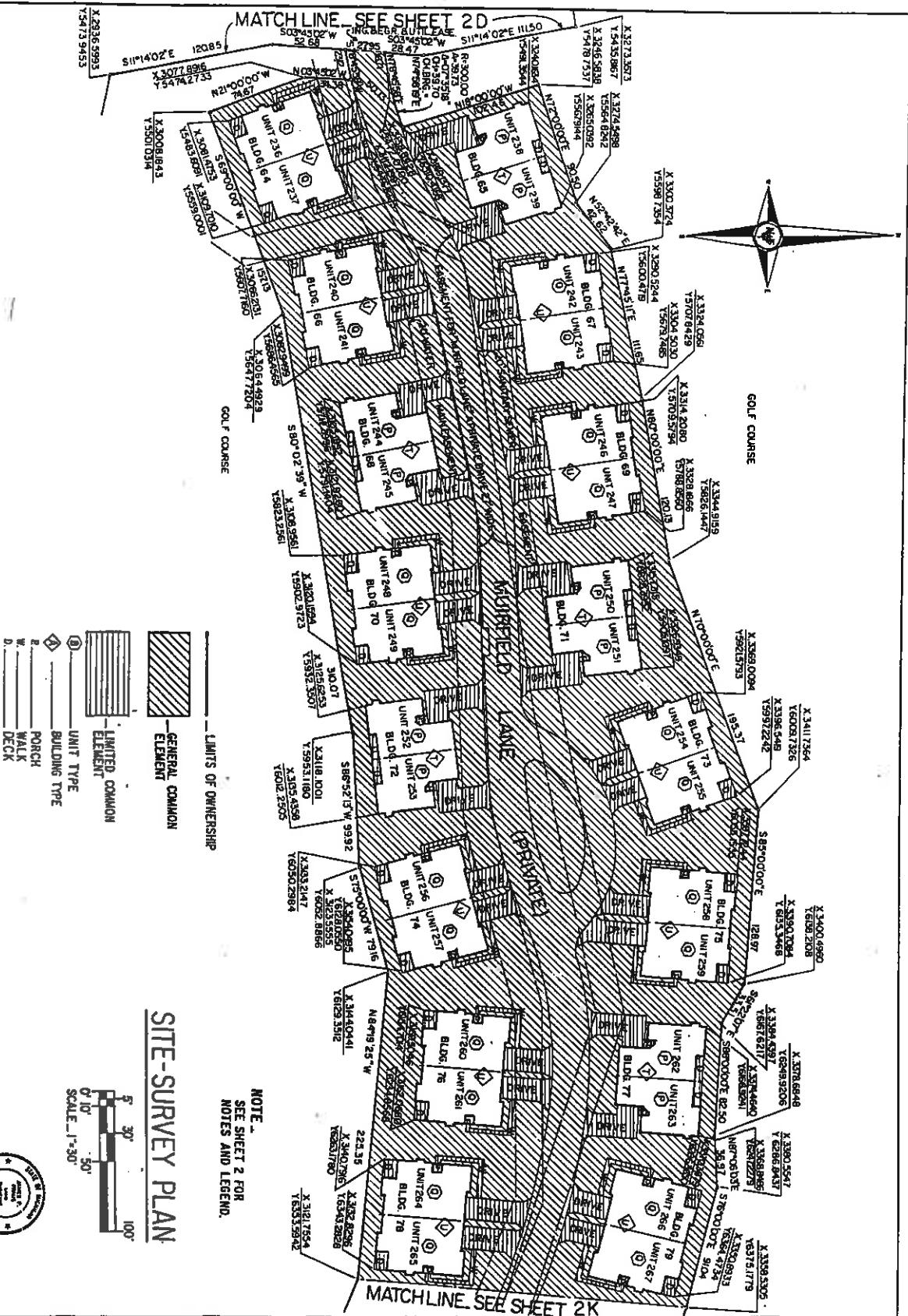
PROPOSED 3/26/93
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7293



SITE-SURVEY PLAN

NOTE -
SEE SHEET 2 FOR
NOTES AND LEGEND.



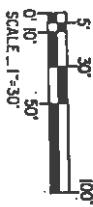
COUNTRY CLUB VILLAGE OF NORTHVILLE - II

NOWAK & FRAUS

Land Surveyors

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SITE-SURVEY PLAN



COUNTRY CLUB VILLAGE OF NORTHVILLE - II

NOWAK & FRAUS

Civil Engineers **Land Surveyors**
1010 N Stephenson Hwy Royal Oak Michigan 48067 Tel (313) 309-0944

	DEATHS
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	ARTERIOSCLEROSIS
	END BLOOD
	SCHIZ.
	MENTAL
	MENTAL

MATCHLINE SEE SHEET 2J

GOLF COURSE

LIMITS OF OWNERSHIP

GENERAL CONSTRUCTION ELEMENT

UNIT ELEMENT

BUILDING TYPE

PORCH

WALKWAY

DECK

NOTE - SEE SHEET 2 FOR NOTES AND LEGEND.

NOTE - SEE SHEET 2 FOR NOTES AND LEGEND.

NOTE -
SEE SHEET 2 FOR
NOTES AND LEGENDS

	DEATH
	CHILLED
	AMMONIA
	HAZARD BODIES
	SCALP
	WATER
	WATERBORN

SITE-SURVEY PLAN



DUN ROVIN DRIVE
(PRIVATE)

EASEMENT FOR "DUN ROVIN DRIVE" A PRIVATE DRIVE 27' WD.

NOWAK & FRAUS

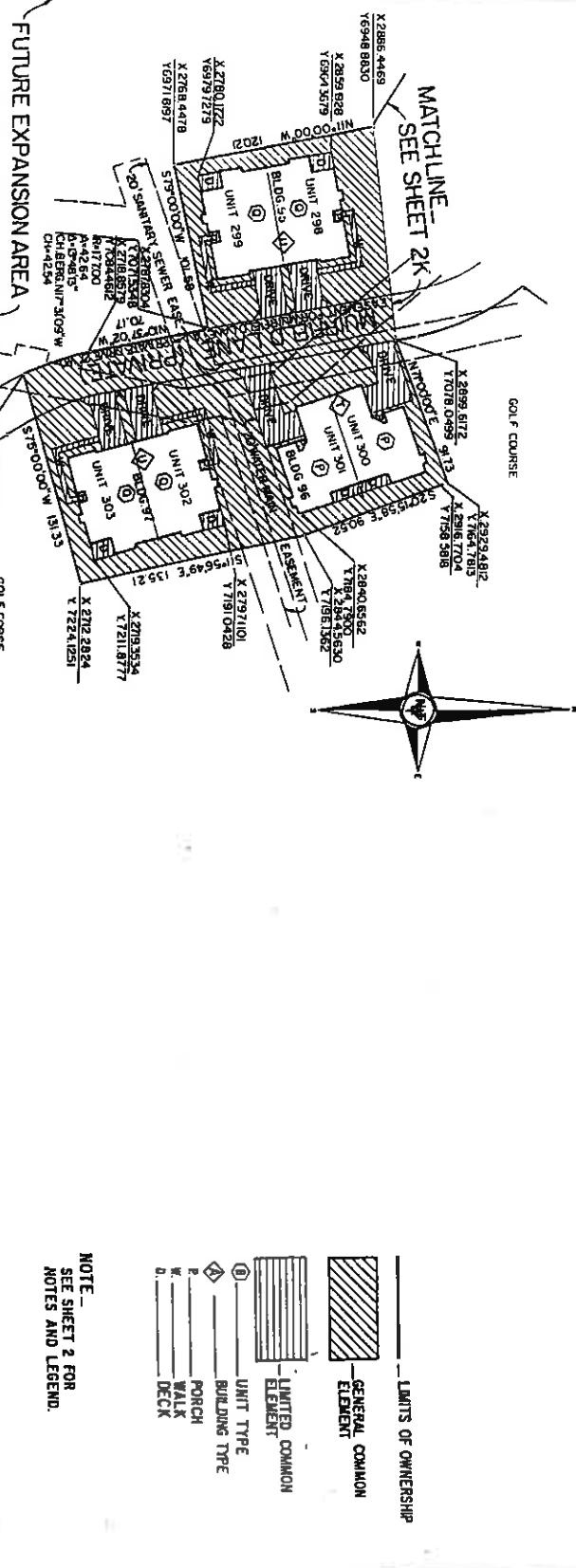
Civil Engineers Land Surveyors
1010 N. Stephen Avenue • Royal Oak Michigan 48067 Tel (313) 266-0300

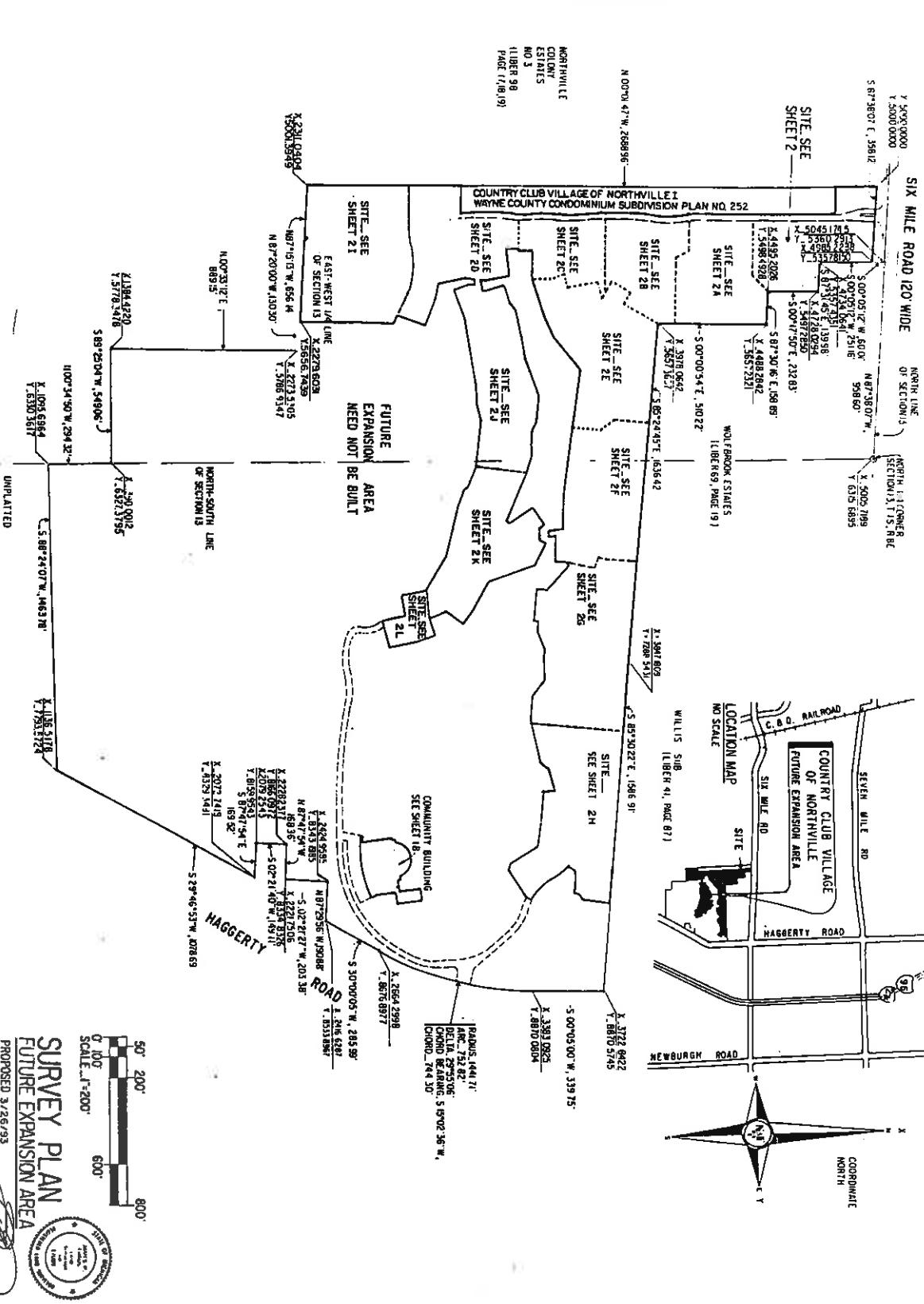
REVISIONS

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Text	1
Date	10/10/93
Rev	0000
Initials	

**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

Sheet 1 of 2
Date 3/26/93
Rev 0000
Initials 7293





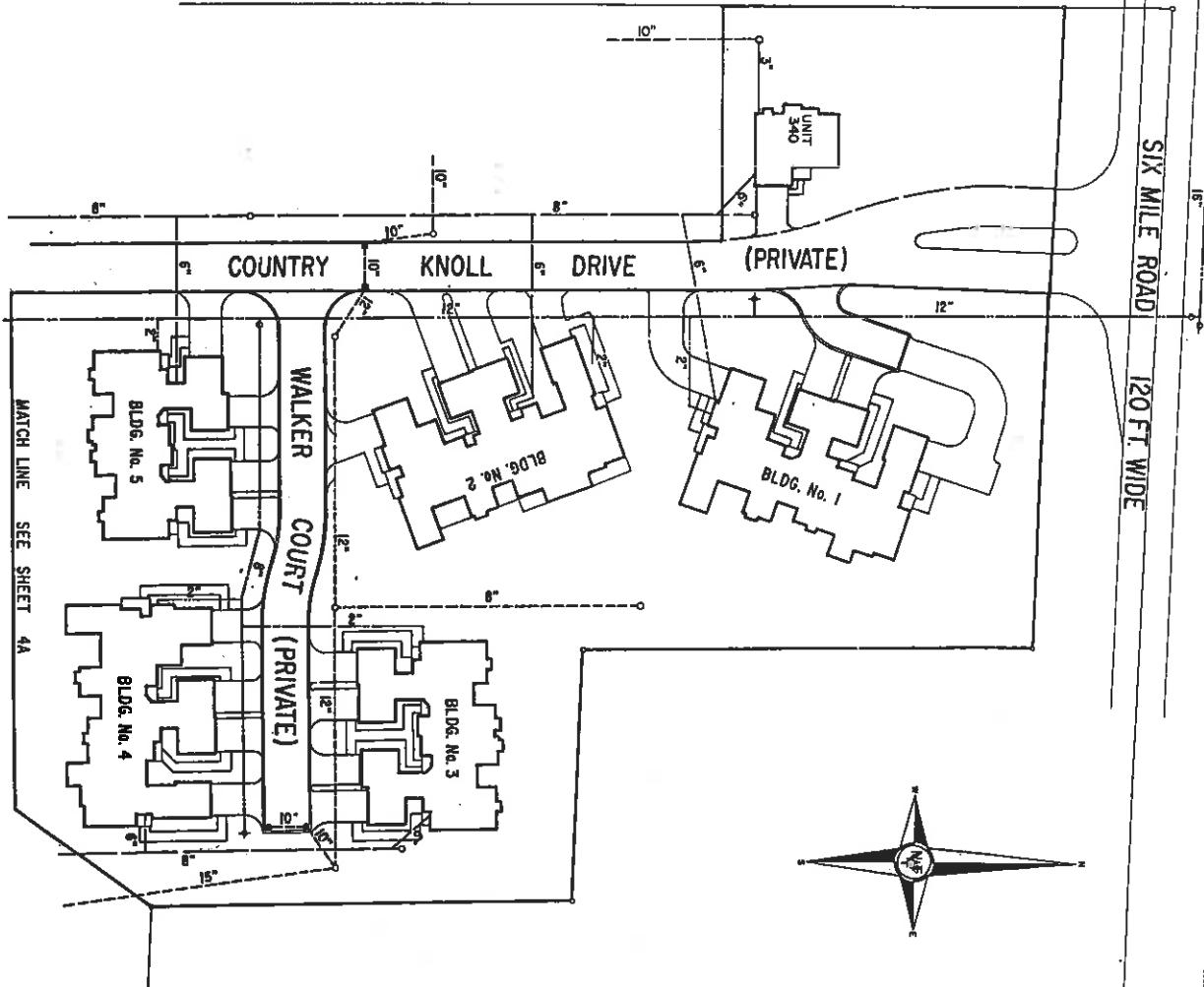
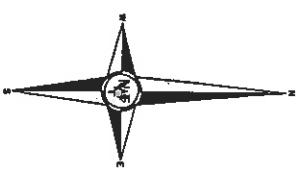
**COUNTRY CLUB VILLAGE OF
NORTHLVILLE - II**

NOWAK & FRAUS

Civil Engineers Land Surveyors
1010 N Stephenson Hwy, Novi, MI 48375, Tel: (248) 346-1000

11-15-93
11-15-93
11-15-93
11-15-93

SIX MILE ROAD
120 FT. WIDE



GENERAL NOTES:

All units are serviced with sanitary sewer and water by Northville Township. Information as shown, obtained from plans prepared by Nowak & Fraus Corporation.

All units will be serviced with electric by Detroit Edison Company, telephone by Michigan Bell Telephone Company and gas by Consumers Power Company.

Utilities as shown, indicate approximate locations of facilities only, as disclosed by the records of the various utility companies and no guarantee is given either as to completeness or accuracy thereof.

All buildings to be serviced by 6" sanitary lead, 2" water service, 3/4" gas service.

Roads, sanitary sewer, water main, storm drain, lines for electric, gas and telephone must be built as necessary to service units shown.

Utilities for buildings 1, 3 & 3 thru 11, inclusive, must be built.

Utilities for buildings 2 and 12 thru 60, & 63 thru 97 also selected units 604 thru 340, including needed to be built.

Telecommunications and electrical service to be within public utility easement as determined by respective utility company and shall be depicted on the as-built.

LEGEND

●	GATE VALVE AND WELL
○	HYDRANT
24" CLEACOUT	
●	CATCH BASIN
■	SUMP MANHOLE w/CB COVER
○	MANHOLE
—	WATERMAIN
—	STORM SEWER
—	SANITARY SEWER

0' 10'
0' 30'
SCALE 1"-1'-0"

UTILITY PLAN

PROPOSED 3/26/73



**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

NOWAK & FRAUS

Civil Engineers Land Surveyors
1910 N. Stephenson Hwy., Royal Oak, Michigan (48071) Telephone 210-0101

REVISIONS	DRAWN	CHANGED
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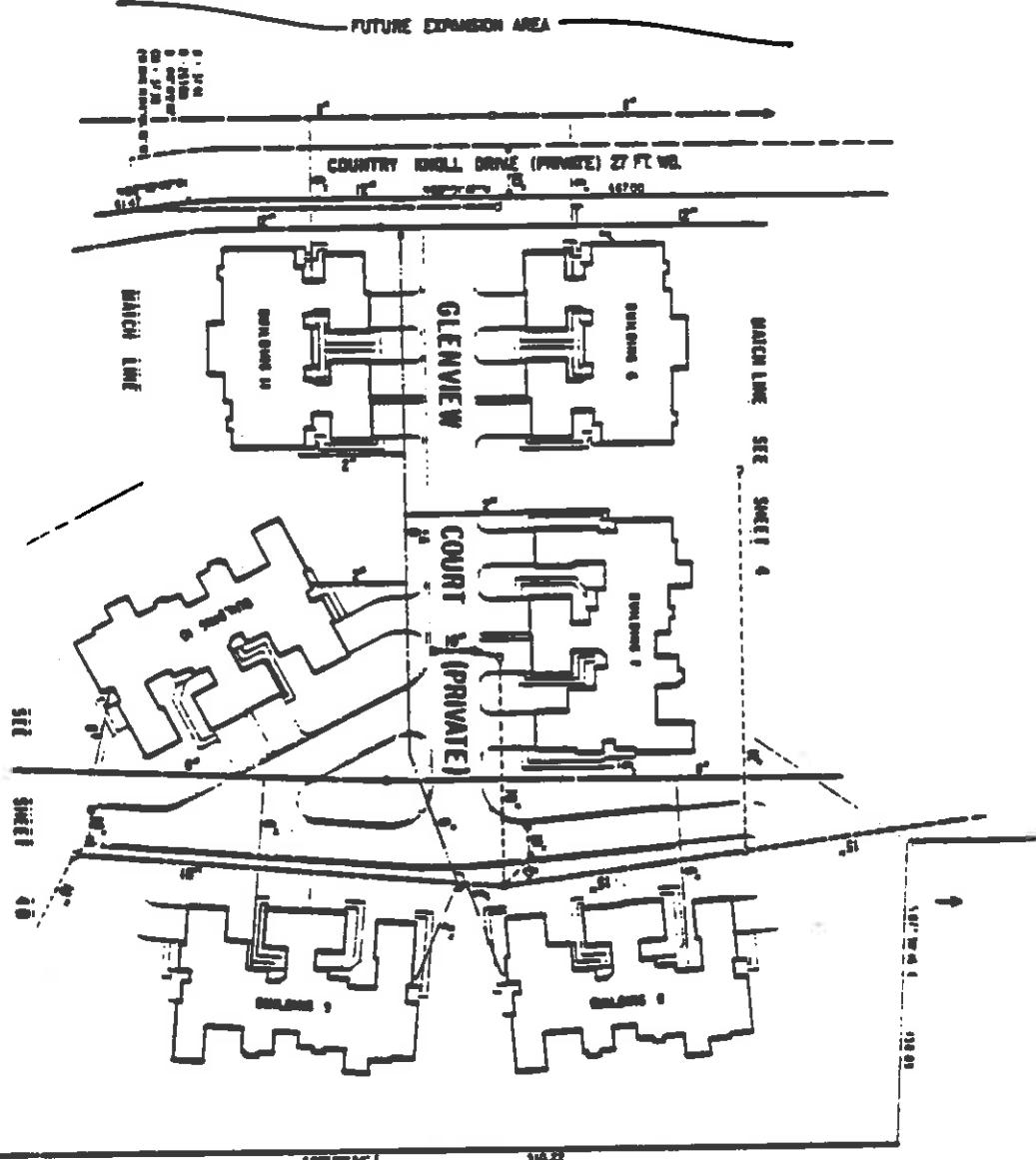
UTILITY PLAN



COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

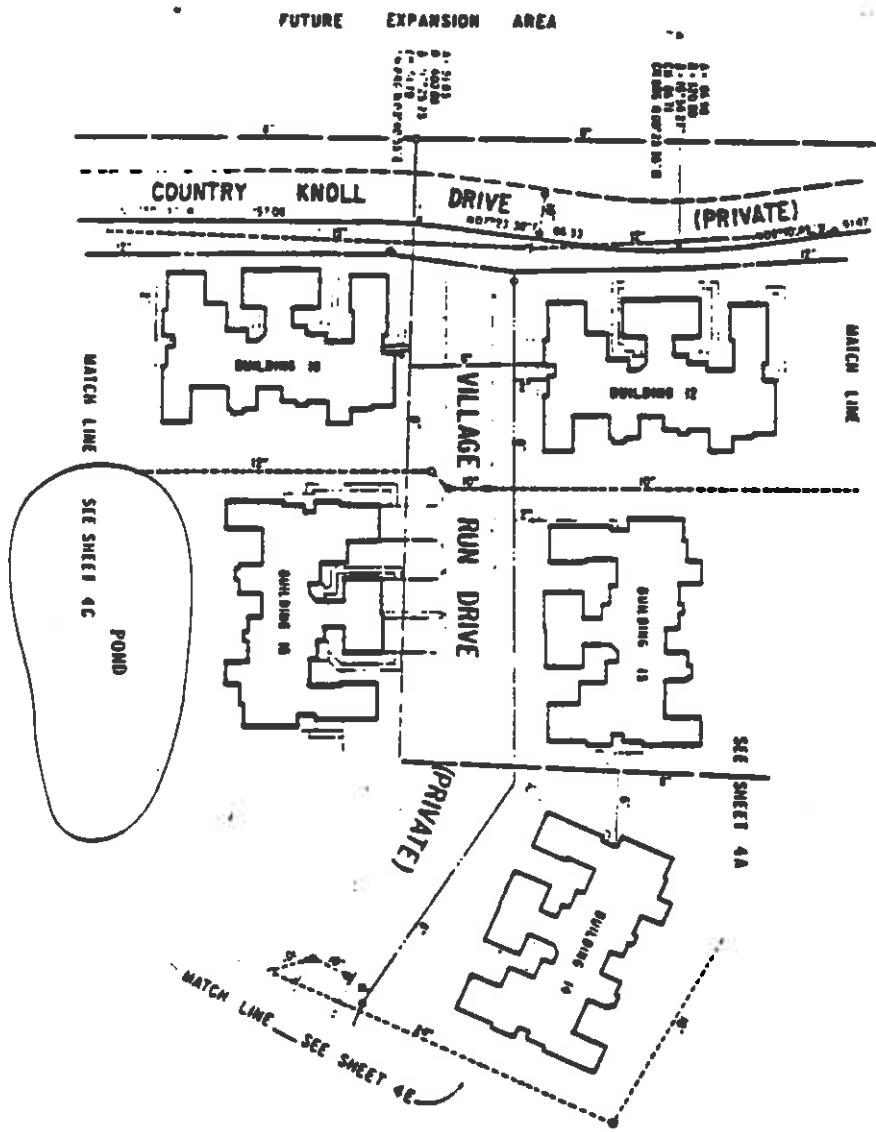
NOTE
SEE SHEET 4 FOR
NOTES AND LEGEND

MONKALE & FRASER



100' 200' 300'

100' 200'



UTILITY PLAN

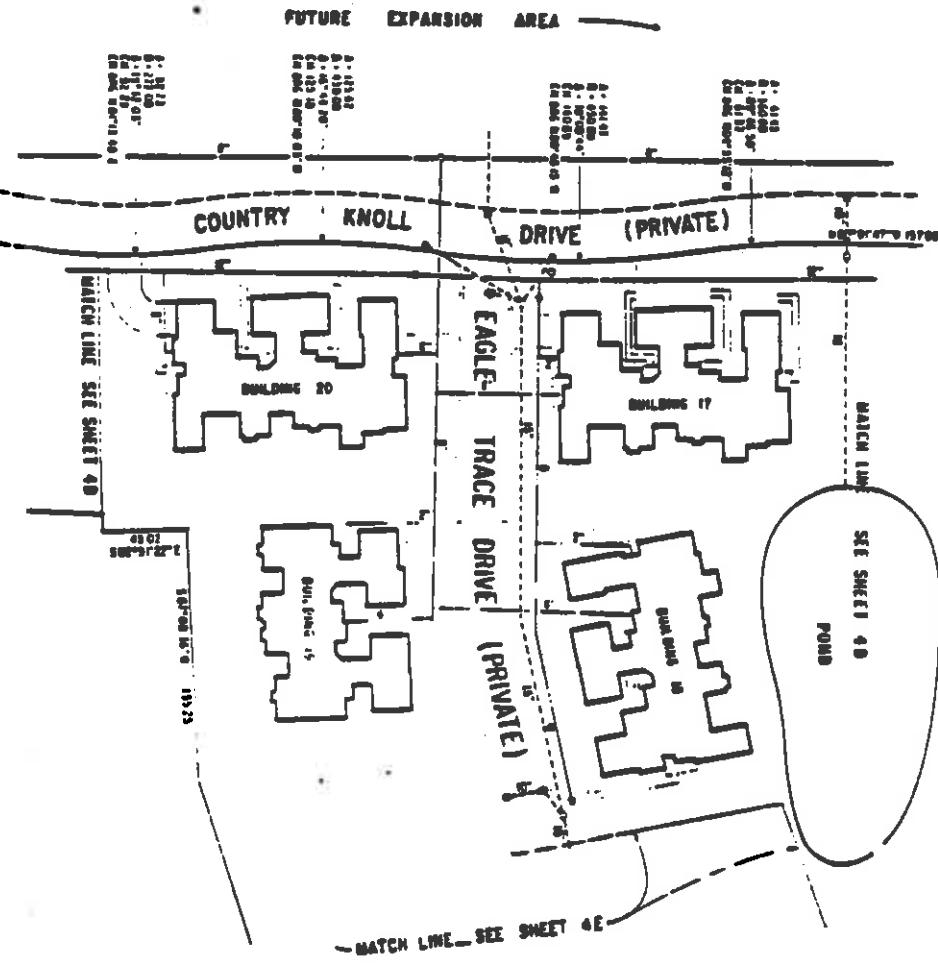
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NOTES AND LEGEND



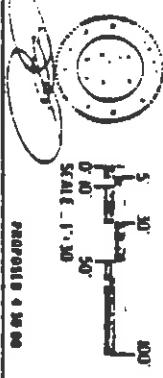
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UNIVERSITY STATION
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COUNTRY CLUB VILLAGE OF
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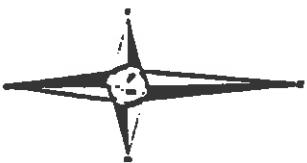
NOWAK & FRAUS



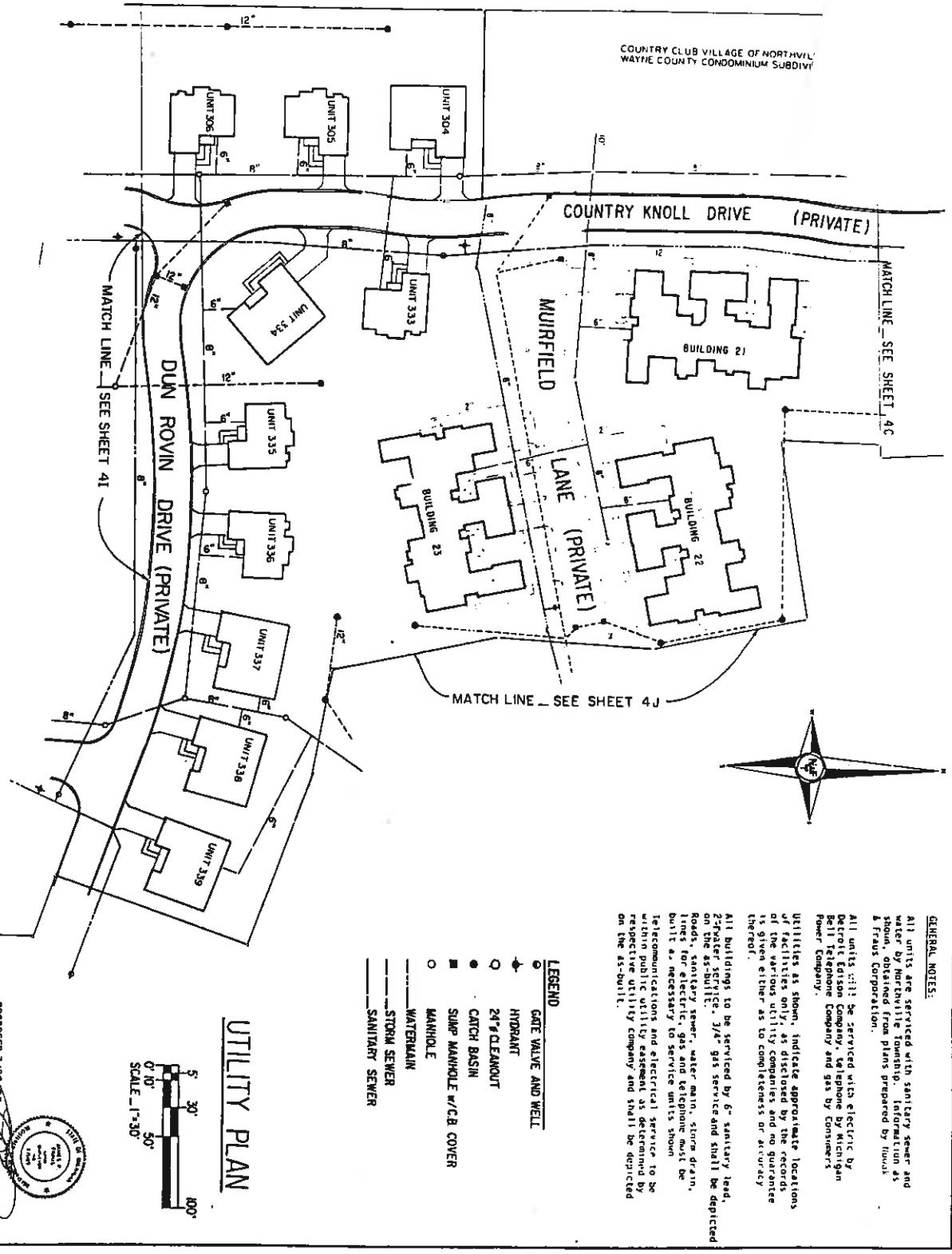
UTILITY PLAN



NOTE
SEE SHEET 4 FOR
NOTES AND LEGEND



4C	COUNTRY CLUB VILLAGE OF NORTHVILLE - II	WILLIAM H. FRAZER	PRINTED BY FRAZER
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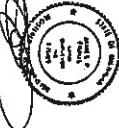
REVISIONS

REVISIONS	DATE	REVISION	APPROVED	FILED
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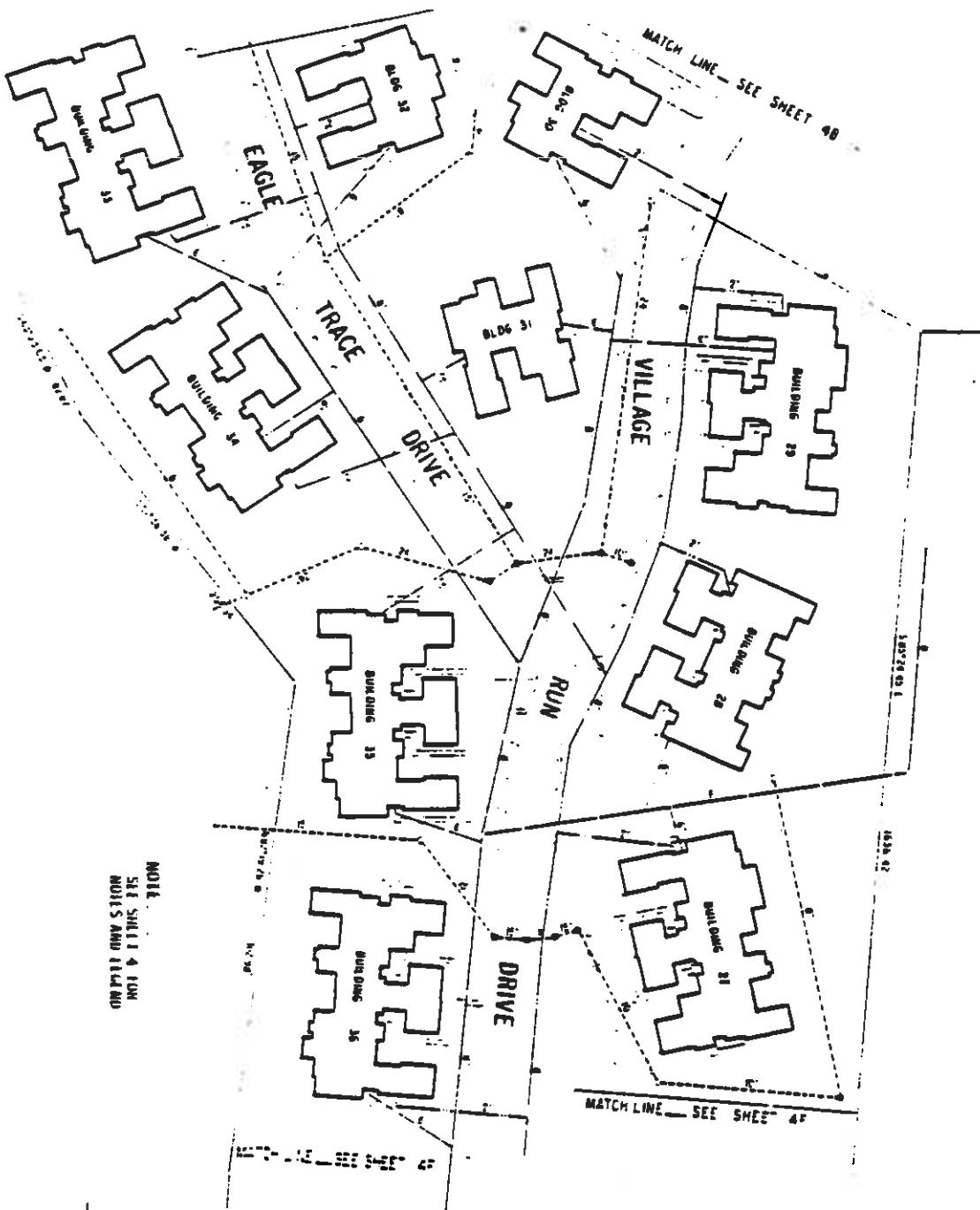
**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

NOWAK & FRAUS

Civil Engineers Land Surveyors
1310 N. Stephenson Hwy. Royal Oak, Michigan 48067 Tel (313) 260-0300

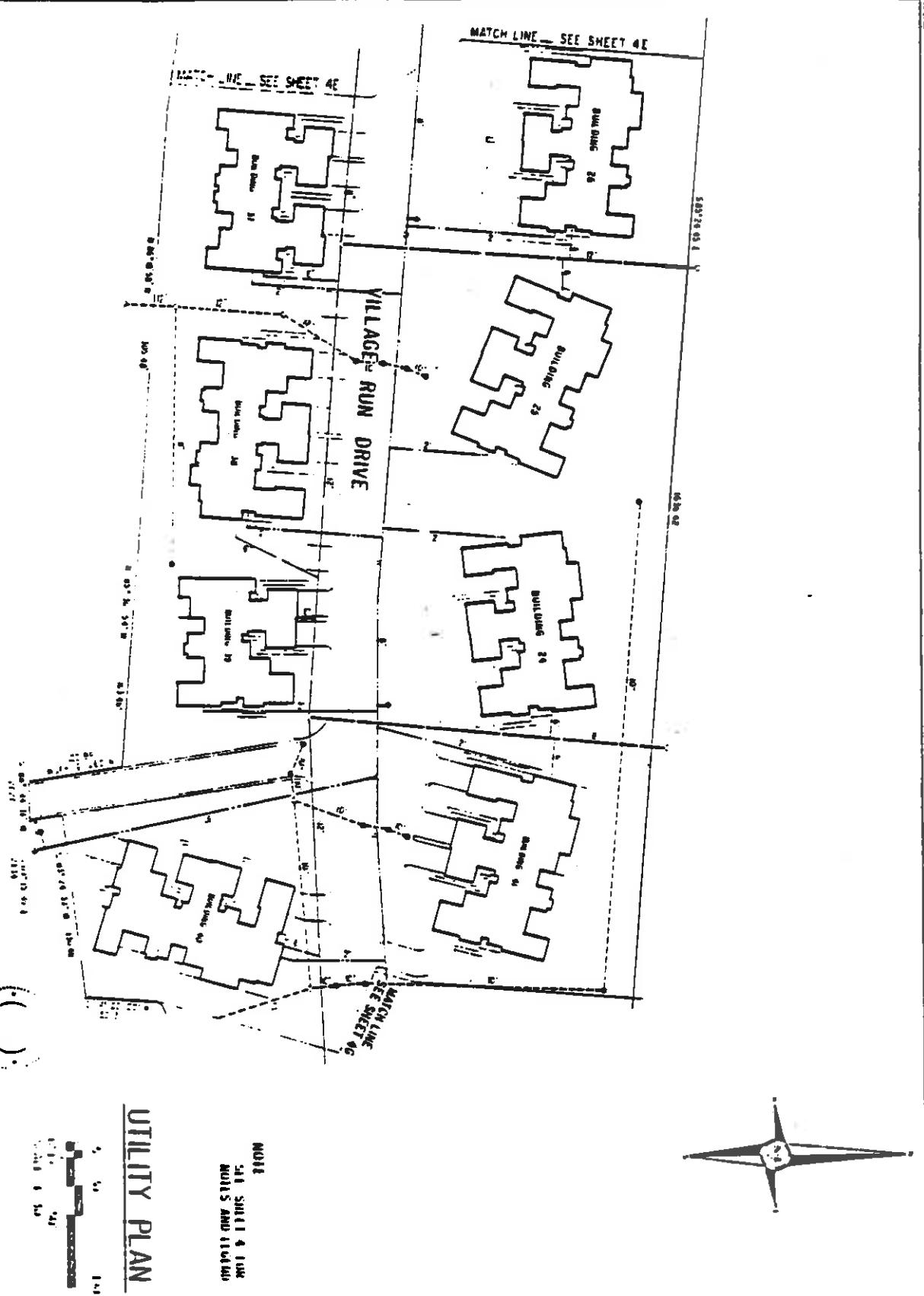


MATCH LINE - SEE SHEET 4C -

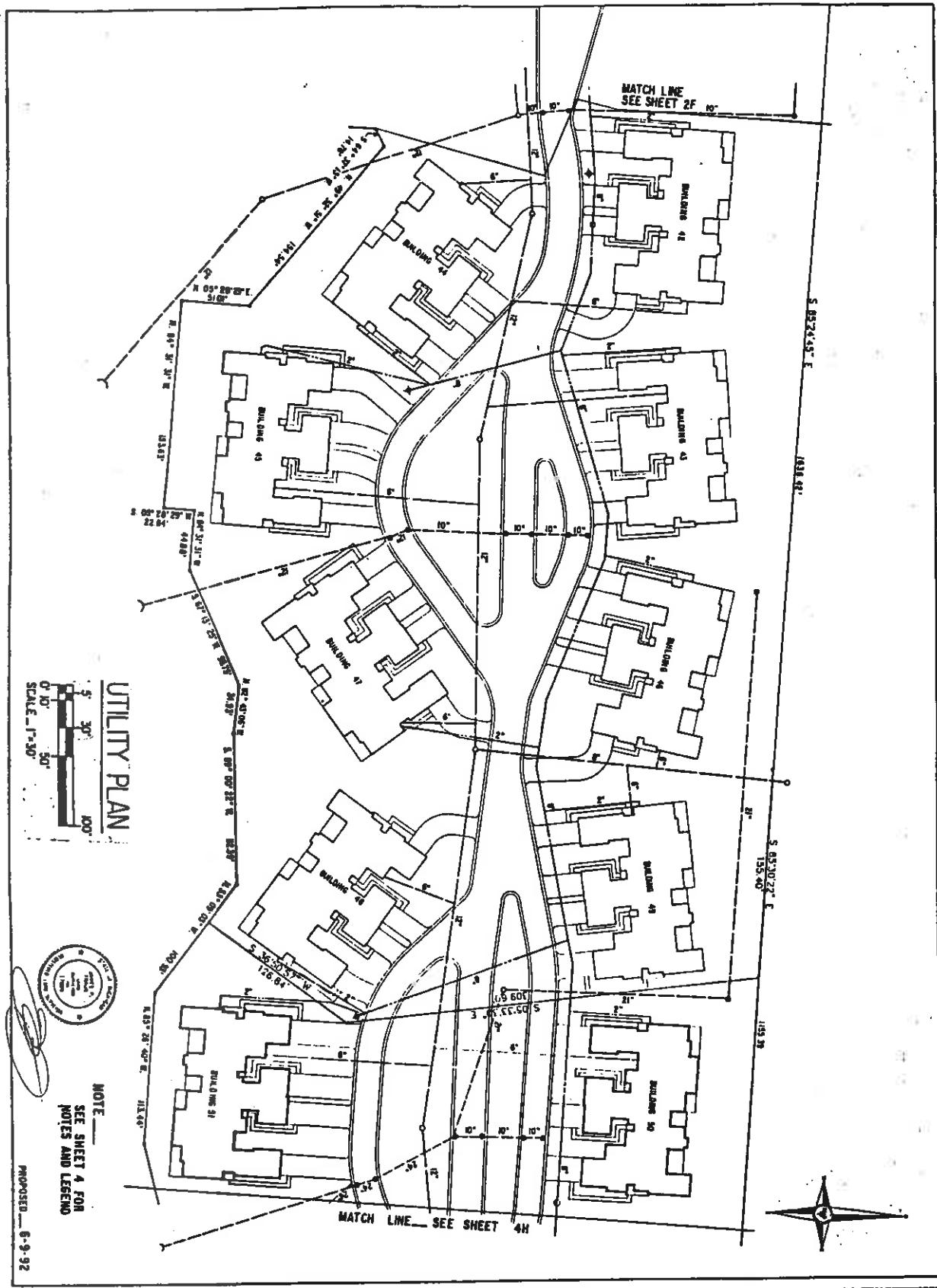


UTILITY PLAN





UTILITY PLAN



46 7/93	NOWAK & FRAUS CIVIL Engineers Land Surveyors	17-0-91 F-1-91
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UTILITY PLAN

0' 10' 50' 1' x 30'

MATCH LINE SEE

5° 05' 30" E

112

FOREST LAKE DRIVE

BLDG

11A

6E

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NOWAK & FRAUS

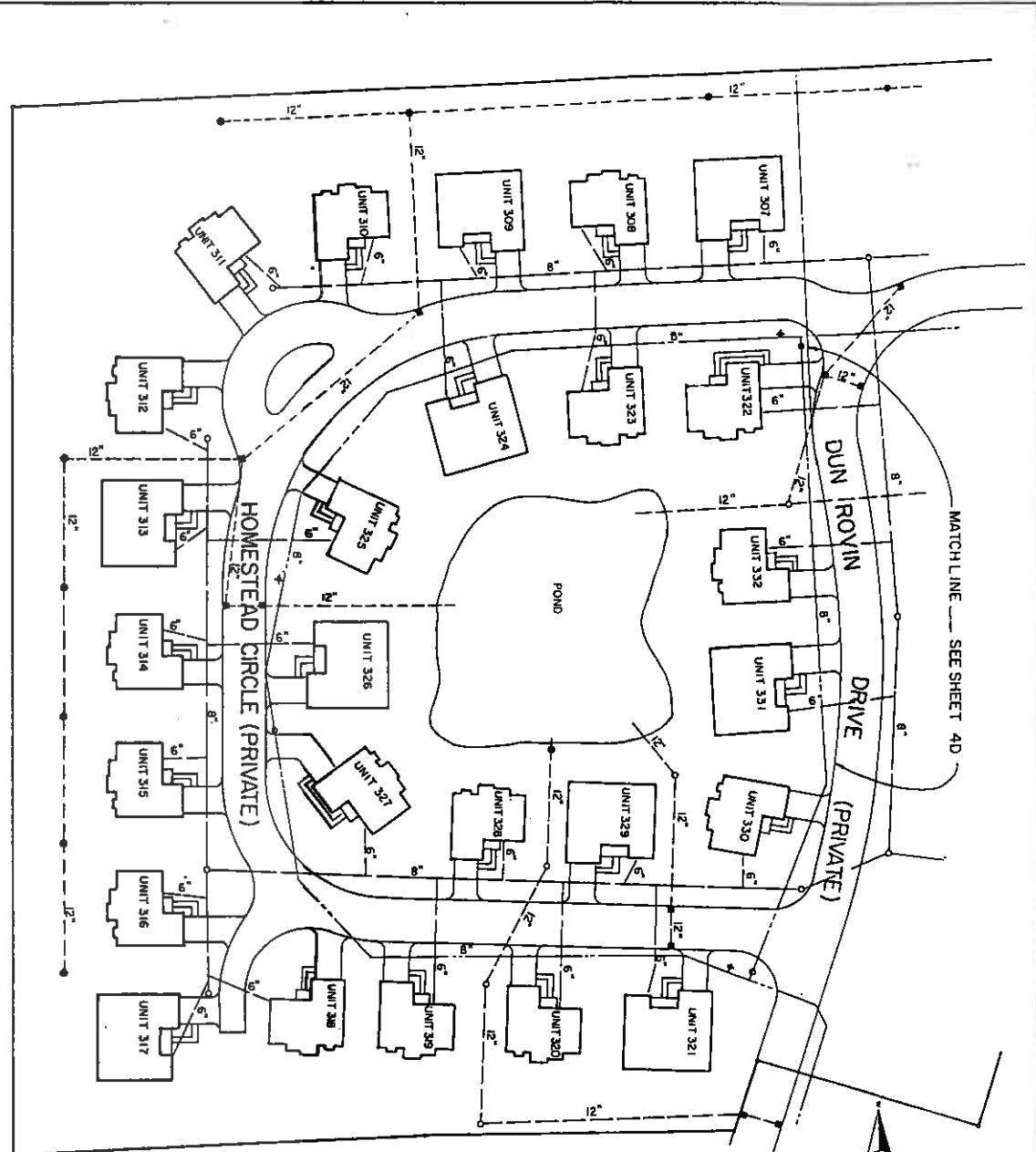
Final Document

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COUNTRY CLUB VILLAGE OF NORTHVILLE - II

44

MATCH LINE SEE SHEET 4D



GENERAL NOTES:

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Utilities as shown, indicate approximate locations of facilities only, as disclosed by the records of the various utility companies and no guarantee is given either as to completeness or accuracy thereof.

All buildings to be serviced by 6" sanitary sewer, 3/4" gas service and shall be depicted on the as-built. Roads, sanitary sewer, water main, storm drain, lines for electric, gas and telephone must be built as necessary to service units shown.

Telecommunications and electrical service to be within public utility easement as determined by respective utility company and shall be depicted on the as-built.

LEGEND

- GATE VALVE AND WELL
- HYDRANT
- 24" CLEANDOUT
- CATCH BASIN
- SUMP MANHOLE w/C.B. COVER
- MANHOLE
- WATERMAIN
- STORM SEWER
- SANITARY SEWER

UTILITY PLAN



NOWAK & FRAUS

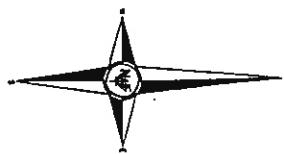
Civil Engineers Land Surveyors
1810 N. Stephenson Hwy., Royal Oak Michigan 48067 Tel.(313) 286-0200

REVISIONS

NAME	CHIEF
DESIGNER	
APPROVED	
FIELD CHECKED	
DATE	

DATE DRAWN
3/26/93
DRAWING NUMBER
7293
SHEET NUMBER

MATCH LINE - SEE SHEET 4D



MURFIELD LANE
(PRIVATE)

GENERAL NOTES:

All units are serviced with sanitary sewer and water by Northville Township. Information as shown, obtained from plans prepared by Nowak & Fraus Corporation.

All units will be serviced with electric by Detroit Edison Company, telephone by Michigan Bell Telephone Company and gas by Consumers Power Company.

Utilities as shown, indicate approximate locations of facilities only, as disclosed by the records of the various utility companies and no guarantee is given either as to completeness or accuracy thereof.

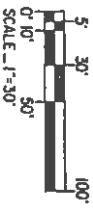
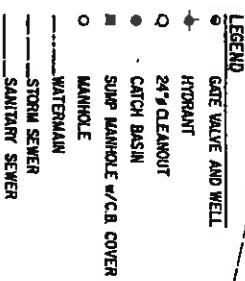
All buildings to be serviced by 6" sanitary lead, 3/4" water service, 3/4" gas service and shall be depicted on the as-built.

Roads, sanitary sewer, water main, storm drain, lines for electric, gas and telephone must be built as necessary to service units shown.

Telecommunications and electrical service to be within public utility easement as determined by respective utility company and shall be depicted on the as-built.

MATCH LINE - SEE SHEET 4K

UTILITY PLAN



**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

NOWAK & FRAUS
Civil Engineers Land Surveyors
1318 N. Stephenson Hwy., Royal Oak Michigan 48067 Tel (313) 399-0886

REVISIONS

DRAWINGS

REMOVED

FIELD DRAW

SCALE

INCHES/METERS

4 J

DATE ISSUED
JULY 20/1993
7293
PRINT NUMBER

UTILITY PLAN

5' 30' 100'

0' 10' 50'

PROPOSED 3/26/93

MATCHLINE — SEE SHEET 4A



GENERAL NOTES:

All units are serviced with sanitary sewer and water by Murfield Terminal. Information as to water, obtained from plans prepared by Nowak & Fraus Corporation.

All units will be serviced with electric by Detroit Edison Company, telephone by Michigan Bell Telephone Company, and gas by Consumers Power Company.

Utilities as shown, indicate approximate locations of facilities only, as disclosed by the records of the various utility companies and no guarantee is given either as to completeness or accuracy thereof.

All buildings to be serviced by 6" sanitary lead, 1" water service, 3/4" gas service and shall be depicted on the as-built. Roads, sanitary sewer, water main, storm drain, lines for electric, gas and telephone must be built as necessary to service units shown. Telecommunications and electrical service to be within public utility easement as determined by respective utility company and shall be depicted on the as-built.

LEGEND

- GATE VALVE AND WELL
- ◆ HYDRANT
- 24" CLEAOUT
- CATCH BASIN
- SUMP MANHOLE W/CB COVER
- MANHOLE
- WATERMAIN
- STORM SEWER
- SANITARY SEWER

**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

NOWAK & FRAUS

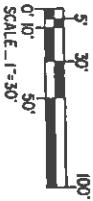
Civil Engineers Land Surveyors

1310 N. Stephenson Hwy. Royal Oak Michigan 48067 Tel (313) 288-0300

REVISIONS
CHECKED
APPROVED
FIELD CHECK
SCANNED
VERIFIED
RECORDED

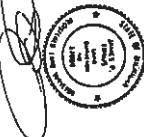
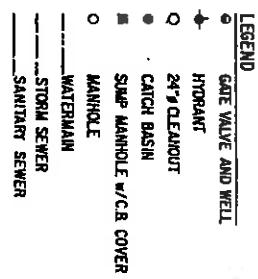
DATE ISSUED	3/26/93
FILE NUMBER	7293
PRINTED BY	Land Surveyors
SCALE	4K

UTILITY PLAN



DUN ROBIN DRIVE (PRIVATE)

MURRIED LANE (PRIVATE)



MATCHLINE - SEE SHEET

AK



GENERAL NOTES:

All units are serviced with sanitary sewer and water by Northville Township. Information as shown, obtained from plans prepared by Nowak & Fraus Corporation.

All units will be serviced with electric by Detroit Edison Company, telephone by Michigan Bell Telephone Company and gas by Consumers Power Company.

Utilities as shown, indicate approximate locations of facilities only, as disclosed by the records of the various utility companies and no guarantee is given either as to completeness or accuracy thereof.

All buildings to be serviced by 6" sanitary lead, 1" water service, 3/4" gas service and shall be depicted on the as-built.

Ramps, sanitary sewer, water main, storm drain, lines for electric, gas and telephone must be built as necessary to service units shown. Telecommunication and electrical service to be within public utility easement as determined by respective utility company and shall be depicted on the as-built.

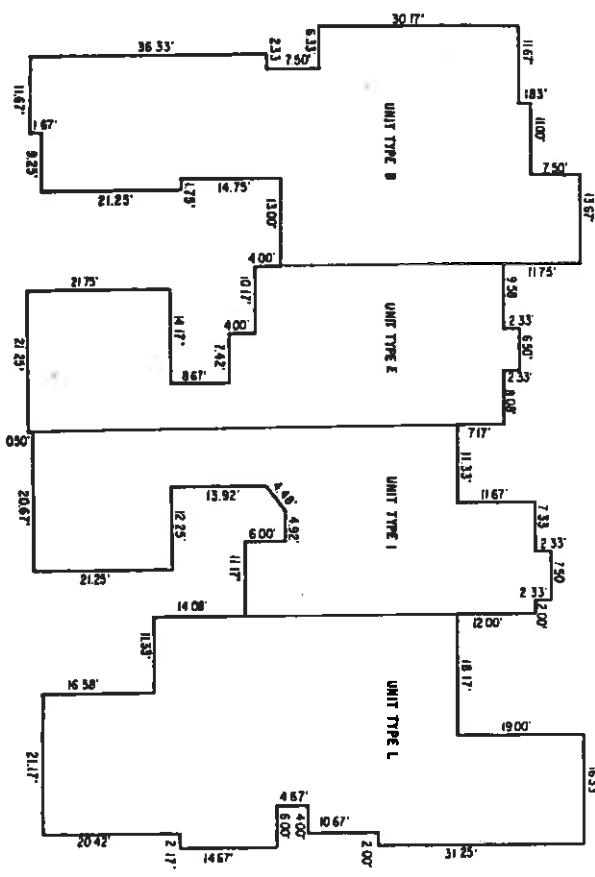
NOWAK & FRAUS

Civil Engineers Land Surveyors
1210 W. Stephenson Hwy Royal Oak Michigan 48071 Tel.(248) 596-0895

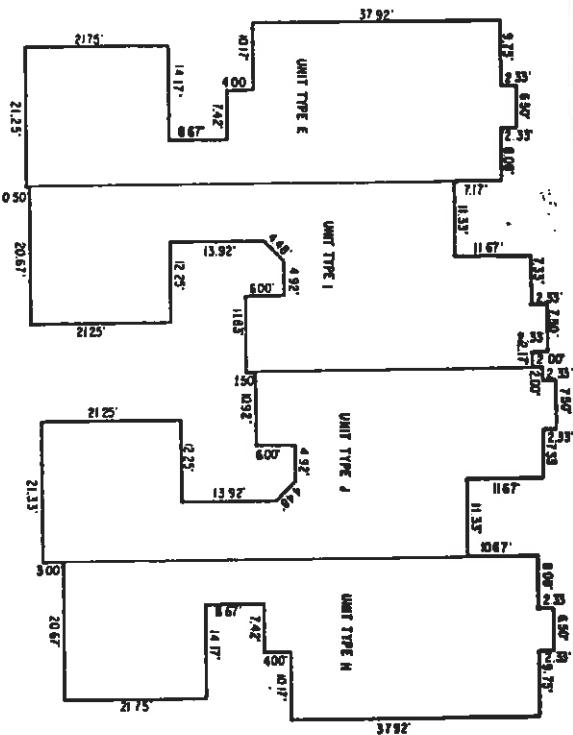
REVISED	SERIALIZED	INDEXED	FILED

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

PRINT NAME
3/26/93
7223
4L
SHEET NUMBER



BUILDING TYPE A
BUILDING 1, 10, 20 & 21



NOWAK & FRAUS
Architects Engineers
Civil Engineers Land Surveyors
1210 N. Telegraph Road, Royal Oak, Michigan 48067 Tel (313) 392-0300

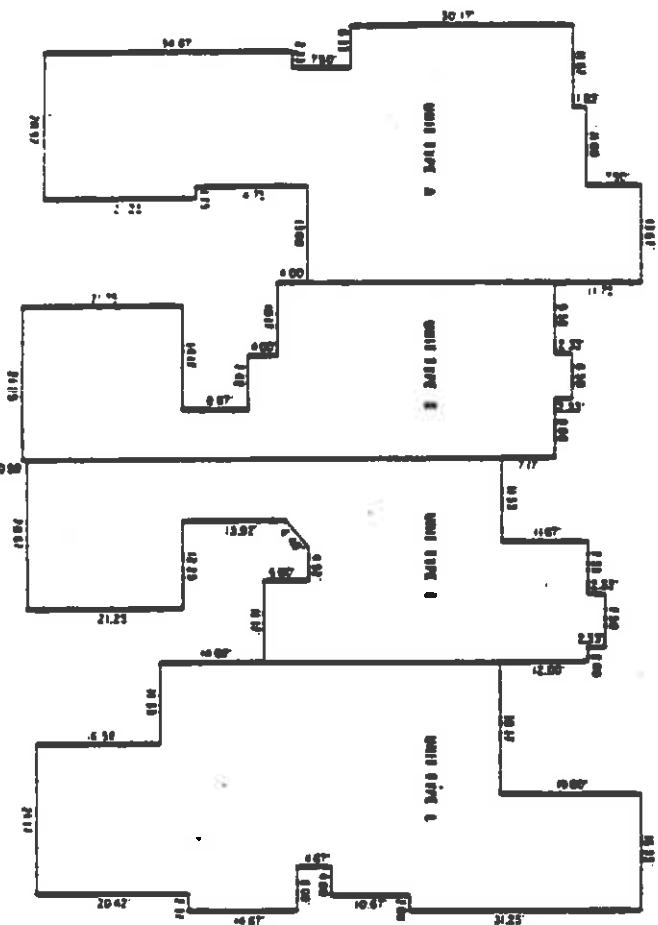
BUILDING TYPE A,B
PERIMETER PLAN
PROPOSED 6-9-92

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

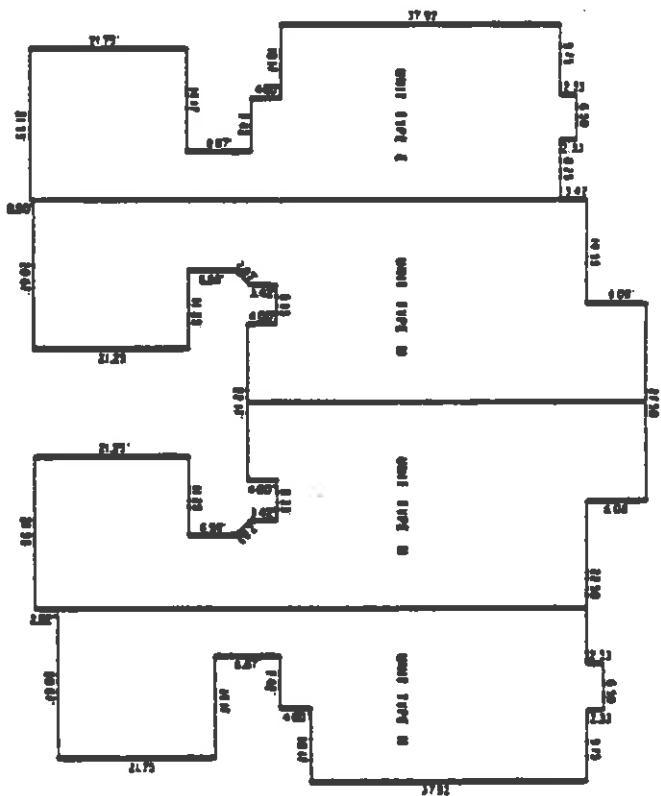
5
11-15-92
7293

1/8" = 10'

BUILDING TYPE F
SHE SHEET - 9,12 017



BUILDING TYPE H
SHE SHEET - H



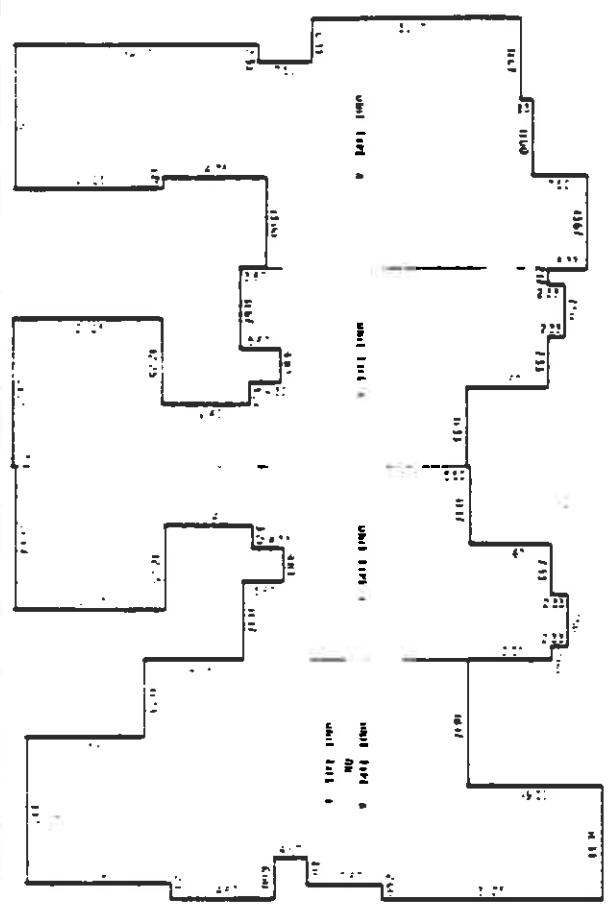
BUILDING TYPE F,H
PERIMETER PLAN

EXCERPT 015 00

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

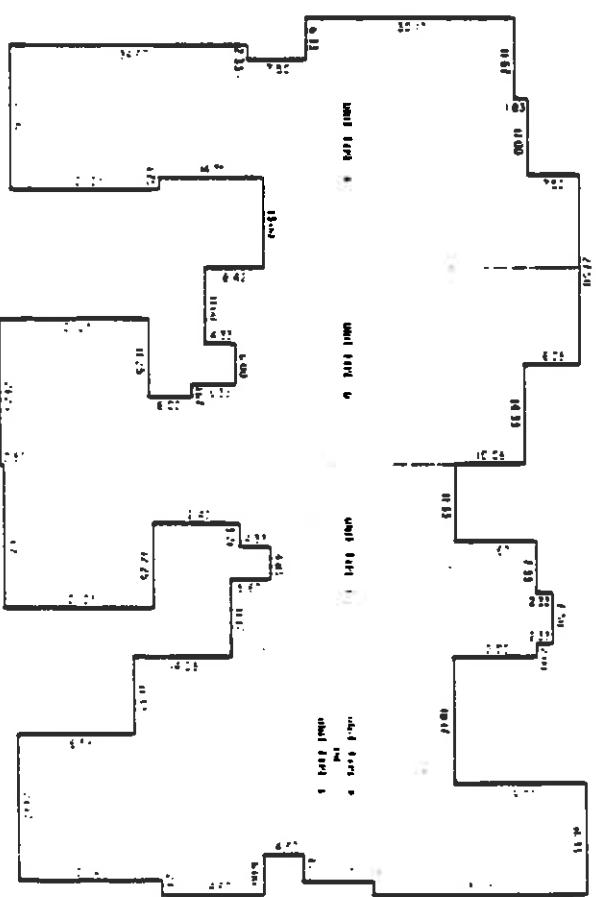
1/160
1000
5A

HOWARD & TRADES



BUILDING TYPE I

BUILDING 22, 23, 33 & 35



BUILDING TYPE II

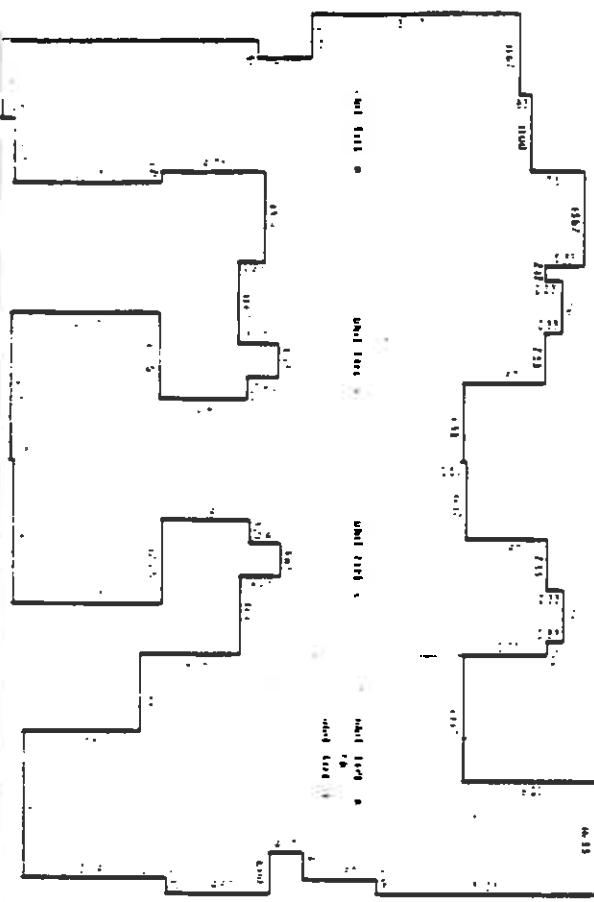
BUILDING 26

**BUILDING TYPE I, I-L
PERIMETER PLAN**



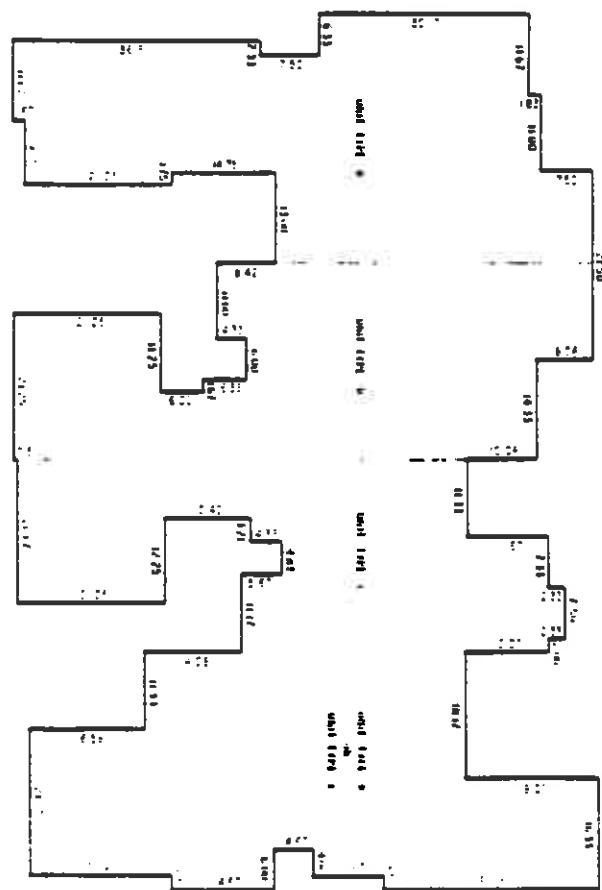
COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

NOWAK & FRAUS



BUILDING TYPE J

BUILDING 34, No. 33



BUILDING TYPE K

BUILDING 27 & 28

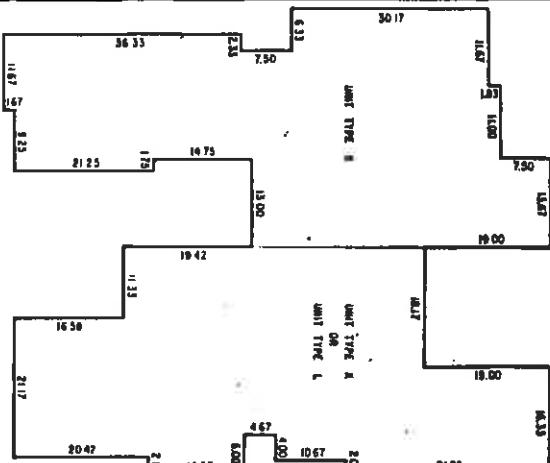
BUILDING TYPE J, K
PERIMETER PLAN

BUILDING TYPE N

BUILDING TYPE N

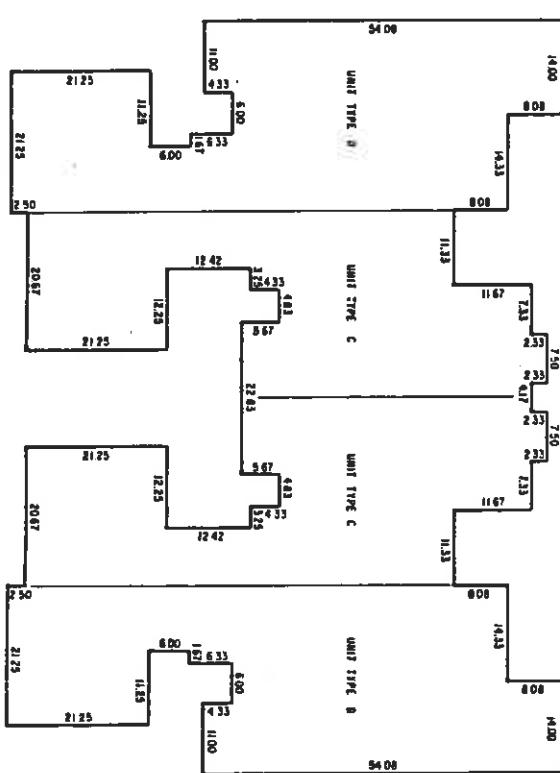
BUILDING TYPE O

BUILDING TYPE



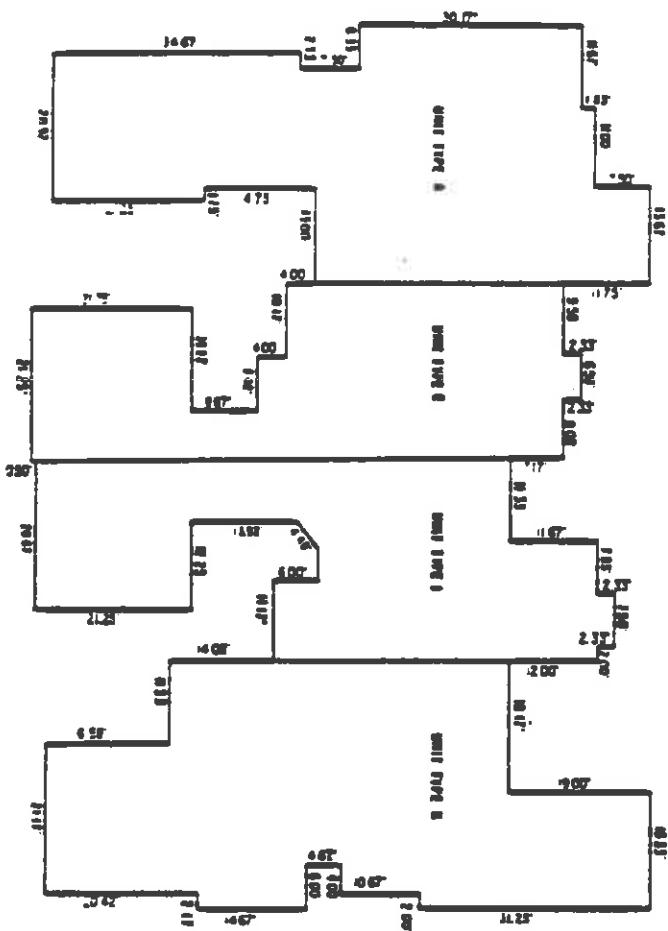
BUILDING TYPE M

BUILDING TYPE M

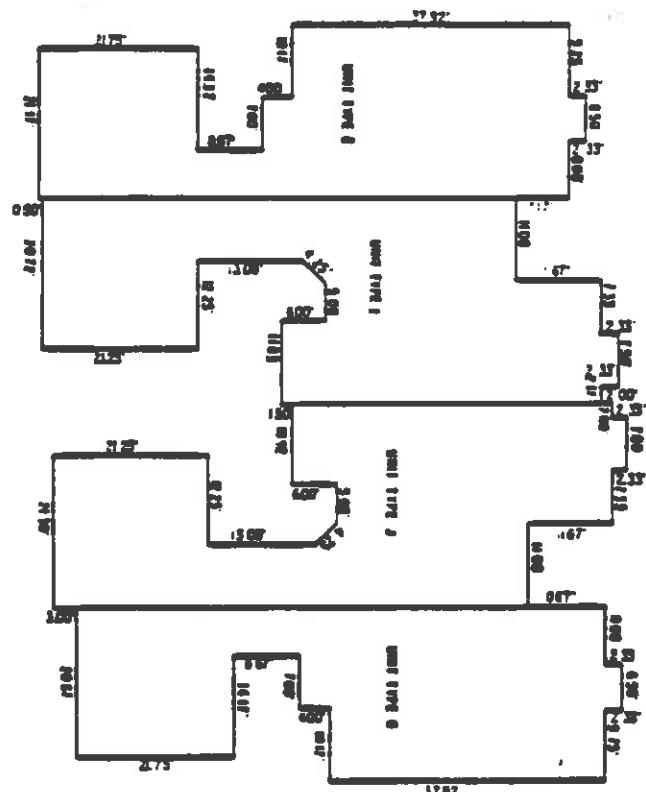


**BUILDING TYPE M, N, O
PERIMETER PLAN**

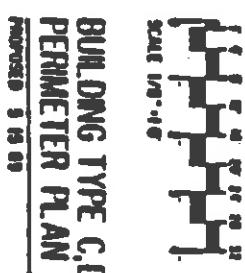




BUILDING TYPE D
DRAWN BY - 4/7/1980



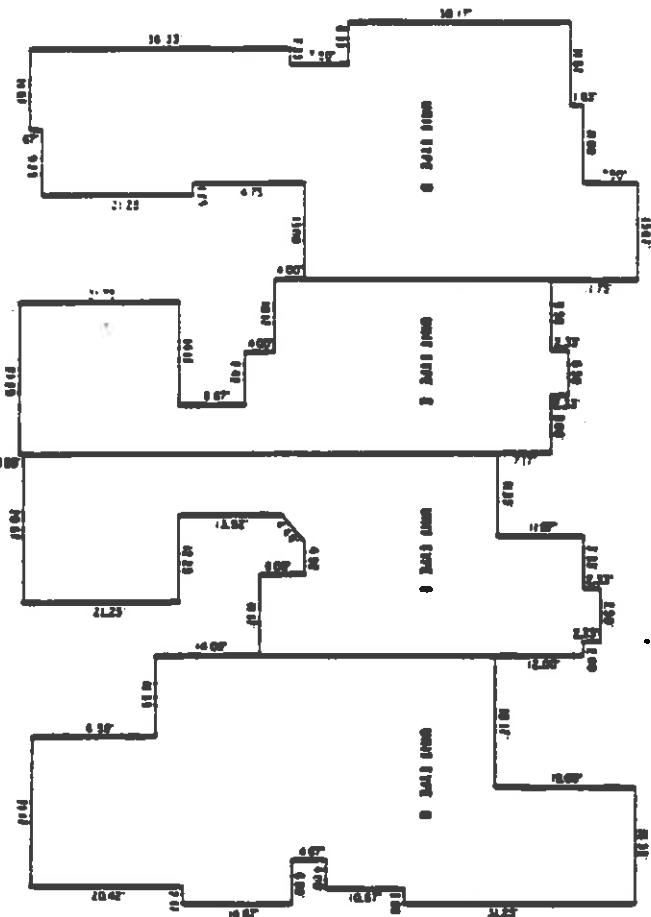
BUILDING TYPE C
DRAWN - 3/8/80



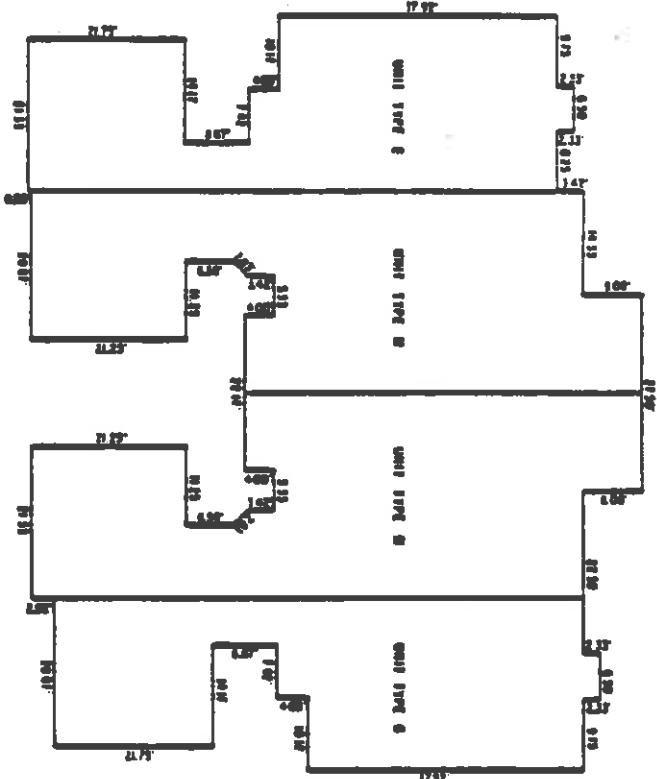
**BUILDING TYPE C.D
PERIMETER PLAN**
REVISED 5/16/80

**BUILDING TYPE E,G
PERIMETER PLAN**

PRINTED ON ONE SIDE



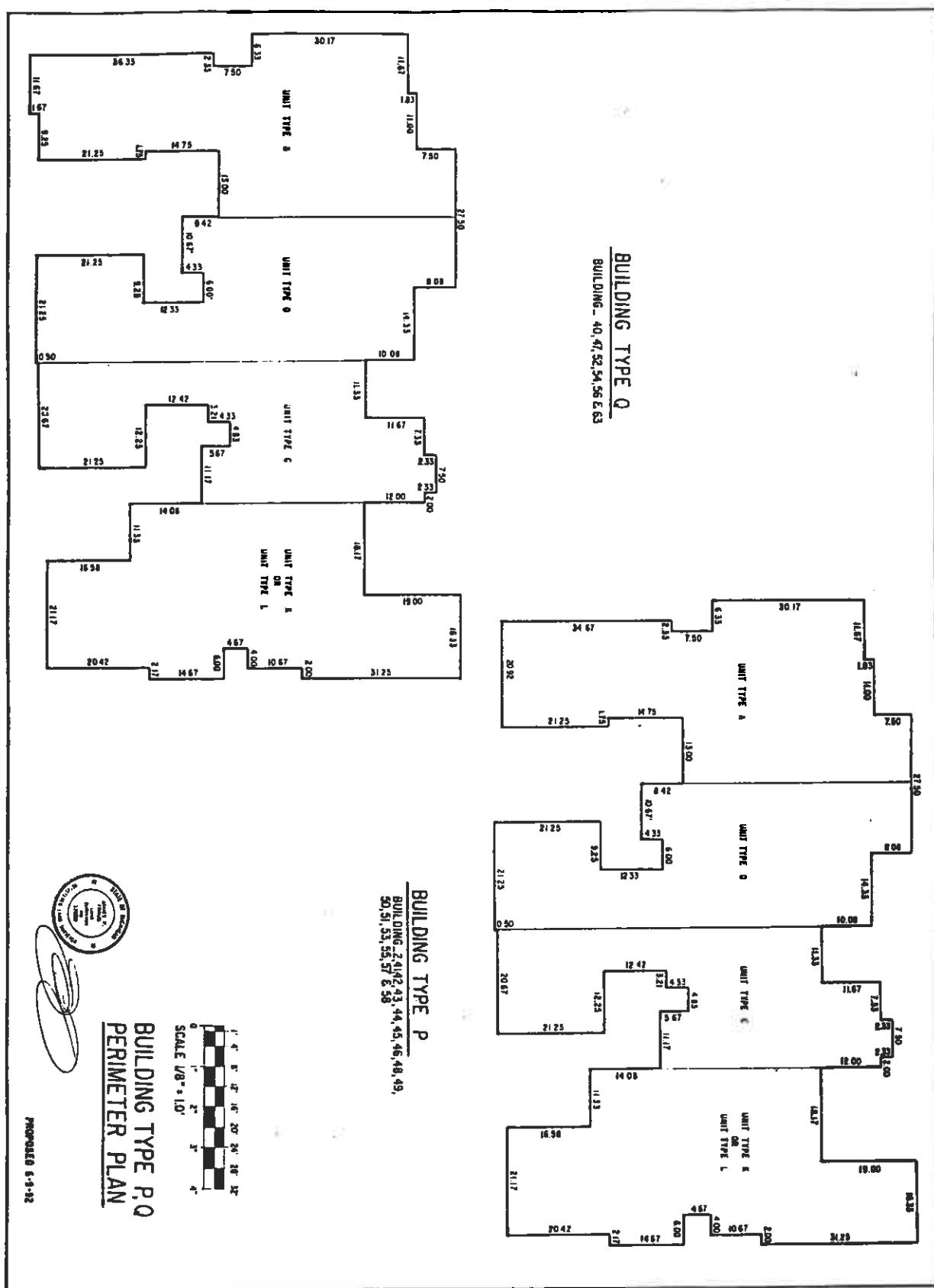
BUILDING TYPE E
SQUARE FEET - 8,431.60 ± 10



BUILDING TYPE G
SQUARE FEET - 8

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

SIDEWALK & PLAZA

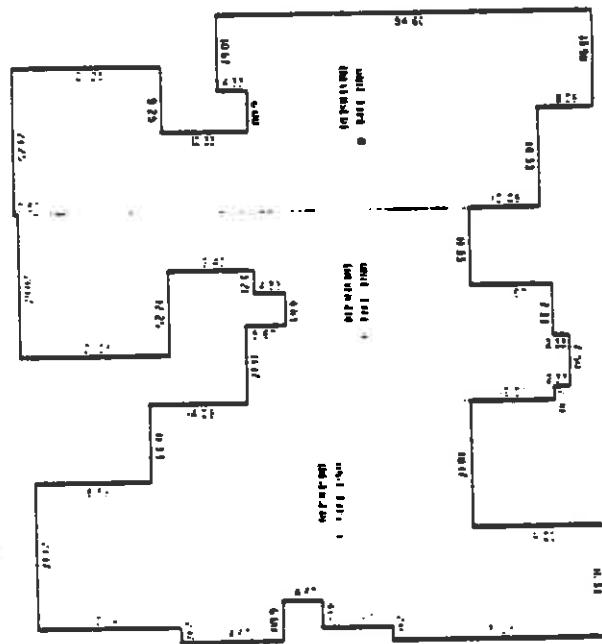


COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS Civil Engineers 1310 N Stephenson Hwy, Royal Oak, Michigan 48067 Tel (313) 290-0000	Architect CIV. Eng. Land Surveyors
68	7293	633	633



**BUILDING TYPE R
PERIMETER PLAN**

BUILDING TYPE R

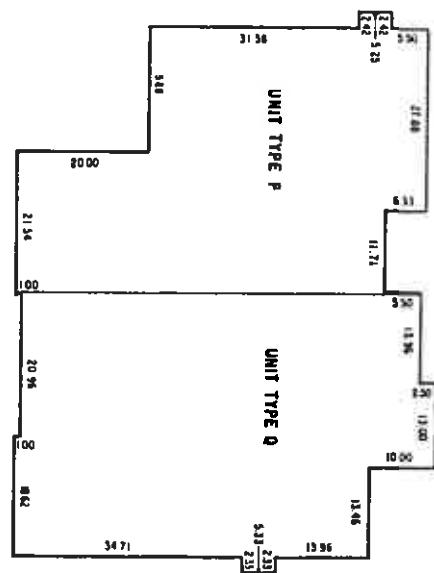


**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

NOWAK & FRAUS

BUILDING TYPE S PERIMETER PLAN

BUILDING S5



PROPOSED 6-8-92



**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

60

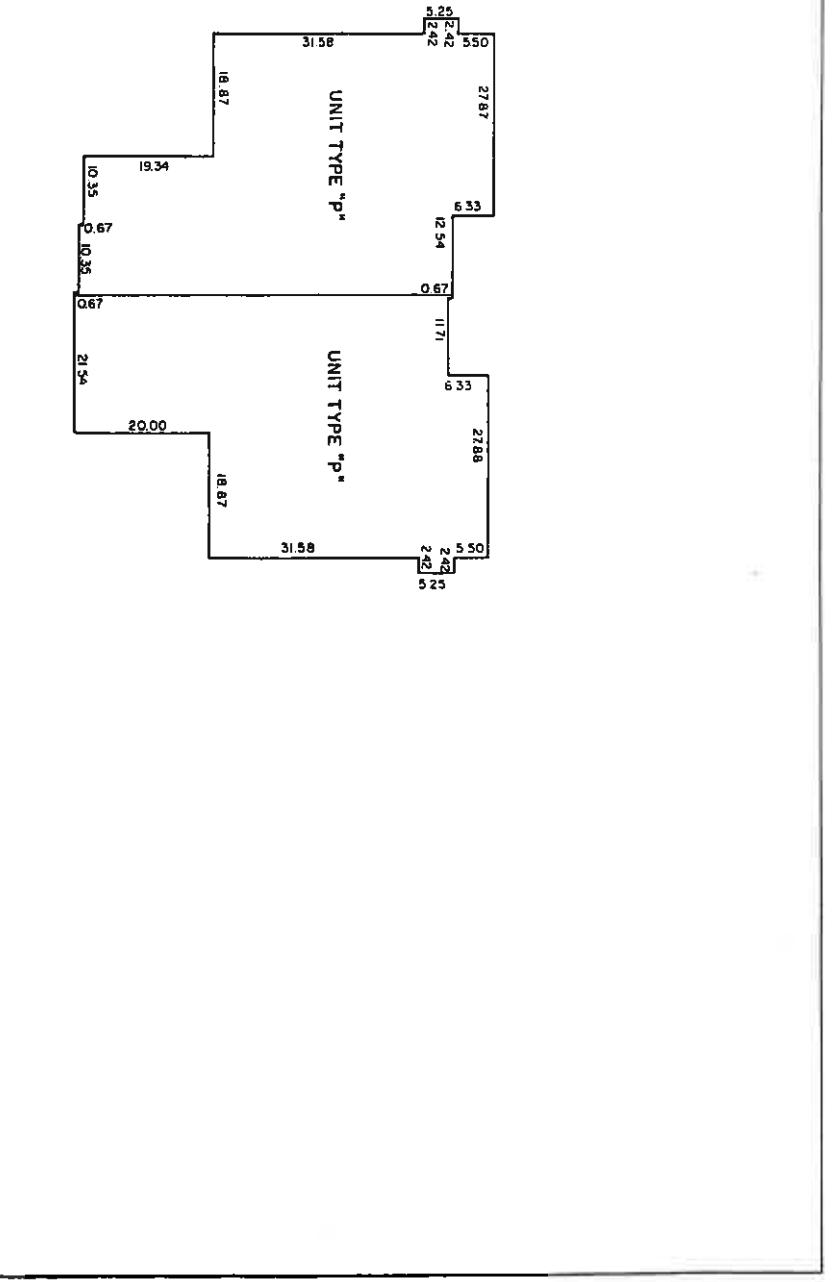
63-92

721

NOWAK & FRAUS

of Engineers, Surveyors, By
Civil Engineers Land Surveyors
1110 N. Gratiot Avenue (Stephens Building) • Suite 300 • Detroit, MI 48203

Architect	Struct. Eng.	Land Surveyor



BUILDING TYPE "T" PERIMETER PLAN

SCALE 1/8" = 10'

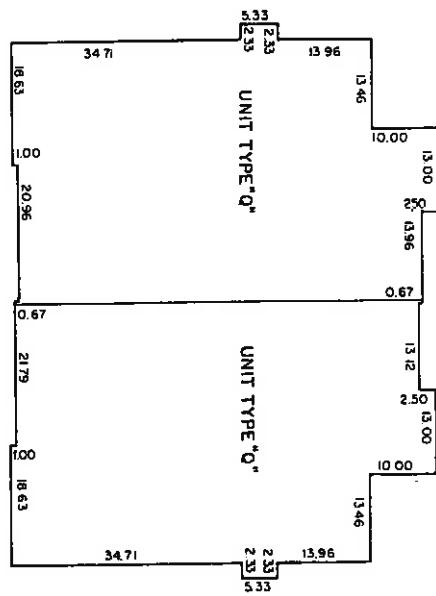


COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS Land Surveyors Cleitt Engineers 1210 N. Goshenwood Hwy., Royal Oak Michigan 48007 Tel.(212) 399-0600	Approved _____ Entered _____ Approved _____ File No. _____ Date _____ Permit No. _____
31-762-93 7293 6F			

BUILDING TYPE "U" PERIMETER PLAN



BUILDING TYPE "U"
BUILDING NUMBERS — 64, 66, 67, 69, 70, 73, 74, 75, 76, 78, 79,
81, 82, 85, 86, 87, 88, 92, 93, 94, 95, 97



[Handwritten signature]

**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

DATE DRAWN
3/26/93
REVISION
1293
PRINT NUMBER
6F

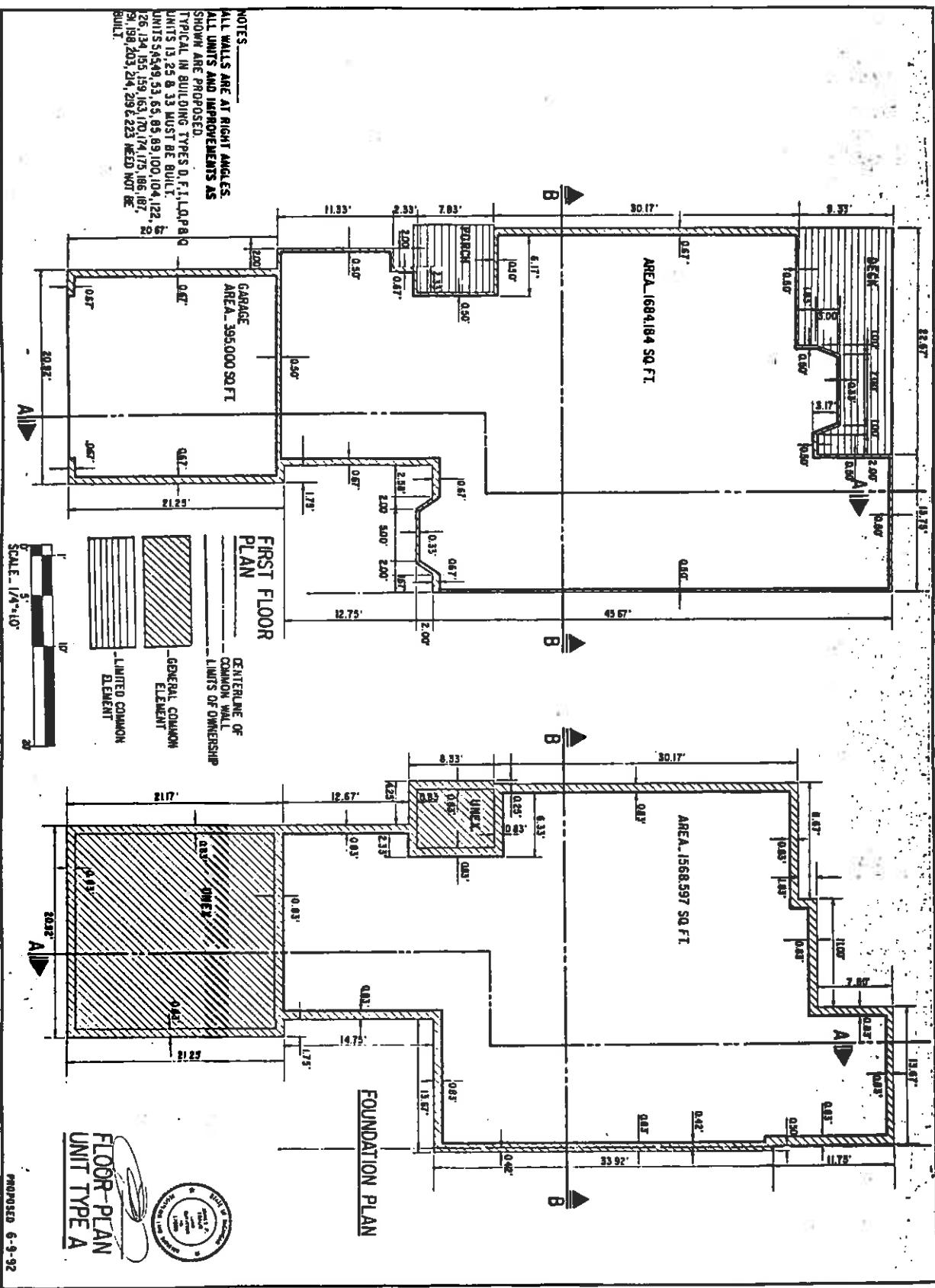
NOWAK & FRAUS

Civil Engineers

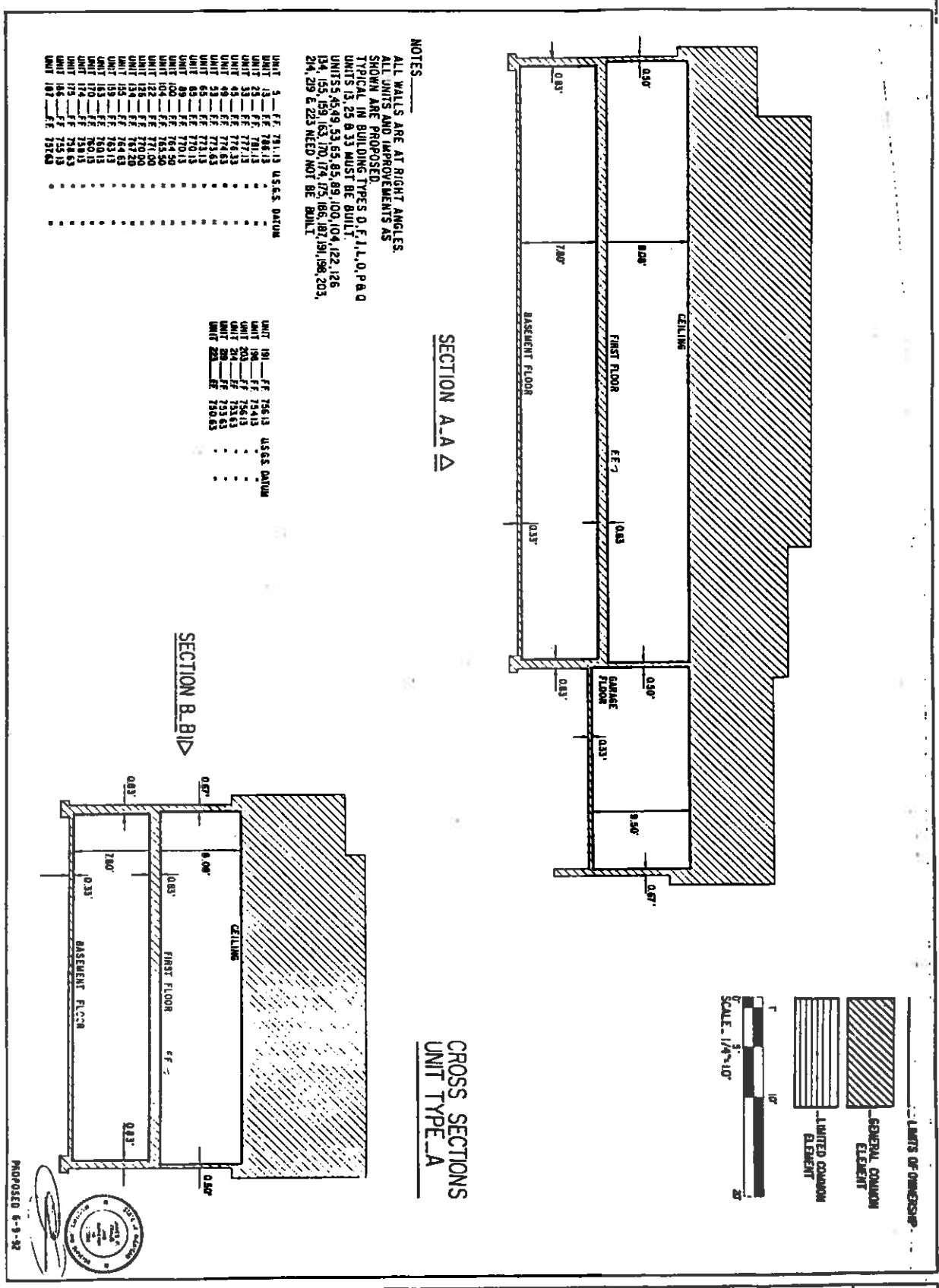
Land Surveyors

1910 N. Stephenson Hwy. Royal Oak Michigan 48067 Tel. (313) 294-0800

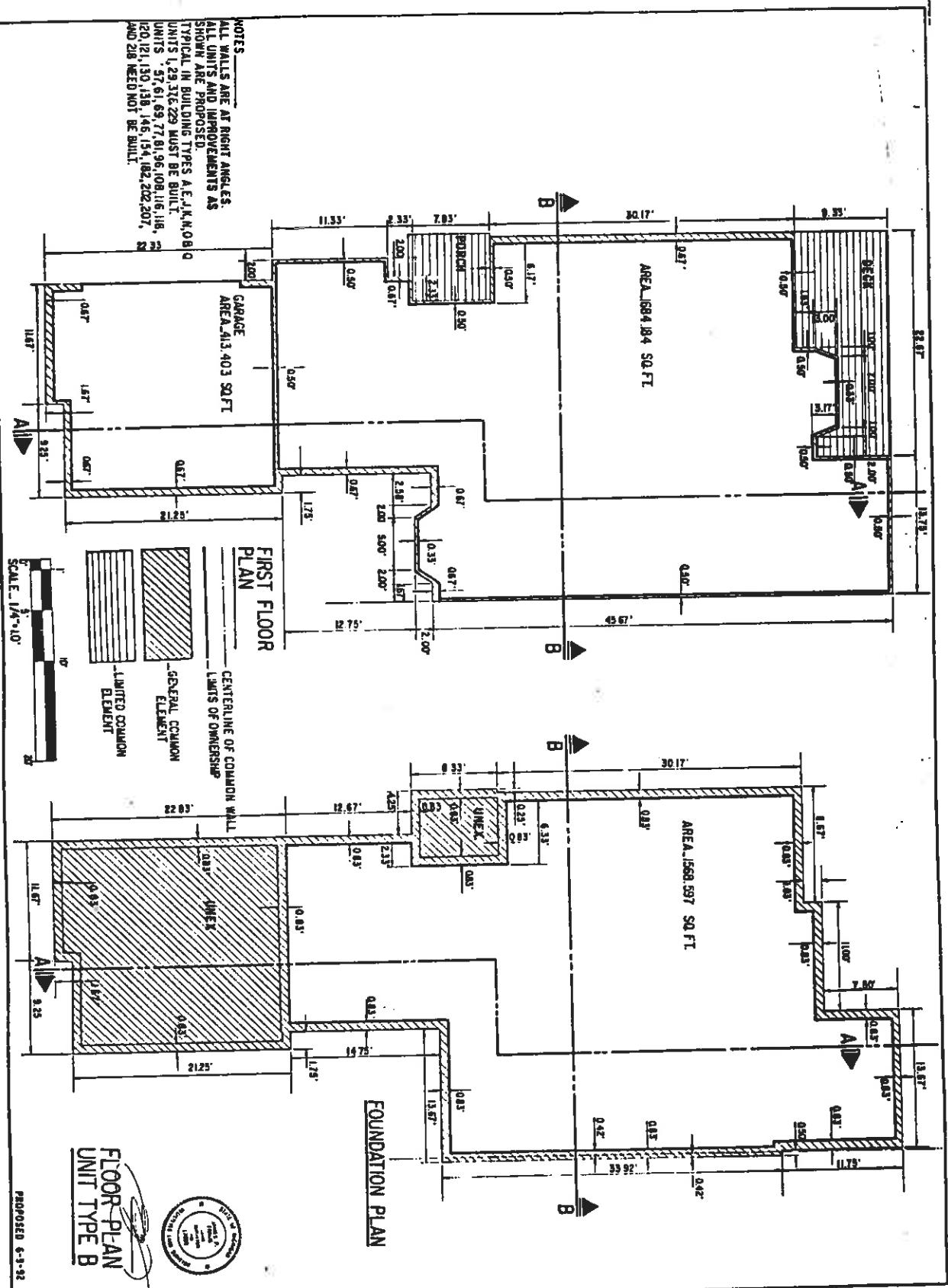
STAMPED	SEARCHED
INDEXED	FILED
SERIALIZED	MAILED
FILED	RECORDED
RECORDED	RECORDED



COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS Civil Engineers Land Surveyors	REVISIONS
11-13-88	7293	11-13-88	11-13-88
7			



COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS Civil Engineers Land Surveyors 1310 N. Thompson Hwy., Royal Oak, Michigan (48067) Tel (313) 280-0000		Dimensions
Area Under Drawing	11-15-52	POLY. AREA	1000.00	Dimensions
7293		LINEAR FEET	1000.00	Dimensions
		LINEAR FEET	1000.00	Dimensions
		LINEAR FEET	1000.00	Dimensions

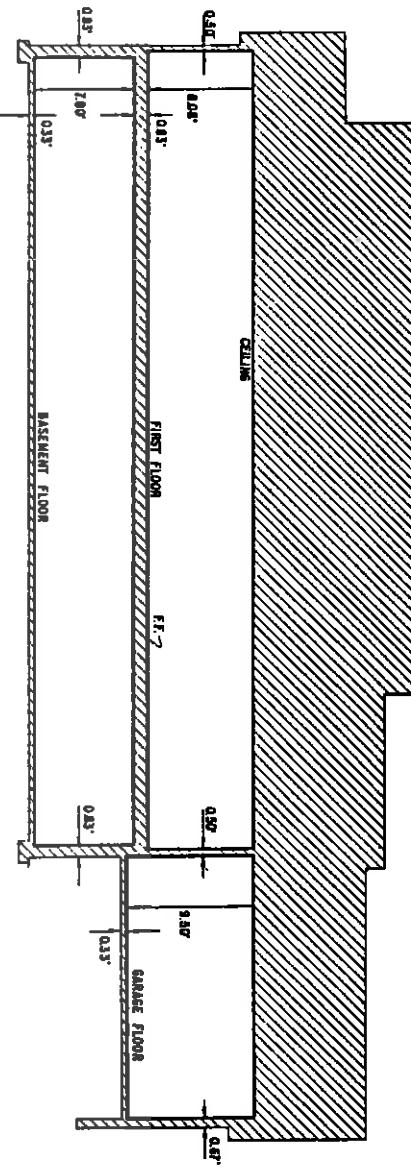


COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS	
Proposed 11-11-80 7293	Land Surveyors	Civil Engineers	Architects
3310 N. Waukegan Rd., Suite 200 • Northbrook, IL 60062 • Tel: 847.273.1100 Fax: 847.273.1101 • E-mail: info@nowak-fraus.com			

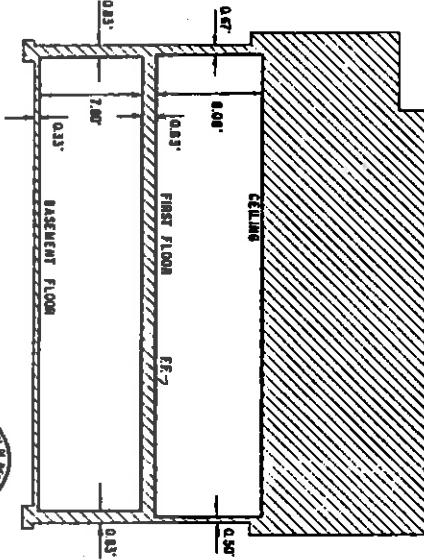
UNIT	FF	U.S.G.S. DATUM
28	774.63	
37	774.63	
57	774.63	
58	774.63	
61	774.63	
62	774.63	
71	774.63	
81	774.50	
98	774.50	
108	774.50	
118	774.50	
120	774.50	
121	774.50	
130	774.50	
138	774.00	
146	774.00	
154	774.00	
182	774.18	

NOTES
 ALL WALLS ARE AT RIGHT ANGLES.
 ALL UNITS AND IMPROVEMENTS AS
 SHOWN ARE PROPOSED.
 TYPICAL IN BUILDING TYPES A, E, J, K, M, O, Q, R
 UNITS 1, 29, 37, 239 MUST BE BUILT.
 UNITS 5, 51, 61, 65, 77, 81, 96, 108, 115, 120,
 121, 130, 138, 146, 154, 182, 202, 207, AND 218 NEED
 NOT BE BUILT.

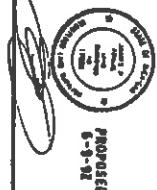
SECTION A-A ▲



SECTION B-B ▷



CROSS SECTIONS
 UNIT TYPE B



COUNTRY CLUB VILLAGE OF
 NORTHVILLE - II

10

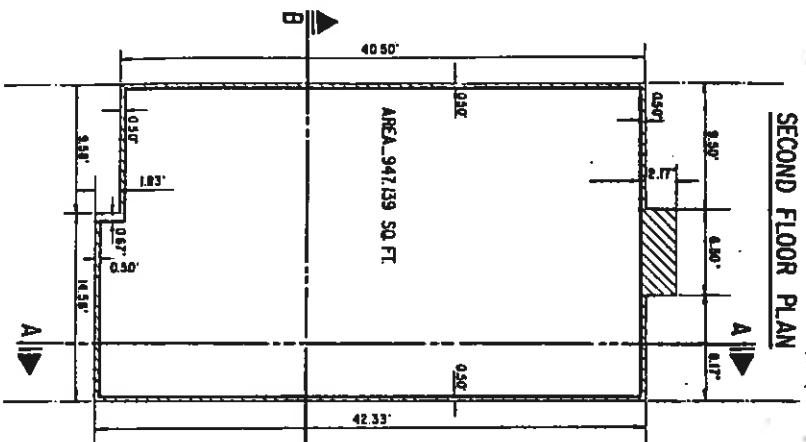
7293

11/15/64

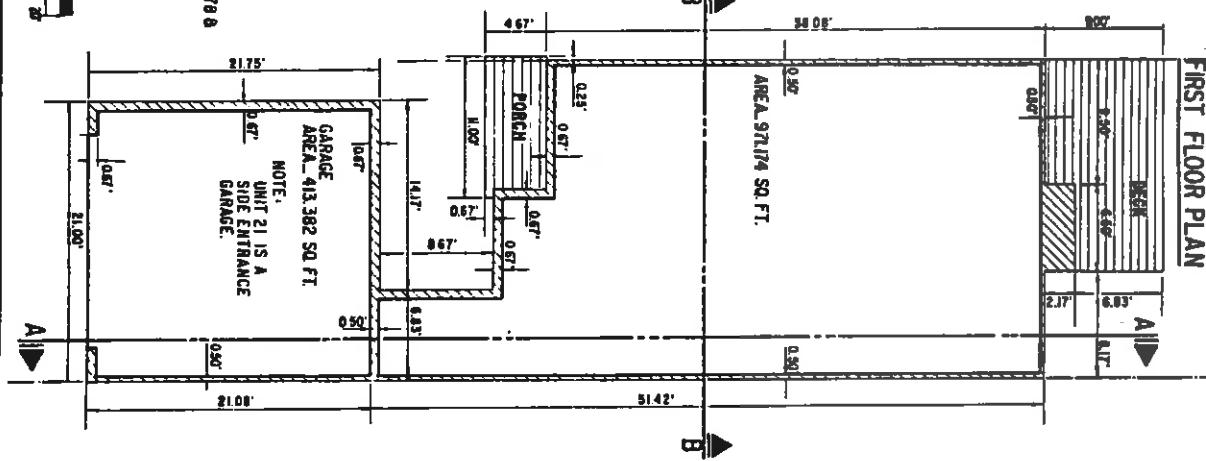
NOWAK & FRAUS
 Civil Engineers Land Surveyors

100-310-20-400-72-72	100-310-20-400-72-72
100-310-20-400-72-72	100-310-20-400-72-72
100-310-20-400-72-72	100-310-20-400-72-72
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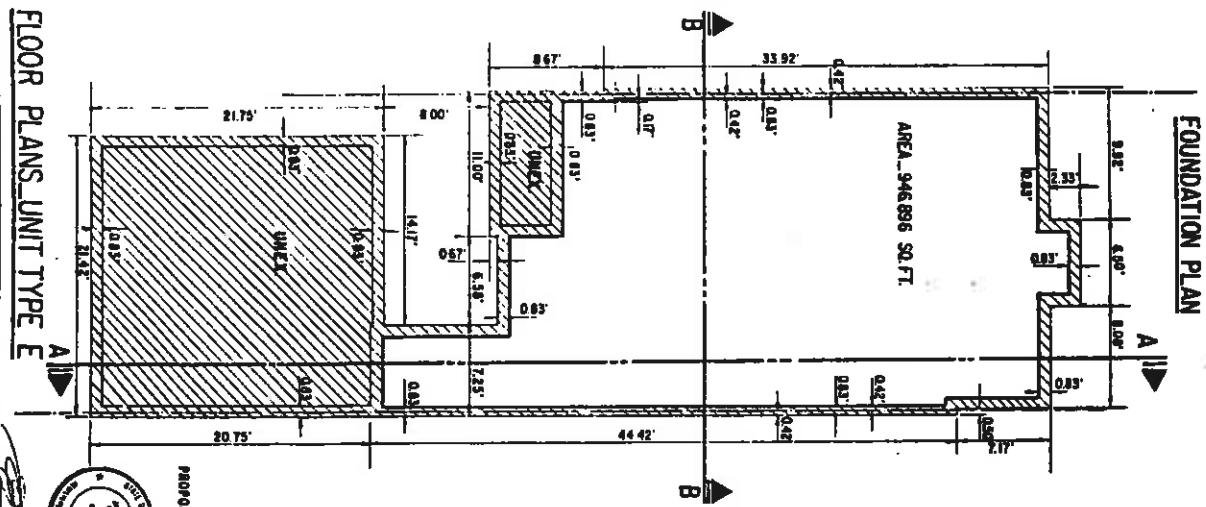
SECOND FLOOR PLAN



FIRST FLOOR PLAN



FOUNDATION PLAN



COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS	Engineering
		Civil Engineers	Land Surveyors
1930-31 Acquisitions, Inc., Village Club Association, Inc., Village Club Corporation		1930-31 Acquisitions, Inc., Village Club Association, Inc., Village Club Corporation	
11-13 Main Street, Northville, New York 14512 • (518) 853-2222		11-13 Main Street, Northville, New York 14512 • (518) 853-2222	
7233		7233	

ALL WALLS ARE AT RIGHT ANGLES.
ALL UNITS AND IMPROVEMENTS AS
SHOWN ARE PROPOSED.

UNITS 2, 9, 14, 17, 21, 26, 30, 34, 38, 8
41 MUST BE BUILT.

UNITS 46, 50, 54, 58, 62, 66, 70, 73, 78
8, 82 NEED NOT BE BUILT.

TYPICAL IN BUILDING TYPES A, B, C, D, E, F, G & H.

UNIT 2—FF 793.63 U.S.G.S. DATUM

UNIT 9—FF 768.63

UNIT 14—FF 766.13

UNIT 17—FF 766.13

UNIT 21—FF 764.13 U.S.G.S. DATUM

UNIT 26—FF 761.13

UNIT 30—FF 779.13

UNIT 34—FF 771.13

UNIT 38—FF 770.13

UNIT 41—FF 762.13

UNIT 46—FF 776.13

UNIT 50—FF 774.13

UNIT 54—FF 773.13

UNIT 58—FF 774.13

UNIT 62—FF 774.13

UNIT 66—FF 770.13

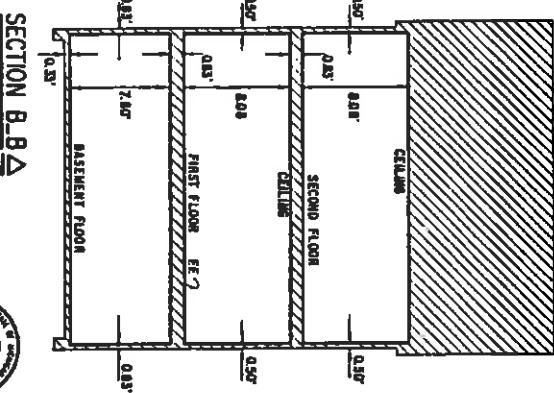
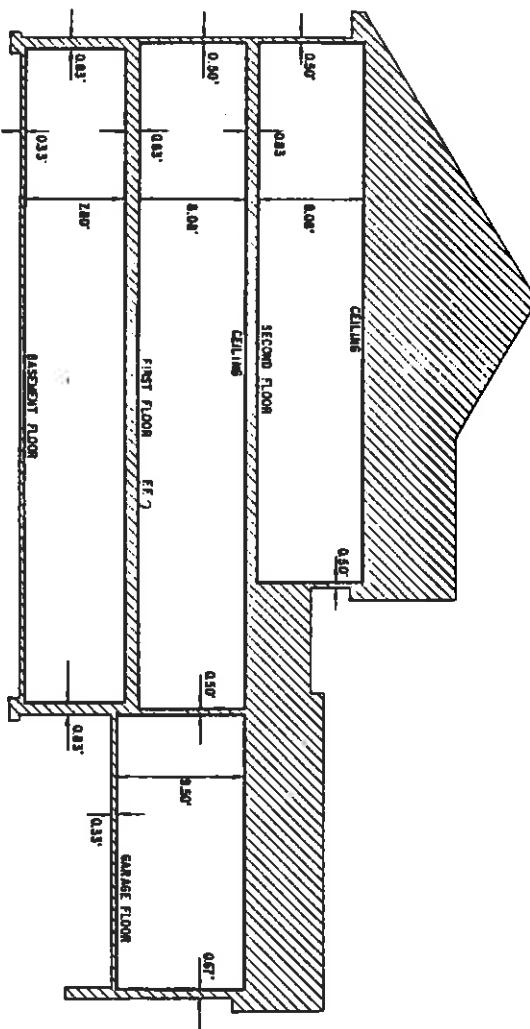
UNIT 70—FF 772.13

UNIT 78—FF 772.13

UNIT 82—FF 773.13

SCALE, 1/4"=10'

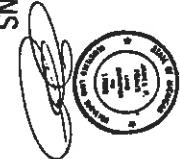
LIMITS OF OWNERSHIP



SECTION A-A△

SECTION B-B△

CROSS SECTIONS
UNIT TYPE E.



COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

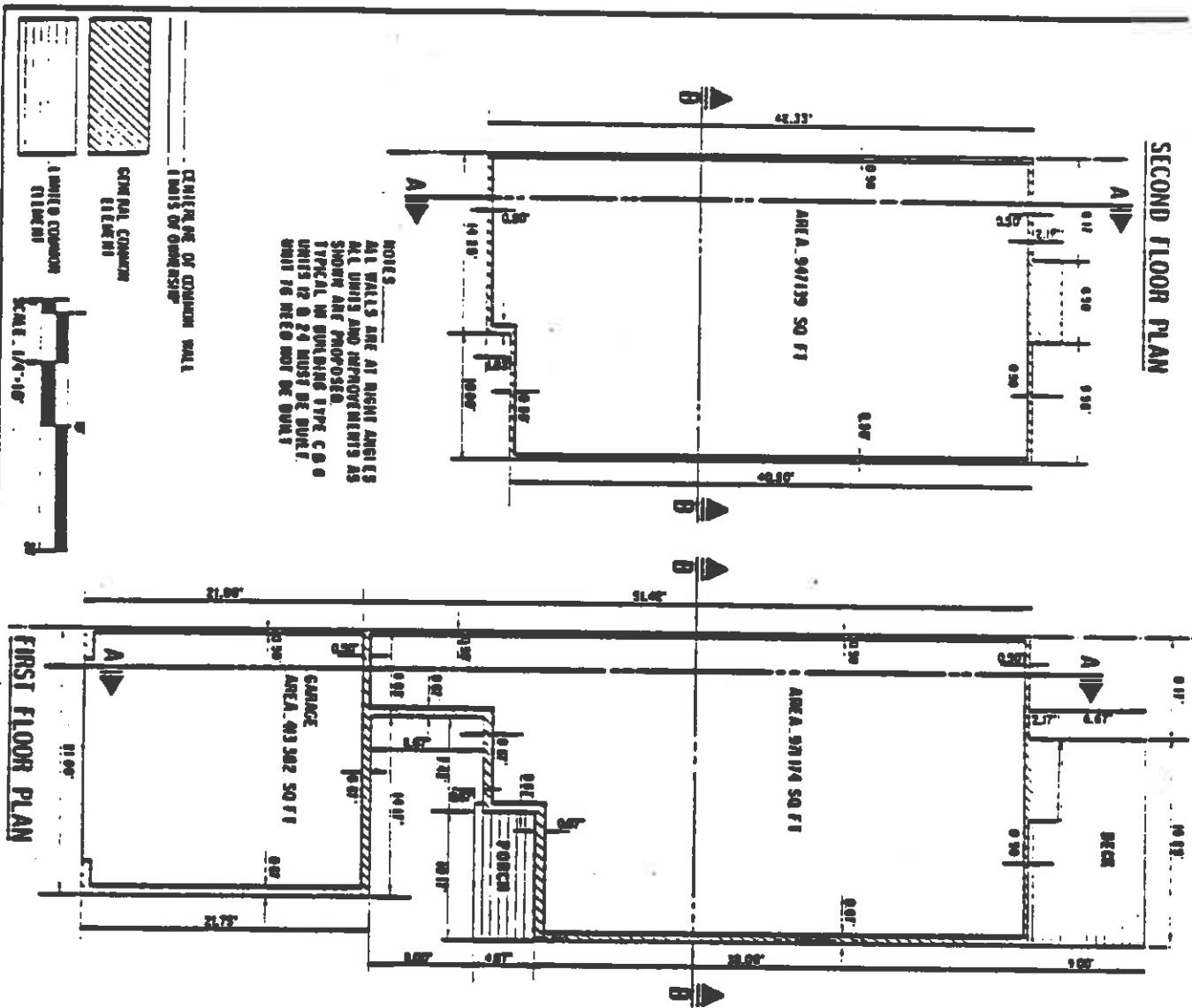
NOWAK & FRAUS

Civil Engineers Land Surveyors

1210 N. Old Hickory Blvd., Suite 100, Nashville, Tennessee 37214-2000

SEARCHED	INDEXED	SERIALIZED	FILED
11-15-98	11-15-98	11-15-98	11-15-98
SEARCHED	INDEXED	SERIALIZED	FILED
11-15-98	11-15-98	11-15-98	11-15-98
SEARCHED	INDEXED	SERIALIZED	FILED
11-15-98	11-15-98	11-15-98	11-15-98

SECOND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLANS UNIT TYPE C

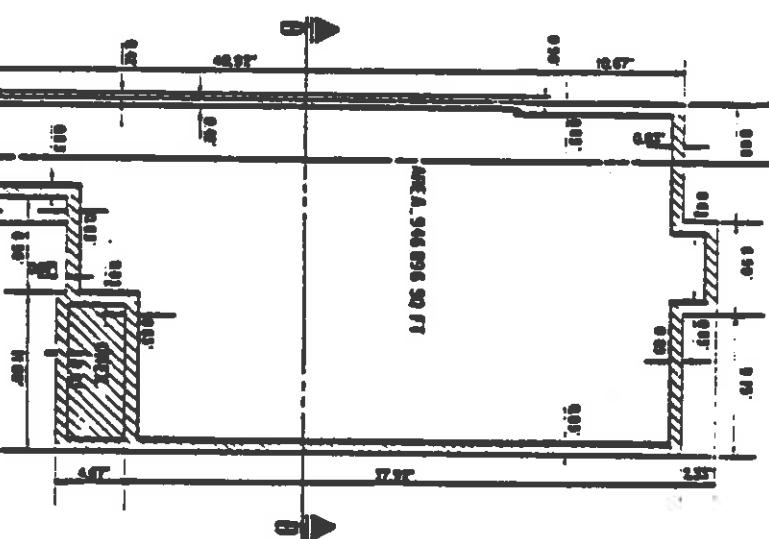


RENDERED BY

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

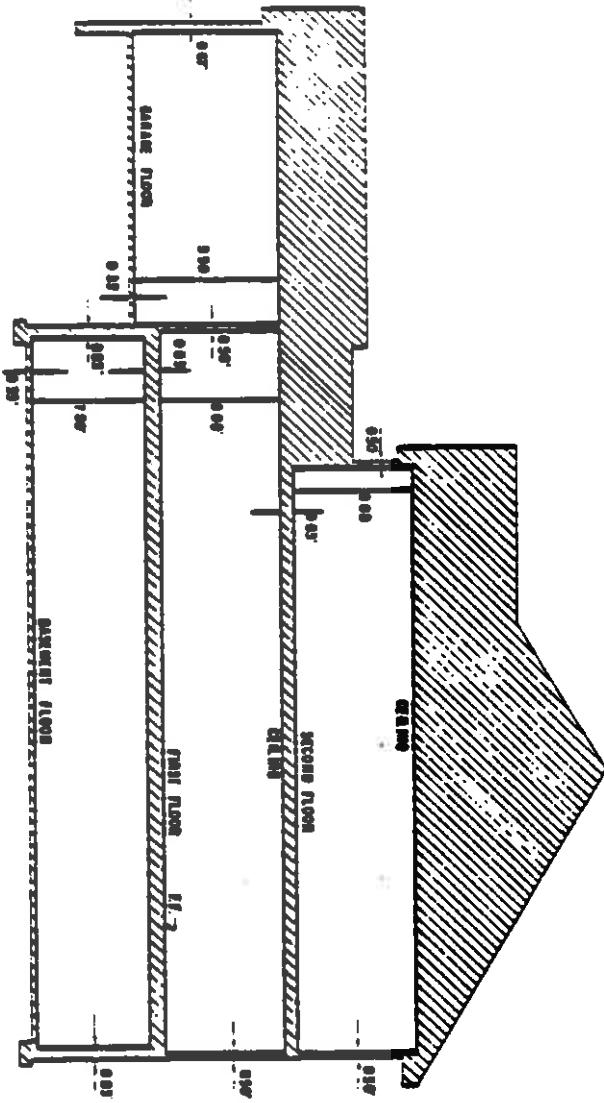
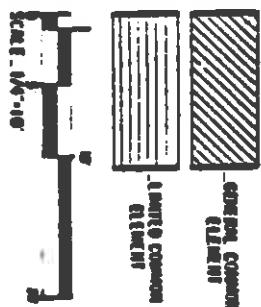
HOWARD & SPALDING

FOUNDATION PLAN

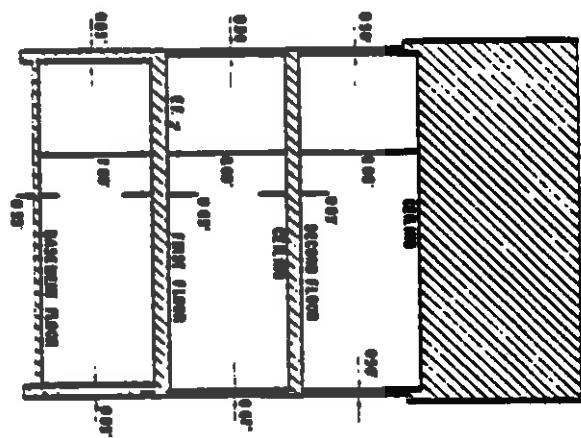


ALL WALLS ARE ON 12" ALEX.
ALL UNITS AND IMPROVEMENTS AS
SHOWN ARE PROPOSED
VERTICAL ON BUILDING TYPE COG
UNITS UP TO 8' 0" MUST BE BUILT
UNIT TO METO NOT BE BUILT

UNIT C - FF 70461USGS DIAW
UNIT 24 - FF 70413 USGS DIAW
UNIT 16 - FF 712600565 DIAW



SECTION A-A'



SECTION B-B'

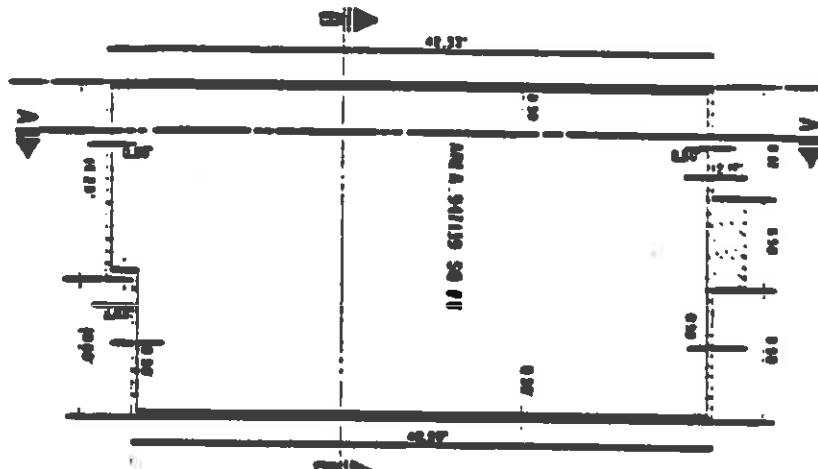
CROSS SECTIONS UNIT TYPE C



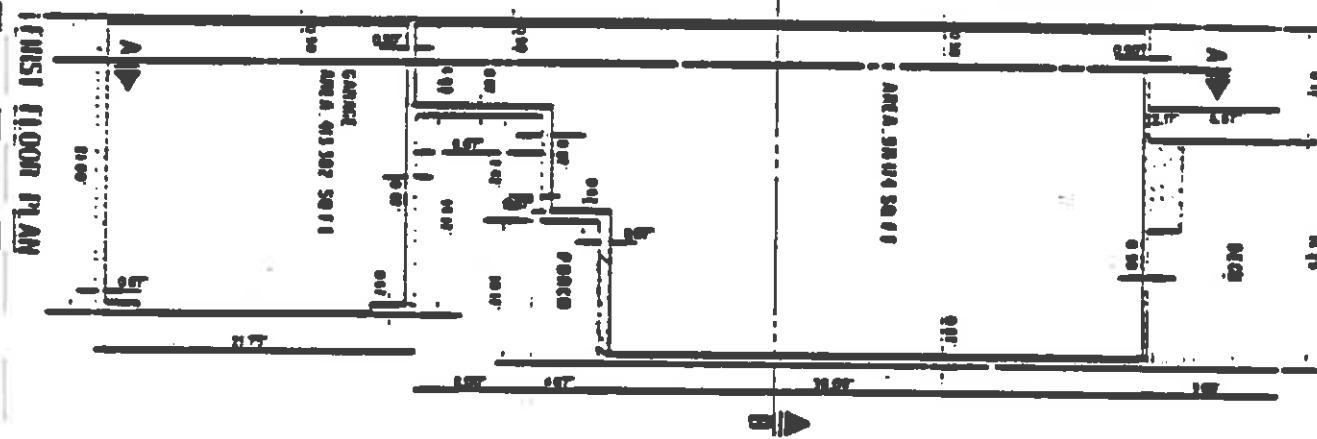
COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

11
TBS

SECOND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLANS UNIT TYPE



© 1981

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

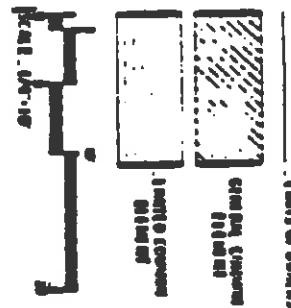
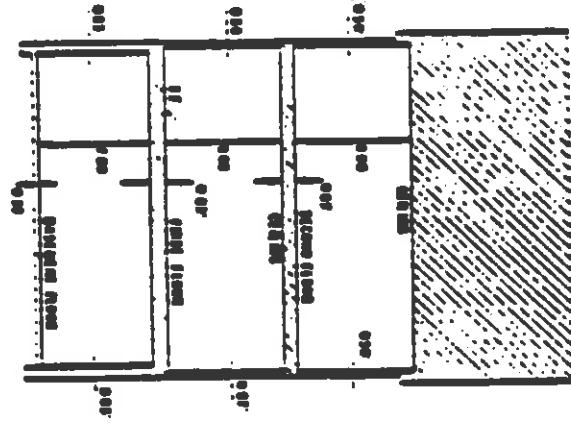
HOBSON & TRAVIS

100

CROSS SECTIONS UNIT MILE II

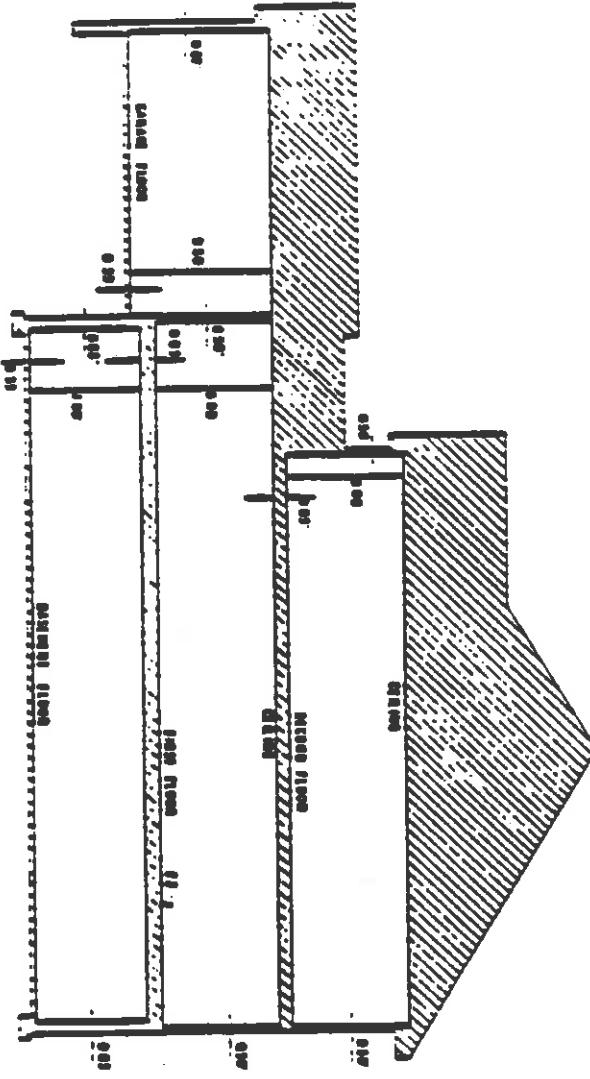


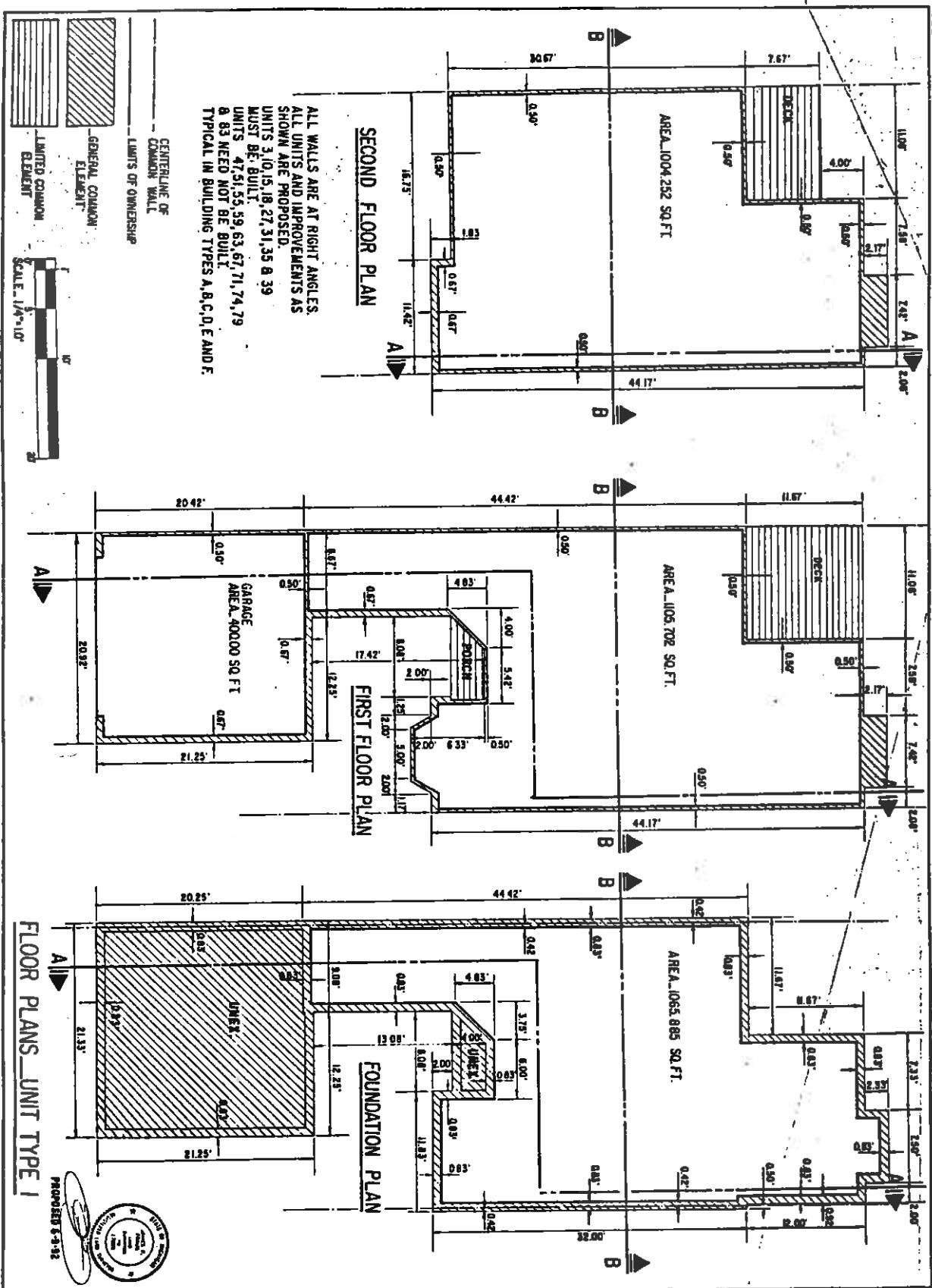
CROSS SECTION B-B



SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SECTION F-F
SECTION G-G
SECTION H-H
SECTION I-I
SECTION J-J
SECTION K-K
SECTION L-L
SECTION M-M
SECTION N-N
SECTION O-O
SECTION P-P
SECTION Q-Q
SECTION R-R
SECTION S-S
SECTION T-T
SECTION U-U
SECTION V-V
SECTION W-W
SECTION X-X
SECTION Y-Y
SECTION Z-Z

CROSS SECTION A-A





COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

10-1-82
7293
17

NOWAK & FRAZER

Civil Engineers Land Surveyors

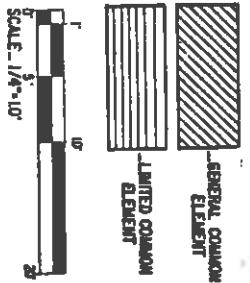
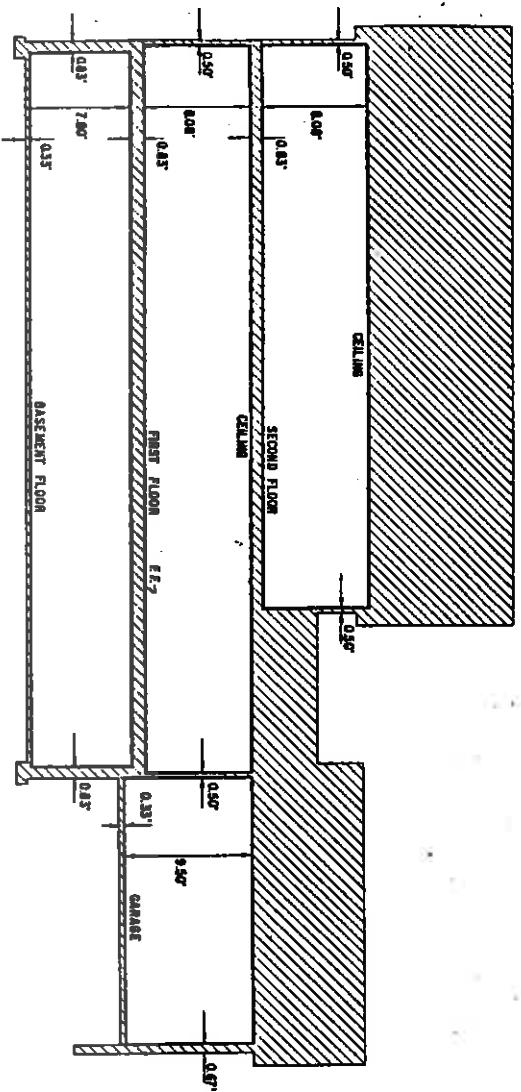
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Rev 1.10.82	Aug 21 1982	1004-1	1004-1
Rev 1.10.82	Aug 21 1982	1005-1	1005-1
Rev 1.10.82	Aug 21 1982	1005-2	1005-2
Rev 1.10.82	Aug 21 1982	1005-3	1005-3

ALL WALLS ARE AT RIGHT ANGLES.
 ALL UNITS AND IMPROVEMENTS AS
 SHOWN ARE PROPOSED.
 UNITS 3,10,15,18,27,31,35 & 39
 MUST BE BUILT.
 UNITS 7,47,51,55,59,63,67,71,74,79
 & 83 NEED NOT BE
 BUILT.
 TYPICAL IN BUILDING TYPES A,B,C,D,E AND F.

UNIT 3 - FF. 733.63 USGS. DATUM

UNIT 10 - FF. 788.63
 UNIT 15 - FF. 786.13
 UNIT 18 - FF. 788.13
 UNIT 22 - FF. 781.13
 UNIT 35 - FF. 779.63
 UNIT 38 - FF. 777.13
 UNIT 47 - FF. 776.33
 UNIT 51 - FF. 774.63
 UNIT 55 - FF. 773.63
 UNIT 63 - FF. 774.63
 UNIT 67 - FF. 773.13
 UNIT 71 - FF. 772.63
 UNIT 74 - FF. 772.63
 UNIT 78 - FF. 772.63
 UNIT 83 - FF. 771.13

SECTION A-A ▲



CROSS SECTIONS UNIT TYPE I

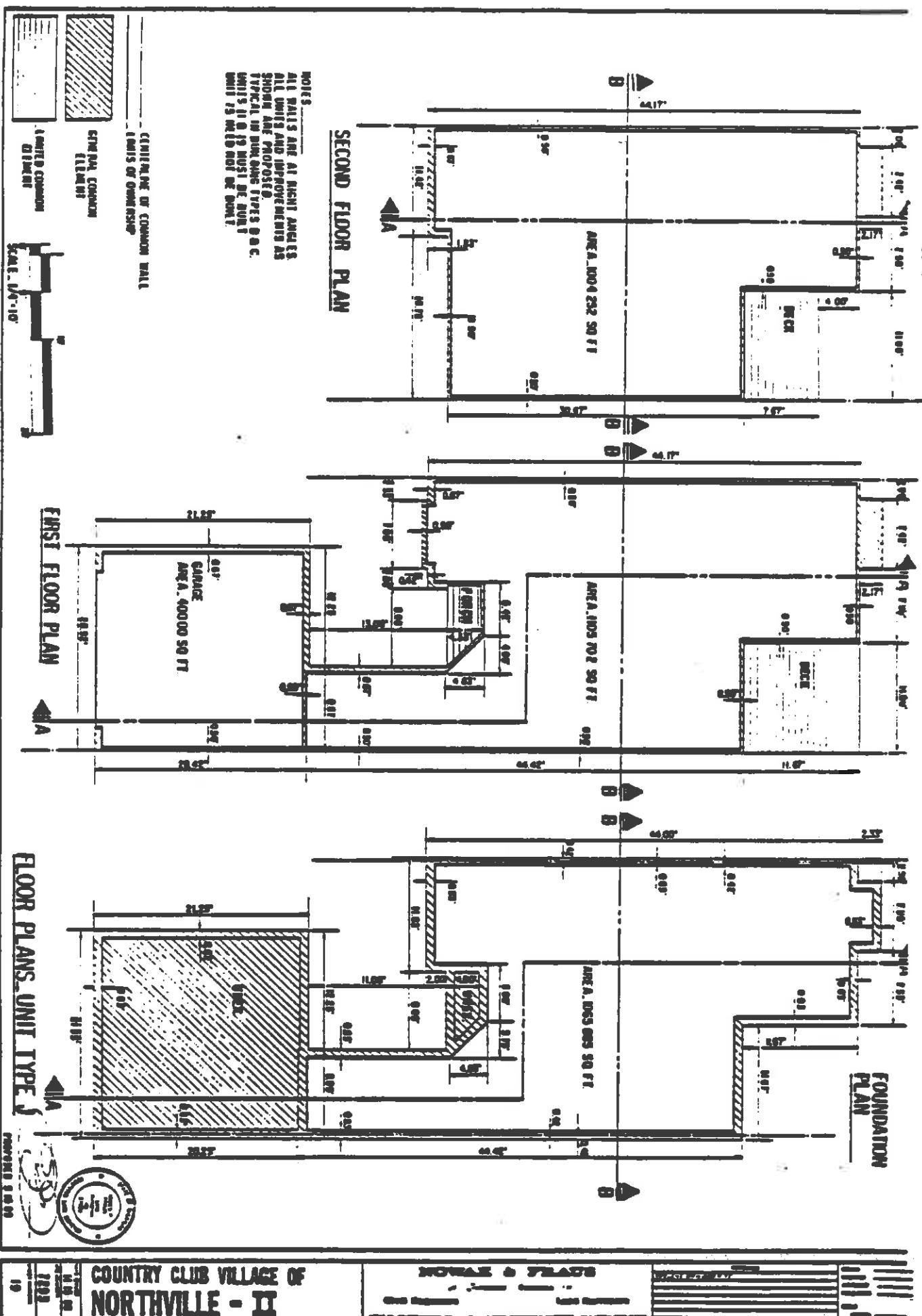
PROPOSED 6-9-92

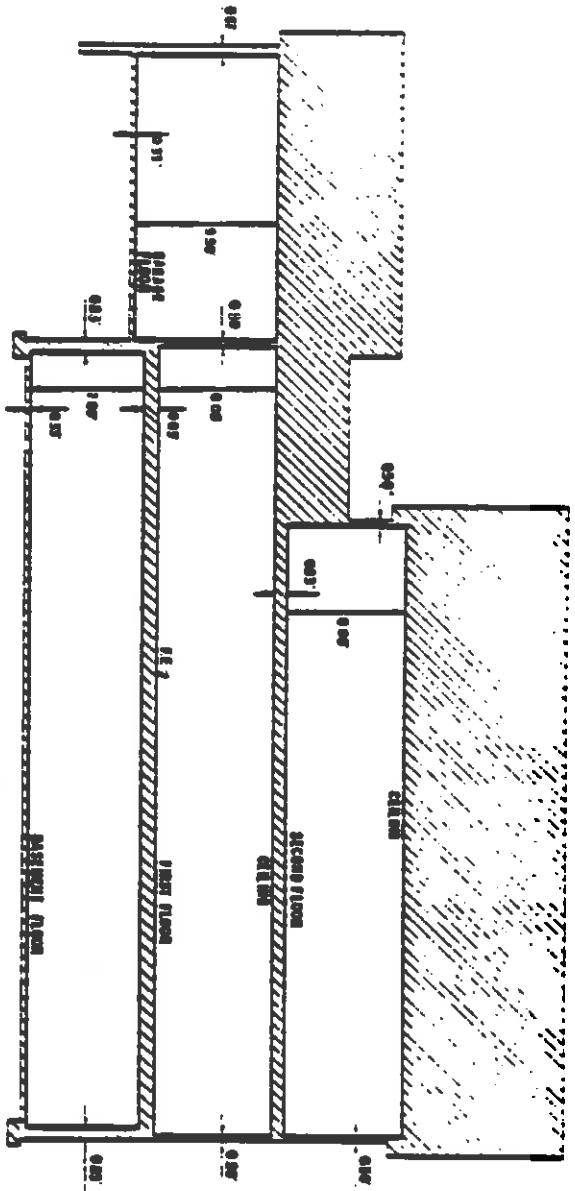
COUNTRY CLUB VILLAGE OF
 NORTHVILLE - II

NOWAK & FRAUS

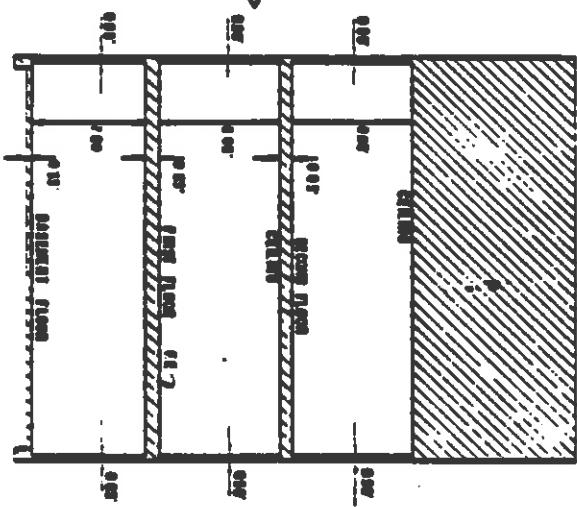
Civil Engineers Land Surveyors
 1510 N. Stephenson Hwy Royal Oak Michigan 48067 Tel (313) 386 8800

SEARCHED	INDEXED	SERIALIZED	FILED
SEARCHED	INDEXED	SERIALIZED	FILED
SEARCHED	INDEXED	SERIALIZED	FILED
SEARCHED	INDEXED	SERIALIZED	FILED
SEARCHED	INDEXED	SERIALIZED	FILED





SECTION B-B'



CROSS SECTIONS _ UNIT TYPE J

REVISION 9-18-68



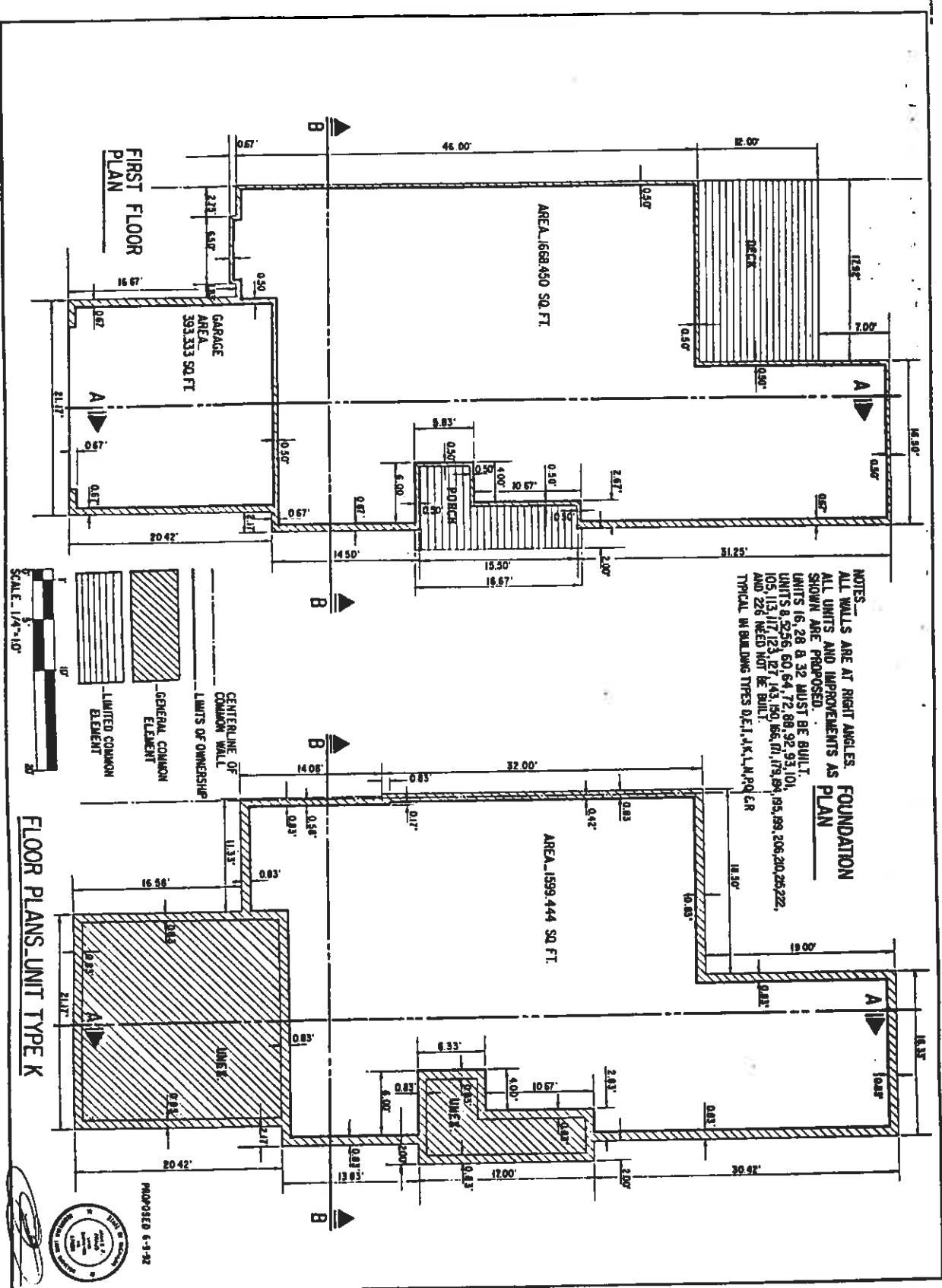
**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

HOWARD & PEASE



SOLID CONCRETE
STEEL REINFORCEMENT

— CONCRETE
— STEEL



COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

1115 N
7293

21

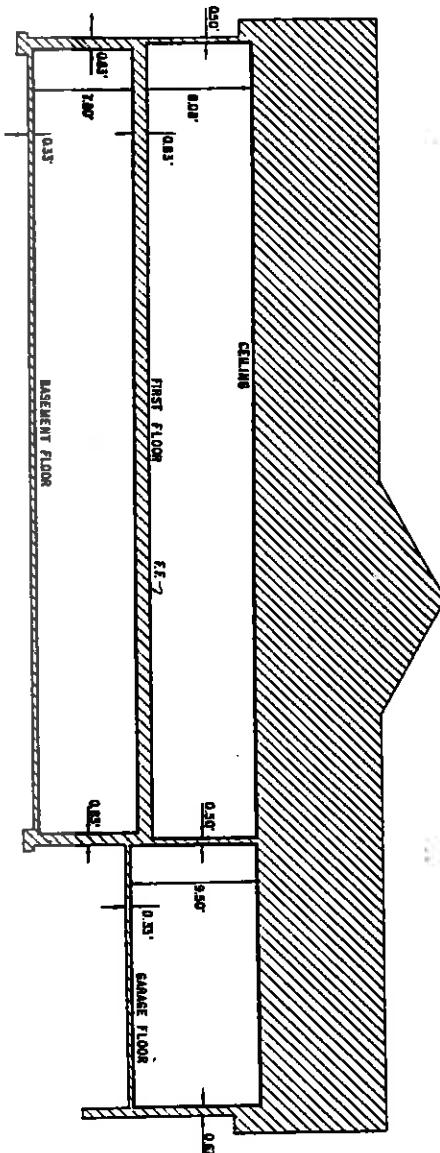
NOWAK & FRAUS

Civil Engineers Land Surveyors
1310 W. Gregorian Dr., Royal Oak, Michigan 48068 Tel (313) 269-0000

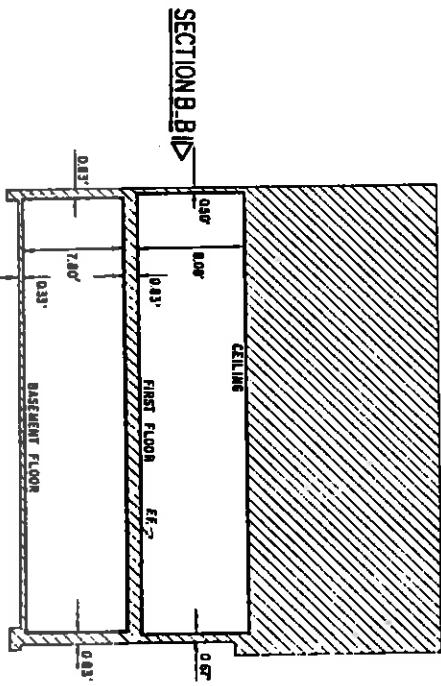
DESCRIPTION		QUANTITY	
G1-1	110 ft - 200 ft 0 in x 10	1	ft
G1-2	110 ft - 200 ft 0 in x 10	1	ft
G1-3	110 ft - 200 ft 0 in x 10	1	ft
G1-4	110 ft - 200 ft 0 in x 10	1	ft
G1-5	4 ft x 10	1	ft
G1-6	4 ft x 10	1	ft

NOTES
 ALL WALLS ARE AT RIGHT ANGLES.
 ALL UNITS AND IMPROVEMENTS AS
 SHOWN ARE PROPOSED.
 TYPICAL IN BUILDING TYPES D,E,I,J,K,L,N,P,Q,R
 UNITS 16,28 & 32 MUST BE BUILT.
 UNITS 8,5,26,10,64,72,88,92,93,(01),(05),(13),
 117,123,127,143,150,166,171,173,194,195,198,206,20,
 205,222,AND 226 NEED NOT BE BUILT.

UNIT	TYPE	USGS. DATUM	UNIT	USGS. DATUM
UNIT 8	FF	786.13	UNIT 16	FF 756.13 USGS. DATUM
UNIT 10	FF	786.13	UNIT 18	FF 756.13
UNIT 12	FF	779.3	UNIT 20	FF 756.13
UNIT 22	FF	774.63	UNIT 28	FF 756.13
UNIT 32	FF	774.63	UNIT 36	FF 756.13
UNIT 40	FF	774.63	UNIT 48	FF 756.13
UNIT 50	FF	774.63	UNIT 58	FF 756.13
UNIT 60	FF	774.63	UNIT 68	FF 756.13
UNIT 70	FF	774.63	UNIT 78	FF 756.13
UNIT 80	FF	774.63	UNIT 88	FF 756.13
UNIT 90	FF	774.63	UNIT 98	FF 756.13
UNIT 100	FF	774.63	UNIT 110	FF 756.13
UNIT 110	FF	774.63	UNIT 120	FF 756.13
UNIT 120	FF	774.63	UNIT 130	FF 756.13
UNIT 130	FF	774.63	UNIT 140	FF 756.13
UNIT 140	FF	774.63	UNIT 150	FF 756.13
UNIT 150	FF	774.63	UNIT 160	FF 756.13



SECTION A-A △



SECTION B-B ▷

CROSS SECTIONS
UNIT TYPE K

Proposed 6-9-92

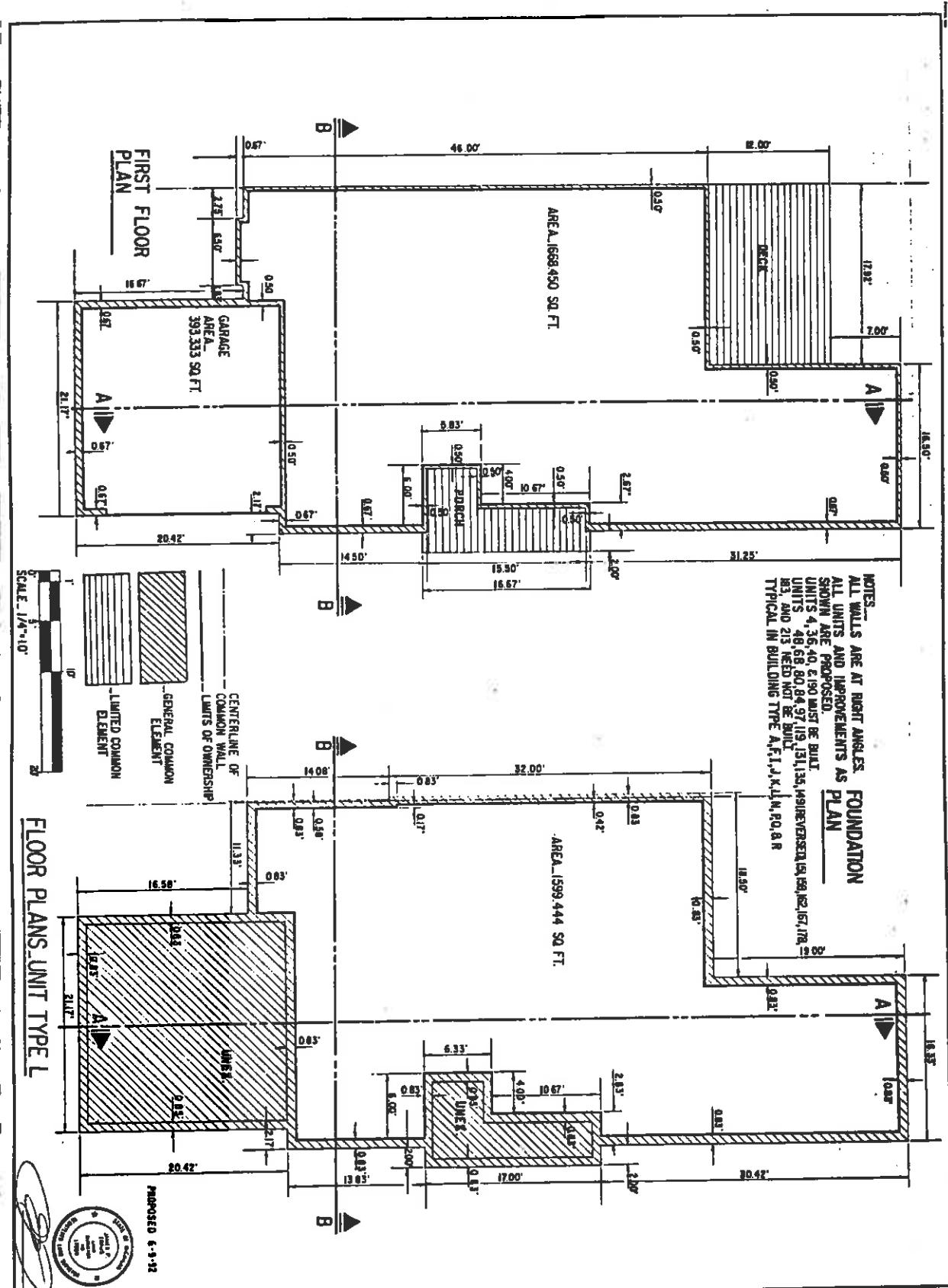
COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

NOWAK & FRAUS

Civil Engineers Land Surveyors

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Permit No. 100-100-100-100-100	Permit No. 100-100-100-100-100
Permit No. 100-100-100-100-100	Permit No. 100-100-100-100-100
Permit No. 100-100-100-100-100	Permit No. 100-100-100-100-100
Permit No. 100-100-100-100-100	Permit No. 100-100-100-100-100

11-13-92
7233
22

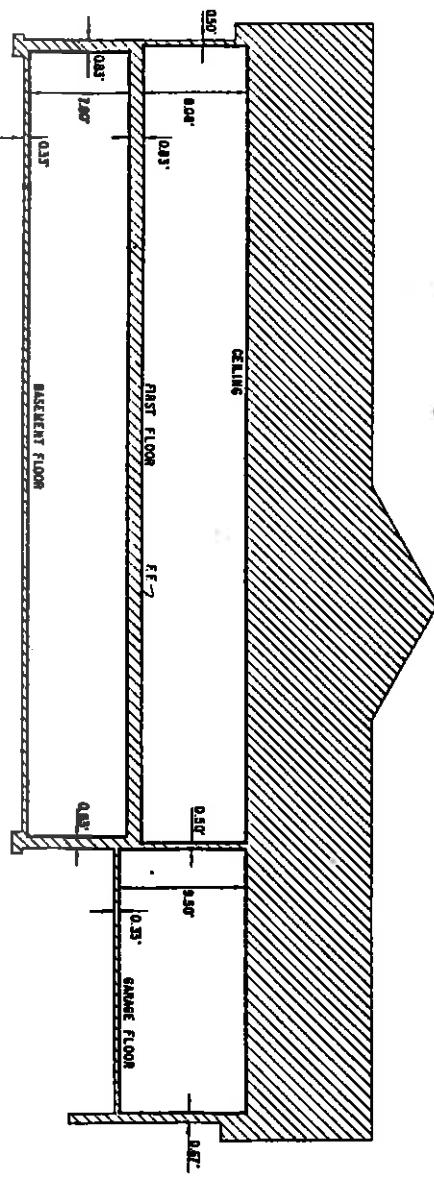
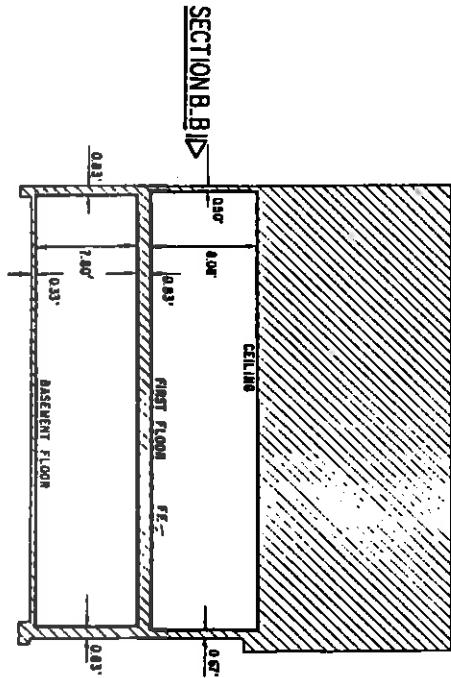


COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS	Land Surveyors
Civil Engineers		1310 N Stephenson Hwy, Royal Oak Michigan 48067, Tel (313) 282-0000	RECORDED
11-15-90	7293	SEARCHED INDEXED SERIALIZED FILED	SEARCHED INDEXED SERIALIZED FILED
SEARCHED INDEXED SERIALIZED FILED	SEARCHED INDEXED SERIALIZED FILED	SEARCHED INDEXED SERIALIZED FILED	SEARCHED INDEXED SERIALIZED FILED
SEARCHED INDEXED SERIALIZED FILED	SEARCHED INDEXED SERIALIZED FILED	SEARCHED INDEXED SERIALIZED FILED	SEARCHED INDEXED SERIALIZED FILED

NOTES—
 ALL WALLS ARE AT RIGHT ANGLES.
 ALL UNITS AND IMPROVEMENTS AS
 SHOWN ARE PROPOSED.
 UNITS 4, 36, 40, 50 MUST BE BUILT.
 UNITS 8, 48, 68, 80, 84, 97, 119, 131, 135, 149 (REVERSED), 154, 158, 162, 167,
 178, 183, 191 NEED NOT BE BUILT.
 TYPICAL IN BUILDING TYPE A.F.I.J.L, N.R.Q & R
 UNIT 4, FF 783.63 } U.S.G.S. DATUM
 UNIT 36, FF. 771.13
 UNIT 40, FF 778.33
 UNIT 48, FF 776.33
 UNIT 68, FF 773.13
 UNIT 80, FF 772.63
 UNIT 84, FF 773.3
 UNIT 91, FF 764.50
 UNIT 109, FF 770.00
 UNIT 131, FF 767.20
 UNIT 135, FF 765.00
 UNIT 149, FF 763.13
 UNIT 151, FF 762.63
 UNIT 159, FF 761.03
 UNIT 162, FF 763.13
 UNIT 167, FF 760.13
 UNIT 170, FF 759.63
 UNIT 183, FF 755.13
 UNIT 21, FF 751.63

CROSS SECTIONS
 UNIT TYPE L

PROPOSED 6-9-92



COUNTRY CLUB VILLAGE OF NORTHVILLE - II		NOWAK & FRAUS Civil Engineers Land Surveyors 1300 W. Maplewood Ave., Suite 100 • Northville, MI 48167 • Tel (248) 506-1600	Dimensions Scale Drawing No. Date Prepared by Checked by Approved by
SECTION A-A' 11-13-92 7293 24			

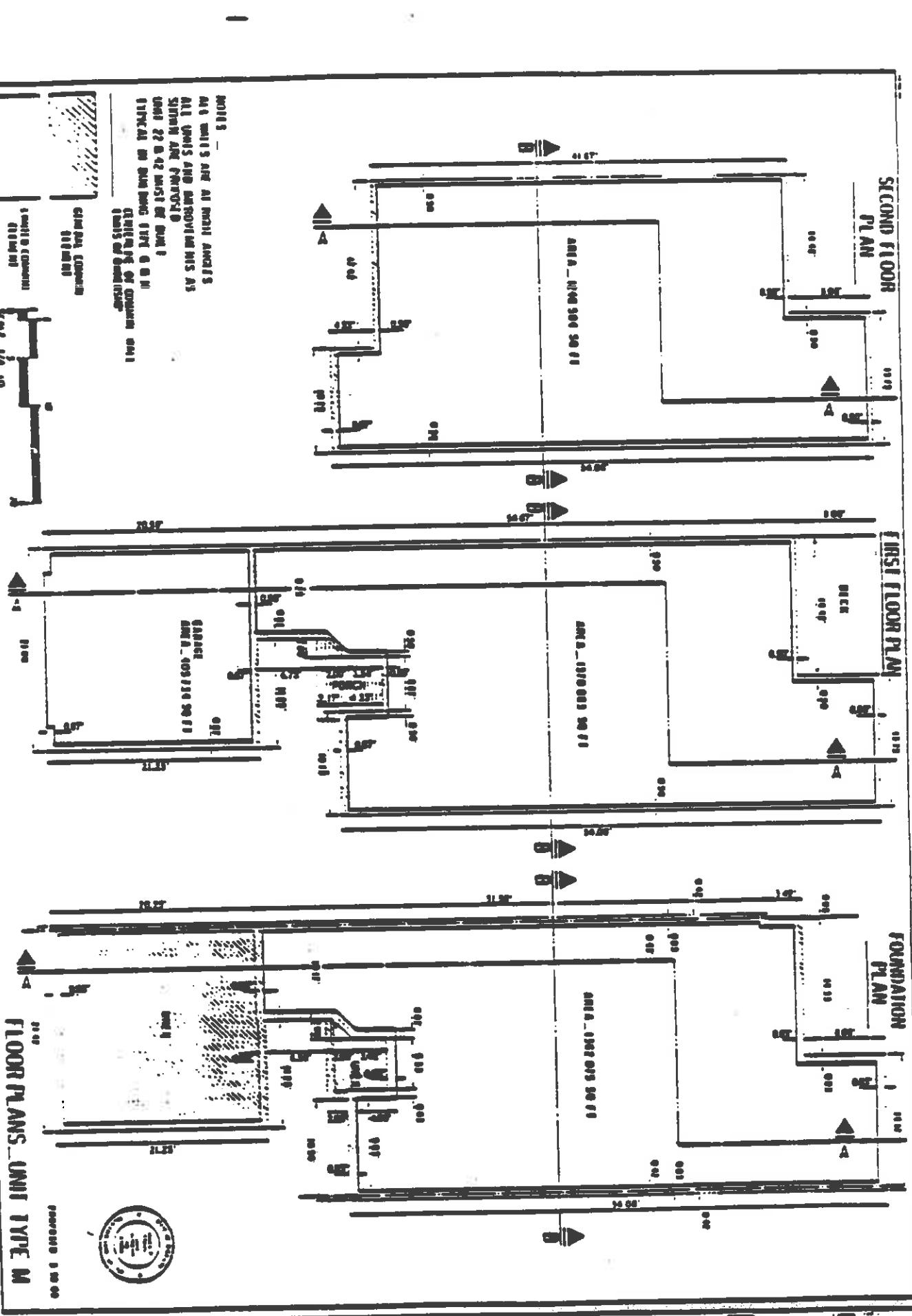
FLOOR PLANS UNIT TYPE M

25



COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

MORALE & PLACE

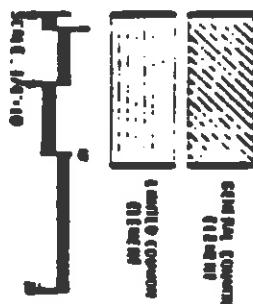
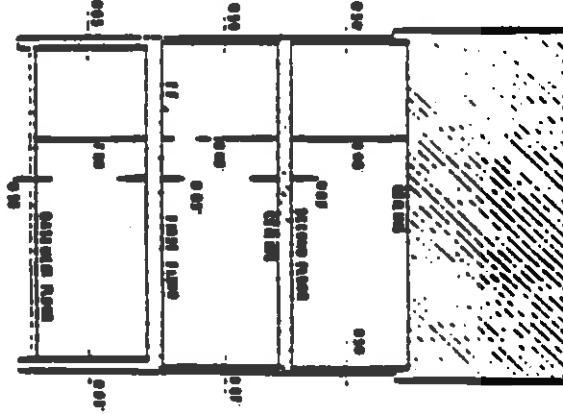


CROSS SECTIONS UNIT INT H

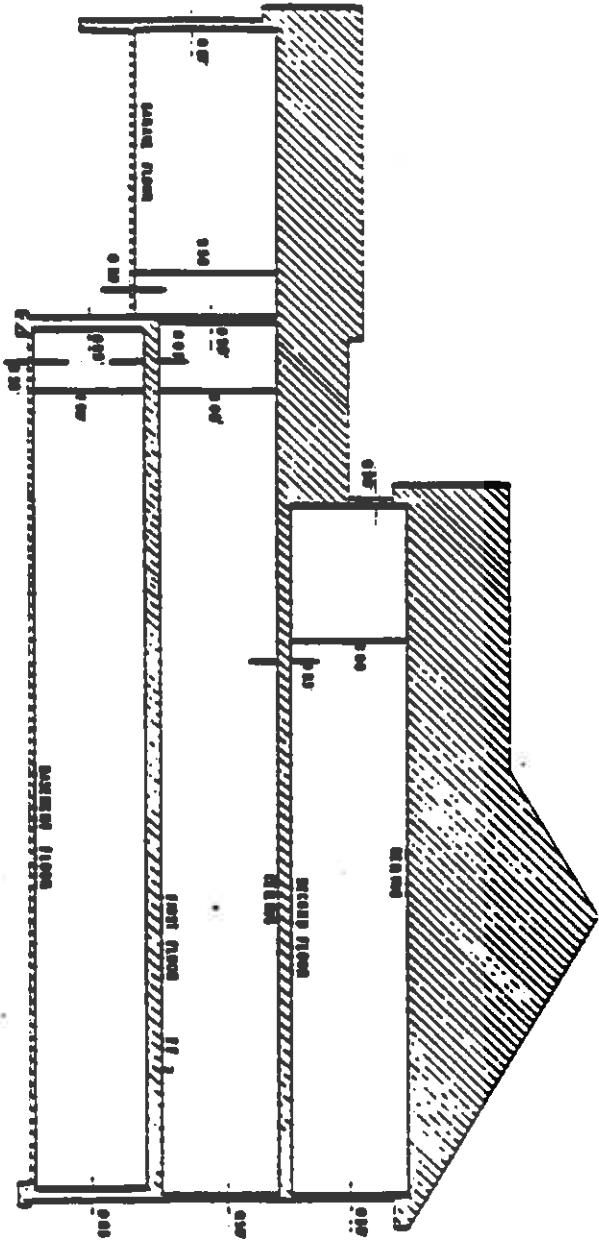


COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

SECTION D-D



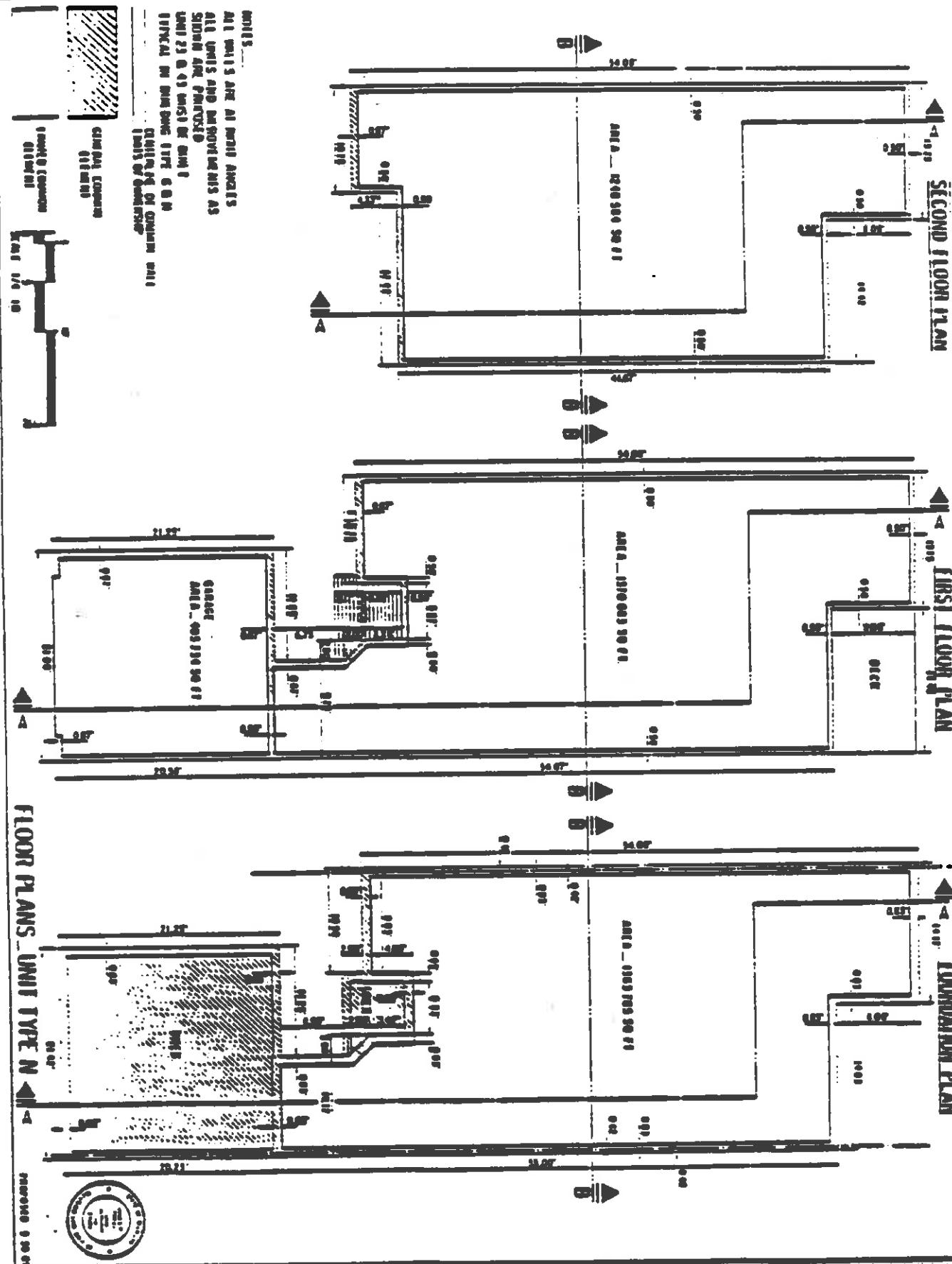
SECTION A-A



NOTES
ALL WALLS ARE AT THESE ANGLES
ALL UNITS AND ANGLED WINGS ARE
SUDED AND PLASTERED
UNITS ARE AT ANGLES OF 45 DEGREES
UP TO THE GROUND FLOOR
AND 45 DEGREES ON THE ROOF
LEVEL
ALL ROOFS ARE PLASTERED
AND 45 DEGREES ON THE ROOF
LEVEL

1/4 INCH = 10 FEET

HOUSING & TRADE



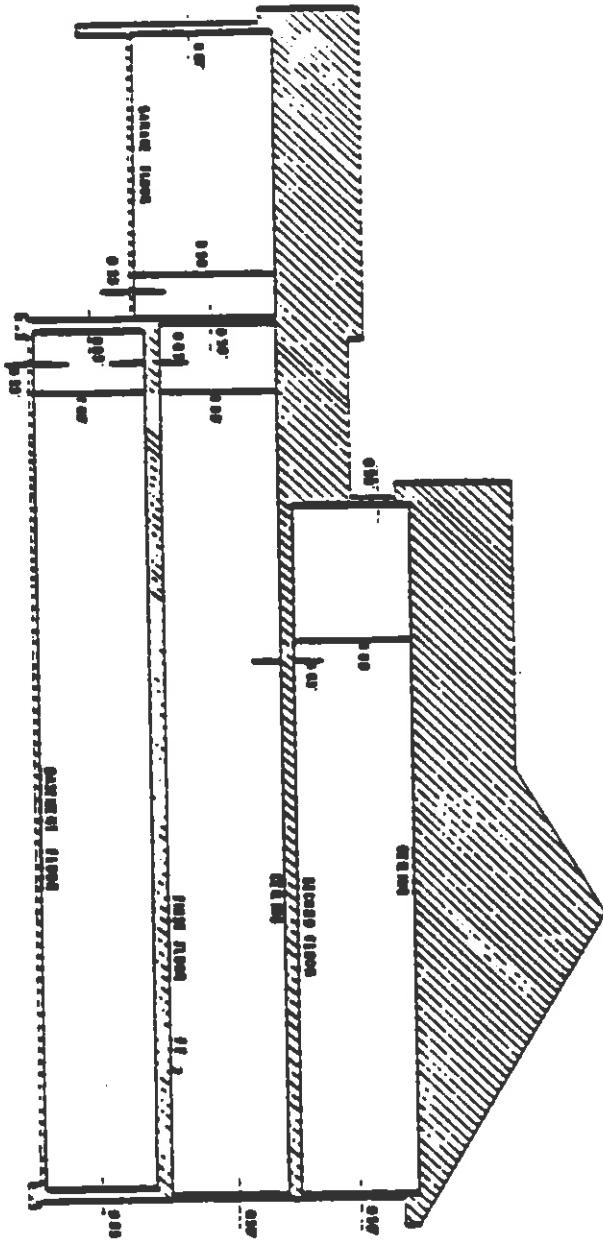
CROSS SECTIONS UNIT TYPE N
REV 1-1990



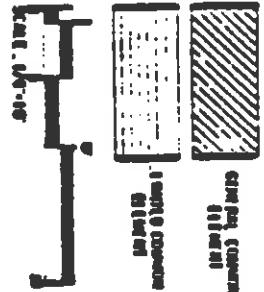
COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

HOVAK & TRAVIS

SECTION A-A'

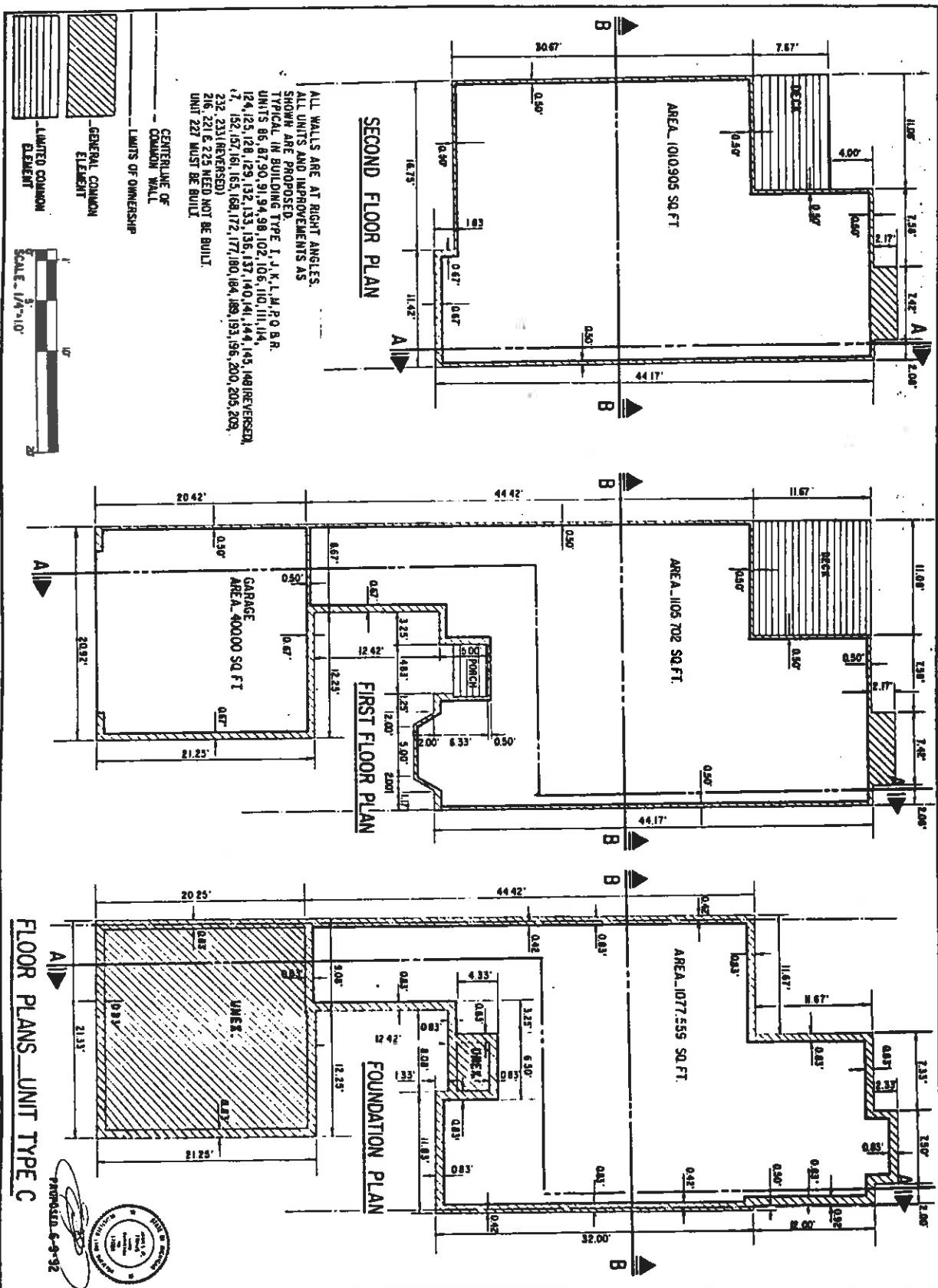


SECTION B-B'

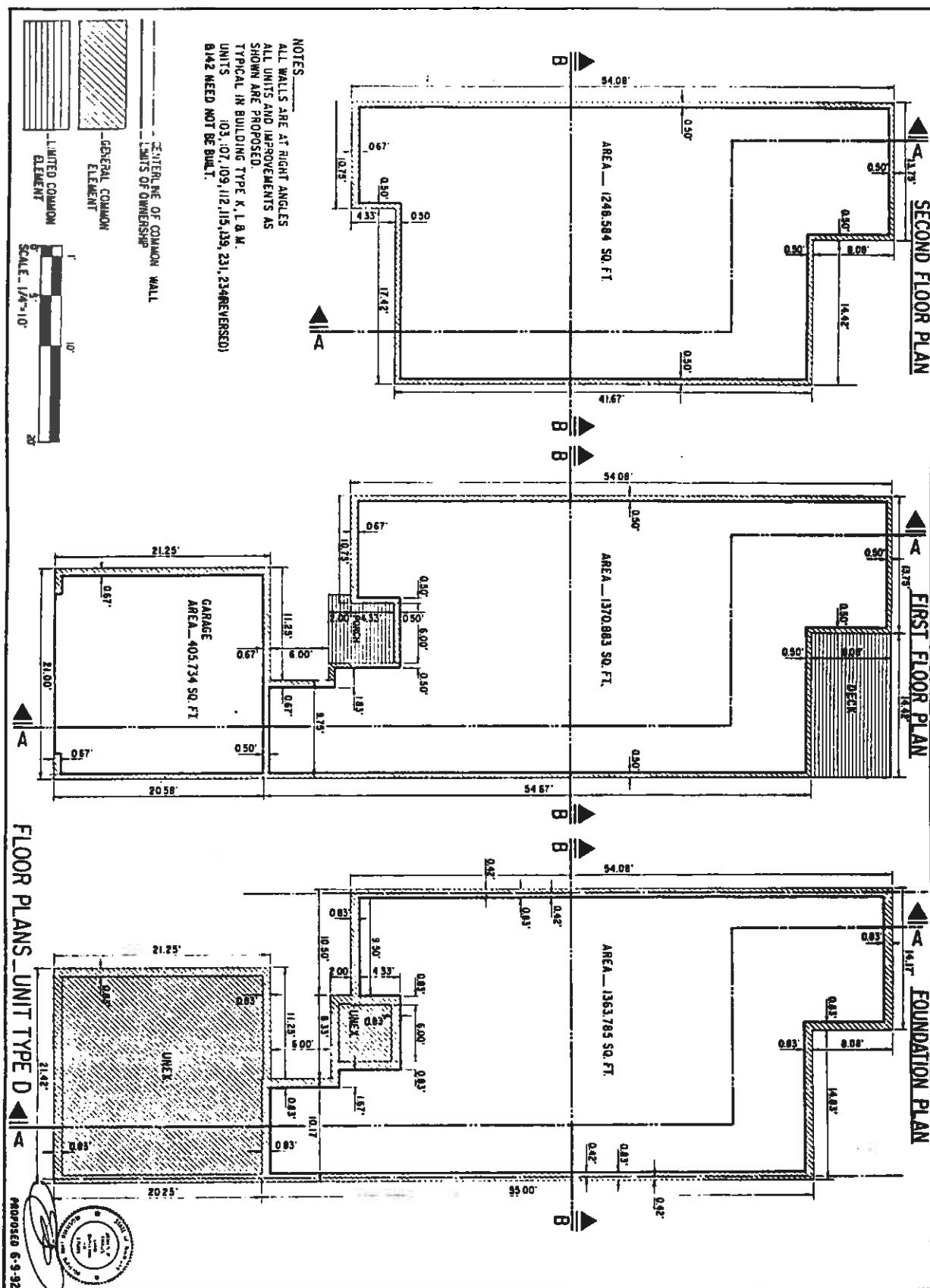


NOTES —
All walls are at same levels.
All units are rectangular.
Unit 200 has 10' of soil.
Pier 1 is 10' wide, Pier 2 is 10' wide.
Soil 1 is 10' thick.
Soil 2 is 10' thick.
Soil 3 is 10' thick.

Units of dimensions



COUNTRY CLUB VILLAGE OF NORTHVILLE - II <i>Paragon 6-9-92</i>	NOWAK & FRAUS Civil Engineers Land Surveyors 1210 N Washington Hwy Royal Oak Michigan 48067 Tel (313) 269-1200	<small>PRINTED BY: DRAFTING CO., INC. 1111 19 7233</small>
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Civil Engineers	Land Surveyors		
140 W. Washington Street • Mount Prospect, IL 60056 • Tel. 847/395-1100			
4-30-90	7233		

NOTES

ALL WALLS ARE AT RIGHT ANGLES

ALL UNITS AND IMPROVEMENTS AS

SHOWN ARE PROPOSED.

TYPICAL IN BUILDING TYPE K, L & M.

UNITS 103, 107, 109, 112, 115, 139

6142 NEED NOT BE BUILT.

LIMITS OF OWNERSHIP



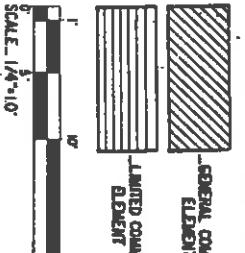
GENERAL COMMON

ELEMENT

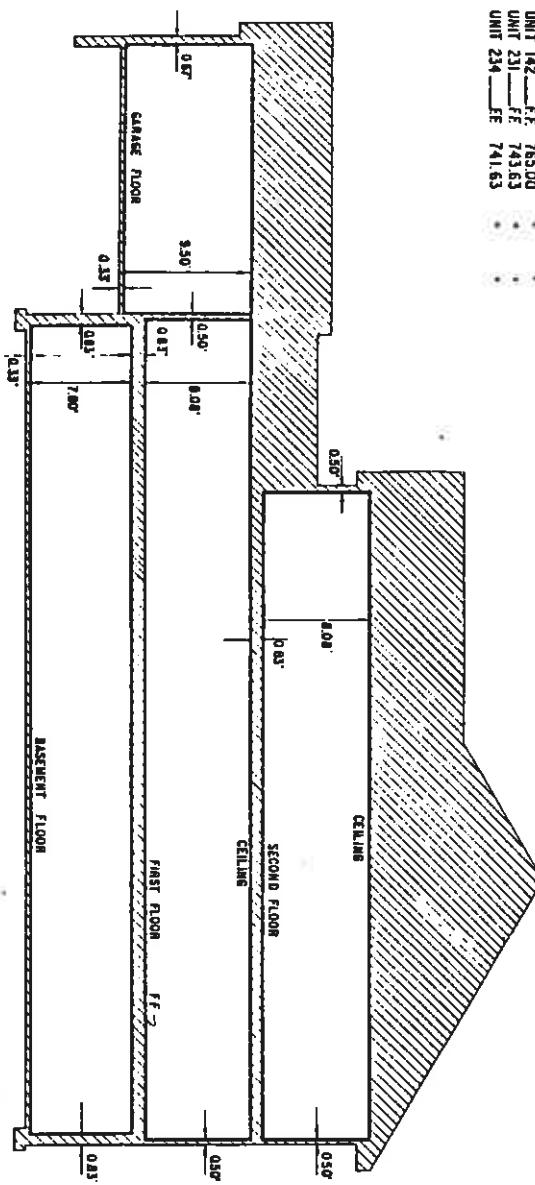


LIMITED COMMON

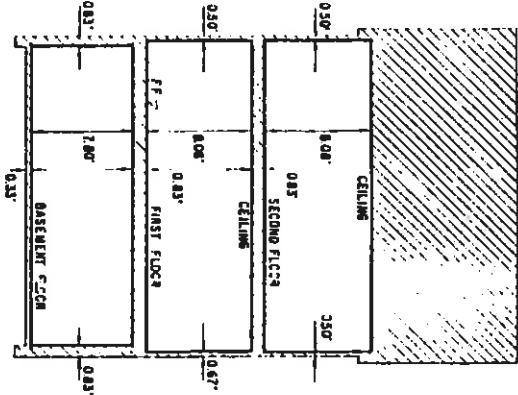
ELEMENT



UNIT 103 FF 765.30 USGS. DATUM
 UNIT 107 FF 766.00
 UNIT 109 FF 769.50
 UNIT 112 FF 769.50
 UNIT 115 FF 771.50
 UNIT 119 FF 765.00
 UNIT 142 FF 765.00
 UNIT 211 FF 741.63
 UNIT 234 FF 741.63



SECTION A-A △



SECTION B-B △

CROSS SECTIONS UNIT TYPE D
 PROPOSED 6-9-92

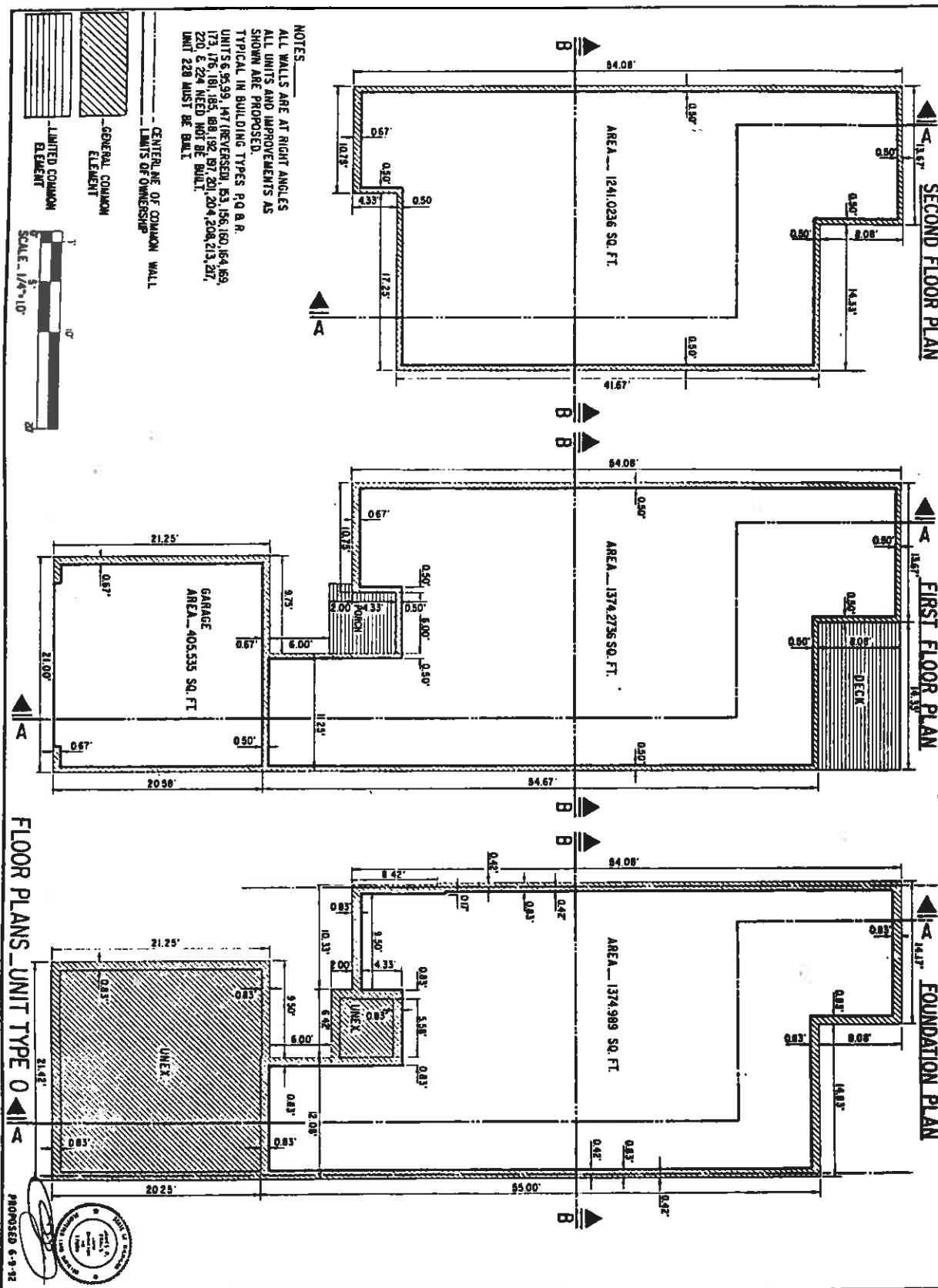
COUNTRY CLUB VILLAGE OF
 NORTHVILLE - II

4-10 90
 7293
 32

NOWAK & FRAUS

Civil Engineers	Land Surveyors
State of Michigan	State of Michigan

RECEIVED	SEARCHED
7-10-90	7-10-90
4-10-90	4-10-90
7293	7293
32	32



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NOTES

ALL WALLS ARE AT RIGHT ANGLES

ALL UNITS AND IMPROVEMENTS AS

SHOWN ARE PROPOSED.

TYPICAL IN BUILDING TYPES P,Q & R.

UNITS 95, 99, 147 (REVERSED), 151, 155, 160, 164, 169,

173, 176, 181, 185, 186, 192, 197, 201, 204, 208, 213, 214,

220, 224 NEED NOT BE BUILT

UNIT 228 MUST BE BUILT

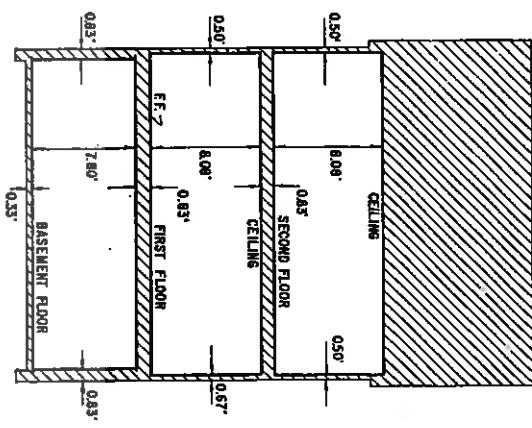
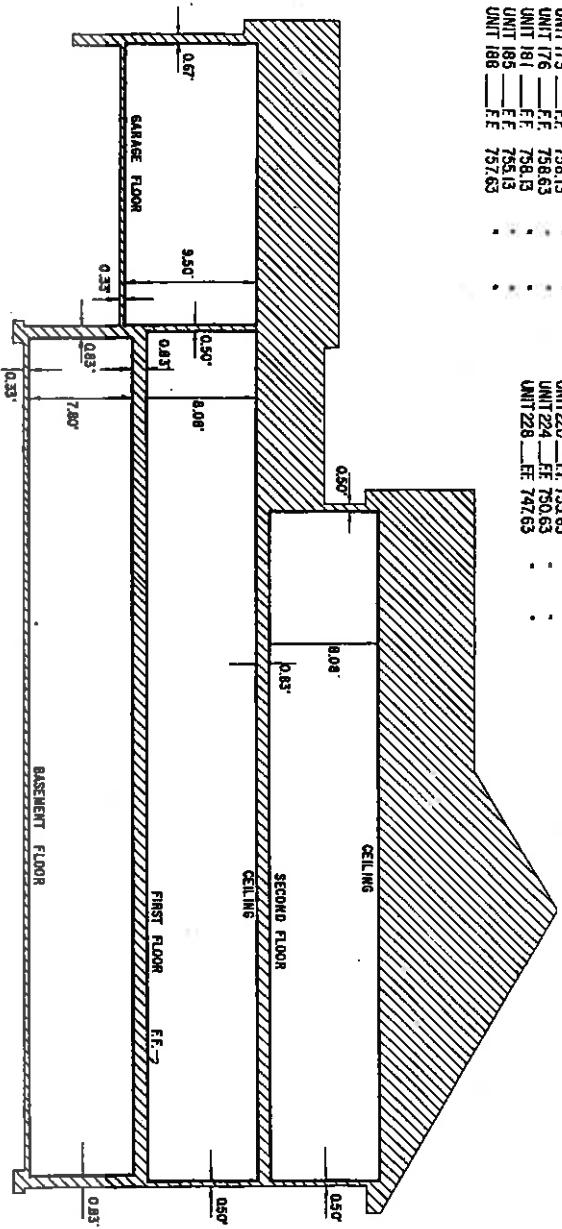
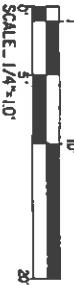
UNIT 6 — FF 791.13 US.G.S. DATUM
 UNIT 95 — FF 784.50 US.G.S. DATUM
 UNIT 99 — FF 784.50
 UNIT 147 — FF 763.13
 UNIT 156 — FF 764.63
 UNIT 160 — FF 763.13
 UNIT 164 — FF 760.13
 UNIT 169 — FF 760.13
 UNIT 173 — FF 758.13
 UNIT 176 — FF 758.63
 UNIT 181 — FF 758.13
 UNIT 185 — FF 755.13
 UNIT 186 — FF 757.63

UNIT 192 — FF 756.13 US.G.S. DATUM
 UNIT 197 — FF 754.13
 UNIT 201 — FF 753.13
 UNIT 204 — FF 756.13
 UNIT 208 — FF 755.15
 UNIT 213 — FF 753.63
 UNIT 217 — FF 753.13
 UNIT 220 — FF 753.63
 UNIT 224 — FF 750.63
 UNIT 228 — FF 747.63

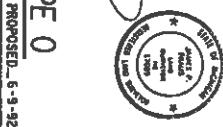
LIMITS OF OWNERSHIP



LIMITED COMMON ELEMENT



CROSS SECTIONS UNIT TYPE 0



PROPOSED 6-9-92

COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

NOWAK & FRAUS

Civil Engineers Land Surveyors
1910 N. Stephenson Hwy. Royal Oak Michigan 48067 Tel (313) 296-0965

REVISIONS

Rev. 10-9-71
2/2 4-4-72

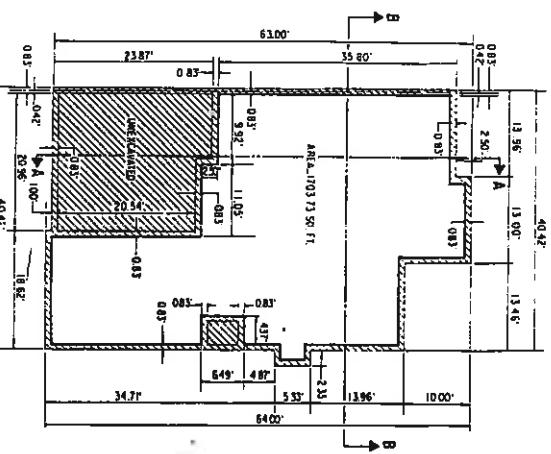
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APR 1 1972	

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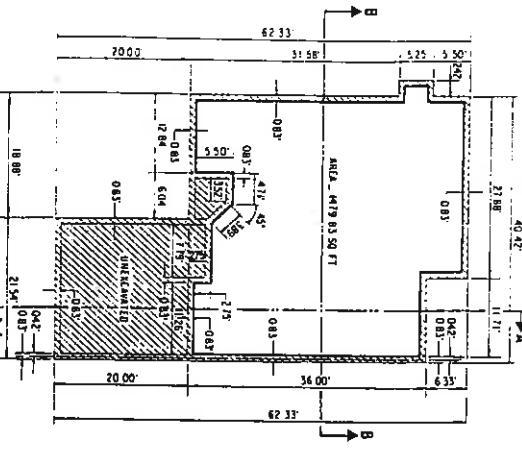
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OWNER NUMBER
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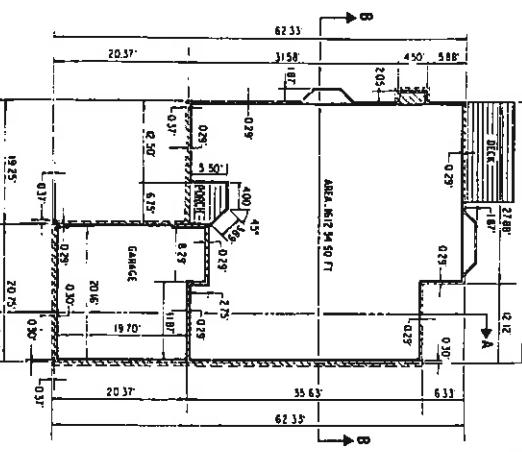
34



UNIT TYPE P FOUNDATION PLAN



UNIT TYPE P - FIRST FLOOR PLAN



UNIT TYPE P - SECOND FLOOR PLAN

— CENTERLINE OF COMMON WALL
— LIMITS OF OWNERSHIP

LIMITED COMMON ELEMENT

**ALL WALLS ARE AT RIGHT ANGLES
UNLESS NOTED OTHERWISE.
ALL UNITS AND IMPROVEMENTS AS
SHOWN ARE APPROVED.**

SHOWN ARE PROPOSED.
UNITS TYPE "P"— 212, 238, 239, 244, 245
263, 268, 269, 274, 275, 276, 277, 284, 285

301

249, 254, 255, 256, 257, 258, 259, 260, 270, 271, 272, 273, 278, 279, 280, 281, 282, 283, 294, 295, 296, 297, 298, 299, 302, 303

FLOOR PLANS FOR

UNITS P AND Q

202

TYPICAL EOB BILL DURING TYP

OFFICIAL FORM BULLETTIN 11-FEB-31, I da

UNIT TYPE Q - FOUNDATION PLAN

UNIT TYPE Q-FIRST FLOOR PLAN



**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

NOWAK & FRAUS

Civil Engineers Land Surveyors
8 N. Stephenson Hwy. Royal Oak Michigan 48067 Tel.(313) 399-0888

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DATE RECEIVED
3/26/91
ADMITTED
7293

— 1 —

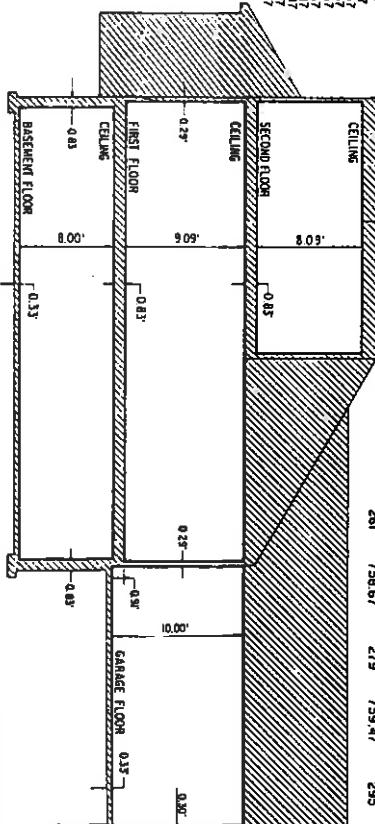
F.F.E.

	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT

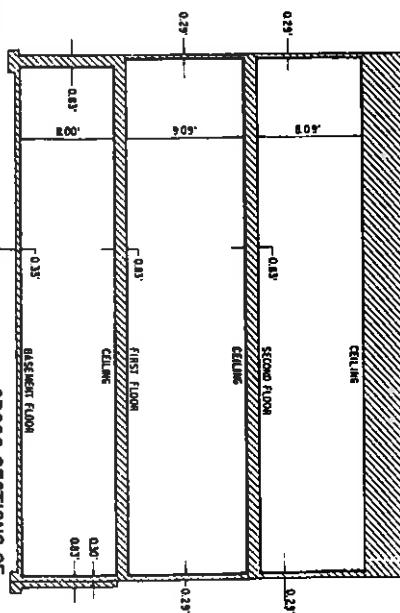
CENTERLINE OF COMMON WALL

LIMITS OF OWNERSHIP

UNIT P_SECTION A-A



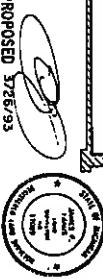
UNIT P SECTION B-B



**CROSS SECTIONS OF
UNITS P AND Q**

UNIT Q - SECTION A-A

UNIT Q - SECTION B-B

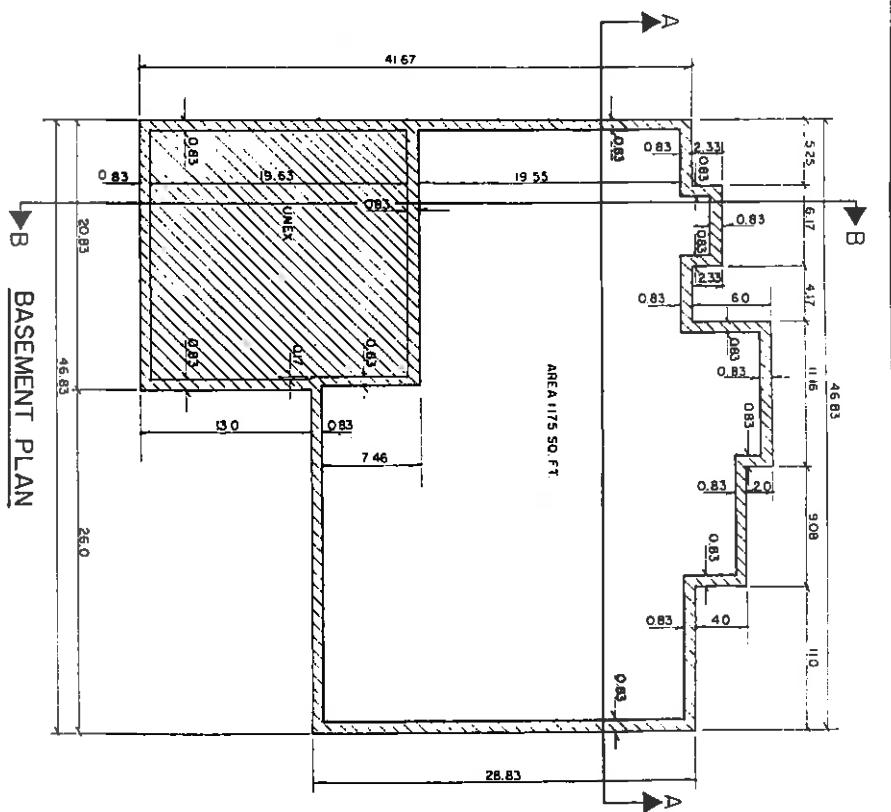
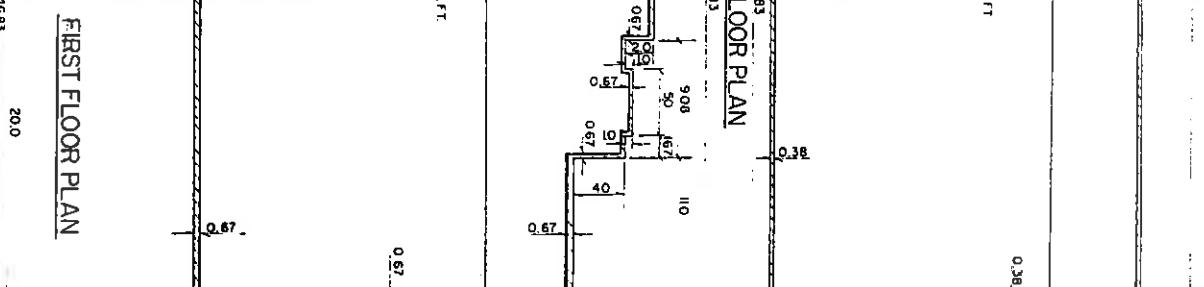
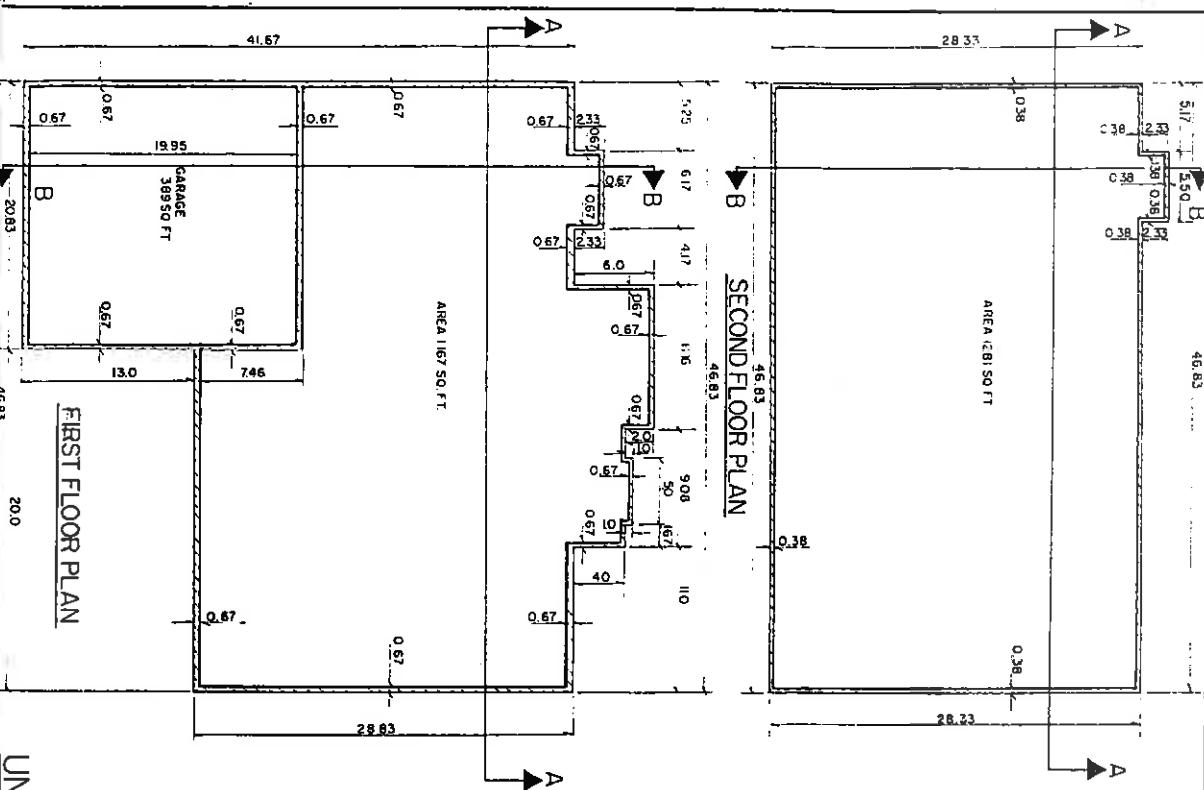


 COUNTRY CLUB VILLAGE OF NORTHVILLE - II	NOWAK & FRAUS <i>A Structural Engineering Co.</i> Civil Engineers Land Surveyors 1010 N. Stephenson Hwy., Royal Oak Michigan (48067) Tel. (313) 826-0800	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Field Work <input type="checkbox"/> Water <input type="checkbox"/> Vertical <input type="checkbox"/> Irrigation
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COUNTRY CLUB VILLAGE OF NORTHVILLE - II

NOWAK & FRAUS

Civil Engineers **Land Surveyors**
10 N. Stephenson Hwy., Royal Oak Michigan 48067 Tel. (313) 826-0566



COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

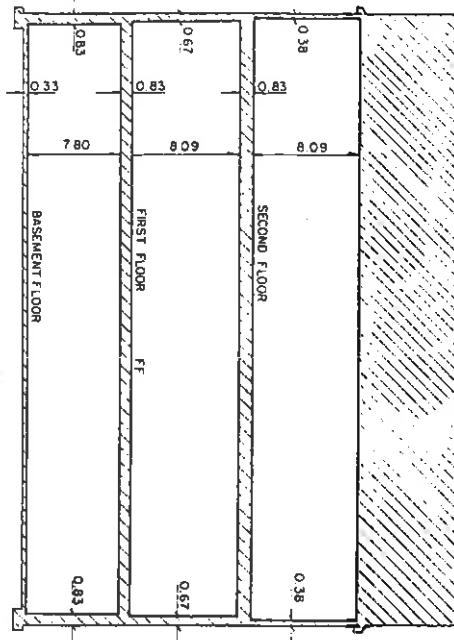
NOWAK & FRAUS
Civil Engineers Land Surveyors
1010 N. Stephen Ave Royal Oak Michigan 48067 Tel (313) 899-0800

REVISIONS	DATE	CHARGE
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		FILE
		STAMP
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		NOTARIZE
		SWORN STATEMENT

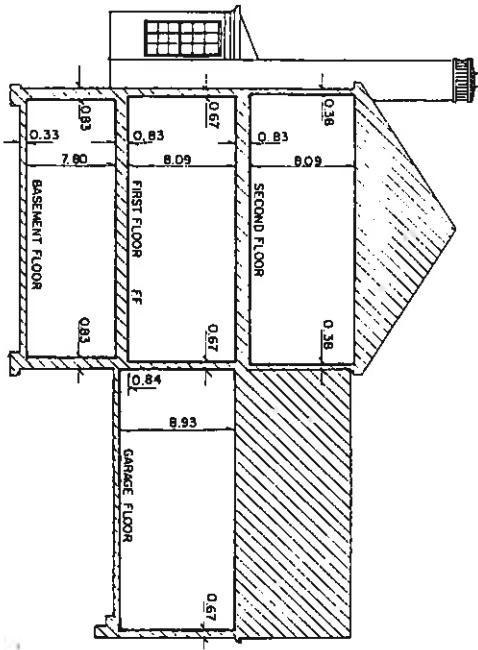
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 329 780.67
 332 781.67
 333 782.67
 340 783.67

ALL WALLS ARE AT RIGHT
ANGLES
NOTE ALL UNITS AND
IMPROVEMENTS AS SHOWN
ARE PROPOSED

SECTION A-A



SECTION B-B



UNIT TYPE "R"
CROSS SECTIONS



GENERAL COMMON
ELEMENT
LIMITED COMMON
ELEMENT

PROPOSED 3/26/93



COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

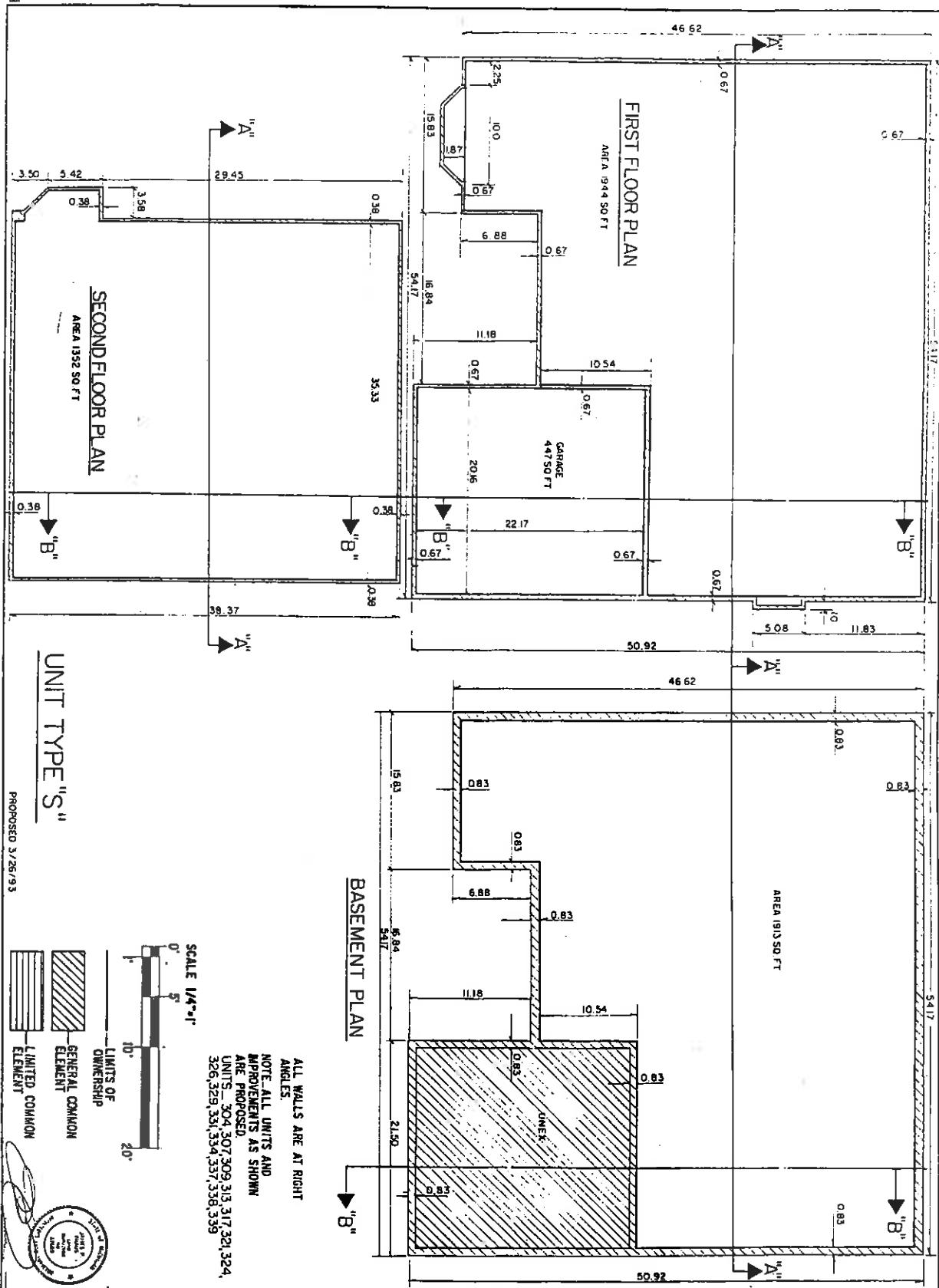
REV. 3/26/93

NO. 7293

NOWAK & FRAUS

Civil Engineers Land Surveyors
1210 N. Stephenson Hwy., Royal Oak Michigan 48071 Tel. (313) 299-0388

REVISIONS	DATE
CHECKED	
APPROVED	
POLISHED	
SUPERVISOR	
SCALE	
UNIVERSAL	
SPHERICAL	



COUNTRY CLUB VILLAGE OF
NORTHVILLE - II

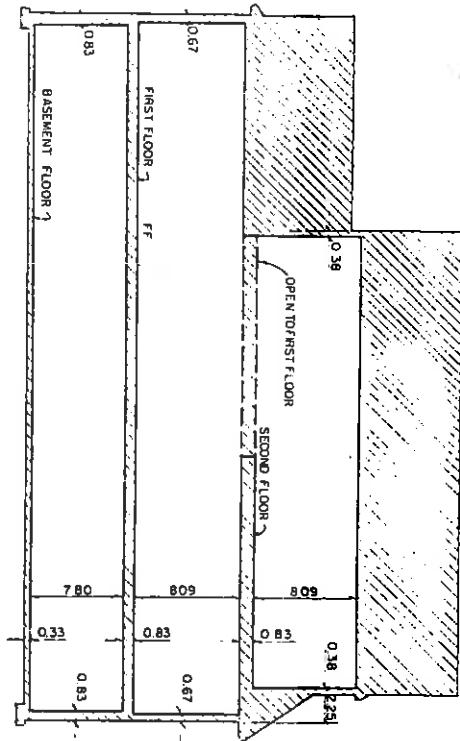
NOWAK & FRAUS
Civil Engineers Land Surveyors
1810 N. Stephenson Hwy. Royal Oak Michigan 48067 Tel.(313) 266-0260

REVISIONS	DRAWINGS
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DESIGNER	JK
CHIEF ENGINEER	JK
FIELD CHECK	
SCALE	1/4"=1'
TYPE	Architectural
REMARKS	

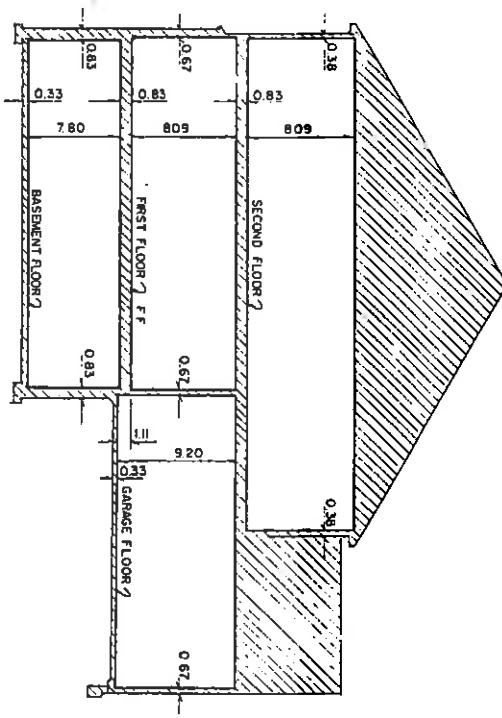
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FF.ELEV
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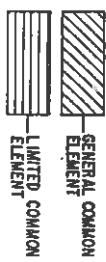
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SECTION "B-B"



SCALE 1/4"=1'



ALL WALLS ARE AT RIGHT ANGLES.

NOTE: ALL UNITS AND IMPROVEMENTS AS SHOWN ARE PROPOSED.
UNITS: 304, 307, 309, 313, 317, 321, 324,
326, 329, 331, 334, 337, 338, 339,

**COUNTRY CLUB VILLAGE OF
NORTHVILLE - II**

NOWAK & FRAUS

Civil Engineers Land Surveyors
(310 N. Stephenson Hwy., Royal Oak Michigan 48071) Tel.(248) 346-0888

REVISIONS

DATE ISSUED	RECEIVED
3/26/93	
AS BUILT	
723	
PRINT NUMBER	

COUNTRY CLUB VILLAGE OF NORTHVILLE - II

CORPORATE BYLAWS

ARTICLE I

The condominium Bylaws of the Association are attached to and recorded with the Master Deed and are hereby incorporated herein by reference in their entirety. The bylaws hereafter set forth shall be known as the Corporate Bylaws.

ARTICLE II

Section 1. Meetings of the Association members shall be held at the principal office of the Association or at such other suitable place convenient to the members as may be designated by the Board of Directors. Voting shall be as provided in the Condominium Bylaws.

Section 2. The first annual meeting of members of the Association shall be held in accordance with the Condominium Bylaws. The date, time and place of the first annual meeting shall be set by the Board of Directors, and at least ten (10) days' written notice thereof shall be given to each member. Thereafter, the annual meetings of members of the Association shall be held in March of each of succeeding year at such date, time and place as shall be determined by the Board of Directors. At such meetings there shall be elected by ballot of the members, a Board of Directors in accordance with the requirements of these Bylaws. The members may also transact at annual meetings such other business of the Association as may properly come before them.

Section 3. It shall be the duty of the president to call a special meeting of the members as directed by resolution of the Board of Directors. The president shall also call a special meeting upon a petition signed by one third (1/3) or more in value of the members presented to the secretary of the Association, but only after the first annual meeting has been held. Notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. It shall be the duty if the secretary (or other Association officer in the secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, upon each member, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to a representative of each member at the address shown in the notice required to be filled with the Association by the Condominium Bylaws or to the address of the unit owned by the member shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association shall be deemed due notice.

Section 5. If any meeting of members cannot be held because a quorum is not in attendance, the members who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the original meeting was called.

ARTICLE III

Section 1. The affairs of the Association shall be governed by a Board of Directors all of whom must be members of the Association or officers, partners, trustees, employees or agents of members of the Association except for the first Board of Directors designated in the Articles of Incorporation of the Association. Directors shall serve without compensation.

Section 2. The first Board of directors designated in the Articles of Incorporation, their successors and any directors elected prior to the first annual meeting of members shall manage the affairs of the Association until a successor Board of Directors is elected at the first meeting of members of the Association convened in accordance with the Condominium Bylaws. From and after the time of the first annual meeting, the Board of Directors shall consist of five persons; provided, however, that in the event the Association is merged with one or more other Condominium Associations pursuant to a consolidation of the Country Club Village of Northville – II Condominium with other Condominiums, then the Board of Directors shall consist of nine persons. The term of the Board of Directors elected at the first annual meeting shall continue until the next regularly scheduled annual meeting. At the first annual meeting one-half of the Board of Directors shall be elected for terms of two years each and the remaining directors shall be elected for terms of one year each. If there is an odd number of directors the greater number shall be elected to terms of two years each. After the first annual meeting all directors shall be elected for terms of two years each. All directors shall hold office until their successors have been elected and hold their first meeting.

Section 3. The Board of Directors shall have the powers and duties set forth in the Condominium Bylaws.

Section 4. If any director is delinquent in the payment of any association assessment for a period greater than 30 days after the assessment becomes due, such director shall be disqualified automatically and such director's position on the Board of Directors shall be deemed vacant. Vacancies in the first or any successor Board of Directors caused by any reason other than the removal of a director by vote of the majority of the remaining directors, even though they may constitute less than a quorum. Each person so elected shall be a director until a successor is elected at the next annual meeting of the Association.

Section 5. At any regular or special meeting of the members duly called and held, any one or more of the directors may be removed with or without cause by a majority vote of the members, and a successor may then and there be elected to fill the vacancy thus created.

Section 6. The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such places and time as shall be fixed by the directors at the meeting at which such directors were elected, and no notice shall be necessary to newly elected directors in order to constitute such meeting.

Section 7. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the directors. At least two of such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally, or by mail, telephone or telegraph at least five days prior to the date of the meeting.

Section 8. Special meetings of the Board of Directors may be called by the president on three days' notice to each director, given personally, or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the president or secretary in like manner and on like notice on the written request of one director.

Section 9. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meetings of the Board shall be deemed a waiver of notice by that director of the time and place thereof. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 10. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof, shall constitute the presence of such director for purposes of determining a quorum.

Section 11. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums for such bonds shall be expenses of administration.

ARTICLE V

The Board of Directors may adopt a seal on behalf of the Association which shall have inscribed thereon the name of the Association, the words "Corporate Seal" and "Michigan."

ARTICLE VI

Section 1. The fiscal year of an Association shall be an annual period commencing on such date as may be initially determined by the Board of Directors. Absent such determination by the Board of Directors, the fiscal year of the Association shall be the calendar year. The commencement date of the fiscal year shall be subject to change by the Board of Directors for accounting reasons or other good cause.

Section 2. The funds of the Association shall be deposited in such bank as may be designated by the Board of Directors and shall be withdrawn only upon the check or order of such officers, employees or agencies as are designated by the Board of Directors from time to time.

ARTICLE VII

These Bylaws may be amended by a majority of the members.

D2762g

ARTICLES OF INCORPORATION

MICHIGAN NON-PROFIT CORPORATION

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned execute the following Articles:

ARTICLE I

The name of the corporation is Country Club Village of Northville - II Condominium Association.

ARTICLE II

The purposes for which the corporation is organized are:

- (a) To manage and administer the affairs of and to maintain Country Club Village of Northville - II Condominium, (the "Condominium");
- (b) To levy and collect assessments against and from the co-owner members of the corporation and to use the proceeds thereof for the purposes of the corporation;
- (c) To carry insurance and to collect and allocate the proceeds thereof;
- (d) To rebuild improvements after casualty;
- (e) To contract for and employ persons, firms, or corporations to assist in management, operation, maintenance, and administration of the Condominium;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of the Condominium;
- (g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, or lease any real and personal property, for the purpose of providing benefit to the members of the corporation and in furtherance of any of the purposes of the corporation;
- (h) To borrow money and issue evidence of indebtedness in furthermore of any or all of the objects of its business; to secure the same by mortgage, pledge or other lien;
- (i) To enforce the provisions of the Master Deed and Bylaws of the Condominium and of these Articles of Incorporation and such bylaws and rules and regulations of the corporation as may hereafter be adopted;

(j) To do anything required of or permitted to its as administrator of the Condominium Master Deed or Bylaws or by the Michigan Condominium Act;

(k) In general, to enter into any kind of activity; to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of the Condominium and to the accomplishments of any of the purposes thereof.

(l) The Condominium may hereafter be consolidated with one or more other condominium developments established upon the land which is designated as the "Additional Land" in the Master Deed establishing the Condominium. In the event such consolidation occurs, then this corporation shall be merged with all other condominium associations included in the consolidation.

ARTICLE III

The corporation is organized upon a nonstock basis.

The assets of the corporation are:

Real Property	None
Personal Property	None

The corporation is to be financed under the following general plan:

Assessment of Members owning units in the Condominium.

The corporation is organized on a membership basis.

ARTICLE IV

The address of the registered office is:

33 Bloomfield Hills Parkway
Suite 200
Bloomfield Hills, Michigan 48013

The mailing address of the registered office is the same as above.

The name of the first resident agent at the registered office is:

Robert J. Halso

ARTICLE VI

The names and business addresses of all the incorporators are:

Robert J. Halso
33 Bloomfield Hills Parkway
Suite 200
Bloomfield Hills, Michigan 48103

Jeffery K. Parsigian
33 Bloomfield Hills Parkway
Suite 200
Bloomfield Hills, Michigan 48103

Curt J. Miller
33 Bloomfield Hills Parkway
Suite 200
Bloomfield Hills, Michigan 48103

The above persons comprise the corporation's first board of directors.

ARTICLE VI

The term of the corporate existence is perpetual.

ARTICLE VII

The qualifications of members. the manner of their admission to the corporation, the termination of membership, and voting by the members shall be as follows:

- (a) Each co-owner (including the Developer named in the Condominium Master Deed) of a unit in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership.

(b) Membership in the corporation shall be established by the acquisition of fee simple to a unit in the Condominium and by recording with the Register of Deed in the County where the Condominium is located a deed or other instrument establishing a change of record title to such unit and the furnishing of evidence of same satisfactory to the corporation (except that the Developer of the Condominium shall become a member immediately upon establishment of the Condominium), the new co-owner thereby becoming a member of the corporation, and the membership of the prior co-owner thereby being terminated. Land contract vendees of units shall be members if the land contract instrument expressly conveys the vendor's interest as a member of the corporation in which event the vendor's membership shall terminate as to the unit sold.

(c) The share of a member in the funds and assets of the corporation cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to the member's unit in the Condominium.

(d) voting by members shall be in accordance with the provisions of the bylaws of this corporation.

ARTICLE VIII

A volunteer director (as defined in Section 110 of Act 162, Public Acts of 1982, as amended) of the corporation shall not be personally liable to the corporation or its members for monetary damages for breach of the director's fiduciary duty arising under any applicable law. However, this Article shall not eliminate or limit the liability of a director for any of the following:

- (1) A breach of the director's duty of loyalty to the corporation or its members.
- (2) Acts or omission not in good faith or that involve intentional misconduct or a knowing violation of law.
- (3) A violation of Section 551(1) of Act 162, Public Acts of 1982, as amended.
- (4) A transaction from which the director derived an improper personal benefit.
- (5) An act or omission occurring before the date this document is filed.
- (6) An act or omission that is grossly negligent.

Any repeal or modification of this Article shall not adversely affect any right or protection of any director of the corporation existing at the time of, or for or with respect to, any acts or omissions occurring before such repeal or modification.

ARTICLE IX

These Articles of Incorporation may only be amended by unanimous consent of all members.

We, the incorporators, sign our names this _____ day of November, 1988.

ROBERT J. HALSO

JEFFERY K. PARSCIAN

CURT J. MILLER

D2763g

COUNTRY CLUB VILLAGE OF NORTHLVILLE - II CONDOMINIUM

ESCROW AGREEMENT

THIS AGREEMENT is made the _____ day of November, 1988, between Pulte Home of Michigan Corporation, a Michigan corporation ("Developer"), and First Metropolitan Title Insurance Company, a Michigan Corporation, as agent for Ticor Insurance Company ("Escrow Agent").

WHEREAS, Developer is in the process of establishing Country Club Village of Northville - II Condominium as a residential condominium in Michigan; and

WHEREAS, Developer is selling Units in Country Club Village of Northville - II Condominium and is entering into Purchase Agreements and/or Reservation Agreements in substantially the form attached hereto which provide for the sale and/or reservation of units and require that deposits be held in an escrow account with Escrow Agent; and

WHEREAS, the parties hereto desire to enter this Escrow Agreement to establish an escrow account for the benefit of Developer and for the benefit of such Purchasers; and

WHEREAS, Escrow Agent is acting as an independent party hereunder pursuant to this Escrow Agreement and the Michigan Condominium Act (Act No. 59, Public Acts of 1978, as amended, hereinafter the "Act") for the benefit of Developer and all Purchases and not as the agent of any one or less than all of such parties.

NOW THEREFORE, it is agreed as follows:

1. Developer shall, promptly after receipt, transmit to Escrow Agent all sums deposited for escrow under a Purchase Agreement or Reservation Agreement, together with a fully executed copy of such Agreement. If a Purchaser who has deposited funds under a Reservation Agreement subsequently signs a Purchase Agreement, such funds shall be treated as a Deposit under the Purchase Agreement. If a Purchaser in a Reservation agreement withdraws from such Agreement prior to signing a Purchase Agreement then the Reservation Agreement shall promptly be refunded to such Purchaser.
2. The sums paid to Escrow Agent under the terms of any Purchase Agreement shall be held and released to Developer or Purchaser only upon the conditions hereinafter set forth:

A. The escrowed funds shall be released to Purchaser upon the following circumstances:

(i) If the Purchase Agreement is contingent upon Purchaser obtaining a mortgage and Purchaser diligently pursues a mortgage application but fails to obtain such mortgage Escrow Agent shall release to Purchaser all sums held by it pursuant to said Agreement.

(ii) In the event that a Purchaser duly withdraws from a Purchase Agreement prior to the time the Agreement becomes binding under paragraph 6 thereof, Escrow Agent shall, within three business days from the date of receipt of notice of such withdrawal, release to Purchaser all of Purchaser's deposits held thereunder.

B. After a Purchase Agreement has become binding upon the Purchaser, then in the event that Purchaser defaults in making any payments required by said Agreement or in fulfilling any other obligations thereunder for a period of 10 days after written notice by Developer to Purchaser, Escrow Agent shall release sums held pursuant to the Purchase Agreement to Developer in accordance with the terms of said Agreement.

C. Upon conveyance of title to a Unit from Developer to Purchaser (or upon execution of a land contract between Developer and Purchaser in fulfillment of a Purchase Agreement) and upon issuance of a preliminary or final Certificate of Occupancy with respect to the Unit if required by local public ordinance, Escrow Agent shall release to Developer all sums held in escrow under such Agreement provided Escrow Agent has received a certificate signed by a licensed professional engineer or architect confirming:

(i) That those portions of the phase of the Condominium in which such Purchaser's Unit is located and which on the Condominium Subdivision Plan are labeled "must be built" are substantially complete; and

(ii) That recreational facilities or other similar facilities and all other common elements or facilities intended for common use, wherever located, which on the Condominium Subdivision Plan are labeled "must be built" are substantially complete.

If the elements or facilities labeled "must be built" and referred to above are not substantially complete, only sufficient funds to finance substantial completion of such elements or facilities shall be retained in escrow and the balance may be released. All funds required to be retained in escrow may be released, however, if

G. If Escrow Agent is holding in escrow funds or other security for completion of incomplete elements or facilities under §103b(7) of the Act, such funds or other security shall be administered by Escrow Agent in the following manner:

(i) Escrow agent shall upon request give all notices required by Section 103b(7) of the Act.

(ii) If Developer, the Condominium Association and any other party or parties asserting a claim to or interest in the escrow deposit enter into a written agreement (satisfactory in its terms and conditions to Escrow Agent for Escrow Agent's protection, as determined by Escrow Agent in its absolute and sole discretion), as to the disposition of the funds or security in escrow under §103b(7) of the Act, Escrow Agent shall release such funds or security in accordance with the terms of such written agreement among such parties.

(iii) Except as provided above, Escrow Agent shall be under no obligation to release any such escrowed funds or security, but Escrow Agent may, in its absolute and sole discretion, at any time take either of the following actions:

(a) Initiate an interpleader action in any circuit court in Michigan naming Developer, the Condominium Association and all other claimants and interested parties as parties and deposit all funds or other security in escrow under §103b(7) of the Act with the clerk of such court in full discharge of its responsibilities under this Agreement; or

(b) Initiate an arbitration proceeding under the Commercial Arbitration Rules of the American Arbitration Association pursuant to which proceeding both the Developer and the Condominium Association shall be named as parties. Escrow Agent shall continue to hold all sums in escrow under §103b(7) of the Act pending the outcome of such arbitration, but Escrow Agent shall not be a party to such arbitration. All issues relating to disposition of such escrow deposits or other security shall be decided by the arbitrator or arbitration panel and such decision shall be final and binding upon all parties concerned and judgment thereon may be rendered upon such award by any circuit court of the State of Michigan. Escrow Agent may in any event release all such escrow deposits in accord with the arbitration decision or may commence an interpleader action with respect thereto as provided above.

3. Escrow Agent may require reasonable proof of occurrence of any of the events, actions or conditions stated herein before releasing any sums held by it

pursuant to any Purchase Agreement or Reservation Agreement either to a Purchaser theréunder or to a Developer. Whenever Escrow Agent is required hereunder to receive the certification of a licensed professional architect or engineer, Escrow Agent may rely entirely upon any such certificate. All estimates and determinations of the cost to substantially complete any incomplete items for which escrowed funds are being held hereunder shall be made entirely by a licensed professional engineer or architect, and the determinations of all amounts to be retained in escrow for the completion of any such items shall be based entirely upon such determinations and estimates as are furnished by such engineer or architect. Escrow Agent shall have no duty whatsoever at any time to inspect the Condominium or make any cost estimates or determinations, and Escrow Agent may rely entirely upon such certificates, determinations and estimates as are provided for herein for retaining and releasing escrowed funds.

4. Upon release of the funds deposited with Escrow Agent pursuant to any Purchase Agreement or Reservation Agreement and this Escrow Agreement, Escrow Agent shall be released from any further liability, it being expressly understood that Escrow Agent's liability is limited by the terms and provisions set forth in this Escrow Agreement, and that by acceptance of any escrow deposit, Escrow Agent is acting in the capacity of a depository and is not, as such, responsible or liable for the sufficiency, correctness, genuineness or validity of the instruments submitted to it, or the marketability of title to any Unit. Escrow Agent is not responsible for the failure of any bank used by it as a depository for funds received by it under this Escrow Agreement. Escrow Agent is not a guarantor of performance by Developer under the condominium Documents or any Purchase Agreement or Reservation Agreement. Escrow Agent undertakes no responsibilities whatever with respect to the nature, extent or quality of Developer's actions or performance of Developer's obligations. As long as Escrow Agent relies in good faith upon any certificate, cost estimate or determination provided for herein, Escrow Agent shall have no liability whatever to developer, any Purchaser, any Co-owner or any other party for any error in such certificate, cost estimate or determination for any act or omission by Escrow Agent in all events be limited to return, to the party or parties entitled thereto, of the funds deposited in escrow less any reasonable expenses which Escrow Agent may incur in the administration of such funds or otherwise hereunder, including, without limitation, reasonable attorneys' fees and litigation expenses paid in connection with the defense, negotiation or analysis of claims against it, by reason of litigation or otherwise , arising out of the administration of such escrowed funds, all of which costs Escrow Agent shall be entitled without notice to deduct from amounts on deposit hereunder.

5. All notices required or permitted hereunder and all notices of change of address shall be deemed sufficient if prepaid and return receipt requested, addressed to the recipient party at the address shown below such party's signature to this Agreement or upon the applicable Purchase Agreement or Reservation Agreement.

For purposes of calculating time periods under the provisions of this Agreement, notice shall be deemed effective upon mailing or personal delivery, whichever is applicable.

DEVELOPER:

Pulte Home of Michigan
Corporation, a Michigan
corporation

ESCROW AGENT:

First Metropolitan Title
Company, a Michigan
corporation, as agent for Title
Company

By: _____

33 Bloomfield Hills Parkway
Suite 200
Bloomfield Hills, MI 48103

By: _____

1500 N. Woodward Avenue
Suite 219
Birmingham, MI 48011

D0848h