

2015 FEB 16 PM 1:11

Bernard J. Youngblood
Wayne County Register of Deeds
2015050196 L: 52020 P: 415
02/16/2015 01:11 PM MDA Total Pages: 27



Second Amendment to Master Deed
Art Center Town & Carriage Homes North

This Second Amendment to Master Deed is made and executed on January 22, 2015, by Palmer Property, LLC, a Michigan limited liability company, whose address is 7067 Treeline Drive, West Bloomfield, Michigan 48322, as successor Developer (pursuant to the Assignment of Developer's Rights dated November 25, 2013, recorded in Liber 51224, Page 590, Wayne County Records) of Art Center Town & Carriage Homes North, a condominium project established pursuant to the Master Deed thereof, recorded in Liber 44822, Page 73, Wayne County Records, and known as Wayne County Condominium Subdivision Plan No. 916, as amended by the First Amendment to Master Deed, dated May 14, 2009 and recorded in Liber 47959, Pages 1180-1187, Wayne County Records (as amended, "Master Deed"), hereby amends the Master Deed (this "Second Amendment"), pursuant to Article IX of the Master Deed with the written consent of at least 66-2/3% of the Co-owners:

1. Exhibit B to the Master Deed is amended and replaced with Exhibit B attached hereto as Replat Number 2 of Wayne County Subdivision Plan No. 916.
2. In all other respects, the Master Deed and Bylaws attached as Exhibit "A" thereto remain in effect. This amendment shall become effective upon recordation of this Second Amendment in the office of the Wayne County Register of Deeds.

PALMER PROPERTY, LLC, a Michigan limited liability company, as Successor Developer

By: Richard A Barr
Richard A. Barr, Member

State of Michigan
County of Wayne

On January 22, 2015, Richard A. Barr, member of Palmer Property, LLC, acknowledged the foregoing Second Amendment to Master Deed before me.

WAYNE COUNTY TREASURER
SKJ 2/16/15 NIC

Jeanne O. Patra
Notary Public
Wayne County, Michigan
My commission expires: _____

Tax Parcels: 01001559.001, 01001559.002, 01001559.003, 01001559.004, 01001561.001, 01001561.002, 01001561.003, 01001561.004L, 01001562.001, 01001562.002L and 01001563 (263 E. Palmer, et al.)

Drafted by and when recorded return to:

Richard A. Barr
7067 Treeline Drive
West Bloomfield, MI 48322
(313) 465-7308

JEANNE O. PATRA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES 01/1/2016
ACTING IN COUNTY OF Wayne

This is to certify that there are no tax liens or titles on this property and that taxes are paid in full according to our records

EXAMINED AND APPROVED
DATE FEB 16 2015
BY SKJ NIC
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

JAN 27 2015

No. 8285 Clerk [Signature]
Treasurer, City of Detroit

1866-C 149311 5003 1:36PM 01/27/15

REPLAT NUMBER 2 OF WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 916

EXHIBIT B TO THE MASTER DEED FOR ART CENTER TOWN & CARRIAGE HOMES NORTH
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SHEET INDEX

DEVELOPER:

PALMER PROPERTY, LLC
PALMER ART CENTER NORTH, LLC
7067 TREELINE DRIVE
WEST BLOOMFIELD, MI 48322

ENGINEER/SURVEYOR:

MASON BROWNS ASSOCIATES, LLC
BLOOMFIELD HILLS, MICHIGAN 48304
2708 BRIDE ROAD

- * 1. COVER SHEET
- * 2. SURVEY PLAN
- * 3. SITE PLAN
- * 4. UTILITY PLAN
- * 5. PERIMETER & GROUND FLOOR PLAN UNITS 5-12
- * 6. SECOND FLOOR PLAN UNITS 5-12
- * 7. SECTIONS UNITS 5-12
- * 8. PERIMETER, GARAGE & BASEMENT FLOOR PLAN UNITS 13-16
- * 9. FIRST FLOOR PLAN UNITS 13-16
- * 10. SECOND FLOOR PLAN UNITS 13-16
- * 11. SECTION 1 & 2 UNITS 13-16
- * 12. SECTION 3 UNITS 13-16
- * 13. PERIMETER, GARAGE & BASEMENT PLAN UNITS 21-23
- * 14. FIRST FLOOR PLAN UNITS 21-23
- * 15. SECOND FLOOR PLAN UNITS 21-23
- * 16. THIRD FLOOR PLAN UNITS 21-23
- * 17. SECTIONS 1 & 2 UNITS 21-23
- * 18. PERIMETER AND GROUND FLOOR PLAN UNITS 1-4
- * 19. FIRST FLOOR PLAN UNITS 1-4
- * 20. SECOND FLOOR PLAN UNITS 1-4
- * 21. SECTIONS UNITS 1-4
- * 22. PERIMETER, GARAGE AND BASEMENT PLAN UNITS 17-20
- * 23. FIRST FLOOR PLAN UNITS 17-20
- * 24. SECOND FLOOR PLAN UNITS 17-20
- * 25. THIRD FLOOR PLAN UNITS 17-20
- * 26. SECTIONS UNITS 17-20

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES
NEW OR AMENDED DRAWINGS DATED 12-26-2014. THESE
DRAWINGS ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO
THOSE PREVIOUSLY RECORDED.

LEGAL DESCRIPTION:

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS: ALL OF LOTS 12, 13 AND 14 AND PART OF LOTS 10 AND 11 IN BLOCK 29 OF "BRUSH'S SUBN OF THAT PART OF THE BRUSH FARM LYING BETWEEN THE NORTH LINE OF FARNSWORTH ST. AND THE SOUTH LINE OF HARPER AVE." AS RECORDED IN LIBER 17 OF PLATS, PAGE 28, WAYNE COUNTY RECORDS AND LOTS 16 & 17 OF "BRATSHAW'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF PLATS, PAGE 11, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF BRUSH ST., 60 FT. WIDE, WITH THE NORTHERLY LINE OF PALMER AVE., 60 FT. WIDE; THENCE S. 60° 17' 00" W. 349.08 FT. ALONG THE NORTHERLY LINE OF SAID PALMER AVE.; THENCE N. 29° 44' 50" W. 174.34 FT. (RECORDED AS 171.69 FT.) ALONG THE WESTERLY LINE OF SAID LOT 16; THENCE N. 60° 17' 00" E. 292.06 FT. (RECORDED AS 292.02 FT.) ALONG THE SOUTHERLY LINE OF A PUBLIC ALLEY, 20 FT. WIDE; THENCE S. 29° 54' 10" E. 112.56 FT.; THENCE N. 60° 05' 50" E. 60.70 FT. TO A POINT ON THE WESTERLY LINE OF SAID BRUSH STREET; THENCE ALONG SAID WESTERLY LINE OF BRUSH STREET S. 26° 06' 02" E. (RECORDED AS S. 26° 03' E.) 62.11 FT. TO THE POINT OF BEGINNING, CONTAINING 54,587.47 SQ. FT. 1.2532 ACRES OF LAND AND 23 UNITS.

PER ASSESSORS

JRS 1-27-15

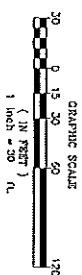
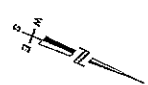
EXAMINED AND APPROVED
DATE FEB 16 2015
BY SSK n/c
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER



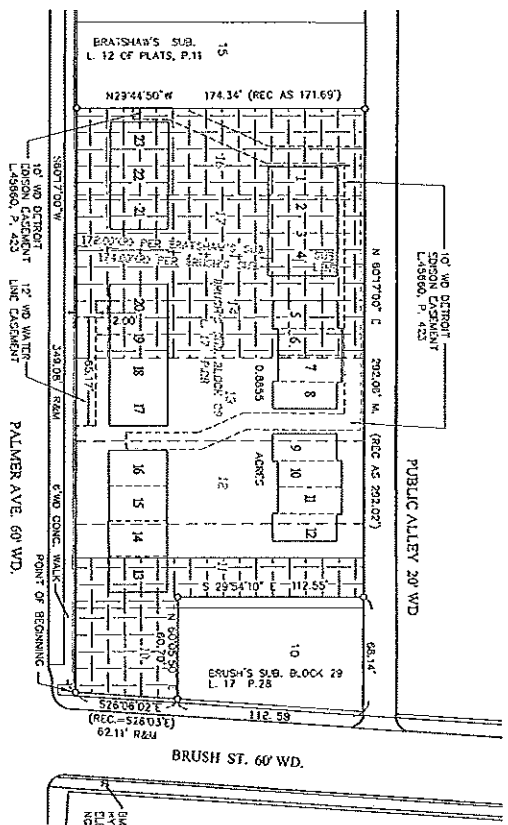
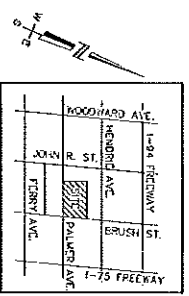
NOTE: UNITS 5 THROUGH 16 AND ALL IMPROVEMENTS
NECESSARY TO SERVICE SAME "MUST BE BUILT". ALL OTHER
IMPROVEMENTS SHOWN HEREON "NEED NOT BE BUILT".
PROPOSED: DATED DECEMBER 26, 2014



LEGEND:
 ○ MONUMENT CONSISTING OF 1/2" DIA. 36" LONG STEEL ROD ENCASED IN 4" DIA. CONCRETE PLUNGER
 RESERVATIONS BY THE STATE OF MICHIGAN OF ALL OIL, GAS AND ADJACENT RIGHTS TO ALL ADJACENT PLATS.



ART CENTER TOWN & CARRIAGE HOMES NORTH



BRUSH ST. 60' WD.
 PALMER AVE. 60' WD.
 PUBLIC ALLEY 20' WD.
 SIMPSON CEMETERY
 L 15860, P. 423



WAGON L. BROWN, P.E.
 LICENSED ENGINEER
 2700 DRELFIELD ROAD
 DOWNSIDE, MI 48028
 DOWNSIDE HILLS, MI 48040

DATE: 12/20/14
 PROJECT: PALMER ART CENTER NORTH, LLC

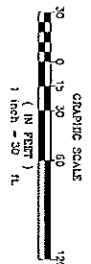
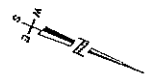
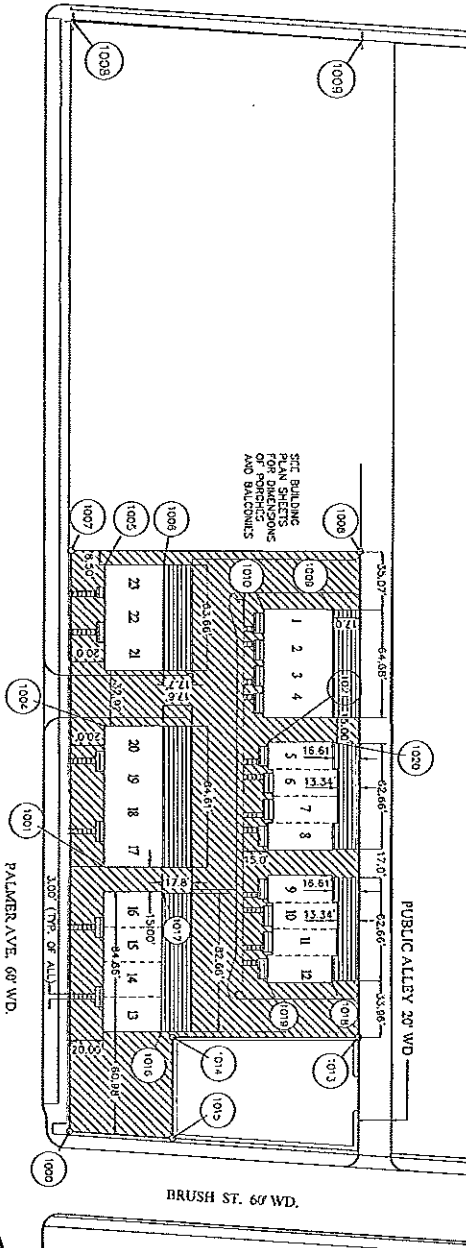
SURVEYOR'S CERTIFICATE
 I, WAGON L. BROWN, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MICHIGAN, HEREBY CERTIFY AS WAIVE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 916, AS SHOWN ON THE ACCOMPANYING SWANWICK RESPECTIVE A THAT THERE ARE NO OTHER INTERESTS OR CLAIMS UPON THE LANDS AND PROPERTY HEREBY DESCRIBED.
 I HAVE MADE THE REQUIRED MONUMENTS AND MARKS NECESSARY TO IDENTIFY THE BOUNDARIES OF THE LANDS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 58 OF THE PUBLIC ACTS OF 1975 AS AMENDED.
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 58 OF THE PUBLIC ACTS OF 1975.
 THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 58 OF THE PUBLIC ACTS OF 1975 AS AMENDED.

NOTE: UNIT 5 TOWER 16 AND ALL APPROPRIATE IMPROVEMENTS SHOWN HEREON WERE NOT DE BUILT.
 PROPOSED: DATED DECEMBER 20, 2014

NOTE: BEARINGS ARE BASED ON PALMER AVE. AS A NORTH POINT AS LABELED IN BRUSHAW'S SUBDIVISION LIND EAST OF THE CENTER OF JOHN R. ST. OF 42 DETROIT, WAYNE COUNTY, MICH., AS RECORDED IN REGISTER 12 OF PLATE 11, WORK AND IN TOWER & DWIGHT'S SUBDIVISION OF THE SOUTH PART OF PARK & 40 RECORDED IN LIBER 11 OF PLATE 28, WORK RECORDED 01-11-14
 RECEIVED 01-11-14
 WAGON BROWN RESURVEYING, LLC
 2700 DRELFIELD ROAD
 DOWNSIDE, MI 48028
 PALMER ART CENTER NORTH, LLC
 2700 DRELFIELD ROAD
 DOWNSIDE, MI 48028

DATE	12/20/14
PROJECT	PALMER ART CENTER NORTH, LLC
SCALE	AS SHOWN
BY	WAGON L. BROWN, P.E.
DATE	12/20/14
PROJECT	PALMER ART CENTER NORTH, LLC
SCALE	AS SHOWN
BY	WAGON L. BROWN, P.E.

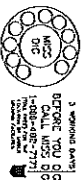
ART CENTER TOWN & CARRIAGE HOMES NORTH



COORDINATE TABLE		
POINT NUMBER	NORTHING	EASTING
1000	5053.88	4973.60
1005	4902.71	4667.73
1006	4933.40	4850.23
1007	4880.83	4670.42
1008	5032.20	4583.92
1009	5003.42	4822.71
1010	4990.18	4643.28
1013	5176.98	4837.27
1014	5079.41	4853.88
1015	5109.66	4940.28
1016	5072.23	4894.31
1017	5000.26	4820.78
1018	5146.46	4817.04
1019	5172.88	4836.22
1020	5074.91	4801.58
1021	5041.32	4770.84

LEGEND

- UNIT LIMIT
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- LOCATION OF AND POINT NUMBER FOR COORDINATES



NOTE: UNITS 5 THROUGH 15 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT.

PROPOSED: DATE: DECEMBER 26, 2014

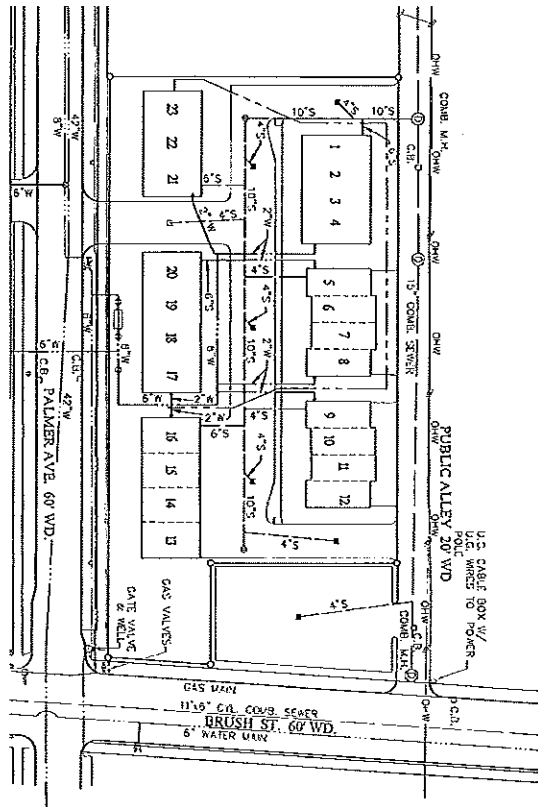
REVISED 11-24-14
 RECEIVED 01-11-10
 MASON DESIGN ASSOCIATES, LLC
 2700 W. BROADWAY, SUITE 200
 CHICAGO, ILLINOIS 60644
 PALMER PROPERTY, LLC
 PALMER ART CENTER NORTH, LLC
 200 W. PALMER AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60644

SITE PLAN
 207 E. PALMER CHICAGO, ILLINOIS

DATE OF PLAN: 11/24/14
 DRAWN BY: MDC 316
 CHECKED BY: MDC 316
 SCALE: AS SHOWN

3

ART CENTER TOWN & CARRIAGE HOMES NORTH

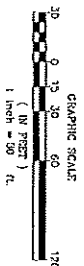


UTILITY SOURCE TABLE

GAS	CONSUMERS ENERGY
ELECTRIC	D.E. MCWANE
TELEPHONE	CITY OF DETROIT
CABLE	CITY OF DETROIT
WATER	CITY OF DETROIT
TELEVISION	COMCAST

UTILITY INFORMATION SHOWN HEREON IS TAKEN FROM UTILITY OWNER'S RECORDS (SEE TABLE ABOVE FOR EXISTING SERVICES) AND FROM PLANS PREPARED BY THIS OFFICE (PROPOSED SERVICE AND WATER SERVICES). THE LOCATION OF PROPOSED GAS, TELEPHONE, ELECTRIC, CABLE, TELEVISION AND METERS LOCATIONS ARE NOT KNOWN AT THIS TIME AND WILL BE SHOWN ON THE AS BUILT PLAN.

NOTE: UNITS 2 THROUGH 16 AND ALL IMPROVEMENTS INDICATED BY SHOWN HEREON WILL BE BUILT IN PROGRESS. DATED DECEMBER 26, 2014



- LEGEND
- EX GAS VALVE
 - EX WATER SHUT-OFF VALVE
 - EX CATCH BASIN
 - EX COMBINATION MANHOLE
 - EX LAMP POST
 - EX GAS MAIN & SIZE
 - EX WATER MAIN & SIZE
 - EX GAS MAIN & SIZE
 - EX PUBLIC LIGHTING MANHOLE
 - EX PROP. COMBINATION SEWER & SIE
 - EX PROP. WATERMAIN & SIZE
 - EX UNDERGROUND ELECTRIC SERVICE LINE
 - EX UTILITY POLE
 - EX PROP. GATE VALVE & WELL
 - EX PROP. CATCH BASIN

REVISED 11-24-14
REVISED 01-11-10

PROJECT NO.	14-0000000000
DATE	11/24/14
SCALE	AS SHOWN
PROJECT NO.	14-0000000000
DATE	11/24/14
SCALE	AS SHOWN

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3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT
2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT
2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT
2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT
2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT
2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
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2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
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2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
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2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT
2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/14	ISSUED FOR PERMIT
2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

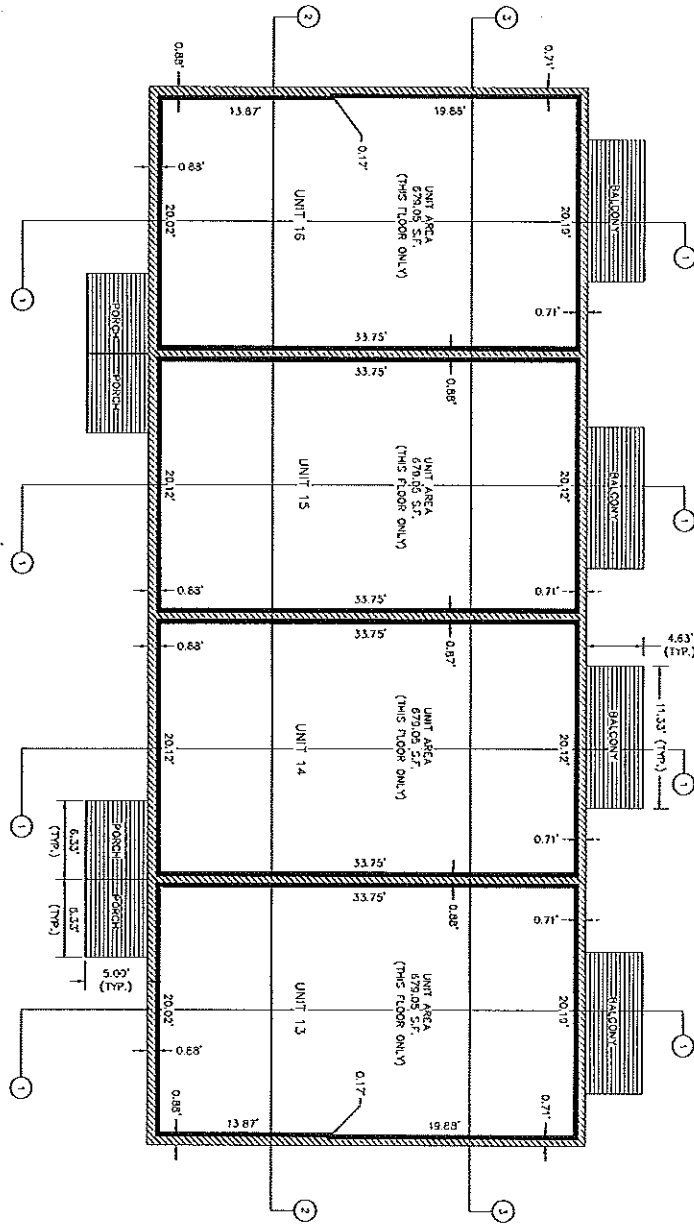
REVISIONS

NO.	DATE	DESCRIPTION
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2	01/11/10	ISSUED FOR PERMIT
3	11/24/14	ISSUED FOR PERMIT
4	11/24/14	ISSUED FOR PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
1		

ART CENTER TOWN & CARRIAGE HOMES NORTH



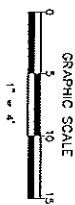
FIRST FLOOR PLAN

NOTE: UNITS 8 THROUGH 16 AND ALL APPROXIMATIONS NECESSARY TO SERVICE SAME "MUST BE BUILT" ALL OTHER IMPROVEMENTS SHOWN HEREON "MAY NOT BE BUILT" PROPOSED: DATED DECEMBER 26, 2014



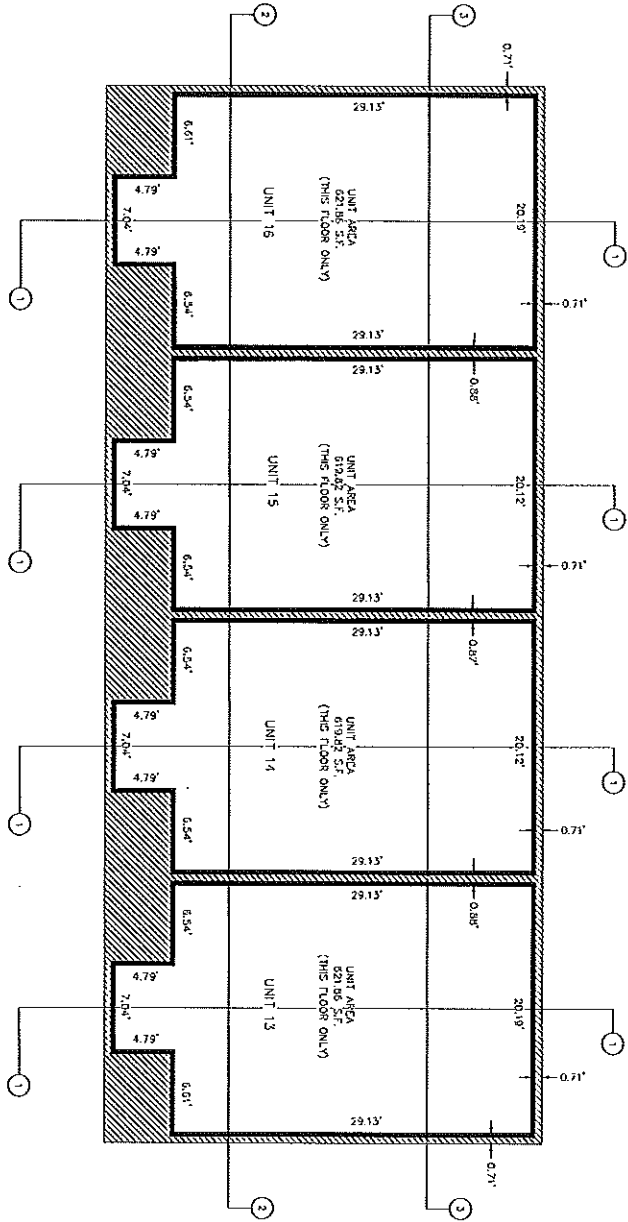
LEGEND

- UNIT LIMIT
- ▨ LIMITED COMMON ELEMENT
- ▨ GENERAL COMMON ELEMENT
- (TYP.) - TYPICAL



RECEIVED 11-24-14	PAINTER ARCHITECTURE, LLC
PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH	10077 Reservoir Drive, Vero Beach, Florida 32987
PROJECT NO: 14-00000000000000000000	10077 Reservoir Drive, Vero Beach, Florida 32987
DATE: 11/24/14	10077 Reservoir Drive, Vero Beach, Florida 32987
BY: [Signature]	10077 Reservoir Drive, Vero Beach, Florida 32987
FOR: [Signature]	10077 Reservoir Drive, Vero Beach, Florida 32987
1	9

ART CENTER TOWN & CARRIAGE HOMES NORTH



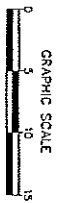
SECOND FLOOR PLAN

NOTE: UNITS 9 THROUGH 16 AND ALL APPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER APPROVEMENTS SHOWN HEREON MIGHT NOT BE BUILT.
 PREPARED: DATED DECEMBER 26, 2014



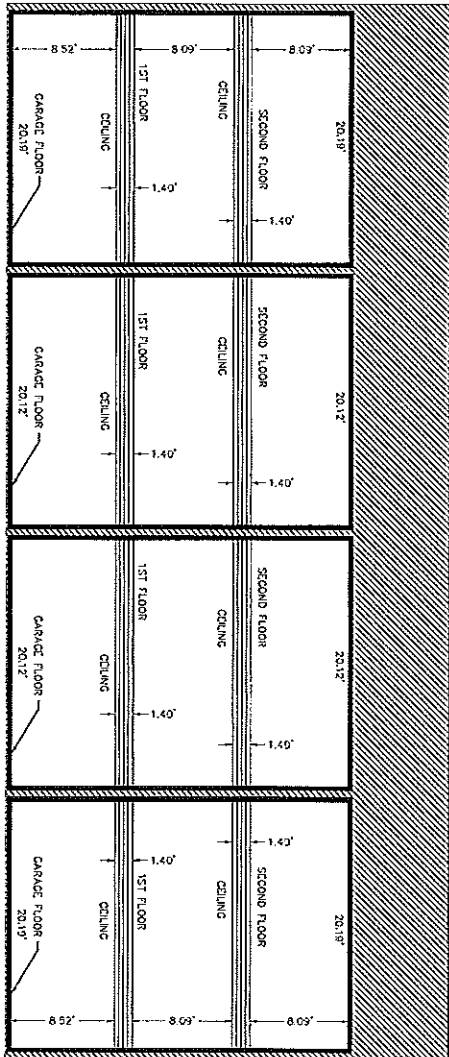
LEGEND

- UNIT UNIT
- UNIT COMMON ELEMENT
- GENERAL COMMON ELEMENT



REVISED 11-24-14	REVISIONS
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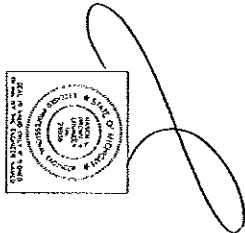
ART CENTER TOWN & CARRIAGE HOMES NORTH



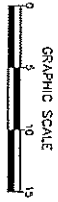
SECTION 3

UNIT No.	2ND FLOOR
13, 14, 15, 16	ELEVATION
	1/25/12

NOTE: UNITS 9 THROUGH 16 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAID "JUST BE BUILT" ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT"
 PROPOSED: DATE DECIDER 26, 2014



- LEGEND**
- UNIT UNIT
 - UNIT COMMON ELEMENT
 - GENERAL COMMON ELEMENT



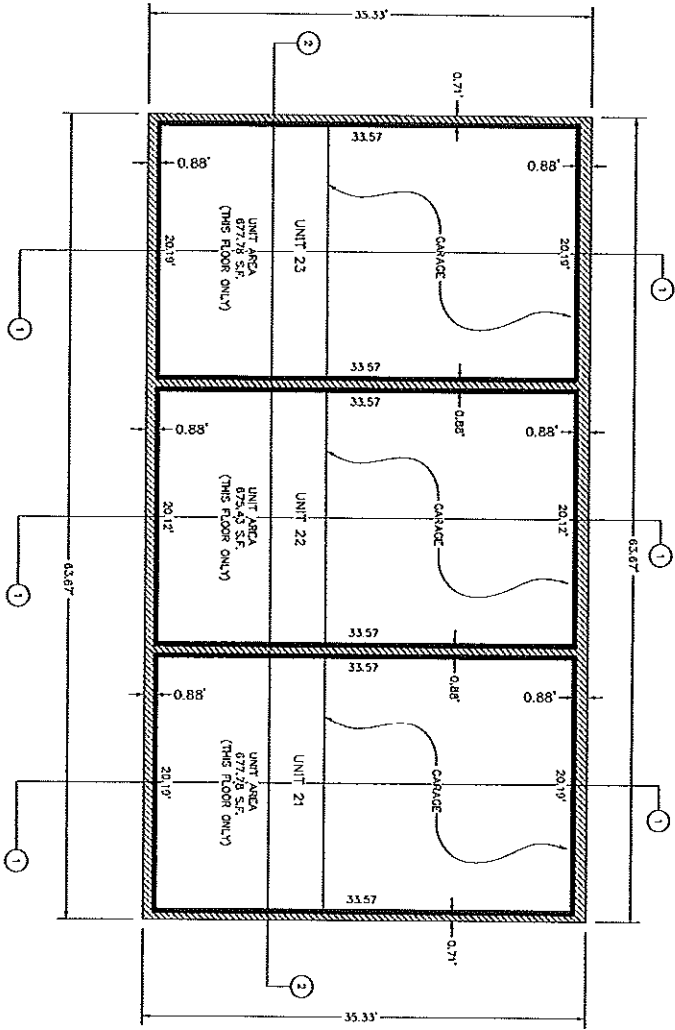
REVISION: 11-24-12

RAJON BROWN ASSOCIATES, LLC
 ONE BRONXWAY A SUITE 200
 BRONX, NY 10463
 703-227-9900
 PALLES ART CENTER NORTH, LLC
 7007 Tremont Drive
 West Bloomfield, MI 48322

SECTION 3 UNITS 13-16

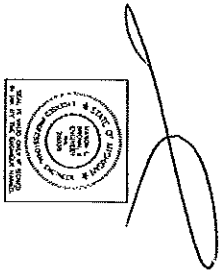
207 E. Palmer
 City of Detroit, Wayne Co., Michigan
 313.224.1200
 12

ART CENTER TOWN & CARRIAGE HOMES NORTH



PERIMETER GARAGE & BASEMENT FLOOR PLAN

NOTE: UNITS 9 THROUGH 18 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE DULTE. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE DULTE. PROPOSED. DATED DECEMBER 24, 2014



LEGEND

- UNIT UNIT
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT

GRAPHIC SCALE

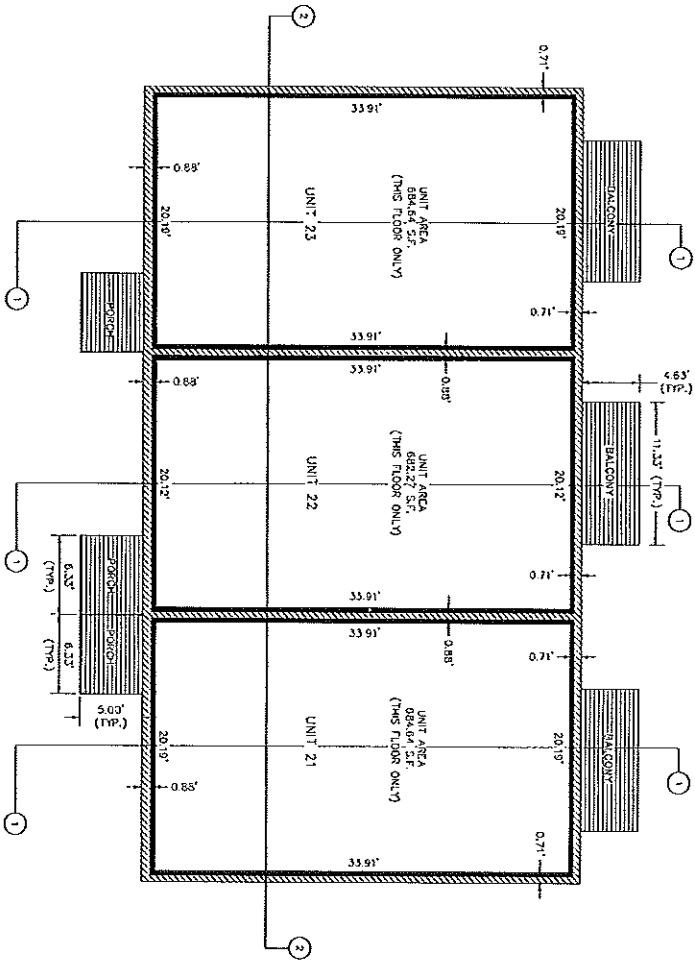
1" = 4'

0 5 10 15

REVISION	DATE	BY	DESCRIPTION
REVISED	11-24-14		
REVISED	01-11-10		
MASON BROWNE ASSOCIATES, LLC 10000 WOODLAND AVENUE, SUITE 100 BLOOMINGHILL, MICHIGAN 48304 TEL: 248-847-1000 FAX: 248-847-1001 WWW.MASONBROWNE.COM			
PALMER ART CENTER NORTH, LLC PALMER ART CENTER NORTH, LLC 1601 Trumbull Drive, Westland, MI 48092 UNITS 21-23			
PERIMETER GARAGE & BASEMENT PLAN			
287 E. Palmer City of Detroit, Wayne Co., Michigan			
DATE	SCALE	BY	CHK
11/24/14	1/8" = 1'-0"	DWD	DWD
			13

ART CENTER TOWN & CARRIAGE HOMES NORTH

FIRST FLOOR PLAN

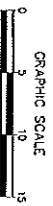


NOTE: UNITS 9 THROUGH 16 AND ALL IMPROVEMENTS NECESSARY TO SERVIC SALES MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT.
 PROPOSED: DATED DECEMBER 25, 2014



David Wayne Co.

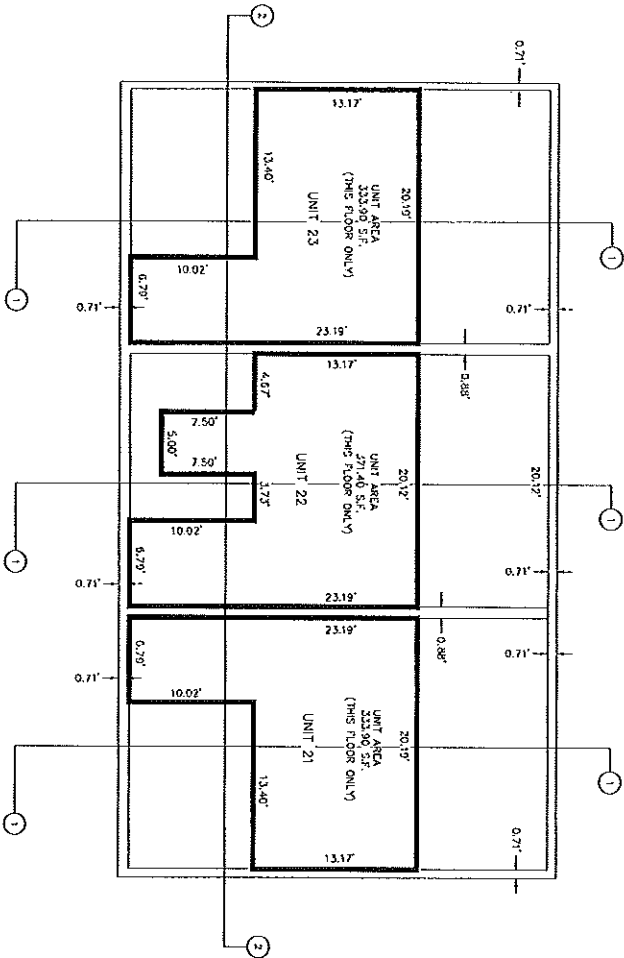
- LEGEND
- UNIT LIMIT
 - LIMITED COMMON ELEMENT
 - GENERAL COMMON ELEMENT
 - (TYP.) = TYPICAL



REVISED 11-24-14
 REVISED 01-11-10

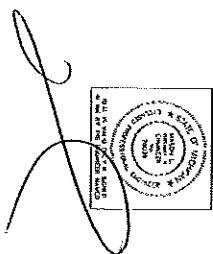
PROJECT	ART CENTER TOWN & CARRIAGE HOMES NORTH
OWNER	PALMER ART CENTER NORTH, LLC
ARCHITECT	DAVID WAYNE CO.
DATE	DECEMBER 25, 2014
SCALE	AS SHOWN
NO. OF SHEETS	14
SHEET NO.	14

ART CENTER TOWN & CARRIAGE HOMES NORTH



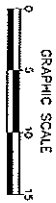
THIRD FLOOR PLAN

NOTE: UNITS 9 THROUGH 15 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON WOULD NOT BE BUILT.
 PROPOSED: DATED DECEMBER 20, 2014



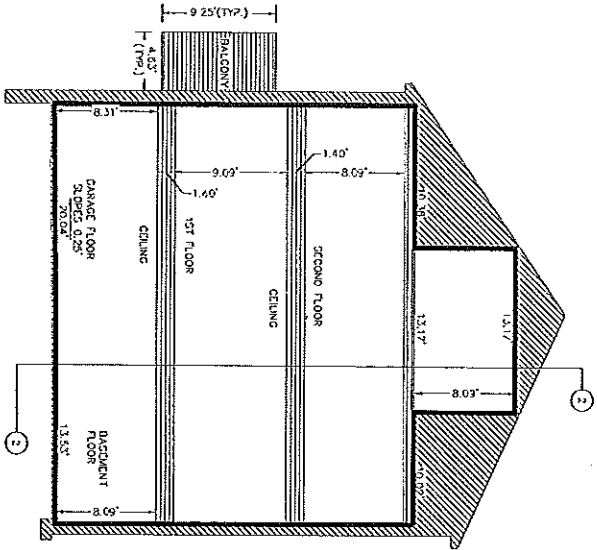
LEGEND

- UNIT UNIT
- UNIT'S COMMON ELEMENT
- CENTRAL COMMON ELEMENT

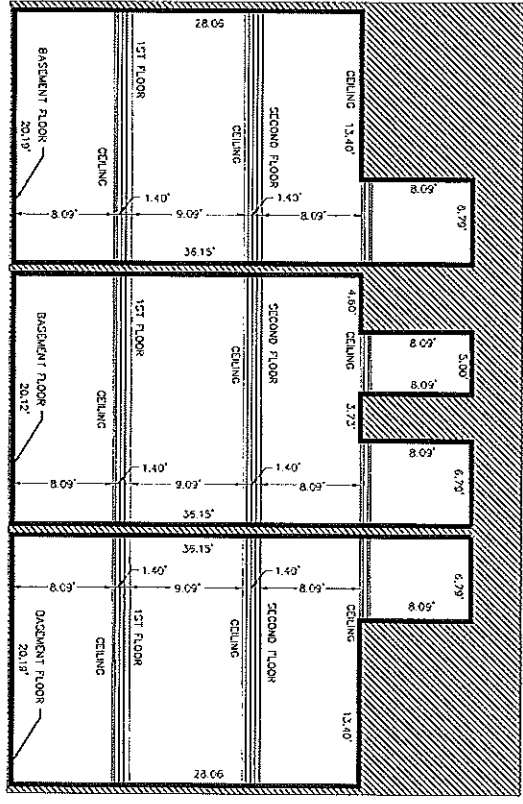


REVISION	DATE	BY	DESCRIPTION
REVISED	11-24-14		
REVISED	01-11-10		
KAYSON BROWN ASSOCIATES, LLC 2700 W. HURON AVENUE, SUITE 200 ANN ARBOR, MICHIGAN 48106 TEL: 734.769.8800 FAX: 734.769.8801 WWW.KAYSONBROWN.COM			
PALMER PROPERTY, LLC 287 E. PALMER ANN ARBOR, MICHIGAN 48106 TEL: 734.769.8800 FAX: 734.769.8801 WWW.PALMERPROPERTY.COM			
THIRD FLOOR PLAN UNITS 21-23 287 E. Palmer City of Detroit, Wayne Co., Michigan Project No. 14-00000000-0000-0000 SHEET NO. 16 OF 16			

ART CENTER TOWN & CARRIAGE HOMES NORTH

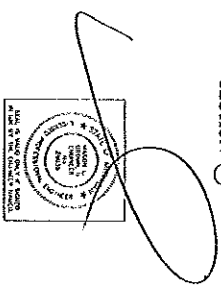


SECTION 1



SECTION 2

UNIT NO.	21, 26, 23
TWO TOWER	13A, 13B, 13C



NOTE: UNITS 9 THROUGH 16 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT. PROPOSED. DATED DECEMBER 26, 2014.

LEGEND

- UNIT LIMIT
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT

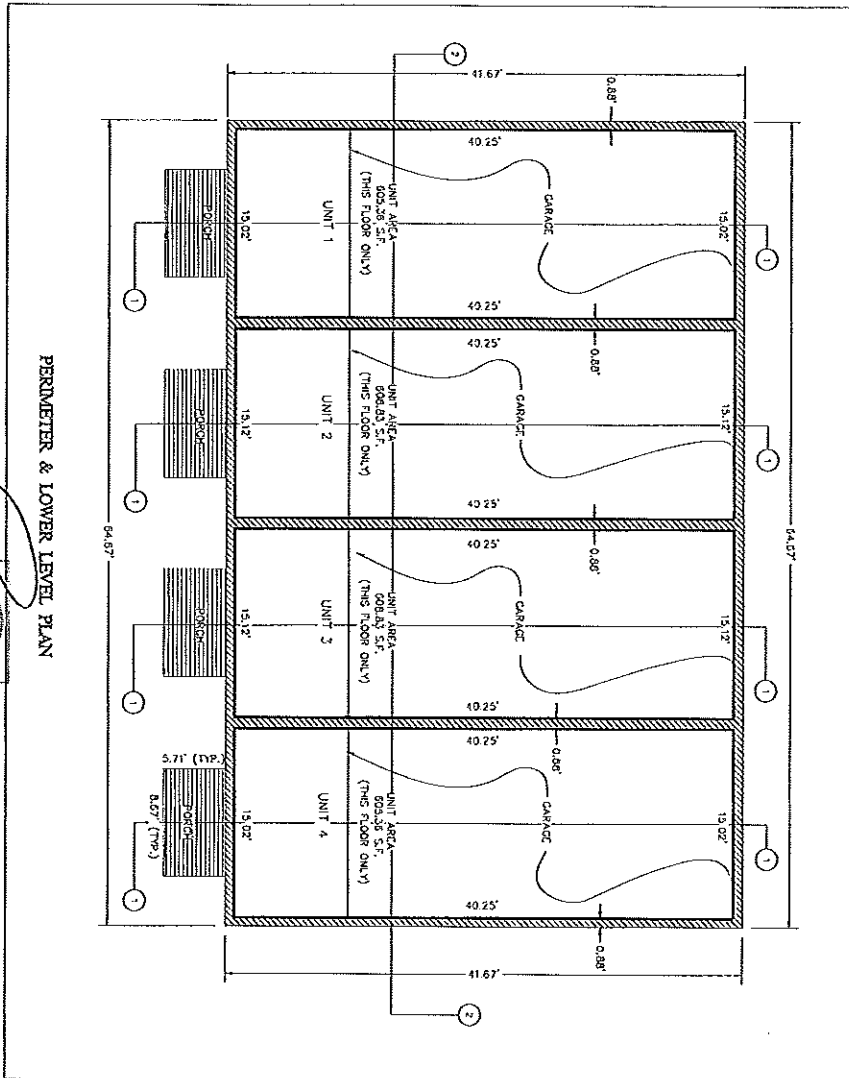
GRAPHIC SCALE

0 5 10 15

1" = 4'

REVISION	NO.	DATE	DESCRIPTION
1	11-24-14	11-24-14	REVISED
2	01-11-15	01-11-15	REVISED
PALMER PROPERTY, LLC 207 E. Palmer - City of Denver, Wagon Co. Michigan 7800 SECTION 1 & 2, UNITS 21-23			
ART CENTER TOWN & CARRIAGE HOMES NORTH, LLC 207 E. Palmer - City of Denver, Wagon Co. Michigan 7800			
DATE PLOTTED	12/26/14	PROJECT NO.	17

ART CENTER TOWN & CARRIAGE HOMES NORTH



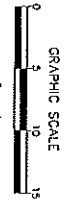
PERIMETER & LOWER LEVEL PLAN



NOTE: UNITS 3 THROUGH 15 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT.
 PROVIDED: DATED DECEMBER 26, 2014

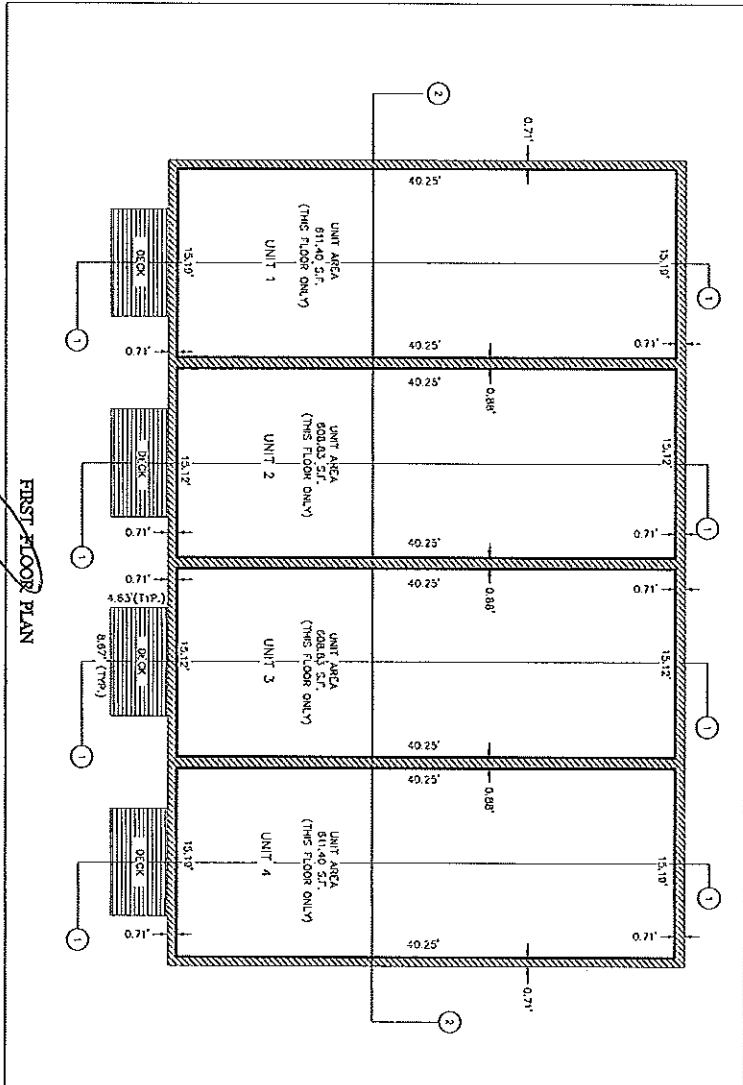
100

- LEGEND
- [Symbol] UNIT LIMIT
 - [Symbol] LIMITED COMMON ELEMENT
 - [Symbol] GENERAL COMMON ELEMENT
 - (TYP.) = TYPICAL



REVISED 11-24-14	PROJECT	ART CENTER TOWN & CARRIAGE HOMES NORTH
REVISED 01-11-10	DATE	01/11/10
DESIGNED BY: DAVID D. HENSON	DESIGNED BY:	DAVID D. HENSON
CHECKED BY: DAVID D. HENSON	CHECKED BY:	DAVID D. HENSON
DATE: 11/24/14	DATE:	11/24/14
PROJECT: PALMER PROPERTY, LLC	PROJECT:	PALMER PROPERTY, LLC
CLIENT: PALMER PROPERTY, LLC	CLIENT:	PALMER PROPERTY, LLC
ADDRESS: 7007 Westland Drive	ADDRESS:	7007 Westland Drive
CITY: WESTLAND, MI 48092	CITY:	WESTLAND, MI 48092
STATE: MI	STATE:	MI
PLANNING AND CONSTRUCTION	PLANNING AND CONSTRUCTION:	DAVID D. HENSON
DATE: 11/24/14	DATE:	11/24/14
PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH	PROJECT:	ART CENTER TOWN & CARRIAGE HOMES NORTH
DATE: 11/24/14	DATE:	11/24/14
PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH	PROJECT:	ART CENTER TOWN & CARRIAGE HOMES NORTH
DATE: 11/24/14	DATE:	11/24/14

ART CENTER TOWN & CARRIAGE HOMES NORTH



FIRST FLOOR PLAN

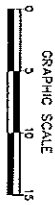


NOTE: UNITS 3 THROUGH 18 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT. PHOTOGRAPH DATED DECEMBER 26, 2014.

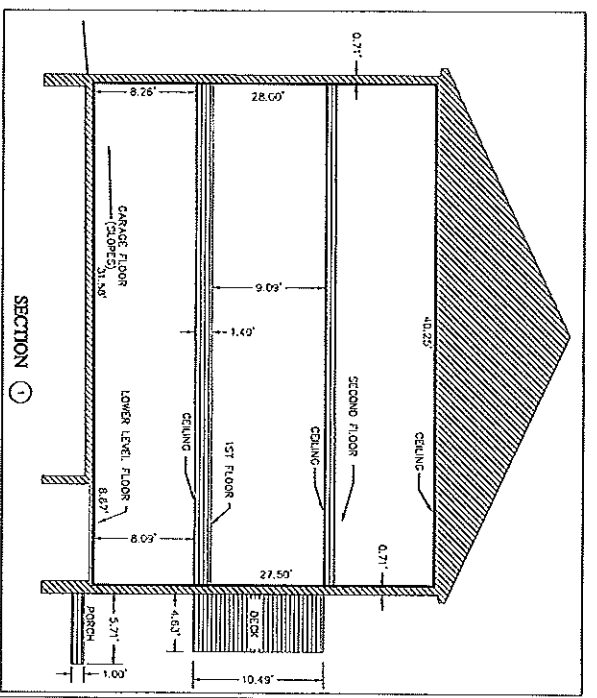
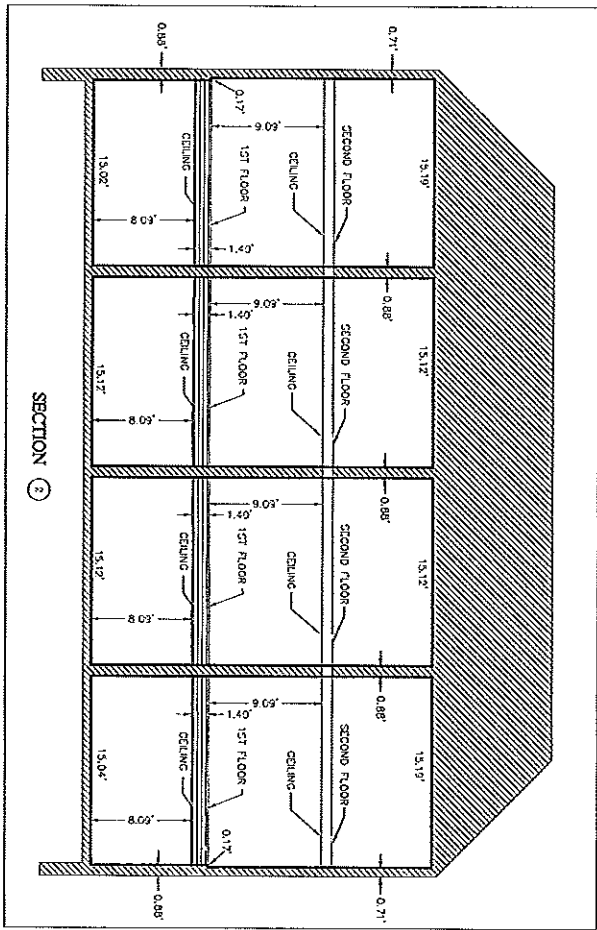
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LEGEND

- UNIT LIMIT
- UNIT COMMON ELEMENT
- GENERAL COMMON ELEMENT
- (TYP.) = TYPICAL



REVISION	DATE	BY	DESCRIPTION
1	01-28-15	...	...
2	01-28-15	...	...
3	01-28-15	...	...
4	01-28-15	...	...
5	01-28-15	...	...
6	01-28-15	...	...
7	01-28-15	...	...
8	01-28-15	...	...
9	01-28-15	...	...
10	01-28-15	...	...
11	01-28-15	...	...
12	01-28-15	...	...
13	01-28-15	...	...
14	01-28-15	...	...
15	01-28-15	...	...
16	01-28-15	...	...
17	01-28-15	...	...
18	01-28-15	...	...
19	01-28-15	...	...



ART CENTER TOWN & CARRIAGE HOMES NORTH



UNIT No.	1ST FLOOR ELEVATION
1, 2, 3, 4	SECTION 1
5	SECTION 2

100

NOTE: UNITS 9 THROUGH 16 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT.
 PROPOSER: DATED DECEMBER 20, 2014

LEGEND

- UNIT LIMIT
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT

GRAPHIC SCALE

0 5 10 15

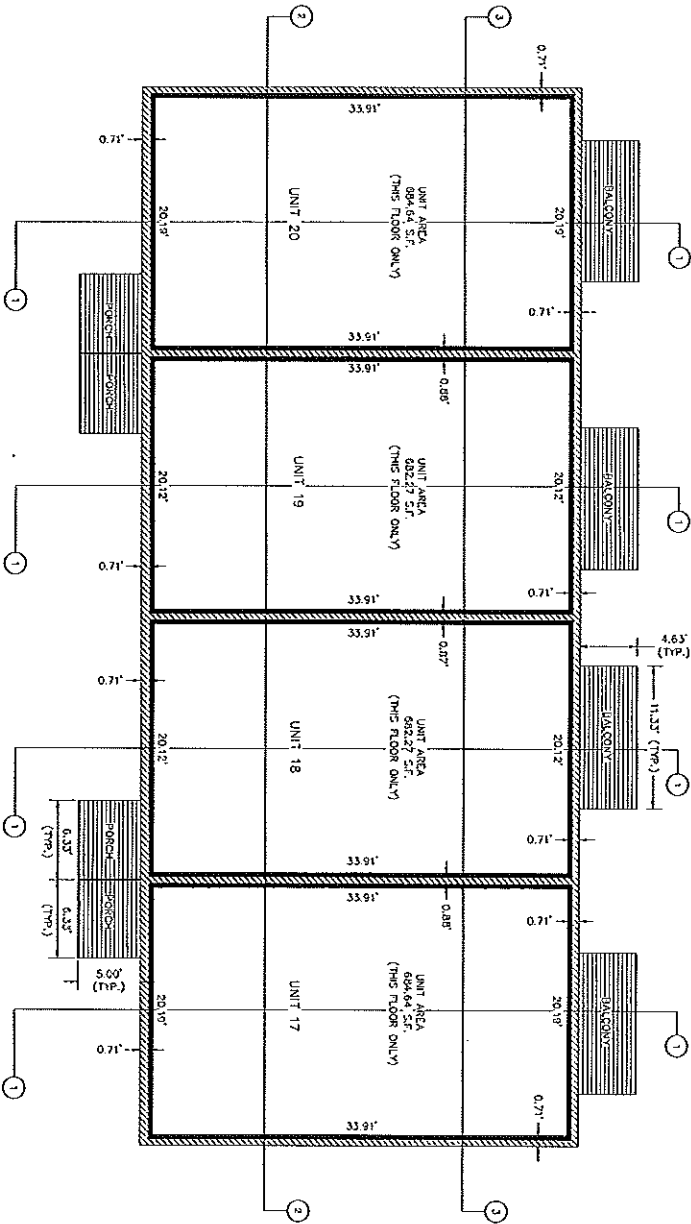
1" = 4'

REVISED 11-24-14
 REVISION 01-11-10

RAJESH BHOWMICK ARCHITECTS, LLC
 10000 WOODBURN AVENUE, SUITE 100
 FALLS CHURCH, VA 22044
 PALMER PROPERTY, LLC
 PALMER ART CENTER NORTH, LLC
 207 E. PARKWAY, SUITE 100
 FALLS CHURCH, VA 22044

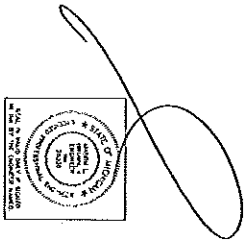
SECTIONS UNITS 1-4
 207 E. PARKWAY, SUITE 100, FALLS CHURCH, VA 22044
 ARCHITECT: RAJESH BHOWMICK ARCHITECTS, LLC
 DATE: 11/24/14
 SHEET NO. 21

ART CENTER TOWN & CARRIAGE HOMES NORTH

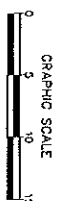


FIRST FLOOR PLAN

NOTE: UNITS 9 THROUGH 16 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME, MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREIN NEED NOT BE BUILT.
PROPOSED: DATED DECEMBER 26, 2014

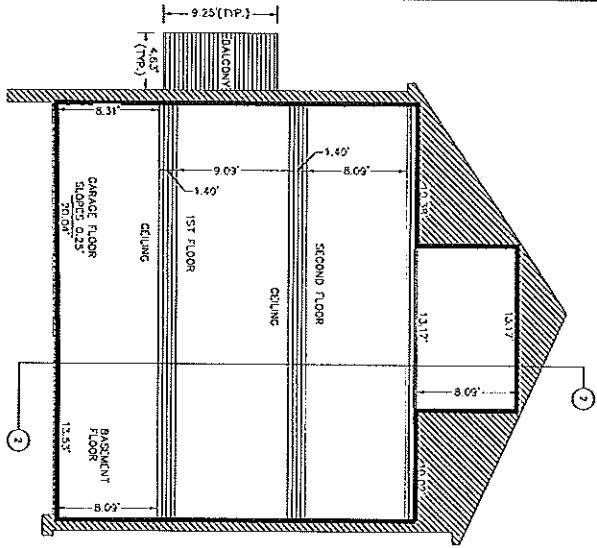


- LEGEND
- UNIT LIMIT
 - LIMITED COMMON ELEMENT
 - GENERAL COMMON ELEMENT
 - (TYP.) = TYPICAL

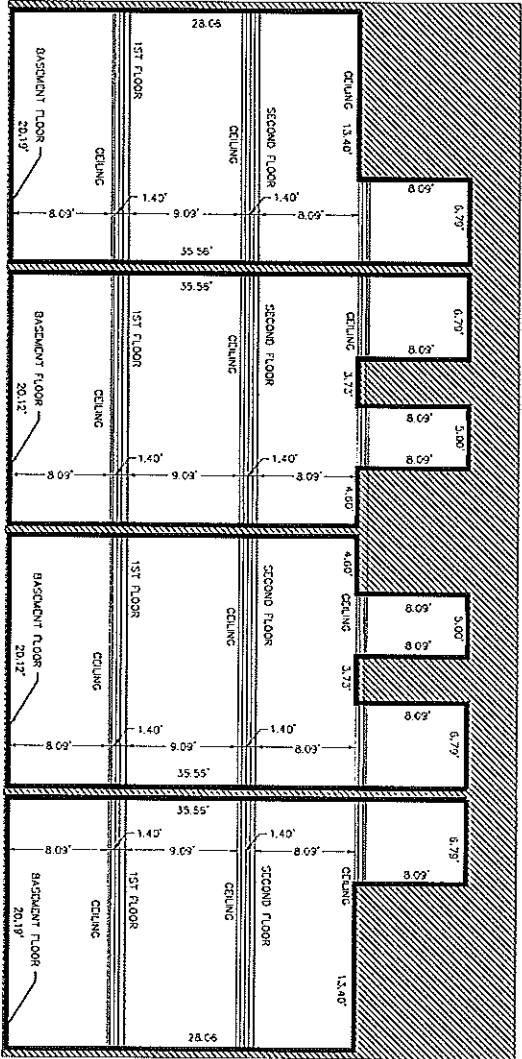


REVISED: 11-24-14	PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH
DESIGNED BY: [Signature]	CLIENT: PALMER ART CENTER NORTH, LLC
CHECKED BY: [Signature]	ADDRESS: 7077 Freedom Drive, Westland, MI 48172
DATE: 11-24-14	CITY: Westland, Michigan
PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH	STATE: Michigan
DESIGNED BY: [Signature]	DATE: 11-24-14
CHECKED BY: [Signature]	PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH
DATE: 11-24-14	STATE: Michigan
PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH	DATE: 11-24-14
STATE: Michigan	PROJECT: ART CENTER TOWN & CARRIAGE HOMES NORTH

ART CENTER TOWN & CARRIAGE HOMES NORTH

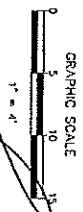


SECTION 1



SECTION 2

UNIT No.	2ND FLOOR ELEVATION
17-18, 19, 20	040027



NOTE: UNITS 9 THROUGH 16 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT - ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT.
 PROPOSED: DATED DECEMBER 26, 2014



PLUMER PROPERTY, LLC
 7007 ART CENTER NORTH, LLC
 SECTIONS UNITS 17-20
 307 E. Palmer, City of Detroit, Wayne Co., Michigan
 Prepared by: [Signature] 12/26/14
 Checked by: [Signature] 12/26/14
 Date for file: 12/26/14