

WASHTENAW COUNTY CONDOMINIUM SUBDIVISION
PLAN NUMBER
EXHIBIT B TO THE MASTER DEED OF

ANN ARBOR
city apartments
A CONDOMINIUM

CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 2 SOUTH, RANGE 6 EAST,
WASHTENAW COUNTY, MICHIGAN

LOTS 1, 2 AND 3 OF BLOCK 2 SOUTH OF HURON STREET, RANGE 2 EAST,
ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN
TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

BEING ALSO DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF
BLOCK 2 SOUTH OF HURON STREET, RANGE 2 EAST, ORIGINAL PLAT OF THE
VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152,
WASHTENAW COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 1
S.86°19'08"E., 124.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE
ALONG THE EAST LINE OF LOTS 1, 2 AND 3 OF SAID BLOCK 2 SOUTH OF HURON
STREET, RANGE 2 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN
ARBOR S.03°38'28"W., 198.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3 N.86°14'03"W., 124.18 FEET TO
THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF
SAID LOTS 1, 2 AND 3 N.03°41'15"E., 198.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,672 SQUARE FEET OR 0.57 ACRES.

ATTENTION: COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE
ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER
HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE
PROPERLY SHOWN IN THE TITLE, SHEET 1 AND THE
SURVEYOR'S CERTIFICATE, SHEET 2.

DEVELOPER

NAME
ADDRESS

SURVEYOR

NOWAK AND FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MICHIGAN 48342-5032
PHONE: (248) 332-7931
FAX: (248) 332-8257
WEB: WWW.NOWAKFRAUS.COM

INDEX

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- 3 UTILITY PLAN
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- 7 UPPER LEVEL FLOOR PLAN
- 8 RESIDENTIAL LEVEL FLOOR PLAN
- 9 ROOF LEVEL PLAN
- 10 CROSS SECTION A-A
- 11 CROSS SECTION B-B
- 12 CROSS SECTION C-C

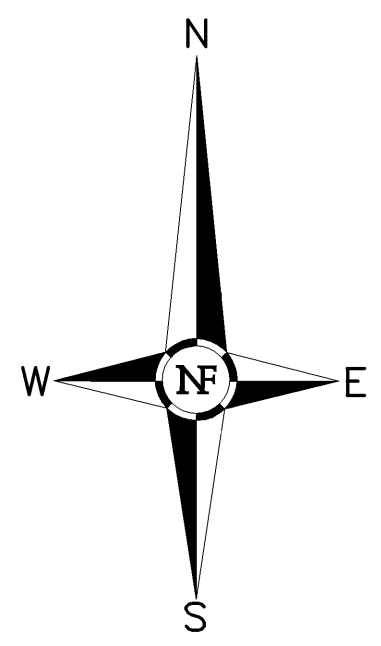
TITLE SHEET

PROPOSED 11/2/2011

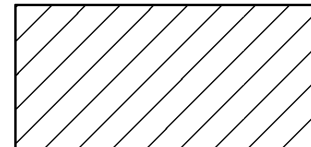



ISSUED 11/2/2011

JOB No. G253

SHEET No. 1

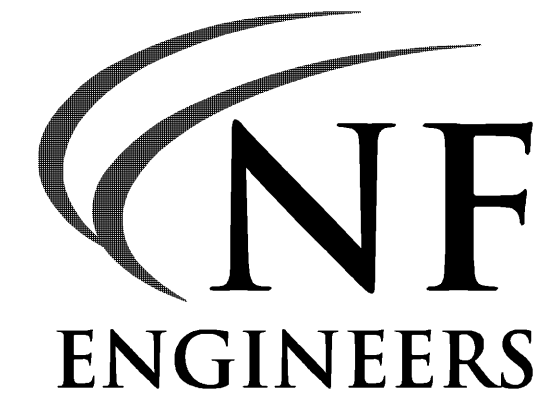


LEGEND

-  GENERAL COMMON ELEMENT
-  MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG.
- 809 BFE  BASE FLOOD ELEVATION (N.G.V. DATUM)
-  COORDINATE NUMBER



LOCATION MAP
NOT TO SCALE



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

NOTES

1. ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED WEST RIGHT-OF-WAY LINE OF FIRST STREET AS SHOWN IN THE MASTER DEED OF "LIBERTY LOFTS CONDOMINIUM" WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN No. 489. (S.03°41'15"W.)
2. UNITS 1 AND 2, ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".
3. TITLE REPORT EVIDENCES TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT NOT YET RECORDED. SURVEYOR HAS NOT BEEN SUPPLIED WITH A COPY OF SAID EASEMENT AGREEMENT.

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 260213 005 D EFFECTIVE DATE: JANUARY 2, 1992. THE ESTABLISHED 100 YEAR BASE FLOOD ELEVATION FOR THE SUBJECT AREA IS BETWEEN ELEVATIONS 808 AND 810 N.A.V.D.. WITH THE EXCEPTION OF BELOW GRADE BUILDING FEATURES, THE PROPOSED FINISH GRADE OF THE SUBJECT SITE VARIES BETWEEN 809.3 AND 825.9 N.A.V.D.

SURVEYOR'S CERTIFICATE

I, KEVIN NAVAROLI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN, THAT THE REQUIRED MONUMENTS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, BUT SHALL BE WITHIN ONE YEAR OF THE DATE ON WHICH THE MASTER DEED IS RECORDED, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE: 11/2/2011

KEVIN NAVAROLI, P.S. No. 53503

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

SEAL

DRAWN BY:

APPROVED BY:
J. Ploch

DATE:
11/2/2011

SCALE:
1" = 20'

NFE JOB NO.
G253

SHEET NO.
2

ANN ARBOR
city apartments
A CONDOMINIUM

BENCHMARK
TOP OF S.E. BOLT ON
L.P. BASE ELEVATION
813.11 N.A.V.D.

BENCHMARK
ARROW ON HYDRANT
ELEVATION 818.43
N.G.V.D.

POINT OF BEGINNING

W. WASHINGTON STREET (66' WIDE-PUBLIC)

S. FIRST STREET (66' WIDE-PUBLIC)

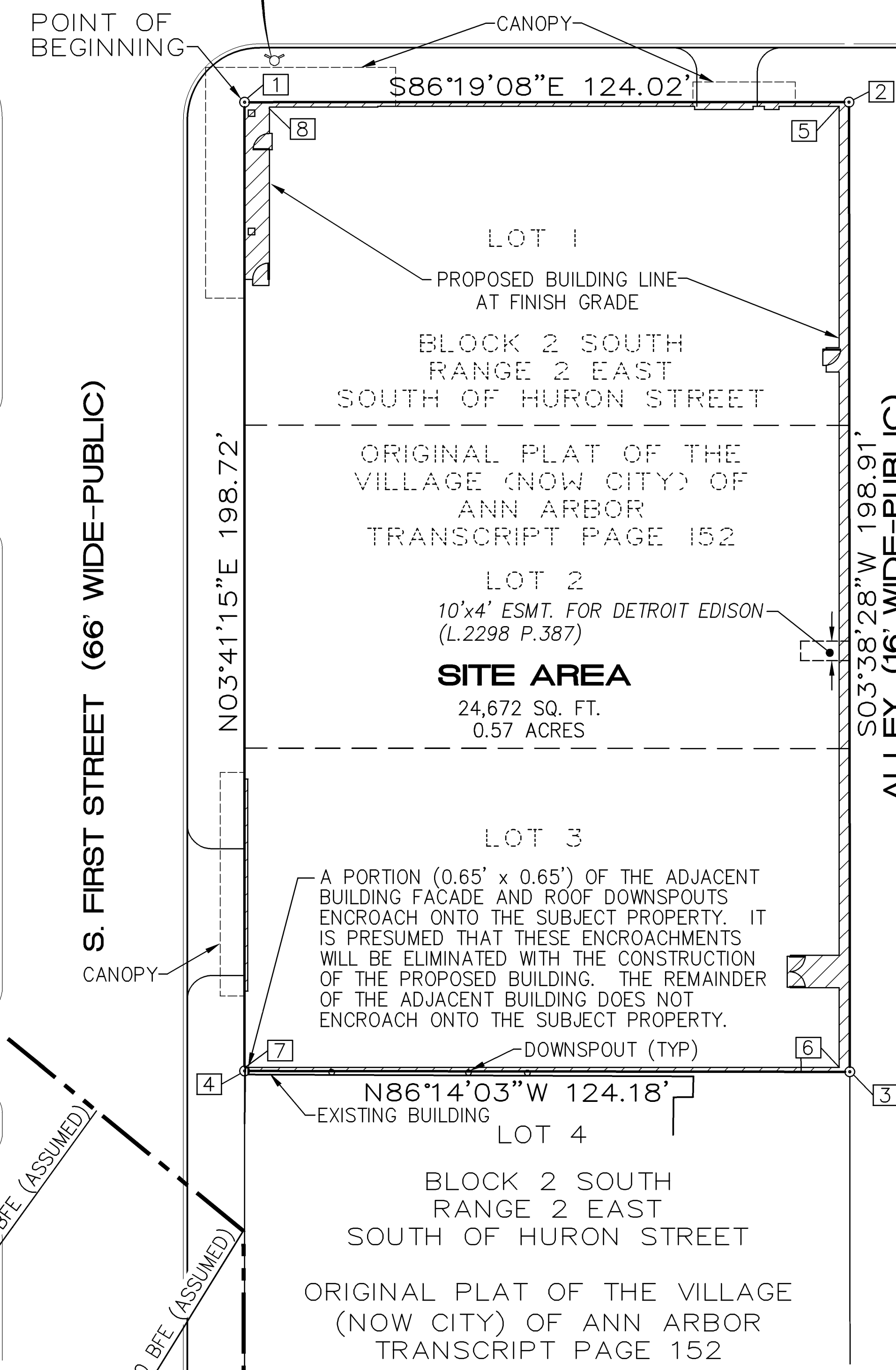
ALLEY (16' WIDE-PUBLIC)

ALLEN CREEK
FLOODPLAIN BOUNDARY
PER SURVEYED SPOT
ELEVATIONS

808 BFE (ASSUMED)

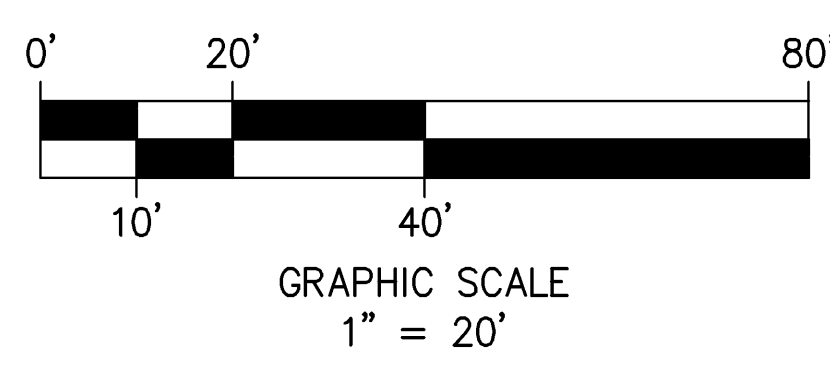
809 BFE (ASSUMED)

810 BFE (ASSUMED)



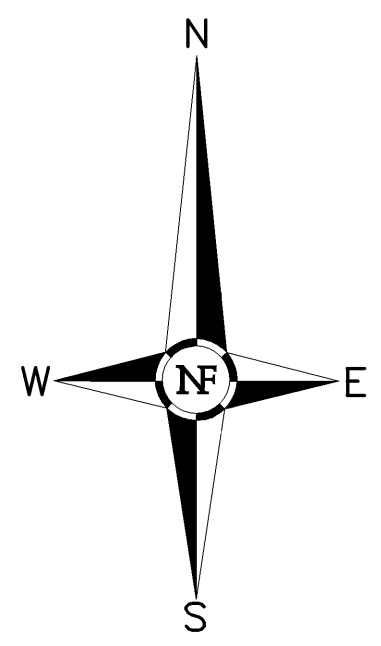
COORDINATE TABLE

NO.	NORTHING	EASTING
1	5000.00	5000.00
2	5124.02	5000.00
3	5124.17	5198.90
4	5000.00	5198.72
5	5122.00	5000.84
6	5122.00	5198.00
7	5000.00	5198.00
8	4998.67	5005.00



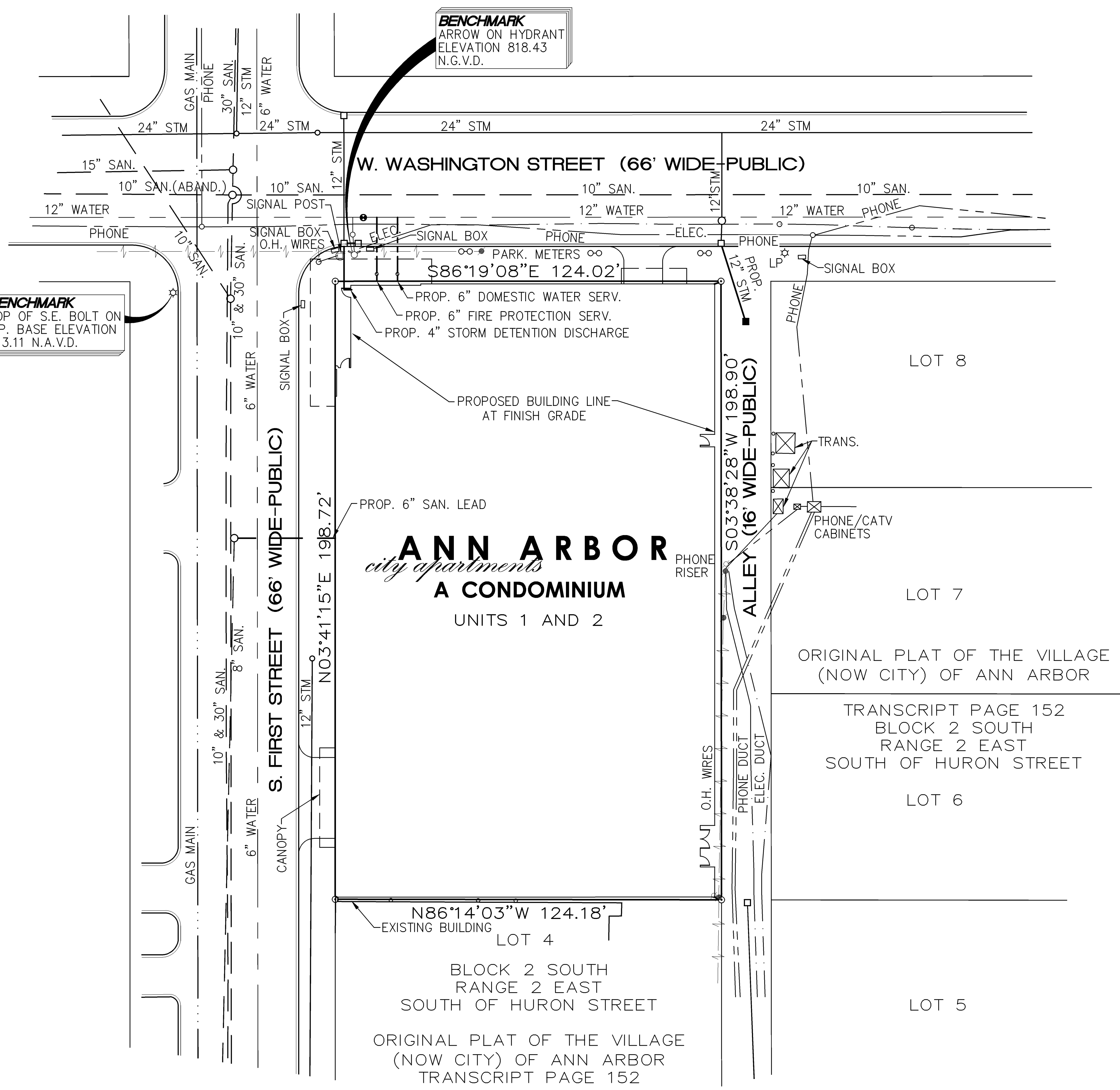
SURVEY/SITE PLAN

PROPOSED 11/2/2011



BENCHMARK
TOP OF S.E. BOLT ON
L.P. BASE ELEVATION
813.11 N.A.V.D.

BENCHMARK
ARROW ON HYDRANT
ELEVATION 818.43
N.G.V.D.



LEGEND

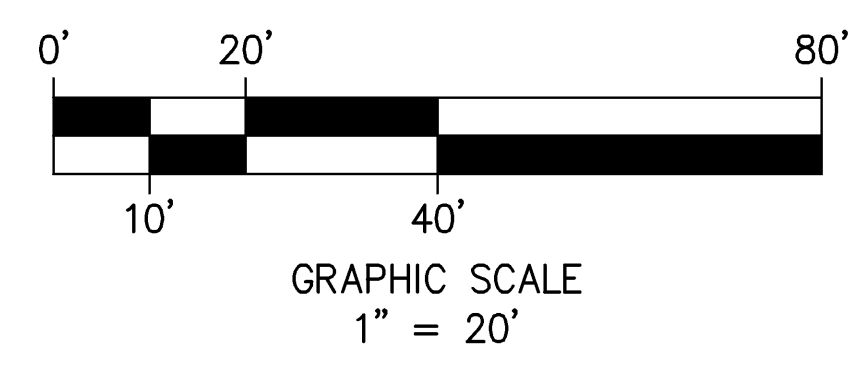
- HYDRANT — GATE VALVE — STOP BOX — PROPOSED WATER MAIN (W.M.)
- MANHOLE — CATCH BASIN — PROPOSED STORM SEWER (STM.)
- MANHOLE — PROPOSED SANITARY SEWER (SAN.)
- HYDRANT — GATE VALVE — STOP BOX — EXISTING WATER MAIN (W.M.)
- MANHOLE — CATCH BASIN — EXISTING STORM SEWER (STM.)
- MANHOLE — EXISTING SANITARY SEWER (SAN.)
- UTILITY POLE — LIGHT POLE — OVERHEAD WIRES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS MAIN
- EXISTING UNDERGROUND PHONE
- EXISTING TRANSFORMER/PHONE CABINET
- UTILITY RISER
- PARKING METER
- MONUMENT CONSISTING OF 1/2" STEEL ROD, 8" LONG, DRILLED AND SET IN PLACE.

UTILITY SOURCE INFORMATION

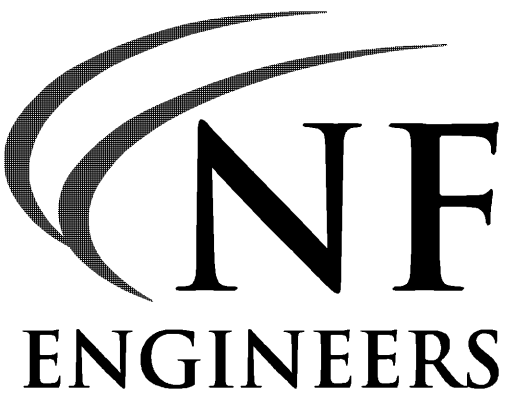
UTILITY	SOURCE OF LOCATION
GAS	DTE ENERGY-MICHCON GAS CO.
ELECTRIC	DTE ENERGY
TELEPHONE	AT&T INC.
WATER MAIN	MUNICIPALITY RECORDS
SANITARY SEWER	AND NOWAK AND FRAUS FIELD OBSERVATIONS.
STORM SEWER	

NOTES

- UNITS 1 AND 2 ARE TO BE SERVICED WITH SANITARY SEWER AND WATER MAIN. INFORMATION AS SHOWN, OBTAINED FROM PLANS PREPARED BY BKV GROUP RECEIVED BY NOWAK & FRAUS ENGINEERS ON MAY 9, 2011.
- UNITS 1 AND 2 ARE TO BE SERVICED WITH ELECTRIC BY DTE ENERGY, TELEPHONE BY AT&T INC., GAS BY DTE ENERGY-MICHIGAN CONSOLIDATED GAS 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.
- UNITS 1 AND 2, ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".



UTILITY PLAN
PROPOSED 11/2/2011



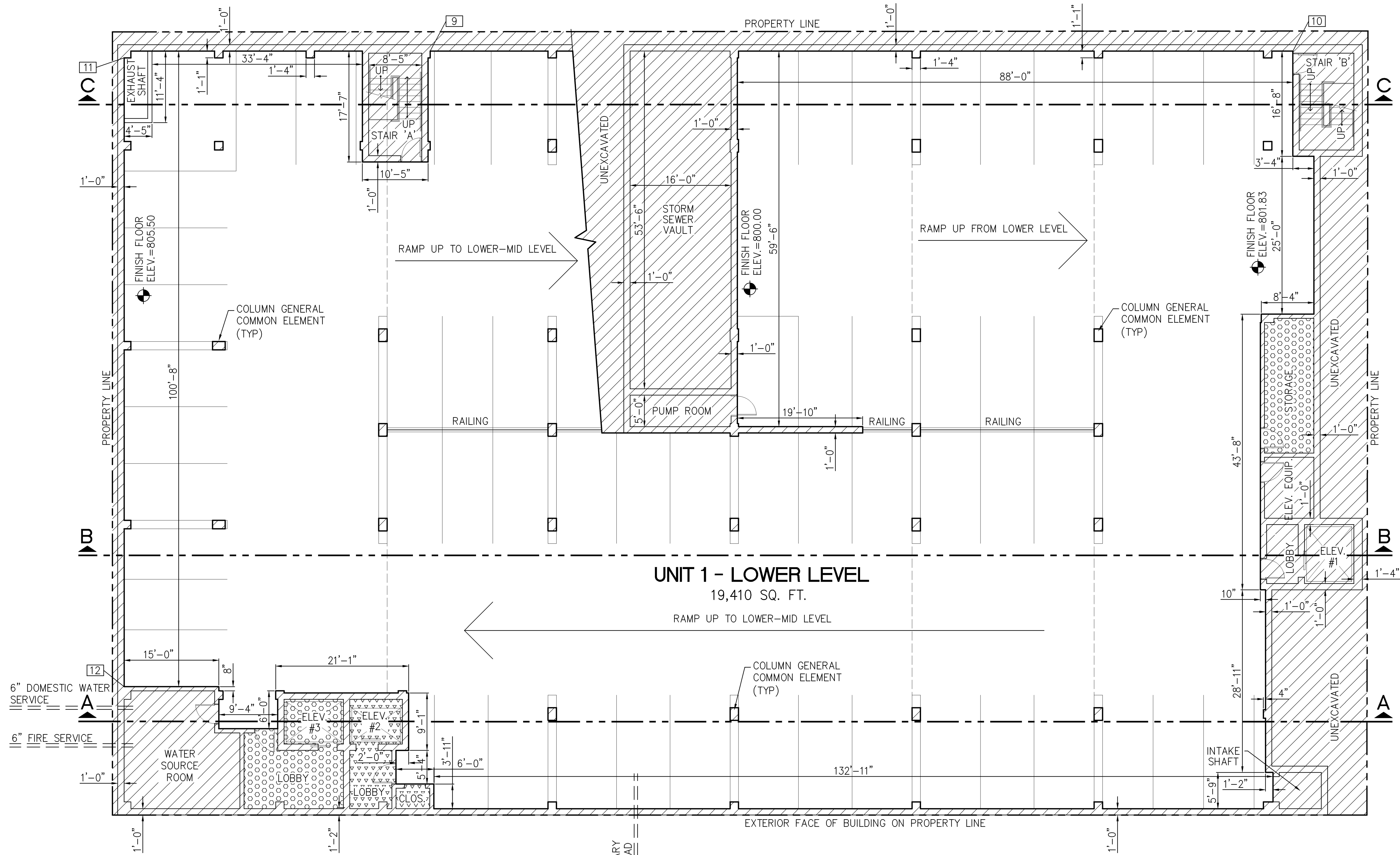
**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
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ANN ARBOR
city apartments
A CONDOMINIUM

SEAL

DRAWN BY:
-
APPROVED BY:
J. Pioch
DATE:
11/2/2011
SCALE:
1" = 20'
NFE JOB NO. SHEET NO.
G253 3



NOTES

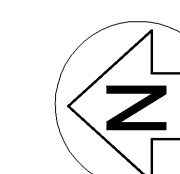
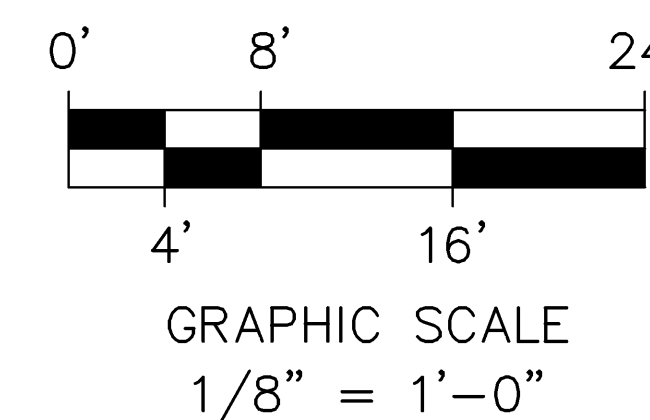
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: BKV GROUP, AND RECEIVED BY NOWAK & FRAUS ENGINEERS ON OCTOBER 25, 2011.
2. UNITS 1 THROUGH 2, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".
3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 7 OF THE MASTER DEED.
4. BUILDING FOUNDATION AND STRUCTURAL ELEMENTS AND UTILITY CHASES/CONDUITS IN UNIT 1 SERVING UNIT 2 ARE DESIGNATED AS GENERAL COMMON ELEMENTS, THEIR SIZE AND LOCATION MAY VARY.
5. UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
6. ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM.

LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 2
- COORDINATE NUMBER

COORDINATE TABLE

NO.	NORTHING	EASTING
9	5121.00	5050.34
10	5121.00	5187.00
11	5119.91	5001.84
12	5020.33	5001.84



LOWER LEVEL FLOOR PLAN

PROPOSED 11/2/2011

SEAL

DRAWN BY:

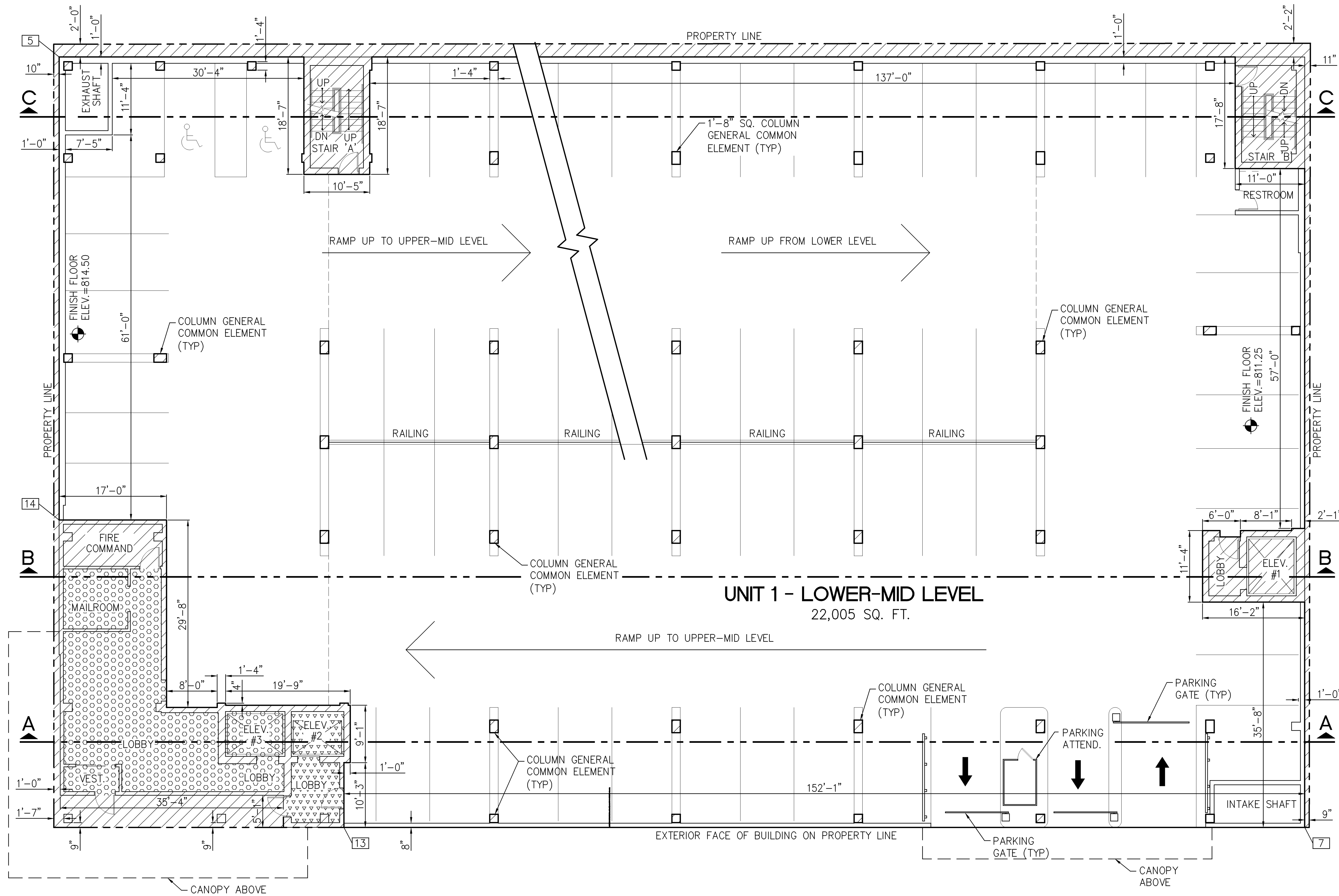
APPROVED BY:
J. Pioch

DATE:
11/2/2011

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

NFE JOB NO.
G253

SHEET NO.
4



NOTES

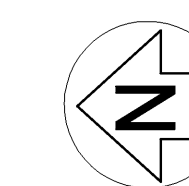
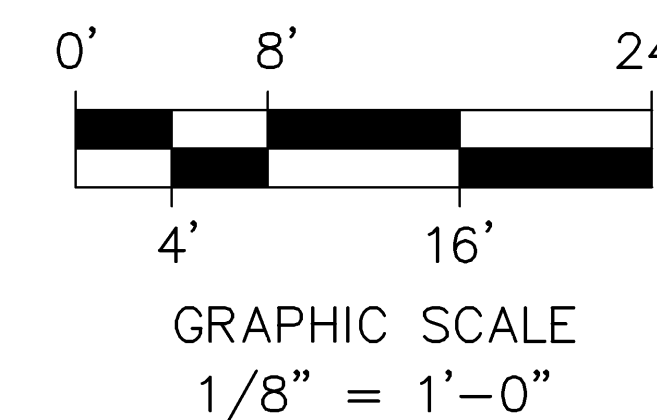
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LEGEND

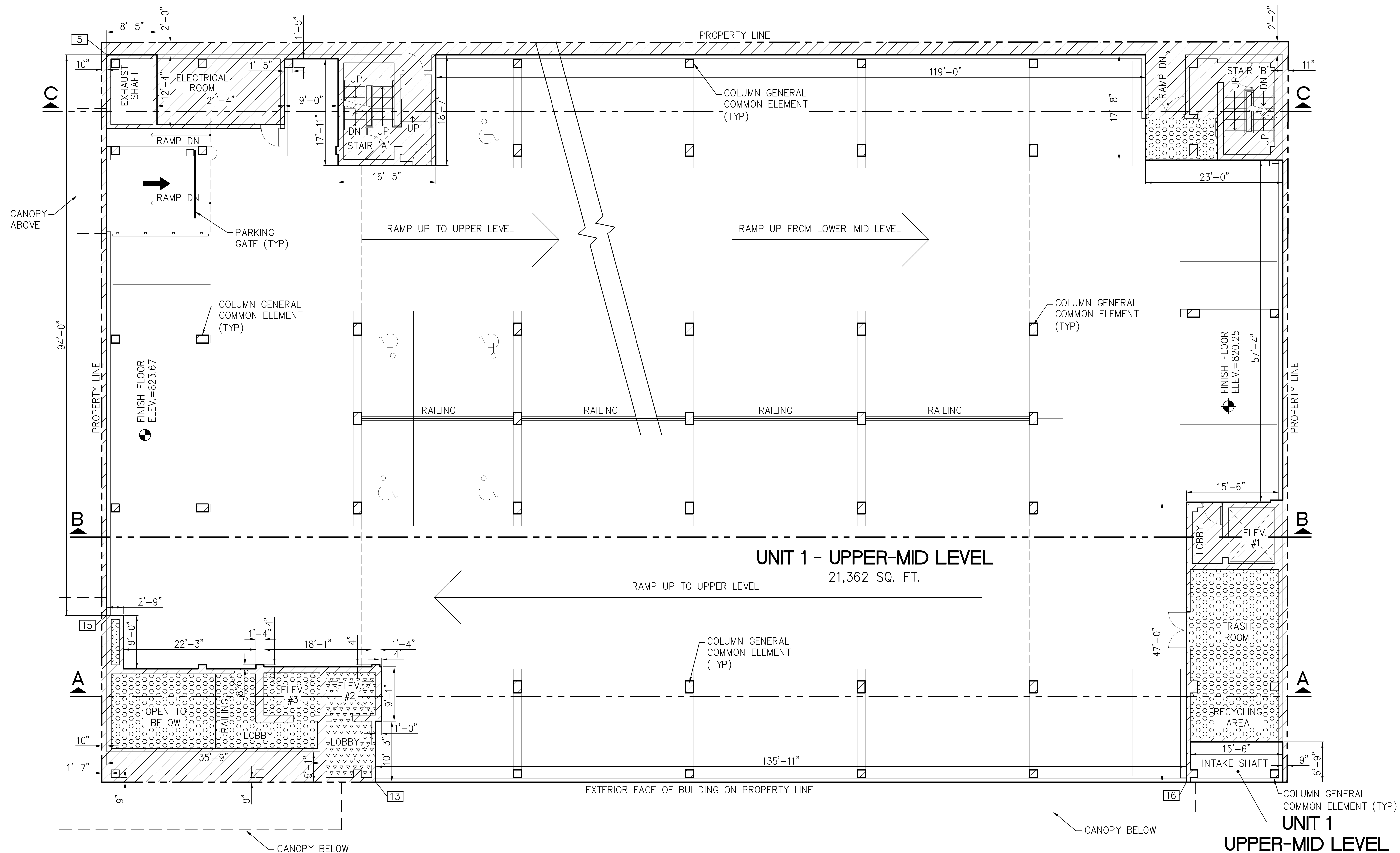
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 2
- COORDINATE NUMBER

COORDINATE TABLE

NO.	NORTHING	EASTING
5	5122.00	5000.84
7	5000.00	5198.00
13	5000.00	5045.93
14	5048.66	5000.84



LOWER-MID LEVEL FLOOR PLAN
PROPOSED 11/2/2011

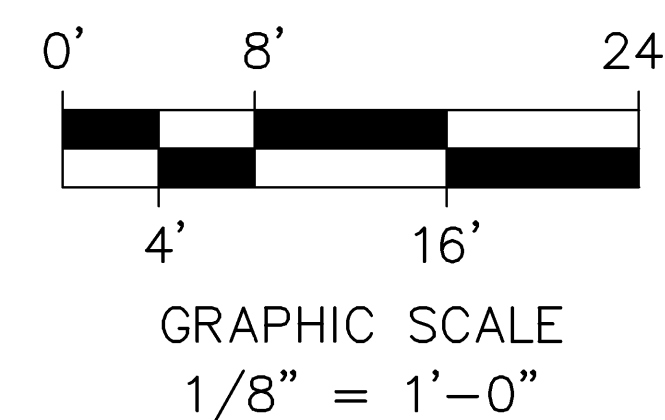


NOTES

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3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 9 OF THE MASTER DEED.
4. BUILDING FOUNDATION AND STRUCTURAL ELEMENTS AND UTILITY CHASES/CONDUITS IN UNIT 1 SERVING UNIT 2 ARE DESIGNATED AS GENERAL COMMON ELEMENTS, THEIR SIZE AND LOCATION MAY VARY.
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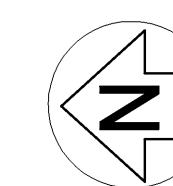
LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 2
- COORDINATE NUMBER



COORDINATE TABLE

NO.	NORTHING	EASTING
5	5122.00	5000.84
13	5000.00	5045.93
15	5028.00	5000.84
16	5000.00	5181.84



UPPER-MID LEVEL FLOOR PLAN

PROPOSED 11/2/2011

SEAL

DRAWN BY:

J. Pioch

APPROVED BY:

J. Pioch

DATE:

11/2/2011

SCALE:

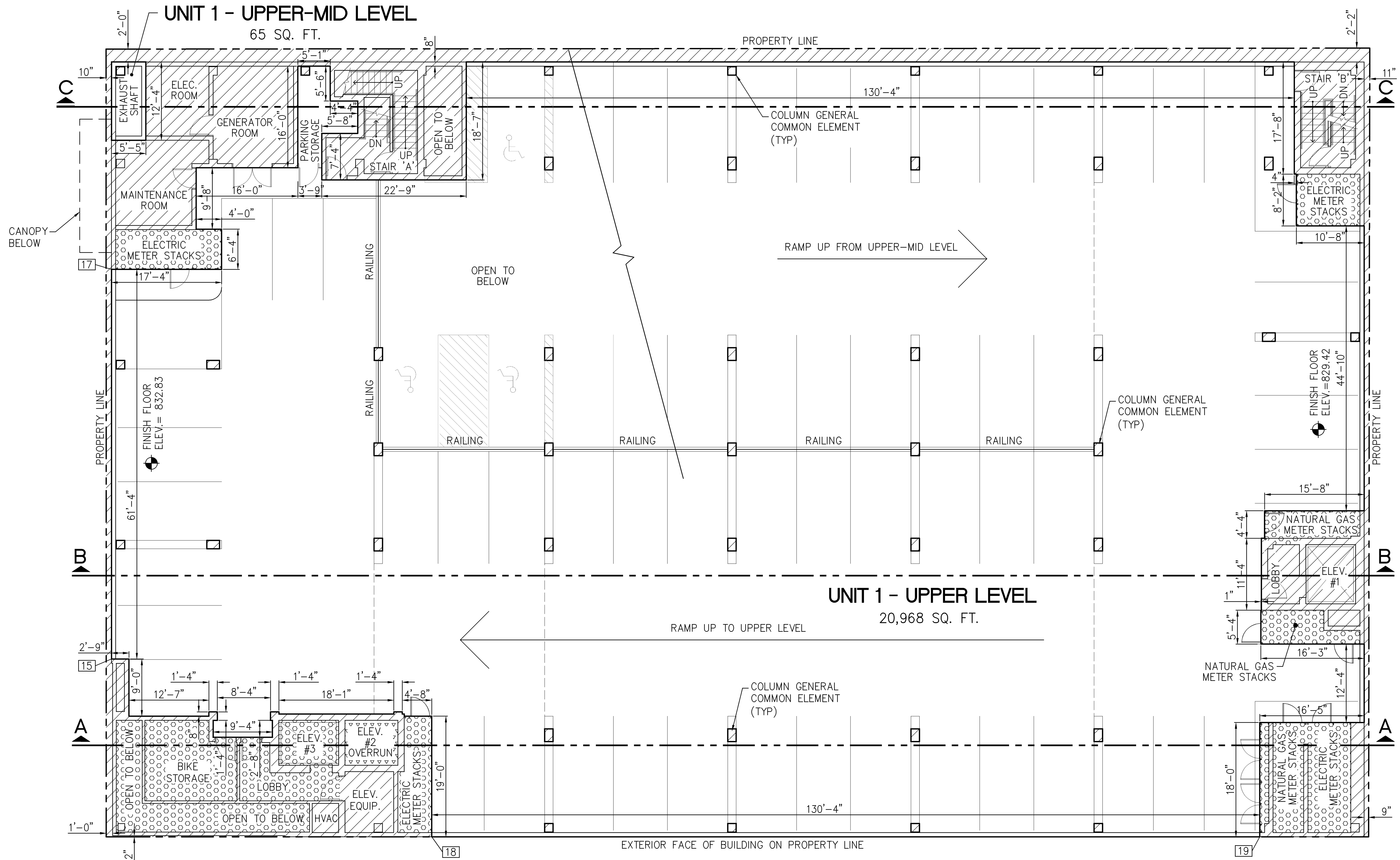
1/8" = 1'-0"

NFE JOB NO.

G253

SHEET NO.

6



NOTES

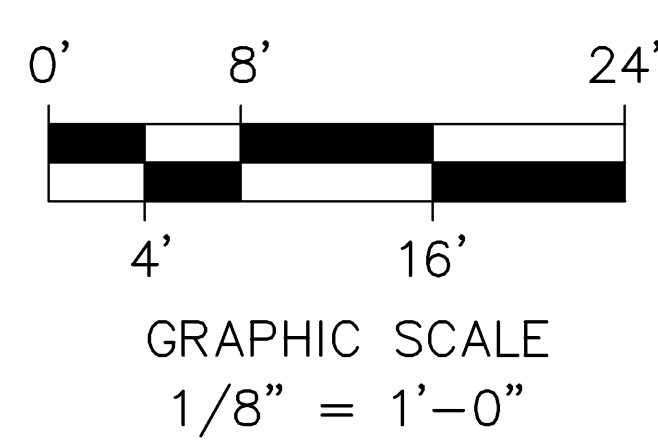
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LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 2
- COORDINATE NUMBER

COORDINATE TABLE

NO.	NORTHING	EASTING
15	5028.00	5000.84
17	5089.33	5000.84
18	5000.00	5051.26
19	5000.00	5181.59



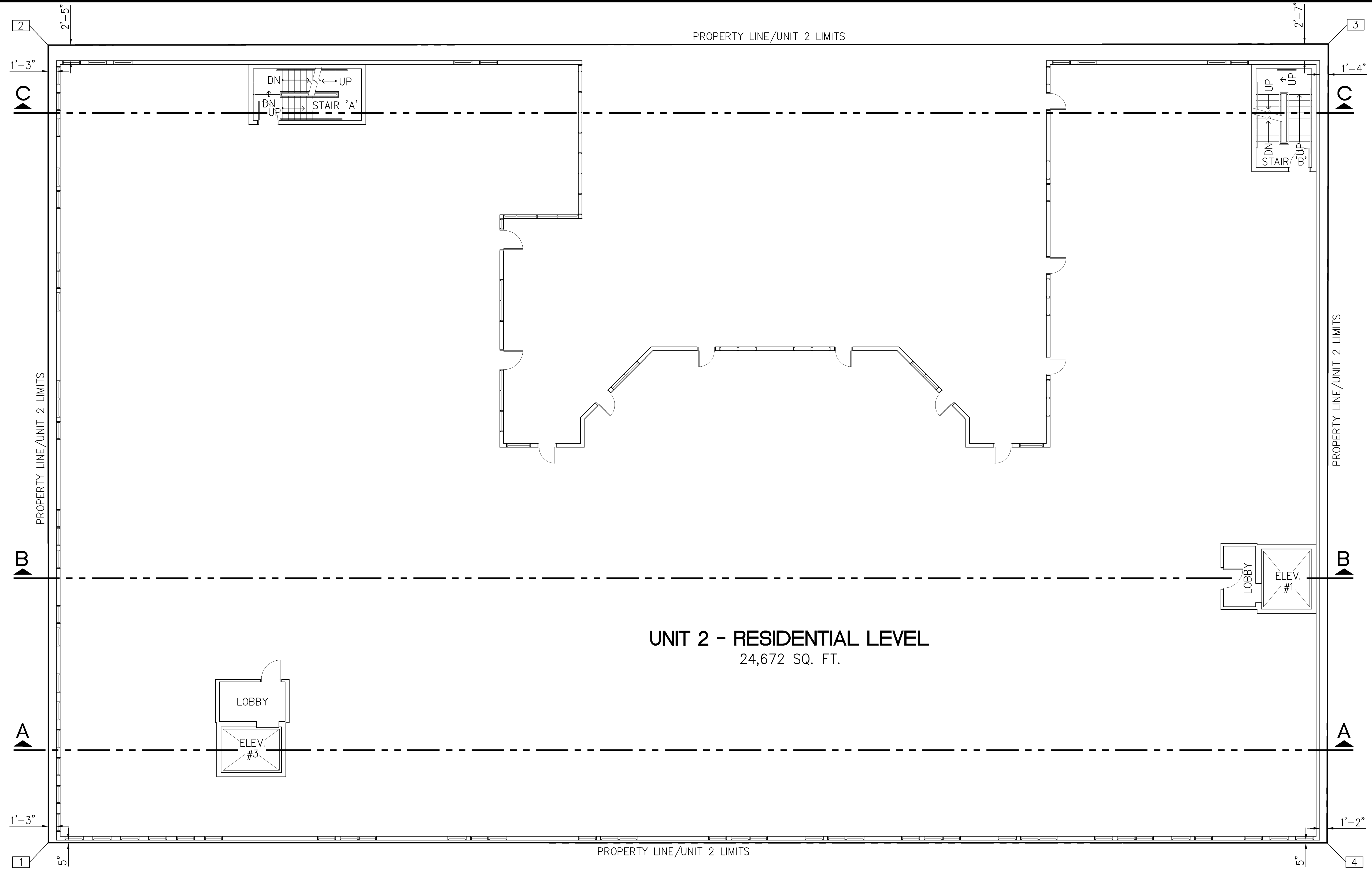
UPPER LEVEL FLOOR PLAN
PROPOSED 11/2/2011

SEAL

DRAWN BY:
-
APPROVED BY:
J. Pioch
DATE:
11/2/2011
SCALE:
1/8" = 1'-0"
NFE JOB NO. SHEET NO.
G253 7

SEAL

DRAWN BY:
-
APPROVED BY:
J. Pioch
DATE:
11/2/2011
SCALE:
1/8" = 1'-0"
NFE JOB NO. SHEET NO.
G253 8



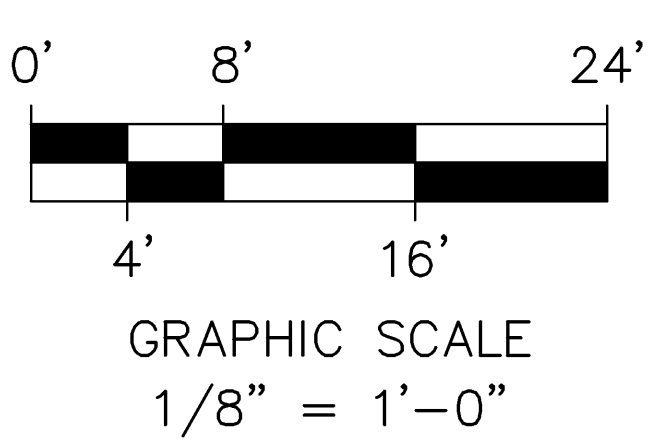
UNIT 2 - RESIDENTIAL LEVEL
24,672 SQ. FT.

NOTES

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LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 2
- COORDINATE NUMBER



COORDINATE TABLE

NO.	NORTHING	EASTING
1	5000.00	5000.00
2	5124.02	5000.00
3	5124.17	5198.90
4	5000.00	5198.72

RESIDENTIAL LEVEL FLOOR PLAN
PROPOSED 11/2/2011

SEAL

DRAWN BY:

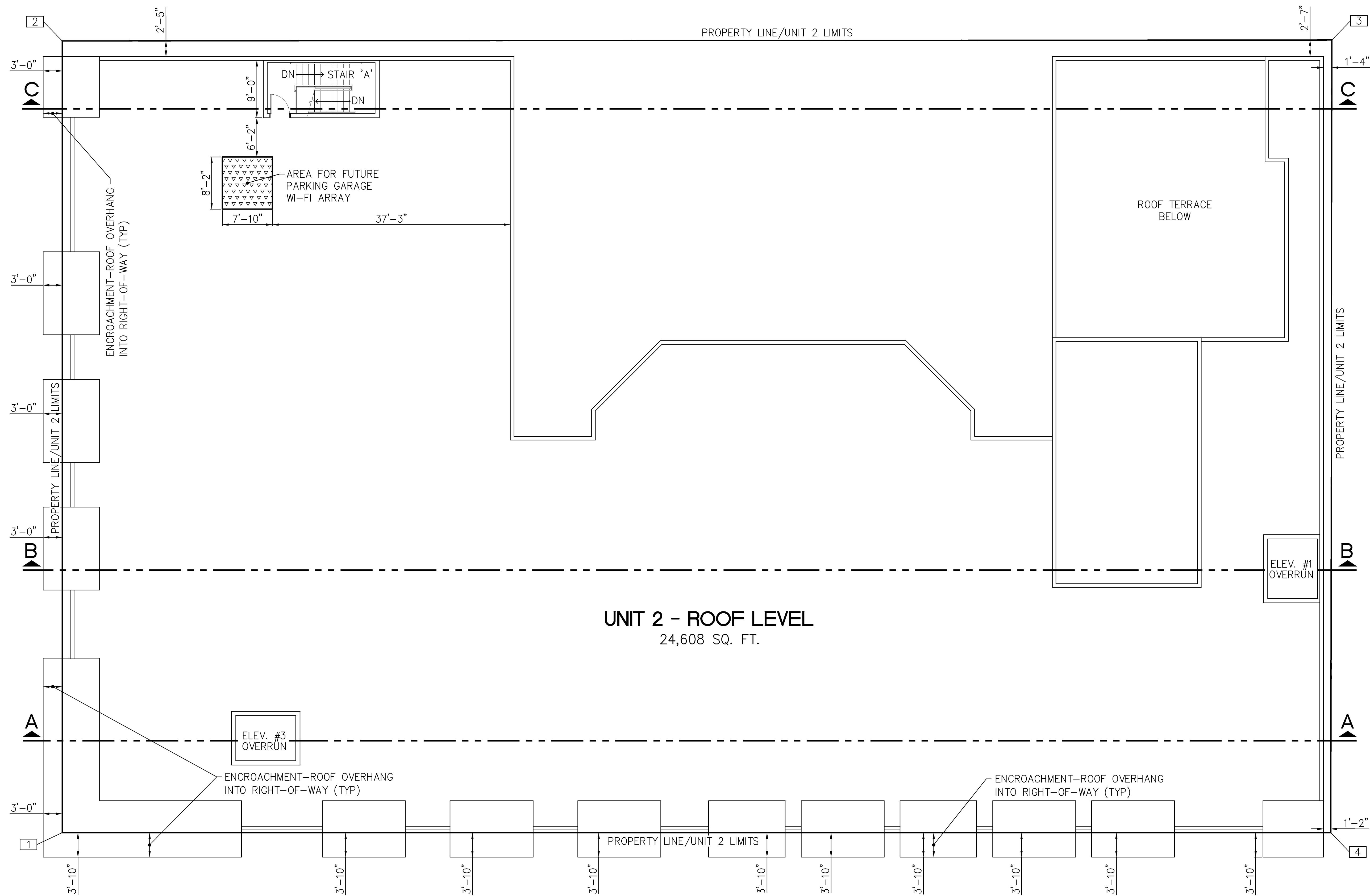
APPROVED BY:
J. Pioch

DATE:
11/2/2011

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

NFE JOB NO.
G253

SHEET NO.
9



NOTES

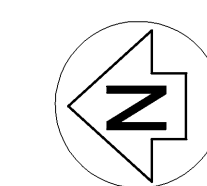
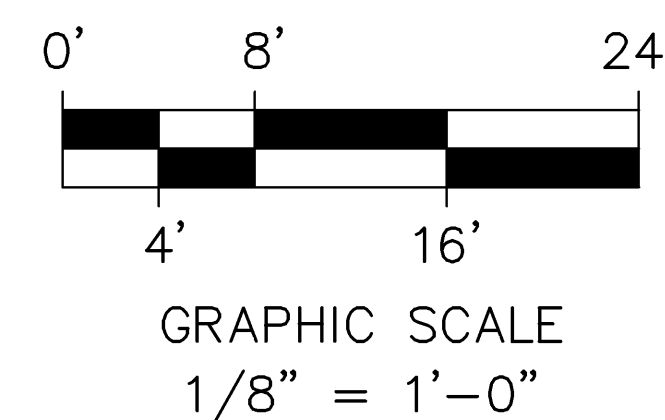
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LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1
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- COORDINATE NUMBER

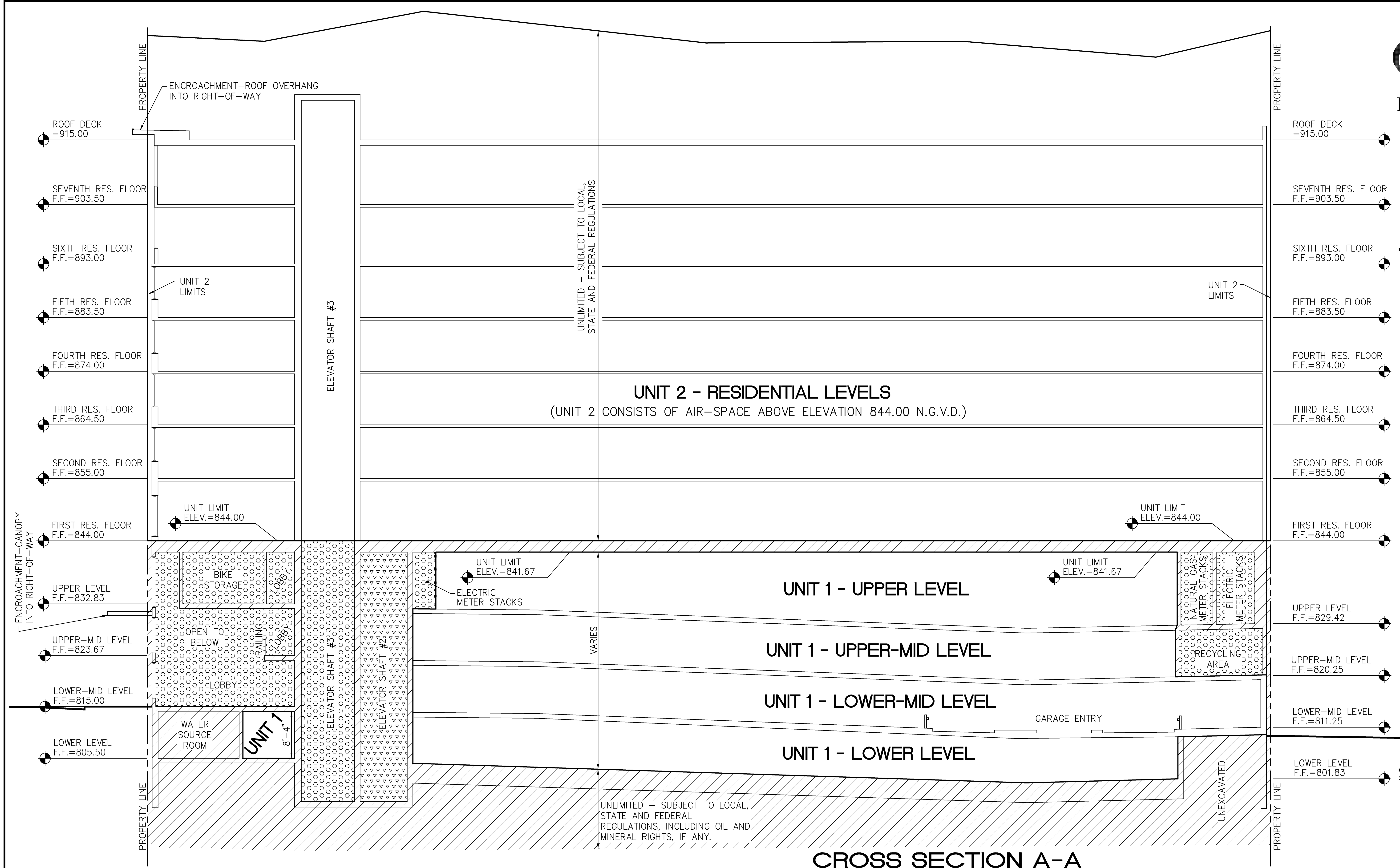
COORDINATE TABLE

NO.	NORTHING	EASTING
1	5000.00	5000.00
2	5124.02	5000.00
3	5124.17	5198.90
4	5000.00	5198.72



ROOF LEVEL PLAN

PROPOSED 11/2/2011



NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: BKV GROUP, AND RECEIVED BY NOWAK & FRAUS ENGINEERS ON AUGUST 15, 2011.
2. UNITS 1 THROUGH 2, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".
3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 9 OF THE MASTER DEED.
4. BUILDING FOUNDATION AND STRUCTURAL ELEMENTS AND UTILITY CHASES/CONDUITS IN UNIT 1 SERVING UNIT 2 ARE DESIGNATED AS GENERAL COMMON ELEMENTS, THEIR SIZE AND LOCATION MAY VARY.
5. UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
6. ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM.

CROSS SECTION A-A

LEGEND

(SEE SHEET 9 FOR LEGEND)

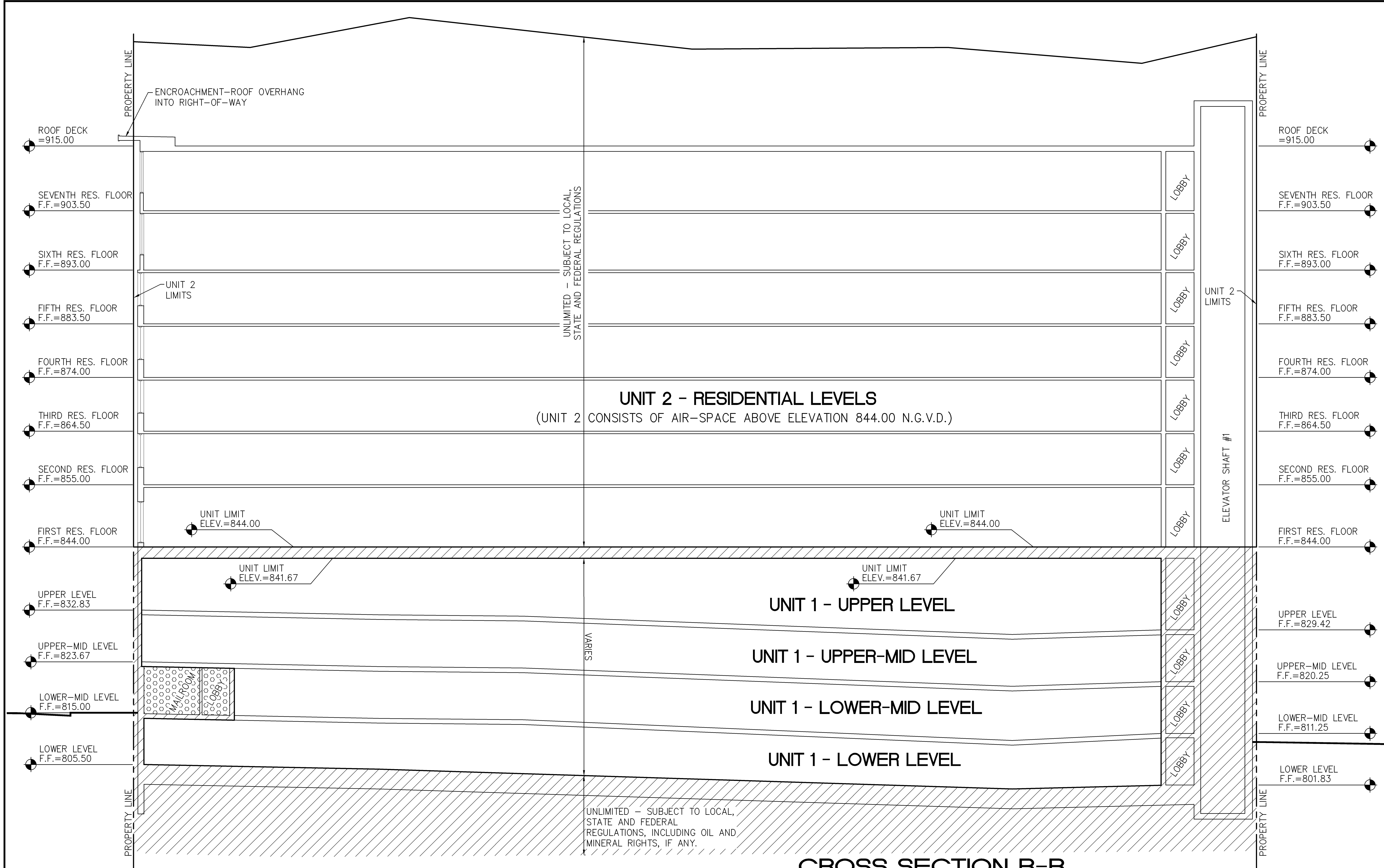


GRAPHIC SCALE
1/8" = 1'-0"

CROSS SECTION A-A

PROPOSED 11/2/2011

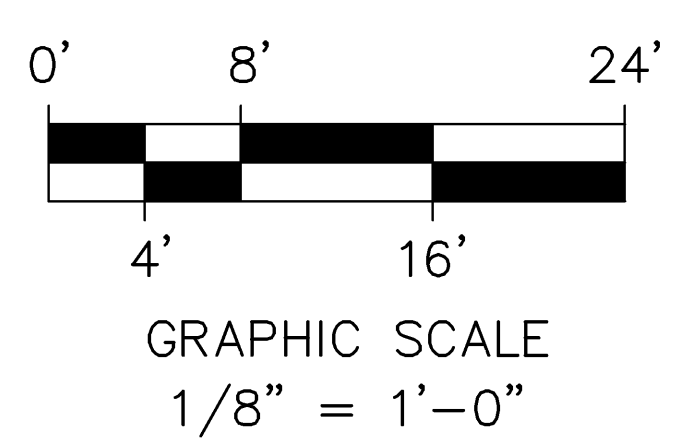
DRAWN BY:
-
APPROVED BY:
J. Pioch
DATE:
11/2/2011
SCALE:
1/8" = 1'-0"
NFE JOB NO. SHEET NO.
G253 10



NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: BKV GROUP, AND RECEIVED BY NOWAK & FRAUS ENGINEERS ON AUGUST 15, 2011.
2. UNITS 1 THROUGH 2, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".
3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 7 OF THE MASTER DEED.
4. BUILDING FOUNDATION AND STRUCTURAL ELEMENTS AND UTILITY CHASES/CONDUITS IN UNIT 1 SERVING UNIT 2 ARE DESIGNATED AS GENERAL COMMON ELEMENTS, THEIR SIZE AND LOCATION MAY VARY.
5. UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
6. ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM.

CROSS SECTION B-B



LEGEND

(SEE SHEET 9 FOR LEGEND)

CROSS SECTION B-B

PROPOSED 11/2/2011

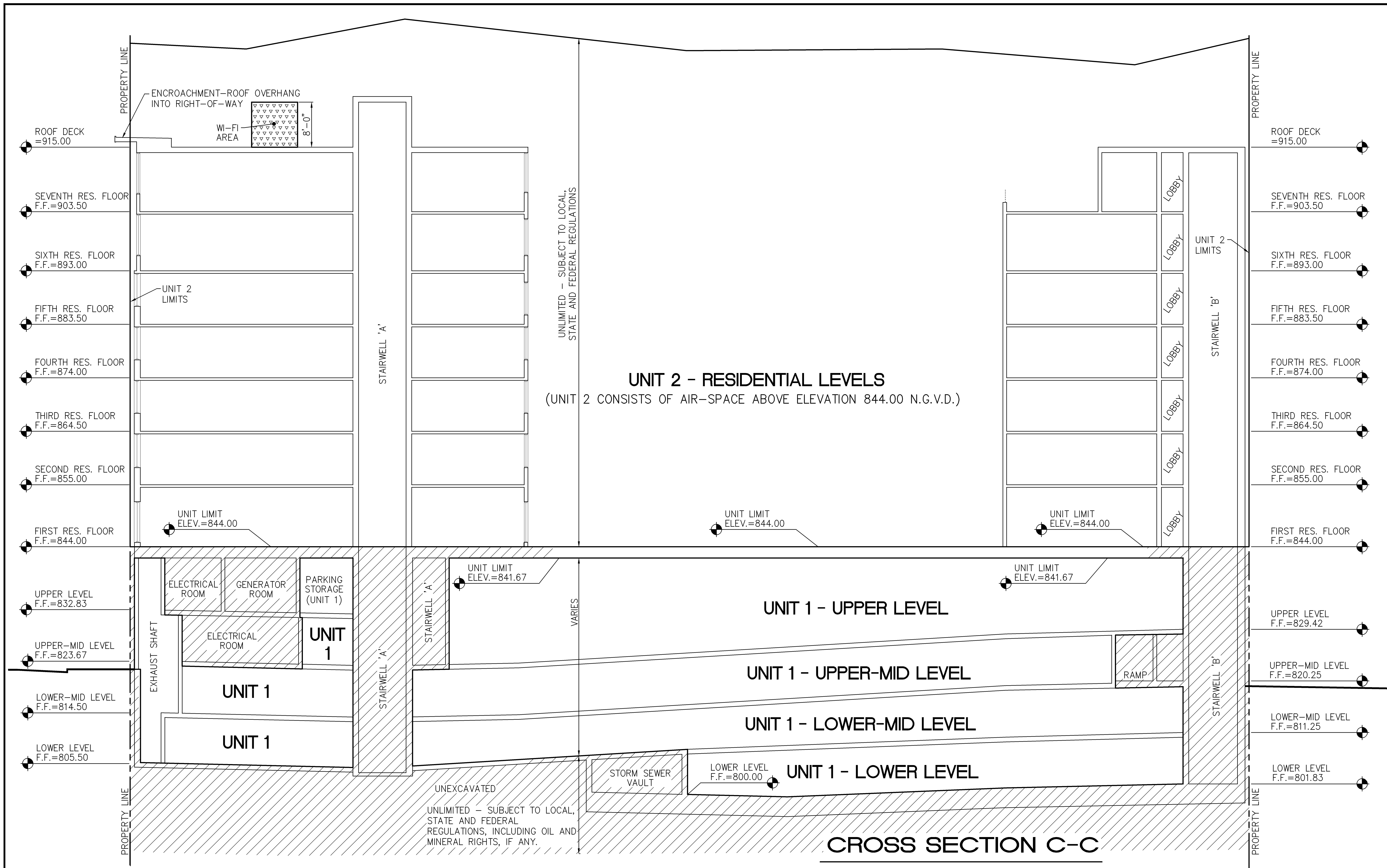
DRAWN BY:
-

APPROVED BY:
J. Pioch

DATE:
11/2/2011

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

NFE JOB NO. SHEET NO.
G253 11



UNIT 2 - RESIDENTIAL LEVELS
(UNIT 2 CONSISTS OF AIR-SPACE ABOVE ELEVATION 844.00 N.G.V.D.)

UNIT 1 - UPPER LEVEL

UNIT 1 - UPPER-MID LEVEL

UNIT 1 - LOWER-MID LEVEL

UNIT 1 - LOWER LEVEL

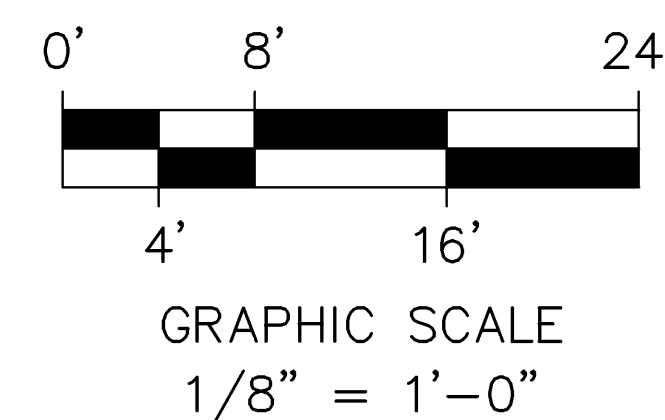
CROSS SECTION C-C

NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: BKV GROUP, AND RECEIVED BY NOWAK & FRAUS ENGINEERS ON AUGUST 15, 2011.
2. UNITS 1 THROUGH 2, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".
3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE ? OF THE MASTER DEED.
4. BUILDING FOUNDATION AND STRUCTURAL ELEMENTS AND UTILITY CHASES/CONDUITS IN UNIT 1 SERVING UNIT 2 ARE DESIGNATED AS GENERAL COMMON ELEMENTS, THEIR SIZE AND LOCATION MAY VARY.
5. UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
6. ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM.

LEGEND

(SEE SHEET 9 FOR LEGEND)



CROSS SECTION C-C

PROPOSED 11/2/2011

DRAWN BY:

APPROVED BY:
J. Pioch

DATE:
11/2/2011

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

NFE JOB NO.
G253

SHEET NO.
12