Recorded in Liber 101
Page 130 through 131,
Oakland County Record
on April 29, 1988.

FIRST AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024 (the "Developer"), being the Developer of River Pines of Farmington Condominium, a condominium established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, being known as Oakland County Condominium Subdivision Plan No. 508, does hereby amend the Master Deed pursuant to the authority reserved to it pursuant to Article X of the Master Deed as owner of all of the units in the condominium for the purposes of modifying the legal description of the condominium as provided in Article II thereof and for the purposes of revising the number of buildings which may be established in the expandable area of the condominium provided in Article VII. upon the recordation in the Office of the Register of Deeds of Oakland County of this Amendment, the Master Deed shall be amended as follows:

1. Article II of the Master Deed of River Pines of Farmington as set forth below shall replace and supersede Article II of the Master Deed of River Pines of Farmington as originally recorded and Article II of the Master Deed of River Pines of Farmington as originally recorded shall have no further force or effect.

AMENDED ARTICLE II

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 33 and part of the Northeast 1/4 of Section 32, T.1 N., R. 9 E., City of Farmington Hills, Oakland County, Michigan, described as beginning at the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road, thence South 00 degrees 10 minutes 04 seconds East 175.07 feet; thence South 37 degrees 21 minutes 10 seconds West 199.27 feet; thence 82.17 feet along the arc of a curve to the right, said curve having a radius of 567.58 feet, a central angle of 08 degrees 17 minutes 41 seconds, a chord length of 82.10 feet and a chord bearing South 41 degrees 30 minutes 00 seconds West; thence South 45 degrees 38 minutes 51 seconds West 62.23 feet; thence North 41 degrees 49 minutes 23 seconds West 173.69 feet; thence South 89 degrees 50 minutes 00 seconds West 135.00 feet; thence; thence North 00 degrees 10 minutes 00 seconds West 309.87 feet; thence South 89 degrees 56 minutes 00 seconds East 200.00 feet; thence South 00 degrees 04 minutes 00 seconds West 219.30 feet; thence South 49 degrees 13 minutes 09 seconds West 85.56 feet; thence South 41 degrees 49 minutes 23 seconds East 163.69 feet; thence North 45 degrees 38 minutes 51 seconds

East 38.66 feet; thence 77.10 feet along the arc of a curve to the left, said curve having a radius of 532.58 feet; a central angle of 08 degrees 17 minutes 41 seconds, a chord length of 77.03 feet and a chord bearing of North 41 degrees 30 minutes 01 seconds East; thence North 37 degrees 21 minutes 10 seconds East 119.22 feet; thence 30.46 feet along the arc of a curve to the left, said curve having a radius of 46.52 feet, a central angle of 37 degrees 31 minutes 14 seconds, a chord length of 29.93 feet, and a chord bearing of North 20 degrees 24 minutes 21 seconds East; thence North 00 degrees 10 minutes 04 seconds West 189.40 feet to the North line of Section 32; thence along said line also being the centerline of Nine Mile Road South 89 degrees 56 minutes 00 seconds East 33.00 feet to the point of beginning and being subject to all easements of record.

2. Article VII, Section 7.01 of the Master Deed of River Pines of Farmington shall be amended to provide that the Developer shall be permitted to expand the Condominium Project up to a total of one hundred forty-nine (149) additional buildings comprising three hundred ninety-six (396) additional Units and to provide further, that in no event shall the number of buildings be less than one (1) or more than one hundred fifty (150) and the number of Units be less than four (4) or more than four hundred (400). Limitations of the number of buildings in the condominium stated within Article VII, Section 7.01 shall be of no further force or effect.

In all respects, other than as hereinabove indicated the Master Deed of River Pines of Farmington as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, hereby, ratified, confirmed and redeclared.

WITNESS:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

/S/ Giulia DiFederico

By: /S/ Antonino DiFederico
Antonino DiFederico, President

/S/ Carol L. Kipshire

State of Michigan)
) ss.
County of Wayne)

The foregoing instrument was acknowledged before me this 28th day of April, 1988 by Antonino DiFederico, the President of Italo-American Condominium Corporation, on behalf of said Michigan corporation.

/S/ Richard G. Marcil
Notary Public, Wayne County, MI
My Commission Expires: 12/11/89

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Jeffrey A. Supowit, Esq.
MAGER, MONAHAN, DONALDSON
& ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02

Recorded in Liber 10513, Pages 892 through 915, Oaklar County Records, on July 26, 1988.

SECOND AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, and as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, being known as Oakland County Subdivision Plan No. 508, does hereby amend Article II, Article IV, Article V, and Article VI of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of enlarging the Condominium, adding Units 5 through 36 to the Condominium, adjusting the percentage of value for the additional units added to the Condominium, redefining limited common elements, clarifying the formula used for determining the percentage of value, and providing for convertible areas in which additional units may be created. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed shall be amended as follows:

1. The following land shall be added to the Condominium Project:

The addition of 3 noncontiguous parcels of land the first parcel being located in the part of the Northwest 1/4 of Section 33 and part of the Northeast 1/4 of Section 32, T. 1 N., R. 9 E., City of Farmington Hills, Oakland County, Michigan described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road and South 00 degrees 10 minutes 04 seconds East 175.07 feet and South 37 degrees 21 minutes 10 seconds West 199.27 feet and 19.84 feet along the arc of a curve to the right said curve having a radius of 567.88 feet, a central angle of 02 degrees 00 minutes 06 seconds, a chord length of 19.84 feet and a chord bearing of South 40 degrees 06 minutes 39 seconds West from the Northwest corner of said Section 33; thence from said point of beginning 22.22 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 50 degrees 56 minutes 06 seconds, a chord length of 21.50 feet and a chord bearing of South 16 degrees 51 minutes 25 seconds East; thence South 42 degrees 19 minutes 28 seconds East 176.44 feet; thence North 47 degrees 40 minutes 32 seconds East 128.34 feet; thence South 42 degrees 19 minutes 28 seconds East 135.00 feet; thence South 60 degrees 40 minutes 29 seconds East 176.36 feet; thence North 89 degrees 53 minutes 50 seconds East 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West 600.00 feet; thence North 89 degrees 53 minutes 50 seconds East 701.55 feet; thence South 00 degrees 03 minutes 30 seconds East 1125.18 feet; thence South 89 degrees 56 minutes 30 seconds West 227.50 feet; thence North 68 degrees 30 minutes 51 seconds West 101.60 feet; thence North 19 degrees 09 minutes 41 seconds West 55.00 feet; thence North 77 degrees 20 minutes 18 seconds West 22.55 feet; thence South 77

degrees 56 minutes 40 seconds West 204.49 feet; thence North 77 degrees 17 minutes 13 seconds West 171.31 feet; thence North 55 degrees 17 minutes 58 seconds West 84.10 feet; thence North 09 degrees 43 minutes 41 seconds East 174.56 feet; thence North 81 degrees 34 minutes 24 seconds West 10.11 feet; thence North 07 degrees 25 minutes 41 seconds East 7.57 feet; thence North 76 degrees 33 minutes 55 seconds West 98.26 feet; thence South 51 degrees 38 minutes 19 seconds West 104.97 feet; thence North 63 degrees 33 minutes 03 seconds West 120.80 feet; thence North 59 degrees 10 minutes 34 seconds West 270.66 feet; thence North 43 degrees 39 minutes 31 seconds West 174.35 feet; thence South 81 degrees 37 minutes 07 seconds West 129.33 feet; thence South 09 degrees 10 minutes 49 seconds East 63.83 feet; thence South 76 degrees 45 minutes 21 seconds West 169.39 feet; thence North 00 degrees 10 minutes 00 seconds West 170.12 feet; thence North 89 degrees 50 minutes 00 seconds East 158.99 feet; thence North 45 degrees 38 minutes 51 seconds East 95.16 feet; thence South 41 degrees 49 minutes 23 seconds East 34.93 feet; thence North 45 degrees 38 minutes 51 seconds East 62.24 feet; thence 62.33 feet along the arc of a curve to the left, said curve having a radius of 567.58 feet, a central angle of 06 degrees 17 minutes 32 seconds, a chord length of 62.30 feet and a chord bearing of North 41 degrees 55 minutes 31 seconds East to the Point of Beginning. Excepting therefrom the northerly 60.00 feet of the parcel situated in the right-of-way of Nine Mile Road.

The second Parcel described as being located in the part of the Northeast 1/4 of Section 32, T. 1 N., R. 9 E., City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 56 minutes 00 seconds West 238.01 feet along the north line of said Section 32, said line also being the centerline of Nine Mile Road and South 00 degrees 04 minutes 00 seconds West 173.85 feet from the Northeast corner of said Section 32; thence from said Point of Beginning South 41 degrees 49 minutes 23 seconds East 86.92 feet; thence South 48 degrees 10 minutes 37 seconds West 115.90 feet; thence North 41 degrees 49 minutes 23 seconds West 54.64 feet; thence North 49 degrees 13 minutes 09 seconds East 85.56 feet; thence North 00 degrees 04 minutes 00 seconds East 45.45 feet to the Point of Beginning.

The third Parcel described as being located distant from said Northeast 1/4 of Section 32, North 89 degrees 56 minutes 00 seconds West 438.01 feet along the North line of said Section 32, also the centerline of Nine Mile Road and South 00 degrees 10 minutes 00 seconds East 309.87 feet; thence from the Point of Beginning North 89 degrees 50 minutes 00 seconds East 105.47 feet; thence South 48 degrees 10 minutes 37 seconds West 30.29 feet; thence South 89 degrees 50 minutes 00 seconds West 82.84 feet; thence North 00 degrees 10 minutes 00 seconds West 20.13 feet to the Point of Beginning.

2. Article IV, Section 4.02(1) of the Master Deed as set forth below shall replace and supersede Article IV, Section 4.02(1) of the Master Deed as originally recorded and Article IV, Section 4.02(1) as originally recorded shall be no further force or effect:

AMENDED ARTICLE IV, SECTION 4.02(l) OF THE MASTER DEEDS OF RIVER PINES OF FARMINGTON CONDOMINIUM

(l) **Deck.** Each deck in the Project, where such is constructed, which is assigned to the Unit which opens onto such deck, as shown on Exhibit B. If two (2) Units open onto one (1) deck, then the Unit shall be assigned as Limited Common Elements to both Units, unless a privacy wall extending from the Unit boundaries is constructed to divide the deck.

3. Article IV, Section 4.03(a)(i) and (ii) of the Master Deed of River Pines of Farmington Condominium as set forth below shall replace and supersede Article IV, Section 4.03(a)(i) and (ii) of the Master Deed of River Pines of Farmington Condominium as originally recorded and Article IV, Section 4.03(a)(i) and (ii) of the Master Deed of River Pines of Farmington Condominium as originally recorded shall be of no further force or effect.

AMENDED ARTICLE IV, SECTION 4.03(a)(i) AND (ii) OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

(i) **Co-owner.** The responsibility for and costs of maintenance, decoration, repair and replacement of the Limited Common Elements described in Article IV, Section 4.02 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (l), (n), (o), (p), (q), (t), (v) and (w) shall be borne by the Co-owner of the Unit to which they are assigned, except as provided in subparagraph (ii) below.

(ii) **Co-owners.** The responsibility for and costs of maintenance, decoration, repair and replacement of the Limited Common Elements described in Article IV, Section 4.02(s) shall be borne pro-rata by the Co-owners of the Units benefiting from such Limited Common Element. The responsibility for and costs of maintenance, decoration, repair and replacement of the Limited Common Element described in Article IV, Section 4.02(l) shall be borne equally by the Co-owners of the two Units which open onto a common deck, even if such deck is divided by a privacy wall.

4. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, C of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number

as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	3.03%
2	2.70
3	2.70
4	2.98
5	3.32
6	3.32
7	2.95
8	3.25
9	3.03
10	2.70
11	2.70
12	2.98
13	2.76
14	2.46
15	2.46
16	2.70
17	2.76
18	2.46
19	2.46
20	2.70
21	2.70
22	2.46
23	2.46
24	2.76
25	2.70
26	2.46
27	2.46
28	2.76
29	3.03
30	2.70
31	2.70
32	2.98
33	3.03
34	2.70
35	2.70
36	2.98

5. Article VI of the Master Deed as set forth below shall replace and supersede Article VI of the Master Deed as originally recorded and Article VI of the Master Deed as originally recorded shall be of no further force or effect.

AMENDED ARTICLE VI OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

CONVERTIBLE AREA

6.01 **Designation of Convertible Areas.** Certain areas as shown on the Condominium Subdivision Plan, are hereby designated as convertible areas ("Convertible Areas"). The Convertible Areas include designated portions of the General Common Elements and the areas extending fifteen (15) feet out from the exterior surface, including the roof and foundations, of each building shown on the Condominium Subdivision Plan.

6.02 **Developer's Right to Convert.** Any other provision of this Master Deed notwithstanding, the Developer reserves the right, in its sole discretion, during a period ending six (6) years after the date of recordation of this Master Deed to convert any of such areas from a Convertible Area General or Limited Common Element to Additional Units and the appurtenant Limited Common Elements, to another General Common Element or Limited Common Element, or to an additional part of a Unit and new appurtenant Limited Common Elements. The Convertible Areas may be converted for the

purpose of establishing additional Units, creating new Unit types, expanding Units and adding such features as patios, decks, fencing, garden areas, solariums, atriums, hot tubs, saunas, swimming pools, bay windows or additions.

6.03 **Compatibility of Improvements.** All improvements constructed within the Convertible Areas described above shall be reasonably compatible with the structures and improvements in other portions of the Condominium Project.

6.04 **Restrictions on Conversion.** There are no restrictions on the right of the Developer to create additional Units within the convertible Areas except that the total number of buildings and Units to be created in the Condominium Project shall not exceed the number of buildings and Units provided in Article VII of the Master Deed, as amended. There are no restrictions on the right of the Developer to create new General Common Elements, Limited Common Elements or to add to Units and create new appurtenant Limited Common Elements from the Convertible Areas of the Project other than as explicitly set forth herein. The consent of any Co-owner is not required in relation to the election of the Developer. There is no obligation on the part of the Developer to convert any portion of the Convertible Area described in this Article nor is there any obligation to convert portions thereof in any particular order nor to construct particular improvements thereon in any specific locations.

6.05 **Amendment of Master Deed.** The conversion of any part of the Convertible Area shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the discretion of the Developer. Such amendment or amendments to the Master Deed shall also contain such new definitions of General or Limited Common Elements as may be necessary to adequately describe any new Common Elements and the percentage of value set forth in Article V hereof shall be proportionately readjusted to take into account the increase in the number of Units or the size of any Units so as to preserve a total value of 100 for the entire Project. The precise determination of the readjustments in the percentages of value shall be within the sole judgment of the Developer. Such readjustments, however, shall reflect a continuing reasonable relationship among percentages of value based upon the original method of determining the percentages of value described in Article V. In connection with any such amendment, the Developer shall have the right to change the nature of any Common Elements previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article. Such amendments may be effected without the necessity of rerecording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto; provided, however, that a Consolidating Master Deed, when recorded, shall supersede the previously recorded Master Deed and all amendments thereto.

6.06 **Consent of Interested Parties.** All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing. All such interested persons irrevocably appoint the Developer as their agent and attorney-in-fact for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing.

4. Additional and Amended Sheets 1, 2, 3, 3A, 3B, 3C, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

WITNESSES:

/s/Jeffrey A. Supowit

/s/ Sheila Werner

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By: /s/Antonino DiFederico
Antonino DiFederico,
President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25th day of July, 1988, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

/s/Jeffrey A. Supowit
Jeffrey A. Supowit
Notary Public, Oakland County, MI
My Commission Expires: 4-13-91

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Jeffrey A. Supowit
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/2ndAmend
7/20/88 #4 JAS/csb

REPLAT NO. 7
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED OCT 25 1990. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

SURVEYOR
ZEIMET WOZNIAK & ASSOC, INC
28450 FRANKLIN RD
SOUTHFIELD, MI 48034

DEVELOPER
ITALO AMERICAN CONDOMINIUM CORP
21971 FARMINGTON RD
FARMINGTON HILLS, MI 48024

PART OF THE N.W. 1/4 OF SECTION 33 AND PART OF THE N.E. 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°53'50" E. 33.00 FEET ALONG THE N. LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF WISE MILE ROAD; THENCE S. 00°10'04" E. 375.07 FEET; THENCE S. 37°21'10" W. 199.27 FEET; THENCE 19.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 02°00'04", A CHORD LENGTH OF 19.84 FEET AND A CHORD BEARING OF S. 46°00'39" W.; THENCE 32.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 58°56'04", A CHORD LENGTH OF 21.50 FEET AND A CHORD BEARING OF S. 16°31'25" E.; THENCE S. 42°10'28" E. 176.46 FEET; THENCE N. 47°49'32" E. 120.36 FEET; THENCE S. 42°10'28" E. 139.00 FEET; THENCE S. 66°00'29" E. 176.36 FEET; THENCE N. 89°53'50" E. 197.05 FEET; THENCE N. 00°10'04" W. 600.00 FEET; THENCE N. 89°53'50" E. 701.55 FEET; THENCE S. 00°03'30" E. 1320.37 FEET; THENCE S. 58°31'41" W. 150.00 FEET; THENCE S. 82°04'02" W. 250.00 FEET; THENCE DUE NORTH 127.94 FEET; THENCE N. 85°53'00" W. 100.00 FEET; THENCE S. 04°07'00" W. 100.00 FEET; THENCE N. 85°53'00" W. 170.00 FEET; THENCE N. 04°07'00" E. 235.00 FEET; THENCE N. 31°19'57" E. 119.64 FEET; THENCE N. 77°17'13" W. 171.31 FEET; THENCE N. 55°17'58" W. 86.10 FEET; THENCE N. 09°41'41" E. 32.74 FEET; THENCE N. 79°11'10" W. 100.63 FEET; THENCE N. 11°17'21" E. 73.80 FEET; THENCE N. 63°31'03" W. 120.00 FEET; THENCE W. 59°10'36" W. 270.66 FEET; THENCE N. 43°39'11" W. 174.35 FEET; THENCE E. 11°00'00" W. 169.94 FEET; THENCE N. 86°00'00" W. 256.47 FEET; THENCE N. 00°10'00" W. 170.32 FEET; THENCE N. 89°50'00" E. 350.99 FEET; THENCE N. 45°30'51" E. 95.16 FEET; THENCE N. 61°49'23" W. 138.76 FEET; THENCE S. 89°50'00" W. 29.53 FEET; THENCE S. 48°10'37" W. 30.28 FEET; THENCE S. 89°50'00" W. 83.84 FEET; THENCE N. 00°10'00" W. 330.00 FEET; THENCE S. 89°56'00" E. 438.81 FELT TO THE POINT OF BEGINNING. EXCEPTING THE NORTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

* 1 TITLE PAGE
* 2 SURVEY AND COMPOSITE PLAN
3 SITE PLAN
* 3A SITE PLAN
3B UTILITY PLAN
* 3C UTILITY PLAN
3D SITE PLAN
3E UTILITY PLAN
* 4 FLOOD PLAIN PLAN
5 TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 61, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64 [70, 73, 74, 77, 78, 81, 82, 85, 86, 89])
6 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 61, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64 [70, 73, 74, 77, 78, 81, 82, 85, 86, 89])
* 7 TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96)
* 8 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96)
* 9 TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96)
10 TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66 [69, 71, 72, 75, 76, 79, 80, 83, 84, 87, 88, 91])
11 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66 [69, 71, 72, 75, 76, 79, 80, 83, 84, 87, 88, 91])
12 TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
* 13 TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96)
14 TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
15 PERIMETER PLAN FOR BUILDINGS 4, 8, 12, 17, 21, 87, 91, 92
16 TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
17 TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
18 CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
19 PERIMETER PLAN FOR BUILDINGS 70, 85, 93
20 PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102
21 TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" (UNIT 94)
22 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" (UNIT 94)
23 TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95)
24 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95)
25 TYPICAL CROSS SECTIONS FOR UNIT TYPES "A-2" & "C-2"

OCT 25 1990

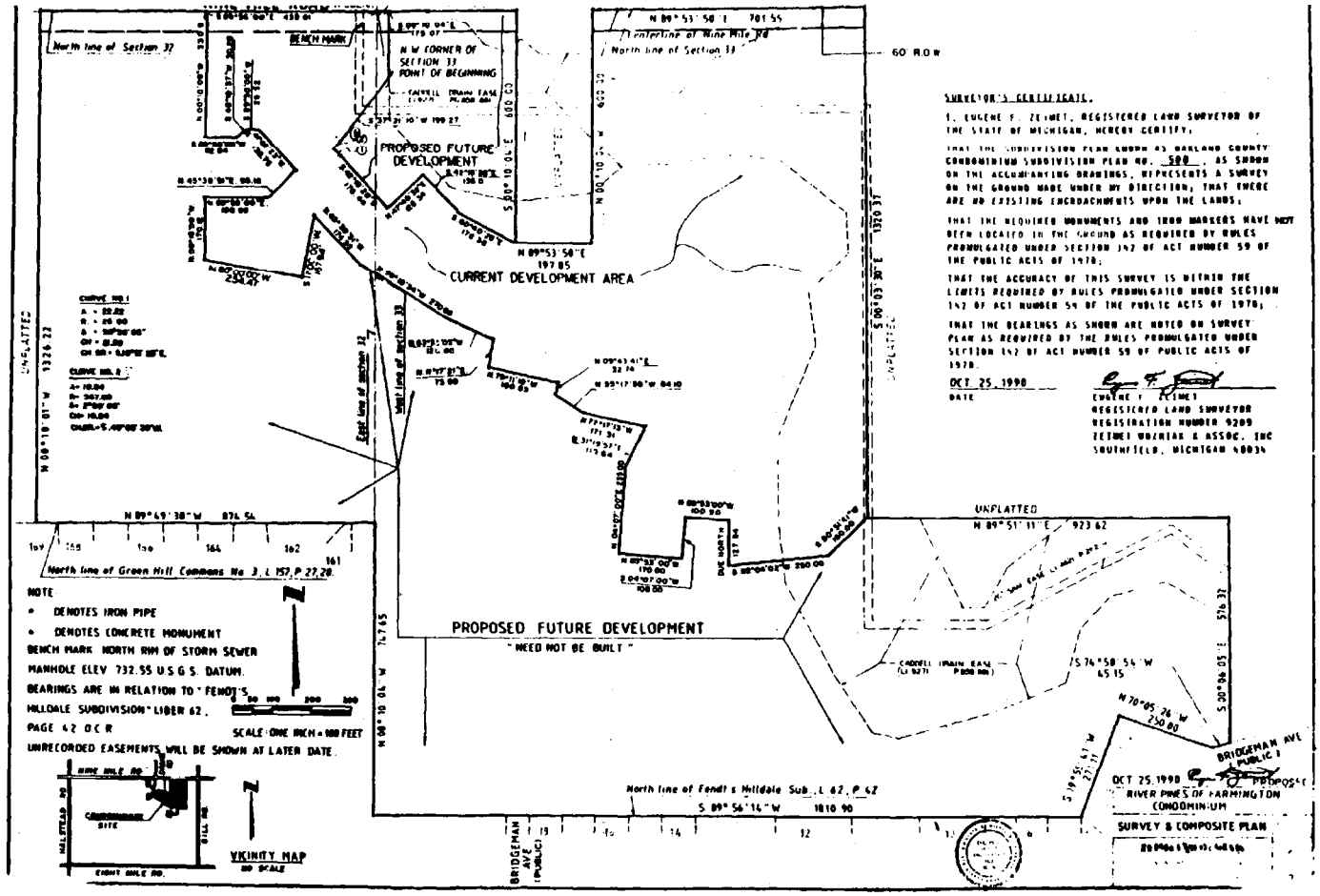
REVISIONS

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

1



SURVEYOR'S CERTIFICATE.

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 500, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

OCT 25, 1990
DATE

EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9289
ZEIMET WOZNIAK & ASSOC. INC
SOUTHFIELD, MICHIGAN 48034

NOTE

- DENOTES IRON PIPE
- DENOTES CONCRETE MONUMENT

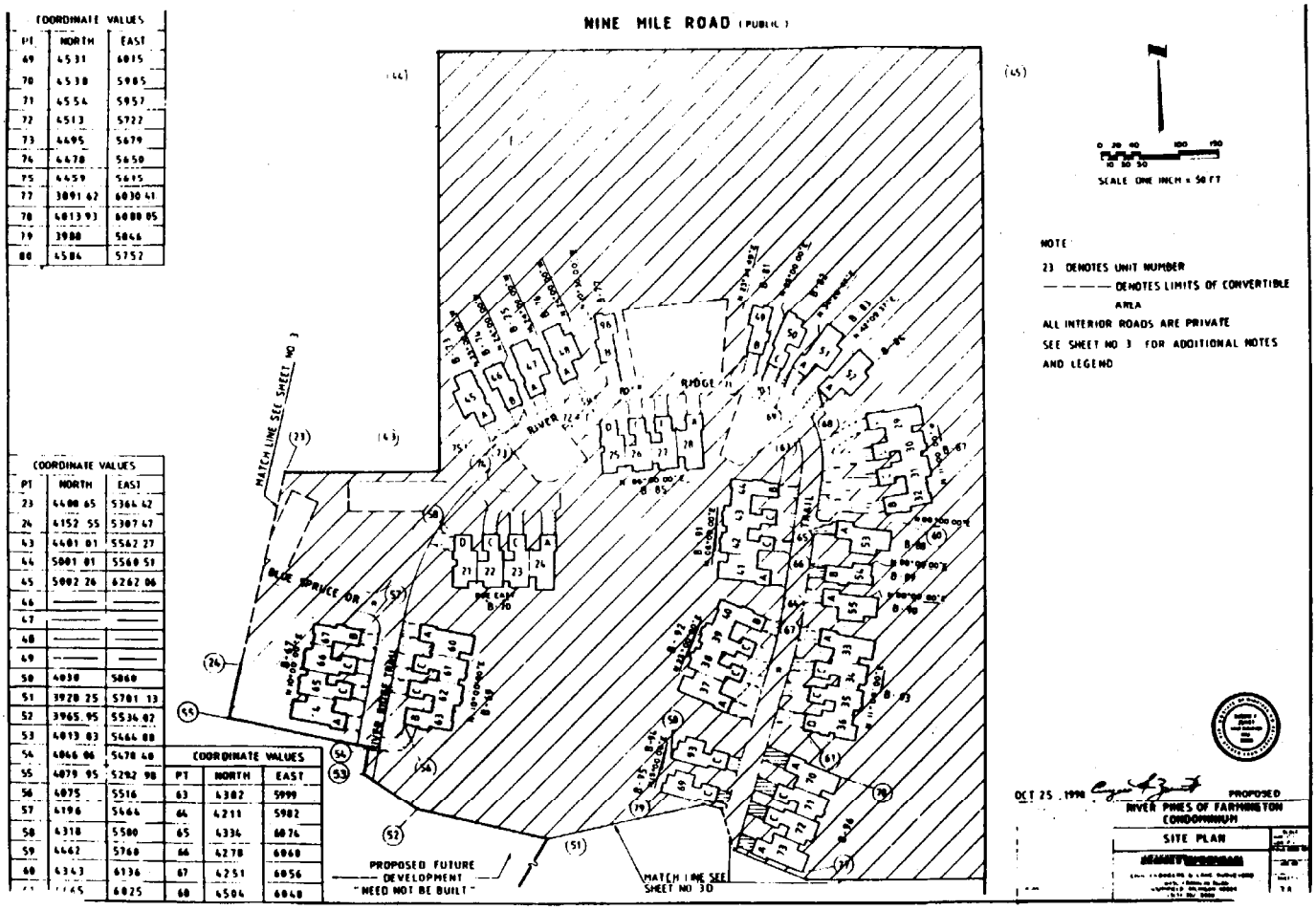
BENCH MARK NORTH RIM OF STORM SEWER MANHOLE ELEV 732.55 U.S.G.S. DATUM.

BEARINGS ARE IN RELATION TO "FENDT'S HILLDALE SUBDIVISION" LIBER 62, PAGE 62 O.C.R.

UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE.

SCALE: ONE INCH = 100 FEET

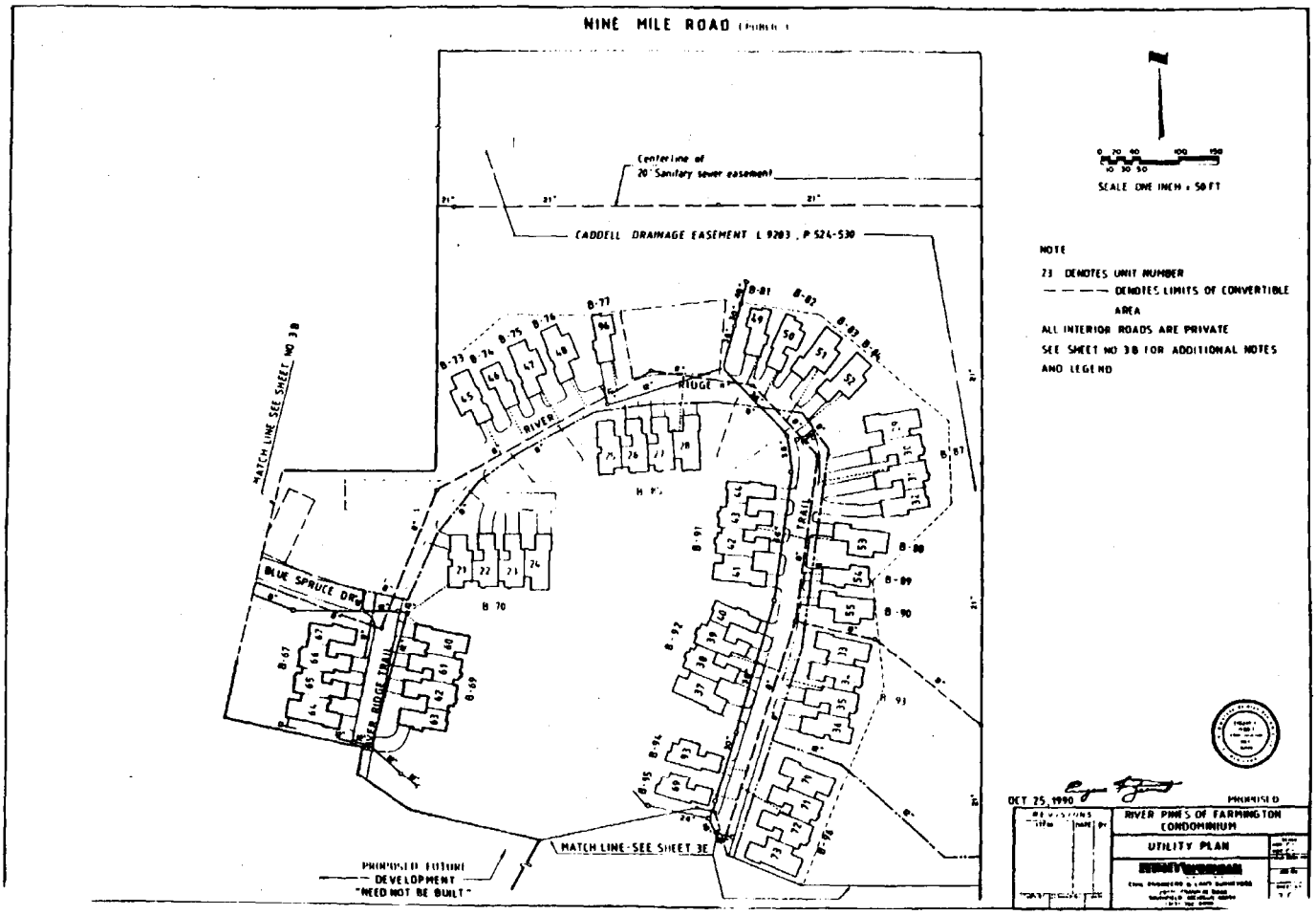
OCT 25, 1990

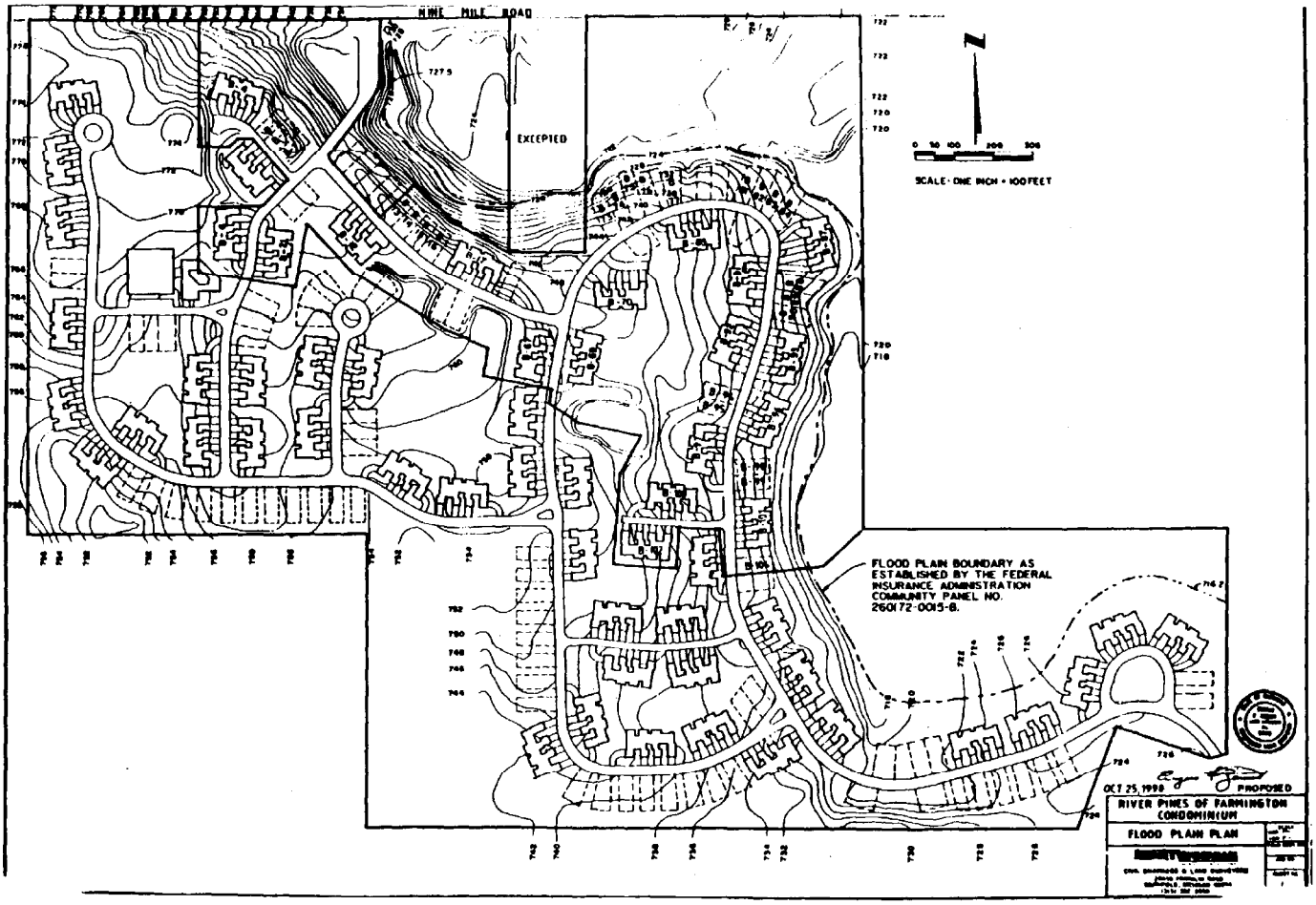


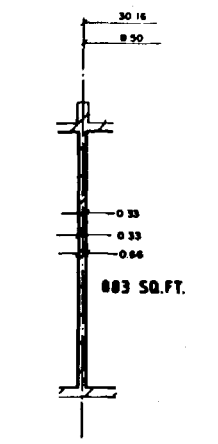
COORDINATE VALUES		
PT	NORTH	EAST
69	4531	6015
70	4538	5985
71	4554	5957
72	4513	5722
73	4495	5679
74	4478	5650
75	4459	5615
77	3891 62	6030 41
78	4013 93	6088 05
79	3988	5846
80	4584	5752

COORDINATE VALUES		
PT	NORTH	EAST
23	6400 65	5364 42
24	6152 55	5307 47
43	6401 01	5562 27
44	5801 01	5560 51
45	5902 26	6262 06
46	———	———
47	———	———
48	———	———
49	———	———
50	4030	5860
51	3928 25	5781 13
52	3965 95	5534 02
53	4013 83	5464 88
54	4046 06	5478 40
55	4079 95	5292 98
56	4075	5516
57	4196	5464
58	4318	5500
59	4462	5760
60	4343	6136
[illegible]	[illegible]	6025

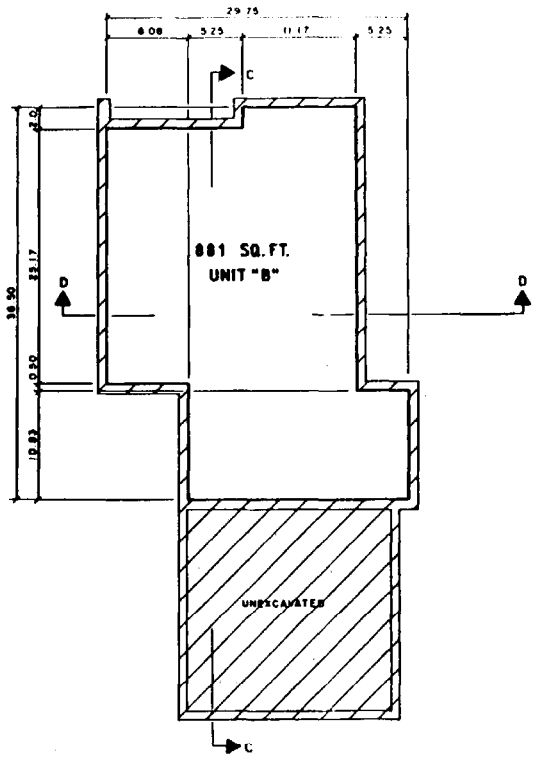
COORDINATE VALUES		
PT	NORTH	EAST
63	4382	5999
64	4211	5982
65	4336	6076
66	4278	6060
67	4251	6056
68	4504	6048


NINE MILE ROAD
Centerline of
20' Sanitary sewer easement
CADDELL DRAINAGE EASEMENT L 9203 , P 524-530
MATCH LINE SEE SHEET NO 3B
RIVER RIDGE TRAIL
BLUE SPRUCE DR.
MATCH LINE-SEE SHEET 3E
PROPOSED FUTURE
DEVELOPMENT
"NEED NOT BE BUILT"
SCALE ONE INCH = 50 FT
NOTE
73 DENOTES UNIT NUMBER
DENOTES LIMITS OF CONVERTIBLE AREA
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND
OCT 25, 1990
REVISED
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN


NINE MILE ROAD
EXCEPTED
N
SCALE - ONE INCH = 100 FEET
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
OCT 25, 1990
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
FLOOD PLAIN PLAN



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT



EXTERIOR UNIT

UNIT SCHEDULE	
BLDG NO	UNIT NO
4	4
16	8
17	12
12	16
6	20
11	56
69	63
87	32
67	67
92	60
91	44
74	46
81	60
89	54
77	96

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15

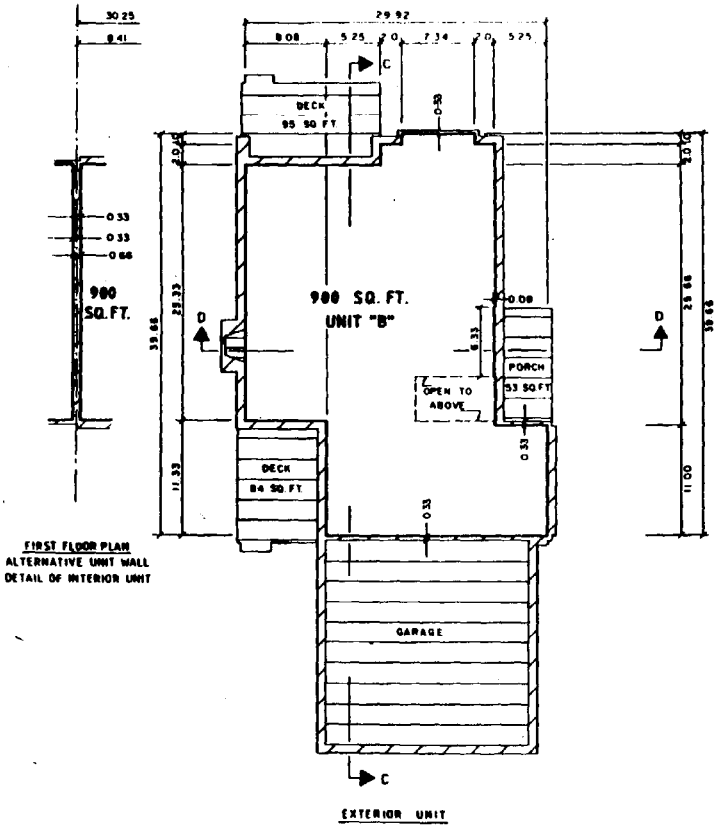
OCT 25 1978

PROPOSED

REVISIONS

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL BASEMENT PLAN
FOR UNIT TYPE "B"



FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

UNIT SCHEDULE

BLDG NO	UNIT NO
4	4
16	8
17	12
12	16
6	20
21	56
69	63
87	32
67	67
92	60
91	44
76	46
81	49
89	54
77	96

DECK OPTIONAL "NEED NOT BE BUILT".
SIZE AND SHAPE MAY VARY

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT

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

OCT 25, 1990 PROPOSED

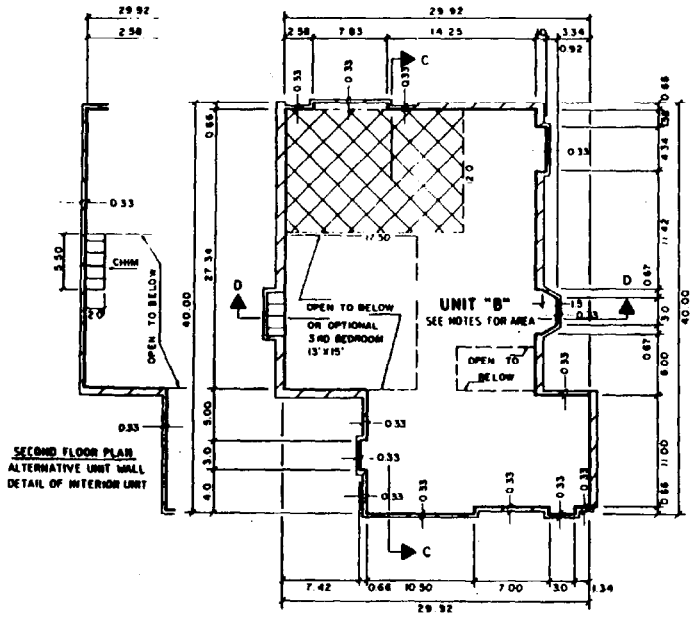
REVISIONS

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "B"

[redacted]

8



SECOND FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

UNIT SCHEDULE	
BLDG NO	UNIT NO
4	4
16	8
17	12
17	16
6	20
21	54
69	63
87	32
67	67
92	40
91	44
74	46
81	49
89	54
77	98

DECK OPTIONAL, NEED NOT BE BUILT
SIZE AND SHAPE MAY VARY

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER,
EXCEPT WHERE SHOWN
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
SCALE - 1/4 INCH = 1.0 FOOT
0 5 10 15

949 SQ FT WITH 3RD BEDROOM — EXTERIOR UNIT
754 SQ FT WITHOUT 3RD BEDROOM — EXTERIOR UNIT
947 SQ FT WITH 3RD BEDROOM — INTERIOR UNIT
752 SQ FT WITHOUT 3RD BEDROOM — INTERIOR UNIT

OCT 25, 1990 PROPOSED

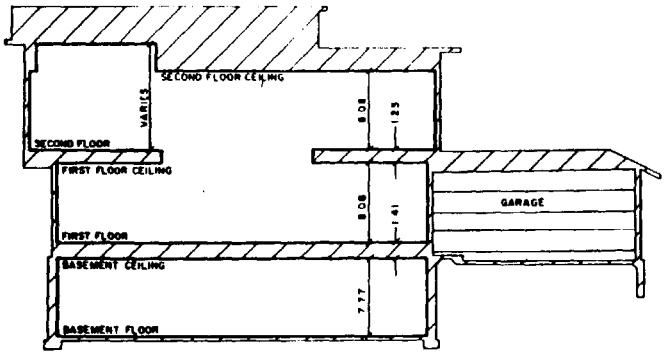
REVISIONS

RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL SECOND FLOOR PLAN
FOR UNIT TYPE "B"

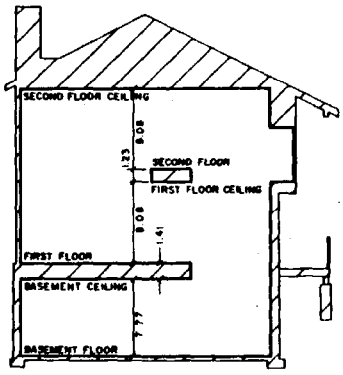
[redacted]

9

4	767.37
8	759.17
12	757.57
16	755.97
20	767.47
56	767.97
63	753.30
32	732.87
67	753.67
60	735.67
44	733.97
48	762.67
69	734.27
54	734.77
96	730.67



SECTION C-C



SECTION D-D

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE: 1/4 INCH = 1.0 FOOT

0 5 10 15

OCT. 25, 1990 PROPOSED

REVISIONS

RIVER PINES OF FARMINGTON (CONDOMINIUM)

TYPICAL CROSS SECTIONS FOR UNIT TYPE "B"

[redacted]

13

Recorded in Liber 10795, pages 734 through 774, Oakla County Records, on February 17, 1989.

THIRD AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, and as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, and as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, being known as Oakland County Subdivision Plan No. 508, does hereby amend Article II and Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of enlarging the Condominium, adding Units 37 through 59 to the Condominium and adjusting the percentage of value for the additional units added to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed shall be amended as follows:

1. The following land shall be added to the Condominium Project:

A parcel of land located in part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant from the Northeast corner of said Section 32 North 89 degrees 56 minutes 00 seconds West 438.01 feet along the North line of said Section 32, said line also being the centerline of Nine Mile Road and South 00 degrees 10 minutes 00 seconds East 330.00 feet and North 89 degrees 50 minutes 00 seconds East 82.84 feet and North 48 degrees 10 minutes 37 seconds East 30.28 feet and North 89 degrees 50 minutes 00 seconds East 29.53 feet and South 41 degrees 49 minutes 23 seconds East 138.76 feet and South 45 degrees 38 minutes 51 seconds West 95.16 feet and South 89 degrees 50 minutes 00 seconds West 158.99 feet and South 00 degrees 10 minutes 00 seconds East 170.12 feet thence from said point of beginning North 76 degrees 45 minutes 21 seconds East 169.39 feet; thence North 09 degrees 10 minutes 49 seconds West 63.83 feet; thence North 81 degrees 32 minutes 07 seconds East 129.33 feet; thence South 11 degrees 00 minutes 00 seconds West 167.94 feet; thence North 80 degrees 00 minutes 00 seconds West 254.47 feet to the point of beginning.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit

shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	1.87%
2	1.66
3	1.66
4	1.83
5	2.05
6	2.05
7	1.81
8	2.02
9	1.87
10	1.66
11	1.66
12	1.83
13	1.69
14	1.51
15	1.51
16	1.66
17	1.69
18	1.51
19	1.51
20	1.66
21	1.66
22	1.51
23	1.51
24	1.69
25	1.66
26	1.51
27	1.51
28	1.69
29	1.87
30	1.66
31	1.66
32	1.83
33	1.87
34	1.66
35	1.66
36	1.83
37	1.69
38	1.51
39	1.51
40	1.66
41	1.69
42	1.51
43	1.51
44	1.66
45	1.69
46	1.66
47	1.69
48	1.69
49	1.66
50	1.51
51	1.69
52	1.69
53	2.05
54	2.02
55	2.05
56	1.66
57	1.51
58	1.51
59	1.69

3. Amended Sheets 1, 2, 3, 3A, 3B, 3C, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 3A, 3B, 3C, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

WITNESSES:

/s/Jeffrey A. Supowit

/s/Yvette Accorsi-Keilman

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By/s/Antonino DiFederico
Antonino DiFederico,
President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14th day of February, 1989, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

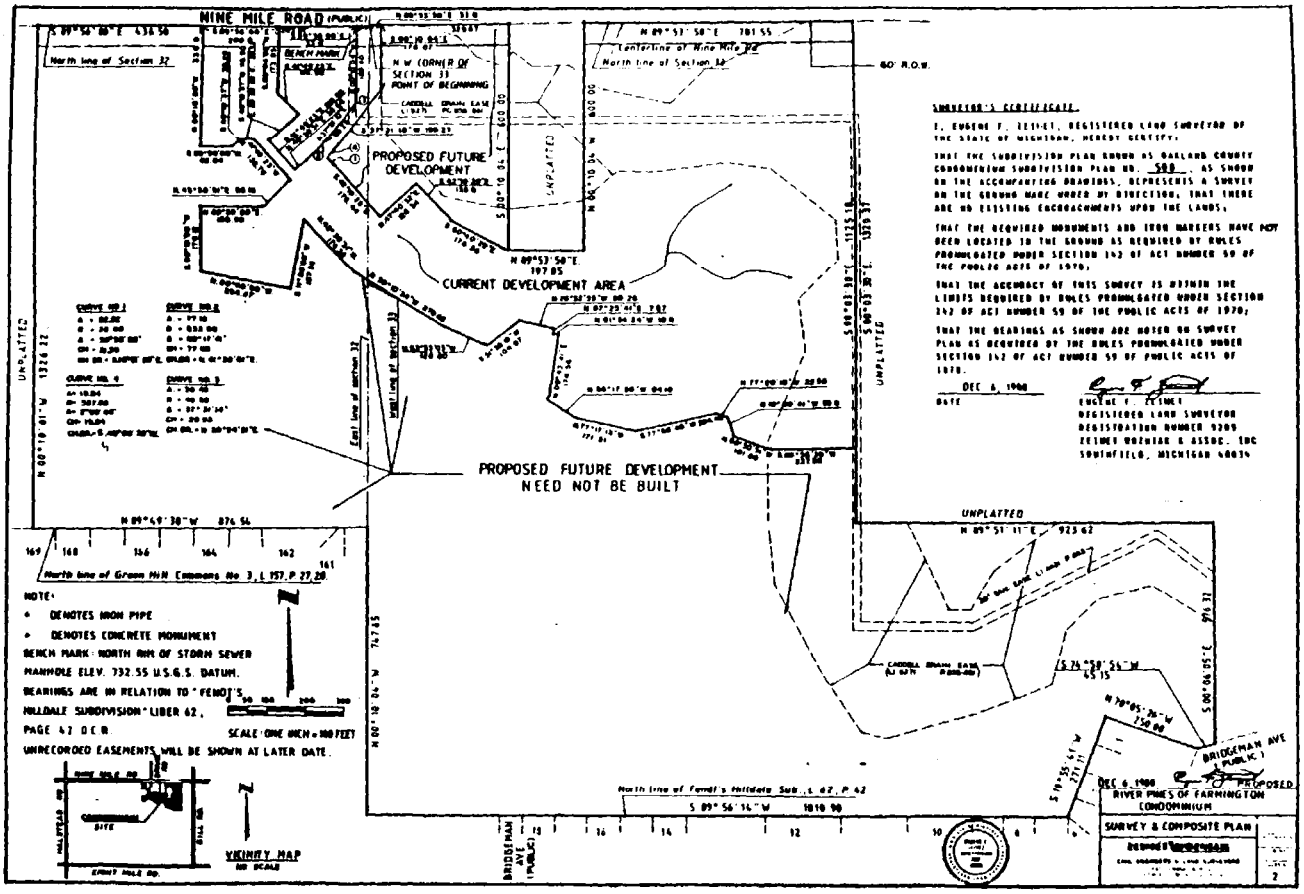
/s/Jeffrey A. Supowit
Jeffrey A. Supowit
Notary Public, Oakland County, MI
My Commission Expires: 4-13-91

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Jeffrey A. Supowit
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/3rdAmend
1/18/89 #3

LIBER 10795 PAGE 758



SURVEYOR'S CERTIFICATE

I, EUGENE F. ZEINET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 588, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1970;

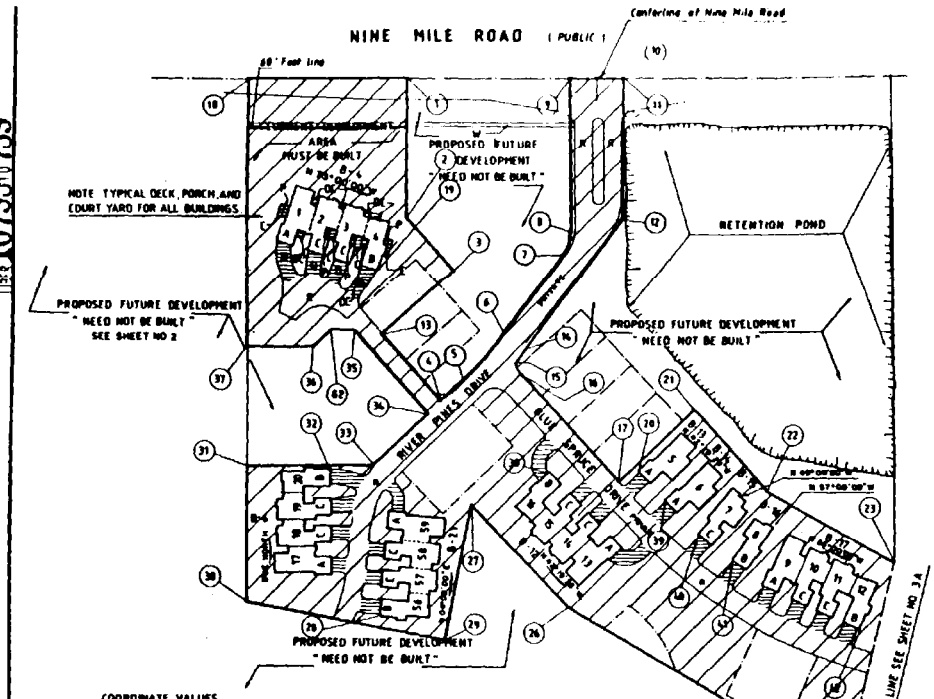
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1970;

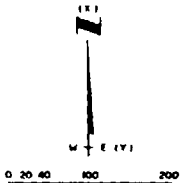
THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1970.

DEC 6, 1988
DATE

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

LIBER 10795 PAGE 759





NOTE
3 DENOTES UNIT NUMBER
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
D DENOTES DRIVE - LIMITED COMMON ELEMENT
W DENOTES WALK - GENERAL COMMON ELEMENT
(3) DENOTES COORDINATE
N 00°00'00"W DENOTES BUILDING BEARING
P DENOTES PORCH
C DENOTES COURT YARD - LIMITED COMMON ELEMENT
DC DENOTES DECK
WALKS WILL BE SHOWN ON AS BUILT DRAWINGS
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
GARAGES ARE LIMITED COMMON ELEMENT
SEE FLOOR PLANS DETAIL OF PORCHS, DECKS, & COURT YARDS
UNITS 1 THRU 59 MUST BE BUILT.
B-1 DENOTES BUILDING NUMBER
R DENOTES ROAD
15 FOOT CONVERTIBLE AREA AROUND ENTER BUILDING.
LETTERS A,B,C WITHIN UNIT DENOTES UNIT TYPE
——— DENOTES CONVERTIBLE AREA LIMITS

COORDINATE VALUES

PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
1	5000.27	4761.98	10	5000.00	5000.00	19	4763.80	4726.12	28	4335	4730
2	4826.42	4761.79	11	5000.05	5032.99	20	4514	5051	29	4306.32	4814.48
3	4761.65	4819.75	12	4824.99	5033.51	21	4584.84	5119.76	30	4350.51	4563.87
4	4603.10	4806.90	13	4684.34	4933.30	22	4487.93	5210.66	31	4529.63	4563.30
5	4630.13	4833.75	14	4851.46	4899.84	23	4480.65	5364.42	32	4515	4678
6	4687.82	4884.79	15	4663.13	4904.88	24	4152.55	5307.47	33	4521.09	4722.21
7	4782.59	4957.12	16	4630.88	4906.87	25	4206.36	5199.32	34	4587.42	4790.62
8	4810.64	4967.56	17	4500.63	5026.87	26	4345.84	4966.89	35	4705.65	4684.00
9	5000.03	4967.00	18	5000.50	4561.98	27	4471.98	4846.52	36	4670.75	4665.79

PT	NORTH	EAST
37	4670.51	4562.95
38	4511	4961
39	4470	5083
40	4439	5123
41	4400	5165
42	4316	5320

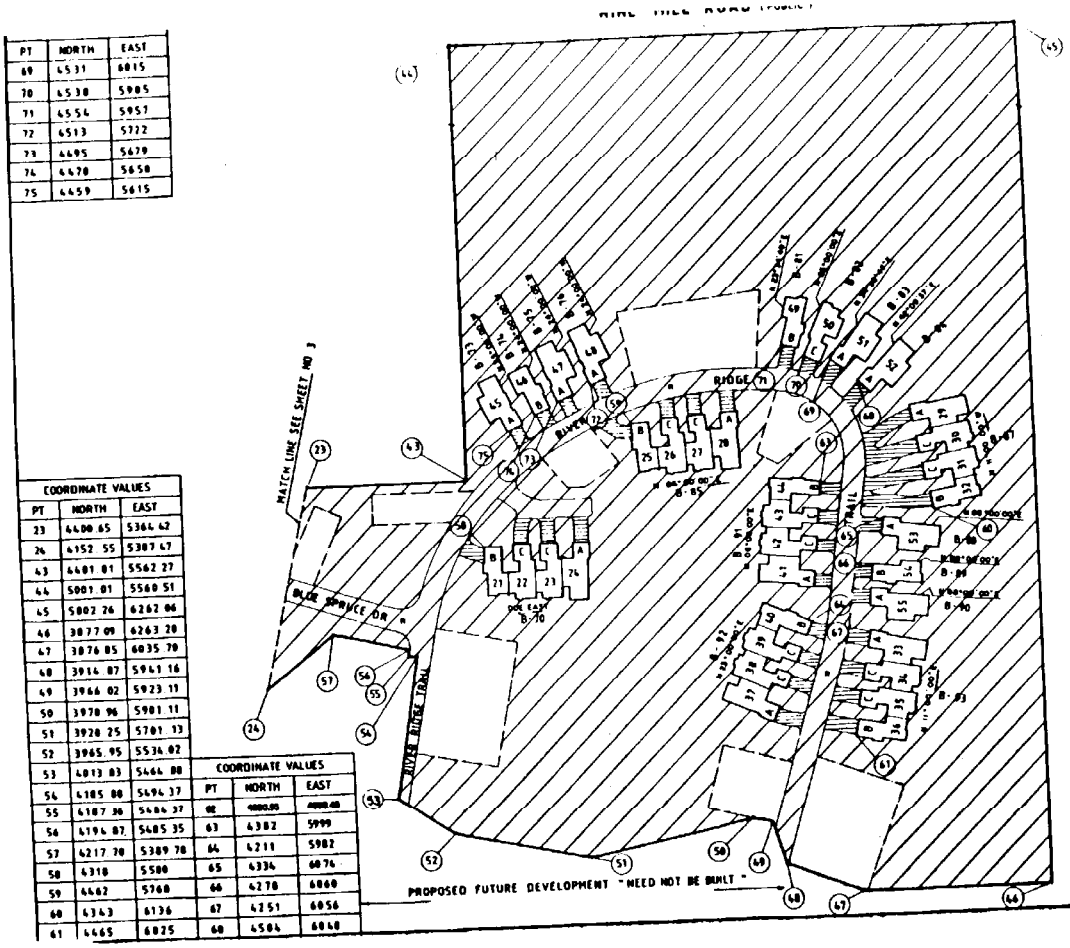
DEC. 8, 1988

REVISIONS		
ITEM	DATE	BY
1		

PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
SITE PLAN

LIBER 10795 PAGE 760

PT	NORTH	EAST
69	4531	6015
70	4538	5905
71	4554	5957
72	4513	5722
73	4495	5679
74	4478	5650
75	4459	5615



COORDINATE VALUES		
PT	NORTH	EAST
23	6400 65	5364 42
24	6152 55	5387 47
43	6401 01	5562 27
44	5001 01	5560 51
45	5002 76	6262 06
46	3877 09	6263 20
47	3876 85	6035 70
48	3916 87	5961 16
49	3966 02	5923 11
50	3970 96	5901 11
51	3920 25	5701 13
52	3965 95	5536 02
53	4013 83	5466 88
54	6185 88	5496 37
55	6187 36	5486 37
56	6196 87	5485 35
57	6217 70	5389 78
58	6318	5580
59	6462	5760
60	6343	6136
61	6465	6025

COORDINATE VALUES		
PT	NORTH	EAST
62	[illegible]	[illegible]
63	6382	5999
64	6211	5982
65	6334	6076
66	6278	6060
67	6251	6056
68	6584	6068

SCALE ONE INCH = 50 FT

NOTE

73 DENOTES UNIT NUMBER

— — — — — DENOTES LIMITS OF CONVERTIBLE AREA

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND.

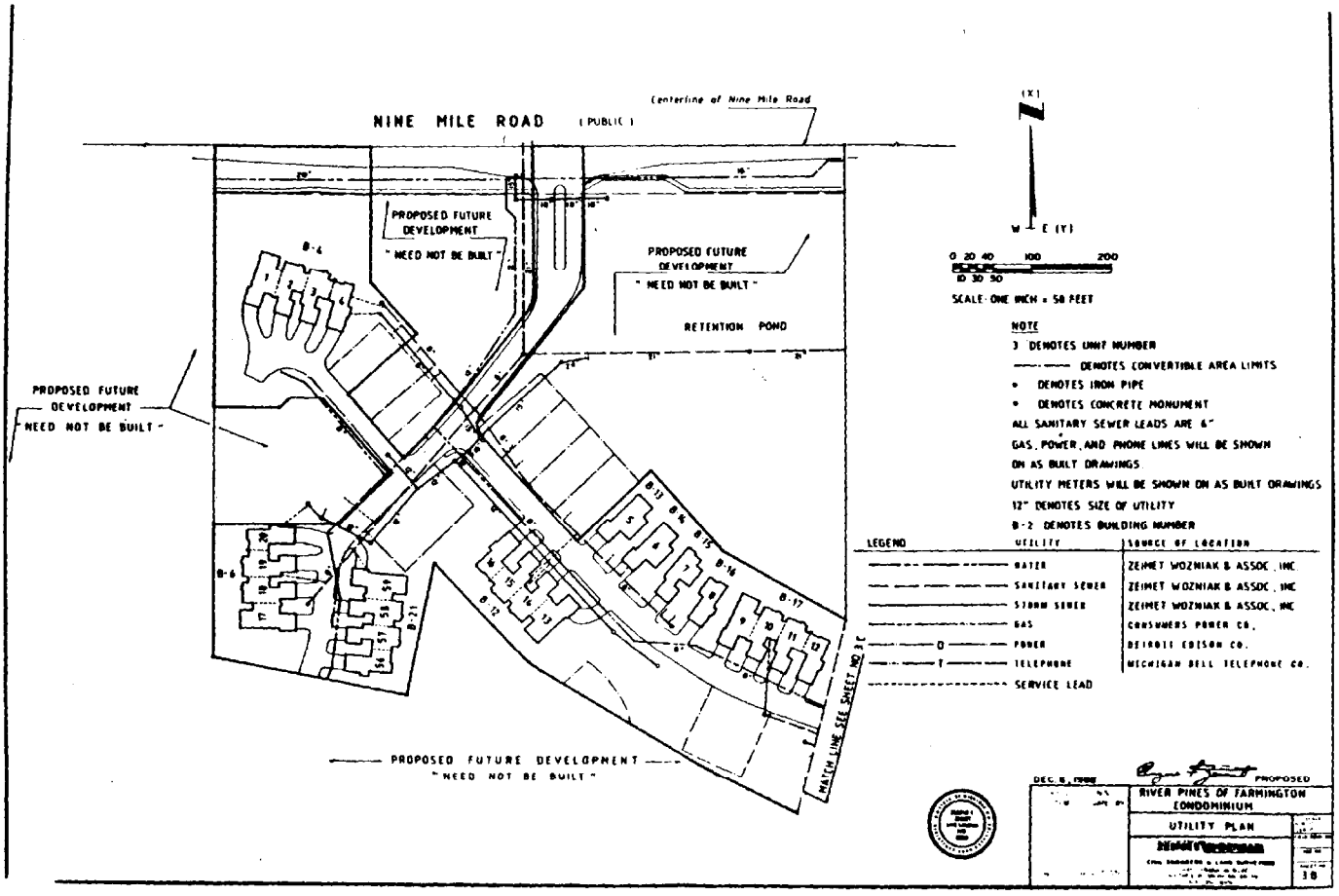
DEC. 6, 1988

PROPOSED

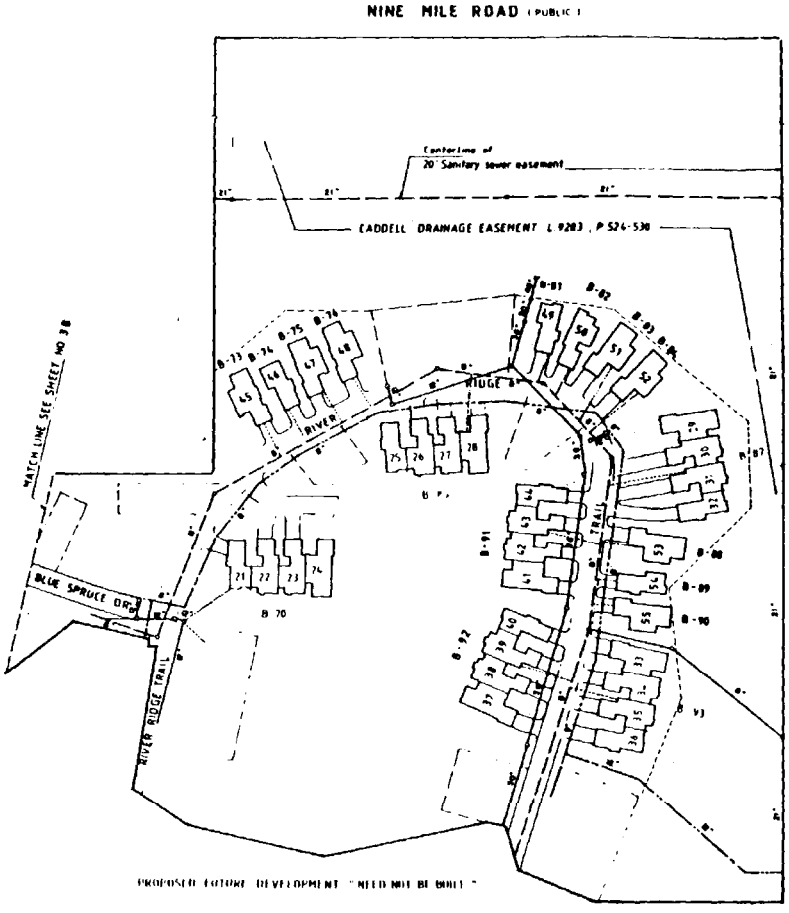
RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

LIBER 10795 PG 761



LIBER 10795 PAGE 762



SCALE ONE INCH = 50 FT

NOTE

23 DENOTES UNIT NUMBER

DENOTES LIMITS OF CONVERTI AREA

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO 3B FOR ADDITIONAL NOTE AND LEGEND

DEC 6, 1988

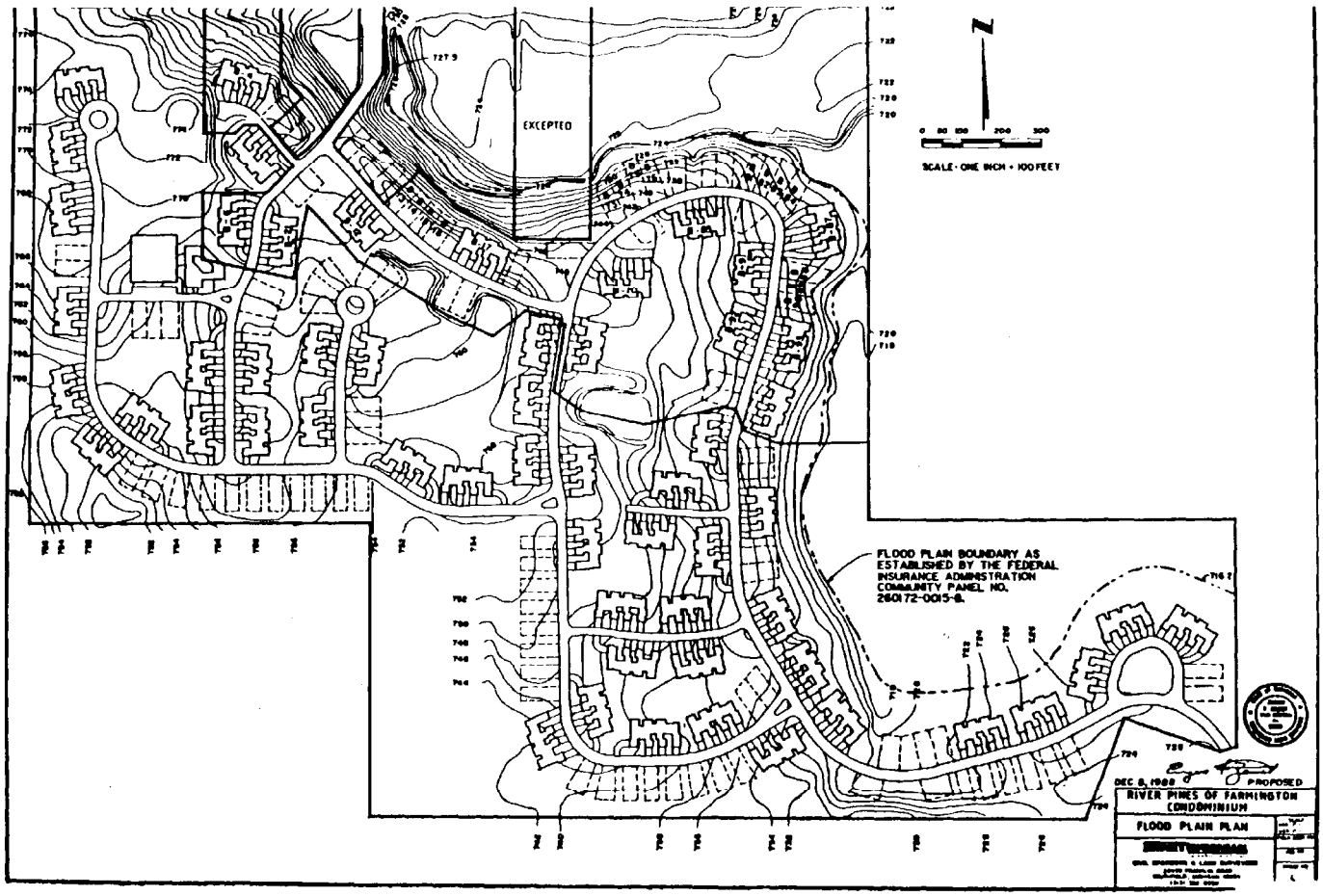
PROPOSE

REVISIONS

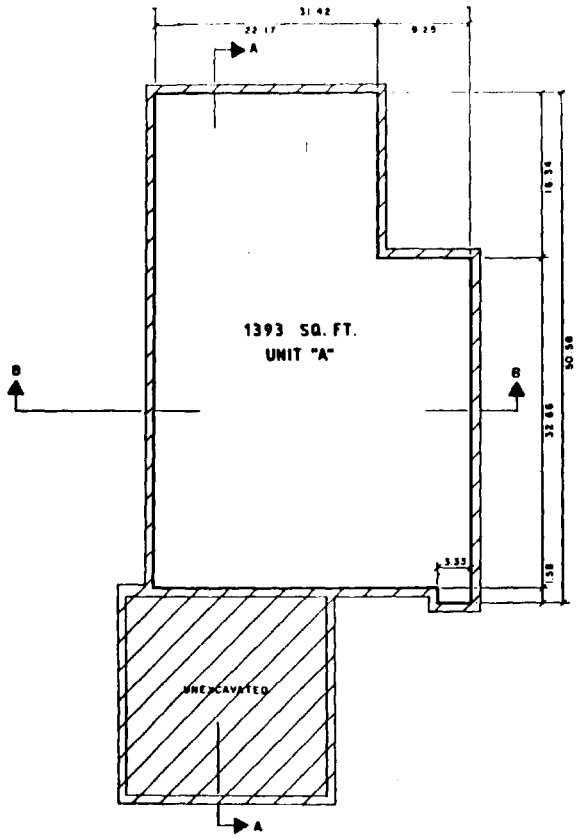
RIVER PINES OF FARMINGTO CONDOMINIUM

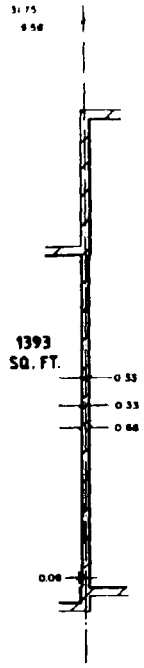
UTILITY PLAN

LIBER 10795 PAGE 763



LIBER 10795 PG 764





FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

BLDG NO	UNIT NO
4	1
13	5
14	6
11	9
12	13
6	17
70	24
85	28
87	29
93	33
92	37
91	41
73	45
75	47
76	48
83	51
84	52
88	53
90	55
21	59

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15

DEC 6, 1988

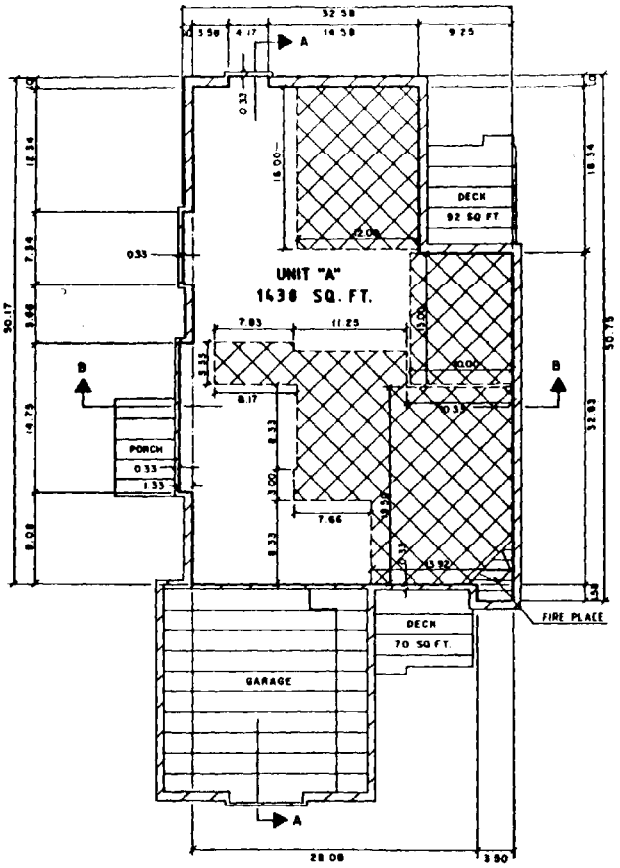
PREPARED

REVISIONS		
ITEM	APPR.	DATE

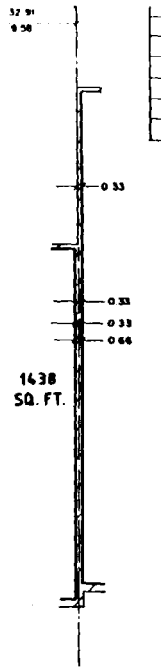
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "A"

SHEET 5

LIBER 10795 PG 765



EXTERIOR UNIT



FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

UNIT SCHEDULE

BLDG NO	UNIT NO
83	51
84	52
88	53
90	55
21	59

BLDG NO	UNIT NO
6	1
11	5
14	6
17	9
12	13
6	17
78	24
85	28
87	29
93	33
92	37
91	41
73	45
75	47
76	48

DECK OPTIONAL, "NEED NOT BE BUILT".
SIZE AND SHAPE MAY VARY

SIZE AND CONFIGURATION OF WALKS MAY VARY DURING CONSTRUCTION

GARAGES MAY VARY FROM FRONT TO SIDE ENTRY

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1 0 FOOT
0 5 10 15

DEC. 6, 1988 PROPOSED

REVISIONS		
ITEM	DATE	BY

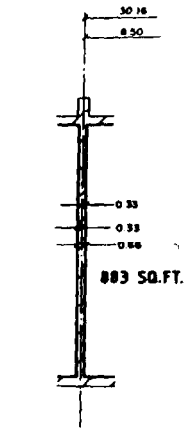
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A"

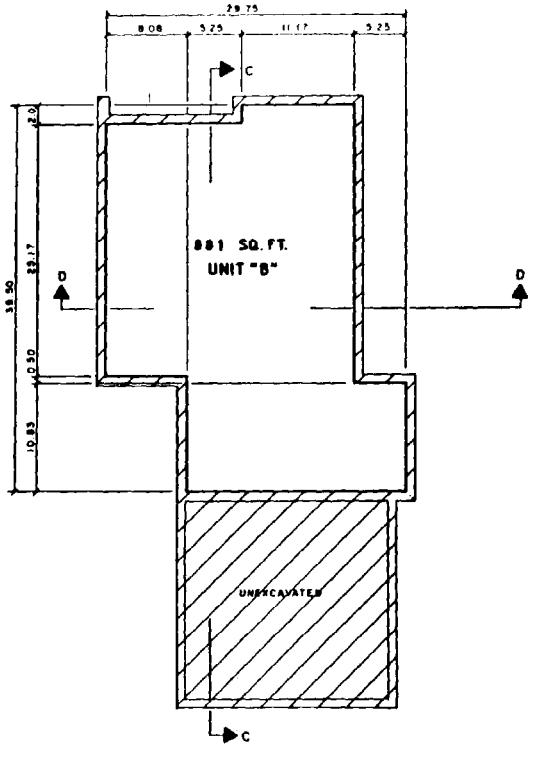
[redacted]

6

LIBER 10795 PG 766



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT



EXTERIOR UNIT

BLDG NO	UNIT
4	4
16	8
17	12
12	16
6	20
20	24
85	28
87	32
93	36
92	40
91	44
74	48
81	49
89	54
21	58

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15

DEC 6, 1988

REVISIONS

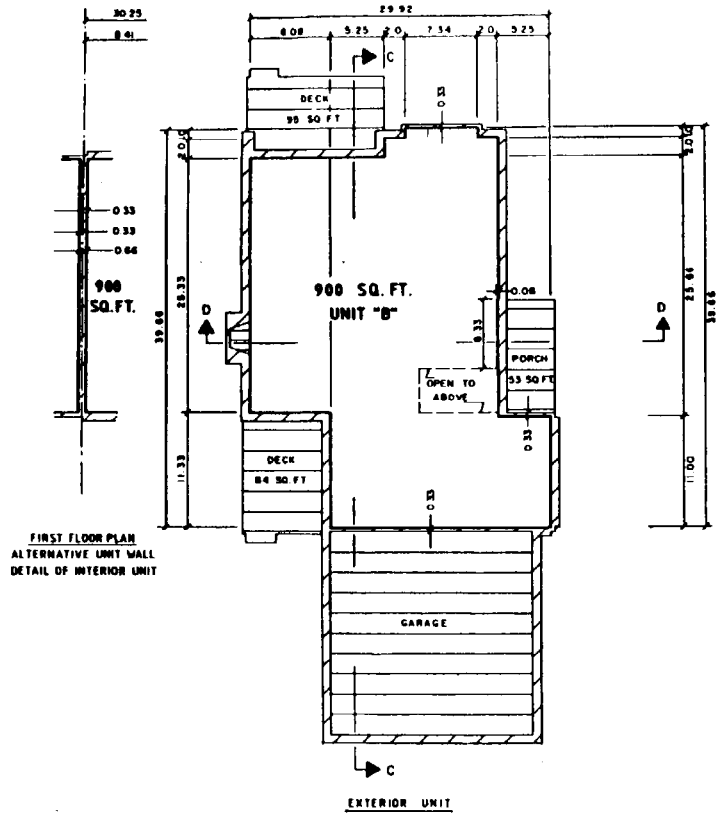
ITEM	DATE	BY

PROPE

RIVER PINES OF FARMING
CONDOMINIUM

TYPICAL BASEMENT PLAN
FOR UNIT TYPE "B"

LIBER 10795 PG 767



FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

BLDG NO	UNIT NO
4	4
16	8
17	12
12	16
6	20
78	21
85	25
87	32
93	36
92	40
91	44
74	46
81	49
89	54
21	56

DECK OPTIONAL, "NEED NOT BE BUILT".
SIZE AND SHAPE MAY VARY

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT

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

DEC 8, 1988 PROPOSED

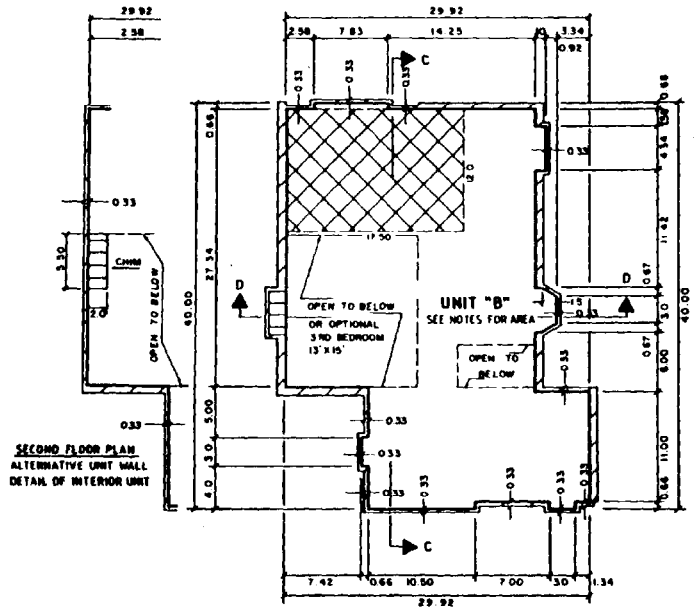
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "B"

8

LIBER 10795 PAGE 768

BLDG NO	UNIT NO
4	4
16	8
17	12
12	16
6	20
78	21
85	25
87	32
93	36
92	40
91	44
76	46
81	49
89	54
21	56



SECOND FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

DECK OPTIONAL "NEED NOT BE BUILT"
SIZE AND SHAPE MAY VARY

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
EXCEPT WHERE SHOWN.
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
SCALE - 1/4 INCH = 1.0 FOOT
0 5 10 15

949 SQ.FT. WITH 3RD BEDROOM — EXTERIOR UNIT
754 SQ.FT. WITHOUT 3RD BEDROOM — EXTERIOR UNIT
947 SQ.FT. WITH 3RD BEDROOM — INTERIOR UNIT
752 SQ.FT. WITHOUT 3RD BEDROOM — INTERIOR UNIT

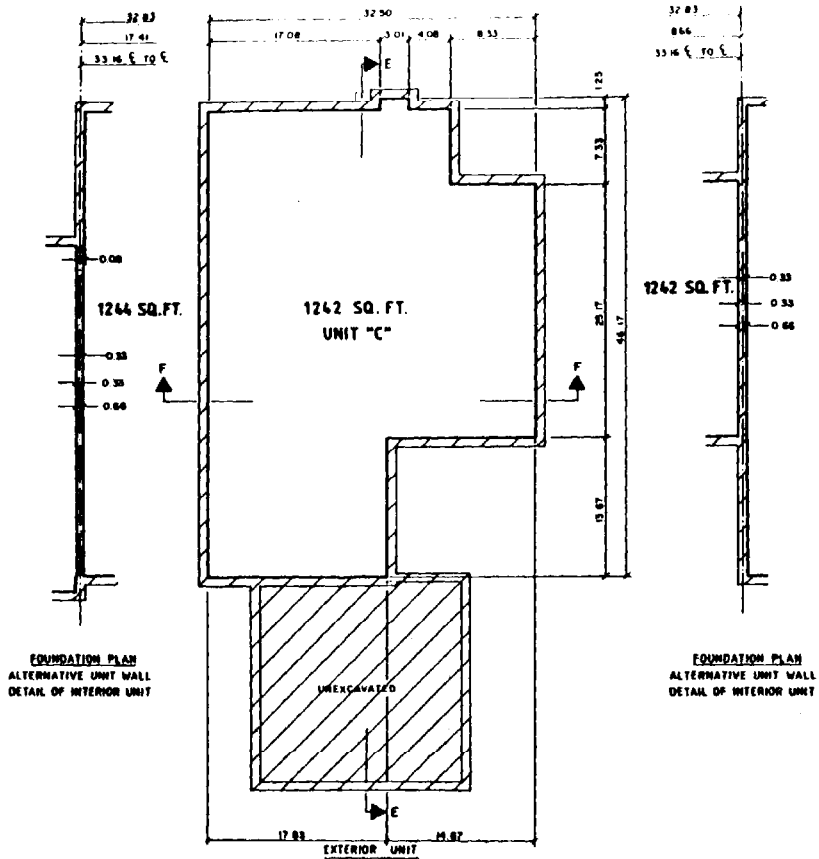
DEC. 6, 1988

PROPOSI

REVISIONS	
ITEM	DONE BY

RIVER PINES OF FARMINGTO
CONDOMINIUM
TYPICAL SECOND FLOOR PLAN
FOR UNIT TYPE "B"

LIBER 10795 PG 769



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

UNIT SCHEDULE	
BLDG NO	UNIT NO
4	2, 3
15	7
17	10, 11
12	14, 15
6	18, 19
78	22, 23
85	26, 27
87	30, 31
93	34, 35
92	38, 39
91	42, 43
89	50
21	57, 58

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

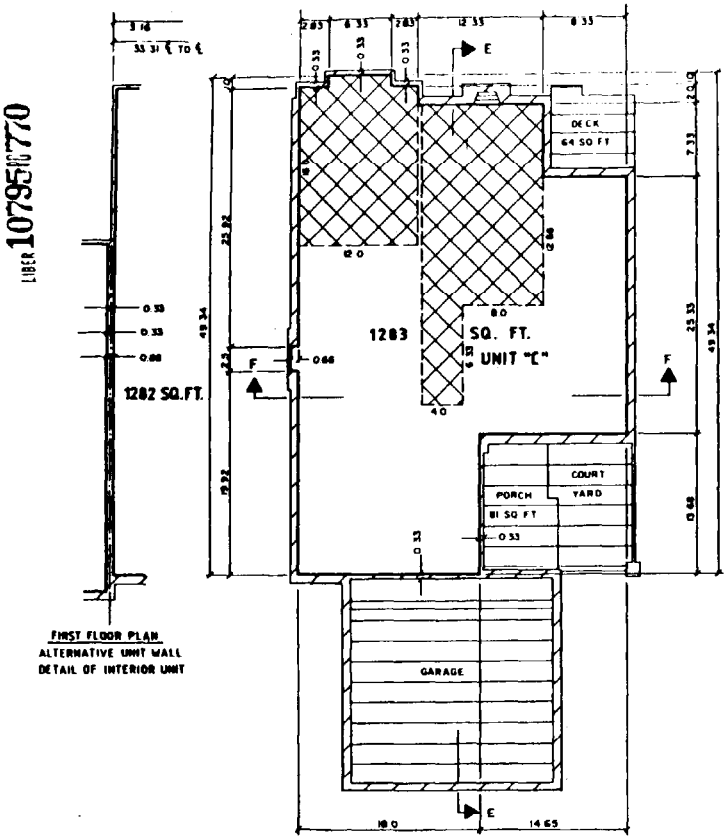
SCALE - 1/4 INCH = 1 0 FOOT
0 5 10 15

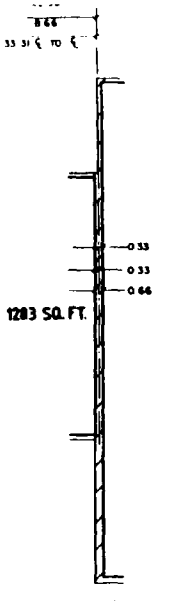
DEC 8 1988 PROPOSE

REVISIONS		
DATE	SHEET NO	

RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "C"

LIBER 10795 PG 770





BLDG NO	UNIT NO
6	2,3
15	7
17	10,11
12	14,15
6	18,19
90	22,23
95	26,27
87	30,31
93	34,35
92	38,39
91	42,43
82	50
21	57,58

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT

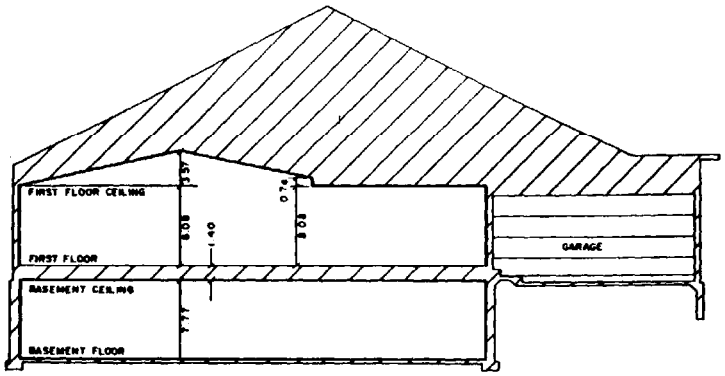
SCALE - 1/4 INCH = 1.0 FOOT
0 5 10 15

DEC 8, 1988

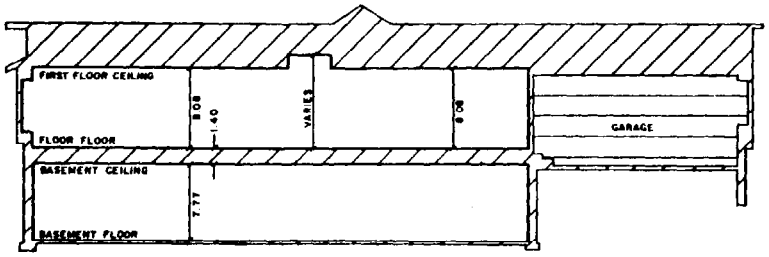
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "C"

11

LIBER 10795 PG 771



SECTION E-E
UNIT "C"



SECTION A-A
UNIT "A"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

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

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

SEE SHEET NUMBER 14 FOR FIRST FLOOR ELEVATIONS

DEC. 8, 1998 PROPOSED

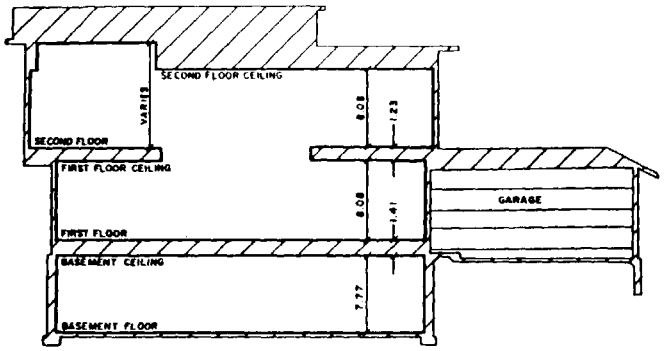
REVISIONS

RIVER PINES OF FARMINGTON CONDOMINIUM

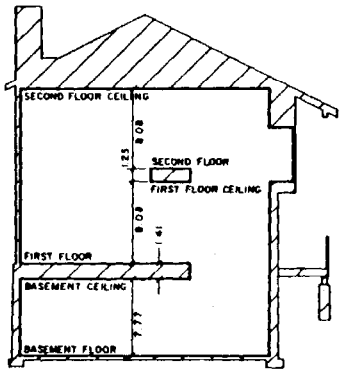
TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" AND "C"

12

LIBER 10936 PAGE 772



SECTION C-C



SECTION D-D

UNIT NO.	FIRST FLOOR ELEVATION
4	767.37
8	759.17
12	757.57
16	755.97
20	767.47
21	769.27
25	739.27
32	732.87
36	735.90
40	735.67
44	733.97
46	762.67
49	734.27
54	734.27
56	767.97

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE: 1/4 INCH = 1.0 FOOT

0 5 10 15

DEC 6, 1988

PROPOSED

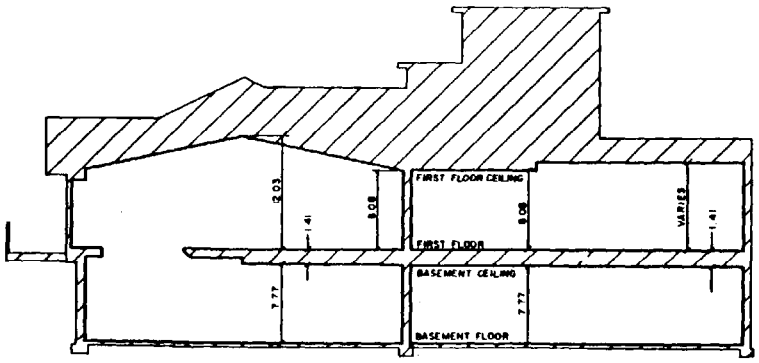
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPE "B"

LIBER 10795 PG 773

37	735.67	1,2	769.37
38,39	735.67	3	767.37
41	733.77	5	757.07
42,43	733.97	6	757.67
45	742.57	7	758.67
47	741.57	9	759.37
48	740.87	10	759.57
50	733.57	11	759.57
51	732.87	13	757.97
52	732.37	14,15	755.97
53	734.37	17	748.27
55	735.87	18,19	747.47
57,58	767.97	22,23	749.27
59	766.97	24	749.17
		26	739.27
		27	737.27
		28	737.87
		29	733.67
		30	733.87
		31	732.87
		33	735.77
		34,35	735.90



SECTION B-B
UNIT "A"

SECTION F-F
UNIT "C"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

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

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

DEC. 5, 1986

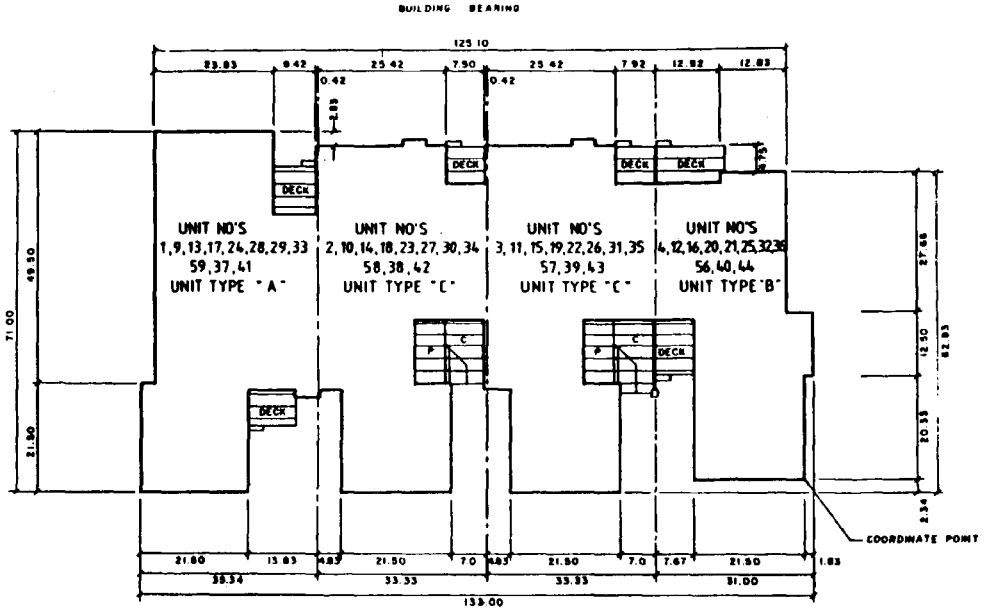
REVISIONS

PROPOSE

RIVER PINES OF FARMINGTO
CONDOMINIUM

TYPICAL CROSS SECTIONS
FOR UNIT TYPES "A" AND "C"

LIBER 10795 0774



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAILED MEASUREMENTS.

C DENOTES COURTYARD

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

P DENOTES PORCH

DECK OPTIONAL, "NEED NOT BE BUILT"
SIZE AND SHAPE MAY VARY.

——·——·—— CENTERLINE

SEE SHEETS NO'S 13,14 FOR FIRST FLOOR ELEVATIONS.

DEC 6, 1988

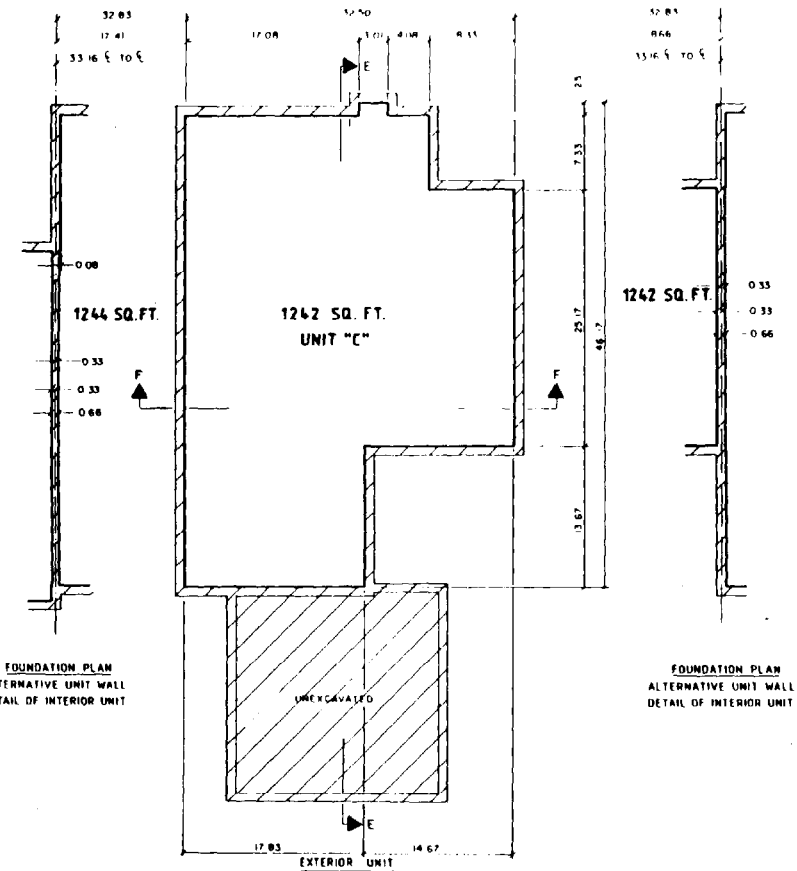
PROPOSED

REVISIONS

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BLDG'S 4, 12, 17, 21, 70, 85, 87, 91, 92, 93

15



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

BLDG NO	UNIT NO
4	2,3
15	7
17	10,11
12	14,15
6	18,19
16	22,23
85	26,27
87	30,31
93	34,35
92	38,39
91	42,43
82	50
71	57,58
69	61,62
67	65,66
95	69
96	71,72
100	75,76
102	79,80

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

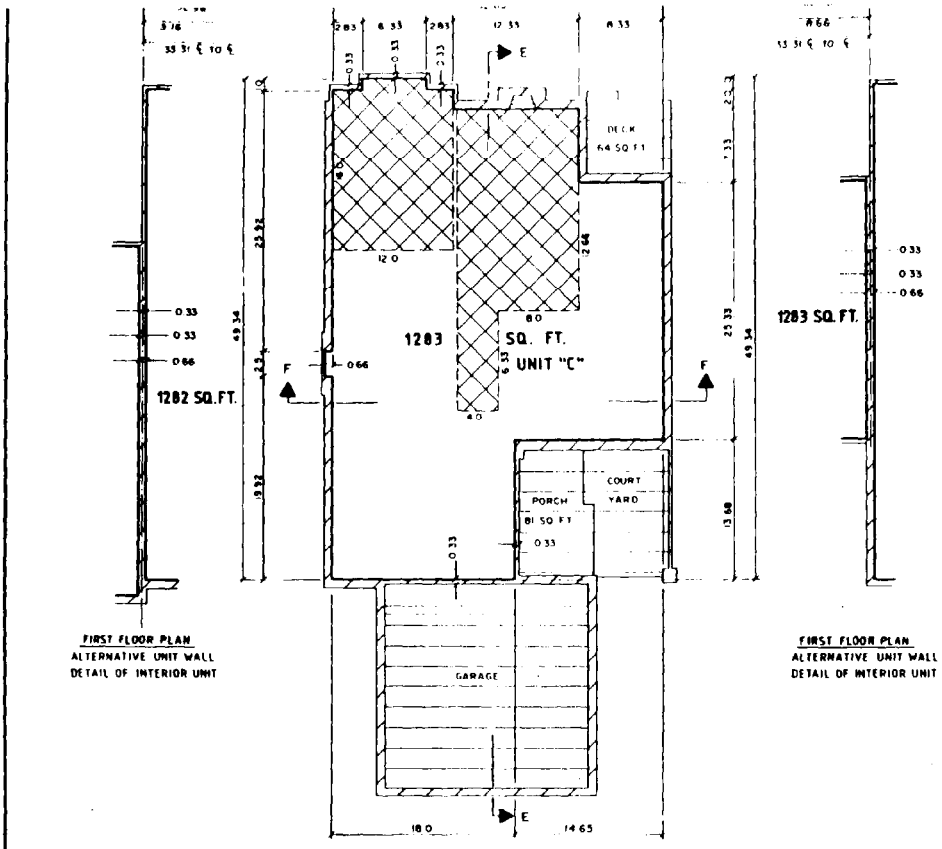
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

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

JAN 24, 1990

PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "C"



FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

BLDG NO	UNIT NO
6	2,3
15	7
17	10,11
12	14,15
6	18,19
70	22,23
85	26,27
87	30,31
93	34,35
92	38,39
91	42,43
82	50
71	57,58
69	61,62
67	65,66
95	69
96	71,72
100	75,76
102	79,80

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT

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

JAN 24, 1990

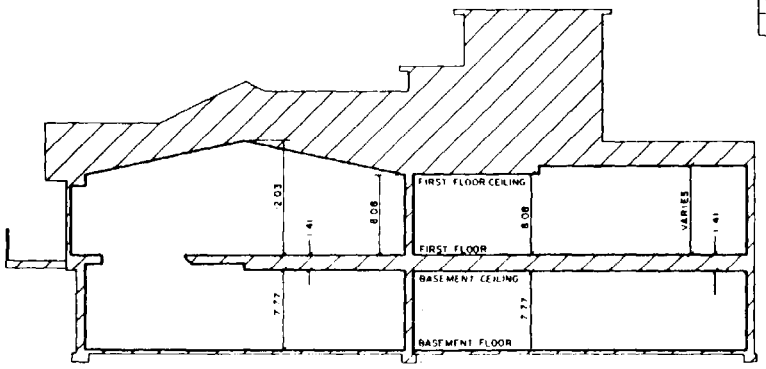
REVISIONS

PROPOS

RIVER PINES OF FARMINGTO
CONDOMINIUM

TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "C"

76	744.00	37	735.47	1.2	769.17
77	746.00	38.39	735.67	3	767.17
78.79	746.40	41	733.77	5	757.07
80.81	748.40	42.43	733.97	6	757.67
		45	742.57	7	758.67
		47	741.57	9	759.37
		48	740.07	10	759.57
		50	733.57	11	757.57
		51	732.87	13	757.97
		52	732.37	14.15	755.97
		53	736.37	17	760.27
		55	735.87	18.19	767.47
		57.58	767.97	22.23	749.27
		59	766.97	24	749.17
		65.66	753.47	26	739.27
		64	755.47	27	737.27
		60.63	751.30	28	737.07
		62	753.30	29	733.67
		69	735.30	30	733.87
		70	735.90	31	732.87
		71.72.73	734.90	33	735.77
		74.75	742.00	34.35	735.90



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

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

SCALE: 1/4 INCH = 1.0 FOOT

0 5 10 15

SECTION B-B

UNIT "A"

SECTION F-F

UNIT "C"

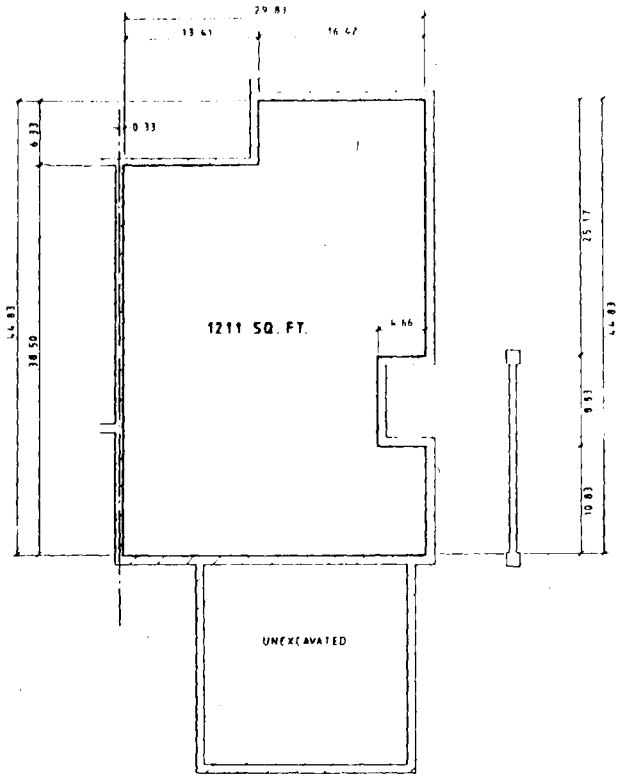
JAN 24 1990

PROPOSE

RIVER PINES OF FARMINGTO

CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPES 'A' AND 'C'



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.81 UNLESS OTHERWISE NOTED

SCALE 1/4 INCH = 1.0 FOOT

0 5 10 15

CENTERLINE

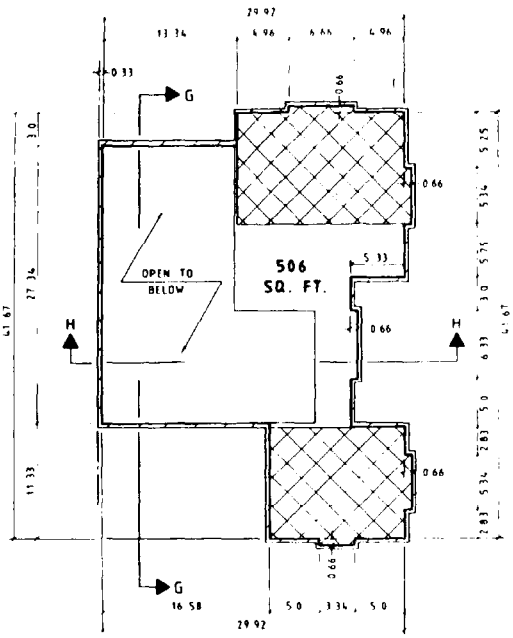
UNIT SCHEDULE	
BLDG NO	UNIT NO
70	21
85	25
93	36
3	68

JAN 24, 1990

PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL BASEMENT PLAN
FOR UNIT TYPE "D"



SECOND FLOOR PLAN

ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

CENTERLINE

FIRST FLOOR PLAN

ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED

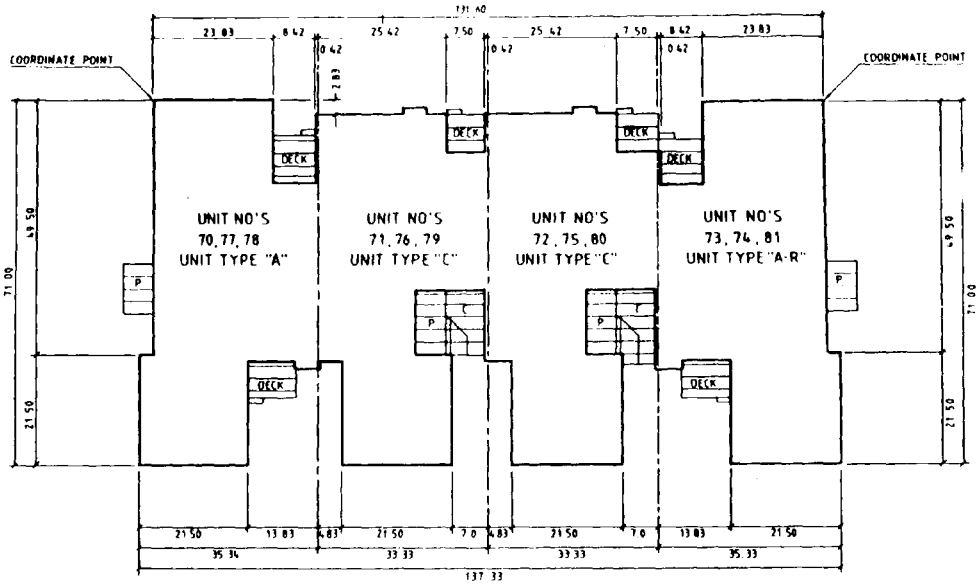
BLDG NO	UNIT NO
70	71
85	75
93	76
3	68

JAN 24, 1990

PROP

RIVER PINES OF FARMINGT
CONDOMINIUM

TYPICAL FIRST & SECOND FLOOR
PLAN FOR UNIT TYPE 'D'



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAILED MEASUREMENTS

C DENOTES COURTYARD

SCALE 1/8 INCH = 1.0 FOOT

0 5 10 20 30

P DENOTES PORCH

DECK OPTIONAL, NEED NOT BE BUILT; SIZE AND SHAPE MAY VARY

——— CENTERLINE

SEE SHEET NO 14 FOR FIRST FLOOR ELEVATIONS

R DENOTES REVERSE OF TYPICAL UNIT

JAN 24, 1990

PROPOSE

REVISIONS		
	PRINT	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BLDG S 96, 100, 102

Recorded in Liber 11022, Pages 190 through 215, Oakl. County Records on August 15, 1989.

FOURTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, and as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, and as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, and as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, being known as Oakland County Subdivision Plan No. 508, does hereby amend Article II and Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of enlarging the Condominium, converting convertible areas, adding Units 60 through 68 to the Condominium and adjusting the percentage of value for the additional units added to the Condominium and also amends Article V of the Master Deed and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington, for the purpose of modifying the unit types of certain units and adjusting the percentage of value to reflect the modified units. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

> A parcel of land being located in part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East along the North line of said Section 33, 1262.07 feet, said line also being the centerline of Nine Mile Road, and South 00 degree 03 minutes 30 seconds East 1125.18 feet, and South 89 degrees 56 minutes 30 seconds West 227.50 feet and North 68 degrees 30 minutes 51 seconds West 101.60 feet and North 19 degrees 09 minutes 41 seconds West 55.00 feet and North 77 degrees 20 minutes 18 seconds West 22.55 feet and South 77 degrees 56 minutes 40 seconds West 204.49 feet and North 77 degrees 17 minutes 13 seconds West 171.31 feet and North 55 degrees 17 minutes 58 seconds West 84.10 feet and North 09 degrees 43 minutes 41 seconds East 32.74 feet from the Northwest corner of said Section 33; thence from said point of beginning North 79 degrees 11 minutes 10 seconds West 180.63 feet; thence North 11 degrees 17 minutes 21 seconds East 73.98 feet; thence North 51 degrees 38 minutes 19 seconds East 104.97 feet; thence South 76 degrees 33 minutes 55 seconds East 98.26 feet; thence South 07 degrees 25 minutes 41 seconds West 7.57 feet; thence South 81 degrees 34 minutes 24 seconds East 10.11 feet; thence South 09 degrees 43 minutes 41 seconds West 141.82 feet to the point of beginning.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the

Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	1.61%
2	1.43
3	1.43
4	1.58
5	1.75
6	1.75
7	1.56
8	1.72
9	1.61
10	1.43
11	1.43
12	1.58
13	1.46
14	1.31
15	1.31
16	1.43
17	1.46
18	1.31
19	1.31
20	1.43
21	1.61
22	1.31
23	1.31
24	1.46
25	1.61
26	1.31
27	1.31
28	1.46
29	1.61
30	1.43
31	1.43
32	1.58
33	1.61
34	1.43
35	1.43
36	1.77
37	1.46
38	1.31
39	1.31

40	1.43
41	1.46
42	1.31
43	1.31
44	1.43
45	1.46
46	1.43
47	1.46
48	1.46
49	1.43
50	1.31
51	1.46
52	1.46
53	1.75
54	1.72
55	1.75
56	1.43
57	1.31
58	1.31
59	1.46
60	1.46
61	1.31
62	1.43
63	1.58
64	1.46
65	1.31
66	1.31
67	1.43
68	1.92

3. Pursuant to the authority reserved to the Developer in accordance with Article V, Section 5.03 of the Master Deed of River Pines of Farmington Condominium, the Developer has modified the dimensions of Units 21, 25 and 36 for the purposes of changing such units from "Unit Type B," as shown on the Condominium Subdivision Plan, as originally recorded and previously amended to "Unit Type D," as shown on the Condominium Subdivision Plan as amended by this Fourth Amendment to Master Deed. The Developer has modified the percentage of value in the amended Article V, Section 5.02 as set forth above in accordance with the dimensions of Units 21, 25 and 36, as modified herein.

4. Amended and new Sheets 1, 2, 3, 3A, 3B, 3C, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 3A, 3B, 3C, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

WITNESSES:

/s/ Omar J. Harb

Omar J. Harb

/s/ Janise Kay Quill

Janise Kay Quill

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By /s/ Antonino DiFederico

Antonino DiFederico,
President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 31st day of July, 1989, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

/s/ Janise Kay Quill
Janise Kay Quill
Notary Public, Wayne County, MI *
My Commission Expires: 6-20-90

*Acting in Oakland Coun

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Jeffrey A. Supowit
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/4thAmend
7/11/89

NOTE

THIS [illegible] SHEET INDEX SHEET AMENDED ON ALL NEW SHEETS WHICH ARE REVISED DATED MAY 7, 1989. THESE SHEETS WITH THIS CONSOLIDATION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

REPLAT NO. 3
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

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

DEVELOPER
ITALO AMERICAN CONDOMINIUM CORP
21931 FARMINGTON RD
FARMINGTON HILLS, MI 48024

DESCRIPTION

PART OF THE N.W. 1/4 OF SECTION 33 AND PART OF THE N.E. 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 87°55'00" E. 33.00 FEET ALONG THE N. LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 135.07 FEET; THENCE S. 17°21'10" W. 170.21 FEET; THENCE 19.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 547.88 FEET, A CENTRAL ANGLE OF 02°04'26", A CHORD LENGTH OF 19.84 FEET AND A CHORD BEARING OF S. 18°23'23" W.; THENCE 22.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°56'04", A CHORD LENGTH OF 21.50 FEET AND A CHORD BEARING OF S. 34°51'25" E.; THENCE S. 42°19'27" E. 176.44 FEET; THENCE N. 47°40'33" E. 128.16 FEET; THENCE S. 42°19'27" E. 135.00 FEET; THENCE S. 60°40'27" E. 124.36 FEET; THENCE N. 89°51'50" E. 192.85 FEET; THENCE N. 00°10'04" W. 600.00 FEET; THENCE N. 89°51'50" E. 701.55 FEET; THENCE S. 00°01'30" E. 1325.18 FEET; THENCE S. 89°46'30" W. 227.50 FEET; THENCE N. 68°10'51" W. 101.60 FEET; THENCE N. 19°09'41" W. 55.00 FEET; THENCE N. 71°20'19" W. 22.53 FEET; THENCE S. 77°56'40" W. 204.49 FEET; THENCE N. 73°03'13" W. 173.21 FEET; THENCE N. 55°17'58" W. 84.10 FEET; THENCE N. 09°43'43" E. 32.74 FEET; THENCE N. 19°11'10" W. 180.61 FEET; THENCE N. 11°33'21" E. 33.98 FEET; THENCE N. 43°13'01" W. 120.80 FEET; THENCE N. 59°10'34" W. 230.46 FEET; THENCE N. 43°38'31" W. 174.35 FEET; THENCE S. 13°00'00" W. 167.94 FEET; THENCE N. 80°00'00" W. 244.47 FEET; N. 00°10'00" W. 170.12 FEET; THENCE N. 89°50'00" E. 150.99 FEET; THENCE N. 43°38'31" E. 65.16 FEET; THENCE N. 41°49'23" W. 118.76 FEET; THENCE S. 89°50'00" W. 29.51 FEET; THENCE S. 48°10'37" W. 110.28 FEET; THENCE S. 89°50'00" W. 82.84 FEET; THENCE N. 00°10'00" W. 330.00 FEET; THENCE S. 89°56'00" E. 200.00 FEET; THENCE S. 00°04'00" W. 171.84 FEET; THENCE N. 41°49'23" E. 84.92 FEET; THENCE S. 68°10'37" E. 115.90 FEET; THENCE S. 41°49'23" E. 309.65 FEET; THENCE N. 43°38'31" E. 18.66 FEET; THENCE 33.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 232.50 FEET, A CENTRAL ANGLE OF 08°09'41", A CHORD LENGTH OF 33.03 FEET, AND A CHORD BEARING OF N. 41°30'03" E.; THENCE N. 17°21'10" E. 114.22 FEET; THENCE 10.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.52 FEET, A CENTRAL ANGLE OF 13°27'39", A CHORD LENGTH OF 29.43 FEET, AND A CHORD BEARING OF N. 20°24'21" E.; THENCE N. 00°10'04" W. 189.40 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE ALONG SAID LINE S. 89°46'00" E. 33.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THE NORTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

* 1 TITLE PAGE
* 2 SURVEY AND COMPOSITE PLAN
* 3 SITE PLAN
* 4A SITE PLAN
* 4B UTILITY PLAN
* 5 FLOOD PLAIN PLAN
* 5 TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64.)
* 6 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64.)
* 7 TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67.)
* 8 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67.)
* 9 TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67.)
*10 TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66.)
*11 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66.)
*12 TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60 THRU 66.)
AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59.)
*13 TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67.)
*14 TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60 THRU 66.)
AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59.)
*15 PERIMETER PLAN FOR BUILDINGS 4, 6, 12, 17, 21, 87, 91, 92
*16 TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68.)
*17 TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68.)
*18 CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68.)
*19 PERIMETER PLAN FOR BUILDINGS 70, 85, 93

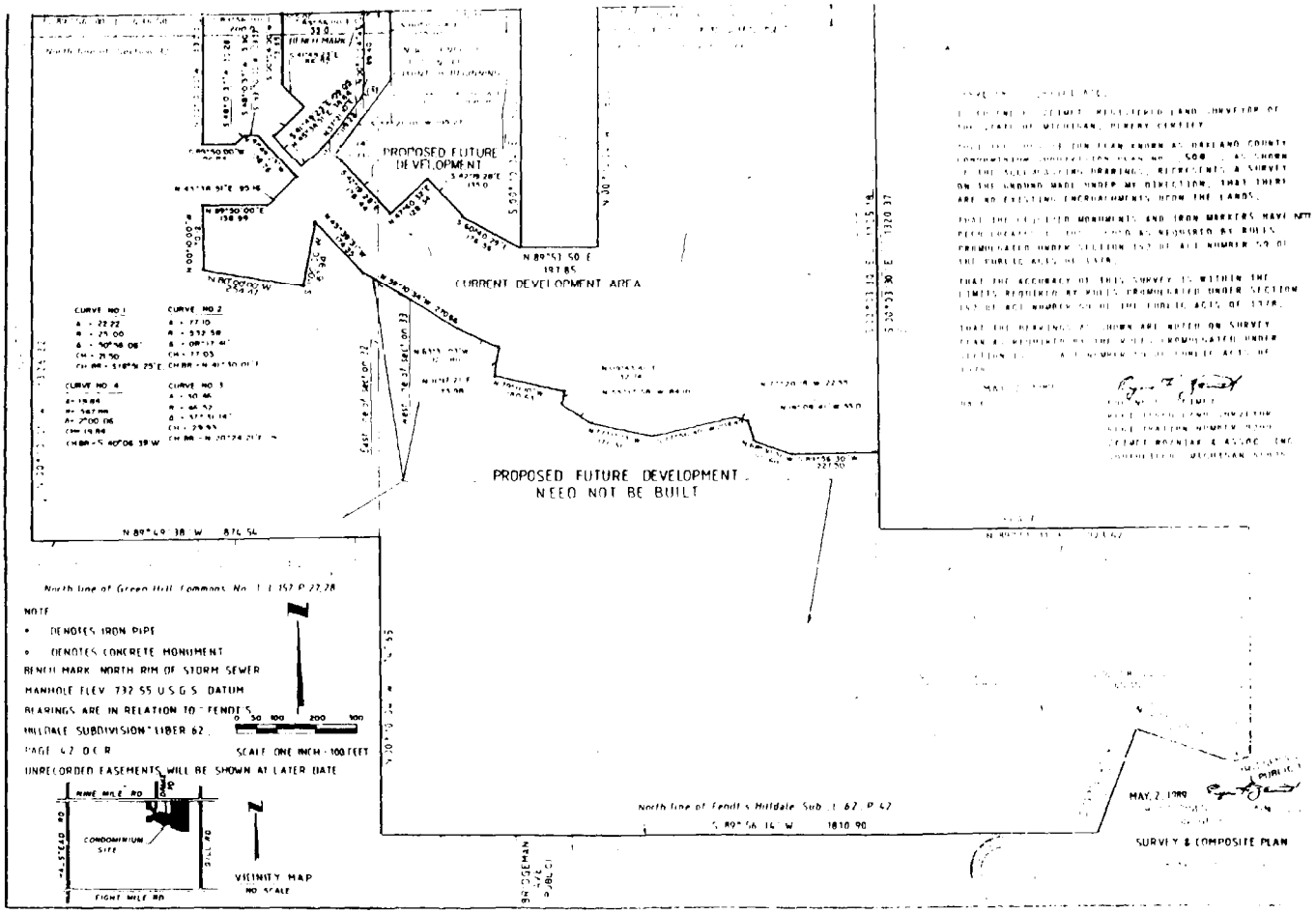
MAY 7, 1989

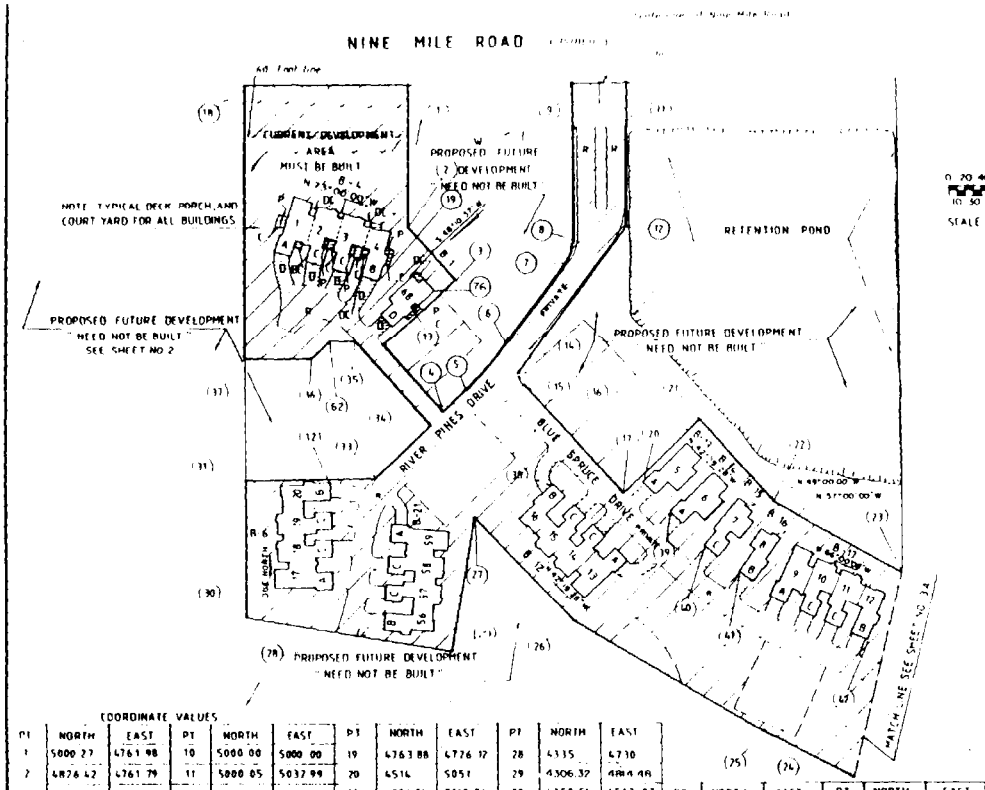
PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

SHEET NUMBER 1


PROPOSED FUTURE DEVELOPMENT
CURRENT DEVELOPMENT AREA
PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT
North line of Green Hill Commons No. 1 L 357 P 27,28
North line of Fendt's Hilldale Sub. L 67 P 42
S 89° 56' 14" W 1810.90
NOTE
• DENOTES IRON PIPE
○ DENOTES CONCRETE MONUMENT
BENCH MARK NORTH RIM OF STORM SEWER
MANHOLE ELEV. 732.55 U.S.G.S. DATUM
BEARINGS ARE IN RELATION TO FENDT'S
HILLDALE SUBDIVISION LIBER 67
PAGE 42 O.C.R.
UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE
SCALE ONE INCH = 100 FEET
0 50 100 200 300
NINE MILE RD
EIGHT MILE RD
HALSTEAD RD
DRAKE RD
CONDOMINIUM SITE
VICINITY MAP
NO SCALE
MAY 2, 1989
SURVEY & COMPOSITE PLAN



NOTE

3 DENOTES UNIT NUMBER

• DENOTES IRON PIPE

▪ DENOTES CONCRETE MONUMENT

D DENOTES DRIVE - LIMITED COMMON ELEMENT

W DENOTES WALK - GENERAL COMMON ELEMENT

(3) DENOTES COORDINATE

N 00°00 00" W DENOTES BUILDING BEARING

P DENOTES PORCH

C DENOTES COURT YARD } LIMITED COMMON ELEMENT

DE DENOTES DECK

WALKS WILL BE SHOWN ON AS BUILT DRAWINGS

[ ] GENERAL COMMON ELEMENT

[ ] LIMITED COMMON ELEMENT

GARAGES ARE LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAIL OF PORCHES, DECKS, & COURT YARDS

UNITS 1 THROUGH MUST BE BUILT

B-1 DENOTES BUILDING NUMBER

R DENOTES ROAD

15 FOOT CONVERTIBLE AREA AROUND ENTER BUILDING

LETTERS A,B,C,D WITHIN UNIT DENOTES UNIT TYPE

(B) DENOTES CONVERTIBLE AREA LIMITS

COORDINATE VALUES

PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
1	5000 27	4761 98	10	5000 00	5000 00	19	4763 88	4726 12	28	4335	4710									
2	4826 42	4761 79	11	5000 05	5037 99	20	4514	5051	29	4306 32	4884 48									
3	4761 65	4819 75	12	4824 99	5033 51	21	4586 84	5119 76	30	4350 51	4563 87	PT	NORTH	EAST	PT	NORTH	EAST			
4	4603 10	4806 10	13	4684 36	4733 38	22	4487 03	5210 66	31	4520 63	4563 38	32	4670 51	4562 95	62	4690 95	4668 40			
5	4630 13	4837 75	14	4651 46	4899 84	23	4400 65	5364 47	32	4515	4670	38	4511	4961	76	4690	4758			
6	4681 87	4886 79	15	4663 13	4906 88	24	4352 55	5307 47	33	4521 09	4722 23	39	4478	5083						
7	4782 59	4957 12	16	4630 88	4908 07	25	4206 36	5199 32	34	4587 62	4790 42	40	4433	5123						
8	4810 64	4967 56	17	4500 41	5024 87	26	4345 04	4966 89	35	4705 65	4684 80	41	4400	5165						
9	5000 01	4967 00	18	5000 50	4561 98	27	4671 18	4846 52	36	4670 75	4665 79	42	4316	5320						

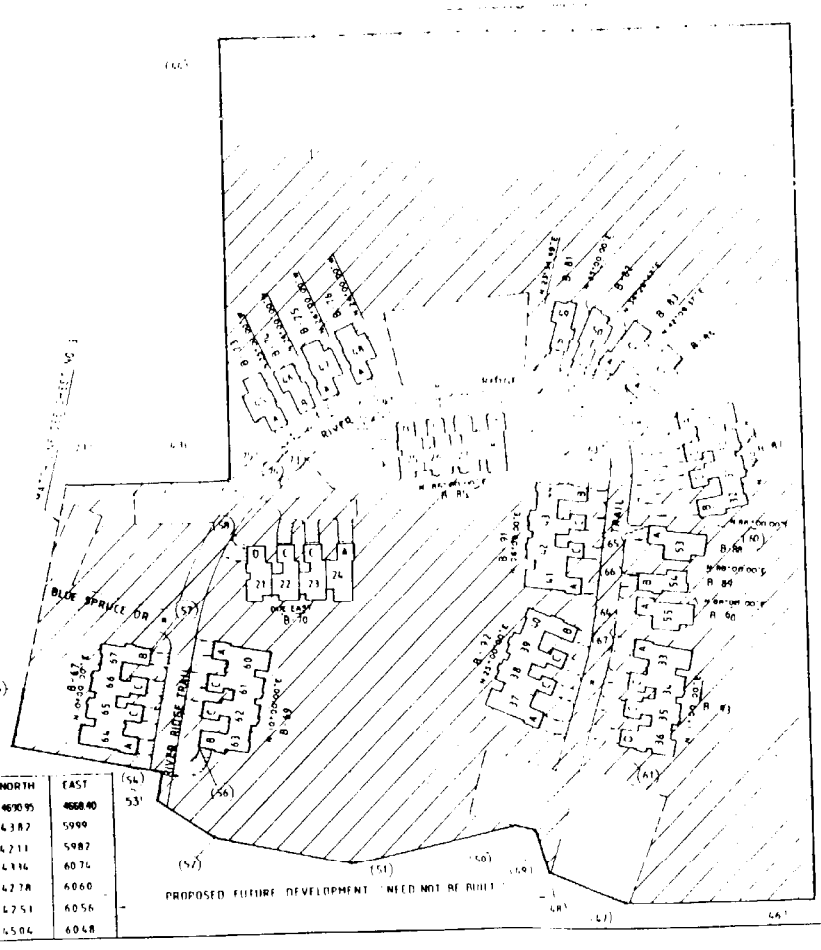
MAY 2, 1989

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

PT	NORTH	EAST
69	4511	6015
70	4518	5985
71	4554	5957
72	4513	5727
73	4495	5679
74	4478	5650
75	4459	5615



COORDINATE VALUES

PT	NORTH	EAST
23	4400 65	5364 47
24	4352 55	5307 47
43	4401 01	5562 27
44	5001 01	5560 51
45	5002 26	6262 06
46	3877 09	6263 20
47	3876 85	6035 70
48	3914 07	5941 16
49	3966 02	5923 11
50	3970 96	5901 11
51	3928 25	5701 13
52	3965 95	5534 02
53	4011 83	5464 88
54	4046 06	5470 40
55	4079 95	5292 98
56	4075	5516
57	4196	5464
58	4318	5580
59	4462	5768
60	4343	6116
61	4465	6025

PT	NORTH	EAST
62	4690 95	4668 40
63	4382	5999
64	4211	5982
65	4316	6074
66	4278	6060
67	4251	6056
68	4504	6048

SCALE ONE INCH = 50 FT

NOTE

23 DENOTES UNIT NUMBER

— DENOTES LIMITS OF CONVERTIBLE AREA

ALL INTERIOR ROADS ARE PRIVATE

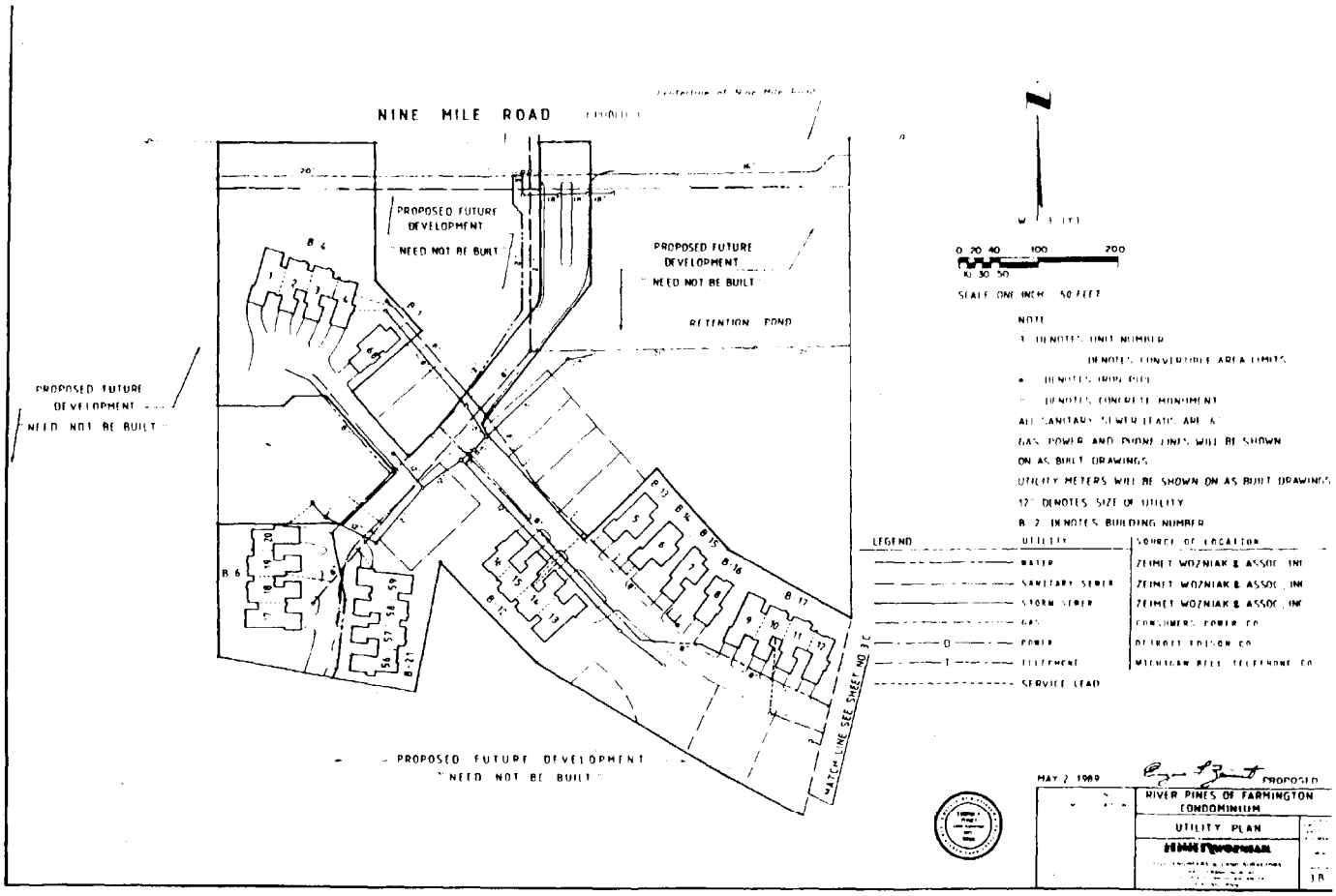
SEE SHEET NO 1 FOR ADDITIONAL NOTES AND LEGEND

MAY 2, 1989

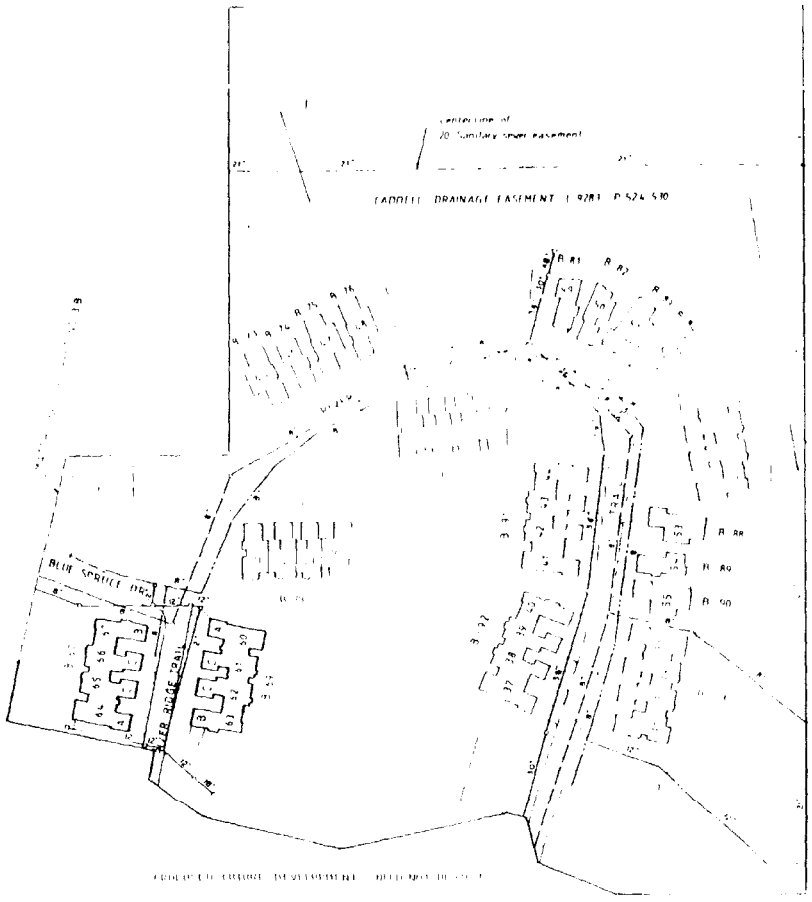
PROVIDED

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

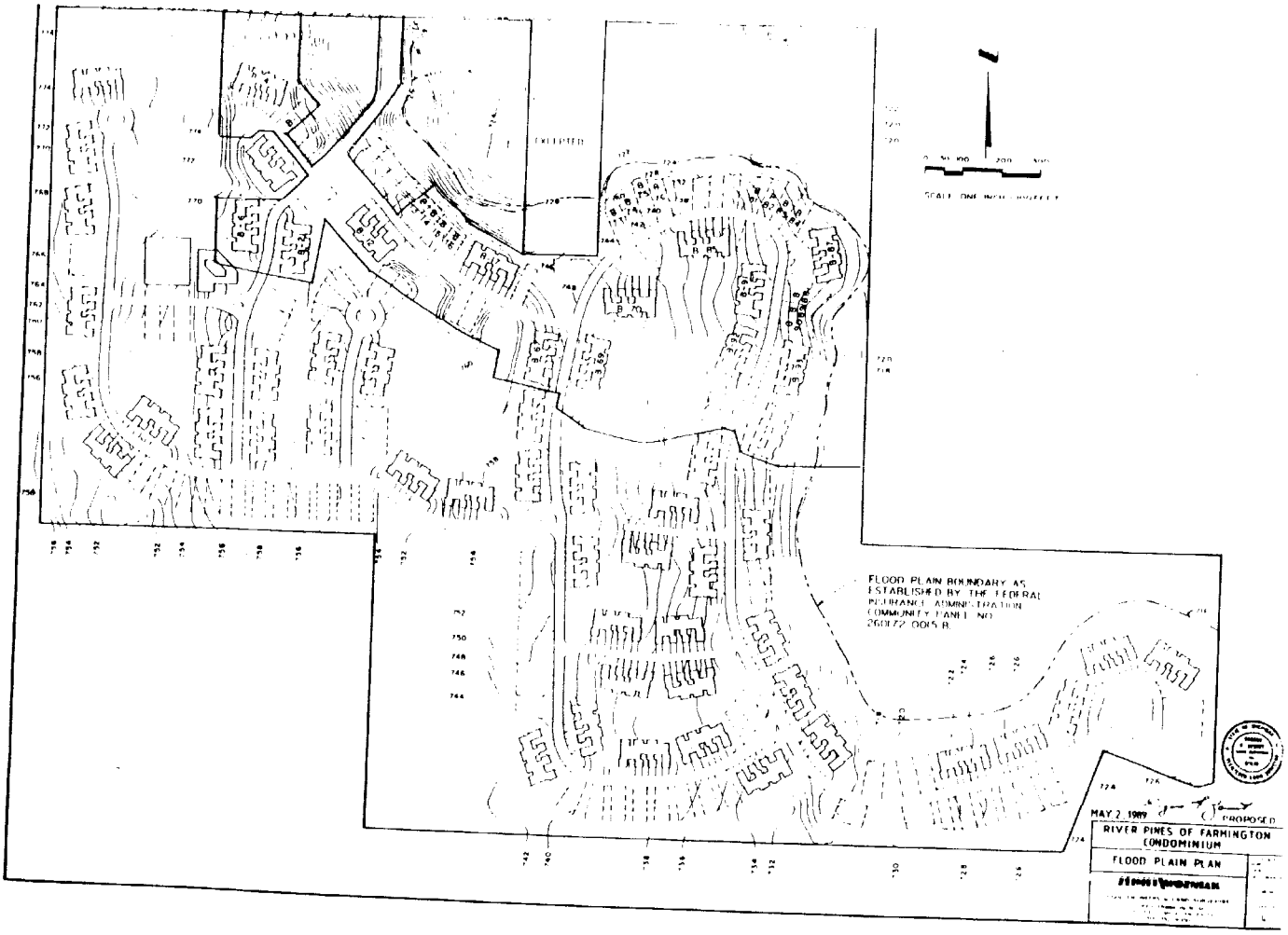

NINE MILE ROAD
PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT
PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT
RETENTION POND
PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT
PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT
MATCH LINE SEE SHEET NO 3C
B 4
B 6
B 21
B 17
0 20 40 100 200
SCALE ONE INCH = 50 FEET
NOTE
B 2 DENOTES BUILDING NUMBER
12" DENOTES SIZE OF UTILITY
ON AS BUILT DRAWINGS
GAS, POWER AND PHONE LINES WILL BE SHOWN
ALL SANITARY SEWER LEADS ARE 6"
• DENOTES IRON PIPE
DENOTES CONCRETE MONUMENT
UTILITY METERS WILL BE SHOWN ON AS BUILT DRAWINGS
LEGEND
UTILITY
SOURCE OF LOCATION
WATER
ZEIMET WOZNIAK & ASSOC. INC
SANITARY SEWER
ZEIMET WOZNIAK & ASSOC. INC
STORM SEWER
ZEIMET WOZNIAK & ASSOC. INC
GAS
CONSUMERS POWER CO.
POWER
DETROIT EDISON CO.
TELEPHONE
MICHIGAN BELL TELEPHONE CO.
SERVICE LEAD
MAY 2, 1989
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN

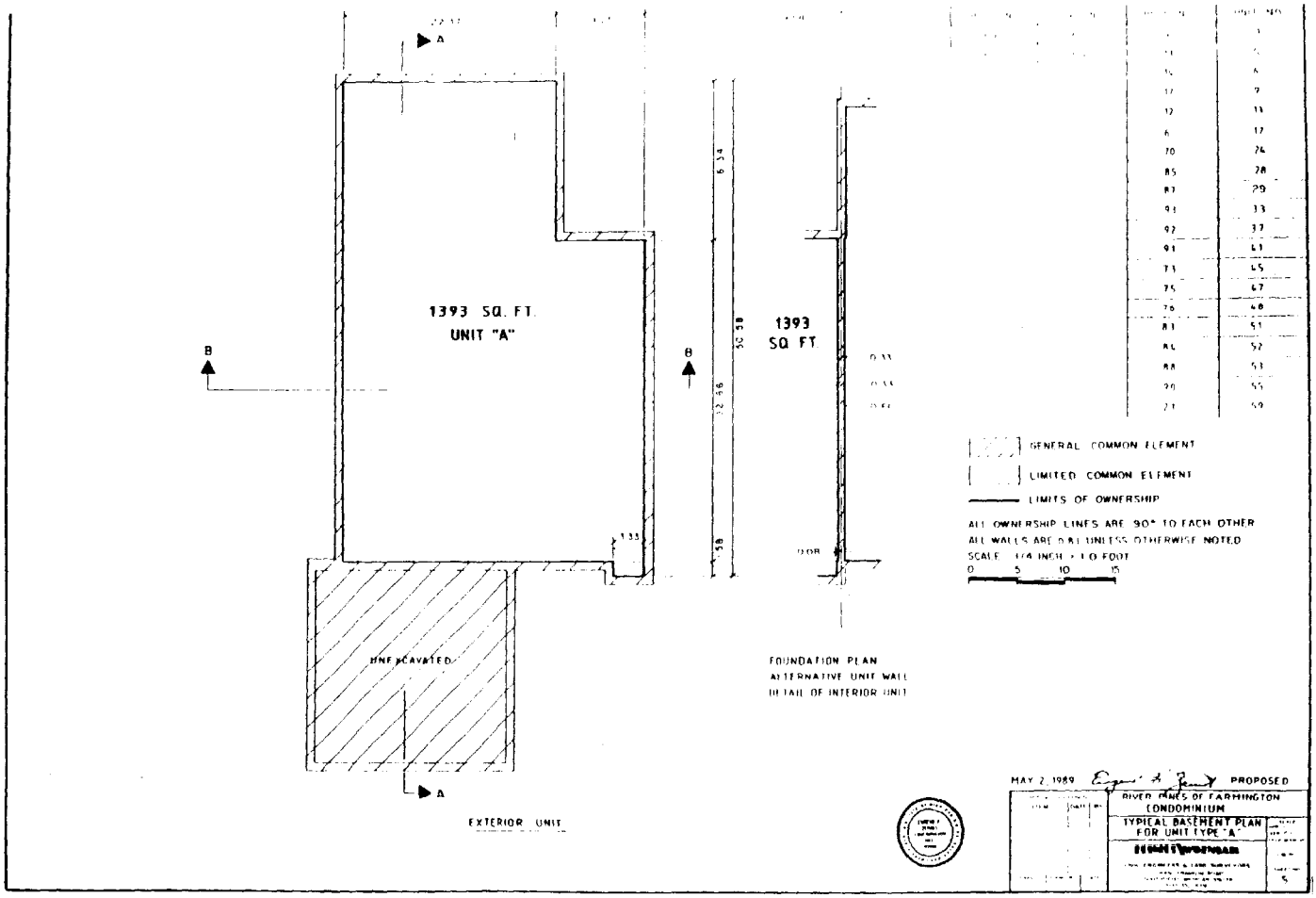
NINE MILE ROAD

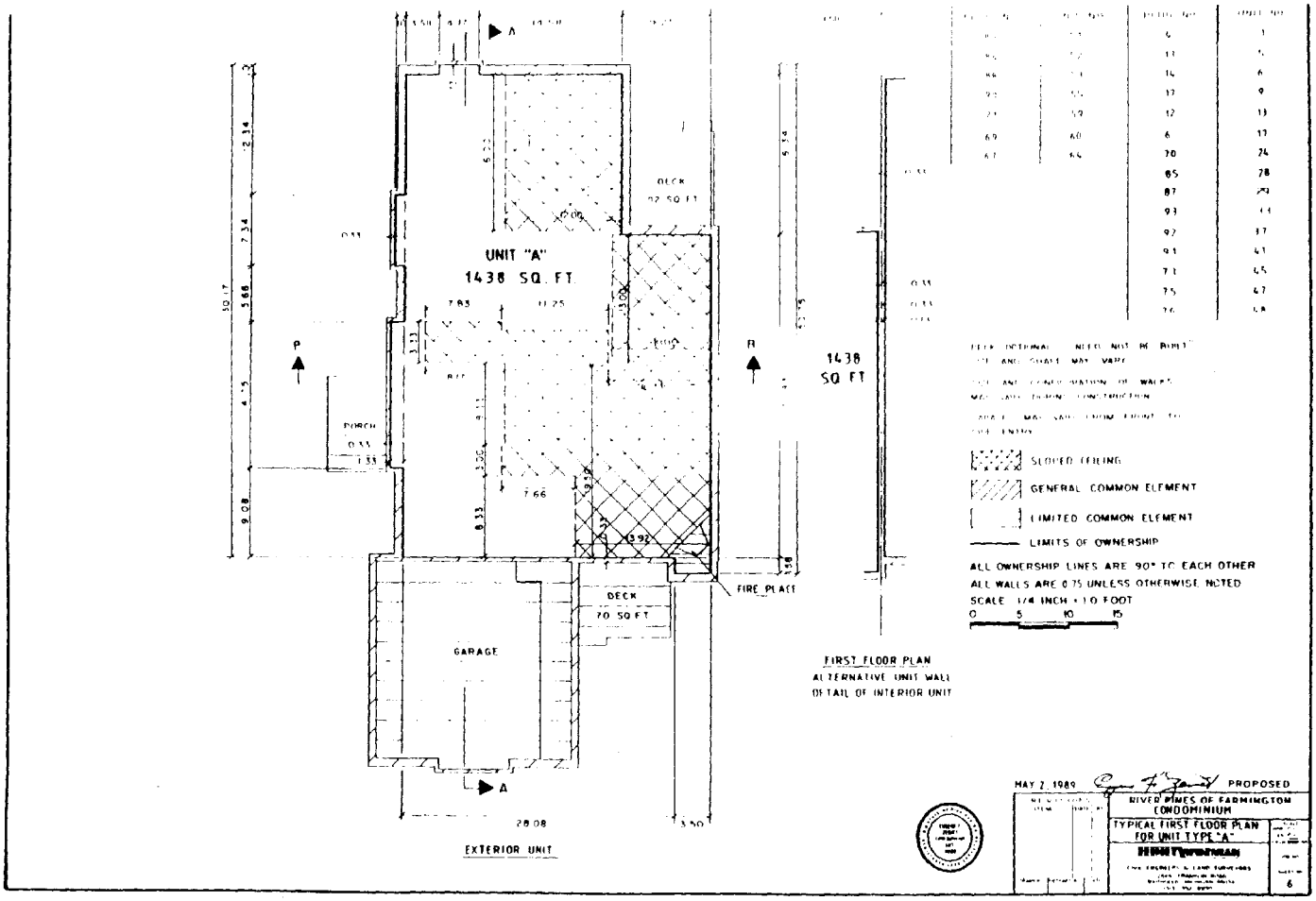


RIVER PINES OF FARMINGTON
CONDOMINIUM

UTILITY PLAN


FLOOD PLAIN BOUNDARY AS
ESTABLISHED BY THE FEDERAL
INSURANCE ADMINISTRATION
COMMUNITY PANEL NO.
260122 0015 B
PROPOSED
MAY 2, 1989
RIVER PINES OF FARMINGTON
CONDOMINIUM
FLOOD PLAIN PLAN


A
B
1393 SQ. FT.
UNIT "A"
B
1393
SQ. FT.
6.34
32.66
50.00
1.33
.58
UNEXCAVATED
A
EXTERIOR UNIT
FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15
MAY 2, 1989
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "A"



EXTERIOR UNIT

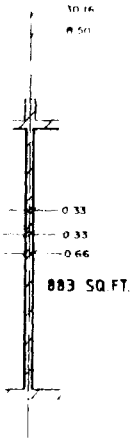
FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

MAY 2, 1989 PROPOSED

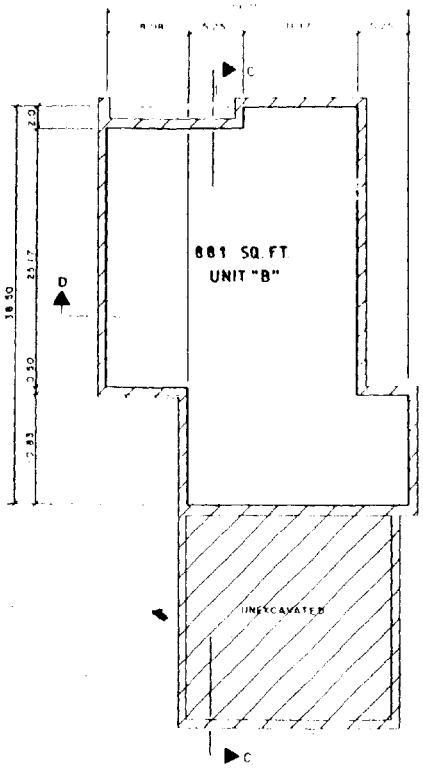
RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "A"

6



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT



EXTERIOR UNIT

	UNIT NO.
5	5
15	15
17	17
12	16
8	20
21	56
69	63
87	32
67	67
92	40
91	44
74	46
81	49
89	54

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

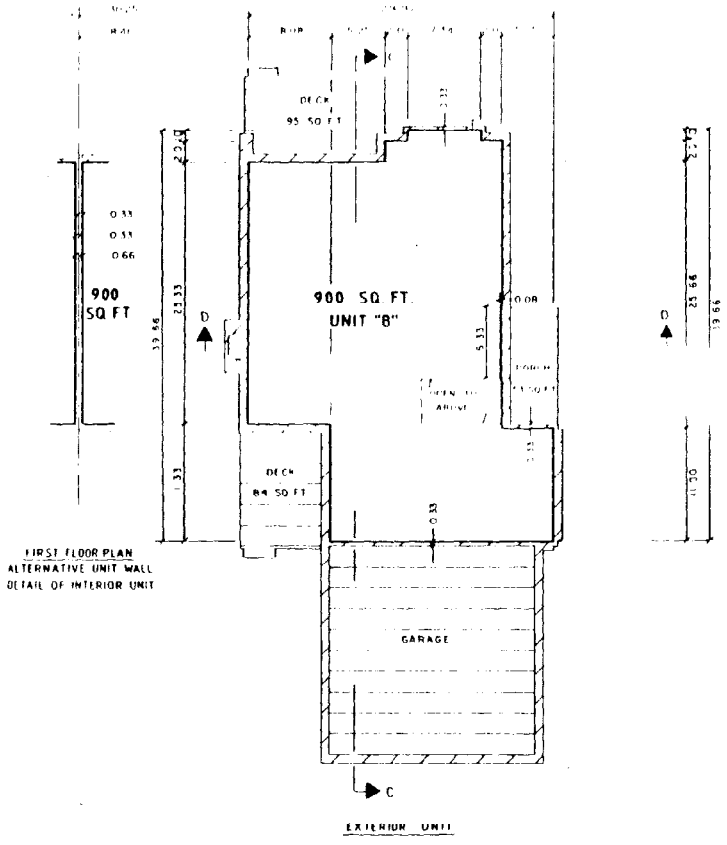
LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0 R.L UNLESS OTHERWISE NOTED
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15

MAY 2, 1989

PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "B"

7



FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.25 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT

SCALE 1/4 INCH = 1.0 FOOT

0 5 10 15

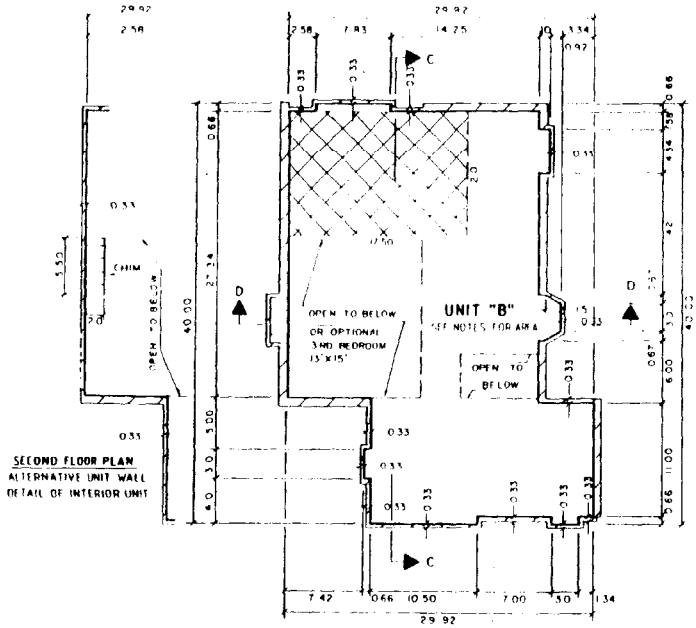
MAY 2 1989

PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "B"

8



SECOND FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

21	56
69	63
87	32
67	67
92	40
91	44
74	46
89	54

DECK OPTIONAL - REFER NOTE ELEVEN
SIZE AND SHAPE MAY VARY

STEPPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
EXCEPT WHERE SHOWN
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15

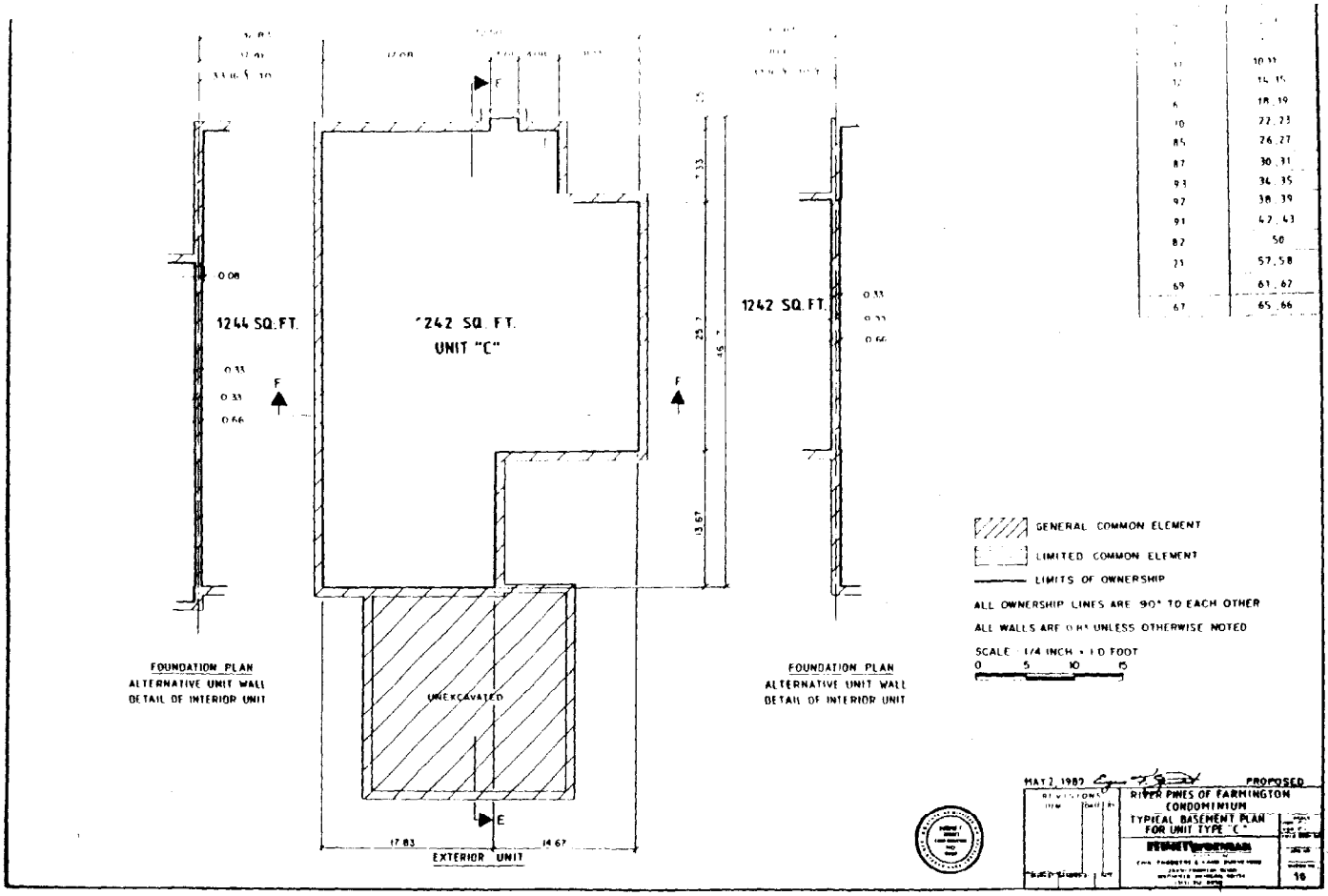
949 SQ FT WITH 3RD BEDROOM } EXTERIOR UNIT
754 SQ FT WITHOUT 3RD BEDROOM }
947 SQ FT WITH 3RD BEDROOM } INTERIOR UNIT
752 SQ FT WITHOUT 3RD BEDROOM }

MAY 2 1989 PROPOSED

REVISIONS

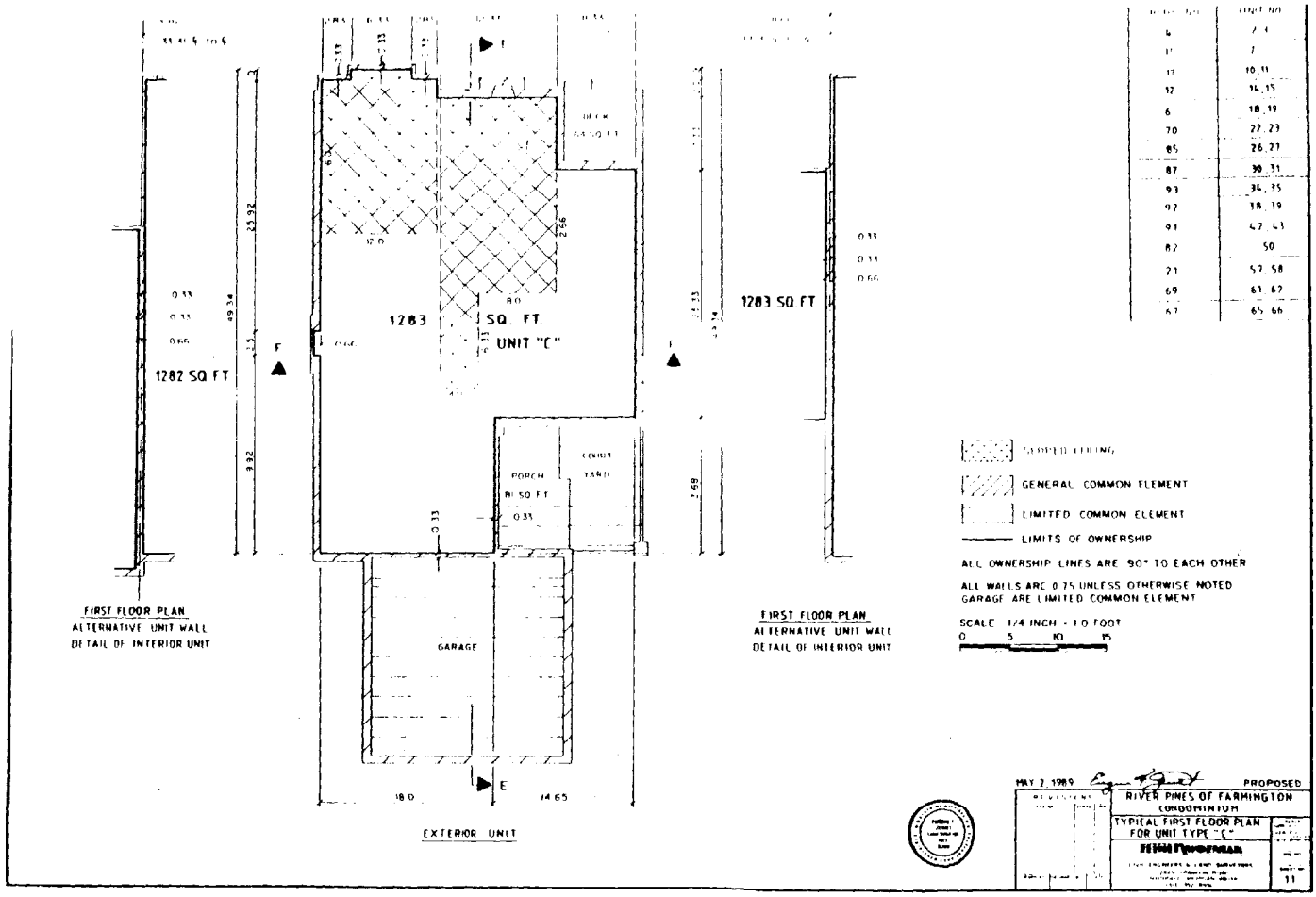
RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL SECOND FLOOR PLAN
FOR UNIT TYPE "B"



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT



FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

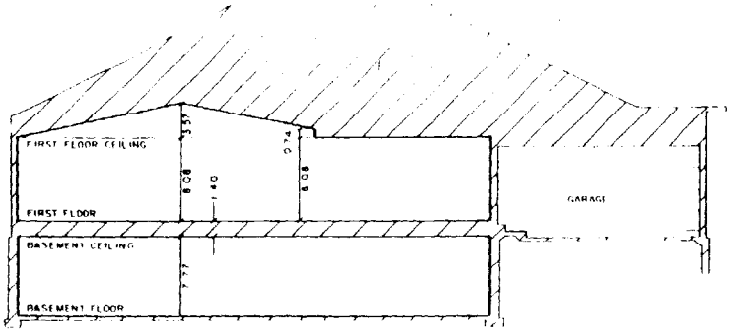
6	7.4
15	7
17	10.11
12	14.15
6	18.19
70	22.23
85	26.27
87	30.31
93	34.35
97	38.39
91	42.43
82	50
71	57.58
69	61.62
67	65.66

MAY 2, 1989 PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

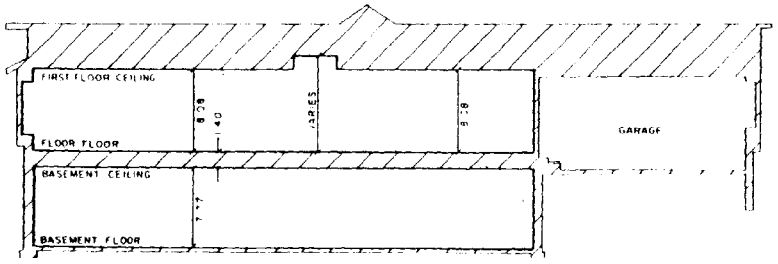
TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "C"

11



SECTION E-E

UNIT "C"



SECTION A-A

UNIT "A"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

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

SCALE 1/4 INCH = 1.0 FOOT

0 5 10 15

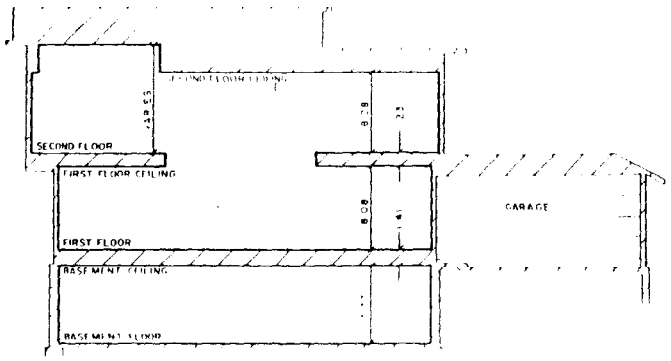
SEE SHEET NUMBER 16 FOR FIRST FLOOR ELEVATIONS

MAY 2, 1989 PROPOSED

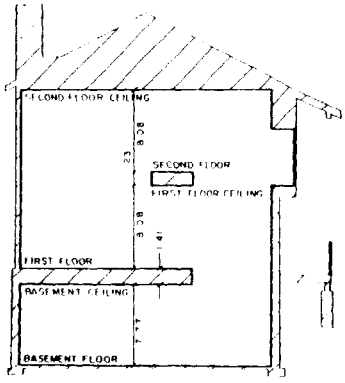
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" AND "C"

12



SECTION C-C



SECTION D-D

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE 1/4 INCH = 10 FOOT

0 5 10 15

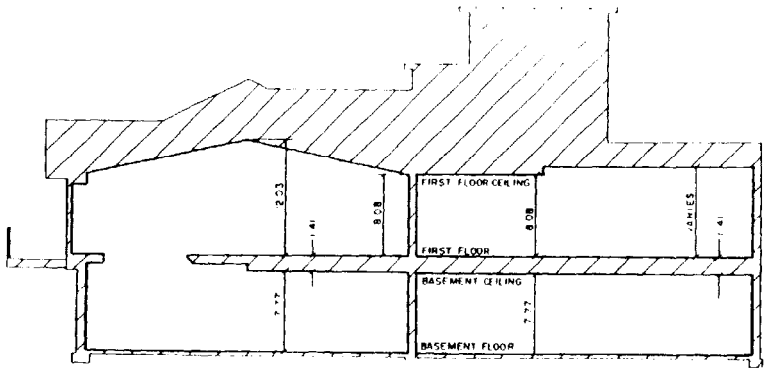
MAY 2 1989

PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL CROSS SECTIONS
FOR UNIT TYPE B

		7	758.67
47		8	758.67
48		9	759.37
49	760.07	10	759.57
50	743.53	11	757.57
51	732.87	13	757.97
52	732.17	14,15	755.93
53	734.33	17	768.27
55	735.07	18,19	767.47
57,58	767.97	22,23	769.27
59	766.97	24	769.17
65,66	753.47	26	739.27
64	755.47	27	737.27
60,61	751.10	28	737.07
62	751.10	29	733.67
		30	733.87
		31	732.87
		33	735.27
		34,35	735.90



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER UNLESS AS SHOWN

SCALE - 1/4 INCH = 1.0 FOOT

0 5 10 15

SECTION B-B

UNIT "A"

SECTION F-F

UNIT "C"

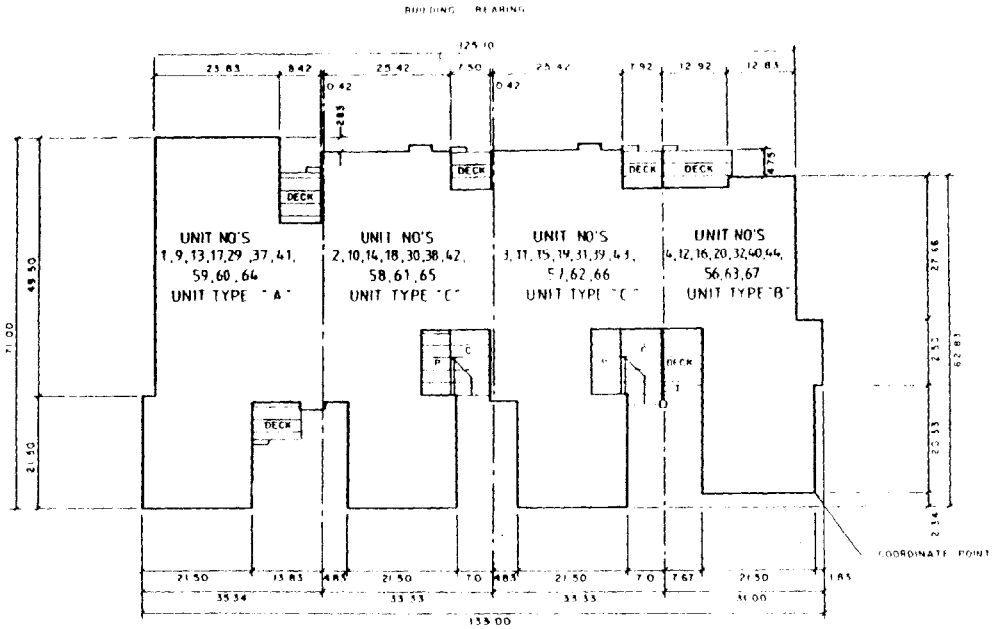
MAY 2, 1989

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPES A AND C

14



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAILED MEASUREMENTS

C DENOTES COURTYARD

SCALE: 1/8 INCH = 1'0 FOOT

0 5 10 20 30

P DENOTES PORCH

DECK OPTIONAL, NEED NOT BE BUILT
SIZE AND SHAPE MAY VARY
—— CENTERLINE
SEE SHEETS NO'S 13,14 FOR FIRST FLOOR ELEVATIONS

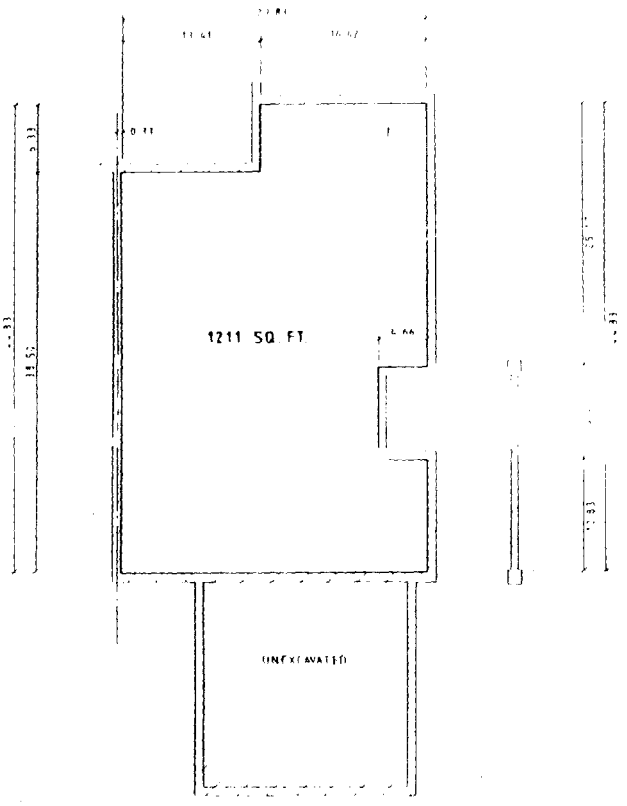
MAY 2 1989

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BLDG'S 6,12,17,23,69,87,91,97

15



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

SCALE 1/4 INCH = 1.0 FOOT

0 5 10 15

CENTIMETRE

UNIT SCHEDULE

BASIC NO.	UNIT NO.
20	23
21	25
22	26
1	68

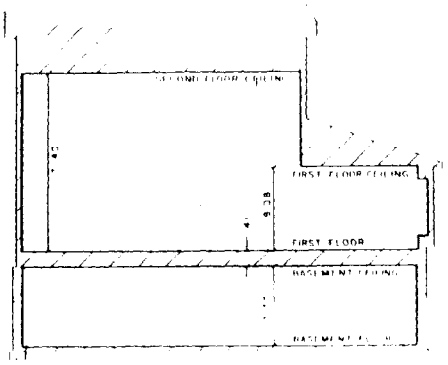
MAY 7 1989

PROPOSED

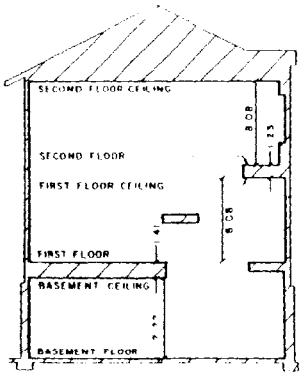
RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL BASEMENT PLAN
FOR UNIT TYPE 'D'

16



SECTION G-G



SECTION H-H

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE 1/4 INCH = 1.0 FOOT

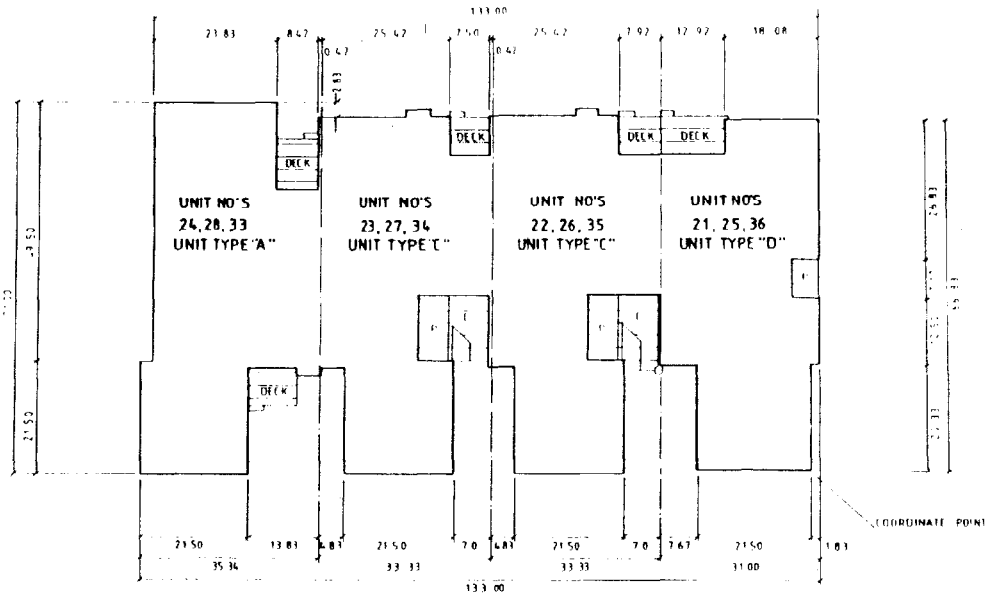
0 5 10 15

MAY 2, 1989 PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPE "D"

10



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAILED MEASUREMENTS

E DENOTES COURTYARD

SCALE 1/8 INCH = 1.0 FOOT

0 5 10 20 30

P DENOTES PORCH

DECK OPTIONAL, NEED NOT BE BUILT.
SIZE AND SHAPE MAY VARY

CENTERLINE

SEE SHEETS NO'S 14, 18 FOR FIRST FLOOR ELEVATIONS

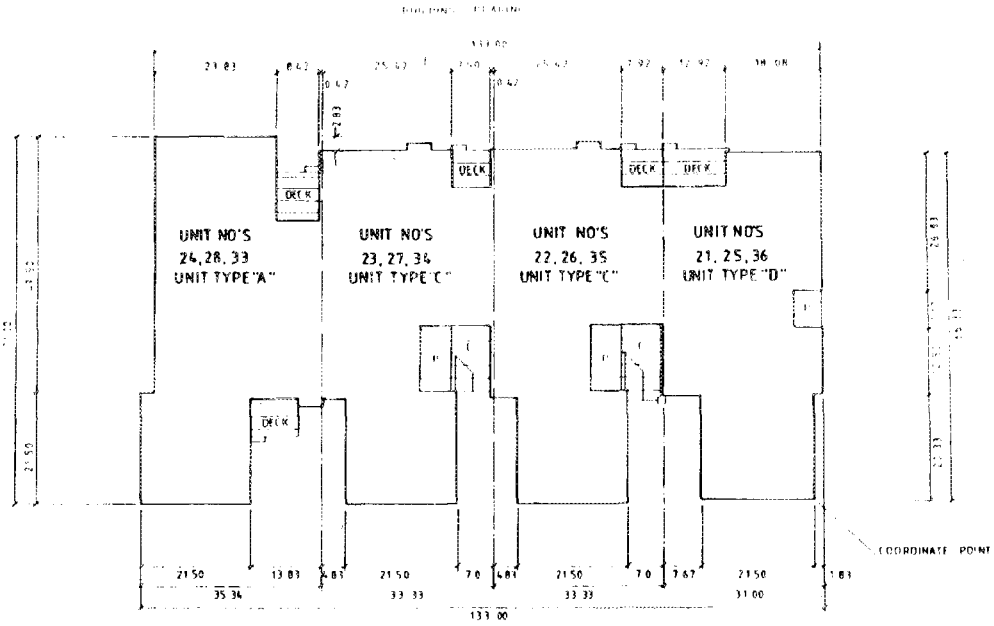
MAY 2, 1989

PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

PERIMETER PLAN FOR BLDGS
70, 85, 93

19



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAILED MEASUREMENTS

C DENOTES COURTYARD

SCALE 1/8 INCH = 1.0 FOOT

0 5 10 20 30

P DENOTES PORCH

DECK OPTIONAL, NEED NOT BE BUILT
SIZE AND SHAPE MAY VARY
-·- CENTERLINE
SEE SHEETS NO'S 10 & 18 FOR FIRST FLOOR ELEVATIONS

MAY 2, 1989

PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

PERIMETER PLAN FOR BLDGS
70, 85, 93

19

Recorded April 5, 1990 in Liber 11323, Pages 22-42, Oakland County Records

FIFTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, and as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, and as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, and as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, and as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, being known as Oakland County Subdivision Plan No. 508, does hereby amend Article II and Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of enlarging the Condominium, converting convertible areas, adding Units 69 through 81 to the Condominium and adjusting the percentage of value for the additional units added to the Condominium and also amends Article V of the Master Deed and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington, for the purpose of modifying the unit types of certain units and adjusting the percentage of value to reflect the modified units. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

> Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East 1262.07 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road; and South 00 degrees 03 minutes 30 seconds East 1125.18 feet and South 89 degrees 56 minutes 30 seconds West 227.50 feet and North 68 degrees 30 minutes 51 seconds West 101.60 feet from the Northwest corner of said Section 33; thence from said point of beginning South 17 degrees 06 minutes 10 seconds West 10.00 feet; thence South 01 degrees 19 minutes 00 seconds East 227.72 feet; thence North 85 degrees 53 minutes 00 seconds West 144.47 feet; thence South 04 degrees 07 minutes 00 seconds West 108.00 feet; thence North 85 degrees 53 minutes 00 seconds West 170.00 feet; thence North 04 degrees 07 minutes 00 seconds East 235.00 feet; thence South 85 degrees 53 minutes 00 seconds East 220.00 feet; thence South 04 degrees 07 minutes 00 seconds West 54.00 feet; thence South 85 degrees 53 minutes 00 seconds East 53.00 feet; thence North 01 degrees 19 minutes 00 seconds West 150.89 feet; thence North 17 degrees 06 minutes 10 seconds East 65.42 feet; thence South 19 degrees 09 minutes 41 seconds East 55.00 feet to the point of beginning.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	1.36%
2	1.21
3	1.21
4	1.33
5	1.48
6	1.48
7	1.32
8	1.45
9	1.36
10	1.21
11	1.21
12	1.33
13	1.23
14	1.10
15	1.10
16	1.21
17	1.23
18	1.10
19	1.10
20	1.21
21	1.36
22	1.10
23	1.10
24	1.23
25	1.36
26	1.10
27	1.10
28	1.23
29	1.36
30	1.21
31	1.21
32	1.33
33	1.36
34	1.21
35	1.21
36	1.49
37	1.23
38	1.10
39	1.10
40	1.21
41	1.23
42	1.10
43	1.10
44	1.21
45	1.23

46	1.21
47	1.23
48	1.23
49	1.21
50	1.10
51	1.23
52	1.23
53	1.48
54	1.45
55	1.48
56	1.21
57	1.10
58	1.10
59	1.23
60	1.23
61	1.10
62	1.21
63	1.33
64	1.23
65	1.10
66	1.10
67	1.21
68	1.63
69	1.21
70	1.36
71	1.21
72	1.21
73	1.36
74	1.23
75	1.10
76	1.10
77	1.23
78	1.23
79	1.10
80	1.10
81	1.23

3. Pursuant to the authority reserved to the Developer in accordance with Article V, Section 5.03 of the Master Deed of River Pines of Farmington Condominium, the Developer has modified the dimensions of Units 21, 25 and 36 for the purposes of changing such units from "Unit Type B," as shown on the Condominium Subdivision Plan, as originally recorded and previously amended to "Unit Type D," as shown on the Condominium Subdivision Plan as amended by this Fourth Amendment to Master Deed. The Developer has modified the percentage of value in the amended Article V, Section 5.02 as set forth above in accordance with the dimensions of Units 21, 25 and 36, as modified herein.

4. Added and Amended Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 5, 6, 10, 11, 14, 16, 17 and 20 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 5, 6, 10, 11, 14, 16 and 17 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

WITNESSES:

/s/ George J. Mayer, Jr.
George J. Mayer, Jr.

/s/ Robert S. Diedrich
Robert S. Diedrich

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By /s/ Antonino DiFederico
Antonino DiFederico,
President

STATE OF MICHIGAN)
WAYNE) SS.
COUNTY OF ~~OAKLAND~~)

The foregoing instrument was acknowledged before me this 19th day of March, 1990, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

/s/ Christine S. Brown
Christine S. Brown
Notary Public, Macomb County, MI
My Commission Expires: 8-2-93
Acting in Wayne County

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Robert S. Diedrich
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/5thAmend
3/16/90

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED JAN. 24, 1990. THESE SHEETS WITH THIS NOTATION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

REPLAT NO. 5
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 308
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

SURVEYOR
ZEIMET WOZNIAK & ASSOC., INC.
24450 FRANKLIN RD.
SOUTHFIELD, MI. 48076

DEVELOPER
ITALO AMERICAN CONDOMINIUM CORP.
21971 FARMINGTON RD.
FARMINGTON HILLS, MI. 48024

DESCRIPTION

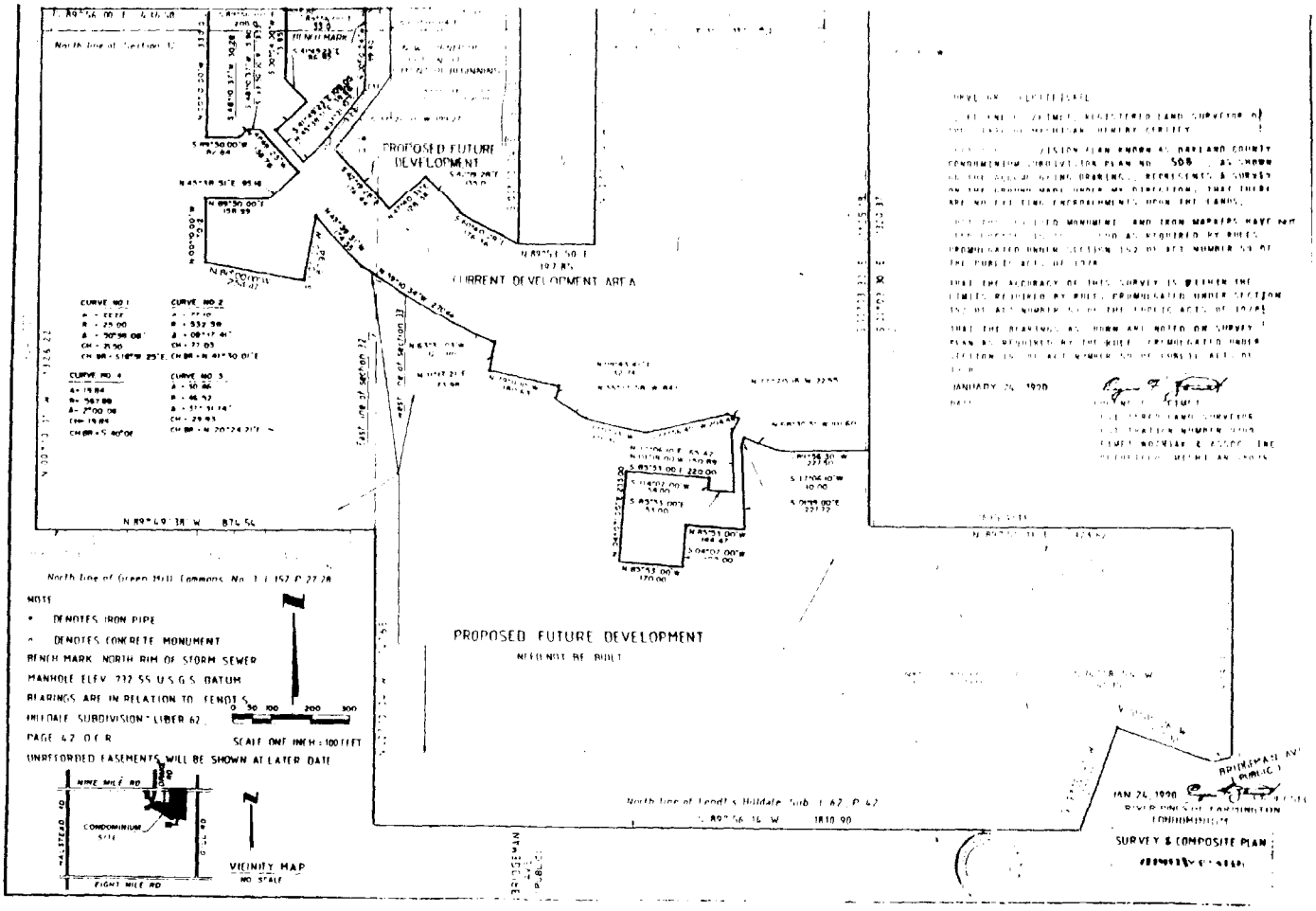
PART OF THE N.W. 1/4 OF SECTION 33 AND PART OF THE N.E. 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 85°51'00" E. 33.00 FEET ALONG THE N. LINE OF SAID SECTION 33, SAID LINE BEING THE CENTERLINE OF MINE HILL ROAD; THENCE S. 04°01'00" E. 375.01 FEET; THENCE S. 37°21'10" W. 199.27 FEET; THENCE 45.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 547.98 FEET, A CENTRAL ANGLE OF 02°59'04", A CHORD LENGTH OF 39.94 FEET AND A CHORD BEARING OF S. 40°01'02" W.; THENCE 22.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°59'04", A CHORD LENGTH OF 21.50 FEET AND A CHORD BEARING OF S. 54°31'00" E.; THENCE S. 63°19'28" E. 134.44 FEET; THENCE N. 41°40'32" E. 128.56 FEET; THENCE S. 42°14'28" E. 139.00 FEET; THENCE S. 60°40'28" E. 134.19 FEET; THENCE N. 89°51'00" E. 197.84 FEET; THENCE N. 00°10'04" W. 400.00 FEET; THENCE N. 89°51'00" E. 201.55 FEET; THENCE S. 00°01'00" E. 1127.18 FEET; THENCE S. 89°58'10" W. 237.40 FEET; THENCE N. 64°10'51" W. 101.40 FEET; THENCE S. 37°04'10" W. 170.00 FEET; THENCE S. 01°19'00" E. 227.37 FEET; THENCE N. 89°51'00" W. 164.47 FEET; THENCE S. 04°03'00" W. 108.00 FEET; THENCE N. 85°51'00" W. 110.00 FEET; THENCE N. 04°01'00" E. 215.00 FEET; THENCE S. 85°51'00" E. 220.00 FEET; THENCE S. 04°01'00" W. 54.00 FEET; THENCE S. 85°51'00" E. 53.00 FEET; THENCE N. 03°19'00" W. 150.89 FEET; THENCE N. 17°06'10" E. 85.47 FEET; THENCE N. 37°20'18" W. 22.45 FEET; THENCE S. 77°54'40" W. 204.49 FEET; THENCE N. 37°13'11" W. 173.31 FEET; THENCE N. 55°37'58" W. 84.10 FEET; THENCE N. 04°41'41" E. 32.74 FEET; THENCE N. 76°11'10" W. 288.43 FEET; THENCE N. 31°37'21" E. 33.98 FEET; THENCE N. 41°13'01" W. 120.00 FEET; THENCE N. 58°36'14" W. 270.66 FEET; THENCE N. 43°39'31" W. 174.15 FEET; THENCE S. 11°00'00" W. 167.94 FEET; THENCE N. 80°00'00" W. 254.47 FEET; THENCE N. 00°10'00" W. 120.32 FEET; THENCE N. 89°50'00" E. 358.99 FEET; THENCE N. 45°38'51" E. 85.16 FEET; THENCE N. 41°39'21" W. 138.26 FEET; THENCE S. 89°50'00" W. 29.53 FEET; THENCE S. 48°10'37" W. 30.28 FEET; THENCE S. 89°50'00" W. 61.96 FEET; THENCE N. 00°10'00" W. 310.00 FEET; THENCE S. 89°54'00" E. 200.00 FEET; THENCE S. 00°04'00" W. 111.45 FEET; THENCE S. 41°46'23" E. 84.92 FEET; THENCE S. 48°10'37" W. 315.90 FEET; THENCE S. 41°49'23" E. 109.05 FEET; THENCE N. 45°38'51" E. 38.66 FEET; THENCE 33.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 512.58 FEET, A CENTRAL ANGLE OF 00°37'15", A CHORD LENGTH OF 33.03 FEET, AND A CHORD BEARING OF N. 41°30'01" E.; THENCE N. 37°21'10" E. 119.22 FEET; THENCE 30.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 46.92 FEET, A CENTRAL ANGLE OF 37°11'14", A CHORD LENGTH OF 29.91 FEET, AND A CHORD BEARING OF N. 20°24'21" E.; THENCE N. 00°10'04" W. 189.40 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE ALONG SAID LINE S. 89°54'00" E. 33.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THE NORTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

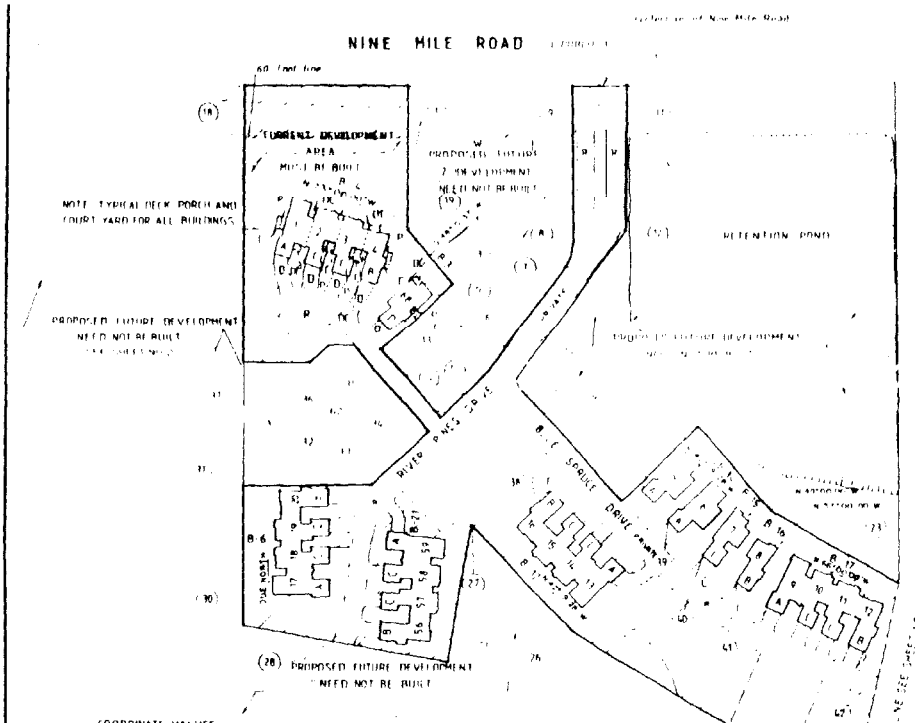
*	1	TITLE PAGE
*	2	SURVEY AND COMPOSITE PLAN
*	3	SITE PLAN
*	3A	SITE PLAN
*	3B	UTILITY PLAN
*	3C	UTILITY PLAN
*	3D	SITE PLAN
*	3E	UTILITY PLAN
*	4	FLOOD PLAIN PLAN
*	5	TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 73, 74, 77, 78, 80)
*	6	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 73, 74, 77, 78, 80)
	7	TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67)
	8	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67)
	9	TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67)
*	10	TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 75, 76, 79, 80)
*	11	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 75, 76, 79, 80)
	12	TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60 THRU 66, 70, 73, 74, 77, 78, 80) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26, THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
	13	TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67)
*	14	TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60 THRU 66, 70, 73, 74, 77, 78, 80) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
	15	PERIMETER PLAN FOR BUILDINGS 4, 8, 12, 17, 21, 87, 93, 97
*	16	TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68)
*	17	TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68)
	18	CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68)
	19	PERIMETER PLAN FOR BUILDINGS 79, 85, 93
*	20	PERIMETER PLAN FOR BUILDINGS 96, 100, 102

JAN. 24, 1990 PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE


PROPOSED FUTURE DEVELOPMENT
CURRENT DEVELOPMENT AREA
PROPOSED FUTURE DEVELOPMENT
NOTE
* DENOTES IRON PIPE
^ DENOTES CONCRETE MONUMENT
BENCH MARK NORTH RIM OF STORM SEWER
MANHOLE ELEV 732.55 U.S.G.S. DATUM
BEARINGS ARE IN RELATION TO FENDT'S
HILLDALE SUBDIVISION LIBER 62
PAGE 42 O.C.R.
UNRECORDED EASEMENTS WILL BE SHOWN AT A LATER DATE
SCALE ONE INCH = 100 FEET
VICINITY MAP
NO SCALE
SURVEY & COMPOSITE PLAN



NOTE

3 DENOTES UNIT NUMBER

• DENOTES IRON PIPE

▪ DENOTES CONCRETE MONUMENT

D DENOTES DRIVE — LIMITED COMMON ELEMENT

W DENOTES WALK — GENERAL COMMON ELEMENT

C DENOTES COORDINATE

W DENOTES WALK

E DENOTES EXIT

CY DENOTES COURT YARD LIMITED COMMON ELEMENT

DK DENOTES DECK

WALKS WILL BE SHOWN ON AS BUILT DRAWINGS

[ ] GENERAL COMMON ELEMENT

[ ] LIMITED COMMON ELEMENT

GARAGES ARE LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAIL OF PORCHES, DECKS & COURT YARDS

UNITS 1 THRU 81 MUST BE BUILT

B 1 DENOTES BUILDING NUMBER

R DENOTES ROAD

IS LIVE CONVERTIBLE AREA AROUND ENTIRE BUILDING

LETTERS A, B, C, D WITHIN UNIT DENOTES UNIT TYPE

DENOTES CONVERTIBLE AREA LIMITS

COORDINATE VALUES

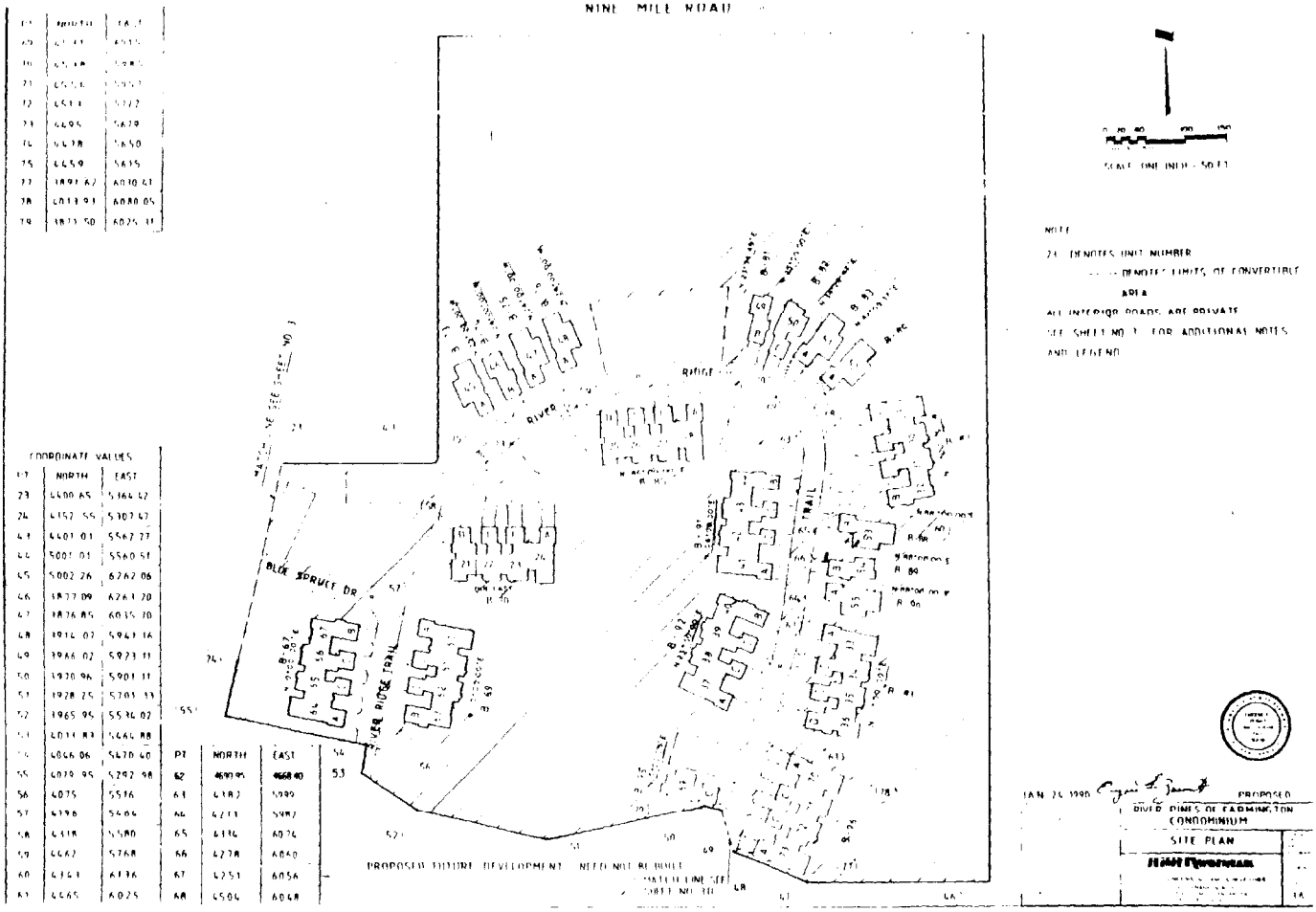
PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
1	5000.77	4761.98	10	5000.00	5000.00	19	4763.88	4726.12	28	4335.	4710.						
2	4826.42	4761.79	11	5000.05	5032.99	20	4516.	5051.	29	4306.52	4814.48						
3	4761.65	4819.75	12	4824.99	5033.51	21	4586.86	5119.76	30	4330.51	4563.87	51	NORTH	EAST	PT	NORTH	EAST
4	4683.10	4808.10	13	4684.36	4733.38	22	4687.03	5230.66	31	4520.61	4561.88	52	4670.53	4562.95	62	4690.95	4668.40
5	4630.19	4833.75	14	4651.46	4899.84	23	4690.65	5364.42	32	4515.	4670.	53	4531.	4961.	76	[illegible]	[illegible]
6	4687.82	4884.79	15	4863.71	4904.88	24	4752.55	5387.67	33	4521.09	4722.21	54	4478.	5083.			
7	4782.59	4957.12	16	4630.88	4906.07	25	4706.36	5399.17	34	4587.62	4790.42	60	4433.	5323.			
8	4810.66	4967.56	17	4500.63	5026.87	26	4745.04	4966.89	35	4705.65	4684.80	61	4600.	5165.			
9	5000.83	4967.00	18	5000.50	4561.98	27	4671.18	4866.57	36	4670.75	4647.79	67	4318.	5320.			

JAN 24 1990

PROPOSED

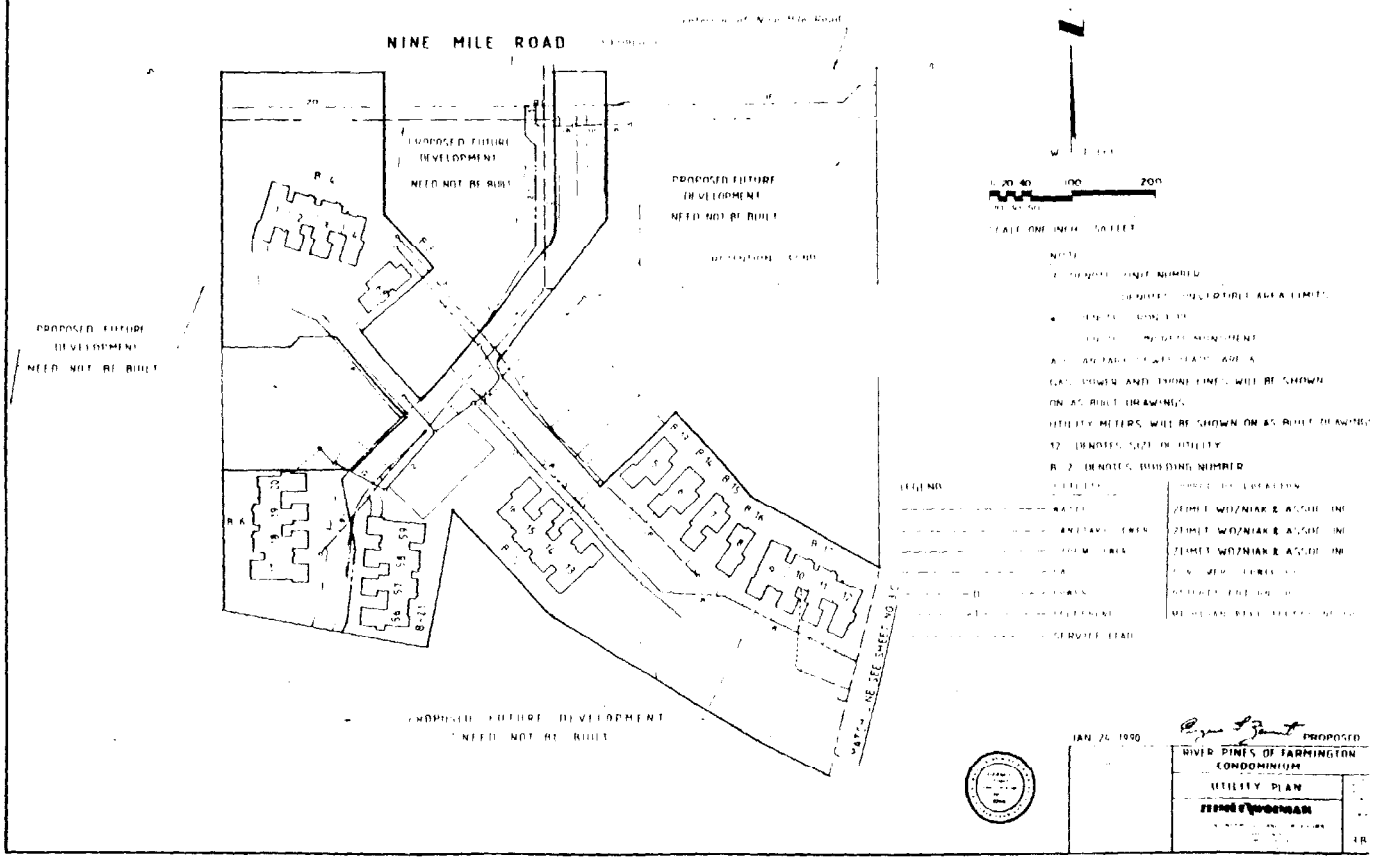
RIVER PINES OF FARMINGTON CONDOMINIUM

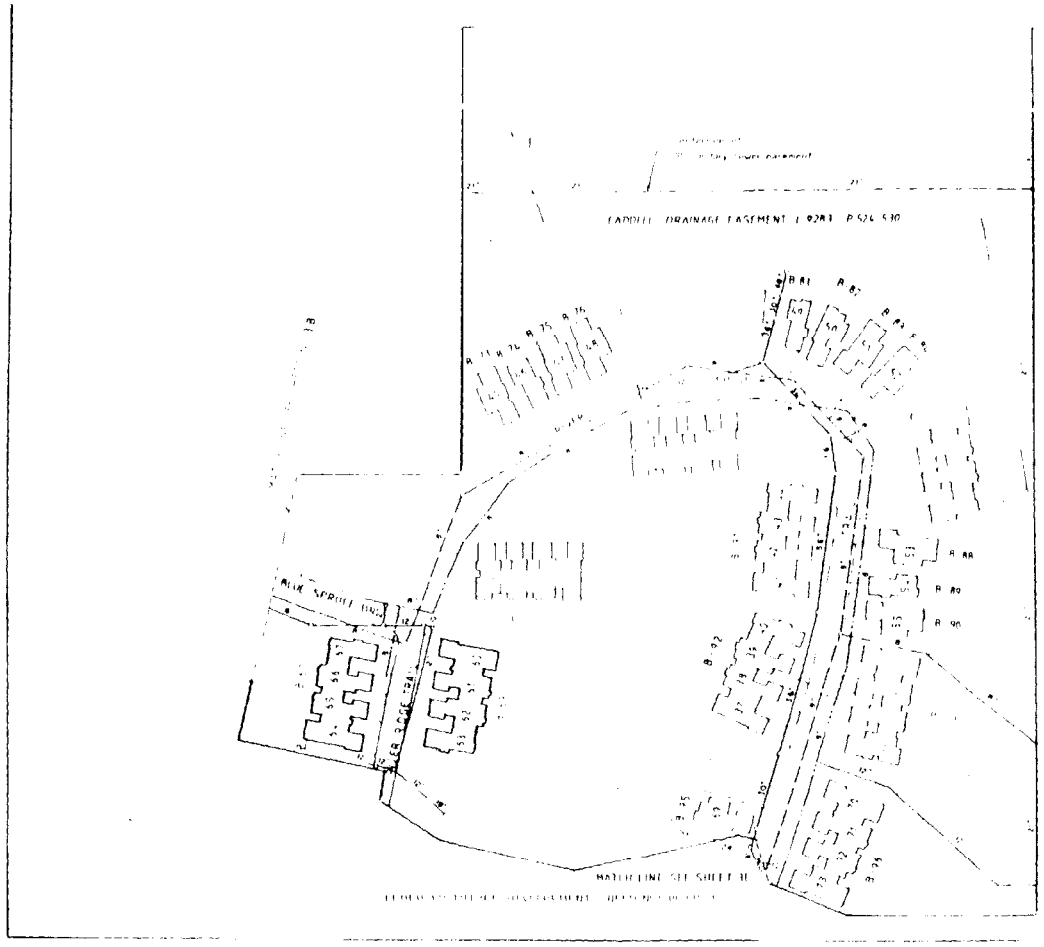
SITE PLAN



	NORTH	EAST
22	6400.65	5366.42
23	6152.55	5307.62
24	6401.01	5567.77
25	5001.01	5560.51
26	5002.26	6262.06
27	5877.09	6263.20
28	5876.85	6035.70
29	5916.02	5943.16
30	5966.02	5923.11
31	5930.96	5901.11
32	5928.25	5701.33
33	5965.95	5536.02
34	6011.83	5646.88
35	6066.06	5670.60
36	6079.95	5792.98
37	6075	5516
38	6198	5486
39	6318	5580
40	6462	5768
41	6363	6136
42	6465	6025

	NORTH	EAST
P1	4690.95	4668.40
61	6182	5989
62	6211	5987
63	6336	6076
64	6278	6040
65	6251	6056
66	6504	6068


NINE MILE ROAD
PROPOSED FUTURE DEVELOPMENT NEED NOT BE BUILT
PROPOSED FUTURE DEVELOPMENT NEED NOT BE BUILT
PROPOSED FUTURE DEVELOPMENT NEED NOT BE BUILT
PROPOSED FUTURE DEVELOPMENT NEED NOT BE BUILT
SEE SHEET NO. 2
SCALE ONE INCH = 50 FEET
NOTE
GAS, POWER AND PHONE LINES WILL BE SHOWN ON AS BUILT DRAWINGS
UTILITY METERS WILL BE SHOWN ON AS BUILT DRAWINGS
LEGEND
ZEMBET WOZNIAK & ASSOCIATES
ZEMBET WOZNIAK & ASSOCIATES
ZEMBET WOZNIAK & ASSOCIATES
JAN 24 1990
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
UTILITY PLAN



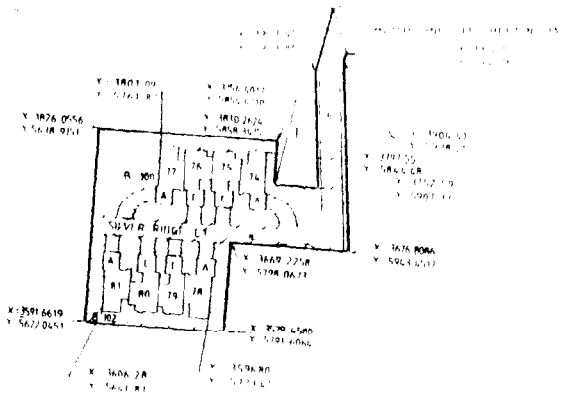
NOTES

1. [illegible] SHEET NUMBER
   [illegible] LINES OF CONCRETE
   AREA
2. ALL INTERIOR ROADS ARE PRIVATE
3. [illegible] SHEET 2 FOR ADDITIONAL NOTES
4. [illegible]

JAN 26 1990

RIVER PINES OF FARMINGTON
CONDOMINIUM

UTILITY PLAN



ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND

SCALE ONE INCH = 50 FT.

PROPOSED FUTURE DEVELOPMENT

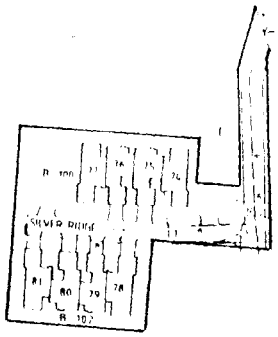
NEED NOT BE BUILT

JAN 26 1998

PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

SITE PLAN



ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO. 3B FOR ADDITIONAL NOTES AND LEGEND

SCALE ONE INCH = 50 FT

PROPOSED FUTURE DEVELOPMENT

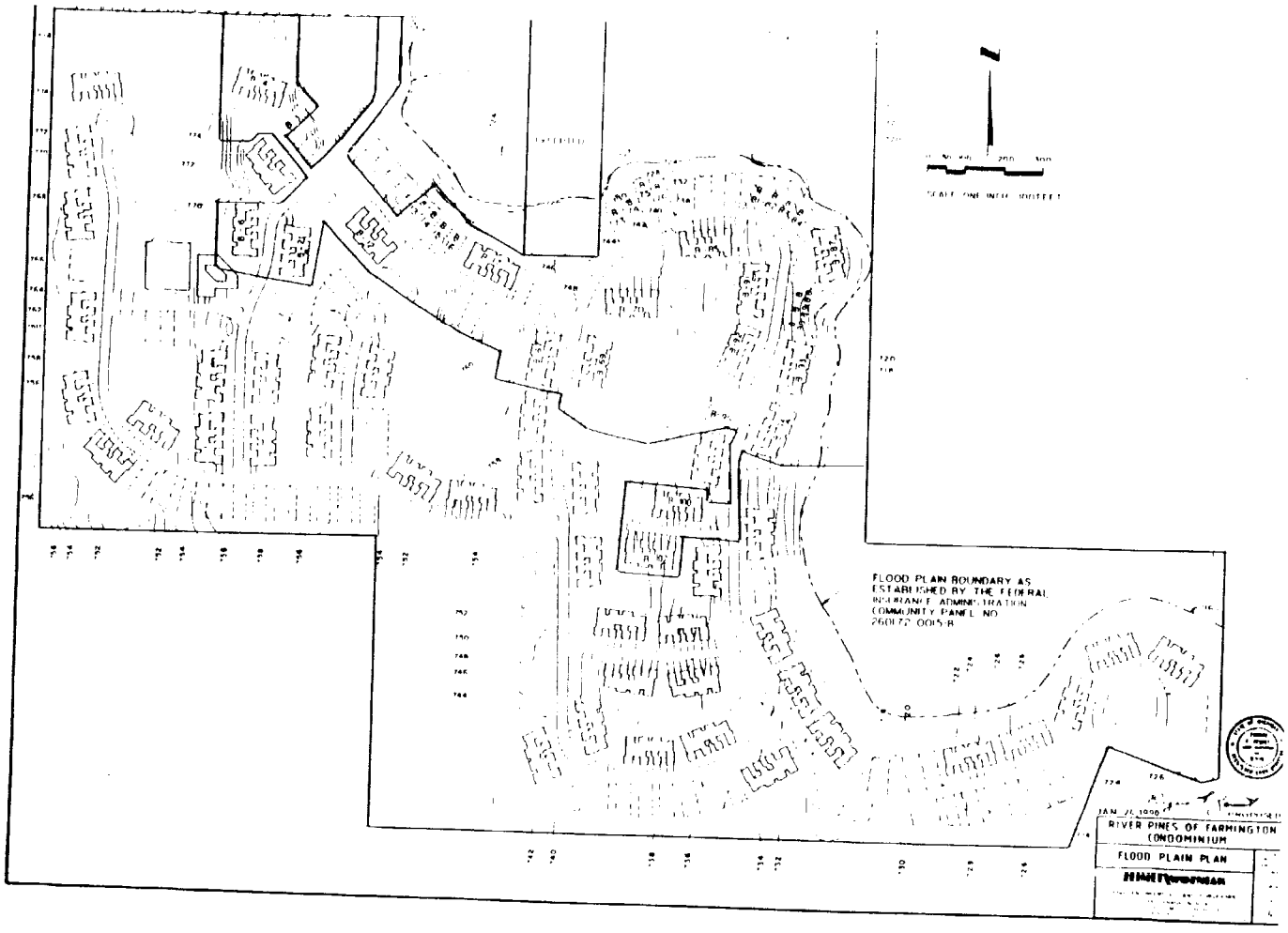
NEED NOT BE BUILT

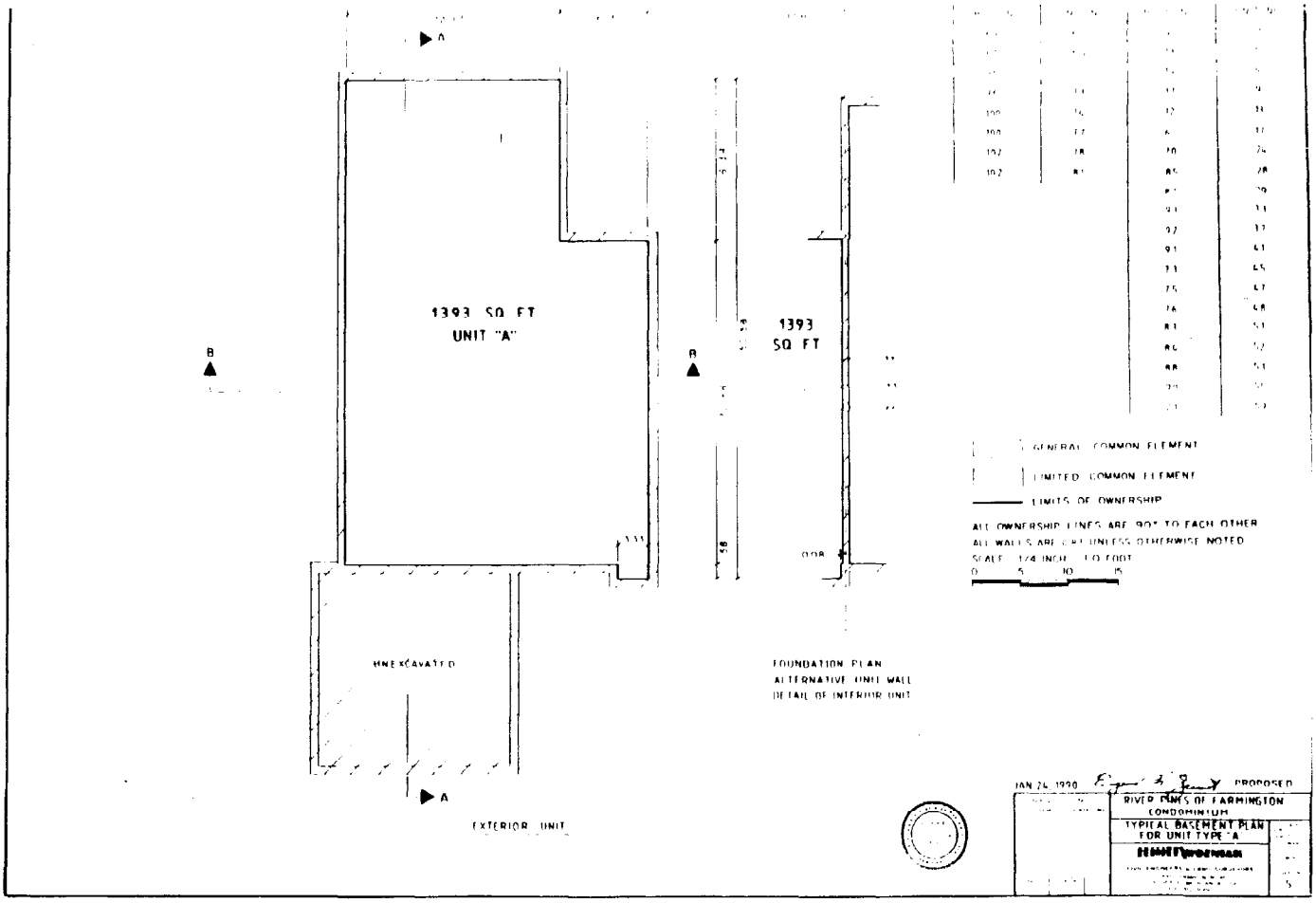
JAN 24 1990

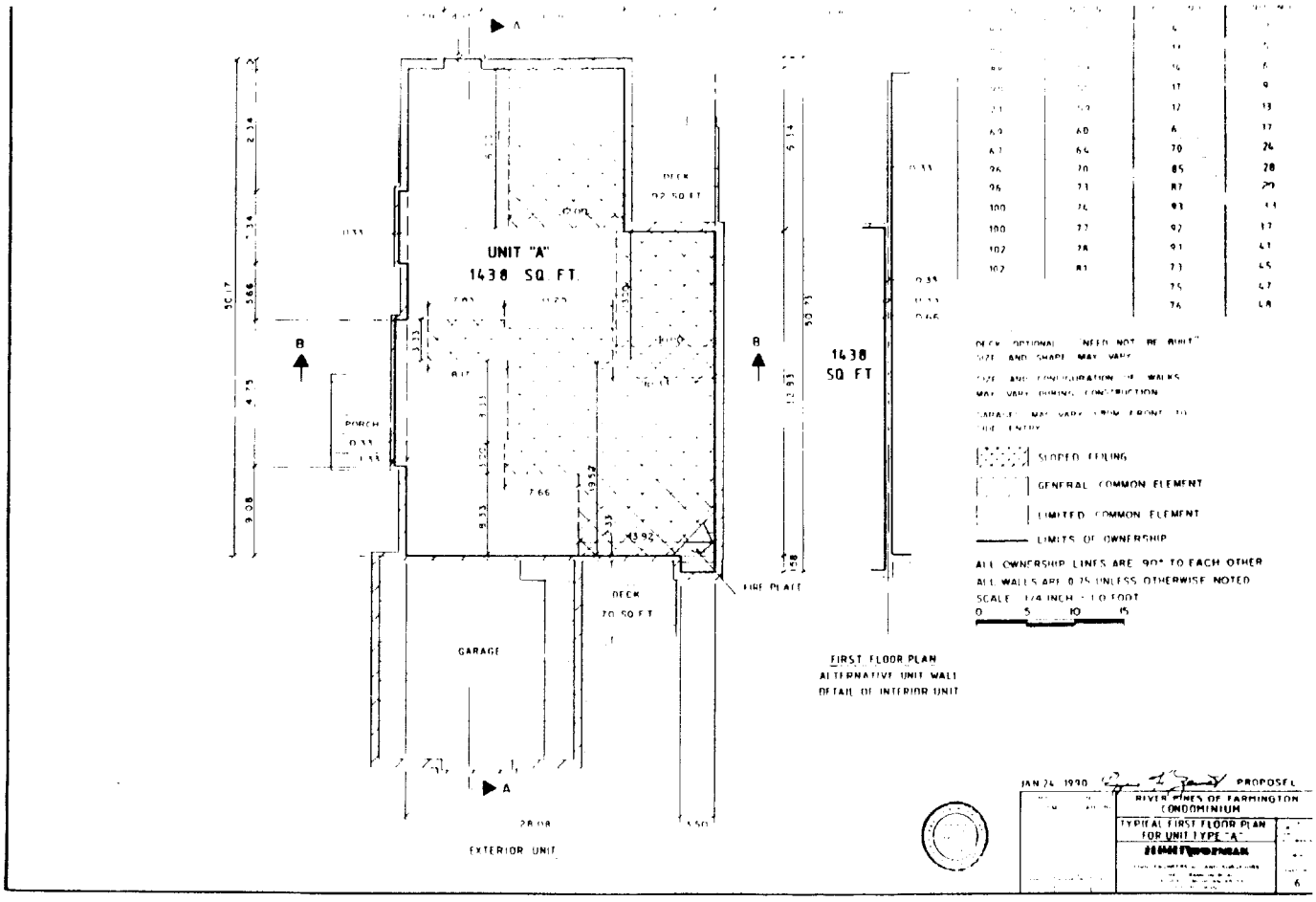
PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

UTILITY PLAN


FLOOD PLAIN BOUNDARY AS
ESTABLISHED BY THE FEDERAL
INSURANCE ADMINISTRATION
COMMUNITY PANEL NO.
260172 0005-B
RIVER PINES OF FARMINGTON
CONDOMINIUM
FLOOD PLAIN PLAN


A
B
1393 SQ FT
UNIT "A"
B
1393
SQ FT
UNEXCAVATED
A
EXTERIOR UNIT
FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 6" U.N.O.
SCALE: 1/4 INCH = 1'-0" FOOT
0 5 10 15
JAN 24, 1990
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "A"



EXTERIOR UNIT

FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

JAN 24 1990 PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "A"

6

SIXTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, and as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, being known as Oakland County Subdivision Plan No. 508, does hereby amend Article II and Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of enlarging the Condominium, converting convertible areas, adding Units 82 through 95 to the Condominium and adjusting the percentage of value for the additional units added to the Condominium and also amends Article V of the Master Deed and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington, for the purpose of modifying the unit types of certain units and adjusting the percentage of value to reflect the modified units. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

> Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road, and South 00 degrees 10 minutes 04 seconds East 175.07 feet, and South 37 degrees 21 minutes 10 seconds West 199.27 feet, and 19.84 feet along the arc of a curve to the left, having a radius of 567.88 feet, central angle of 02 degrees 00 minutes 06 seconds, a chord length of 19.84 feet and a chord bearing of South 40 degrees 06 minutes 39 seconds West and 22.22 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 50 degrees 56 minutes 06 seconds, a chord length of 21.50 feet and a chord bearing of South 16 degrees 51 minutes 25 seconds East, and South 42 degrees 19 minutes 28 seconds East 176.44 feet, and North 47 degrees 40 minutes 32 seconds East 128.34 feet, and South 42 degrees 19 minutes 28 seconds East 135.00 feet, and South 60 degrees 40 minutes 29 seconds East 176.36 feet, and North 89 degrees 53 minutes 50 seconds East 197.85 feet, and North 00 degrees 10 minutes 04 seconds West 600.00 feet, and North 89 degrees 53 minutes 50

seconds East 701.55 feet, and South 00 degrees 03 minutes 30 seconds East 1125.18 feet from the Northwest corner of said Section 33; thence from said point of beginning South 00 degrees 03 minutes 30 seconds East 195.19 feet; thence South 50 degrees 31 minutes 41 seconds West 150.00 feet; thence South 82 degrees 04 minutes 02 seconds West 250.00 feet; thence due North 127.94 feet; thence South 85 degrees 53 minutes 00 seconds East 43.57 feet; thence North 01 degrees 19 minutes 00 seconds West 227.72 feet; thence North 17 degrees 06 minutes 10 seconds East 10.00 feet; thence South 68 degrees 30 minutes 51 seconds East 101.60 feet; thence North 89 degrees 56 minutes 30 seconds East 227.50 feet to the point of beginning; and

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road, and South 00 degrees 10 minutes 04 seconds East 175.07 feet, and South 37 degrees 21 minutes 10 seconds West 199.27 feet, and 19.84 feet along the arc of a curve to the right, having a radius of 567.88 feet, a central angle of 02 degrees 00 minutes 06 seconds, a chord length of 19.84 feet and a chord bearing of South 40 degrees 06 minutes 39 seconds West, and 22.22 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 50 degrees 56 minutes 06 seconds, a chord length of 21.50 feet and a chord bearing of South 16 degrees 51 minutes 25 seconds East, and South 42 degrees 19 minutes 28 seconds East 176.44 feet, and North 47 degrees 40 minutes 32 seconds East 128.34 feet, and South 42 degrees 19 minutes 28 seconds East 135.00 feet, and South 60 degrees 40 minutes 29 seconds East 176.36 feet, and North 89 degrees 53 minutes 50 seconds East 197.85 feet, and North 00 degrees 10 minutes 04 seconds West 600.00 feet, and North 89 degrees 53 minutes 50 seconds East 701.55 feet, and South 00 degrees 03 minutes 30 seconds East 1125.18 feet, and South 89 degrees 56 minutes 30 seconds West 227.50 feet, and North 68 degrees 30 minutes 51 seconds West 101.60 feet, and North 19 degrees 09 minutes 58 seconds West 55.00 feet from the Northwest corner of said Section 33; thence from said point of beginning South 17 degrees 06 minutes 10 seconds West 65.42 feet; thence South 01 degrees 19 minutes 00 seconds East 150.89 feet; thence North 85 degrees 53 minutes 00 seconds West 53.00 feet; thence North 04 degrees 07 minutes 00 seconds East 54.00 feet; thence North 85 degrees 53 minutes 00 seconds West 220.00 feet; thence North 31 degrees 19 minutes 57 seconds East 119.64 feet; thence North 77 degrees 56 minutes 40 seconds East 204.49 feet; thence South 77 degrees 20 minutes 18 seconds East 22.55 feet to the point of beginning; and

Part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 56 minutes 00 seconds West 33.00 feet from the Northeast corner of said Section 32; thence from said point of beginning South 00 degrees 10 minutes 04 seconds East 189.40 feet; thence 30.46 feet along the arc of a curve to the right, having a radius of 46.52 feet, a central angle of 37 degrees 31 minutes 14

seconds, a chord length of 29.93 feet and a chord bearing of South 20 degrees 24 minutes 21 seconds West; thence South 37 degrees 21 minutes 10 seconds West 119.22 feet; thence 77.10 feet along the arc of a curve to the right having a radius of 532.58 feet, a central angle of 08 degrees 17 minutes 41 seconds, a chord length of 77.03 feet, and a chord bearing of South 41 degrees 30 minutes 01 seconds West; thence South 45 degrees 38 minutes 51 seconds West 38.66 feet; thence North 41 degrees 49 minutes 23 seconds West 109.05 feet; thence North 48 degrees 10 minutes 37 seconds East 115.90 feet; thence North 41 degrees 49 minutes 23 seconds West 86.92 feet; thence North 00 degrees 04 minutes 00 seconds East 173.85 feet to a point on the North line of said Section 32; thence along said line South 89 degrees 56 minutes 00 seconds East 205.01 feet to the point of beginning.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	1.15
2	1.02
3	1.02
4	1.13
5	1.26
6	1.26
7	1.13
8	1.24
9	1.15
10	1.02
11	1.02
12	1.13
13	1.04
14	.93
15	.93
16	1.02
17	1.04

18	.93
19	.93
20	1.02
21	1.15
22	.93
23	.93
24	1.04
25	1.15
26	.93
27	.93
28	1.04
29	1.15
30	1.02
31	1.02
32	1.13
33	1.15
34	1.02
35	1.02
36	1.26
37	1.04
38	.93
39	.93
40	1.02
41	1.04
42	.93
43	.93
44	1.02
45	1.04
46	1.02
47	1.04
48	1.04
49	1.02
50	.93
51	1.04
52	1.04
53	1.26
54	1.24
55	1.26
56	1.02
57	.93
58	.93
59	1.04
60	1.04
61	.93
62	1.02
63	1.13
64	1.04
65	.93
66	.93
67	1.02
68	1.39
69	1.02
70	1.15
71	1.02
72	1.02
73	1.15
74	1.04
75	.93
76	.93
77	1.04
78	1.04
79	.93
80	.93
81	1.04
82	1.04
83	.93
84	.93
85	1.04

86	1.26
87	1.39
88	1.15
89	1.02
90	1.02
91	1.15
92	1.13
93	1.02
94	1.25
95	1.07

3. Added and Amended Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 5, 6, 10, 11, 14, 16, 17, 18, 20, 21, 22, 23, 24, and 25 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 5, 6, 10, 11, 14, 16, 17 and 20 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: October 11, 1990

WITNESSES:

/s/ Yvette Marie Keilman
Yvette Marie Keilman

/s/ Janise K. Quill
Janise K. Quill

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By: /s/ Antonino DiFederico
Antonino DiFederico,
President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 11th day of October, 1990, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

/s/ Yvette Marie Keilman
Yvette Marie Keilman
Notary Public, Wayne County, MI
My Commission Expires: May 31, 1992

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Robert S. Diedrich
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/6thAmend-2

INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED JULY 3 1998 THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

REPLAT NO. 6
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

SURVEYOR
ZEINET WOZNIAK & ASSOC. INC
28150 FRANKLIN RD
SOUTHFIELD, MI. 48034

DEVELOPER
HALO-AMERMAN CONDOMINIUM CORP
21911 FARMINGTON RD
FARMINGTON HILLS, MI 48024

PART OF THE N.W. 1/4 OF SECTION 33 AND PART OF THE S.E. 1/4 OF SECTION 33, T. 1 S., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°51'56" E. 33.00 FEET ALONG THE N. LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF WING HILL ROAD; THENCE S. 00°10'04" E. 335.07 FEET; THENCE S. 27°21'10" W. 109.37 FEET; THENCE 49.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 367.00 FEET, A CENTRAL ANGLE OF 03°00'00", A CHORD LENGTH OF 19.88 FEET AND A CHORD BEARING OF S. 48°04'58" W.; THENCE 22.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°76'00", A CHORD LENGTH OF 21.50 FEET AND A CHORD BEARING OF S. 16°53'25" E.; THENCE N. 42°19'38" E. 178.66 FEET; THENCE N. 07°46'58" E. 120.36 FEET; THENCE S. 43°29'39" E. 138.68 FEET; THENCE S. 00°40'39" E. 174.36 FEET; THENCE N. 89°53'00" E. 197.00 FEET; THENCE N. 00°10'04" W. 660.00 FEET; THENCE N. 89°53'56" E. 701.89 FEET; THENCE S. 00°03'39" E. 1320.37 FEET; THENCE S. 58°33'41" W. 330.00 FEET; THENCE S. 02°04'04" W. 250.00 FEET; THENCE DUE NORTH 137.94 FEET; THENCE N. 89°51'00" W. 100.00 FEET; THENCE S. 64°07'00" W. 100.00 FEET; THENCE N. 85°53'00" W. 170.00 FEET; THENCE N. 04°07'00" E. 225.00 FEET; THENCE N. 31°19'57" E. 110.66 FEET; THENCE N. 77°17'17" W. 171.31 FEET; THENCE N. 35°17'58" W. 84.10 FEET; THENCE N. 09°53'41" E. 12.74 FEET; THENCE N. 79°11'10" W. 109.63 FEET; THENCE N. 11°17'31" E. 73.90 FEET; THENCE S. 63°33'03" W. 120.00 FEET; THENCE N. 39°10'34" W. 270.66 FEET; THENCE N. 65°39'31" W. 176.35 FEET; THENCE S. 13°00'00" W. 167.94 FEET; THENCE S. 80°00'00" W. 294.47 FEET; THENCE N. 00°10'00" W. 170.12 FEET; THENCE N. 89°50'00" E. 198.99 FEET; THENCE N. 49°30'51" E. 95.16 FEET; THENCE N. 41°19'23" W. 330.76 FEET; THENCE S. 89°50'00" W. 20.53 FEET; THENCE S. 48°16'37" W. 30.16 FEET; THENCE S. 89°50'00" W. 61.86 FEET; THENCE N. 00°10'04" W. 330.00 FEET; THENCE S. 89°50'00" E. 430.81 FEET TO THE POINT OF BEGINNING. EXCEPTING THE NORTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

1. TITLE PAGE
2. SURVEY AND COMPOSITE PLAN
3. SITE PLAN
3A. SITE PLAN
3B. UTILITY PLAN
3C. UTILITY PLAN
3D. SITE PLAN
3E. UTILITY PLAN
4. FLOOD PLAIN PLAN
5. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 10, 17, 24, 28, 29, 31, 37, 41, 45, 47, 48, 50, 52, 53, 55, 59, 60, 66, 70, 74, 76, 77, 78, 81, 82, 85, 86, 90, 95)
6. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 10, 17, 24, 28, 29, 31, 37, 41, 45, 47, 48, 50, 52, 53, 55, 59, 60, 66, 70, 74, 76, 77, 78, 81, 82, 85, 86, 90, 95)
7. TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 48, 49, 54, 56, 63, 67)
8. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 48, 49, 54, 56, 63, 67)
9. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 48, 49, 54, 56, 63, 67)
10. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 58, 57, 58, 61, 62, 65, 68, 69, 71, 72, 73, 75, 79, 80, 83, 84, 87, 88, 91, 92, 93, 94, 96, 97)
11. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 58, 57, 58, 61, 62, 65, 68, 69, 71, 72, 73, 75, 79, 80, 83, 84, 87, 88, 91, 92, 93, 94, 96, 97)
12. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 66, 61, 62, 64, 65, 66, 68 THRU 88, 90 THRU 93) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
13. TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 48, 49, 54, 56, 63, 67)
14. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 66, 61, 62, 64, 65, 66, 68 THRU 88, 90 THRU 93) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
15. PERIMETER PLAN FOR BUILDINGS 5, 6, 12, 17, 21, 87, 91 92
16. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 60, 87)
17. TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 60, 87)
18. CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 60, 87)
19. PERIMETER PLAN FOR BUILDINGS 70, 85, 93
20. PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102
21. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" (UNIT 94)
22. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" (UNIT 94)
23. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95)
24. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95)
25. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A-2" & "C-2"

JULY 3, 1998 PROPOSED

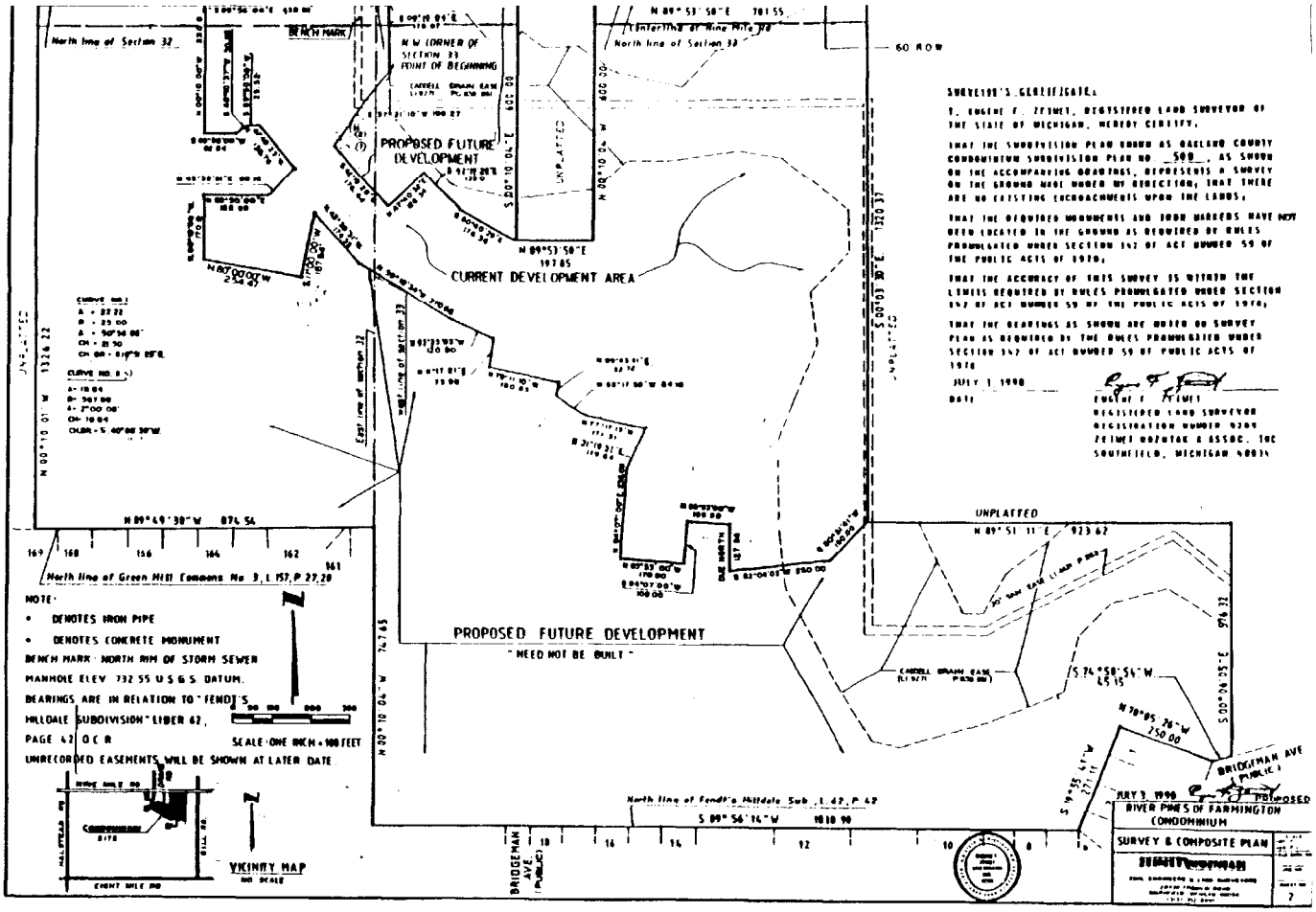
REVISIONS

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

HALO-AMERMAN

1



SURVEYOR'S CERTIFICATE:

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY,

THAT THE SUBDIVISION PLAN SHOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1970;

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1970;

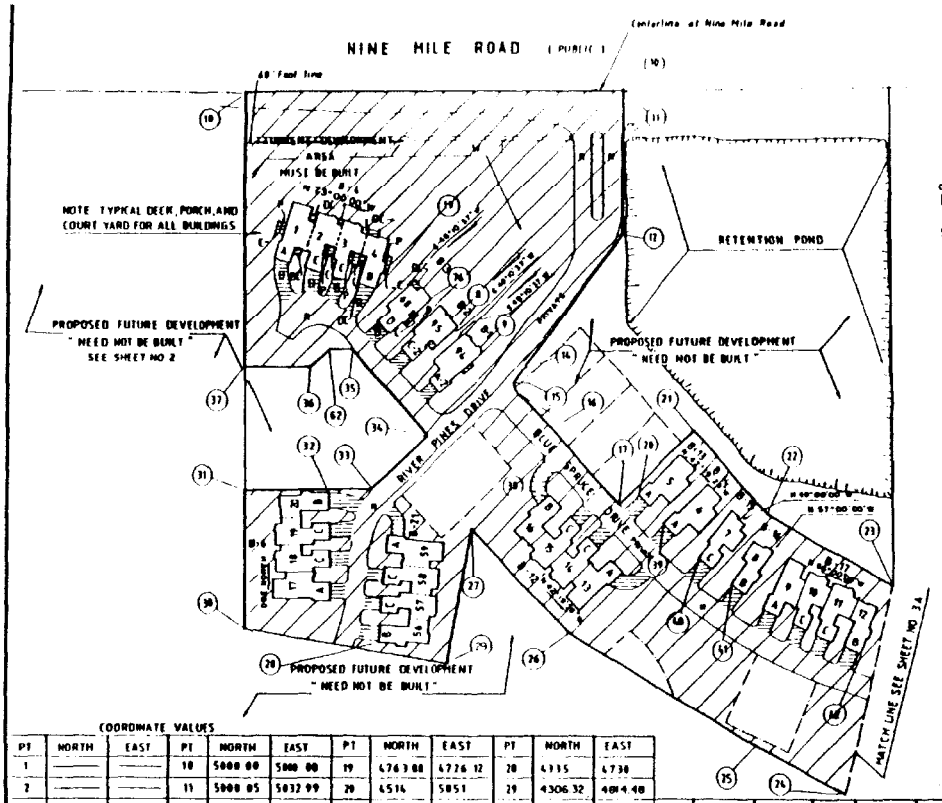
THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1970

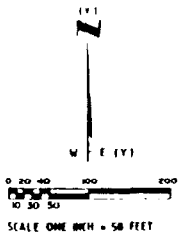
JULY 3, 1990

DATE

EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9204
ZEIMET WOZNIAK & ASSOC. INC.
SOUTHFIELD, MICHIGAN 48034

7





NOTE

3 DENOTES UNIT NUMBER
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
D DENOTES DRIVE - LIMITED COMMON ELEMENT
W DENOTES WALK - GENERAL COMMON ELEMENT
(3) DENOTES COORDINATE
N 00°00'00"W DENOTES BUILDING BEARING
P DENOTES PORCH
C DENOTES COURT YARD - LIMITED COMMON ELEMENT
DC DENOTES DECK
WALKS WILL BE SHOWN ON AS BUILT DRAWINGS
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
GARAGES ARE LIMITED COMMON ELEMENT
SEE FLOOR PLANS DETAIL OF PORCHS, DECKS, & COURT YARDS
UNITS 1 THRU 95 MUST BE BUILT
B-1 DENOTES BUILDING NUMBER
R DENOTES ROAD
15 FOOT CONVERTIBLE AREA AROUND ENTER BUILDING
LETTERS A,B,C,D, WITHIN UNIT DENOTES UNIT TYPE
DENOTES CONVERTIBLE AREA LIMITS

COORDINATE VALUES

PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
1	———	———	10	5000 00	5000 00	19	4763 88	4726 12	28	4335	4730						
2	———	———	11	5000 05	5032 99	20	4514	5051	29	4306 32	4814 48						
3	———	———	12	4824 99	5033 51	21	4586 84	5119 76	30	4350 51	4563 87	37	4670 51	4562 95	62	4690 95	4660 60
4	———	———	13	———	———	22	4487 03	5210 66	31	4520 63	4563 38	38	4511	4941	76	4830	4750
5	———	———	14	4851 48	4899 84	23	4600 65	5364 42	32	4515	4670						
6	———	———	15	4663 13	4906 08	24	4452 55	5307 47	33	4521 99	4723 23	39	4478	5003			
7	———	———	16	4630 80	4906 07	25	4296 36	5199 32	34	4507 62	4790 62	40	4433	5123			
8	4730	4815	17	4500 63	5026 07	26	4345 06	4966 09	35	4705 65	4684 80	41	4400	5165			
9	4701	4841	18	5000 50	4561 98	27	4471 18	4846 52	36	4670 75	4645 79	42	4316	5320			

JULY 3, 1990

PROPOSED

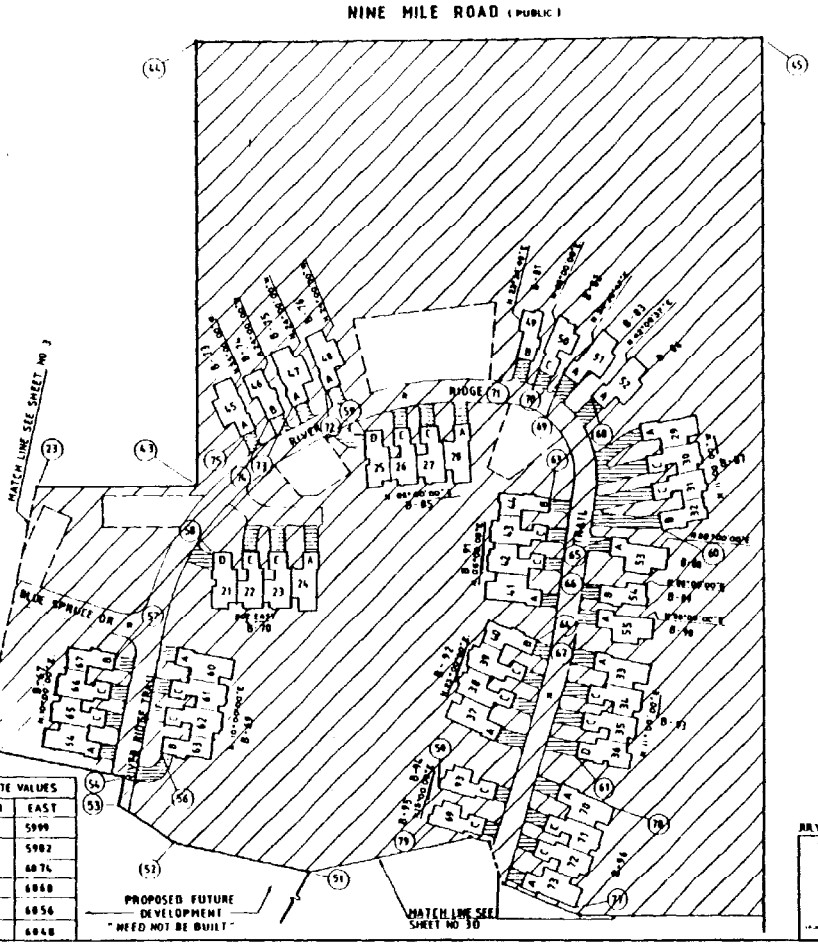
RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

COORDINATE VALUES		
PT	NORTH	EAST
69	4531	6015
70	4538	5985
71	4554	5957
72	4513	5722
73	4495	5679
74	4478	5650
75	4459	5615
77	3891 62	6030 41
78	4013 93	6088 05
79	3988	5866

COORDINATE VALUES		
PT	NORTH	EAST
23	4400 65	5364 42
24	4152 55	5307 67
43	4401 01	5562 27
44	5003 03	5560 51
45	5002 76	6262 06
46	———	———
47	———	———
48	———	———
49	———	———
50	4038	5860
51	3928 25	5701 13
52	3965 95	5534 82
53	4013 83	5464 88
54	4046 86	5470 40
55	4079 95	5292 98
56	4075	5516
57	4196	5464
58	4318	5588
59	4462	5768
60	4343	6136
61	4465	6025

COORDINATE VALUES		
PT	NORTH	EAST
63	4382	5999
64	4231	5982
65	4334	6074
66	4278	6068
67	4251	6056
68	4504	6048



NOTE

23 DENOTES UNIT NUMBER

— — — — DENOTES LIMITS OF CONVERTIBLE AREA.

ALL INTERIOR ROADS ARE PRIVATE.

SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND

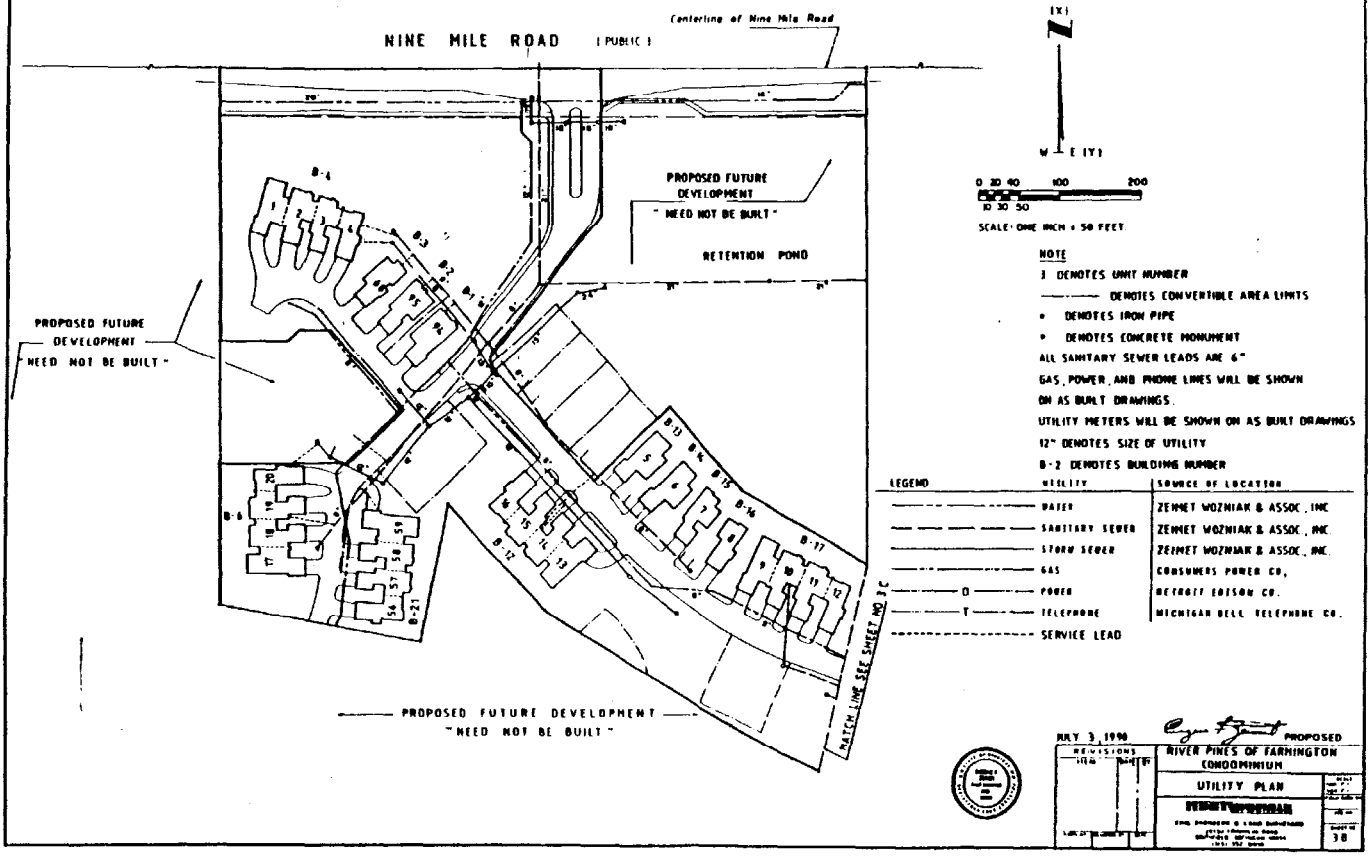
MAY 3, 1996

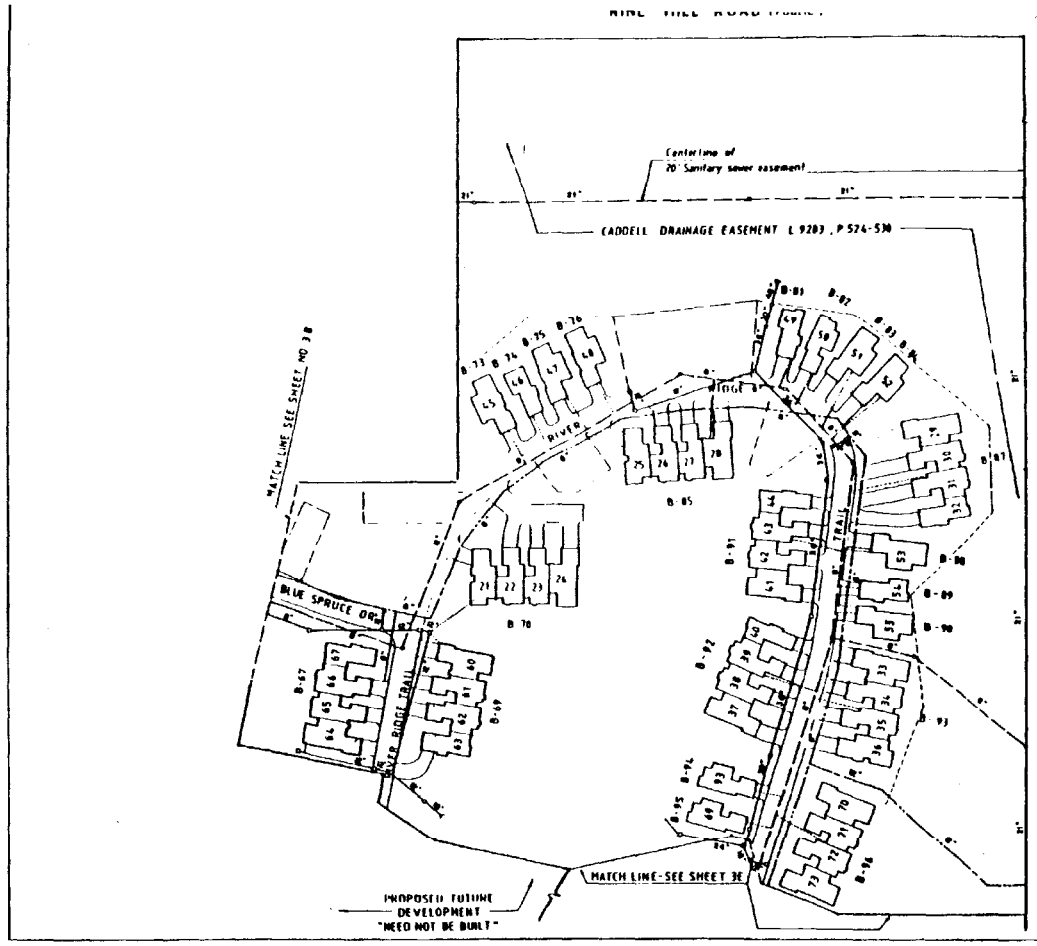
PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

3A


NINE MILE ROAD (PUBLIC)
Centerline of Nine Mile Road
PROPOSED FUTURE DEVELOPMENT "NEED NOT BE BUILT"
RETENTION POND
PROPOSED FUTURE DEVELOPMENT "NEED NOT BE BUILT"
PROPOSED FUTURE DEVELOPMENT "NEED NOT BE BUILT"
MATCH LINE SEE SHEET NO 3 C
B-1
B-2
B-3
B-4
B-5
B-6
B-12
B-13
B-14
B-15
B-16
B-17
B-21
(X)
W E (Y)
0 20 40 100 200
10 30 50
SCALE: ONE INCH = 50 FEET
NOTE
3 DENOTES UNIT NUMBER
DENOTES CONVERTIBLE AREA LIMITS
DENOTES IRON PIPE
DENOTES CONCRETE MONUMENT
ALL SANITARY SEWER LEADS ARE 6"
GAS, POWER, AND PHONE LINES WILL BE SHOWN ON AS BUILT DRAWINGS.
UTILITY METERS WILL BE SHOWN ON AS BUILT DRAWINGS
12" DENOTES SIZE OF UTILITY
B-2 DENOTES BUILDING NUMBER
LEGEND
UTILITY
SOURCE OF LOCATION
WATER — ZEMMET WOZNIAK & ASSOC., INC
SANITARY SEWER — ZEMMET WOZNIAK & ASSOC., INC
STORM SEWER — ZEMMET WOZNIAK & ASSOC., INC
GAS — CONSUMERS POWER CO.
POWER — DETROIT EDISON CO.
TELEPHONE — MICHIGAN BELL TELEPHONE CO.
SERVICE LEAD
JULY 3, 1990
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN
38



SCALE ONE INCH = 50FT

NOTE

23 DENOTES UNIT NUMBER

— — — — DENOTES LIMITS OF CONVERTIBLE AREA

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND

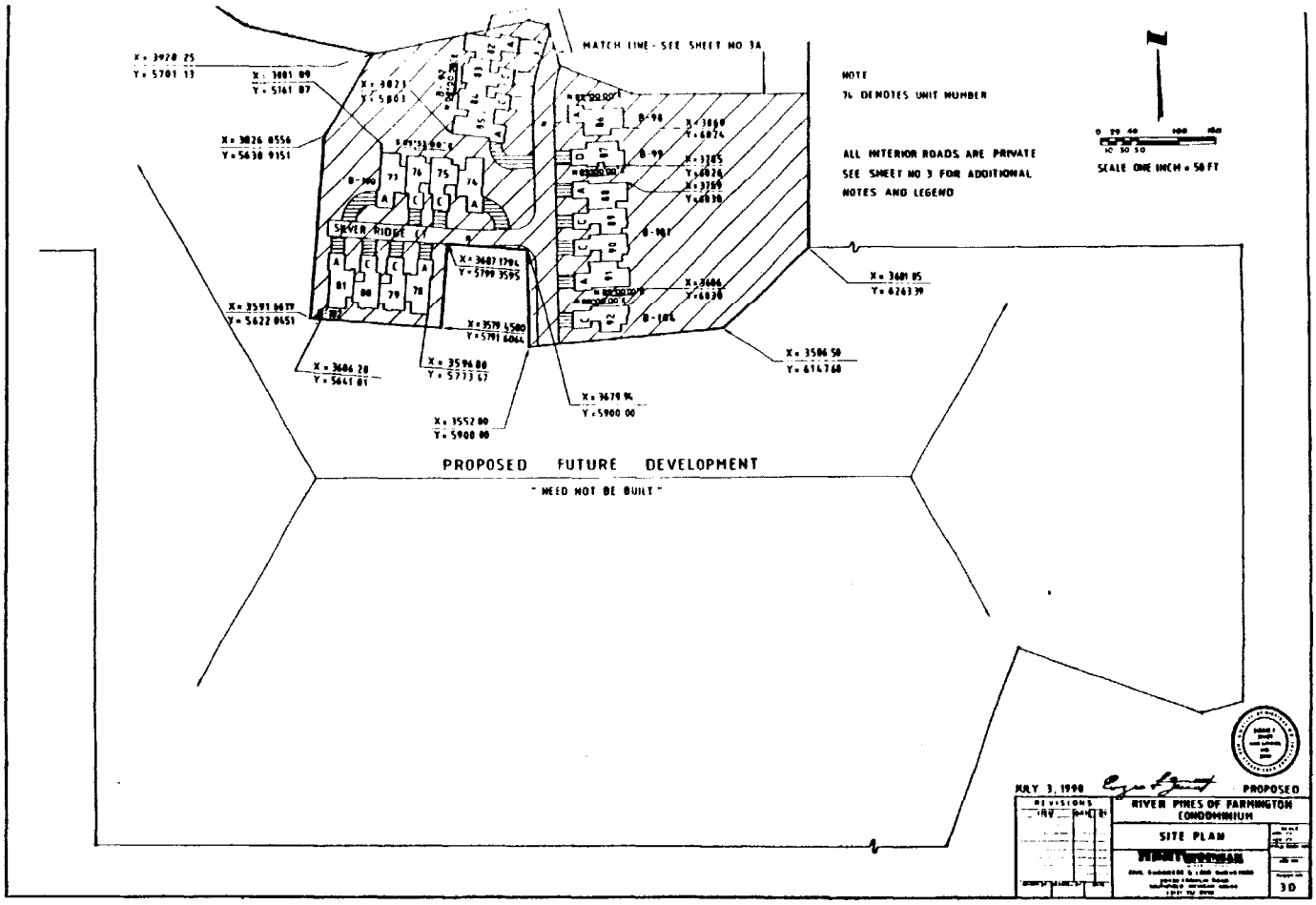
JULY 3, 1990

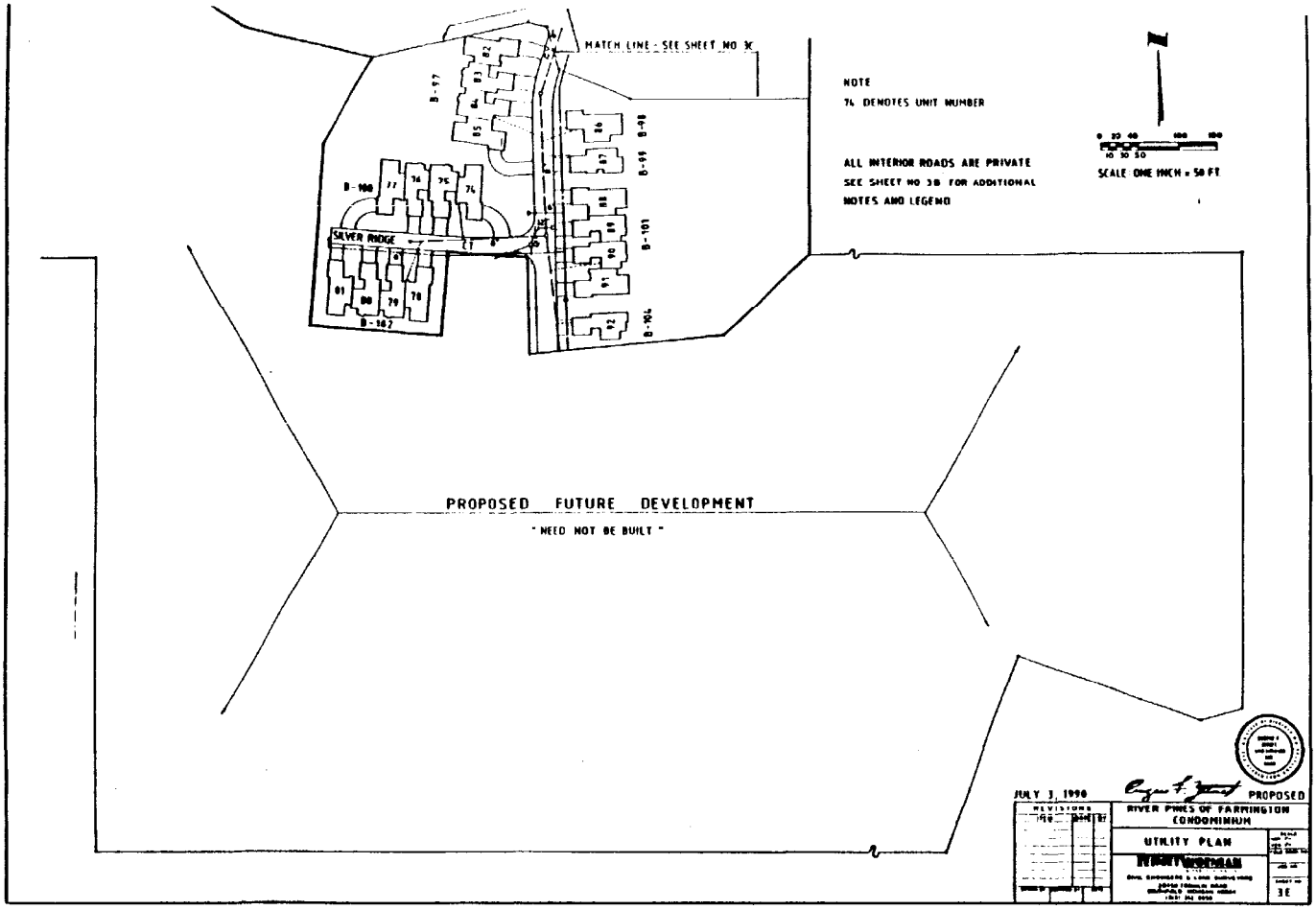
PROPOSED

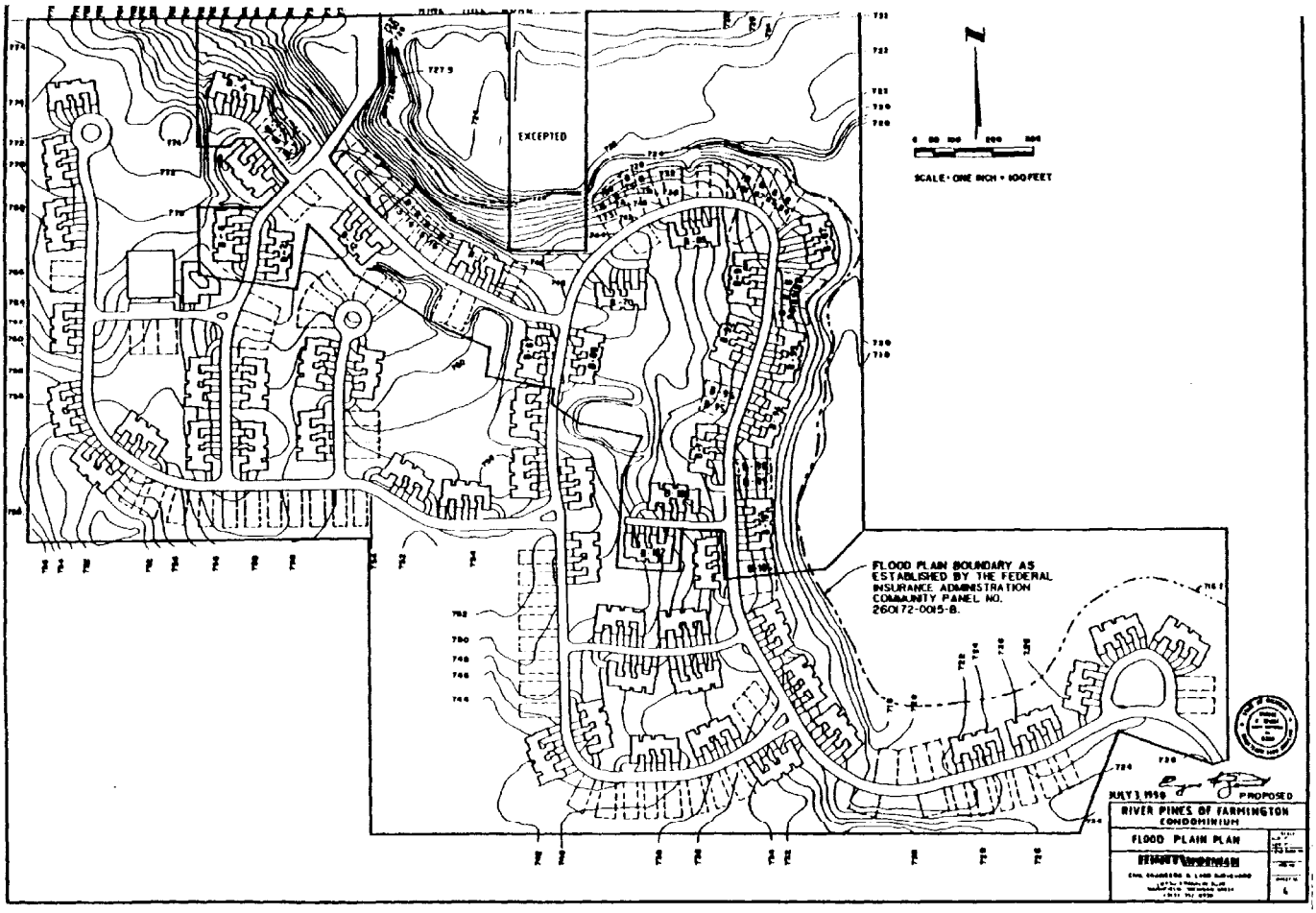
RIVER PINES OF FARMINGTON CONDOMINIUM

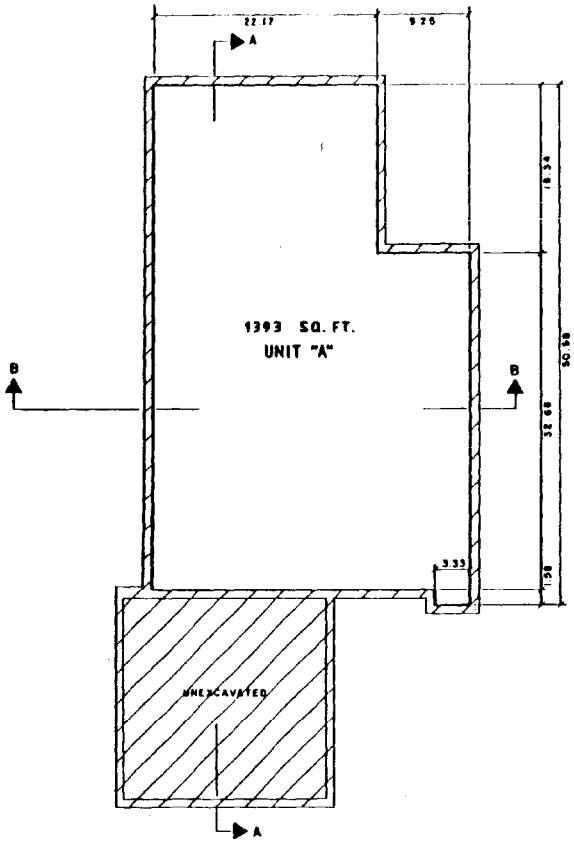
UTILITY PLAN

3C

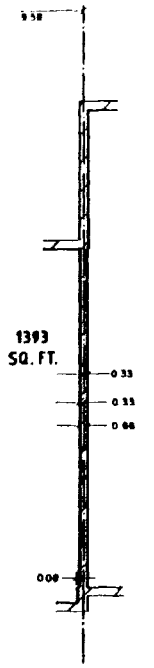

MATCH LINE - SEE SHEET NO 3A
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND
SCALE ONE INCH = 50 FT
SILVER RIDGE CT
PROPOSED FUTURE DEVELOPMENT
" NEED NOT BE BUILT "
JULY 3, 1990
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
SITE PLAN
3D


MATCH LINE - SEE SHEET NO 3C
B-97
B-98
B-99
B-100
B-101
B-102
B-104
SILVER RIDGE
CT
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDATIONAL
NOTES AND LEGEND
SCALE ONE INCH = 50 FT
PROPOSED FUTURE DEVELOPMENT
" NEED NOT BE BUILT "
JULY 3, 1990
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
UTILITY PLAN
3E


N
SCALE: ONE INCH = 100 FEET
EXCEPTED
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
JULY 3, 1990
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
FLOOD PLAIN PLAN



EXTERIOR UNIT



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

BLDG NO	UNIT NO	BLDG NO	UNIT NO
69	60	1	1
67	64	13	5
96	70	14	6
96	73	17	9
100	74	12	13
100	77	6	17
102	78	78	24
102	81	85	28
97	82	87	29
97	85	93	33
101	88	92	37
101	91	91	41
98	86	73	45
		75	47
		76	48
		83	51
		86	52
		88	53
		90	55
		71	59

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED
SCALE - 1/4 INCH = 1.0 FOOT
0 5 10 15

JULY 3, 1998 PROPOSED

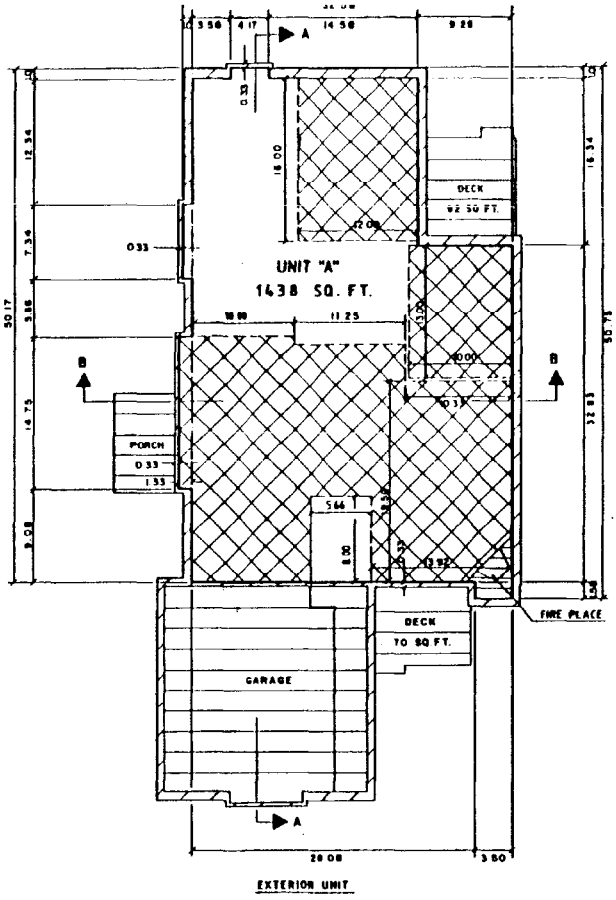
REVISIONS			
ITEM	DATE	BY	

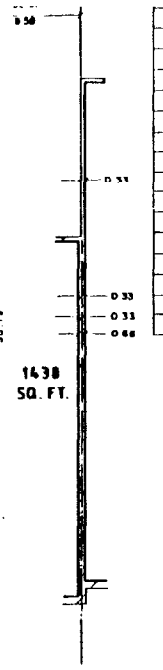
RIVER PARK OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "A"

SHEET 5

UNIT SCHEDULE

BLDG NO	UNIT NO
101	88
101	91
98	86





FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

BLDG NO	UNIT NO	BLDG NO	UNIT NO
83	51	4	1
84	52	19	5
88	53	14	6
90	55	17	9
21	59	12	13
69	60	6	17
67	64	70	24
94	70	85	29
96	73	87	29
100	74	93	33
100	77	92	37
102	78	91	41
102	81	73	45
97	82	75	47
97	85	76	48

DECK OPTIONAL. "NEED NOT BE BUILT"
SIZE AND SHAPE MAY VARY

SIZE AND CONFIGURATION OF WALKS
MAY VARY DURING CONSTRUCTION

GARAGES MAY VARY FROM FRONT TO
SIDE ENTRY

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
SCALE - 1/4 INCH = 1.0 FOOT
0 5 10 15

JULY 3, 1990 PROPOSED

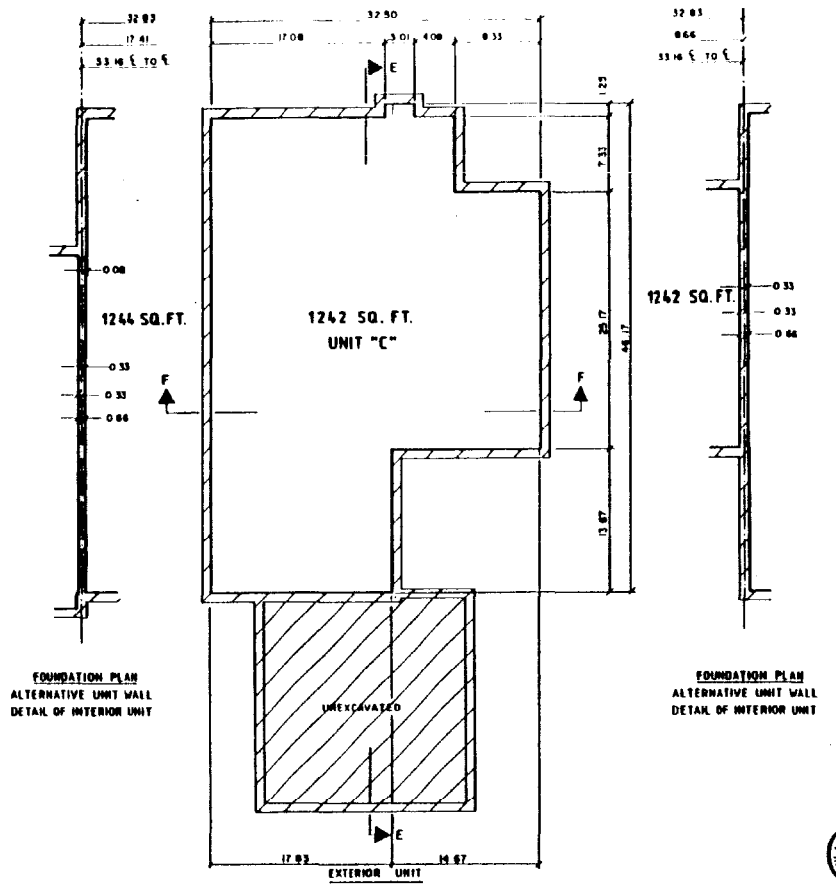
REVISIONS

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "A"

[redacted]

4



FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

BLDG NO	UNIT NO
4	2,3
15	7
17	10,11
12	14,15
6	18,19
78	22,23
85	26,27
87	30,31
93	34,35
92	38,39
91	42,43
82	50
71	57,58
69	61,62
67	65,66
95	69
96	71 72
100	75,76
102	79,80
97	83,84
101	89,90
94	93
104	92

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

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

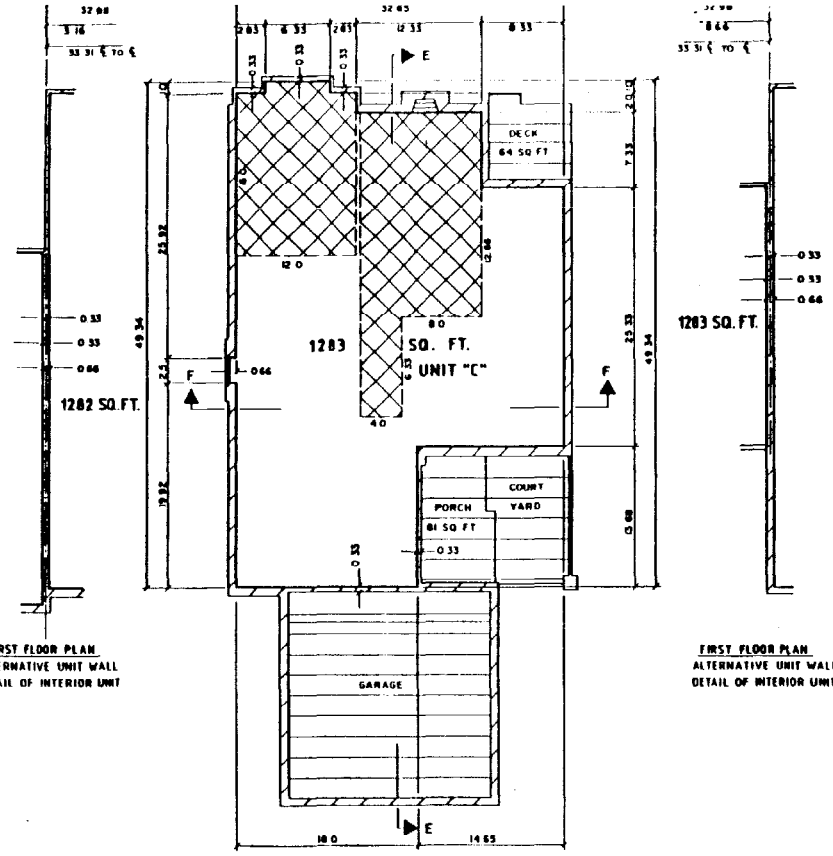
JULY 3, 1990 PROPOSED

REVISIONS

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL BASEMENT PLAN
FOR UNIT TYPE 'C'

10



BLDG NO	UNIT NO
94	93
104	92

BLDG NO	UNIT NO
4	2,3
15	7
17	10,11
12	14,15
6	18,19
78	22,23
85	26,27
89	30,31
93	34,35
92	38,39
91	42,43
87	50
21	57,58
40	61,62
67	65,66
95	69
96	71,72
100	75,76
102	79,80
97	83,84
101	89,90

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT

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

FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

JULY 3, 1990

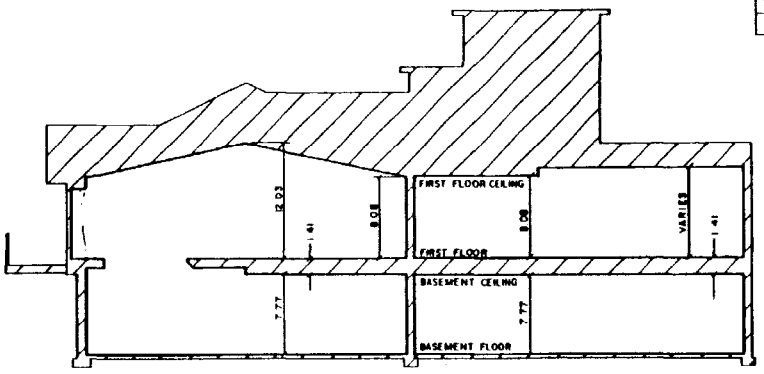
PROPOSED

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "C"

11

76	744.00	37	735.47	1,2	769.37
77	746.00	38,39	735.47	3	767.37
78,79	746.40	41	733.77	5	757.07
80,81	748.40	42,43	733.97	6	757.67
82,83,84	735.60	45	742.57	7	758.67
85	736.60	47	741.57	9	759.37
88,89,90	738.50	48	748.07	10	759.57
91	738.60	50	733.57	11	757.57
86	736.50	51	732.87	13	759.97
		52	732.37	14,15	755.97
		53	734.37	17	768.27
		55	735.07	18,19	767.47
		57,58	767.97	22,23	769.27
		59	766.97	24	769.17
		65,66	753.67	26	739.27
		64	755.67	27	737.27
		60,61	751.30	28	737.07
		62	753.30	29	733.67
		69	735.30	30	733.87
		70	735.90	31	732.87
		71,72,73	736.90	33	735.77
		74,75	747.00	34,35	735.90



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

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

SCALE - 1/4 INCH = 1.0 FOOT

0 5 10 15

SECTION B-B

UNIT "A"

SECTION F-F

UNIT "C"

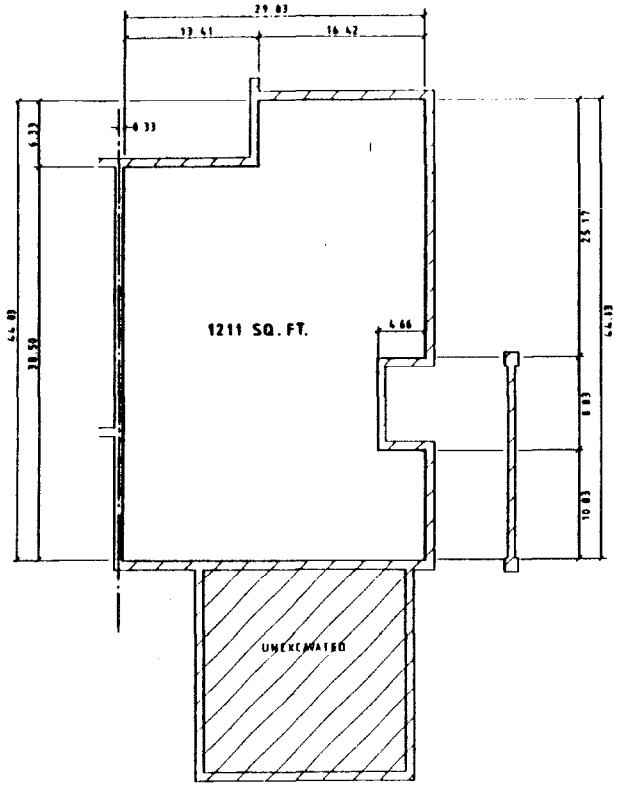
JULY 3, 1990

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPES 'A' AND 'C'

16



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

CENTERLINE

UNIT SCHEDULE	
BLDG NO.	UNIT NOS.
78	21
85	25
93	36
3	68
99	87

JULY 3, 1990

PROPOSED

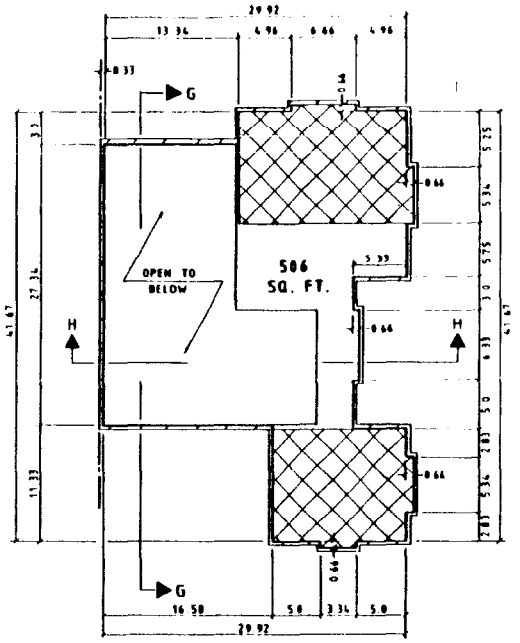
REVISIONS		
NO.	DATE	BY

RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL BASEMENT PLAN
FOR UNIT TYPE "D"

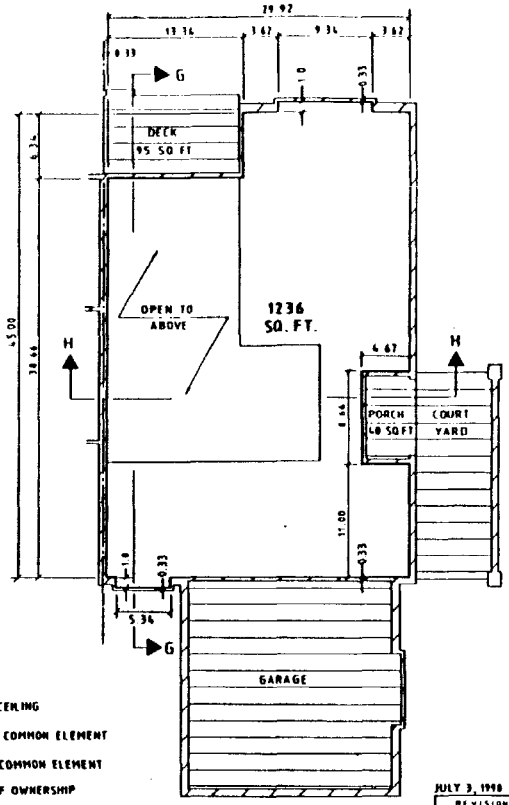
16

BLDG NO	UNIT NO
10	21
85	25
93	36
3	68
99	87



SECOND FLOOR PLAN

ALL WALLS ARE 0 33 UNLESS OTHERWISE NOTED



FIRST FLOOR PLAN

ALL WALLS ARE 0 75 UNLESS OTHERWISE NOTED

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

CENTERLINE

JULY 3, 1980 PROPOSED

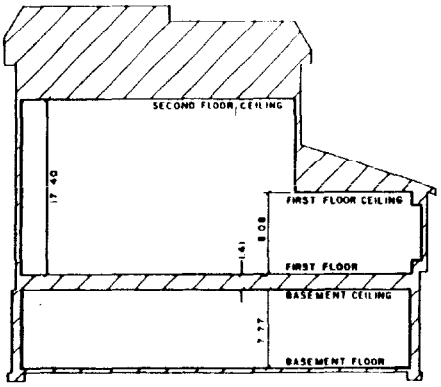
REVISIONS

RIVER PINES OF FARMINGTON CONDOMINIUM

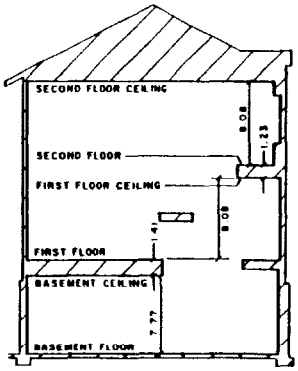
TYPICAL FIRST & SECOND FLOOR PLAN FOR UNIT TYPE "D"

19

21	749.27
25	739.27
36	735.98
68	765.67
87	737.18



SECTION G-G



SECTION H-H

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

JULY 3, 1990

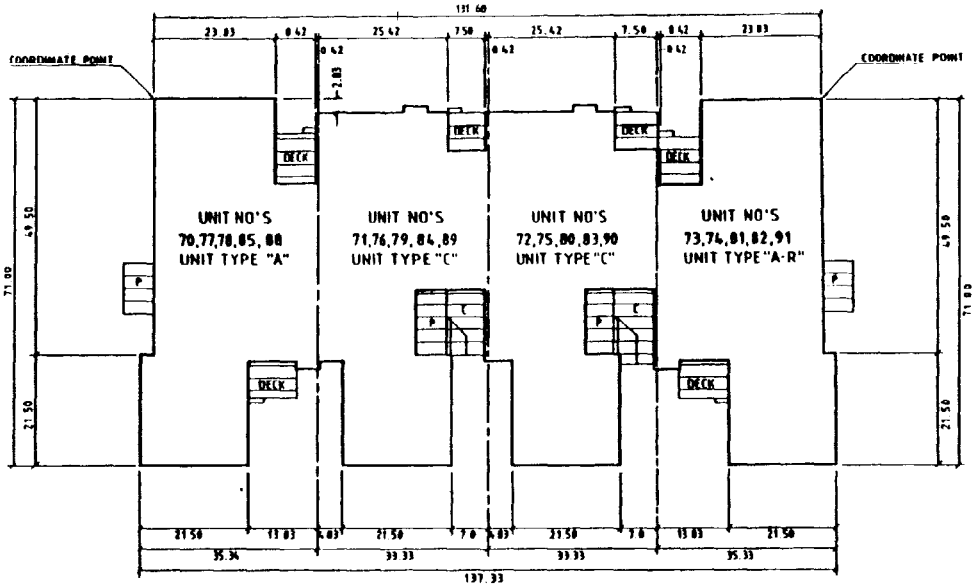
PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPE "D"

FRANK SCHMAN

18



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SEE FLOOR PLANS FOR DETAILED MEASUREMENTS.

C DENOTES COURTYARD

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

P DENOTES PORCH

DECK OPTIONAL, "NEED NOT BE BUILT"; SIZE AND SHAPE MAY VARY

——— CENTERLINE

SEE SHEET NO 14 FOR FIRST FLOOR ELEVATIONS.

R DENOTES REVERSE OF TYPICAL UNIT

JULY 3, 1990

PROPOSED

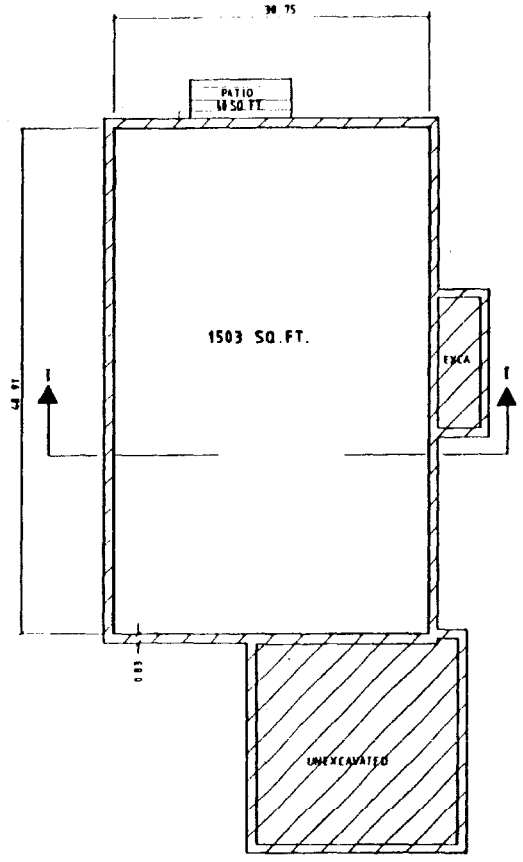
RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BLDG'S 96, 97, 100, 101, 102

20

UNIT SCHEDULE

BLDG NO	UNIT NO.
1	94



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 1.0 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

JULY 3, 1990

PROPOSED

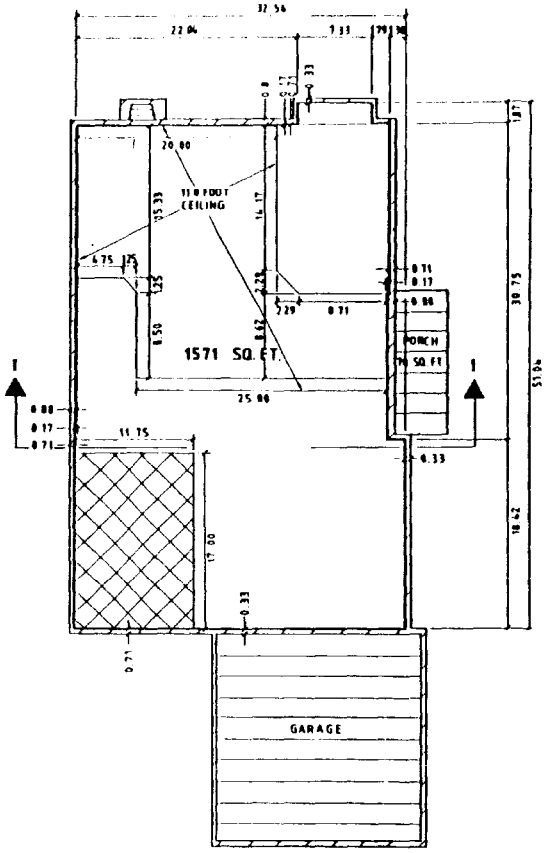
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-1"

[redacted]

21

UNIT SCHEDULE	
BLDG NO	UNIT NO
1	94



SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

JULY 3, 1990

PROPOSED

REVISIONS		
ITEM	DATE	BY

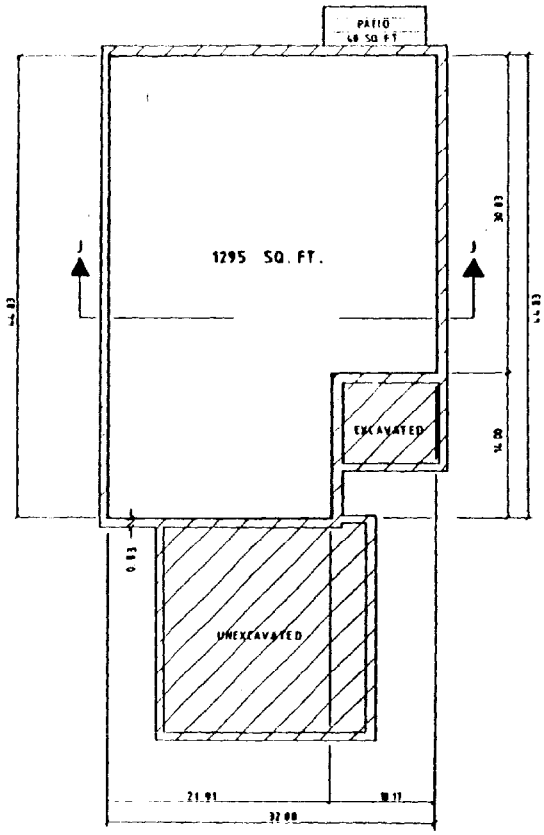
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2"

[redacted]

SHEET NO. 22

UNIT SCHEDULE	
BLDG NO	UNIT NO
2	95



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 1.0 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

JULY 3, 1990 PROPOSED

REVISIONS			
ITEM	DATE	BY	

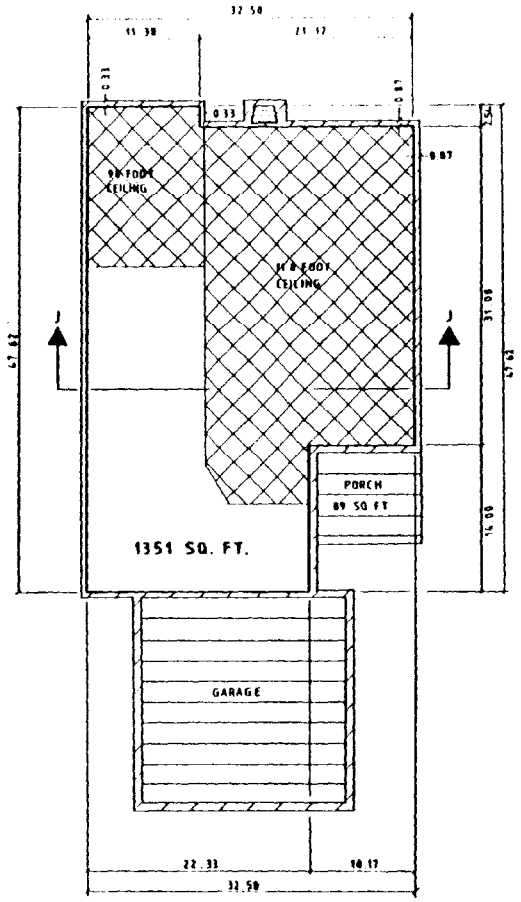
RIVER PINES OF FARMINGTON
CONDOMINIUMS

TYPICAL BASEMENT PLAN
FOR UNIT TYPE "C-2"

[redacted]

SHEET OF 23

BLDG NO	UNIT NO
2	95



RAISED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/16 INCH = 1.0 FOOT

0 5 10 15

JULY 3, 1990

PROPOSE

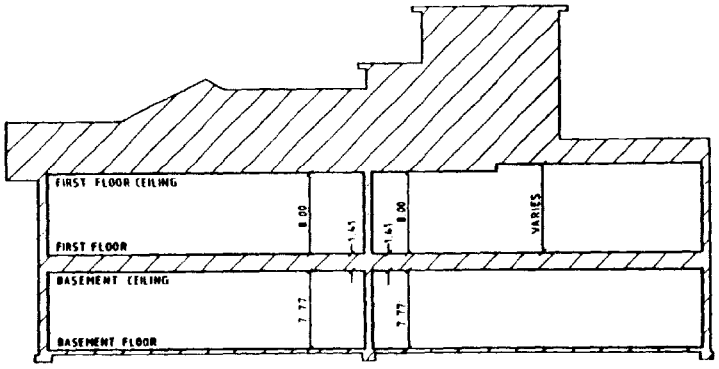
REVISIONS

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2"

24

94	761.50
95	764.28



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 10 FOOT

0 5 10 15

SECTION 1-1

UNIT "A-2"

SECTION J-J

UNIT "C-2"

JULY 3, 1996

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPES "A-2" & "C-2"

25

Rec ded on January 25, 1991
in Liber 11719, Pages 115-12
Oakland County Records

SEVENTH AMENDMENT TO MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, and as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, and as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of converting convertible areas, adding Unit 96 to the Condominium and adjusting the percentage of value for the additional unit added to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%)

percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	1.13
2	1.01
3	1.01
4	1.12
5	1.24
6	1.24
7	1.10
8	1.22
9	1.13
10	1.01
11	1.01
12	1.12
13	1.03
14	.92
15	.92
16	1.02
17	1.03
18	.92
19	.92
20	1.02
21	1.13
22	.92
23	.92
24	1.03
25	1.13
26	.92
27	.92
28	1.03
29	1.13
30	1.01
31	1.01
32	1.12
33	1.13
34	1.01
35	1.01
36	1.25
37	1.03
38	.92
39	.92
40	1.02
41	1.03
42	.92
43	.92
44	1.02
45	1.03
46	1.02
47	1.03
48	1.03
49	1.02
50	.92
51	1.03
52	1.03
53	1.24
54	1.22
55	1.24
56	1.02
57	.92
58	.92
59	1.03
60	1.03
61	.92
62	1.01

63	1.12
64	1.03
65	.92
66	.92
67	1.02
68	1.36
69	1.01
70	1.13
71	1.01
72	1.01
73	1.13
74	1.03
75	.92
76	.92
77	1.03
78	1.03
79	.92
80	.92
81	1.03
82	1.03
83	.92
84	.92
85	1.03
86	1.24
87	1.36
88	1.13
89	1.01
90	1.01
91	1.13
92	1.10
93	1.01
94	1.24
95	1.06
96	1.12
Total	100.00

2. Amended Sheets 1, 2, 3A, 3C, 4, 7, 8, 9 and 13 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3A, 3C, 4, 7, 8, 9 and 13 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: January 23, 1991

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

Yvette Marie Keilman
/s/ Yvette Marie Keilman

By: /s/ Antonino DiFederico
Antonino DiFederico, President

/s/ Janise Kay Quill
Janise Kay Quill

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23rd day of January, 1991, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

/s/ Yvette Marie Keilman
Yvette Marie Keilman
Notary Public, Wayne* County, MI
My Commission Expires: May 31, 1992
*Acting in Oakland County

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Robert S. Diedrich
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/7thAmend
1/10/91

corded on May 23, 1991
.. Liber 11878, Pages
317 through 329, Oakland
County Records

EIGHTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48024, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, and as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, and as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 117 through 127, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of adding land, adding Units 97 through 100 to the Condominium and adjusting the percentage of value for the additional units added to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

> Part of the N.W. 1/4 of Section 33, T. 1 N., R. 9 E., City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road, and South 00 degrees 10 minutes 04 seconds East 175.07 feet, and South 37 degrees 21 minutes 10 seconds West 199.27 feet, and 19.84 feet along the arc of a curve to the left, having a radius of 567.88 feet, a central angle of 02 degrees 00 minutes 06 seconds, a chord length of 19.84 feet and a chord bearing of South 40 degrees 06 minutes 39 seconds West and 22.22 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 50 degrees 56 minutes 06 seconds, a chord length of 21.50 feet and a chord bearing of South 16 degrees 51 minutes 25 seconds East, and South 42 degrees 19 minutes 28 seconds East 176.44 feet, and North 47 degrees 40 minutes 32 seconds East 128.34 feet, and South 42 degrees 19 minutes 28 seconds East 135.00 feet, and South 60 degrees 40 minutes 29 seconds East 176.36 feet, and North 89 degrees 53 minutes 50 seconds East 197.85 feet, and North 00 degrees 10 minutes 04 seconds West 600.00 feet, and North 89 degrees 53 minutes 50 seconds East 701.55 feet, and South 00 degrees 03 minutes 30 seconds East 1320.37 feet and South 50 degrees 31 minutes 41 seconds West 150.00 feet and South 82 degrees

04 minutes 02 seconds West 209.81 feet from the Northwest corner of said Section 33; thence from said point of beginning of the added parcel South 07 degrees 55 minutes 58 seconds East 65.22 feet; thence North 85 degrees 53 minutes 00 seconds West 163.00 feet; thence North 04 degrees 07 minutes 00 seconds East 183.00 feet; thence South 85 degrees 53 minutes 00 seconds East 100.90 feet; thence due South 127.94 feet; thence North 82 degrees 04 minutes 02 seconds East 40.19 feet to the point of beginning.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	1.09
2	.97
3	.97
4	1.08
5	1.19
6	1.19
7	1.06
8	1.17
9	1.09
10	.97
11	.97
12	1.08
13	.99
14	.88
15	.88
16	.97
17	.99
18	.88
19	.88
20	.97
21	1.09
22	.88
23	.88
24	.99
25	1.09
26	.88
27	.88

28	.99
29	1.09
30	.97
31	.97
32	1.08
33	1.09
34	.97
35	.97
36	1.20
37	.99
38	.88
39	.88
40	.97
41	.99
42	.88
43	.88
44	.97
45	.99
46	.97
47	.99
48	.99
49	.97
50	.88
51	.99
52	.99
53	1.19
54	1.17
55	1.19
56	.97
57	.88
58	.88
59	.99
60	.99
61	.88
62	.97
63	1.08
64	.99
65	.88
66	.88
67	.97
68	1.31
69	.97
70	1.09
71	.97
72	.97
73	1.09
74	.99
75	.88
76	.88
77	.99
78	.99
79	.88
80	.88
81	.99
82	.99
83	.88
84	.88
85	.99
86	1.19
87	1.31
88	1.09
89	.97
90	.97
91	1.09
92	1.06
93	.97
94	1.18
95	1.02
96	1.08
97	1.08

98	.94
99	.94
100	1.08
Total	100.00

3. Amended and added Sheets 1, 2, 3D, 3E, 4, 25, 26, 27 and 28 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3D, 3E, 4 and 25 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: May 15, 1991

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

/s/ Yvette M. Keilman
Yvette M. Keilman

By: /s/ Antonino DiFederico
Antonino DiFederico, President

/s/ Janise K. Quill
Janise K. Quill

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of May, 1991, by Antonino DiFederico, who is the President of Italo-American Condominium Corporation, a Michigan corporation, on behalf of the corporation.

/s/ Yvette Marie Keilman
Yvette Marie Keilman
Notary Public, Wayne County, MI
My Commission Expires: May 31, 1992
Acting in Oakland County

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Robert S. Diedrich
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/8thAmend
4/24/91

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED APRIL 1 1991. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

REPLAT NO. 8
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

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

DEVELOPER
ITALO-AMERICAN CONDOMINIUM CORP.
21971 FARMINGTON RD.
FARMINGTON HILLS, MI. 48024

PART OF THE N.W. 1/4 OF SECTION 33 AND PART OF THE N.E. 1/4 OF SECTION 33, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°53'50" E. 33.00 FEET ALONG THE N. LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 575.07 FEET; THENCE S. 37°21'10" W. 199.27 FEET; THENCE 19.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 567.88 FEET, A CENTRAL ANGLE OF 02°00'06", A CHORD LENGTH OF 19.84 FEET AND A CHORD BEARING OF S. 40°06'39" W.; THENCE 23.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°56'04", A CHORD LENGTH OF 21.50 FEET AND A CHORD BEARING OF S. 16°31'25" E.; THENCE S. 42°19'28" E. 176.44 FEET; THENCE N. 47°40'32" E. 120.34 FEET; THENCE S. 42°19'28" E. 139.00 FEET; THENCE S. 66°40'29" E. 176.36 FEET; THENCE N. 89°53'50" E. 197.89 FEET; THENCE N. 00°10'04" W. 600.00 FEET; THENCE N. 89°53'50" E. 701.55 FEET; THENCE S. 00°03'36" E. 1320.37 FEET; THENCE S. 58°31'41" W. 150.00 FEET; THENCE S. 82°04'02" W. 200.01 FEET; THENCE S 07°08'30" E. 85.22 FEET; THENCE N. 84°57'00" W. 183.00 FEET; THENCE N. 04°07'00" E. 73.00 FEET; THENCE N. 85°53'00" W. 170.00 FEET; THENCE N. 04°07'00" E. 235.00 FEET; THENCE N. 31°19'57" E. 139.64 FEET; THENCE S. 77°17'13" W. 173.31 FEET; THENCE N. 55°17'58" W. 84.10 FEET; THENCE N. 09°43'41" E. 32.74 FEET; THENCE N. 79°11'10" W. 180.43 FEET; THENCE N. 11°17'21" E. 71.98 FEET; THENCE N. 63°23'03" W. 120.00 FEET; THENCE N. 59°10'34" W. 270.66 FEET; THENCE N. 43°39'31" W. 174.35 FEET; THENCE S. 31°00'00" W. 167.94 FEET; THENCE N. 89°00'00" W. 254.47 FEET; THENCE N. 00°10'00" W. 170.12 FEET; THENCE N. 89°50'00" E. 198.99 FEET; THENCE N. 45°10'51" E. 95.16 FEET; THENCE N. 41°49'23" W. 138.76 FEET; THENCE S. 89°50'00" W. 29.53 FEET; THENCE S. 48°10'37" W. 30.26 FEET; THENCE S. 89°50'00" W. 82.84 FEET; THENCE N. 00°10'00" W. 330.00 FEET; THENCE S. 89°50'00" E. 450.01 FEET TO THE POINT OF BEGINNING. EXCEPTING THE NORTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

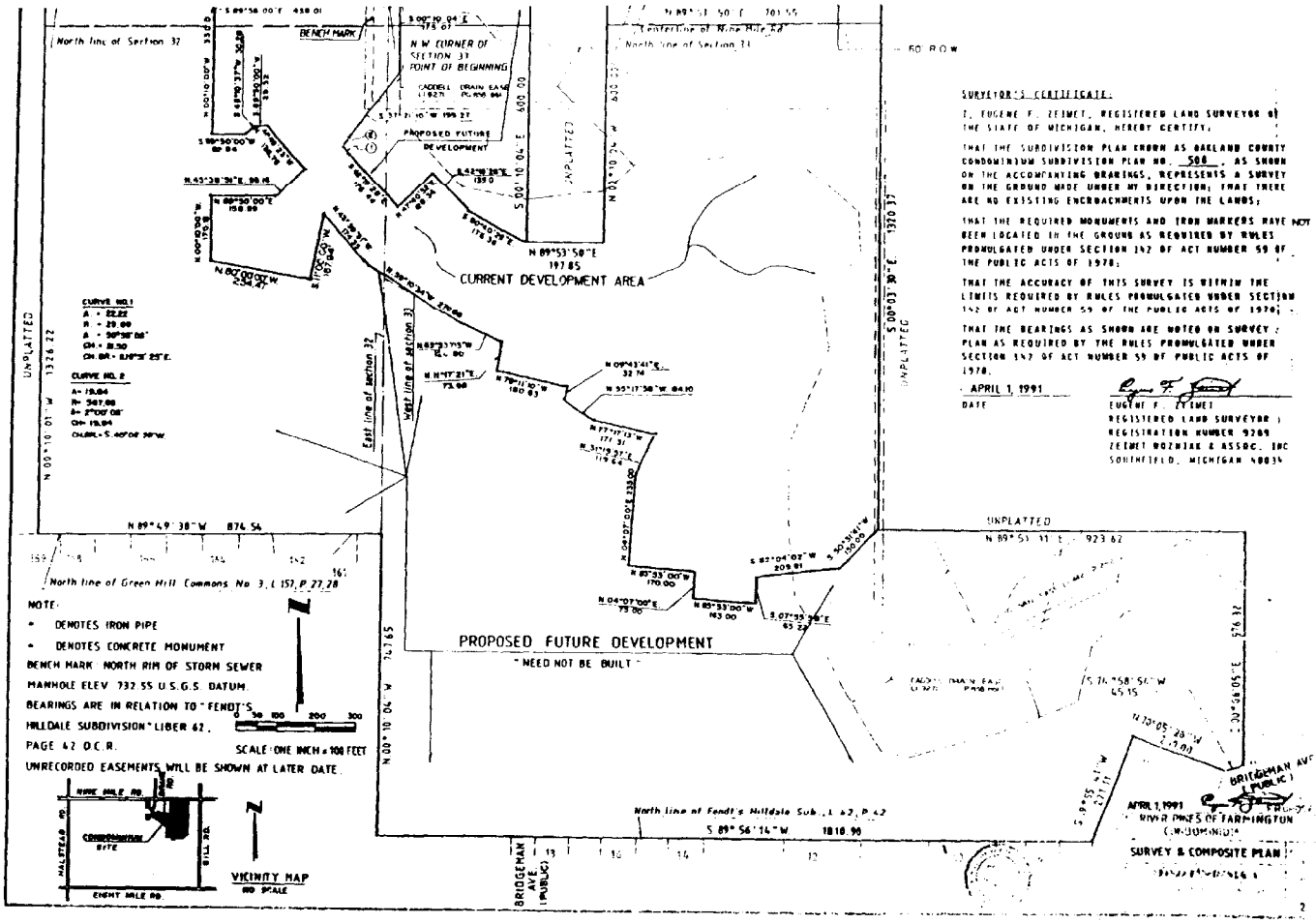
1. TITLE PAGE
2. SURVEY AND COMPOSITE PLAN
3. SITE PLAN
3A. SITE PLAN
3B. UTILITY PLAN
3C. UTILITY PLAN
* 3D. SITE PLAN
* 3E. UTILITY PLAN
# 4. FLOOD PLAIN PLAN
5. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 43, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64 70, 73, 74, 77, 78, 81, 82, 85, 86, 88, 91)
6. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 43, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64 70, 73, 74, 77, 78, 81, 82, 85, 86, 88, 91)
7. TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 98)
8. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 98)
9. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 98)
10. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66 69, 71, 72, 75, 76, 79, 80, 83, 84, 87, 89, 90, 93)
11. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66 69, 71, 72, 75, 76, 79, 80, 83, 84, 87, 89, 90, 93)
12. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 68, 69 THRU 86, 88 THRU 92) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
13. TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 98)
14. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 68, 69 THRU 86, 88 THRU 92) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
15. PERIMETER PLAN FOR BUILDINGS 4, 6, 12, 17, 21, 87, 91, 92
16. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
17. TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
18. CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
19. PERIMETER PLAN FOR BUILDINGS 70, 85, 93.
20. PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102.
21. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" (UNIT 96)
22. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" (UNIT 96)
23. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95)
24. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95)
* 25. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A2", "C2", "A2-1" (UNIT 96, 95, 97, 100)
* 26. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "A2-1" (UNIT 97, 100)
* 27. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "C2-1" (UNIT 98, 99)
* 28. PERIMETER PLAN FOR BUILDING 103 (UNIT 97, 98, 99, 100)

APRIL 1, 1991 PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

1



NOTE:

- DENOTES IRON PIPE
- DENOTES CONCRETE MONUMENT

BENCH MARK NORTH RIM OF STORM SEWER MANHOLE ELEV 732.55 U.S.G.S. DATUM.

BEARINGS ARE IN RELATION TO "FENDT'S HILLDALE SUBDIVISION" LIBER 62, PAGE 42 O.C.R.

SCALE: ONE INCH = 100 FEET

UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE.

SURVEYOR'S CERTIFICATE:

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY;

THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

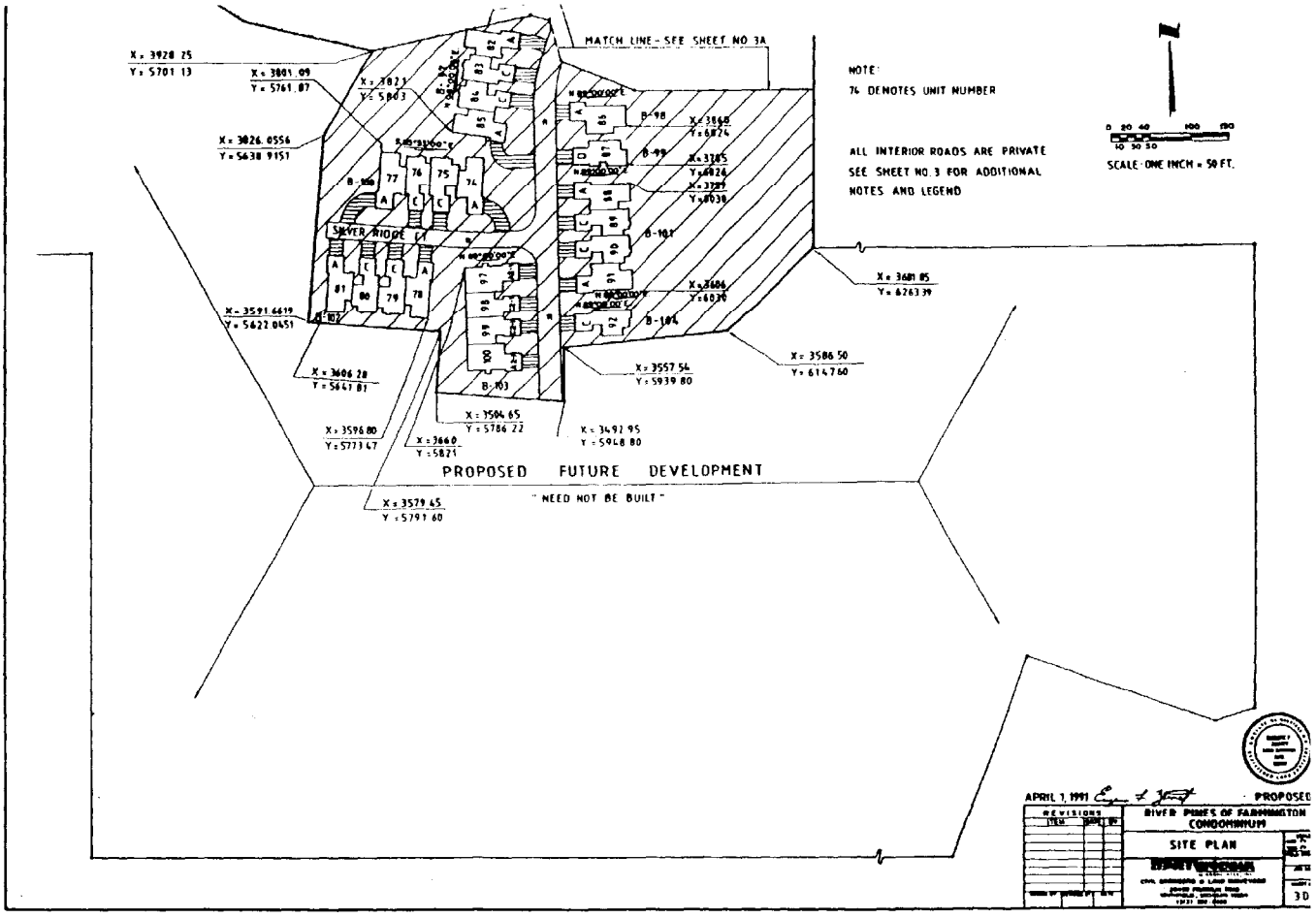
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

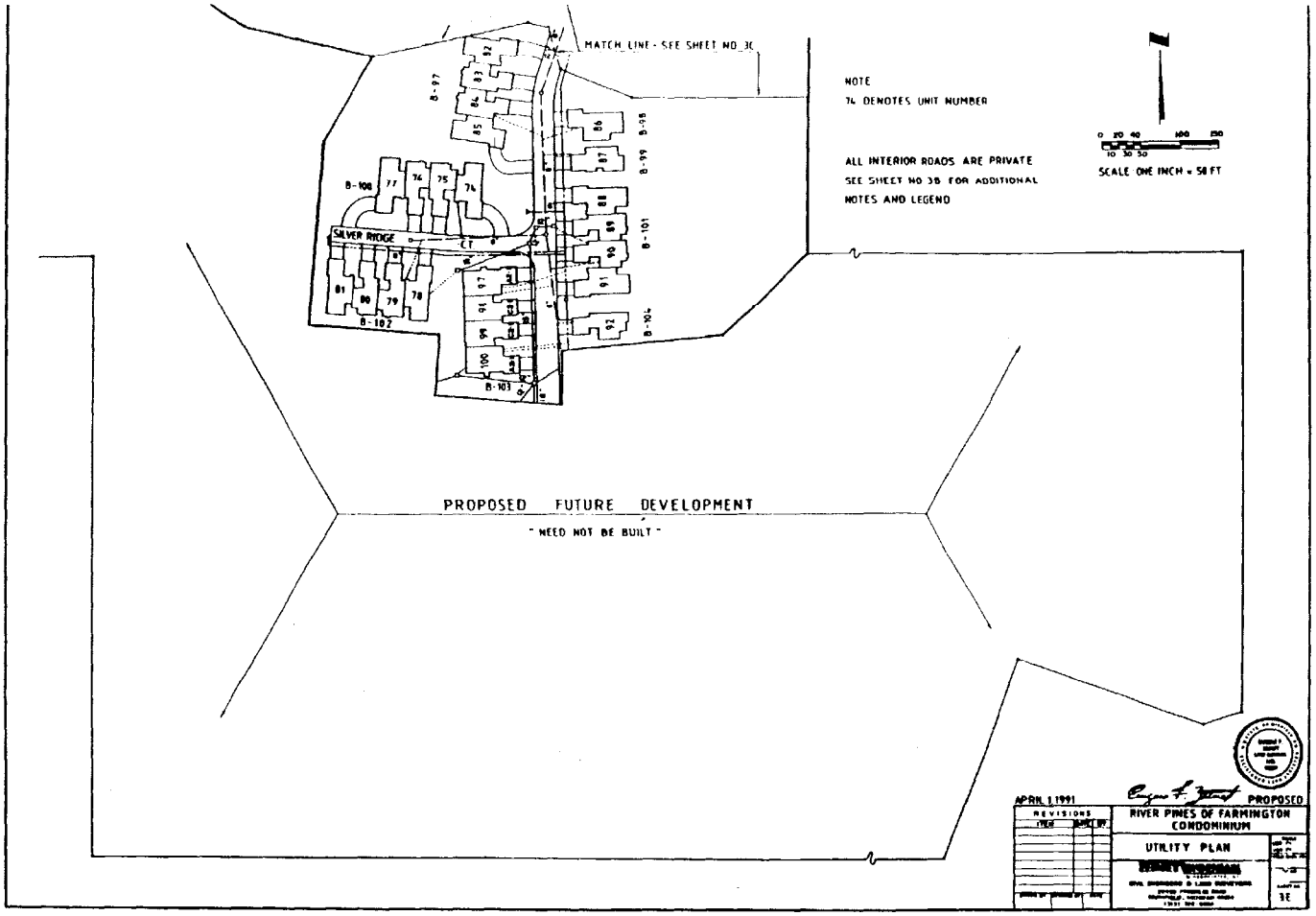
THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY; PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

APRIL 1, 1991
DATE

EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9289
ZEIMET WOZNIAK & ASSOC. INC
SOUTHFIELD, MICHIGAN 48034

APRIL 1, 1991
RIVER PINES OF FARMINGTON
CONDOMINIUM
SURVEY & COMPOSITE PLAN


MATCH LINE - SEE SHEET NO 3A
X = 3928 25
Y = 5701 13
X = 3891 09
Y = 5761 87
X = 3826 0556
Y = 5638 9151
X = 3827
Y = 5803
B-98
X = 3868
Y = 6874
B-99
X = 3385
Y = 6824
X = 3299
Y = 6038
B-101
B-100
SILVER RIDGE CT
X = 3606
Y = 6039
B-102
X = 3591 6619
Y = 5622 0451
X = 3681 85
Y = 6263 39
X = 3586 50
Y = 614 760
X = 3557 54
Y = 5939 80
B-103
X = 3406 28
Y = 5641 87
X = 3596 80
Y = 5773 47
X = 3594 65
Y = 5786 22
X = 3660
Y = 5821
X = 3492 95
Y = 5948 80
PROPOSED FUTURE DEVELOPMENT
" NEED NOT BE BUILT "
X = 3579 65
Y = 5791 60
NOTE:
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND
0 20 40 100 200
10 30 50
SCALE: ONE INCH = 50 FT.
APRIL 1, 1991
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
SITE PLAN
3D



NOTE
74 DENOTES UNIT NUMBER

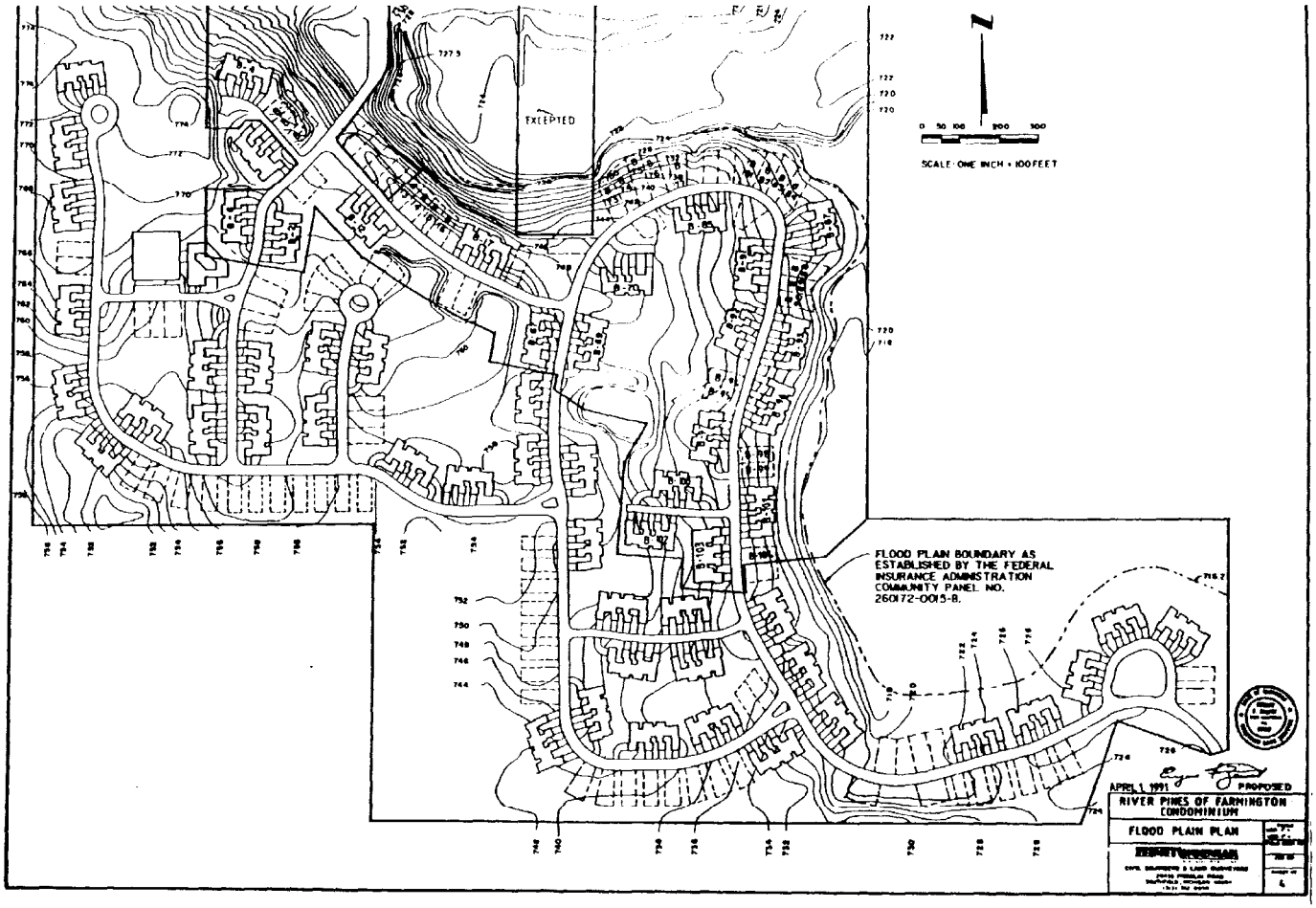
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND

0 20 40 100 150
10 30 50
SCALE ONE INCH = 50 FT

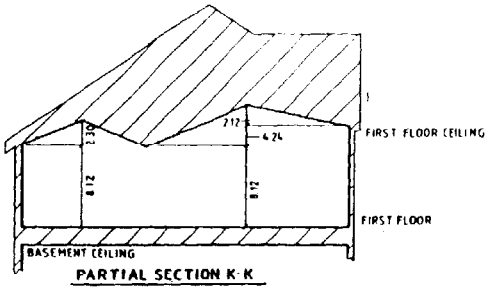
APRIL 1 1991

PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN

3E

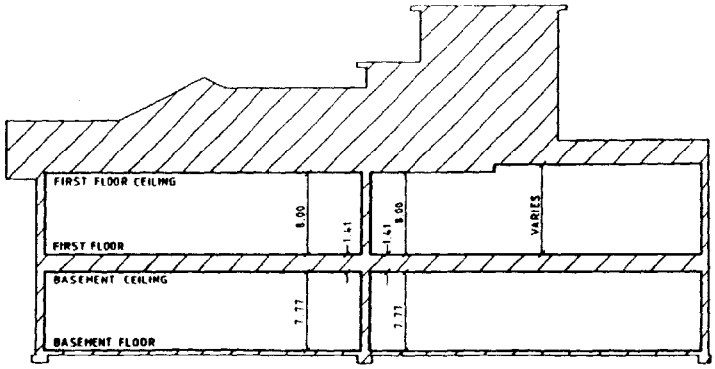

EXCEPTED
N
SCALE: ONE INCH = 100 FEET
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
APRIL 1, 1991
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
FLOOD PLAIN PLAN

94	761.50
95	764.20
97 THRU 100	739.90



PARTIAL SECTION K-K

UNIT "A2-1"



SECTION 1-1

UNIT "A-2"

SECTION J-J

UNIT "C-2"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

APRIL 1, 1991

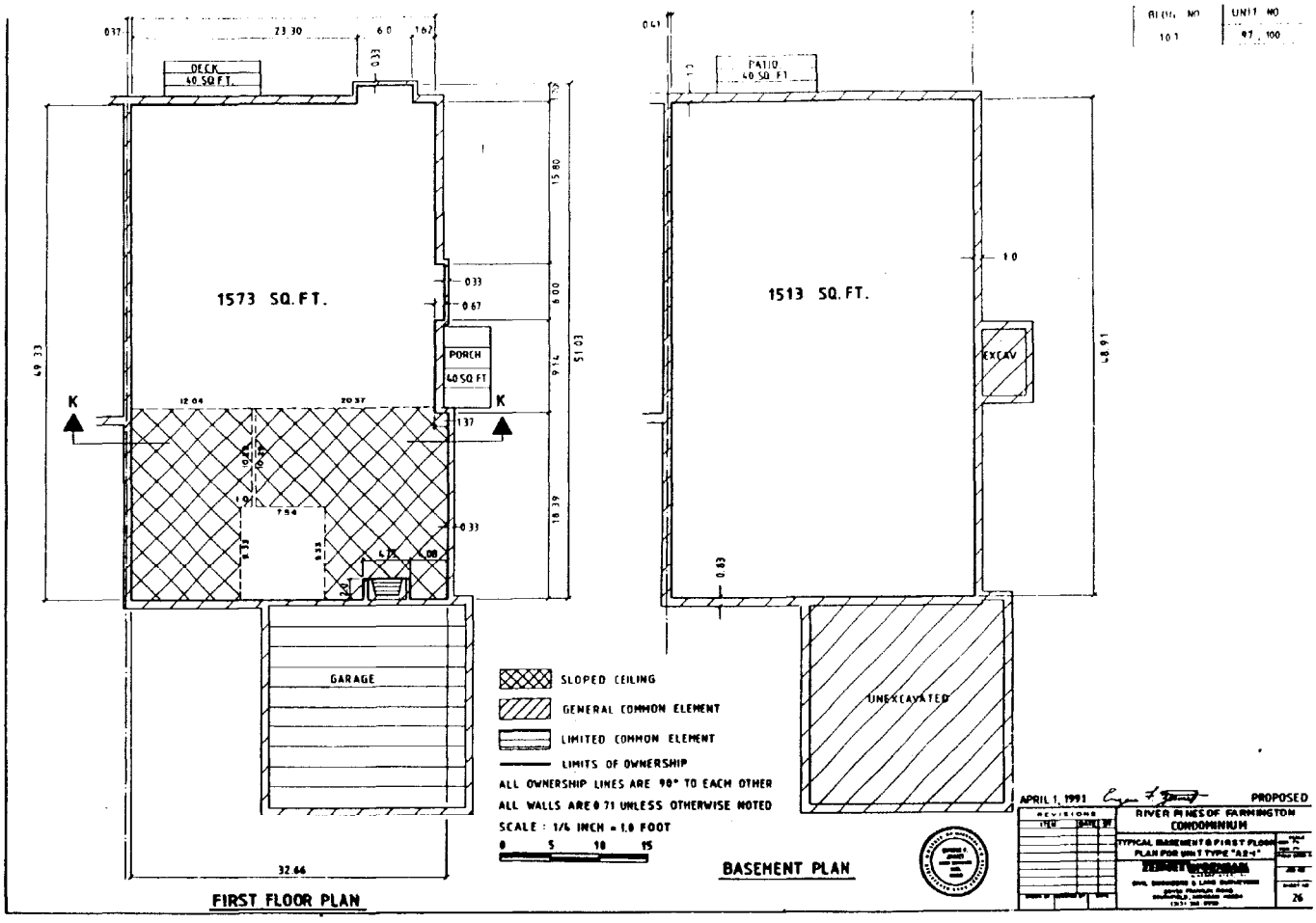
PROPOSED

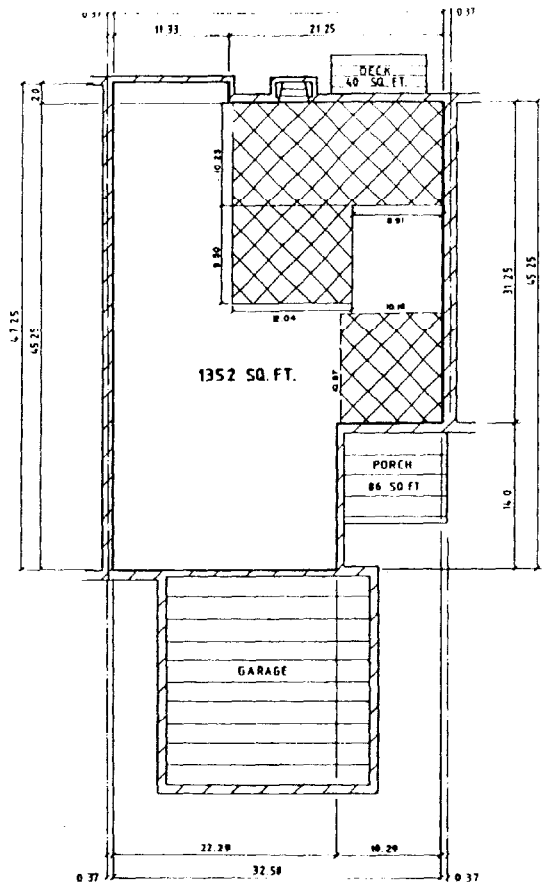
REVISIONS	
ITEM	APPR'D BY

RIVER PINES OF FARMINGTON CONDOMINIUM

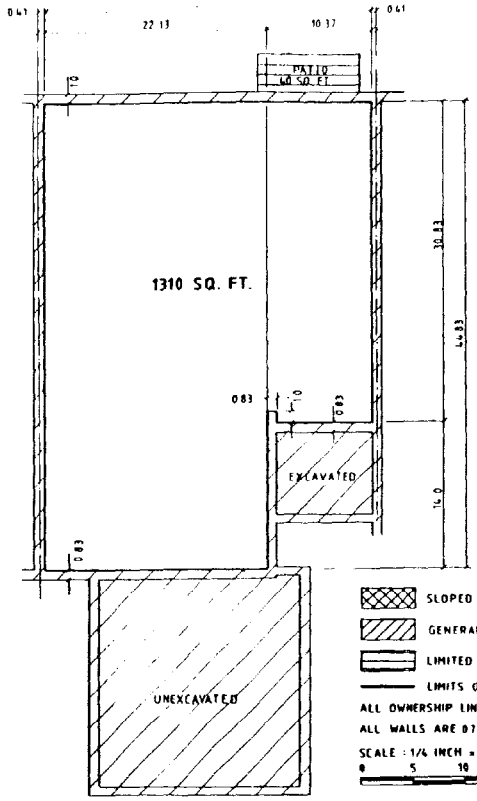
TYPICAL CROSS SECTION PER UNIT TYPES "A2", "C2" AND "A2-1"

SHEET NO. 25


DECK
40 SQ FT.
1573 SQ. FT.
PORCH
40 SQ FT
K
K
GARAGE
32.66
FIRST FLOOR PLAN
PATIO
40 SQ FT
1513 SQ. FT.
EXCAV
UNEXCAVATED
BASEMENT PLAN
SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED
SCALE : 1/16 INCH = 1.0 FOOT
0 5 10 15
BLDG. NO 101
UNIT NO 97, 100
APRIL 1, 1991
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "A2-1"
26



FIRST FLOOR PLAN



BASEMENT PLAN

BLDG NO	UNIT NO
103	98, 99

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

APRIL 1, 1991 PROPOSED

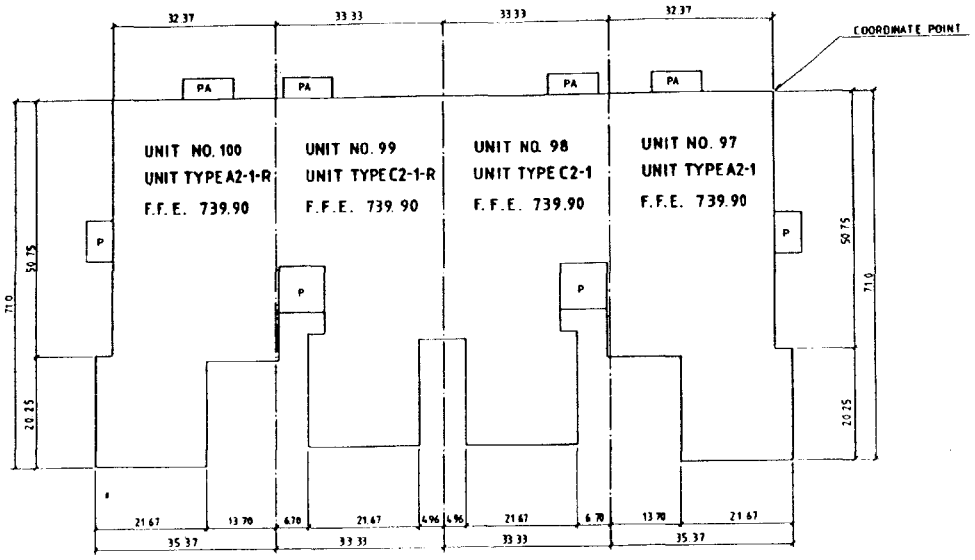
REVISIONS

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "CB-1"

[redacted]

27



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

——— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH

APRIL 1, 1991

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDING 103

CIVIL ENGINEERS & LAND SURVEYORS

SHEET 28

Recorded on July 3, 1991 in Liber 11956, Pages 34-52, Oakland County Records

NINTH AMENDMENT TO MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, and as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 117 through 127, and as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of adding land, adding Units 101 through 110 to the Condominium and adjusting the percentage of value for the additional units added to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

> Part of the N.W. 1/4 of Section 33, T. 1 N., R. 9 E., City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road, and South 00 degrees 10 minutes 04 seconds East 175.07 feet, and South 37 degrees 21 minutes 10 seconds West 199.27 feet, and 19.84 feet along the arc of a curve to the left, having a radius of 567.88 feet, a central angle of 02 degrees 00 minutes 06 seconds, a chord length of 19.84 feet and a chord bearing of South 40 degrees 06 minutes 39 seconds West and 22.22 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 50 degrees 56 minutes 06 seconds, a chord length of 21.50 feet and a chord bearing of South 16 degrees 51 minutes 25 seconds East, and South 42 degrees 19 minutes 28 seconds East 176.44 feet, and North 47 degrees 40 minutes 32 seconds East 128.34 feet, and South 42 degrees 19 minutes 28 seconds East 135.00 feet, and South 60 degrees 40 minutes 29 seconds East 176.36 feet, and North 89 degrees 53 minutes 50 seconds East 197.85 feet, and North 00 degrees 10 minutes 04 seconds West 600.00 feet, and North 89 degrees 53 minutes 50 seconds East 701.55 feet, and South 00 degrees 03 minutes 30 seconds East 1320.37 feet from the Northwest corner of

said Section 33; thence from said point of beginning of the added parcel South 46 degrees 26 minutes 30 seconds West 150.00 feet; thence South 11 degrees 03 minutes 30 seconds East, 155.00 feet; thence South 60 degrees 56 minutes 30 seconds West 220.00 feet; thence North 29 degrees 03 minutes 30 seconds West 65.00 feet; thence South 85 degrees 44 minutes 17 seconds West 243.00 feet; thence North 04 degrees 15 minutes 43 seconds West 228.32 feet; thence South 85 degrees 53 minutes 00 seconds East 90.60 feet; thence South 04 degrees 07 minutes 00 seconds West 75.00 feet; thence South 85 degrees 53 minutes 00 seconds East 163.00 feet; thence North 07 degrees 55 minutes 58 seconds West 65.22 feet; thence North 82 degrees 04 minutes 02 seconds East 209.81 feet; thence North 50 degrees 31 minutes 41 seconds East 150.00 feet to the point of beginning containing 1.95 acres of land.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 Percentage of Value and Voting Rights. The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.98
2	.88
3	.88
4	.96
5	1.07
6	1.07
7	.96
8	1.05
9	.98
10	.88
11	.88
12	.96
13	.89
14	.80
15	.80
16	.88
17	.89
18	.80
19	.80
20	.88
21	.98

22	.80
23	.80
24	.89
25	.98
26	.80
27	.80
28	.89
29	.96
30	.88
31	.88
32	.96
33	.98
34	.88
35	.86
36	1.08
37	.89
38	.80
39	.80
40	.88
41	.89
42	.80
43	.80
44	.88
45	.89
46	.88
47	.89
48	.89
49	.88
50	.80
51	.89
52	.89
53	1.07
54	1.05
55	1.07
56	.88
57	.80
58	.80
59	.89
60	.89
61	.80
62	.88
63	.96
64	.89
65	.80
66	.80
67	.88
68	1.18
69	.88
70	.98
71	.88
72	.88
73	.98
74	.89
75	.80
76	.80
77	.89
78	.89
79	.80
80	.80
81	.89
82	.89
83	.80
84	.80
85	.89
86	1.07
87	1.18
88	.98
89	.88
90	.88
91	.98
92	.96
93	.88
94	1.06

95	.91
96	.96
97	.97
98	.83
99	.83
100	.97
101	1.17
102	1.07
103	.91
104	.91
105	1.07
106	.97
107	.83
108	.83
109	.97
110	1.05
Total	100.00

3. Amended and added Sheets 1, 2, 3A, 3C, 3D, 3E, 4, 7, 8, 9, 13, 25, 26, 27 and 28 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3A, 3C, 3D, 3E, 4, 7, 8, 9, 13, 25, 26, 27 and 28 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: June 18, 1991

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

/s/ Yvette M. Keilman
Yvette M. Keilman

By: /s/ Antonino DiFederico
Antonino DiFederico, President

/s/ Janise K. Quill
Janise K. Quill

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 18th day of June, 1991, by Antonino DiFederico, who is the President of Italo-American Condominium Corporation, a Michigan corporation, on behalf of the corporation.

/s/ Yvette Marie Keilman

Notary Public, Wayne County, MI
My Commission Expires: May 31, 1992
Acting in Oakland

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Robert S. Diedrich
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/9thAmend
6/12/91

NOTE

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED MAY 16 1991. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

REPLAT NO. 9
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

SURVEYOR
ZEIMET WOZNIAK & ASSOC. INC
28150 FRANKLIN RD
SOUTHFIELD, MI 48034

DEVELOPER
ITALO AMERICAN CONDOMINIUM CORP
21971 FARMINGTON RD
FARMINGTON HILLS MI 48024

PART OF THE N.W. 1/4 OF SECTION 33 AND PART OF THE N.E. 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°53'50" E. 33.00 FEET ALONG THE N. LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 175.07 FEET; THENCE S. 43°21'39" W. 199.37 FEET; THENCE 19.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 02°00'04", A CHORD LENGTH OF 19.84 FEET AND A CHORD BEARING OF S. 40°06'39" W.; THENCE 22.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 36°22'04", A CHORD LENGTH OF 21.56 FEET AND A CHORD BEARING OF S. 14°51'25" E.; THENCE S. 42°19'23" E. 174.46 FEET; THENCE N. 47°40'37" E. 128.34 FEET; THENCE S. 42°19'26" E. 155.80 FEET; THENCE S. 04°40'29" E. 176.38 FEET; THENCE N. 89°53'50" E. 107.05 FEET; THENCE N. 00°10'04" W. 800.00 FEET; THENCE N. 89°53'50" E. 701.55 FEET; THENCE S. 00°03'30" E. 1328.17 FEET; THENCE S. 88°39'30" W. 150.00 FEET; THENCE S. 00°03'30" E. 155.00 FEET; THENCE S. 60°56'30" W. 270.00 FEET; THENCE N. 29°03'30" W. 69.00 FEET; THENCE S89°44'0"W 245.00FEET, THENCE N.09°45'W 299.50 FEET, THENCE N. 85°53'00" W. 79.40 FEET; THENCE N. 04°07'00" E. 835.00 FEET; THENCE W. 33°10'33" E. 119.68 FEET; THENCE N. 77°17'13" W. 173.33 FEET; THENCE N. 59°37'58" W. 84.30 FEET; THENCE N. 09°43'41" E. 32.74 FEET; THENCE N. 74°11'36" W. 180.61 FEET; THENCE N. 11°17'21" E. 73.98 FEET; THENCE N. 63°33'03" W. 120.80 FEET; THENCE N. 59°19'36" W. 270.66 FEET; THENCE N. 43°39'33" W. 174.35 FEET; THENCE S. 11°58'00" W. 167.84 FEET; THENCE N. 88°00'00" W. 358.69 FEET; THENCE N. 00°10'00" W. 170.12 FEET; THENCE N. 89°50'00" E. 150.95 FEET; THENCE N. 45°18'51" E. 65.16 FEET; THENCE N. 41°49'23" W. 114.76 FEET; THENCE S. 89°50'00" W. 29.53 FEET; THENCE S. 48°10'37" W. 10.28 FEET; THENCE S. 89°50'00" W. 82.84 FEET; THENCE N. 00°10'00" W. 130.00 FEET; THENCE S. 89°50'00" E. 438.01 FEET TO THE POINT OF BEGINNING. EXCEPTING THE NORTH 66.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

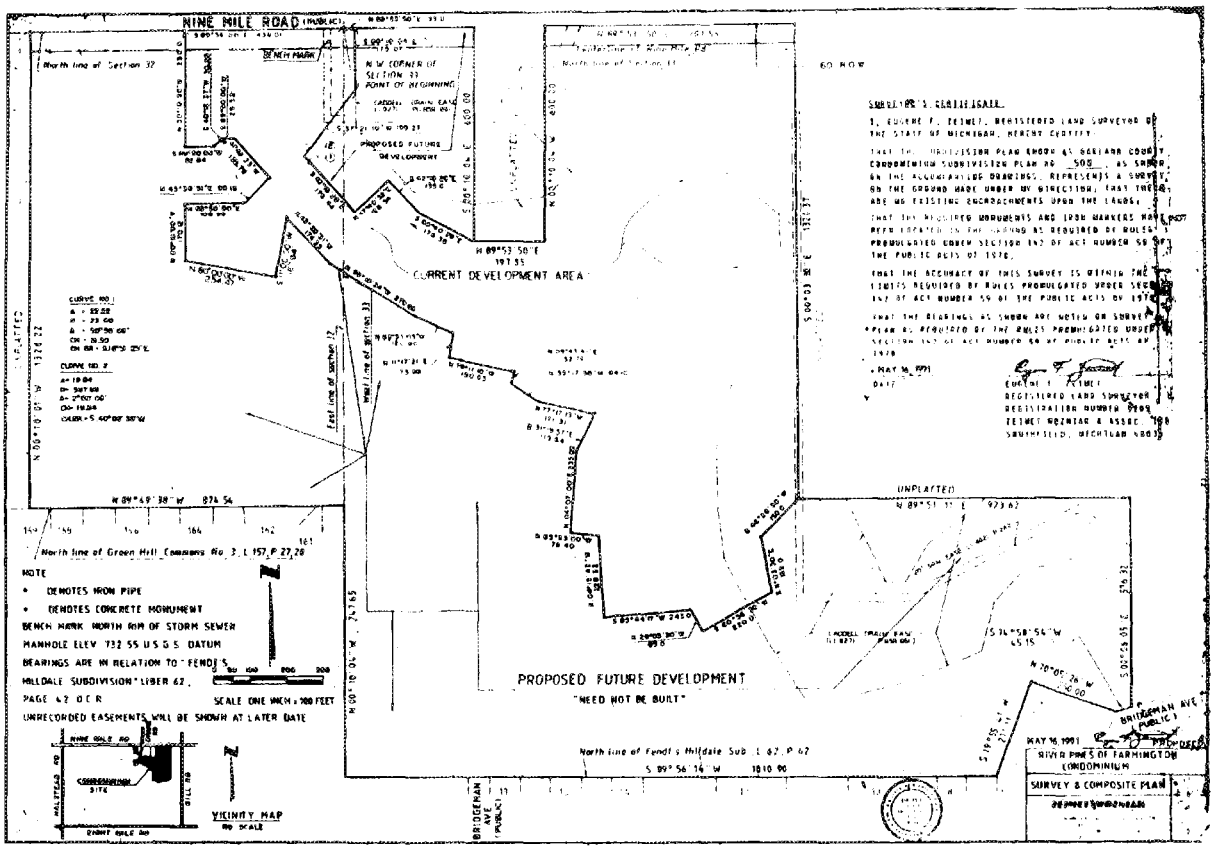
* 1. TITLE PAGE
* 2. SURVEY AND COMPOSITE PLAN
3. SITE PLAN
3A. SITE PLAN
3B. UTILITY PLAN
* 3C. UTILITY PLAN
* 3D. SITE PLAN
* 3E. UTILITY PLAN
* 4. FLOOD PLAIN PLAN
5. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 8, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 75, 76, 77, 78, 81, 85, 86, 88, 90, 91)
6. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 8, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 75, 76, 77, 78, 81, 85, 86, 88, 90, 91)
* 7. TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110)
* 8. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110)
* 9. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110)
10. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 73, 74, 79, 80, 82, 83, 84, 87, 89, 92, 93)
11. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 73, 74, 79, 80, 82, 83, 84, 87, 89, 92, 93)
12. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 84, 88 THRU 92) AND "B" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
* 13. TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110)
14. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 84, 88 THRU 92) AND "B" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59)
15. PERIMETER PLAN FOR BUILDINGS 4, 8, 12, 17, 21, 87, 91, 92
16. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
17. TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
18. CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 87)
19. PERIMETER PLAN FOR BUILDINGS 70, 85, 93
20. PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102
21. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" (UNIT 94)
22. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" (UNIT 94)
23. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95)
24. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95)
* 25. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A2", "C2", A2-1" (UNIT 94, 95, 97, 100, 101, 102, 105, 106, 109)
* 26. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "A2-1" (UNIT 97, 100, 101, 102, 105, 106, 109)
* 27. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "C2-1" (UNIT 98, 99, 103, 104, 107, 108)
* 28. PERIMETER PLAN FOR BUILDING 103, 105 & 106 (UNITS 97, 100, 102 - 109)

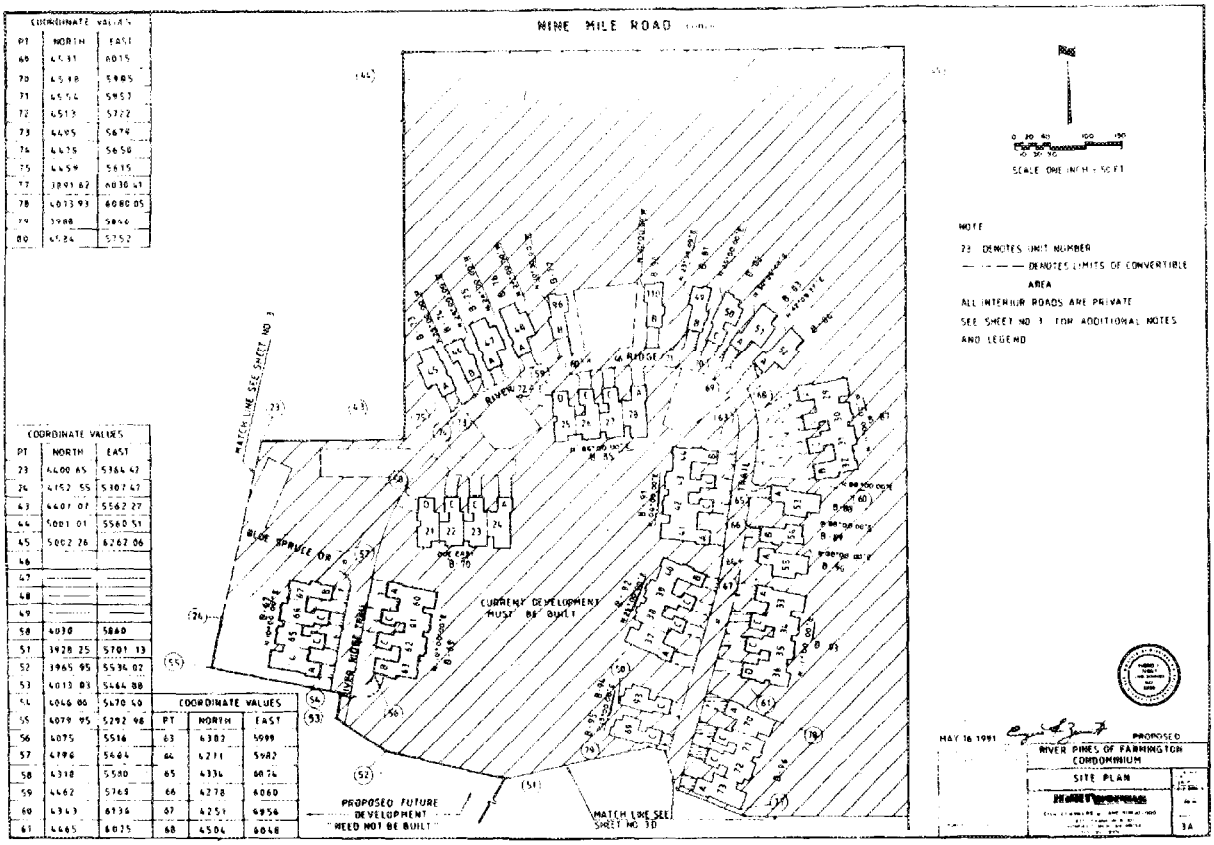
MAY 16, 1991

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

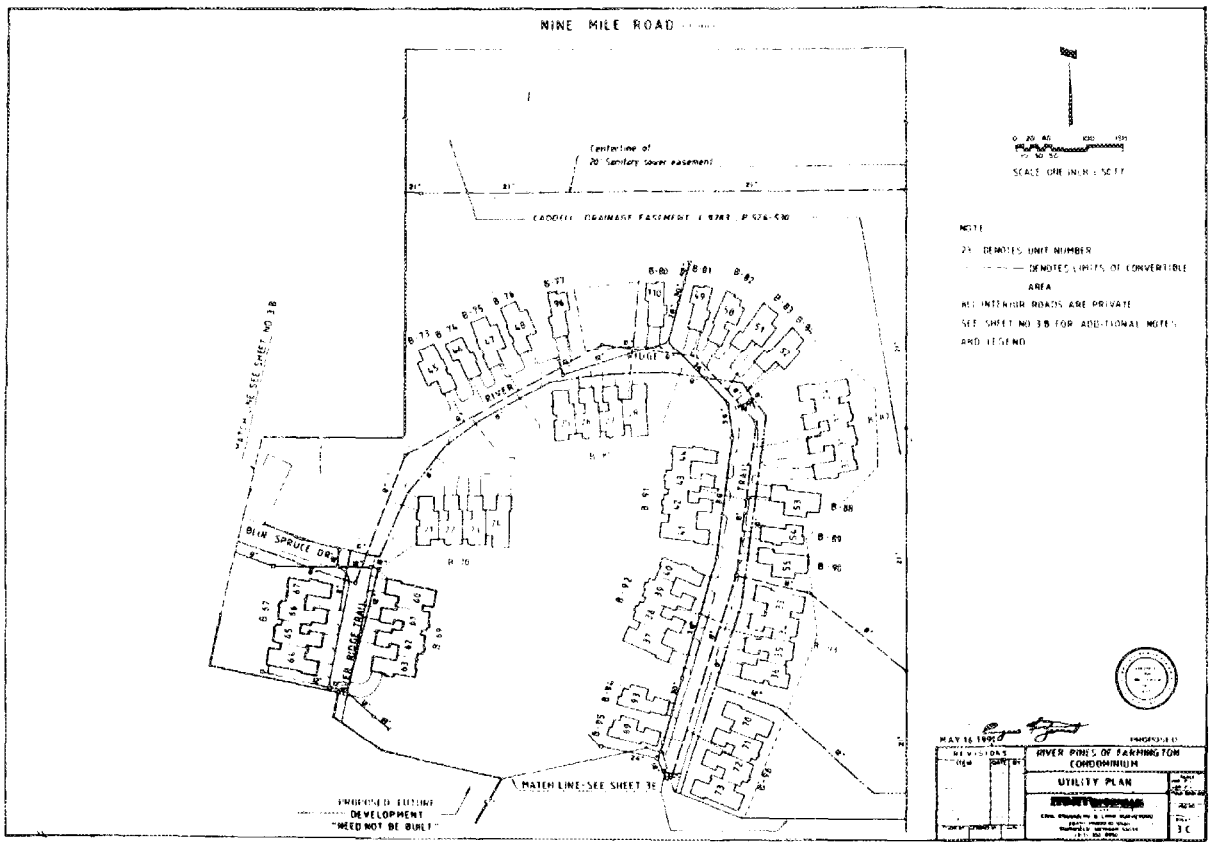

NINE MILE ROAD (PUBLIC)
60 R.O.W.
BENCH MARK
N.W. CORNER OF SECTION 33 POINT OF BEGINNING
PROPOSED FUTURE DEVELOPMENT
CURRENT DEVELOPMENT AREA
UNPLATTED
North line of Section 32
East line of Section 33
North line of Green Hill Commons No. 3, L 157, P 27,28
North line of Fendt's Hilldale Sub. L 62, P 62
PROPOSED FUTURE DEVELOPMENT
"NEED NOT BE BUILT"
BRIDGEMAN AVE. (PUBLIC)
S 89°56'14" W 1810.90
N 89°49'38" W 874.54
S 89°53'50" E 197.55
SURVEYOR'S CERTIFICATE
MAY 16, 1991
RIVER PINES OF FARMINGTON CONDOMINIUM
SURVEY & COMPOSITE PLAN
NOTE
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
BENCH MARK NORTH RIM OF STORM SEWER MANHOLE ELEV 732.55 U.S.G.S. DATUM
BEARINGS ARE IN RELATION TO "FENDT'S HILLDALE SUBDIVISION" LIBER 62, PAGE 62 O.C.R.
UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE
SCALE ONE INCH = 100 FEET
VICINITY MAP
NO SCALE

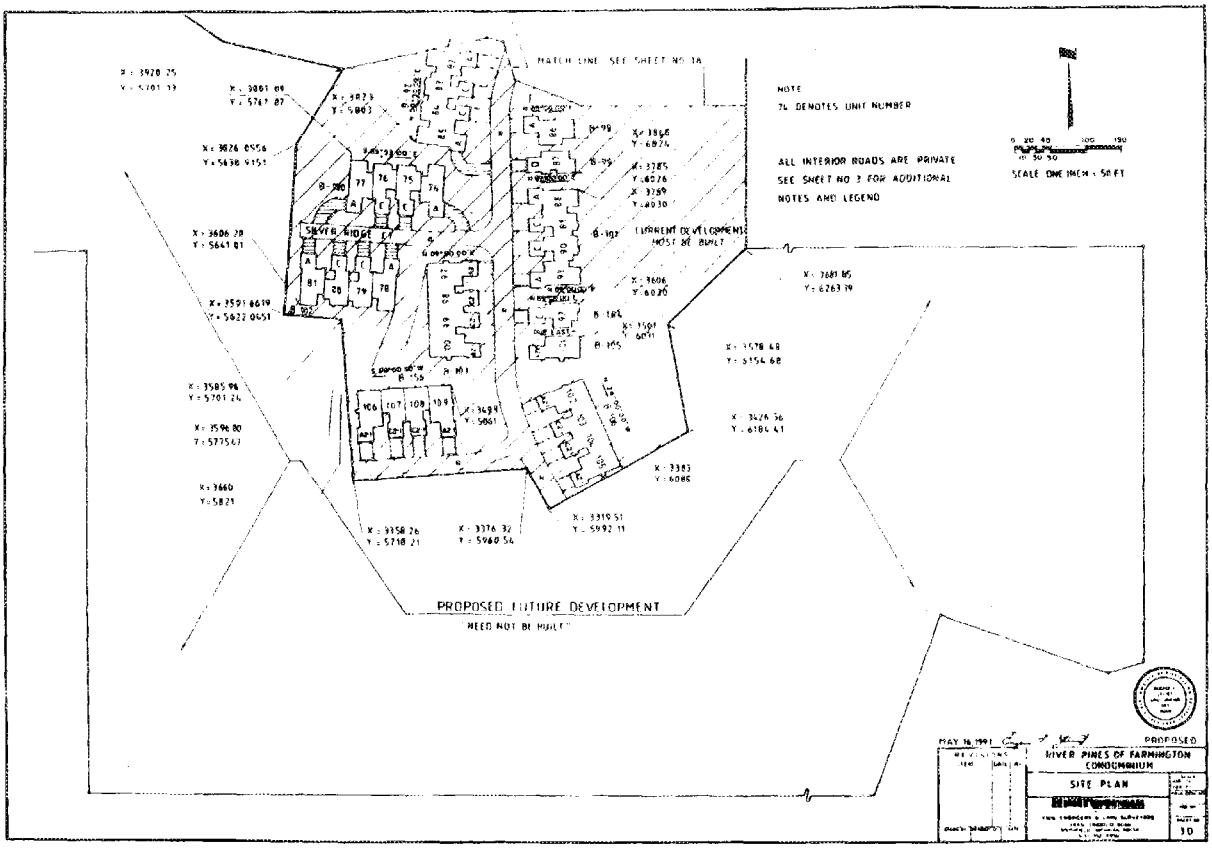


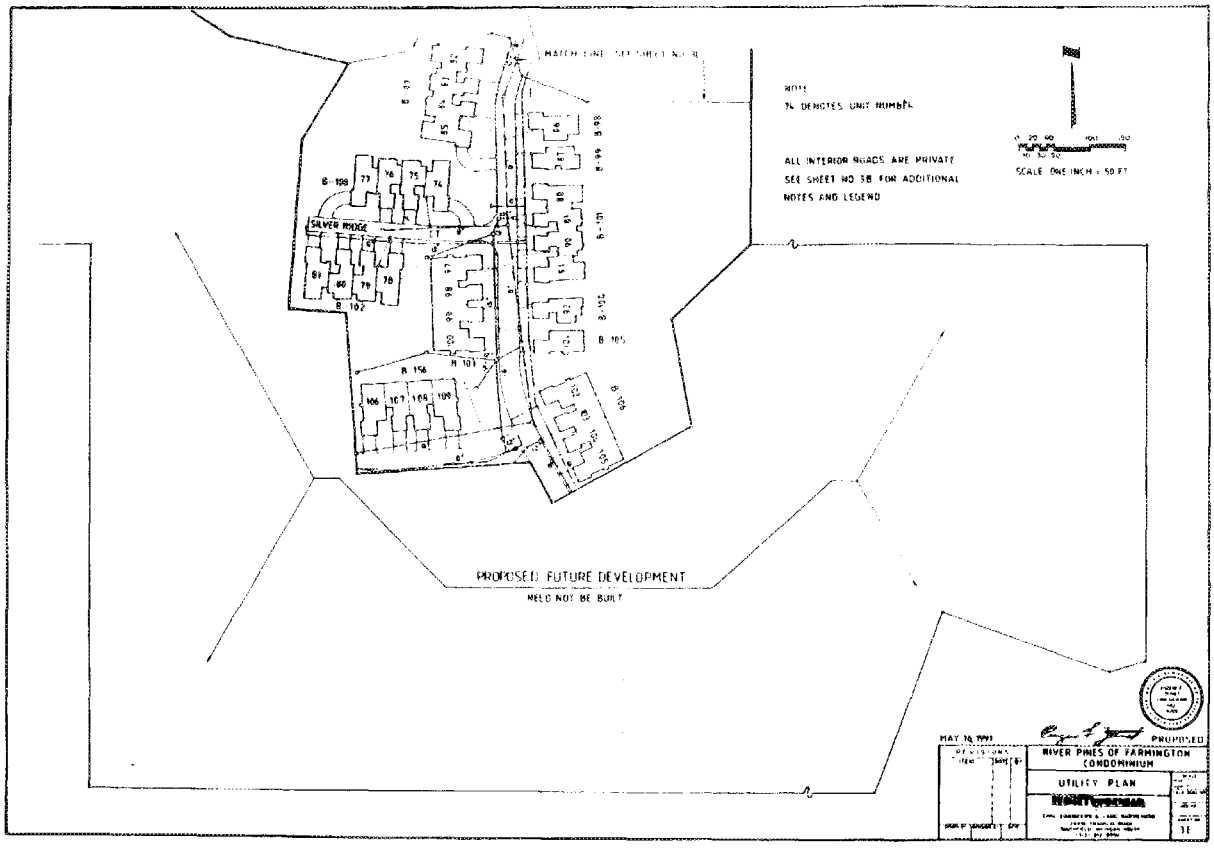
COORDINATE VALUES		
PT	NORTH	EAST
69	4531	6015
70	4548	5985
71	4574	5957
72	4513	5722
73	4495	5679
74	4435	5650
75	4459	5615
77	3891 62	6030 41
78	4013 93	6080 05
79	3988	5846
80	4524	5752

COORDINATE VALUES		
PT	NORTH	EAST
23	4400 45	5364 42
24	4152 55	5307 43
43	4407 07	5562 27
44	5001 01	5560 51
45	5002 26	6262 06
46		
47		
48		
49		
50	4030	5860
51	3928 25	5701 13
52	3965 95	5536 02
53	4013 03	5466 88
54	4046 06	5470 40
55	4079 95	5292 98
56	4075	5516
57	4196	5464
58	4318	5580
59	4462	5768
60	4343	6136
61	4465	6025

COORDINATE VALUES		
PT	NORTH	EAST
63	4382	5999
64	4271	5982
65	4336	6026
66	4278	6060
67	4251	4956
68	4504	6048


NINE MILE ROAD
Centerline of
20' Sanitary Sewer easement
CADDELL DRAINAGE EASEMENT L 9283 P 526-530
RIVER
BLUE SPRUCE DR.
FIR ROCK TRAIL
MATCH LINE-SEE SHEET NO 3B
MATCH LINE-SEE SHEET 3B
PROPOSED FUTURE
DEVELOPMENT
"NEED NOT BE BUILT"
SCALE ONE INCH = 50 FT.
NOTE
23 DENOTES UNIT NUMBER
DENOTES LIMITS OF CONVERTIBLE AREA
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND
MAY 16 1990
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN
3C


MATCH LINE SEE SHEET NO 3A
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3 FOR ADDITIONAL
NOTES AND LEGEND
SCALE ONE INCH = 50 FT
SILVER RIDGE
CURRENT DEVELOPMENT
MUST BE BUILT
PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT
MAY 16, 1991
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
SITE PLAN
10


MATCH LINE SEE SHEET NO. 3
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL
NOTES AND LEGEND
SCALE ONE INCH = 50 FT
SILVER RIDGE
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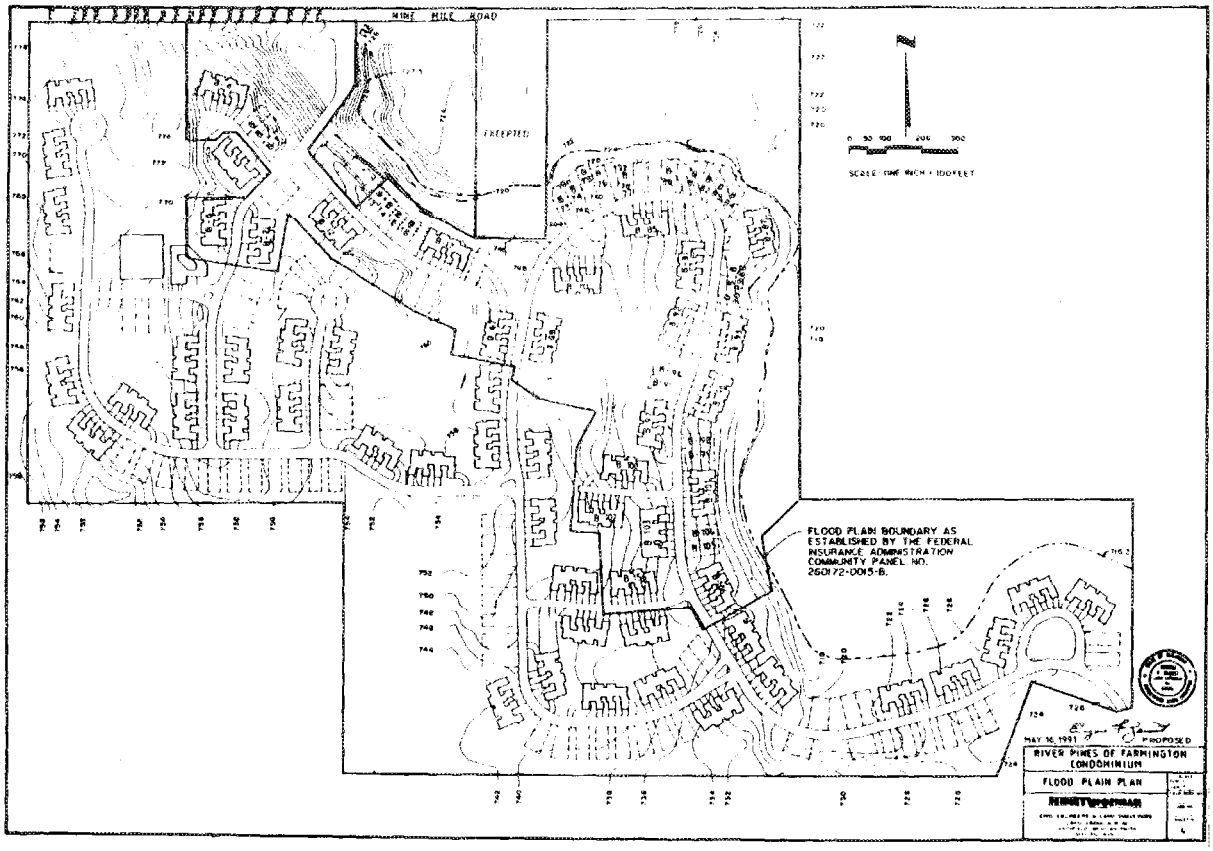
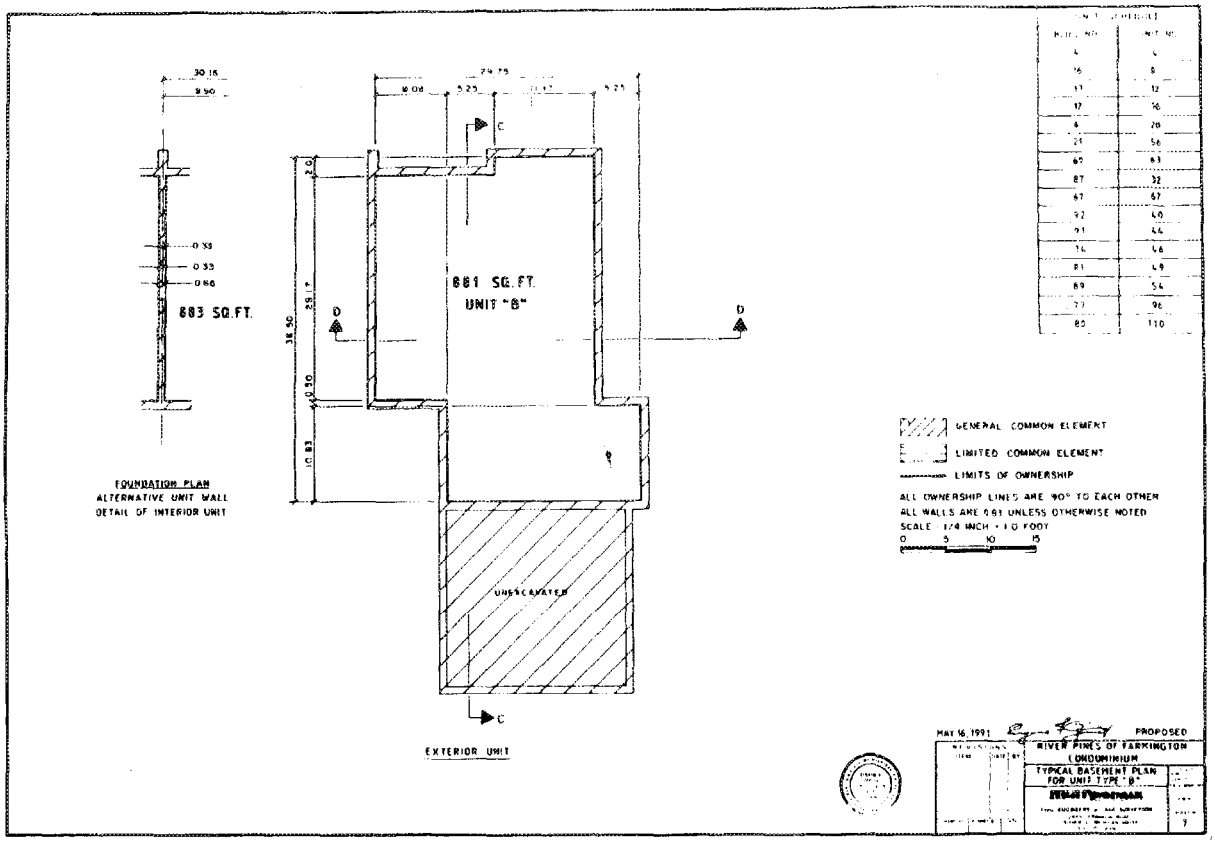
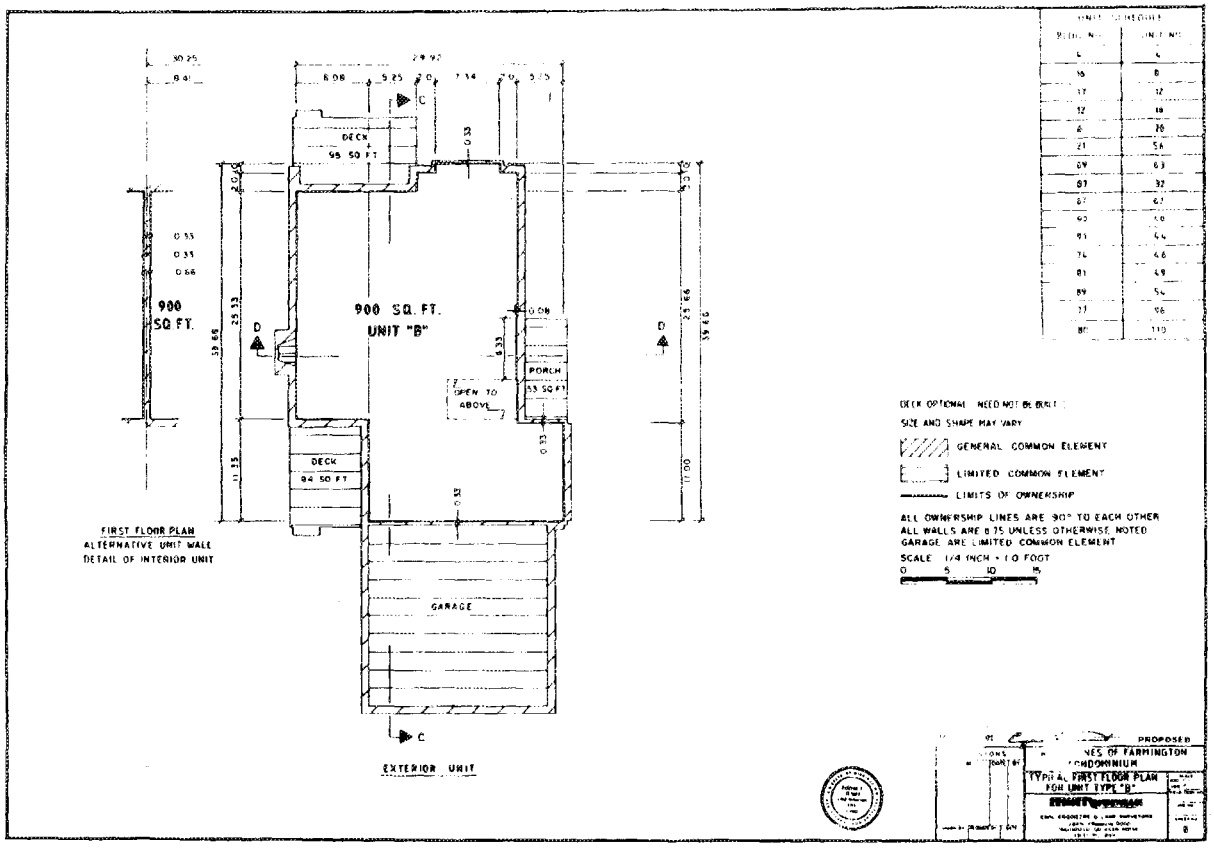
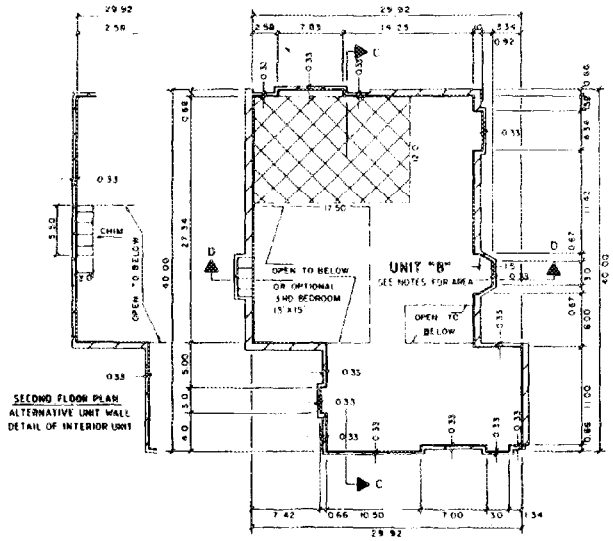
PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT
MAY 16, 1991
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
UTILITY PLAN


NINE MILE ROAD
FREEPORT
0 50 100 200 300
SCALE: ONE INCH = 100 FEET
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
MAY 16, 1991
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
FLOOD PLAIN PLAN


30.15
9.90
0.33
0.33
0.86
883 SQ.FT.
FOUNDATION PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT
29.79
6.08
5.25
5.23
C
2.0
35.17
38.50
0.50
10.83
D
D
881 SQ.FT.
UNIT "B"
UNEXCAVATED
C
EXTERIOR UNIT
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.61 UNLESS OTHERWISE NOTED
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15
MAY 16, 1991
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "B"


DECK
95.50 FT
900
SQ.FT.
900 SQ. FT.
UNIT "B"
PORCH
53 SQ.FT.
OPEN TO
ABOVE
DECK
94.50 FT
GARAGE
D
C
FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT
EXTERIOR UNIT
DECK OPTIONAL NEED NOT BE BUILT
SIZE AND SHAPE MAY VARY
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15
PROPOSED
TYPICAL FIRST FLOOR PLAN
FOR UNIT TYPE "B"



SECOND FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

EXTERIOR UNIT

UNIT SCHEDULE

BLDG. NO.	UNIT NO.
4	4
16	8
17	12
12	16
6	20
23	56
69	63
87	37
63	67
92	60
81	64
74	68
81	69
89	54
71	96
80	110

DECK OPTIONAL - NEED NOT BE BUILT
SIZE AND SHAPE MAY VARY

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

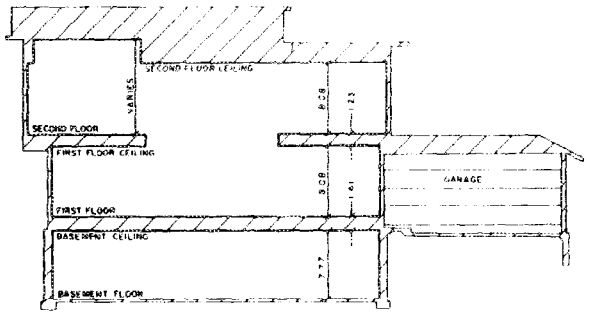
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER,
EXCEPT WHERE SHOWN
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15

946 SQ FT WITH 3RD BEDROOM — EXTERIOR UNIT
754 SQ FT WITHOUT 3RD BEDROOM — EXTERIOR UNIT
947 SQ FT WITH 3RD BEDROOM — INTERIOR UNIT
752 SQ FT WITHOUT 3RD BEDROOM — INTERIOR UNIT

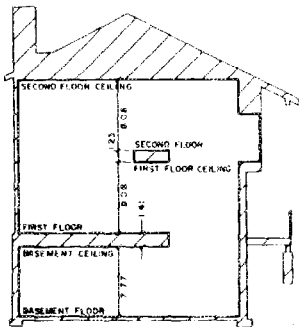
MAY 16, 1991

PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL SECOND FLOOR PLAN
FOR UNIT TYPE "B"

UNIT NO.	FINISH FLOOR ELEVATION
6	742.27
8	750.17
12	753.57
16	755.47
20	767.67
58	767.97
63	753.30
32	732.87
47	753.67
60	735.67
64	733.97
66	747.67
69	734.27
54	744.77
98	738.67
110	736.30



SECTION C-C



SECTION D-D

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE 1/8 INCH = 10 FOOT

0 5 10 15

MAY 16 1991

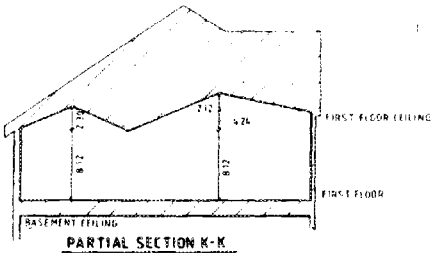
PROPOSED

REVISIONS	ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

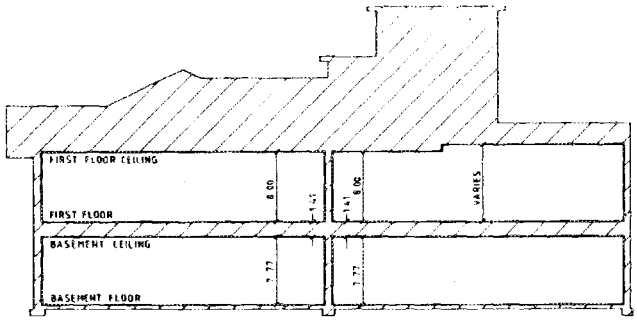
TYPICAL CROSS SECTIONS FOR UNIT TYPE B

UNIT NO.	FIRST FLOOR ELEVATION
94	761.52
95	764.78
97 THROUGH 99	779.80
101	778.90
102 THROUGH 104	778.00
105 THROUGH 109	762.90



PARTIAL SECTION K-K

UNIT "A2-1"



SECTION B-B

UNIT "A-2"

SECTION J-J

UNIT "C-2"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE 1/4 INCH = 10 FOOT

0 5 10 15

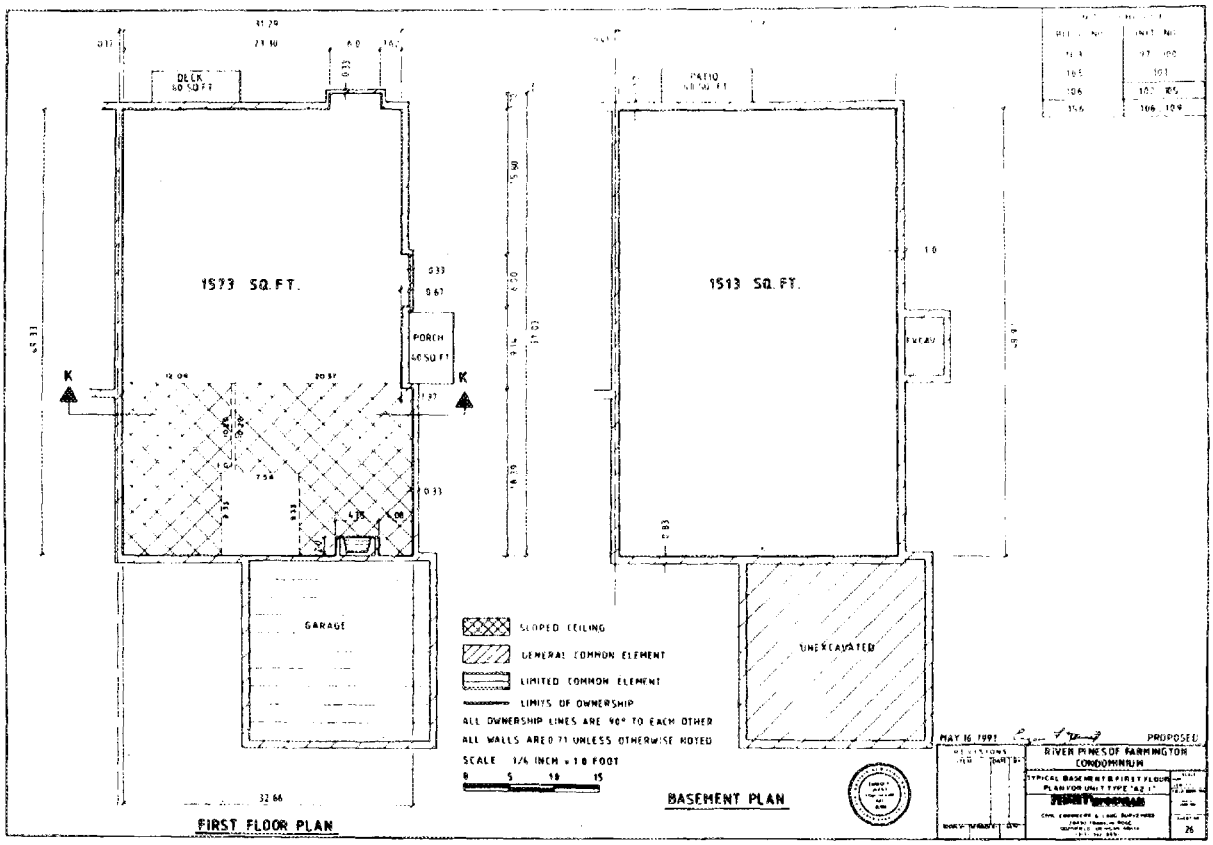
MAY 16 1991

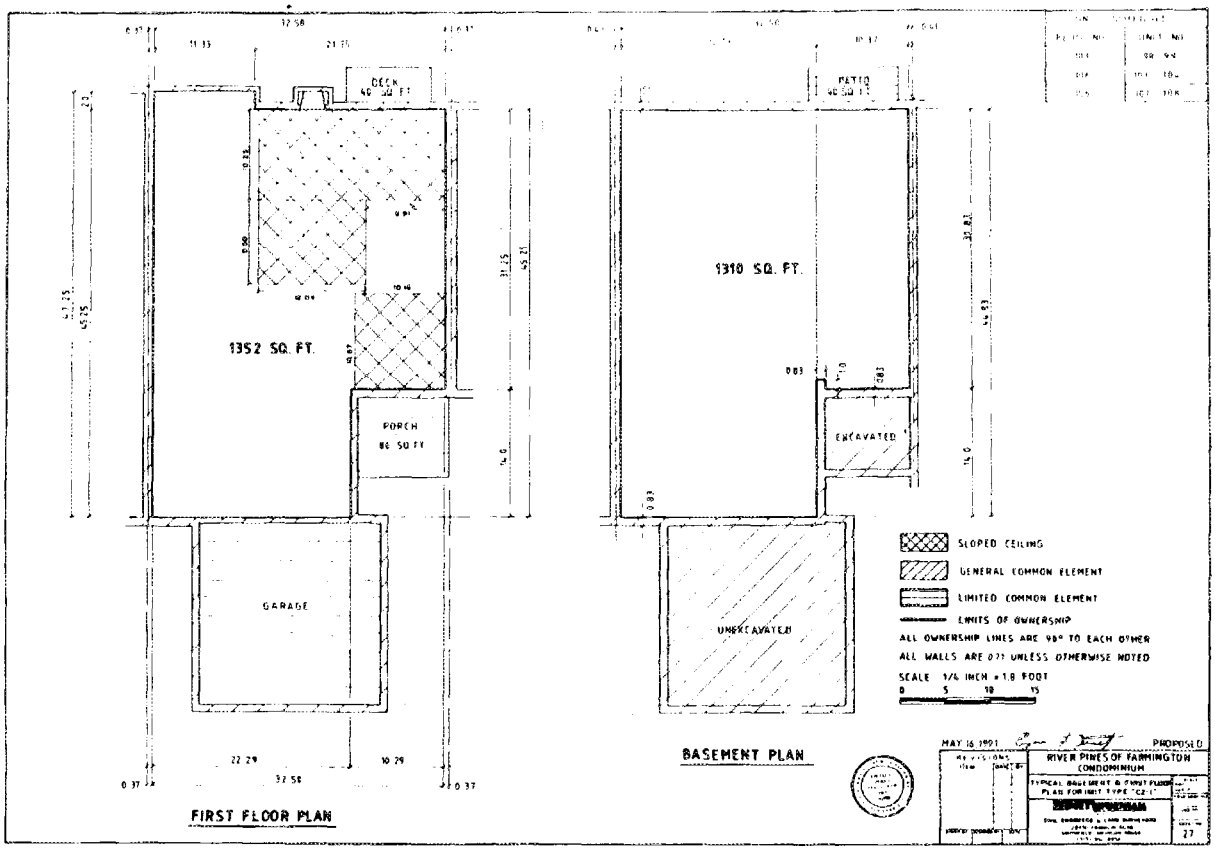
PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

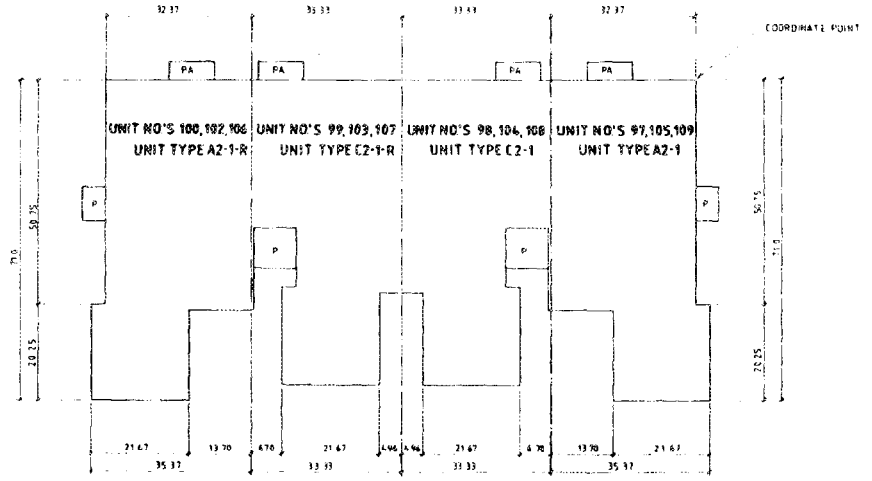
TYPICAL CROSS SECTION FOR UNIT TYPES "A2", "C2" AND "A2-1"

25


DECK
60 SQ FT
1573 SQ. FT.
PORCH
60 SQ FT
GARAGE
K
K
PATIO
1513 SQ. FT.
UNEXCAVATED
SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0 FT UNLESS OTHERWISE NOTED
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15
FIRST FLOOR PLAN
BASEMENT PLAN
MAY 16 1991
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
26


DECK
40 SQ FT
1352 SQ. FT.
PORCH
86 SQ FT
GARAGE
FIRST FLOOR PLAN
PATIO
46 SQ FT
1310 SQ. FT.
EXCAVATED
UNEXCAVATED
BASEMENT PLAN
SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0'7 UNLESS OTHERWISE NOTED
SCALE 1/4 INCH = 1.0 FOOT
0 5 10 15
MAY 16 1991
PROPOSED
RIVER PINES OF FARMINGTON
CONDOMINIUM
27

FIRST FLOOR ELEVATIONS	
BLDG. NO.	F.F.E.
97A	745.30
105A	748.45
109A	762.60



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO

P DENOTES PORCH } LIMITED COMMON ELEMENT

..... DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS

MAY 14, 1991

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDINGS 97, 98 & 154

[redacted]

28

Recorded in Liber 12
Pages 580-604, Oakla
County Records on
January 16, 1992

TENTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, and as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 117 through 127, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, and as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of correcting certain references to Unit 87, adding land, adding Units 111 through 123 to the Condominium and adjusting the percentage of value for Unit 87 and the additional units added to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

Part of the Northwest 1/4 of Section 33 and part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan,

described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road and South 00 degrees 10 minutes 04 seconds East 175.07 feet and South 37 degrees 21 minutes 10 seconds West 199.27 feet and 19.84 feet along the arc of a curve to the right, said curve having a radius of 567.88 feet, a central angle of 02 degrees 00 minutes 06 seconds, a chord length of 19.84 feet and a chord bearing of South 40 degrees 06 minutes 39 seconds West and 22.22 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 50 degrees 56 minutes 06 seconds, a chord length of 21.50 feet and a chord bearing of South 16 degrees 51 minutes 25 seconds East and South 42 degrees 19 minutes 28 seconds East 176.44 feet and North 47 degrees 40 minutes 32 seconds East 128.34 feet and South 42 degrees 19 minutes 28 seconds East 135.00 feet and South 60 degrees 40 minutes 29 seconds East 176.36 feet and North 89 degrees 53 minutes 50 seconds East 197.85 feet and North 00 degrees 10 minutes 04 seconds West 600.00 feet and North 89 degrees 53 minutes 50 seconds East 701.55 feet along said North line of Section 33 and centerline of Nine Mile Road and South 00 degrees 03 minutes 30 seconds East 1320.37 feet and South 46 degrees 26 minutes 30 seconds West 150.00 feet and South 11 degrees 03 minutes 30 seconds East 155.00 feet and South 60 degrees 56 minutes 30 seconds West 185.00 feet from the Northwest corner of said Section 33; thence from said point of beginning South 29 degrees 03 minutes 30 seconds East 170.00 feet; thence South 60 degrees 56 minutes 30 seconds West 127.00 feet; thence North 34 degrees 34 minutes 22 seconds West 158.59 feet; thence South 85 degrees 44 minutes 17 seconds West 130.00 feet; thence North 04 degrees 15 minutes 43 seconds West 115.00 feet; thence North 85 degrees 44 minutes 17 seconds East 195.00 feet; thence South 29 degrees 03 minutes 30 seconds East 65.00 feet; thence North 60 degrees 56 minutes 30 seconds East 35.00 feet to the point of beginning containing 1.022 acres, more or less.

And

Part of the Northwest 1/4 of Section 33 and part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road and South 00 degrees 10 minutes 04 seconds East 175.07 feet and South 37 degrees

21 minutes 10 seconds West 199.27 feet and 19.84 feet along the arc of a curve to the right, said curve having a radius of 567.88 feet, a central angle of 02 degrees 00 minutes 06 seconds, a chord length of 19.84 feet and a chord bearing of South 40 degrees 06 minutes 39 seconds West and 22.22 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 50 degrees 56 minutes 06 seconds, a chord length of 21.50 feet and a chord bearing of South 16 degrees 51 minutes 25 seconds East and South 42 degrees 19 minutes 28 seconds East 176.44 feet and North 47 degrees 40 minutes 32 seconds East 128.34 feet and South 42 degrees 19 minutes 28 seconds East 135.00 feet and South 60 degrees 40 minutes 29 seconds East 176.36 feet and North 89 degrees 53 minutes 50 seconds East 197.85 feet and North 00 degrees 10 minutes 04 seconds West 600.00 feet and North 89 degrees 53 minutes 50 seconds East 701.55 feet along said North line of Section 33 and centerline of Nine Mile Road and South 00 degrees 03 minutes 30 seconds East 1320.37 feet and South 46 degrees 26 minutes 30 seconds West 150.00 feet and South 11 degrees 03 minutes 30 seconds East 155.00 feet and South 60 degrees 56 minutes 30 seconds West 185.00 feet and South 29 degrees 03 minutes 30 seconds East 170.00 feet and South 60 degrees 56 minutes 30 seconds West 127.00 feet and North 34 degrees 34 minutes 22 seconds West 158.59 feet and South 85 degrees 44 minutes 17 seconds West 130.00 feet and North 04 degrees 15 minutes 43 seconds West 115.00 feet and South 85 degrees 44 minutes 17 seconds West 48.00 feet from the Northwest corner of said Section 33; thence from said point of beginning North 85 degrees 15 minutes 43 seconds West 218.00 feet; thence North 01 degrees 45 minutes 43 seconds West 159.84 feet; thence North 88 degrees 14 minutes 17 seconds East 122.36 feet; thence North 04 degrees 07 minutes 00 seconds East 52.00 feet; thence South 85 degrees 52 minutes 00 seconds East 79.40 feet; thence South 04 degrees 15 minutes 43 seconds East 228.32 feet to the point of beginning containing 0.930 acres, more or less.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined

based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.87
2	.78
3	.78
4	.86
5	.96
6	.96
7	.85
8	.94
9	.87
10	.78
11	.78
12	.86
13	.80
14	.71
15	.71
16	.78
17	.80
18	.71
19	.71
20	.78
21	.87
22	.71
23	.71
24	.80
25	.87
26	.71
27	.71
28	.80
29	.87

30	.78
31	.78
32	.86
33	.87
34	.78
35	.78
36	.96
37	.80
38	.71
39	.71
40	.78
41	.80
42	.71
43	.71
44	.78
45	.80
46	.78
47	.80
48	.80
49	.78
50	.71
51	.80
52	.80
53	.96
54	.94
55	.96
56	.78
57	.71
58	.71
59	.80
60	.80
61	.71
62	.78
63	.86
64	.80
65	.71
66	.71
67	.78
68	1.04
69	.78
70	.87
71	.78
72	.78
73	.87
74	.80
75	.71
76	.71
77	.80
78	.80
79	.71
80	.71
81	.80

82	.80
83	.71
84	.71
85	.80
86	.96
87	.87
88	.87
89	.78
90	.78
91	.87
92	.85
93	.78
94	.95
95	.82
96	.86
97	.87
98	.75
99	.75
100	.87
101	1.04
102	.96
103	.82
104	.82
105	.96
106	.87
107	.75
108	.75
109	.87
110	.94
111	.87
112	.75
113	.75
114	.87
115	.87
116	.75
117	.75
118	.87
119	.80
120	.82
121	.96
122	.96
123	.96
Total	100.00

3. Amended and added Sheets 1, 2, 3, 3A, 3C, 3D, 3E, 4, 16, 17, 18, 25, 26, 27, 28, 29, 30, and 31 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 3A, 3C, 3D, 3E, 4, 16, 17, 18, 25, 26, 27, and 28 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: January 7, 1992

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

/s/ Yvette M. Keilman
Yvette M. Keilman

By: _____
Mario Prezioso, Vice-President

/s/ Janise K. Quill
Janise K. Quill

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 7th day of January, 1992, by Mario Prezioso, who is the Vice-President of Italo-American Condominium Corporation, a Michigan corporation, on behalf of the corporation.

/s/ Yvette Marie Keilman
Yvette Marie Keilman
Notary Public, Wayne County, MI
My Commission Expires: May 31, 1992
Acting in Oakland County

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Robert S. Diedrich
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/10thAmend
1/3/92

NOTE
THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ADD NEW SHEETS WHICH ARE REVISED, DATED SEP 12 ,1991 THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

REPLAT NO. 10
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON , OAKLAND COUNTY , MICHIGAN.

SURVEYOR
ZEINET GOZDIAK & ASSOC ,INC
28456 FRANKLIN RD
SOUTHFIELD , MI 48034

DEVELOPER
ITALO-AMERICAN CONDOMINIUM CORP
21911 FARMINGTON RD
FARMINGTON HILLS , MI 48024

PART OF THE S.E. 1/4 OF SECTION 23 AND PART OF THE S.E. 1/4 OF SECTION 12, T. 1 S., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE S.W. CORNER OF SAID SECTION 23; THENCE FROM SAID POINT OF BEGINNING N. 89°31'50" E. 33.00 FEET ALONG THE S. LINE OF SAID SECTION 23, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE N. 00°10'00" W. 175.07 FEET; THENCE N. 37°31'10" W. 180.27 FEET; THENCE 19.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 02°00'08", A CHORD LENGTH OF 19.04 FEET AND A CHORD BEARING OF S. 48°06'36" W.; THENCE 23.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 46°04'04", A CHORD LENGTH OF 22.50 FEET AND A CHORD BEARING OF S. 16°51'39" E.; THENCE S. 43°10'39" E. 170.46 FEET; THENCE N. 47°49'21" E. 130.34 FEET; THENCE S. 43°10'39" E. 129.00 FEET; THENCE S. 46°49'39" W. 174.34 FEET; THENCE N. 89°53'50" E. 197.06 FEET; THENCE N. 00°10'00" W. 600.00 FEET; THENCE S. 89°53'50" E. 701.99 FEET ALONG SAID N. LINE OF SECTION 23 AND CENTERLINE OF NINE MILE ROAD; THENCE S. 00°01'30" E. 1320.37 FEET; THENCE S. 89°58'30" W. 150.00 FEET; THENCE S. 01°01'30" E. 199.99 FEET; THENCE S. 89°58'30" W. 389.00 FEET; THENCE S. 26°01'30" E. 170.00 FEET; THENCE S. 89°58'30" W. 121.00 FEET; THENCE N. 34°58'22" W. 150.59 FEET; THENCE N. 85°54'17" W. 130.00 FEET; THENCE S. 04°19'43" W. 119.66 FEET; THENCE S. 89°40'17" W. 40.00 FEET; THENCE N. 05°19'43" W. 218.00 FEET; THENCE N. 01°41'43" W. 199.84 FEET; THENCE N. 89°14'17" E. 152.36 FEET; THENCE N. 04°01'00" E. 987.06 FEET; THENCE N. 31°19'57" E. 119.66 FEET; THENCE N. 77°17'33" W. 131.31 FEET; THENCE N. 25°17'58" W. 84.10 FEET; THENCE N. 09°53'43" E. 33.74 FEET; THENCE N. 79°13'09" W. 186.63 FEET; THENCE N. 11°17'33" E. 73.00 FEET; THENCE N. 07°23'02" W. 320.80 FEET; THENCE N. 90°10'39" W. 390.66 FEET; THENCE N. 43°39'31" W. 174.35 FEET; THENCE N. 21°00'00" W. 167.94 FEET; THENCE N. 00°10'00" W. 354.47 FEET; THENCE N. 00°10'00" W. 170.33 FEET; THENCE N. 89°58'00" E. 156.99 FEET; THENCE N. 45°58'51" E. 66.16 FEET; THENCE N. 61°48'33" W. 158.36 FEET; THENCE S. 89°58'00" W. 39.52 FEET; THENCE S. 00°10'33" W. 50.20 FEET; THENCE S. 89°58'00" W. 82.66 FEET; THENCE N. 00°10'00" W. 330.00 FEET; THENCE S. 89°56'00" W. 430.01 FEET ALONG SAID N. LINE OF SECTION 23 AND CENTERLINE OF NINE MILE ROAD TO THE POINT OF BEGINNING CONTAINING 16.034 ACRES, MORE OR LESS. EXCEPTING THE SOUTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

1 TITLE PAGE
2 SURVEY AND COMPOSITE PLAN
3 SITE PLAN
3A SITE PLAN
3B UTILITY PLAN
3C UTILITY PLAN
3D SITE PLAN
3E UTILITY PLAN
4 FLOOD PLAIN PLAN
5 . TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64
6 . TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64
7 . TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 48, 64, 68, 69, 56, 58, 63, 67, 94, 110)
8 . TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 48, 64, 68, 69, 56, 58, 63, 67, 96, 108)
9 . TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 60, 64, 66, 68, 56, 56, 63, 67, 94, 110)
10 . TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 46, 50, 51, 52, 53, 55, 57, 58, 61, 62, 65, 66
11 . TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 46, 50, 51, 52, 53, 55, 57, 58, 61, 62, 65, 66
12 . TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 64, 65, 68, 69, 96 THRU 99 , 101 THRU 104)
AND "C" (UNIT 1, 2, 3, 4, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 21, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 46, 47, 49, 50, 51, 52, 53, 55, 57, 58, 59)
13 . TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 48, 64, 44, 49, 54, 56, 63, 67, 94, 110)
14 . TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 64, 65, 68, 69, 96 THRU 99 , 101 THRU 104)
AND "C" (UNIT 1, 2, 3, 4, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 21, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 46, 47, 49, 50, 51, 52, 53, 55, 57, 58, 59)
15 . PERIMETER PLAN FOR BUILDINGS 4, 8, 12, 17, 21, 87, 91, 92
16 TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68)
17 TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68)
18 CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68)
19 PERIMETER PLAN FOR BUILDINGS 78, 85, 93
20 PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102
21 TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" (UNIT 96)
22 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" (UNIT 96)
23 TYPICAL BASEMENT PLAN FOR UNIT TYPE "E-2" (UNIT 95)
24 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E-2" (UNIT 95)
25 TYPICAL CROSS SECTIONS FOR UNIT TYPES "A2", "E2", "A2-1" (UNIT 96, 97, 100, 101, 102, 103, 104)
26 TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "A2-1" (UNIT 97, 100, 101, 102, 103, 104, 105, 106, 107, 108)
27 TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "E2-1" (UNIT 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108)
28 PERIMETER PLAN FOR BUILDING 103,105 & 106 (UNITS 97-100, 102 - 109, 111-116, 175 - 180)
* 29 TYPICAL BASEMENT FLOOR PLAN FOR UNIT TYPE "E" (UNIT 87, 110)
# 30 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E" (UNIT 87, 110)
* 31 TYPICAL CROSS SECTION FOR TYPE "E" (UNIT 87, 110)

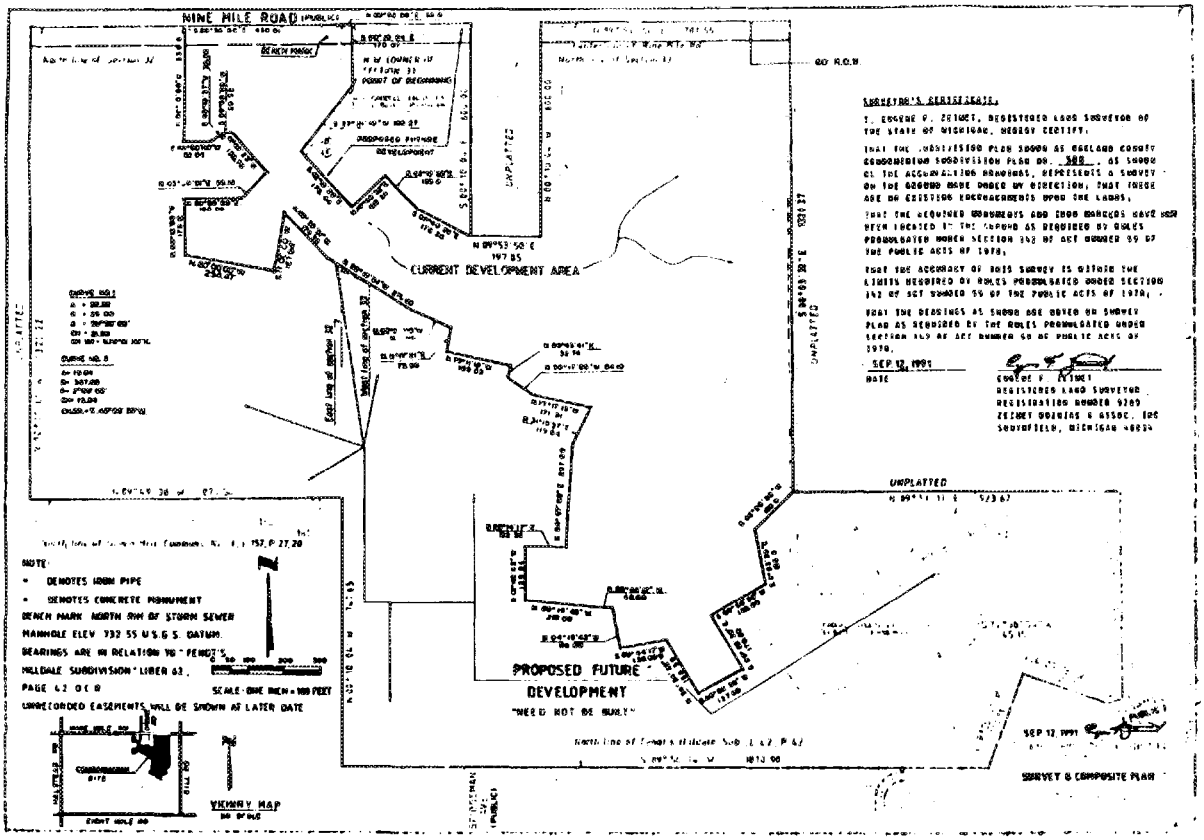
SEP 12 1991

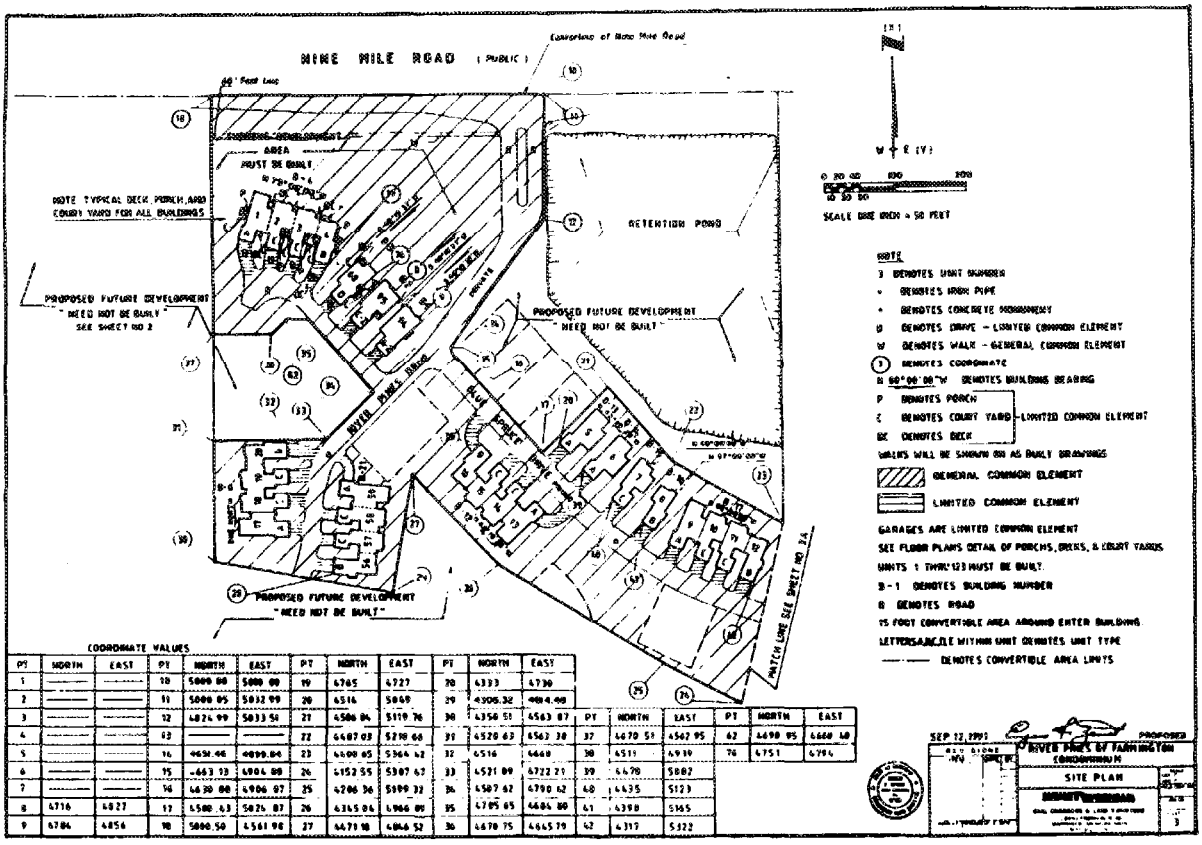
PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

1


NINE MILE ROAD (PUBLIC)
BENCH MARK
POINT OF BEGINNING
PROPOSED FUTURE DEVELOPMENT
UNPLATTED
CURRENT DEVELOPMENT AREA
60' R.O.W.
UNPLATTED
PROPOSED FUTURE DEVELOPMENT
"NEED NOT BE BUILT"
SURVEYOR'S CERTIFICATE
I, EUGENE P. ZEINET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY,
THAT THE ABOVE/FOREGOING PLAT SHOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 588, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS,
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978,
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978,
THAT THE BEARINGS AS SHOWN ARE GIVEN ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 149 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.
SEP 12, 1991
DATE
EUGENE P. ZEINET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9789
ZEINET DOUGLAS & ASSOC. INC
SOUTHFIELD, MICHIGAN 48034
NOTE:
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
BENCH MARK NORTH RIM OF STORM SEWER MANHOLE ELEV 732.55 U.S.G.S. DATUM.
BEARINGS ARE IN RELATION TO "PEBBLE'S HILLDALE SUBDIVISION" LIBER 63, PAGE 42 O.C.R.
UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE
SCALE: ONE INCH = 100 FEET
VICINITY MAP
SURVEY & COMPOSITE PLAN



COORDINATE VALUES

PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
1	———	———	10	5009 00	5000 00	19	4765	4727	28	4333	4730						
2	———	———	11	5008 95	5032 99	20	4514	5069	29	4305.32	4984.48						
3	———	———	12	4874 99	5033 51	21	4506 84	5119 76	30	4356 51	4563 87	PT	NORTH	EAST	PT	NORTH	EAST
4	———	———	13	———	———	22	4487 03	5218 68	31	4520 63	4563 38	37	4670 51	4567 95	42	4498 95	4668 48
5	———	———	14	4651 46	4899 84	23	4609 65	5364 42	32	4516	4468	38	4511	4939	76	4751	4794
6	———	———	15	4663 13	4804 88	24	4752 55	5307 67	33	4521 89	4722 21	39	4478	5082			
7	———	———	16	4639 88	4906 97	25	4706 36	5199 32	34	4587 62	4790 62	40	4435	5123			
8	4716	4827	17	4588 63	5025 87	26	4365 84	4966 89	35	4795 65	4684 80	41	4398	5165			
9	4784	4856	18	5000 50	4561 98	27	4479 18	4866 52	36	4678 75	4665 79	42	4317	5122			

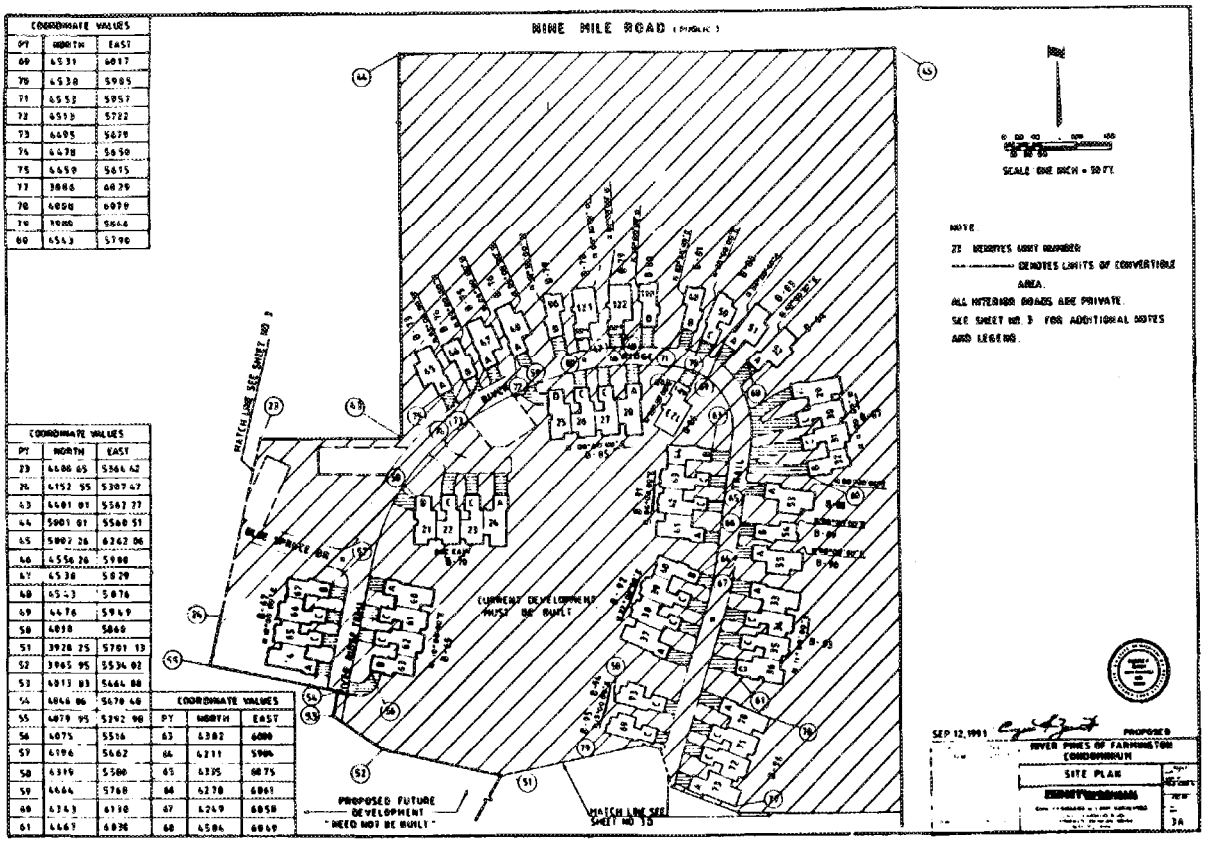
SEP 12,1991

PROPOSED

RIVER PARK OF FARMINGTON CONDOMINIUM

SITE PLAN

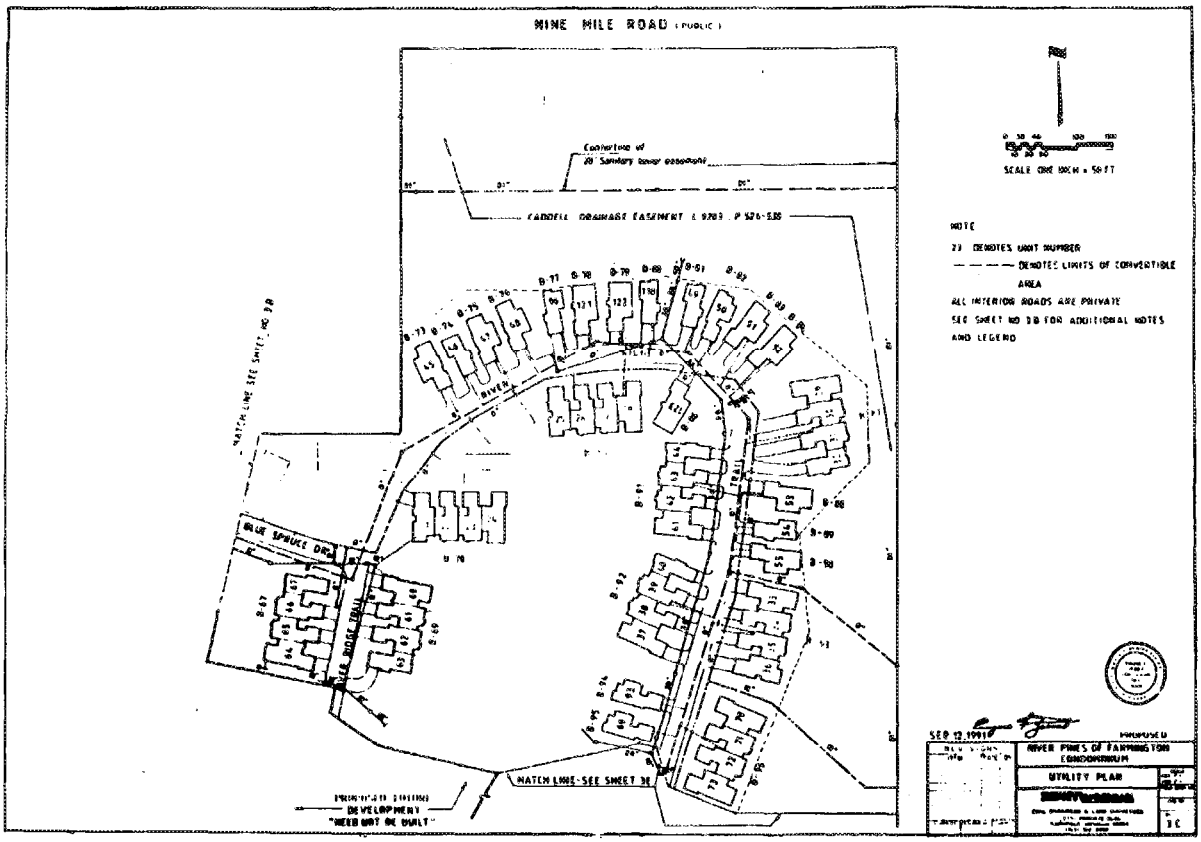
3

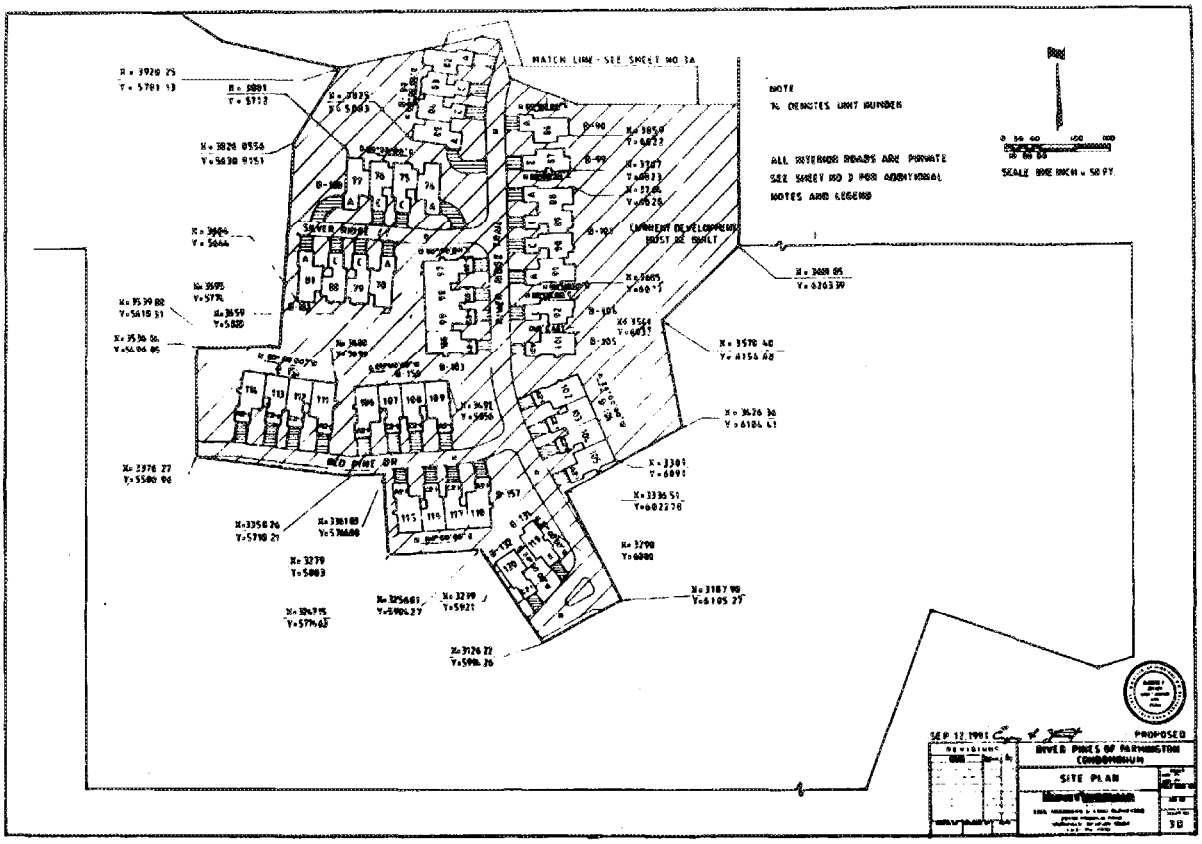


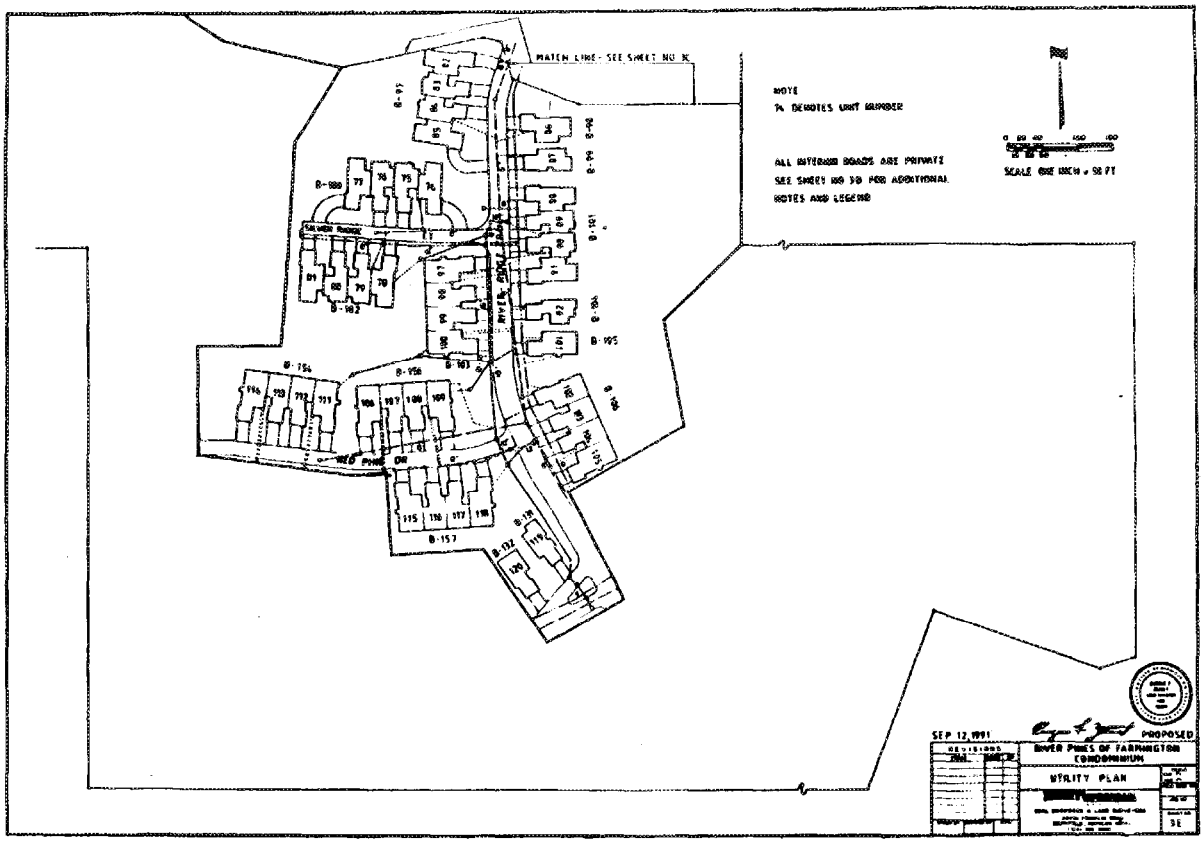
COORDINATE VALUES		
PT	NORTH	EAST
69	6531	6017
70	6530	5985
71	6552	5957
72	6513	5722
73	6495	5679
74	6478	5650
75	6459	5615
77	3886	6029
78	6056	6079
79	3988	5644
80	6563	5790

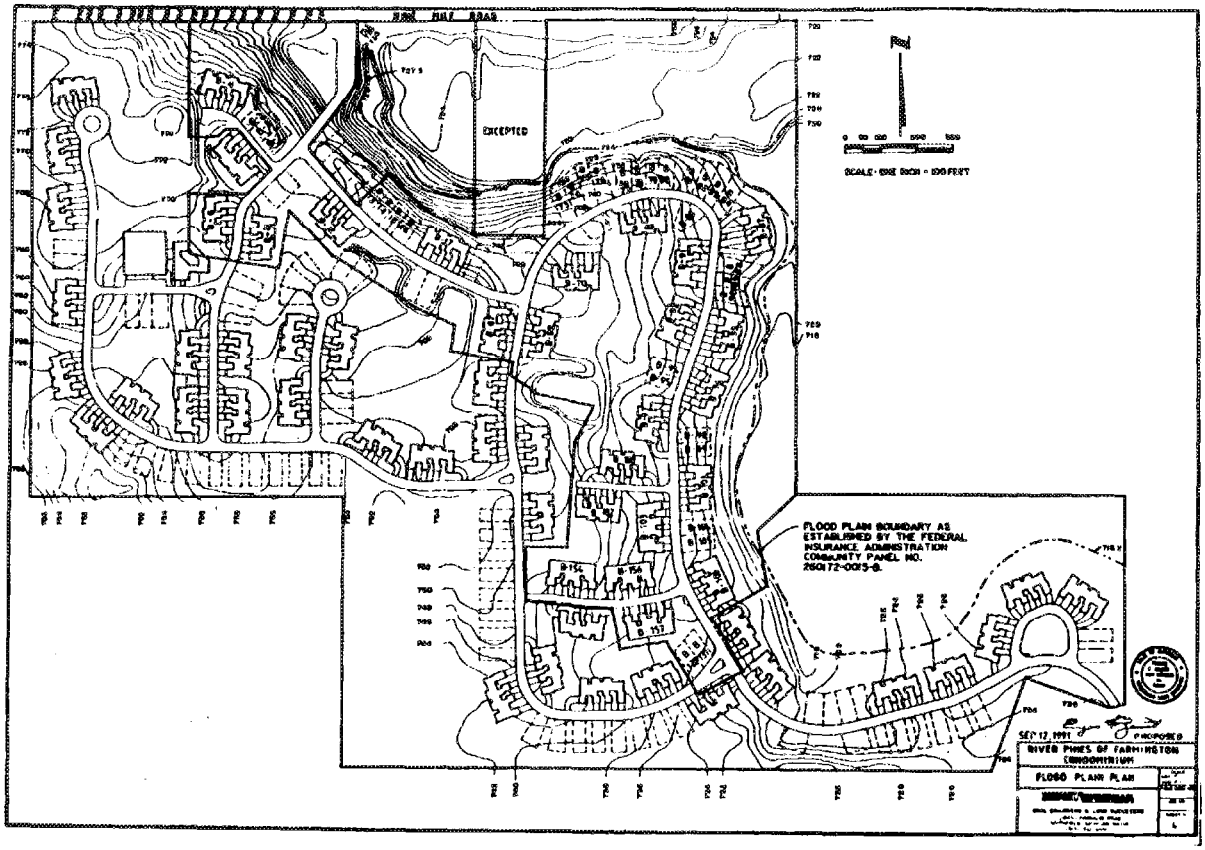
COORDINATE VALUES		
PT	NORTH	EAST
23	4606 65	5364 62
24	4152 55	5307 47
43	4401 01	5567 27
44	5901 01	5560 51
45	5902 26	6262 06
46	4556 26	5998
47	4538	5829
48	4543	5876
49	4476	5949
50	4038	5869
51	3928 25	5781 13
52	3965 95	5534 02
53	4013 83	5464 88
54	4048 86	5470 48
55	4079 95	5292 98
56	4075	5516
57	4196	5462
58	4319	5580
59	4464	5768
60	4343	6138
61	4467	6036

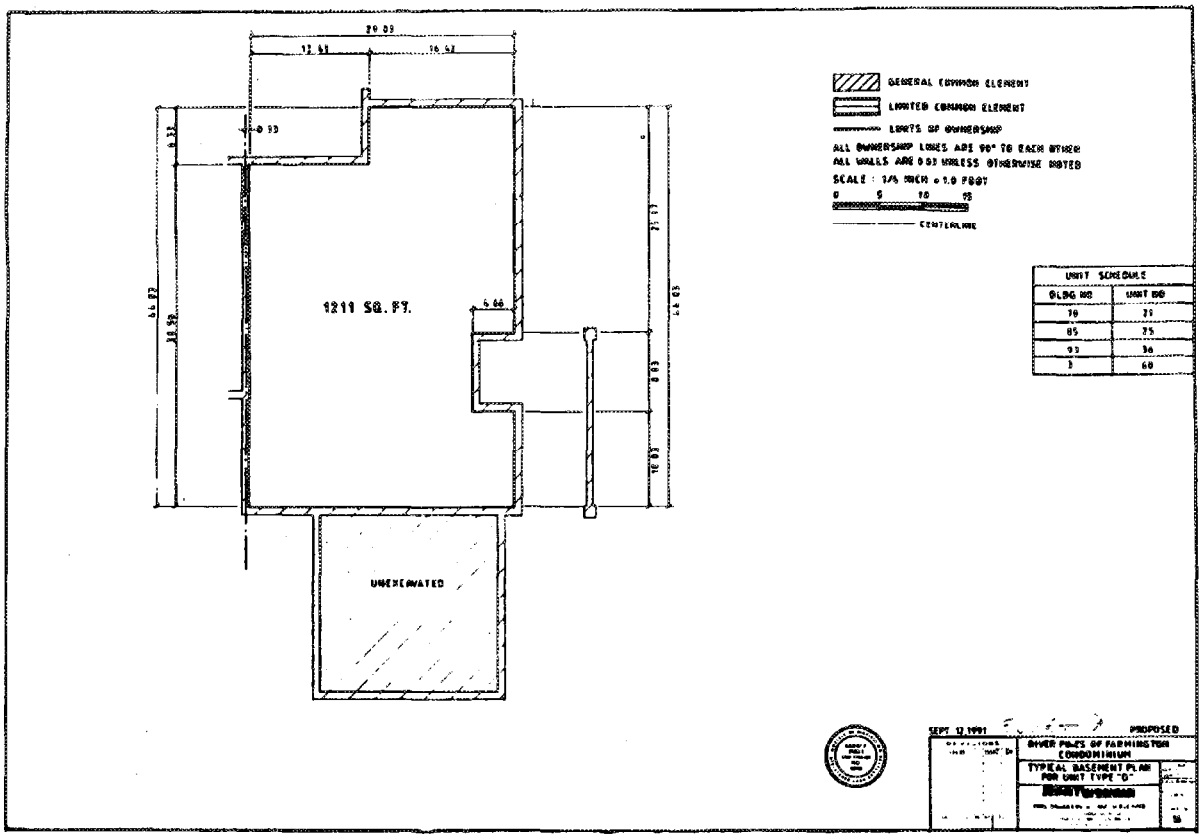
COORDINATE VALUES		
PT	NORTH	EAST
63	4382	6080
64	4211	5904
65	4195	6075
66	4278	6061
67	4249	6058
68	4504	6069

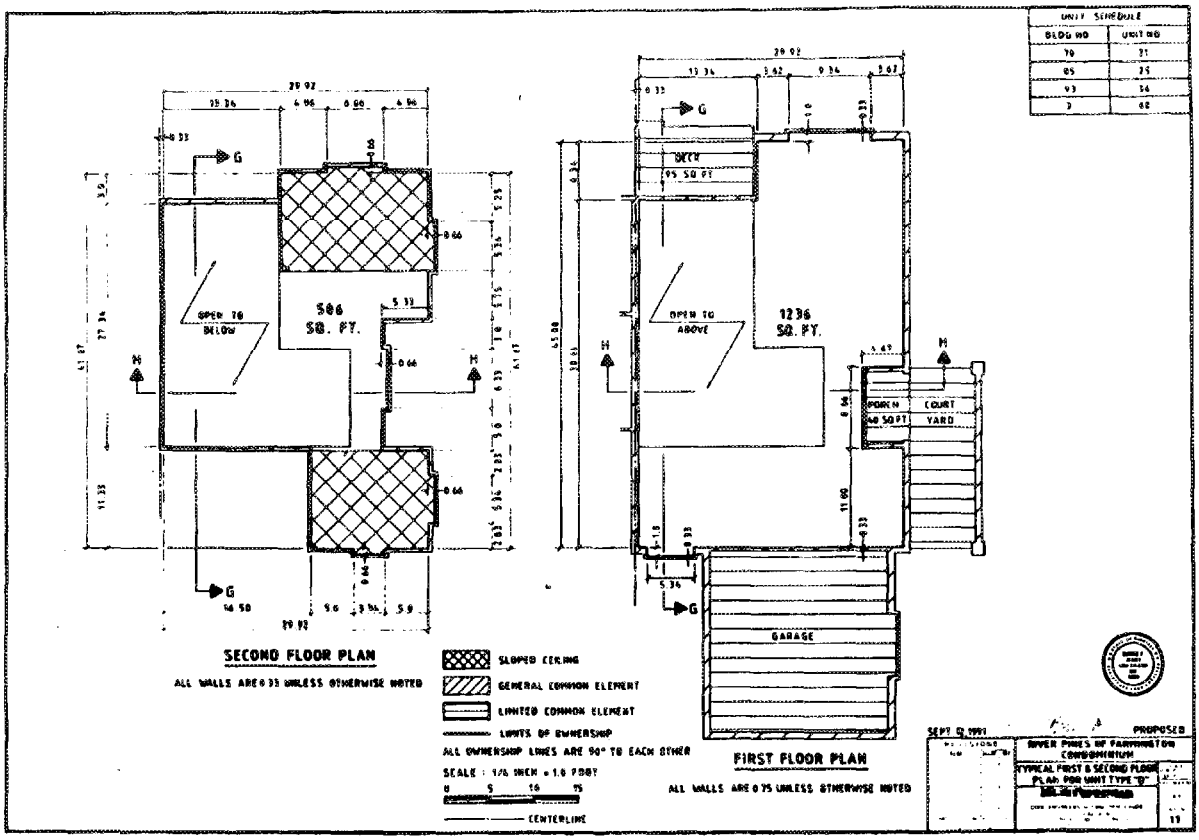

NINE MILE ROAD (PUBLIC)
Centerline of
20' Sanitary Sewer easement
FARMFIELL DRAINAGE EASEMENT L 9703 P 526-535
MATCH LINE SEE SHEET NO 3A
RIVER
BLUE SPRUCE DR.
BLUE RIDGE TRAIL
MATCH LINE-SEE SHEET 3A
PROPOSED STRUCTURES
DEVELOPMENT
"NEED NOT BE BUILT"
SCALE ONE INCH = 50 FT
NOTE
77 DENOTES UNIT NUMBER
DENOTES LIMITS OF CONVERTIBLE AREA
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND
SEP 12 1991
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN
3C


MATCH LINE - SEE SHEET NO 3A
NOTE
% DENOTES UNIT NUMBER
ALL INTERNAL ROADS ARE PRIVATE
SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND
SCALE ONE INCH = 50 FT
SEWER EASEMENT
CURRENT DEVELOPMENT MUST BE BUILT
MID POINT DR
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
SITE PLAN
SEP 12 1991
30

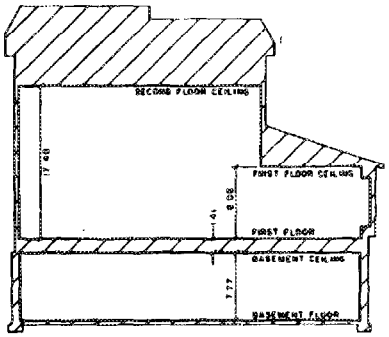

MATCH LINE - SEE SHEET NO 3C
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND
SCALE ONE INCH = 50 FT
SEP 12,1991
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN
3E


EXCEPTED
SCALE - ONE INCH = 100 FEET
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
SEPT 12 1991
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
FLOOD PLAIN PLAN

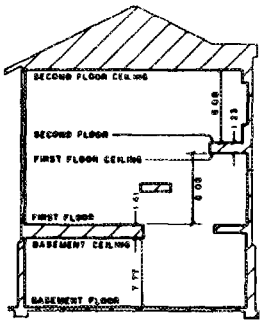

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15
CENTERLINE
1211 SQ. FT.
UNEXCAVATED
UNIT SCHEDULE
BLDG NO
UNIT NO
78
79
85
75
93
96
3
60
SEPT 12 1991
PROPOSED
RIVER PALMS OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT PLAN
FOR UNIT TYPE "D"


UNIT SCHEDULE
BLDG NO
UNIT NO
OPEN TO BELOW
506 SQ. FT.
OPEN TO ABOVE
1236 SQ. FT.
PORCH
COURT YARD
60 SQ FT
GARAGE
SECOND FLOOR PLAN
ALL WALLS ARE 0 33 UNLESS OTHERWISE NOTED
SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
SCALE : 1/4 INCH = 1.0 FOOT
CENTERLINE
FIRST FLOOR PLAN
ALL WALLS ARE 0 75 UNLESS OTHERWISE NOTED
SEPT 9 1991
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
TYPICAL FIRST & SECOND FLOOR PLAN FOR UNIT TYPE "D"

UNIT NO	FIRST FLOOR ELEVATION
21	749.27
25	739.27
56	735.90
68	765.67



SECTION G-G



SECTION H-H

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

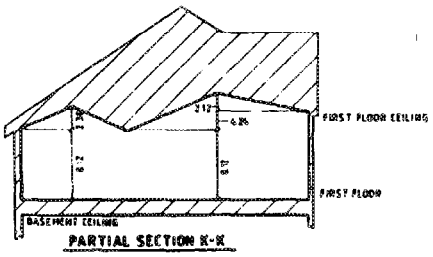
SEPT 9, 1999 PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPE "B"

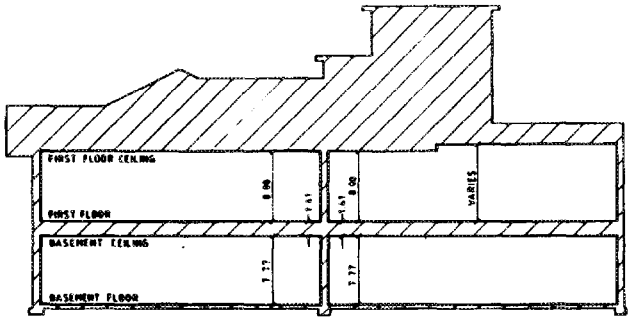
[redacted]

UNIT NO	FIRST FLOOR ELEVATION
94	761 50
95	764 20
97 THRU 100	739 90
101	738 90
102 THRU 105	738 90
106 THRU 108	742 10
111	746 80
112	749 80
113	750 80
114	751 80
115	753 80
116	762 80
117 THRU 119	760 80
120	737 80
121	738 20
122	736 90
123	734 20



PARTIAL SECTION X-X

UNIT "A2-1"



SECTION E-E

UNIT "A-2"

SECTION J-J

UNIT "C-2"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

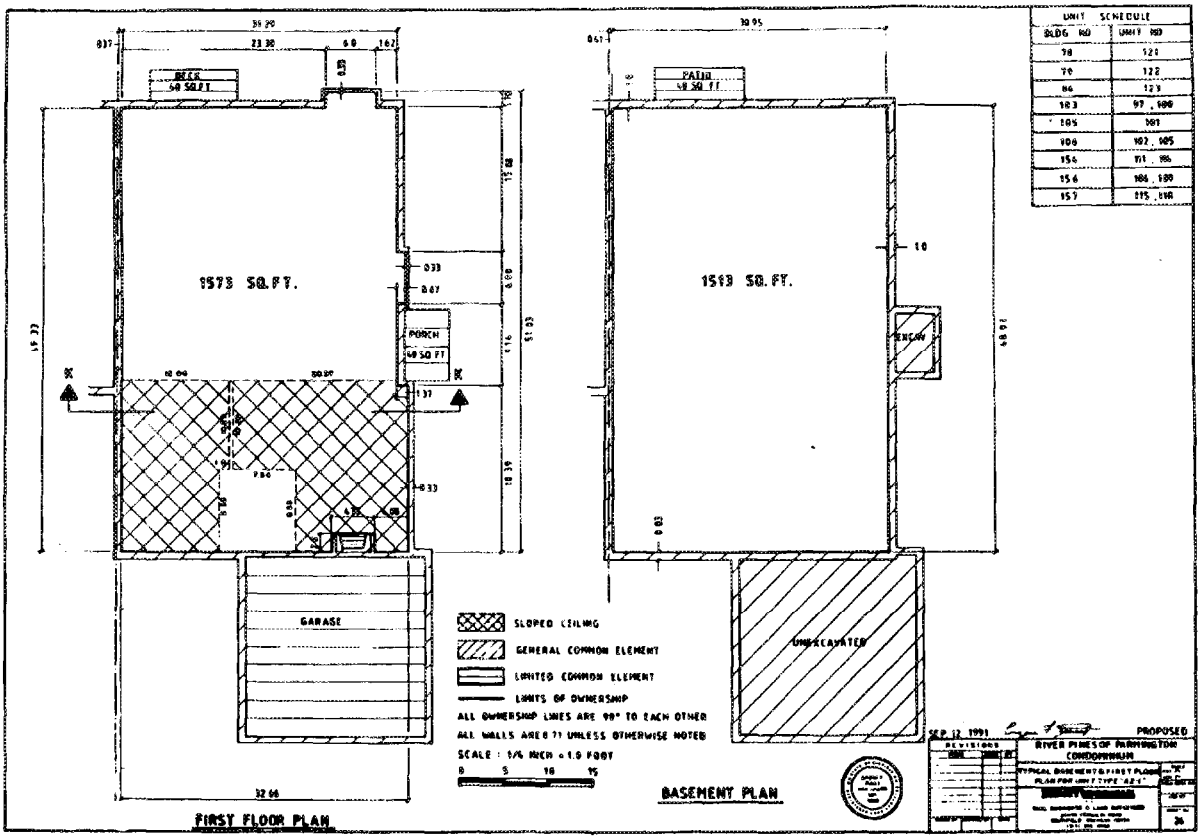
SEP 12, 1991

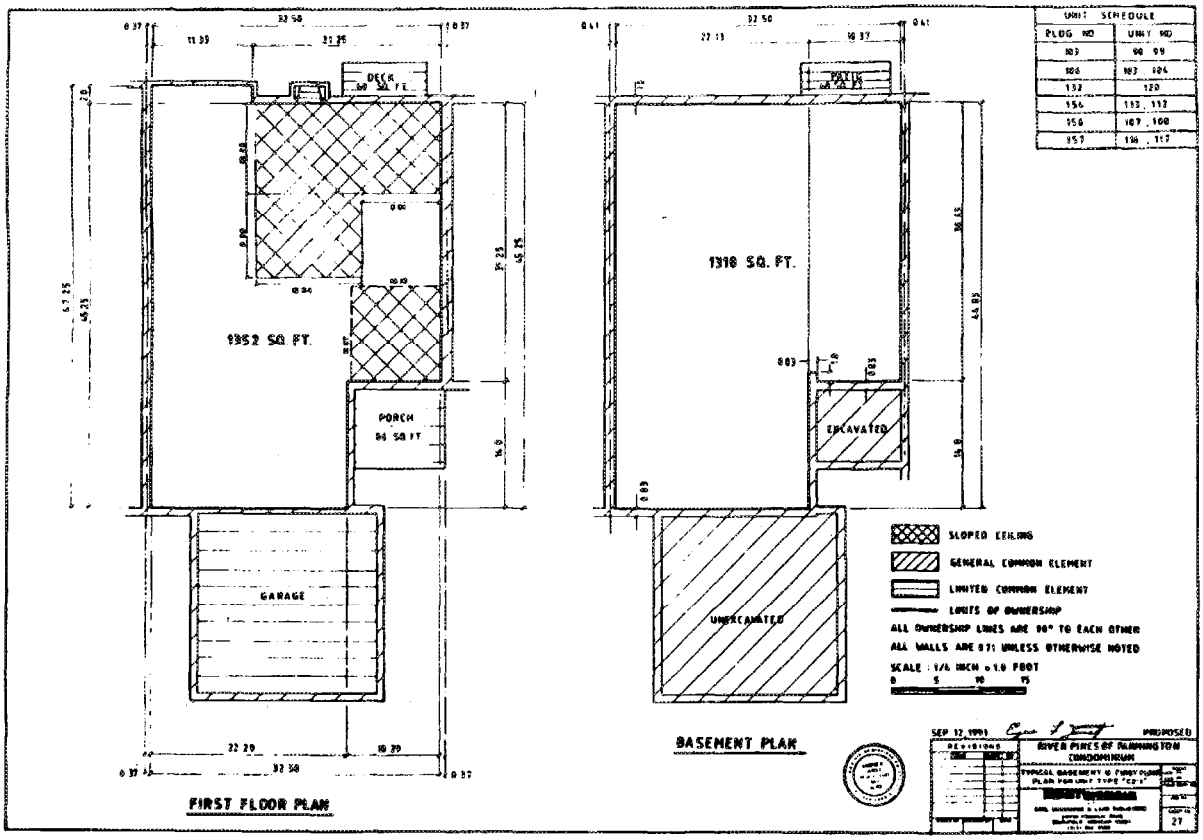
PROPOSED

RIVER PINES OF HARRINGTON CONDOMINIUM

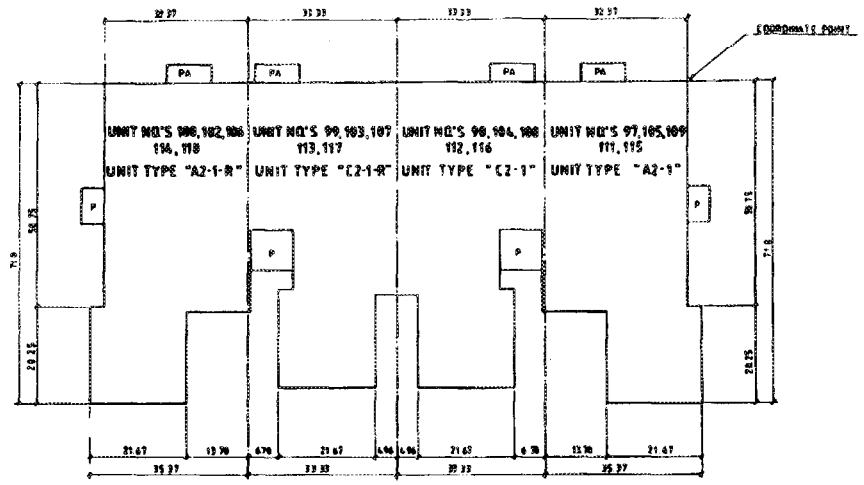
TYPICAL CROSS SECTION FOR UNIT TYPES "A2" - "C2" AND "A2-1"

25


UNIT SCHEDULE
BLDG NO
UNIT NO
78
121
79
122
86
123
103
97 , 98
104
99
106
102 , 105
154
111 , 155
156
106 , 110
157
115 , 118
1573 SQ.FT.
1593 SQ.FT.
PORCH
60 SQ FT
PATIO
48 SQ FT
GARAGE
UNEXCAVATED
SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 8 ?? UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15
FIRST FLOOR PLAN
BASEMENT PLAN
SEP 12 1991
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL BASEMENT & FIRST FLOOR
PLAN FOR UNIT TYPE 424
26


DECK
60 SQ. FT.
1352 SQ. FT.
PORCH
84 SQ FT
GARAGE
FIRST FLOOR PLAN
1318 SQ. FT.
EXCAVATED
UNEXCAVATED
BASEMENT PLAN
SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.1' UNLESS OTHERWISE NOTED
SCALE : 1/8 INCH = 1.0 FOOT
0 5 10 15
UNIT SCHEDULE
PLOG NO
UNIT NO
103
90 99
108
103 104
132
120
156
113 , 112
156
107 , 108
157
106 , 117
SEP 12 1991
PROPOSED
RIVER PINES OF RUNNINGTON
CONDOMINIUM
TYPICAL BASEMENT & FIRST FLOOR
PLAN FOR UNIT TYPE "CP1"
27

FIRST FLOOR ELEVATIONS	
BLDG NO.	F F E
103	739.98
104	738.50
155	UNIT NO. 148 OR UNIT 149 - 738.50 UNIT OR 150 OR UNIT NO. - 741.00
156	747.60
157	UNIT NO. 145 OR UNIT 147 - 748.00 UNIT 146 OR UNIT NO. - 748.00



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH

——— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS

SEP 12 1991

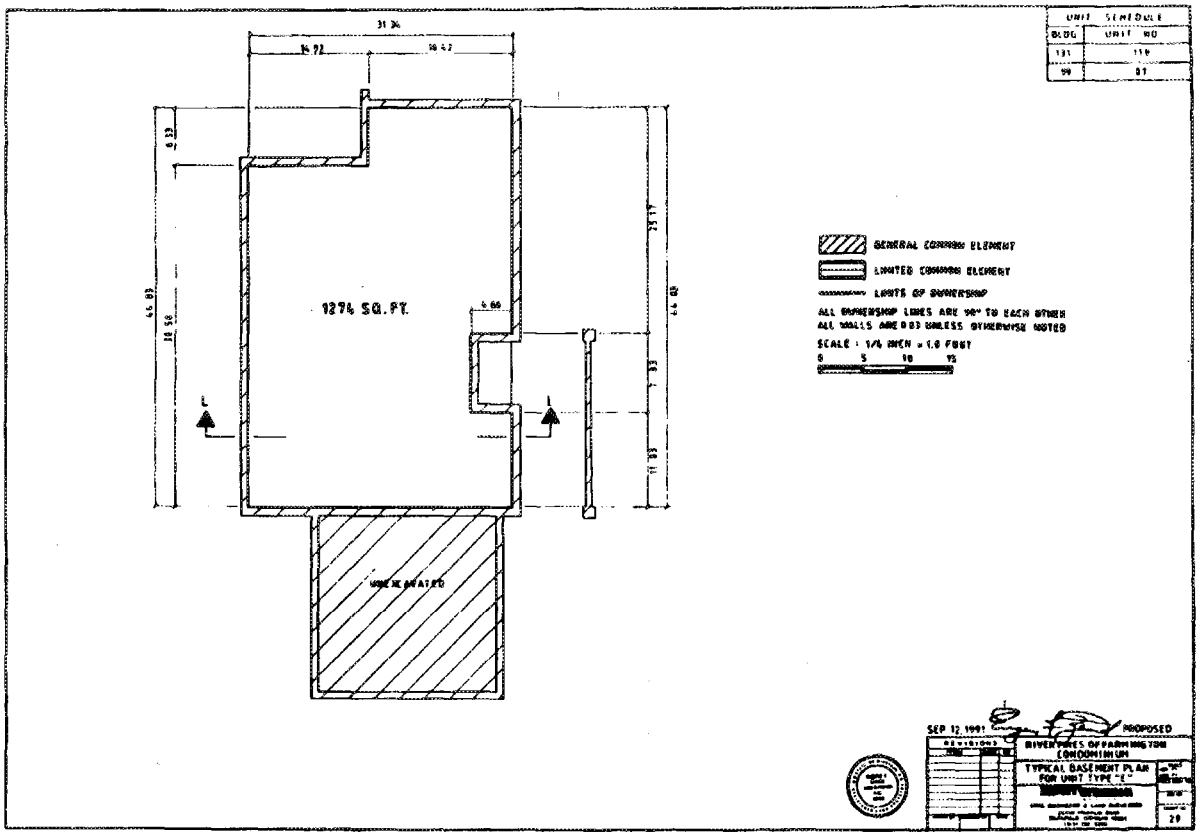
PROPOSED

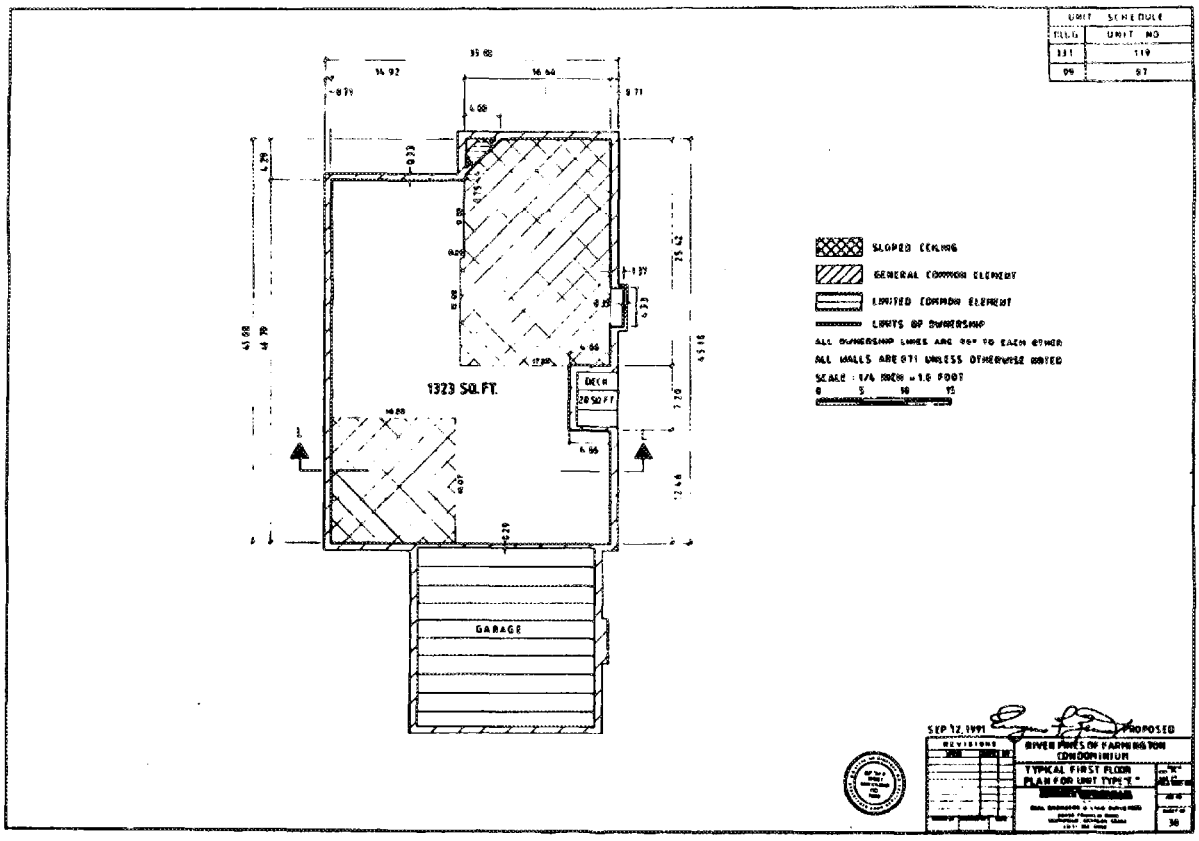
REVISIONS		

RIVER PINES OF FARMINGTON
CONDOMINIUM

PERIMETER PLAN FOR BUILDINGS
100, 102, 106, 114, 118

29


UNIT SCHEDULE
BLDG
UNIT NO
191
110
99
97
31.36
14.92
16.42
6.33
65.83
38.58
1274 SQ.FT.
4.66
44.89
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15
SEP 12, 1991
PROPOSED
REVISIONS
RIVERTREES OF FARMINGTON CONDOMINIUM
TYPICAL BASEMENT PLAN FOR UNIT TYPE "E"
29


UNIT SCHEDULE
BLDG
UNIT NO
111
119
99
97
1323 SQ.FT.
DECK
20 SQ FT
GARAGE
SLOPED CEILING
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
UNITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 8"/1 UNLESS OTHERWISE NOTED
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15
SEP 12, 1991
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON
CONDOMINIUM
TYPICAL FIRST FLOOR
PLAN FOR UNIT TYPE "E"
36

UNIT NO	FIRST FLOOR ELEVATION
87	737.10
109	735.90

GENERAL COMMON ELEMENT

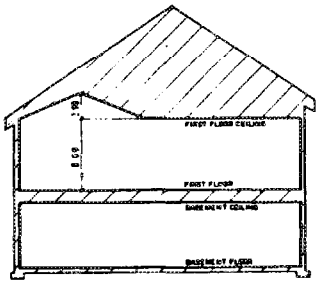
LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/8 INCH = 1.0 FOOT

0 8 16



SECTION L-L

SEP 12, 1991

PROPOSED

REVISIONS

RIVERBANKS OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "E"

31

ARTICLE VI

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

(a) Each Co-owner (including the Developer) of a Unit in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership; except that the subscribers hereto shall be members of the corporation until such time as their membership shall terminate, as hereinafter provided.

(b) Membership in the corporation (except with respect to any non-co-owner incorporators, who shall cease to be members upon the qualification for membership of any Co-owner) shall be established by acquisition of fee simple title to a Unit in the Condominium and by recording with the Register of Deeds 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.

(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 his Unit in the Condominium.

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

11TH ELEVENTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, and as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 117 through 127, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, and as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of adding land, adding Units 124 through 137 to the Condominium, and adjusting the percentage of value for the additional units added to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point on the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, said point being distant North 89 degrees 56 minutes 00 seconds West, 436.51 feet along the North line of Section 32, Town 1 North, Range 9 East, said line also being the centerline of Nine Mile Road and South 00 degrees 10 minutes 01 seconds East, 1326.22 feet and South 89 degrees 49 minutes 38 seconds East, 874.54 feet along the North line of "Green Hill Commons No. 3" as recorded in Liber 157, Pages 27 and 28, Oakland County Records, and South 00 degrees 10 minutes 04 seconds East, 747.65 feet along the West line of said Section 33, and North 89 degrees 56 minutes 14 seconds East, 1045.15 feet along the North line of said "Fendt's Hilldale Subdivision" from the Northwest corner of said Section 33; thence from said point of beginning, North 00 degrees 03 minutes 46 seconds West, 66.18 feet; thence North 38 degrees 00 minutes 00 seconds East, 116.00 feet; thence North 31 degrees 30 minutes 00 seconds

West, 100.00 feet to a point, hereinafter referred to as Point "A"; thence North 60 degrees 56 minutes 30 seconds East, 40.00 feet; thence South 41 degrees 45 minutes 00 seconds East, 80.00 feet; thence South 52 degrees 30 minutes 00 seconds East, 73.00 feet; thence South 71 degrees 30 minutes 00 seconds East, 61.00 feet; thence South 00 degrees 03 minutes 46 seconds East, 138.56 feet to a point on the North line of said "Fendt's Hilldale Subdivision"; thence along said North line, South 89 degrees 56 minutes 14 seconds West, 223.24 feet to the point of beginning, containing 0.87 acres.

Together with part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point, said point being distant South 60 degrees 56 minutes 30 seconds West, 87.00 feet from the aforementioned Point "A"; thence from said point of beginning and continuing South 60 degrees 56 minutes 30 seconds West, 100.00 feet; thence South 60 degrees 18 minutes 39 seconds West, 84.47 feet; thence North 20 degrees 45 minutes 00 seconds West, 120.00 feet; thence North 59 degrees 00 minutes 00 seconds West, 211.00 feet; thence North 84 degrees 15 minutes 00 seconds West, 101.00 feet; thence North 01 degrees 45 minutes 43 seconds West, 97.50 feet; thence South 85 degrees 15 minutes 43 seconds East, 218.00 feet; thence North 85 degrees 44 minutes 17 seconds East, 48.00 feet; thence South 04 degrees 15 minutes 43 seconds East, 115.00 feet; thence North 85 degrees 44 minutes 17 seconds East, 130.00 feet; thence South 34 degrees 34 minutes 22 seconds East, 158.59 feet to the point of beginning, containing 1.47 acres.

The accumulated acreage of both parcels is 2.34 acres and is subject to easements and restrictions of record.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.78
2	.70
3	.70
4	.77
5	.85
6	.85
7	.76
8	.84
9	.78
10	.70
11	.70
12	.77
13	.71
14	.63
15	.63
16	.70
17	.71
18	.63
19	.63
20	.70
21	.78
22	.63
23	.63
24	.71
25	.78
26	.63
27	.63
28	.71
29	.78
30	.70
31	.70
32	.77
33	.78
34	.70
35	.70
36	.86
37	.71
38	.63
39	.63
40	.70
41	.71
42	.63
43	.63
44	.70
45	.71
46	.70
47	.71
48	.71
49	.70
50	.63
51	.71
52	.71
53	.85
54	.84
55	.85
56	.70
57	.63
58	.63
59	.71
60	.71
61	.63
62	.70
63	.77
64	.71
65	.63
66	.63
67	.70
68	.94
69	.70
70	.78

71	.70
72	.70
73	.78
74	.71
75	.63
76	.63
77	.71
78	.71
79	.63
80	.63
81	.71
82	.71
83	.63
84	.63
85	.71
86	.85
87	.78
88	.78
89	.70
90	.70
91	.78
92	.76
93	.70
94	.86
95	.73
96	.77
97	.77
98	.67
99	.67
100	.77
101	.93
102	.85
103	.73
104	.73
105	.85
106	.77
107	.67
108	.67
109	.77
110	.84
111	.77
112	.67
113	.67
114	.77
115	.77
116	.67
117	.67
118	.77
119	.72
120	.73
121	.85
122	.85
123	.85
124	.86
125	.86
126	.94
127	.86
128	.72
129	.86
130	.77
131	.67
132	.67
133	.77
134	.77
135	.67
136	.67
137	.77
Total	100.00

3. **Amended and added Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 21, 22, 25, 26, 27, 28, 29, 30 and 31 of the Condominium**

Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 21, 22, 25, 26, 27, 28, 29, 30 and 31 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: March ___, 1992

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

_____

By: _____
Antonino DiFederico, President

_____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of March, 1992, by Antonino DiFederico, who is the President of Italo-American Condominium Corporation, a Michigan corporation, on behalf of the corporation.

_____

Notary Public, _____ County, MI
My Commission Expires: _____

DRAFTED BY AND WHEN RECORDED
RETURN TO:

Robert S. Diedrich
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/11thAmend
3/5/92

THIRTEENTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 and recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988 as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, and as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 117 through 127, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, and as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of adding land, adding Units 151 through 162 to the Condominium, and adjusting the percentage of value due to the addition of units added to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

PARCEL A:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point, said point being distant South 89 degrees 56 minutes 14 seconds West, 542.50 feet and North 00 degrees 03 minutes 46 seconds West, 138.56 feet from the Northeast corner of Lot 7 of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County, Michigan; thence from said point of beginning North 71 degrees 30 minutes 00 seconds West, 61.00 feet; thence North 52 degrees 30 minutes 00 seconds West, 73.00 feet; thence North 41 degrees 45 minutes 00 seconds West, 80.00 feet; thence North 29 degrees 03 minutes 30 seconds West, 170.00 feet; thence North 60 degrees 56 minutes 30 seconds East, 185.00 feet; thence South 29 degrees 03 minutes 30

seconds East, 334.90 feet; thence South 46 degrees 26 minutes 30 seconds West, 100.42 feet to the point of beginning containing 1.367 acres of land, more or less, and being subject to easements and restrictions of record; and

PARCEL B:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point on the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records; said point being distant South 89 degrees 56 minutes 14 seconds West, 765.74 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning and continuing along said North line of "Fendt's Hilldale Subdivision" South 89 degrees 56 minutes 14 seconds West, 94.96 feet; thence North 27 degrees 16 minutes 52 seconds West, 160.84 feet; thence North 69 degrees 18 minutes 39 seconds East, 26.00 feet; thence North 60 degrees 56 minutes 30 seconds East, 40.00 feet; thence South 27 degrees 16 minutes 52 seconds East, 118.52 feet; thence North 89 degrees 56 minutes 14 seconds East, 35.00 feet; thence South 00 degrees 03 minutes 46 seconds East, 66.18 feet to the point of beginning containing 0.323 acres of land, more or less, and being subject to easements and restrictions of record; and

PARCEL C:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point on the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records; said point being distant South 89 degrees 56 minutes 14 seconds West, 959.51 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning and continuing along said North line of "Fendt's Hilldale Subdivision" South 89 degrees 56 minutes 14 seconds West, 75.43 feet; thence North 00 degrees 03 minutes 46 seconds West, 164.55 feet; thence North 89 degrees 56 minutes 14 seconds East, 30.00 feet; thence South 20 degrees 45 minutes 00 seconds East, 45.04 feet; thence North 69 degrees 18 minutes 39 seconds East, 31.54 feet; thence South 00 degrees 03 minutes 46 seconds East, 133.53 feet to the point of beginning containing 0.252 acres of land, more or less, and being subject to easements and restrictions of record; and

PARCEL D:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan described as beginning at a point, said point being distant North 89 degrees 56 minutes 00 seconds West, 438.01 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road and South 00 degrees 10 minutes 00 seconds East, 649.99 feet and South 80 degrees 00 minutes 00 seconds East, 254.47 feet and North 11 degrees 00 minutes 00 seconds East, 167.94 feet and South 43 degrees 39 minutes 31 seconds East, 174.35 feet and South 59 degrees 10 minutes 34 seconds East, 270.66 feet and South 63 degrees 33 minutes 03 seconds East, 120.80 feet and South 11 degrees 17 minutes 21 seconds West, 73.98

feet and South 79 degrees 11 minutes 10 seconds East, 160.63 feet from the Northwest corner of said Section 33; thence from said point of beginning and continuing South 79 degrees 11 minutes 10 seconds East, 20.00 feet; thence South 09 degrees 43 minutes 41 seconds West, 32.74 feet; thence South 55 degrees 17 minutes 58 seconds East, 84.10 feet; thence South 77 degrees 17 minutes 13 seconds East, 171.31 feet; thence South 31 degrees 19 minutes 57 seconds West, 119.64 feet; thence South 04 degrees 07 minutes 00 seconds West, 108.00 feet; thence South 88 degrees 14 minutes 17 seconds West, 190.00 feet; thence North 02 degrees 48 minutes 57 seconds West, 219.31 feet; thence North 09 degrees 43 minutes 41 seconds East, 120.00 feet to the point of beginning containing 1.295 acres of land, more or less, and being subject to easements and restrictions of record.

2. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.66
2	.59
3	.59
4	.64
5	.72
6	.72
7	.64
8	.70
9	.66
10	.59
11	.59
12	.64
13	.60
14	.53
15	.53
16	.59
17	.60
18	.53
19	.53
20	.59
21	.66

22	.53
23	.53
24	.60
25	.66
26	.53
27	.53
28	.60
29	.66
30	.59
31	.59
32	.64
33	.66
34	.59
35	.59
36	.72
37	.60
38	.53
39	.53
40	.59
41	.60
42	.53
43	.53
44	.59
45	.60
46	.59
47	.60
48	.60
49	.59
50	.53
51	.60
52	.60
53	.72
54	.70
55	.72
56	.59
57	.53
58	.53
59	.60
60	.60
61	.53
62	.59
63	.64
64	.60
65	.53
66	.53
67	.59
68	.79
69	.59
70	.66
71	.59
72	.59
73	.66
74	.60
75	.53
76	.53
77	.60
78	.60
79	.53
80	.53
81	.60
82	.60
83	.53
84	.53
85	.60
86	.72
87	.66
88	.66
89	.59
90	.59
91	.66
92	.64
93	.59

94	.71
95	.61
96	.64
97	.65
98	.56
99	.56
100	.65
101	.78
102	.72
103	.62
104	.62
105	.72
106	.65
107	.56
108	.56
109	.65
110	.70
111	.65
112	.56
113	.56
114	.65
115	.65
116	.56
117	.56
118	.65
119	.60
120	.62
121	.72
122	.62
123	.72
124	.61
125	.71
126	.67
127	.60
128	.60
129	.71
130	.65
131	.56
132	.56
133	.65
134	.56
135	.56
136	.56
137	.65
138	.65
139	.56
140	.56
141	.65
142	.88
143	.71
144	.71
145	.71
146	.59
147	.65
148	.56
149	.56
150	.65
151	.65
152	.64
153	.64
154	.65
155	.60
156	.60
157	.69
158	.77
159	.66
160	.60
161	.72
162	.71
Total	100.00

3. Amended and added Sheets 1, 2, 3A, 3C, 3D, 3E, 4, 25, 26, 29, 30, 31, 32, 35, 36, 37, 38 and 39 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3A, 3C, 3D, 3E, 4, 25, 26, 29, 30, 31, 32, 35 and 36 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: June ___, 1993

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

_____

By: _____
Antonino DiFederico, President

_____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of June, 1993, by Antonino DiFederico, who is the President of Italo-American Condominium Corporation, a Michigan corporation, on behalf of the corporation.

_____

Notary Public, _____ County, MI

My Commission Expires: _____

DRAFTED BY AND WHEN
RECORDED RETURN TO:

Robert S. Diedrich, Esq.
MAGER, MONAHAN, DONALDSON & ALBER
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/13thAmend
06/10/93

FOURTEENTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of adding land, withdrawing land, converting convertible areas, adding Units 163, 164 and 165 to the Condominium and adjusting the percentage of value due to the addition of units to the Condominium and the surveyor's determination of Units with walkout basements. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:.

PARCEL A:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 860.70 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, from the Northeast corner of Lot 7 of said Fendt's Hilldale Subdivision"; thence from said point of beginning and continuing along said North subdivision

line South 89 degrees 56 minutes 14 seconds West, 98.80 feet; thence North 00 degrees 03 minutes 46 seconds West, 133.53 feet; thence North 69 degrees 18 minutes 39 seconds East, 26.97 feet; thence South 27 degrees 16 minutes 52 seconds East, 160.84 feet to the point of beginning, containing 0.20 acres of land, more or less, and being subject to easements and restrictions of record.

PARCEL B:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 1,034.93 feet along the North line of Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning and continuing along said North subdivision line South 89 degrees 56 minutes 14 seconds West, 50.00 feet; thence North 00 degrees 03 minutes 46 seconds West, 164.55 feet; thence North 89 degrees 56 minutes 14 seconds East, 50.00 feet; thence South 00 degrees 03 minutes 46 seconds East, 164.55 feet to the point of beginning, containing 0.19 acres of land, more or less, and being subject to easements and restrictions of record.

PARCEL C:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 1,034.93 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records and North 00 degrees 03 minutes 46 seconds West, 164.55 feet and North 89 degrees 56 minutes 14 seconds East, 30.00 feet and North 20 degrees 45 minutes 00 seconds West, 75.00 feet and North 59 degrees 00 minutes 00 seconds West, 188.62 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning North 68 degrees 21 minutes 36 seconds West, 17.99 feet; thence North 06 degrees 00 minutes 00 seconds East, 3.23 feet; thence South 59 degrees 00 minutes 00 seconds East, 19.11 feet to the point of beginning, containing 0.0006 acres of land, more or less, and being subject to easements and restrictions of record.

2. The following land shall be withdrawn from the Condominium Project:

PARCEL A:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 1,034.93 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records and North 00 degrees 03 minutes 46 seconds West, 164.55 feet and North 89 degrees 56 minutes 14 seconds East, 30.00 feet and North 20 degrees 45 minutes 00 seconds West, 75.00 feet and North 59 degrees 00 minutes 00 seconds West, 207.73 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning and continuing North 59 degrees 00 minutes 00 seconds West, 3.27 feet; thence North 84 degrees 15 minutes 00 seconds

West, 101.00 feet; thence North 01 degrees 45 minutes 43 seconds West, 15.08 feet; thence South 84 degrees 14 minutes 58 seconds East, 106.00 feet; thence South 06 degrees 00 minutes 00 seconds West, 16.34 feet to the point of beginning, containing 0.0361 acres of land, more or less, and being subject to easements and restrictions of record.

PARCEL B:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant North 89 degrees 56 minutes 00 seconds West, 438.01 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road and South 00 degrees 10 minutes 00 seconds East, 649.99 feet and South 80 degrees 00 minutes 00 seconds East, 254.47 feet and North 11 degrees 00 minutes 00 seconds East, 167.94 feet and South 43 degrees 39 minutes 31 seconds East, 174.35 feet and South 59 degrees 10 minutes 34 seconds East, 40.00 feet from the Northwest corner of said Section 33; thence from said point of beginning North 46 degrees 20 minutes 29 seconds East, 60.00 feet; thence South 43 degrees 39 minutes 31 seconds East, 120.00 feet; thence South 30 degrees 49 minutes 26 seconds West, 25.70 feet; thence North 59 degrees 10 minutes 34 seconds West, 131.68 feet to the point of beginning, containing 0.1215 acres of land, more or less, and being subject to easements and restrictions of record.

PARCEL C:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 1,034.93 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records and North 00 degrees 03 minutes 46 seconds West, 164.55 feet and North 89 degrees 56 minutes 14 seconds East, 30.00 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning North 20 degrees 45 minutes 00 seconds West, 75.00 feet; thence North 59 degrees 00 minutes 00 seconds West, 188.62 feet; thence South 68 degrees 21 minutes 36 seconds East, 160.40 feet; thence South 19 degrees 54 minutes 19 seconds East, 115.00 feet to the point of beginning, containing 0.0579 acres of land, more or less, and being subject to easements and restrictions of record.

PARCEL D:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 542.50 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records and North 00 degrees 03 minutes 46 seconds West, 138.56 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning North 11 degrees 07 minutes 04 seconds East, 150.70 feet; thence South 29 degrees 03 minutes 30 seconds East, 90.00 feet; thence South

46 degrees 26 minutes 30 seconds West, 100.42 feet to the point of beginning, containing 0.1004 acres of land, more or less, and being subject to easements and restrictions of record.

3. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and Article V, Section 5.02 as originally recorded shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.63
2	.56
3	.56
4	.62
5	.69
6	.69
7	.61
8	.67
9	.63
10	.56
11	.56
12	.62
13	.57
14	.51
15	.51
16	.56
17	.57
18	.51
19	.51
20	.56
21	.63
22	.51
23	.51
24	.57
25	.63
26	.51
27	.51
28	.57
29	.63
30	.56
31	.56
32	.62
33	.63
34	.56

35	.56
36	.69
37	.57
38	.51
39	.51
40	.56
41	.57
42	.51
43	.51
44	.56
45	.69
46	.67
47	.69
48	.69
49	.67
50	.61
51	.69
52	.69
53	.69
54	.67
55	.69
56	.56
57	.56
58	.51
59	.63
60	.57
61	.51
62	.56
63	.62
64	.57
65	.51
66	.51
67	.56
68	.75
69	.56
70	.63
71	.56
72	.56
73	.63
74	.57
75	.51
76	.51
77	.57
78	.57
79	.51
80	.51
81	.57
82	.57
83	.51
84	.51
85	.57
86	.69
87	.63
88	.63
89	.56
90	.56
91	.63
92	.61
93	.56
94	.76
95	.64
96	.67
97	.62
98	.54
99	.54
100	.62
101	.75
102	.69
103	.59
104	.59
105	.69
106	.62

107	.54
108	.54
109	.62
110	.67
111	.62
112	.54
113	.54
114	.62
115	.62
116	.54
117	.54
118	.62
119	.58
120	.59
121	.75
122	.65
123	.69
124	.59
125	.69
126	.65
127	.58
128	.58
129	.69
130	.62
131	.54
132	.54
133	.62
134	.54
135	.54
136	.54
137	.63
138	.62
139	.54
140	.54
141	.62
142	.84
143	.69
144	.69
145	.69
146	.61
147	.62
148	.54
149	.54
150	.62
151	.62
152	.77
153	.77
154	.62
155	.58
156	.73
157	.66
158	.74
159	.63
160	.63
161	.75
162	.89
163	.84
164	.63
165	.63
Total	100.00

4. In accordance with Article VI of the Master Deed, the area designated as General Common Element surrounding each Unit with a patio, deck, fence, garden area, solarium, atrium, hot tub, sauna, swimming pool, bay window or addition is hereby converted to Limited Common Element to the extent of such improvement and all such improvements are hereby assigned to the Unit which they serve. The floor plans contained in the Condominium Subdivision Plan detail typical porches, decks, courtyards and other improvements. Variations from typical porches, decks, courtyards and all other improvements will be detailed in the "as

built" Condominium Subdivision Plan which will be attached to the Consolidating Master Deed as Exhibit B.

5. Amended and added Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 5, 6, 12, 14, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 40 and 41 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 5, 6, 12, 14, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36 and 37 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as originally recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: September 2, 1993

WITNESSES:

Laura Cukel
Laura Cukel

Elizabeth M. Bisson
Elizabeth M. Bisson

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By: Salvatore Cottone
Salvatore Cottone, Treasurer

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of September, 1993, by Salvatore Cottone, who is the Treasurer of Italo-American Condominium Corporation, a Michigan corporation, on behalf of the corporation.

C. Nicholas Barden

Notary Public, Wayne County, MI
Acting in Oakland
My Commission Expires: June 11, 1997

C. NICHOLAS BARDEN
Notary Public, Wayne County, MI
My Commission Expires June 11, 1997

DRAFTED BY AND WHEN
RECORDED RETURN TO:

Robert S. Diedrich, Esq.
MAGER, MONAHAN, DONALDSON & ALBER, P.C.
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/14thAmend
09/02/93

AGREEMENT REGARDING FIFTEENTH AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

This Agreement is made and executed on this 2nd day of March, 1994, by and between ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, and RIVER PINES OF FARMINGTON CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation, whose address is c/o Frederick Morris, President, 22080 River Ridge Trail, Farmington Hills, Michigan 48335.

WHEREAS, ITALO-AMERICAN CONDOMINIUM CORPORATION is the developer of River Pines of Farmington Condominium (and is hereinafter referred to as "Developer") and RIVER PINES OF FARMINGTON CONDOMINIUM ASSOCIATION is the entity designated to administer the affairs of River Pines of Farmington Condominium pursuant to the Master Deed thereof (and is hereinafter referred to as "Association"); and,

WHEREAS, the Master Deed which established the project was dated August 31, 1987, and recorded September 4, 1987, and provided, among other things, that the Developer's conversion, expansion and contraction privileges would expire on September 4, 1993, in accordance with applicable provisions of the Michigan Condominium Act; and,

WHEREAS, the Developer now desires to record the proposed Fifteenth Amendment to Master Deed attached hereto as Exhibit A and recognizes that since its conversion, expansion and contraction rights expired September 4, 1993, it will be necessary to obtain the affirmative approval of at least two-thirds of the co-owners and two-thirds of the mortgagees in order to

proceed with the recording of the proposed Fifteenth Amendment to Master Deed which, among other things, will re-establish the Developer's rights to convert, expand and/or contract the condominium during a period ending March 1, 2000; and,

WHEREAS, the Association has presented the Developer with certain demands and claims in connection with the development of the project and with the common elements thereof on behalf of the individual co-owners of the Association; and,

WHEREAS, the Developer and the Association desire to enter into an agreement whereby the Developer will agree to undertake and timely perform certain obligations in consideration of the Association's obtaining the consent of at least 66 2/3rds percent majority of the co-owners to the recordation of the proposed Fifteenth Amendment to Master Deed;

NOW, THEREFORE, IT IS HEREBY AGREED as follows:

1. POND. The landscaping around pond will be installed at the earliest time possible in the spring of 1994 as weather permits. Pond slope to be graded for easy maintenance with lawn equipment.

2. TENNIS COURT. The tennis court will be installed at the earliest time possible in the spring of 1994 as weather permits. There will be no street put in at that time. Once the tennis court has been completed and turned over to the Association, the Association will notify its insurance carrier to include the tennis court within the Association's coverage.

3. FRONT ENTRANCE. As the front entrance is most beneficial to the Developer in promoting sales, the Developer will pay the Association the sum of Four Hundred ($400.00) Dollars on May 31, 1994, and, unless all of the Developer's units have been sold and closed, the Developer shall pay the additional sum of Four Hundred ($400.00) Dollars on May 31, 1995. The Association shall use such funds for the planting and removal of flowers at the front entrance and for Christmas lighting

4. DRAINAGE PROBLEMS. The Developer will bury all downspouts and sump pump drains that could cause a liability problem or an erosion problem on any area that would cause a financial drain on the Association's budget. Also, this would particularly include the area behind buildings numbered 73 through 80 where the drains were destroyed in the installation of the walking path.

5. WALKING PATH. The Developer hereby confirms that it is not opposed to the Association seeking appropriate municipal approvals so as to remove the portion of the walking path that the Board of Directors of the Association deems unnecessary. The Developer shall not be financially liable for such removal as may be approved by the municipality.

6. SPRINKLER SYSTEM. The Developer shall pay the Association the sum of Four Hundred ($400.00) Dollars upon execution of this Agreement in consideration of the Association replacing certain faulty sprinkler heads.

7. MAILBOX LANDSCAPING. Trees will be installed around all mailboxes. At this time, the trees are missing at the mailbox on Blue Spruce Drive and to be installed in the spring of 1994.

8. CEMENT WORK. All sidewalks that are in need of repair or replacement to be done in 1994.

9. ROADS. All finish repair work on existing roads to be done in 1994. This includes broken curbs and the finish work completed on holes that were filled on a temporary basis. At the end of construction, the roads used by heavy equipment will be inspected and where there is evidence of any damage, they will be patched and/or resurfaced at the expense of the Developer. Normal wear and tear shall however be the Association's responsibility; it being the intention of the parties that the Developer shall only be responsible for repairs necessitated by the Developer's and its subcontractor's fault.

10. STREET SIGNS AND LIGHTING. The missing lights on the street signs to be installed in 1994 similar to the one on the corner of River Pines Drive and Blue Spruce Drive. Also, at this time, relocate the signs on post so they agree with the sign on River Pines Drive and Blue Spruce Drive.

11. HOUSE NUMBERS. Placement of house numbers will be placed throughout the complex in the same manner so maximum benefit of garage lights will be obtained.

12. WELL PUMP COVER. A new cover for the well pump will be installed and landscaped to make it more attractive.

All of the foregoing shall be performed by the Developer at its sole expense in a good and workmanlike manner in accordance with all applicable codes and requirements.

WITNESSES:

Michael A. Schwartz

Michael A. Schwartz

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation

BY: _____
ANTONINO DiFEDERICO
Its President

RIVER PINES OF FARMINGTON CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation

BY: _____
FREDERICK MORRIS
Its President

[redacted] AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article V of the Master Deed for the purpose of extending the period the Developer has reserved to convert Convertible Areas pursuant to Article VI, Section 6.02 and to expand or contract the Condominium Project pursuant to Article VII, Section 7.01 of the Master Deed for an additional five (5) years. This Fifteenth Amendment to Master Deed (the "Amendment") has been consented to by at least two-thirds (2/3) of the Co-owners and mortgagees as required by Article X, Section 10.02 of the Master Deed. Upon the recordation in the office of the Register of Deeds of Oakland County of this Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. Article VI, Section 6.02 of the Master Deed as set forth below shall replace and supersede Article VI, Section 6.02 of the Master Deed in order to extend the Developer's right to convert Convertible Areas for an additional five (5) years:

> 6.02 **Developer's Right to Convert.** Any other provision of this Master Deed notwithstanding, the Developer reserves the right, in its sole discretion, during a period ending September 4, 1998 to convert any of such areas from a Convertible Area General or Limited

Common Element to another General Common Element or Limited Common Element or to an additional part of a Unit and new appurtenant Limited Common Elements. The Convertible Areas may be converted for the purpose of expanding Units and adding such features as patios, decks, fencing, garden areas, solariums, atriums, hot tubs, saunas, swimming pools, bay windows or additions.

2. Article VII, Section 7.01 of the Master Deed as set forth below shall replace and supersede Article VII, Section 7.01 of the Master Deed in order to extend the Developer's right to expand or contract the Condominium Project for an additional five (5) years.

7.01 **Right to Expand or Contract.** As of the date this Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of one (1) building containing four (4) Units on the land described in Article II hereof, all as shown on the Condominium Subdivision Plan. However, the Developer reserves the right to expand the number of buildings and Units to be constructed on some portion of the land described as follows:

Part of the Northwest 1/4 of Section 33 and part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 53 minutes 50 seconds East 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road from the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East 329.67 feet; thence South 00 degrees 10 minutes 04 seconds East 600.00 feet; thence North 89 degrees 53 minutes 50 seconds East 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West 600.00 feet; thence along said North line of Section 33 North 89 degrees 53 minutes 50 seconds East 701.55 feet; thence South 00 degrees 03 minutes 30 seconds East 1320.37 feet; thence North 89 degrees 51 minutes 11 seconds East 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet; thence South 74 degrees 58 minutes 54 seconds West 45.15 feet; thence North 70 degrees 05 minutes 26 seconds West 250.00 feet; thence along the North line of Fendt's Hilldale Subdivision recorded in Liber 62, Page 42, Oakland County Records South 19 degrees 55 minutes 41 seconds West 271.11 feet; thence South 89 degrees 56 minutes 14 seconds West 1810.90 feet; thence North 00 degrees 10 minutes 04 seconds West 747.65 feet; thence along the North line of Green Hill Commons No. 3 recorded in Liber 157, Pages 27 and 28, Oakland County Records North 89 degrees 49 minutes 38 seconds West 874.54 feet; thence North 00 degrees 10 minutes 01 seconds West 1326.22 feet; thence South 89 degrees 56 minutes 00 seconds East 436.50 feet; thence South 00 degrees 10 minutes 00 seconds East 309.87 feet; thence North 89 degrees 50 minutes 00 seconds East 135.00 feet; thence South 41 degrees 49 minutes 23 seconds East 173.69 feet; thence North 45 degrees 38 minutes 51 seconds East 62.23 feet; thence 82.17 feet along the arc of a curve to the left said curve having a radius of 567.58 feet, a central angle of 08 degrees 17 minutes 41 seconds, a chord length of 82.10 feet and a chord bearing of North 41 degrees 30 minutes 00 seconds East; thence North 37 degrees 21 minutes 10 seconds East 199.27 feet; thence North 00 degrees 10 minutes 04 seconds West 175.07 feet; to the point of beginning.

Also including a parcel located in part of the Northeast 1/4 of said Section 32 North 89 degrees 56 minutes 00 seconds West 33.00 feet along the North line of said Section 32 also being the centerline of Nine Mile Road from the Northeast corner of said Section 32; thence from said point of beginning South 00 degrees 10 minutes 04 seconds East 189.40 feet; thence 30.46 feet along the arc of a curve to the right, said curve having a radius of 46.52 feet, a central angle of 37 degrees 31 minutes 14 seconds, a chord length of 29.93 feet and a chord bearing of South 20 degrees 24 minutes 21 seconds West; thence South 37 degrees 21 minutes 10 seconds West 119.22 feet; thence 77.10 feet along the arc of a curve to the right, said curve having a radius of 532.58 feet, a central angle of 08 degrees 17 minutes 41 seconds, a chord length of 77.03 feet, and a chord bearing of South 41 degrees 30 minutes 01 seconds West; thence South 45 degrees 38 minutes 51 seconds West 38.66 feet; thence North 41 degrees 49 minutes 23 seconds West 163.69 feet; thence North 49 degrees 13 minutes 09 seconds East 85.56 feet; thence North 00 degrees 04 minutes 00 seconds East 219.30 feet; thence South 89 degrees 56 minutes 00 seconds East 205.01 feet to the point of beginning.

The Developer shall have the right to expand the Condominium Project up to a total of two hundred (200) additional buildings comprising a maximum of three hundred ninety-six (396) additional Units. Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of buildings and/or Units in this Condominium Project may, at the option of the Developer or its successors or assigns, from time to time, within a period ending September 4, 1998, be increased as aforesaid or contracted to any number determined by the Developer in its sole judgment, but in no event shall the number of buildings be less than one (1) or more than two hundred (200) and the number of Units be less than four (4) or more than four hundred (400).

The Developer reserves the right to withdraw land from the area described in this Section 7.01 and to modify the legal description of the boundaries thereof.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium as previously recorded, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: September ___, 1993

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

_____

By: _____
Antonino DiFederico, President

_____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of September, 1993, by Antonino DiFederico, who is the

President of Italo-American Condominium Corporation, a Michigan corporation, on behalf of the corporation.

Notary Public, _____ County, MI

My Commission Expires: _____

DRAFTED BY AND WHEN
RECORDED RETURN TO:

Robert S. Diedrich, Esq.
MAGER, MONAHAN, DONALDSON & ALBER, P.C.
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/15thAmend

SIXTEENTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

RECEIVED JAN 2 5 1994

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Article II and Article V of the Master Deed, and the Condominium Subdivision Plan, which is Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of adding land, converting convertible areas, correcting classification of prior established Units, adding Units 166 through 195 to the Condominium and adjusting the percentages of value due to the addition and reclassification of Units to the Condominium and the surveyor's determination of Units with walkout basements. Upon the recordation in the office of the Register of Deeds of Oakland County of this Sixteenth Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:.

PARCEL A:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at the Northeast corner of Lot 7 of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records; thence from said point of beginning and along the North line of said "Fendt's Hilldale Subdivision" South 89 degrees 56 minutes 14 seconds West, 542.50 feet; thence North 00 degrees 03 minutes 46 seconds West, 138.56 feet; thence North 11 degrees 07 minutes 04 seconds East, 150.70 feet; thence North 29 degrees 03 minutes 30 seconds West, 244.90 feet; thence North 11 degrees 03 minutes 30 seconds West, 155.00 feet; thence North 46 degrees 26 minutes 30 seconds East, 150.00 feet; thence South 21 degrees 20 minutes 54 seconds East, 547.38 feet; thence South 15 degrees 45 minutes 00 seconds East, 102.00 feet; thence North 75 degrees 30 minutes 00 seconds East, 222.00 feet; thence North 62 degrees 00 minutes 00 seconds East, 205.00 feet; thence South 27 degrees 30 minutes 00 seconds East, 50.00 feet to a point on a Northerly line of said "Fendt's Hilldale Subdivision"; thence along said Northerly subdivision line South 19 degrees 55 minutes 41 seconds West, 271.11 feet to the point of beginning.

Containing 4.63 acres of land, more or less, and being subject to easements and restrictions of record.

PARCEL B:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 1,084.93 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning and continuing along said North Subdivision line South 89 degrees 56 minutes 14 seconds West, 253.15 feet; thence North 00 degrees 03 minutes 46 seconds West, 368.88 feet; thence North 89 degrees 56 minutes 14 seconds East, 25.00 feet; thence South 84 degrees 14 minutes 58 seconds East, 106.00 feet; thence South 06 degrees 00 minutes 00 seconds West, 19.57 feet; thence South 68 degrees 21 minutes 36 seconds East, 178.39 feet; thence South 19 degrees 54 minutes 19 seconds East, 115.00 feet; thence South 89 degrees 56 minutes 14 seconds West, 80.00 feet; thence South 00 degrees 03 minutes 46 seconds East, 164.55 feet to the point of beginning.

Containing 2.13 acres of land, more or less and being subject to easements and restrictions of record.

PARCEL C:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 1,084.93 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, and North 00 degrees 03 minutes 46 seconds West, 164.55 feet and North 89 degrees 56 minutes 14 seconds East, 80.00 feet and North 19 degrees

54 minutes 19 seconds West, 115.00 feet and North 68 degrees 21 minutes 36 seconds West, 178.39 feet and North 06 degrees 00 minutes 00 seconds East, 19.57 feet and North 84 degrees 14 minutes 58 seconds West, 106.00 feet and North 01 degrees 45 minutes 43 seconds West, 242.21 feet and North 88 degrees 14 minutes 17 seconds East, 122.36 feet and North 04 degrees 07 minutes 00 seconds East, 179.00 feet and South 88 degrees 14 minutes 17 seconds West, 190.00 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning and continuing South 88 degrees 14 minutes 17 seconds West, 120.00 feet; thence North 04 degrees 21 minutes 38 seconds West, 372.29 feet; thence South 79 degrees 11 minutes 10 seconds East, 160.63 feet; thence South 09 degrees 43 minutes 41 seconds West, 120.00 feet; thence South 02 degrees 48 minutes 57 seconds East, 219.31 feet to the point of beginning.

Containing 1.06 acres of land, more or less, and being subject to easements and restrictions of record.

2. As expanded in Paragraph 1 above, the legal description of the Condominium is as follows:

Part of the Northwest 1/4 of Section 33 and part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 175.07 feet; thence South 37 degrees 21 minutes 10 seconds West, 98.17 feet; thence South 42 degrees 19 minutes 28 seconds East, 351.56 feet; thence South 60 degrees 40 minutes 29 seconds East, 176.36 feet; thence North 89 degrees 53 minutes 50 seconds East, 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West, 600.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 701.55 feet along said North line of Section 33 and centerline of Nine Mile Road; thence South 00 degrees 03 minutes 30 seconds East, 1320.37 feet; thence South 21 degrees 20 minutes 54 seconds East, 547.38 feet; thence South 15 degrees 45 minutes 00 seconds East, 102.00 feet; thence North 75 degrees 30 minutes 00 seconds East, 222.00 feet; thence North 62 degrees 00 minutes 00 seconds East, 205.00 feet; thence South 27 degrees 30 minutes 00 seconds East, 50.00 feet; thence following two (2) courses along the Northerly lines of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, South 19 degrees 55 minutes 41 seconds West, 271.11 feet and South 89 degrees 56 minutes 14 seconds West, 1338.08 feet; thence North 00 degrees 03 minutes 46 seconds West, 368.88 feet; thence North 89 degrees 56 minutes 14 seconds East, 25.00 feet; thence North 01 degrees 45 minutes 43 seconds West, 242.21 feet; thence North 88 degrees 14 minutes 17 seconds East, 122.36 feet; thence North 04 degrees 07 minutes 00 seconds East, 179.00 feet; thence South 88 degrees 14 minutes 17 seconds West, 310.00 feet; thence North 04 degrees 21 minutes 38 seconds West, 372.29 feet; thence North 11 degrees 17 minutes 21 seconds East, 73.98 feet; thence North 63 degrees 33 minutes 03 seconds West, 120.80 feet; thence North 59 degrees 10 minutes 34 seconds West, 98.98 feet;

thence North 30 degrees 49 minutes 26 seconds East, 25.70 feet; thence North 43 degrees 39 minutes 31 seconds West, 120.00 feet; thence South 46 degrees 20 minutes 29 seconds West, 60.00 feet; thence North 59 degrees 10 minutes 34 seconds West, 40.00 feet; thence North 43 degrees 39 minutes 31 seconds West, 174.35 feet; thence South 11 degrees 00 minutes 00 seconds West, 167.94 feet; thence North 80 degrees 00 minutes 00 seconds West, 254.47 feet; thence North 00 degrees 10 minutes 00 seconds West, 649.99 feet to a point on the North line of said Section 32, said line also being the centerline of Nine Mile Road; thence South 89 degrees 56 minutes 00 seconds East, 438.01 feet to the point of beginning.

Containing 51.23 acres of land, more or less, excepting the North 60.00 feet thereof deeded to the City of Farmington Hills for road purposes.

3. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.54
2	.48
3	.48
4	.53
5	.59
6	.59
7	.52
8	.57
9	.54
10	.48
11	.48

12	.53
13	.49
14	.43
15	.43
16	.48
17	.49
18	.43
19	.43
20	.48
21	.54
22	.43
23	.43
24	.49
25	.54
26	.43
27	.43
28	.49
29	.54
30	.48
31	.48
32	.53
33	.54
34	.48
35	.48
36	.59
37	.49
38	.43
39	.43
40	.48
41	.49
42	.43
43	.43
44	.48
45	.59
46	.57
47	.59
48	.59
49	.57
50	.52
51	.59
52	.59
53	.59
54	.57
55	.59
56	.48
57	.48
58	.43
59	.54
60	.49
61	.43
62	.48
63	.53
64	.49
65	.43
66	.43
67	.48
68	.64
69	.48
70	.54
71	.48
72	.48
73	.54
74	.49
75	.43
76	.43
77	.49
78	.49
79	.43

80	.43
81	.49
82	.49
83	.43
84	.43
85	.49
86	.59
87	.54
88	.54
89	.48
90	.48
91	.54
92	.52
93	.48
94	.64
95	.55
96	.57
97	.53
98	.46
99	.46
100	.53
101	.64
102	.59
103	.50
104	.50
105	.53
106	.53
107	.46
108	.46
109	.53
110	.57
111	.53
112	.46
113	.46
114	.53
115	.53
116	.46
117	.46
118	.53
119	.49
120	.50
121	.64
122	.56
123	.59
124	.50
125	.58
126	.56
127	.49
128	.49
129	.58
130	.45
131	.46
132	.44
133	.53
134	.46
135	.46
136	.46
137	.53
138	.53
139	.44
140	.46
141	.53
142	.72
143	.58
144	.55
145	.55
146	.52
147	.53

148	.46
149	.46
150	.53
151	.53
152	.65
153	.65
154	.53
155	.49
156	.62
157	.56
158	.63
159	.54
160	.54
161	.71
162	.77
163	.72
164	.46
165	.54
166	.60
167	.46
168	.44
169	.45
170	.60
171	.46
172	.44
173	.45
174	.65
175	.49
176	.58
177	.65
178	.46
179	.49
180	.50
181	.46
182	.49
183	.46
184	.50
185	.45
186	.44
187	.53
188	.46
189	.49
190	.50
191	.46
192	.49
193	.53
194	.46
195	.53
Total	100.00

4. In accordance with Article VI of the Master Deed, the area designated as General Common Element surrounding each Unit with a patio, deck, fence, garden area, solarium, atrium, hot tub, sauna, swimming pool, bay window or addition is hereby converted to Limited Common Element to the extent of such improvement and all such improvements are hereby assigned to the Unit which they serve. The floor plans contained in the Condominium Subdivision Plan detail typical porches, decks, courtyards and other improvements. Variations from typical porches, decks, courtyards and all other improvements will be detailed in the "as built" Condominium Subdivision Plan which will be attached to the Consolidating Master Deed as Exhibit B.

5. Amended and added Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 4, 5, 6, 21, 22, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 and 52 of the Condominium Subdivision Plan of River Pines of Farmington

Condominium, as attached hereto, shall replace and supersede Sheets 1, 2, 3, 3A, 3B, 3C, 3D, 3E, 4, 5, 6, 21, 22, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 40 and 41 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as previously recorded.

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium including the Condominium Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, as previously recorded, is hereby ratified, confirmed and redeclared.

Dated: July ___, 1994.

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

_____

By: _____
Antonino DiFederico, President

_____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of July, 1994, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

_____

Notary Public, _____ County, MI
My Commission Expires: _____

DRAFTED BY AND WHEN RECORDED RETURN TO:

Michael A. Schwartz, Esq.
MAGER, MONAHAN, DONALDSON & ALBER, P.C.
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/16thAmend
6/21/94

REC... 1 9 1994

SEVENTEENTH AMENDMENT TO MASTER DEED
OF
RIVER PINES OF FARMINGTON CONDOMINIUM

Italo-American Condominium Corporation, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, as amended by the Sixteenth Amendment to Master Deed dated July 1, 1994, as recorded on July 7, 1994 in Liber 14812, Pages 416 through 462, Oakland County Records, being known as Oakland County Subdivision Plan No. 508 (collectively, the "Master Deed"), pursuant to Article V, Section 5.03 and Article X, Section 10.03(d) of the Master Deed, does hereby amend Article V of the Master Deed for the purpose of correcting certain arithmetic errors with respect to percentages of value of Units in the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Seventeenth Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.54 - 146.50
2	.48 - 130.50
3	.48 - 130.50
4	.53 - 144.00
5	.59 - 160.00
6	.59 - 160.00
7	.53 - 144.00
8	.58 - 157.50
9	.54 - 146.50
10	.48 - 130.50
11	.48 - 130.50
12	.53 - 144.00
13	.49 - 133.00
14	.44 - 119.50
15	.44 - 119.50
16	.48 - 130.50
17	.49 - 133.00
18	.44 - 119.50
19	.44 - 119.50
20	.48 - 130.50
21	.54 - 146.50
22	.44 - 119.50
23	.44 - 119.50
24	.49 - 133.00
25	.54 - 146.50
26	.44 - 119.50
27	.44 - 119.50
28	.49 - 133.00
29	.54 - 146.50
30	.48 - 130.50
31	.48 - 130.50
32	.53 144.00
33	.54 146.50
34	.48
35	.48 130.50
36	.60 - 163.00
37	.49 - 133.00
38	.44
39	.44 119.50
40	.48 - 130.50

41	.49-133.00 —
42	.44 - 119.50 —
43	.44 - 119.50 —
44	.48 - 130.50 —
45	.59 - 160.00 —
46	.58 - 157.50 —
47	.59 - 160.00 —
48	.59 160.00 —
49	.58 - 157.50 —
50	.53 - 144.00 —
51	.59 - 160.00 —
52	.59 - 160.00
53	.59 - 160.00
54	.58 - 157.50 —
55	.59 - 160.00
56	.48 - 130 50 —
57	.48 - 130.50 —
58	.44 - 119.50
59	.54 - 146.50 —
60	.49 - 133.00 —
61	.44 - 119.50 —
62	.48 - 130.50 —
63	.53 - 144.00 —
64	.49 - 133.00 —
65	.44 - 119.50
66	.44 - 119.50 —
67	.48 130 50 —
68	.66 - 179.00 —
69	.48 - 130.50
70	.54 - 146.50
71	.48 - 130.50
72	.48 - 130.50
73	.54 - 146.50
74	.49 - 133.00
75	.44 - 119.50
76	.44 119.50
77	.49 - 133.00
78	.49 - 133.00
79	.44 - 119 50
80	.44 - 119.50
81	.49 - 133.00
82	.49 - 133.00
83	.44 - 119.50
84	.44 - 119.50 —
85	.49 - 133.00
86	.59 - 160.00 —
87	.54 - 146.50
88	.54 - 146.50
89	.48 - 130.50 —
90	.48 - 130 50
91	.54 - 146.50
92	.53 - 144.00 —
93	.48 - 130.50
94	.65 - 176.50 —
95	.55 - 149.50 —
96	.58 - 157.50
97	.54 - 146.50
98	.46 - 125.00
99	.46 - 125.00
100	.54 - 146.50
101	.65 - 176.50
102	.59 - 160.00
103	.51 - 138.50
104	.51 - 138.50
105	.59 - 160.00
106	.54 - 146.50
107	.46 - 125.00 —
108	.46 - 125.00 —
109	.54 - 146.50
110	.58 - 157.50 —
111	.54 - 146.50

112	.46 - 125.00
113	.46 - 125.00
114	.54 - 146.50
115	.54 - 146.50
116	.46 - 125.00
117	.46 - 125.00
118	.54 - 146.50
119	.50 - 136.00
120	.51 - 138.50
121	.65 - 176.50
122	.56 - 152.00
123	.59 - 160.00
124	.51 - 138.50
125	.59 - 160.00
126	.56 - 152.00
127	.50 - 136.00
128	.50 - 136.00
129	.50 - 136.00
130	.45 - 122.00
131	.46 - 125.00
132	.45 - 122.00
133	.54 - 146.50
134	.47 - 127.50
135	.46 - 125.00
136	.46 - 125.00
137	.54 - 146.50
138	.54 - 146.50
139	.45 - 122.00
140	.46 - 125.00
141	.54 - 146.50
142	.74 - 201.00
143	.65 - 176.50
144	.55 - 149.50
145	.55 - 149.50
146	.53 - 144.00
147	.54 - 146.50
148	.46 - 125.00
149	.46 - 125.00
150	.54 - 146.50
151	.54 - 146.50
152	.46 - 125.00
153	.46 - 125.00
154	.60 - 163.00
155	.50 - 136.00
156	.50 - 136.00
157	.57 - 155.00
158	.55 - 149.50
159	.54 - 146.50
160	.54 - 146.50
161	.73 - 198.00
162	.55 - 149.50
163	.51 - 138.50
164	.46 - 125.00
165	.54 - 146.50
166	.60 - 163.00
167	.46 - 125.00
168	.45 - 122.00
169	.45 - 122.00
170	.60 - 163.00
171	.46 - 125.00
172	.45 - 122.00
173	.45 - 122.00
174	.67 - 182.00
175	.50 - 136.00
176	.59 - 160.00
177	.67 - 182.00
178	.46 - 125.00
179	.50 - 136.00
180	.51 - 138.50
181	.46 - 125.00
182	.50 - 136.00

183	.46 -125.00
184	.51 - 138.50
185	.45 - 122.00
186	.45 - 122.00
187	.54 - 146.50
188	.46 - 125.00
189	.50 - 136.00
190	.51 - 138.50
191	.46 - 125.00
192	.50 - 136.00
193	.54 - 146.50
194	.46 - 125.00
195	.54 - 146.50
Total	100.00

In all respects, other than as hereinabove indicated, the Master Deed of River Pines of Farmington Condominium including the Condominium Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, as previously recorded, is hereby ratified, confirmed and redeclared.

Dated: August ___, 1994.

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

_____

By: _____
Antonino DiFederico, President

_____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of August, 1994, by Antonino DiFederico, who is the President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

_____

Notary Public, _____ County, MI
My Commission Expires: _____

DRAFTED BY AND WHEN RECORDED RETURN TO:

Michael A. Schwartz, Esq.
MAGER, MONAHAN, DONALDSON & ALBER, P.C.
2400 First National Building
Detroit, Michigan 48226

4115/02/AmendMD/17thAmend
8/9/94

River Pines of Farmington Condominium Assn.
Schedule of Monthly Association Fees
Effective Jan. 1, 1995
(Reflecting % of Value as
stated in the 17th Amendment)

Percentage of Value	Amount
.44	$119.50
.45	122.00
.46	125.00
.47	127.50
.48	130.50
.49	133.00
.50	136.00
.51	138.50
.53	144.00
.54	146.50
.55	149.50
.56	152.00
.57	155.00
.58	157.50
.59	160.00
.60	163.00
.65	176.50
.66	179.00
.67	182.00
.73	198.00
.74	201.00

Rtn to: Eisenberger's Copy Kd 10-20-95

EIGHTEENTH AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, as amended by the Sixteenth Amendment to Master Deed, dated July 1, 1994, as recorded on July 7, 1994 in Liber 14812, Pages 416 through 462, Oakland County Records, as amended by the Seventeenth Amendment to Master Deed, dated August 17, 1994, as recorded on August 22, 1994 in Liber 14925, Pages 596 through 600, Oakland County Records, being known as Oakland County Condominium Subdivision Plan No. 508 (collectively, the "Master Deed"), does hereby amend Articles II, V and VII of the Master Deed, and the Condominium Subdivision Plan, being Exhibit B to the Master Deed of River Pines of Farmington Condominium for the purpose of adding land, converting convertible areas, correcting classification of prior established Units, adding Units 196 through 228 to the Condominium, amending the legal description for the land on which the Developer may expand the Condominium Project, and adjusting the percentages of value due to the addition and reclassification of Units to the Condominium and the surveyor's determination of Units with walkout basements. Upon the recordation in the office of the Register of Deeds of Oakland County of this Eighteenth Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

PARCEL A:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at the Northwest corner of Lot 1 of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records; thence from said point of beginning North 27 degrees 30 minutes 00 seconds West, 50.00 feet; thence South 62 degrees 00 minutes 00 seconds West, 205.00 feet; thence South 75 degrees 30 minutes 00 seconds West, 222.00 feet; thence North 15 degrees 45 minutes 00 seconds West, 102.00 feet; thence North 21 degrees 20 minutes 54 seconds West, 547.38 feet; thence North 89 degrees 51 minutes 11 seconds East, 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet to a point on the North line of Bridgeman Avenue (public, 60 feet wide); thence South 74 degrees 58 minutes 54 seconds West, 45.15 feet along said North line of Bridgeman Avenue to the Northeast corner of said Lot 1 of "Fendt's Hilldale Subdivision"; thence North 70 degrees 05 minutes 26 seconds West, 250.00 feet along the North line of said Lot 1 to the point of beginning.

Containing 10.26 acres of land, more or less, and being subject to all easements and restrictions of record.

PARCEL B:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County Michigan, described as:

Beginning at a point distant South 89 degrees 56 minutes 14 seconds West, 1,338.08 feet along the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records and North 00 degrees 03 minutes 46 seconds West, 368.88 feet from the Northeast corner of Lot 7 of said "Fendt's Hilldale Subdivision"; thence from said point of beginning South 89 degrees 56 minutes 14 seconds West, 140.00 feet; thence North 02 degrees 21 minutes 57 seconds West, 415.40 feet; thence North 88 degrees 14 minutes 17 seconds East, 310.00 feet; thence South 04 degrees 07 minutes 00 seconds West 179.00 feet; thence South 88 degrees 14 minutes 17 seconds West, 122.36 feet; thence South 01 degrees 45 minutes 43 seconds East, 242.21 feet; thence South 89 degrees 56 minutes 14 seconds West, 25.00 feet to the point of beginning.

Containing 2.14 acres of land, more or less, and being subject to all easements and restrictions of record.

2. Article II of the Master Deed as set forth below shall replace and supersede Article II of the original Master Deed, as amended, and Article II of the original Master Deed, as amended, shall be of no further force or effect:

AMENDED ARTICLE II OF THE MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 33 and part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East,

City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 175.07 feet; thence South 37 degrees 21 minutes 10 seconds West, 98.17 feet; thence South 42 degrees 19 minutes 28 seconds East, 351.56 feet; thence South 60 degrees 40 minutes 29 seconds East, 176.36 feet; thence North 89 degrees 53 minutes 50 seconds East, 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West, 600.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 701.55 feet along the North line of said Section 33 and centerline of Nine Mile Road; thence South 00 degrees 03 minutes 30 seconds East, 1320.37 feet; thence North 89 degrees 51 minutes 11 seconds East 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet; thence the following four (4) courses and distances along the Northerly lines of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, (1) South 74 degrees 58 minutes 54 seconds West 45.15 feet, (2) North 70 degrees 05 minutes 26 seconds West 250.00 feet, (3) South 19 degrees 55 minutes 41 seconds West, 271.11 feet, and (4) South 89 degrees 56 minutes 14 seconds West, 1338.08 feet; thence North 00 degrees 03 minutes 46 seconds West, 368.88 feet; thence South 89 degrees 56 minutes 14 seconds West, 140.00 feet; thence North 02 degrees 21 minutes 57 seconds West, 415.40 feet; thence North 04 degrees 21 minutes 38 seconds West, 372.29 feet; thence North 11 degrees 17 minutes 21 seconds East, 73.98 feet; thence North 63 degrees 33 minutes 03 seconds West, 120.80 feet; thence North 59 degrees 10 minutes 34 seconds West, 98.98 feet; thence North 30 degrees 49 minutes 26 seconds East, 25.70 feet; thence North 43 degrees 39 minutes 31 seconds West, 120.00 feet; thence South 46 degrees 20 minutes 29 seconds West, 60.00 feet; thence North 59 degrees 10 minutes 34 seconds West, 40.00 feet; thence North 43 degrees 39 minutes 31 seconds West, 174.35 feet; thence South 11 degrees 00 minutes 00 seconds West, 167.94 feet; thence North 80 degrees 00 minutes 00 seconds West, 254.47 feet; thence North 00 degrees 10 minutes 00 seconds West, 649.99 feet to a point on the North line of said Section 32, said line also being the centerline of Nine Mile Road; thence South 89 degrees 56 minutes 00 seconds East, 438.01 feet to the point of beginning.

Containing 63.63 acres of land, more or less, excepting the North 60.00 feet thereof deeded to the City of Farmington Hills for road purposes.

3. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 Percentage of Value and Voting Rights. The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included

in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value			
1	.54	146.50	.46	
2	.48	130.50	.41	129
3	.48	130.50	.41	
4	.53		.45	
5	.59	160	.51	160
6	.59	160	.51	160
7	.53		.45	
8	.58	157.50	.50	157
9	.50		.46	
10			.41	129
11			.41	
12			.45	
13			.42	132
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32			.45	
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34			.41	
35			.41	
36			.51	160
37			.42	132
38			.38	
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40			.41	
41			.42	132
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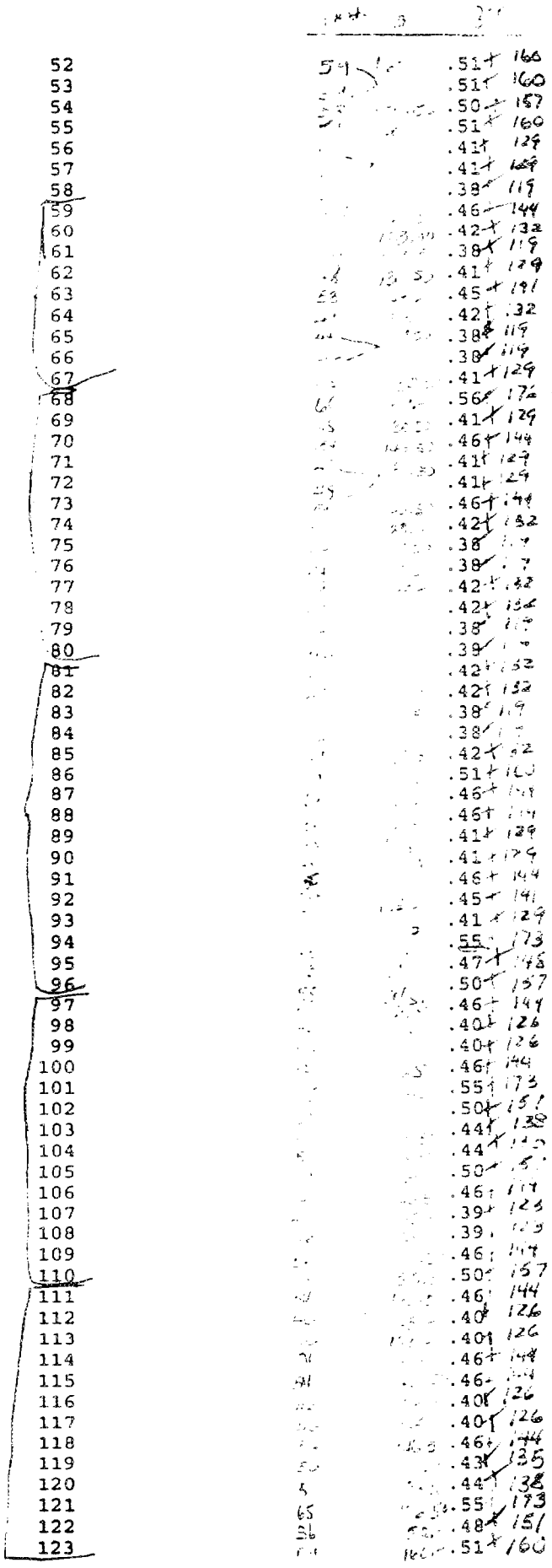
50			.45	141
51			.51	160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17th & 18th

124			.43	135
125			.50	157
126			.48	151
127			.43	135
128			.43	135
129			.43	135
130			.46	144
131			.40	126
132			.38	119
133			.39	123
134			.40	126
135			.40	126
136			.40	126
137			.46	144
138			.46	144
139			.38	119
140			.40	126
141			.46	144
142			(63)	198
143			.55	173
144			.47	148
145			.47	148
146			.45	141
147			.46	144
148			.39	123
149			.39	123
150			.46	144
151			.46	144
152			.39	123
153			.39	123
154			.51	160
155			.43	135
156			.43	135
157			.49	154
158			.47	148
159			.46	144
160			.46	144
161			.63	198
162			.47	148
163			.43	135
164			.40	126
~~165~~			.58	182
166			.39	123
167			.39	123
168			.38	119
169			.39	123
170	163		.51	160
171			.39	123
172			.38	119
173			.39	123
174	183		.53	166
175	136		.45	141
176			.39	123
177	183		.58	182
178	125		.40	126
179	136		.43	135
180	138.50		.50	157
181			.44	138
182			.40	126
183			.40	126
184			.41	130
185			.39	123
186			.38	119
187			.46	144
188			.40	126
189			.43	135
190			.43	135
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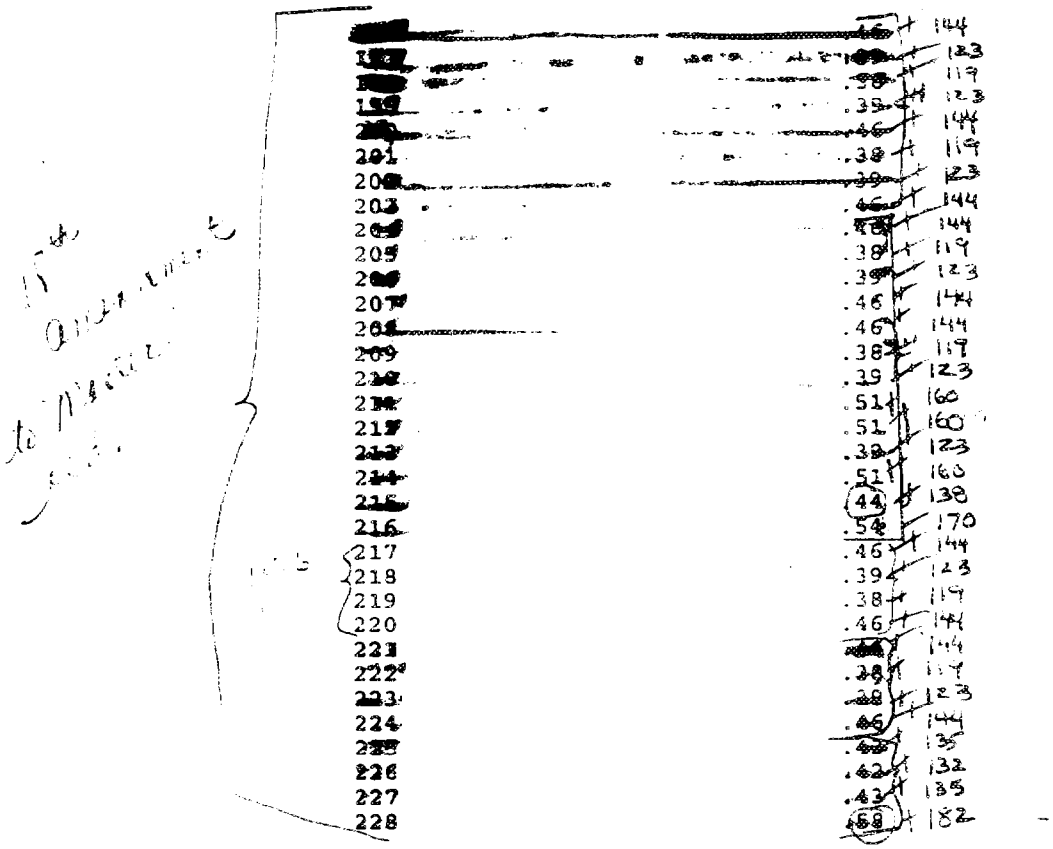
~~45-95 Sundries~~



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203	.46	144
204	.38	119
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206	.46	144
207	.46	144
208	.38	119
209	.39	123
210	.51	160
211	.51	160
212	.39	123
213	.51	160
214	.44	138
215	.54	170
216	.46	144
217	.39	123
218	.38	119
219	.46	144
220		144
221		119
222		123
223		144
224		135
225	.42	132
226	.43	135
227	.58	182
228		
Total	100.00	

4. In accordance with Article VI of the Master Deed, the area designated as General Common Element surrounding each Unit with a patio, deck, fence, garden area, solarium, atrium, hot tub, sauna, swimming pool, bay window or addition is hereby converted to Limited Common Element to the extent of such improvement and all such improvements are hereby assigned to the Unit which they serve. The floor plans contained in the Condominium Subdivision Plan detail typical porches, decks, courtyards and other improvements. Variations from typical porches, decks, courtyards and all other improvements will be detailed in the "as built" Condominium Subdivision Plan which will be attached to the Consolidating Master Deed as Exhibit B.

5. Article VII, Section 7.01 of the Master Deed as set forth below shall replace and supersede Article VII, Section 7.01 of the original Master Deed, as amended, and Article VII, Section 7.01 of the original Master Deed, as amended, shall be of no further force of effect:

AMENDED ARTICLE VII, SECTION 7.01 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

7.01 Right to Expand or Contract. As of the date this Eighteenth Amendment to Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of one hundred thirteen (113) buildings containing two hundred twenty-eight (228) Units on the land described in Article II above, all as shown on the Condominium Subdivision Plan. However, the Developer reserves the right to expand the number of buildings and Units to be constructed on some portion of the land described as follows:

PARCEL A:

Parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of Section 33 and centerline of Nine Mile Road from the Northwest corner of Section 33 and Northeast corner of Section 32; thence from said point of beginning and continuing along said North Section line and Nine Mile Road centerline North 89 degrees 53 minutes 50 seconds East, 329.67 feet; thence South 00 degrees 10 minutes 04 seconds East, 600.00 feet; thence North 60 degrees 40 minutes 29 seconds West, 176.36 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 37 degrees 21 minutes 10 seconds East, 98.17 feet; thence North 00 degrees 10 minutes 04 seconds West, 175.07 feet to the point of beginning.

Containing 3.74 acres of land, more or less and the rights of the public or any governmental agency over Nine Mile Road.

PARCEL B:

Parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 56 minutes 00 seconds West, 438.01 feet along the North line of Section 32 and centerline of Nine Mile Road from the Northeast corner of said Section 32; thence from said point of beginning South 00 degrees 10 minutes 00 seconds East, 649.99 feet; thence South 80 degrees 00 minutes 00 seconds East, 254.47 feet; thence North 11 degrees 00 minutes 00 seconds East, 167.94 feet; thence South 43 degrees 39 minutes 31 seconds East, 174.35 feet; thence South 59 degrees 10 minutes 34 seconds East, 40.00 feet; thence North 46 degrees 20 minutes 29 seconds East, 60.00 feet; thence South 43 degrees 39 minutes 31 seconds East, 120.00 feet; thence South 30 degrees 49 minutes 26 seconds West, 25.70 feet; thence South 59 degrees 10 minutes 34 seconds East, 98.98 feet; thence South 11 degrees 17 minutes 21 seconds West, 73.98 feet; thence South 04 degrees 21 minutes 38 seconds East, 372.29 feet; thence South 02 degrees 21 minutes 57 seconds East, 415.40 feet; thence North 89 degrees 56 minutes 14 seconds East, 140.00 feet; thence South 00 degrees 03 minutes 46 seconds East, 368.88 feet; thence along the Northerly line of "Fendt's Hilldale Subdivision," as recorded in Liber 62, Page 42, Oakland County Records, South 89 degrees 56 minutes 14 seconds West, 472.82 feet; thence North 00 degrees 10 minutes 04 seconds West, 747.65 feet; thence North 89 degrees 49 minutes 38 seconds West, 874.54 feet; thence North 00 degrees 10 minutes 01 seconds West, 1,326.22 feet; thence along said North line of Section 32 and Nine Mile Road centerline South 89 degrees 56 minutes 00 seconds East, 436.60 feet to the point of beginning.

Containing 31.05 acres of land, more or less and the rights of the public or any governmental agency over Nine Mile Road.

The Developer shall have the right to expand the Condominium Project up to a total of sixty-two (62) additional buildings

comprising a maximum of one hundred seventy-two (172) additional Units. Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of buildings and/or Units in this Condominium Project may, at the option of the Developer or its successors or assigns, from time to time, within a period ending March 2, 2002, be increased as aforesaid or contracted to any number determined by the Developer in its sole judgment, but in no event shall the number of buildings be less than one (1) or more than one hundred seventy-five (175) and the number of Units be less than two hundred twenty-eight (228) or more than four hundred (400). The Developer further reserves the right to withdraw land from the area described in this Section 7.01 and to modify the legal description of the boundaries thereof.

6. Amended and added Sheets 1, 1A, 2, 3, 3A, 3C, 3D, 3E, 3F, 3G, 4, 5, 6, 7, 8, 9, 13, 16, 17, 18, 21, 22, 25, 29, 30, 31, 33, 34, 42, 43, 44, 45, 46, 47, 48, 50, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 and 63 of the Condominium Subdivision Plan of River Pines of Farmington Condominium, as attached hereto, shall replace, supersede and/or supplement Sheets 1, 2, 3, 3A, 3C, 3D, 3E, 3F, 3G, 4, 5, 6, 7, 8, 9, 13, 16, 17, 18, 21, 22, 25, 29, 30, 31, 33 and 34 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as previously recorded.

In all respects, other than as indicated above, the previously recorded Master Deed of River Pines of Farmington Condominium, including the Condominium Bylaws and Condominium Subdivision Plan attached thereto as Exhibits A and B, respectively, is hereby ratified, confirmed and redeclared.

Dated: October 18th, 1995.

WITNESSES:

Giulia DiFederico

Janise K Quill

ITALO-AMERICAN CONDOMINIUM-CORPORATION,
a Michigan corporation

By: _____
Antonino DiFederico, President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 18th day of October, 1995, by Antonino DiFederico, President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

_____

Notary Public, _____ County, MI
My Commission Expires: _____

JANISE KAY QUILL
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXPIRES 12/10/98
ACTING IN OAKLAND

DRAFTED BY AND WHEN RECORDED RETURN TO:

Michael A. Schwartz, Esq.
MAGER, MERCER, SCOTT & ALBER, P.C.
755 West Big Beaver Road, Suite 1700
Troy, Michigan 48084
(810) 362-8212

4115/02/AmendMD/18thAmend
10/18/95

NINETEENTH AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, as amended by the Sixteenth Amendment to Master Deed, dated July 1, 1994, as recorded on July 7, 1994 in Liber 14812, Pages 416 through 462, Oakland County Records, as amended by the Seventeenth Amendment to Master Deed, dated August 17, 1994, as recorded on August 22, 1994 in Liber 14925, Pages 596 through 600, Oakland County Records, as amended by the Eighteenth Amendment to Master Deed, dated October 18, 1995, as recorded on October 31, 1995 in Liber 15785, Pages 160 through 215, Oakland County Records, being known as Oakland County Condominium Subdivision Plan No. 508 (collectively, the "Master Deed"), hereby amends Articles II, V and VII of the Master Deed, and the Condominium Subdivision Plan, being Exhibit B to the Master Deed for the purpose of adding land, correcting classification of prior established Units, adding Units 229 through 274 to the Condominium, amending the legal description for the land on which the Developer may expand the Condominium Project, and adjusting the percentages of value due to the addition and reclassification of Units to the Condominium. Upon the recordation in the office

of the Register of Deeds of Oakland County of this Nineteenth Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

A parcel of land located in parts of the Northwest 1/4 of Section 33, and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant South 00 degrees 10 minutes 04 seconds East 1,141.29 feet along the East line of Section 32 and West Line of Section 33 from the Northeast corner of Section 32; thence from said point of beginning North 55 degrees 52 minutes 48 seconds East, 20.12 feet; thence North 34 degrees 27 minutes 39 seconds East, 61.86 feet; thence South 56 degrees 25 minutes 49 seconds East, 132.02 feet; thence South 82 degrees 00 minutes 38 seconds East, 148.71 feet; thence South 04 degrees 21 minutes 38 seconds East, 118.87 feet; thence South 02 degrees 21 minutes 57 seconds East, 415.40 feet; thence North 89 degrees 56 minutes 14 seconds East 140.00 feet; thence South 00 degrees 03 minutes 46 seconds East, 368.88 feet to a point on the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62 of Plats, Page 42, Oakland County Records; thence along, in part, said North Subdivision line South 89 degrees 56 minutes 14 seconds West, 472.82 feet; thence along, in part, the East line of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 00 degrees 10 minutes 04 seconds West 747.65 feet; thence along the North Line of said "Green Hill Commons No. 3" North 89 degrees 49 minutes 38 seconds West 186.36 feet; thence North 00 degrees 20 minutes 00 seconds East 153.48 feet; thence South 89 degrees 40 minutes 00 seconds East 59.39 feet; thence South 89 degrees 37 minutes 21 seconds East 76.30 feet; thence North 55 degrees 52 minutes 48 seconds East 59.47 feet to the point of beginning.

Containing 8.88 acres of land, more or less, and being subject to all easements and restrictions of record.

2. Article II of the Master Deed as set forth below shall replace and supersede Article II of the original Master Deed, as amended, and Article II of the original Master Deed, as amended, shall be of no further force or effect:

AMENDED ARTICLE II OF THE MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 33 and also part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 175.07 feet; thence South 37 degrees 21 minutes 10 seconds West, 98.17 feet; thence South 42 degrees 19 minutes 28 seconds East, 351.56 feet; thence

South 60 degrees 40 minutes 29 seconds East, 176.36 feet; thence North 89 degrees 53 minutes 50 seconds East, 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West, 600.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 701.55 feet along the North line of said Section 33 and centerline of Nine Mile Road; thence South 00 degrees 03 minutes 30 seconds East, 1,320.37 feet; thence North 89 degrees 51 minutes 11 seconds East 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet; thence the following four (4) courses and distances along the Northerly lines of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, (1) South 74 degrees 58 minutes 54 seconds West 45.15 feet, (2) North 70 degrees 05 minutes 26 seconds West 250.00 feet, (3) South 19 degrees 55 minutes 41 seconds West, 271.11 feet, and (4) South 89 degrees 56 minutes 14 seconds West, 1,810.90 feet; thence along, in part, the East line of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 00 degrees 10 minutes 04 seconds West 747.65 feet; thence along the North Line of said "Green Hill Commons No. 3" North 89 degrees 49 minutes 38 seconds West 186.36 feet; thence North 00 degrees 20 minutes 00 seconds East 153.48 feet; thence South 89 degrees 40 minutes 00 seconds East 59.39 feet; thence South 89 degrees 37 minutes 21 seconds East 76.30 feet; thence North 55 degrees 52 minutes 48 seconds East 79.59 feet; thence North 34 degrees 27 minutes 39 seconds East, 61.86 feet; thence South 56 degrees 25 minutes 49 seconds East, 132.02 feet; thence South 82 degrees 00 minutes 38 seconds East, 148.71 feet; thence North 04 degrees 21 minutes 38 seconds West, 253.41 feet; thence North 11 degrees 17 minutes 21 seconds East, 73.98 feet; thence North 63 degrees 33 minutes 03 seconds West, 120.80 feet; thence North 59 degrees 10 minutes 34 seconds West, 98.98 feet; thence North 30 degrees 49 minutes 26 seconds East, 25.70 feet; thence North 43 degrees 39 minutes 31 seconds West, 120.00 feet; thence South 46 degrees 20 minutes 29 seconds West, 60.00 feet; thence North 59 degrees 10 minutes 34 seconds West, 40.00 feet; thence North 43 degrees 39 minutes 31 seconds West, 174.35 feet; thence South 11 degrees 00 minutes 00 seconds West, 167.94 feet; thence North 80 degrees 00 minutes 00 seconds West, 254.47 feet; thence North 00 degrees 10 minutes 00 seconds West, 649.99 feet to a point on the North line of said Section 32, said line also being the centerline of Nine Mile Road; thence South 89 degrees 56 minutes 00 seconds East, 438.01 feet to the point of beginning.

Containing 72.52 acres of land, excepting the North 60.00 feet thereof deeded to the City of Farmington Hills for road purposes.

3. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 Percentage of Value and Voting Rights. The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The

amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.39
2	.34
3	.34
4	.38
5	.42
6	.42
7	.37
8	.41
9	.39
10	.34
11	.34
12	.38
13	.35
14	.32
15	.32
16	.34
17	.35
18	.32
19	.32
20	.34
21	.39
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26	.32
27	.32
28	.35
29	.39
30	.34
31	.34
32	.38
33	.39
34	.34
35	.34
36	.42
37	.35
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39	.32
40	.34
41	.35
42	.32
43	.32
44	.34
45	.42
46	.41
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51							.42		.36				
52							.42		2				
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118							.38						
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196										.39
197										.33
198										.32
199										.33
200										.39
201										.32
202										.33
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209										.32
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213										.32
214										.43
215										.36
216										.45
217										.32
218										.33
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224										.39
225										.36
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253										.33
254										.39
255										.42
256										.42
257										.42

258		.36
259		.44
260		.33
261		.36
262		.36
263		.36
264		.39
265		.33
266		.32
267		.32
268		.32
269		.33
270		.32
271		.32
272		.36
273		.42
274		.36
Total		100.00

5. Article VII, Section 7.01 of the Master Deed as set forth below shall replace and supersede Article VII, Section 7.01 of the original Master Deed, as amended, and Article VII, Section 7.01 of the original Master Deed, as amended, shall be of no further force of effect:

AMENDED ARTICLE VII, SECTION 7.01 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

7.01 **Right to Expand or Contract.** As of the date this Nineteenth Amendment to Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of one hundred thirty-six (136) buildings containing two hundred seventy-four (274) Units on the land described in Article II above, all as shown on the Condominium Subdivision Plan. However, the Developer reserves the right to expand the number of buildings and Units to be constructed on some portion of the land described as follows:

PARCEL A:

A parcel of land located in parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of Section 33 and centerline of Nine Mile Road from the Northwest corner of Section 33 and Northeast corner of Section 32; thence from said point of beginning and continuing along said North Section line and Nine Mile Road centerline North 89 degrees 53 minutes 50 seconds East, 329.67 feet; thence South 00 degrees 10 minutes 04 seconds East, 600.00 feet; thence North 60 degrees 40 minutes 29 seconds West, 176.36 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 37 degrees 21 minutes 10 seconds East, 98.17 feet; thence North 00 degrees 10 minutes 04 seconds West, 175.07 feet to the point of beginning.

Containing 3.74 acres of land, more or less and the rights of the public or any governmental agency over Nine Mile Road.

PARCEL B:

A parcel of land located in parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 56 minutes 00 seconds West, 438.01 feet along the North line of Section 32 and centerline of Nine Mile Road from the Northeast corner of said Section 32; thence from said point of beginning South 00 degrees 10 minutes 00 seconds East, 649.99 feet; thence South 80 degrees 00 minutes 00 seconds East, 254.47 feet; thence North 11 degrees 00 minutes 00 seconds East, 167.94 feet; thence South 43 degrees 39 minutes 31 seconds East, 174.35 feet; thence South 59 degrees 10 minutes 34 seconds East, 40.00 feet; thence North 46 degrees 20 minutes 29 seconds East, 60.00 feet; thence South 43 degrees 39 minutes 31 seconds East, 120.00 feet; thence South 30 degrees 49 minutes 26 seconds West, 25.70 feet; thence South 59 degrees 10 minutes 34 seconds East, 98.98 feet; thence South 63 degrees 33 minutes 03 seconds East, 120.80 feet; thence South 11 degrees 17 minutes 21 seconds West, 73.98 feet; thence South 04 degrees 21 minutes 38 seconds East, 253.41 feet; thence North 82 degrees 00 minutes 38 seconds West, 148.71 feet; thence North 56 degrees 25 minutes 49 seconds West, 132.02 feet; thence South 34 degrees 27 minutes 39 seconds West, 61.86 feet; thence South 55 degrees 52 minutes 48 seconds West, 79.59 feet; thence North 89 degrees 37 minutes 21 seconds West, 76.30 feet; thence North 89 degrees 40 minutes 00 seconds West, 59.39 feet; thence South 00 degrees 20 minutes 00 seconds West, 153.48 feet; thence along the North Line of "Green Hill Commons No. 3" recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 89 degrees 49 minutes 38 seconds West, 688.18 feet; thence North 00 degrees 10 minutes 01 seconds West, 1,326.22 feet; thence along said North line of Section 32 and Nine Mile Road centerline South 89 degrees 56 minutes 00 seconds East, 436.50 feet to the point of beginning.

Containing 22.17 acres of land and being subject to easements and restrictions of record.

The Developer shall have the right to expand the Condominium Project up to a total of thirty-nine (39) additional buildings containing a maximum of one hundred twenty-six (126) additional Units. Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of buildings and/or Units in this Condominium Project may, at the option of the Developer or its successors or assigns, from time to time, within a period ending March 2, 2002, be increased as aforesaid or contracted to any number determined by the Developer in its sole judgment, but in no event shall the number of buildings be less than one (1) nor more than one hundred seventy-five (175) and the number of Units be less than two hundred seventy-four (274) nor more than four hundred (400). The Developer further reserves the right to withdraw land from the area described in this Section 7.01 and to modify the legal description of the boundaries thereof.

6. Amended and added Sheets 1, 1A, 2, 3, 3B, 3D, 3E, 3F, 3G, 3H, 3I, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 46, 47, 48, 53, 54, 58, 62 and 64 of the Condominium Subdivision Plan of River Pines of Farmington Condominium, as attached hereto, shall replace, supersede and/or supplement Sheets 1, 1A, 2, 3, 3B, 3D, 3E, 3F, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 46, 47, 48, 53, 54, 58, and 62 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as previously recorded.

In all respects, other than as indicated above, the previously recorded Master Deed of River Pines of Farmington Condominium, including the Condominium Bylaws and Condominium Subdivision Plan attached thereto as Exhibits A and B, respectively, is hereby ratified, confirmed and redeclared.

Dated: October ___, 1996.

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By: _____
Antonino DiFederico, President

_____

_____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of October, 1996, by Antonino DiFederico, President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

_____

Notary Public, _____ County, MI
My Commission Expires: _____

DRAFTED BY AND WHEN RECORDED RETURN TO:

Michael A. Schwartz, Esq.
MAGER, MERCER, SCOTT & ALBER, P.C.
755 West Big Beaver Road, Suite 1700
Troy, Michigan 48084
(810) 362-8212

4115/02/AmendMD/19thAmend
10/2/96

Recorded on October 25,
1996 in Liber 16715,
Pages 522 through 561,
Oakland County Records

TWENTIETH AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, as amended by the Sixteenth Amendment to Master Deed, dated July 1, 1994, as recorded on July 7, 1994 in Liber 14812, Pages 416 through 462, Oakland County Records, as amended by the Seventeenth Amendment to Master Deed, dated August 17, 1994, as recorded on August 22, 1994 in Liber 14925, Pages 596 through 600, Oakland County Records, as amended by the Eighteenth Amendment to Master Deed, dated October 18, 1995, as recorded on October 31, 1995 in Liber 15785, Pages 160 through 215, Oakland County Records, as amended by the Nineteenth Amendment to Master Deed, recorded on November 21, 1995 in Liber 15832, Pages 707 and 708, Oakland County Records, being known as Oakland County Condominium Subdivision Plan No. 508 (collectively, the "Master Deed"), hereby amends Articles II, V and VII of the Master Deed, and the Condominium Subdivision Plan, being Exhibit B to the Master Deed for the purpose of adding land, correcting classification of prior established Units, adding Units 229 through 274 to the Condominium, amending the legal description for the land on which the Developer may expand the Condominium Project, and adjusting the percentages of value due to the

addition and reclassification of Units to the Condominium. Upon the recordation in the office of the Register of Deeds of Oakland County of this Twentieth Amendment, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land shall be added to the Condominium Project:

A parcel of land located in parts of the Northwest 1/4 of Section 33, and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant South 00 degrees 10 minutes 04 seconds East 1,141.29 feet along the East line of Section 32 and West Line of Section 33 from the Northeast corner of Section 32; thence from said point of beginning North 55 degrees 52 minutes 48 seconds East, 20.12 feet; thence North 34 degrees 27 minutes 39 seconds East, 61.86 feet; thence South 56 degrees 25 minutes 49 seconds East, 132.02 feet; thence South 82 degrees 00 minutes 38 seconds East, 148.71 feet; thence South 04 degrees 21 minutes 38 seconds East, 118.87 feet; thence South 02 degrees 21 minutes 57 seconds East, 415.40 feet; thence North 89 degrees 56 minutes 14 seconds East 140.00 feet; thence South 00 degrees 03 minutes 46 seconds East, 368.88 feet to a point on the North line of "Fendt's Hilldale Subdivision" as recorded in Liber 62 of Plats, Page 42, Oakland County Records; thence along, in part, said North Subdivision line South 89 degrees 56 minutes 14 seconds West, 472.82 feet; thence along, in part, the East line of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 00 degrees 10 minutes 04 seconds West 747.65 feet; thence along the North Line of said "Green Hill Commons No. 3" North 89 degrees 49 minutes 38 seconds West 186.36 feet; thence North 00 degrees 20 minutes 00 seconds East 153.48 feet; thence South 89 degrees 40 minutes 00 seconds East 59.39 feet; thence South 89 degrees 37 minutes 21 seconds East 76.30 feet; thence North 55 degrees 52 minutes 48 seconds East 59.47 feet to the point of beginning.

Containing 8.88 acres of land, more or less, and being subject to all easements and restrictions of record.

2. Article II of the Master Deed as set forth below shall replace and supersede Article II of the original Master Deed, as amended, and Article II of the original Master Deed, as amended, shall be of no further force or effect:

AMENDED ARTICLE II OF THE MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 33 and also part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 175.07 feet; thence South 37 degrees 21 minutes 10 seconds West, 98.17 feet; thence South 42

degrees 19 minutes 28 seconds East, 351.56 feet; thence South 60 degrees 40 minutes 29 seconds East, 176.36 feet; thence North 89 degrees 53 minutes 50 seconds East, 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West, 600.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 701.55 feet along the North line of said Section 33 and centerline of Nine Mile Road; thence South 00 degrees 03 minutes 30 seconds East, 1,320.37 feet; thence North 89 degrees 51 minutes 11 seconds East 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet; thence the following four (4) courses and distances along the Northerly lines of "Fendt's Hilldale Subdivision" as recorded in Liber 62, Page 42, Oakland County Records, (1) South 74 degrees 58 minutes 54 seconds West 45.15 feet, (2) North 70 degrees 05 minutes 26 seconds West 250.00 feet, (3) South 19 degrees 55 minutes 41 seconds West, 271.11 feet, and (4) South 89 degrees 56 minutes 14 seconds West, 1,810.90 feet; thence along, in part, the East line of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 00 degrees 10 minutes 04 seconds West 747.65 feet; thence along the North Line of said "Green Hill Commons No. 3" North 89 degrees 49 minutes 38 seconds West 186.36 feet; thence North 00 degrees 20 minutes 00 seconds East 153.48 feet; thence South 89 degrees 40 minutes 00 seconds East 59.39 feet; thence South 89 degrees 37 minutes 21 seconds East 76.30 feet; thence North 55 degrees 52 minutes 48 seconds East 79.59 feet; thence North 34 degrees 27 minutes 39 seconds East, 61.86 feet; thence South 56 degrees 25 minutes 49 seconds East, 132.02 feet; thence South 82 degrees 00 minutes 38 seconds East, 148.71 feet; thence North 04 degrees 21 minutes 38 seconds West, 253.41 feet; thence North 11 degrees 17 minutes 21 seconds East, 73.98 feet; thence North 63 degrees 33 minutes 03 seconds West, 120.80 feet; thence North 59 degrees 10 minutes 34 seconds West, 98.98 feet; thence North 30 degrees 49 minutes 26 seconds East, 25.70 feet; thence North 43 degrees 39 minutes 31 seconds West, 120.00 feet; thence South 46 degrees 20 minutes 29 seconds West, 60.00 feet; thence North 59 degrees 10 minutes 34 seconds West, 40.00 feet; thence North 43 degrees 39 minutes 31 seconds West, 174.35 feet; thence South 11 degrees 00 minutes 00 seconds West, 167.94 feet; thence North 80 degrees 00 minutes 00 seconds West, 254.47 feet; thence North 00 degrees 10 minutes 00 seconds West, 649.99 feet to a point on the North line of said Section 32, said line also being the centerline of Nine Mile Road; thence South 89 degrees 56 minutes 00 seconds East, 438.01 feet to the point of beginning.

Containing 72.52 acres of land, excepting the North 60.00 feet thereof deeded to the City of Farmington Hills for road purposes.

3. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 Percentage of Value and Voting Rights. The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit.

excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.39
2	.34
3	.34
4	.38
5	.42
6	.42
7	.37
8	.41
9	.39
10	.34
11	.34
12	.38
13	.35
14	.32
15	.32
16	.34
17	.35
18	.32
19	.32
20	.34
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25	.39
26	.32
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29	.39
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31	.34
32	.38
33	.39
34	.34
35	.34
36	.42
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43	.32
44	.34
45	.42
46	.41

47	.42
48	.42
49	.41
50	.37
51	.42
52	.42
53	.42
54	.41
55	.42
56	.34
57	.34
58	.32
59	.39
60	.35
61	.32
62	.34
63	.38
64	.35
65	.32
66	.32
67	.34
68	.46
69	.34
70	.39
71	.34
72	.34
73	.39
74	.35
75	.32
76	.32
77	.35
78	.35
79	.32
80	.32
81	.35
82	.35
83	.32
84	.32
85	.35
86	.42
87	.39
88	.39
89	.34
90	.34
91	.39
92	.37
93	.34
94	.45
95	.40
96	.41
97	.38
98	.33
99	.33
100	.38
101	.45
102	.42
103	.36
104	.36
105	.42
106	.38
107	.33
108	.33
109	.38
110	.41
111	.38
112	.33
113	.33
114	.38
115	.38
116	.33

117	.33
118	.38
119	.35
120	.36
121	.45
122	.51
123	.36
124	.36
125	.42
126	.51
127	.35
128	.35
129	.35
130	.38
131	.33
132	.32
133	.32
134	.42
135	.33
136	.33
137	.38
138	.38
139	.33
140	.32
141	.38
142	.53
143	.45
144	.40
145	.40
146	.37
147	.38
148	.33
149	.33
150	.32
151	.38
152	.33
153	.33
154	.42
155	.35
156	.35
157	.41
158	.40
159	.39
160	.39
161	.51
162	.40
163	.36
164	.33
165	.47
166	.32
167	.33
168	.32
169	.32
170	.42
171	.33
172	.32
173	.32
174	.44
175	.38
176	.33
177	.47
178	.33
179	.36
180	.42
181	.36
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225	.36
226	.35
227	.36
228	.47
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233	.32
234	.36
235	.42
236	.36
237	.36
238	.42
239	.39
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241	.32
242	.39
243	.39
244	.33
245	.32
246	.39
247	.39
248	.33
249	.32
250	.39
251	.39
252	.32
253	.33
254	.39
255	.42
256	.42

257	.42
258	.36
259	.44
260	.33
261	.36
262	.36
263	.36
264	.39
265	.33
266	.32
267	.32
268	.32
269	.33
270	.32
271	.32
272	.36
273	.42
274	.36
Total	100.00

5. Article VII, Section 7.01 of the Master Deed as set forth below shall replace and supersede Article VII, Section 7.01 of the original Master Deed, as amended, and Article VII, Section 7.01 of the original Master Deed, as amended, shall be of no further force of effect:

AMENDED ARTICLE VII, SECTION 7.01 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

7.01 Right to Expand or Contract. As of the date this Twentieth Amendment to Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of one hundred thirty-six (136) buildings containing two hundred seventy-four (274) Units on the land described in Article II above, all as shown on the Condominium Subdivision Plan. However, the Developer reserves the right to expand the number of buildings and Units to be constructed on some portion of the land described as follows:

PARCEL A:

A parcel of land located in parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of Section 33 and centerline of Nine Mile Road from the Northwest corner of Section 33 and Northeast corner of Section 32; thence from said point of beginning and continuing along said North Section line and Nine Mile Road centerline North 89 degrees 53 minutes 50 seconds East, 329.67 feet; thence South 00 degrees 10 minutes 04 seconds East, 600.00 feet; thence North 60 degrees 40 minutes 29 seconds West, 176.36 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 37 degrees 21 minutes 10 seconds East, 98.17 feet; thence North 00 degrees 10 minutes 04 seconds West, 175.07 feet to the point of beginning.

Containing 3.74 acres of land, more or less and the rights of the public or any governmental agency over Nine Mile Road.

PARCEL B:

A parcel of land located in parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 56 minutes 00 seconds West, 438.01 feet along the North line of Section 32 and centerline of Nine Mile Road from the Northeast corner of said Section 32; thence from said point of beginning South 00 degrees 10 minutes 00 seconds East, 649.99 feet; thence South 80 degrees 00 minutes 00 seconds East, 254.47 feet; thence North 11 degrees 00 minutes 00 seconds East, 167.94 feet; thence South 43 degrees 39 minutes 31 seconds East, 174.35 feet; thence South 59 degrees 10 minutes 34 seconds East, 40.00 feet; thence North 46 degrees 20 minutes 29 seconds East, 60.00 feet; thence South 43 degrees 39 minutes 31 seconds East, 120.00 feet; thence South 30 degrees 49 minutes 26 seconds West, 25.70 feet; thence South 59 degrees 10 minutes 34 seconds East, 98.98 feet; thence South 63 degrees 33 minutes 03 seconds East, 120.80 feet; thence South 11 degrees 17 minutes 21 seconds West, 73.98 feet; thence South 04 degrees 21 minutes 38 seconds East, 253.41 feet; thence North 82 degrees 00 minutes 38 seconds West, 148.71 feet; thence North 56 degrees 25 minutes 49 seconds West, 132.02 feet; thence South 34 degrees 27 minutes 39 seconds West, 61.86 feet; thence South 55 degrees 52 minutes 48 seconds West, 79.59 feet; thence North 89 degrees 37 minutes 21 seconds West, 76.30 feet; thence North 89 degrees 40 minutes 00 seconds West, 59.39 feet; thence South 00 degrees 20 minutes 00 seconds West, 153.48 feet; thence along the North Line of "Green Hill Commons No. 3" recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 89 degrees 49 minutes 38 seconds West, 688.18 feet; thence North 00 degrees 10 minutes 01 seconds West, 1,326.22 feet; thence along said North line of Section 32 and Nine Mile Road centerline South 89 degrees 56 minutes 00 seconds East, 436.50 feet to the point of beginning.

Containing 22.17 acres of land and being subject to easements and restrictions of record.

The Developer shall have the right to expand the Condominium Project up to a total of thirty-nine (39) additional buildings containing a maximum of one hundred twenty-six (126) additional Units. Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of buildings and/or Units in this Condominium Project may, at the option of the Developer or its successors or assigns, from time to time, within a period ending March 2, 2002, be increased as aforesaid or contracted to any number determined by the Developer in its sole judgment, but in no event shall the number of buildings be less than one (1) nor more than one hundred seventy-five (175) and the number of Units be less than two hundred seventy-four (274) nor more than four hundred (400). The Developer further reserves the right to withdraw land from the area described in this Section 7.01 and to modify the legal description of the boundaries thereof.

6. Amended and added Sheets 1, 1A, 2, 3, 3B, 3D, 3E, 3F, 3G, 3H, 3I, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 46, 47, 48, 53, 54, 58, 62 and 64 of the Condominium Subdivision Plan of River Pines of Farmington Condominium, as attached hereto, shall replace, supersede and/or supplement Sheets 1, 1A, 2, 3, 3B, 3D, 3E, 3F, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 46, 47, 48, 53, 54, 58, and 62 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as previously recorded.

In all respects, other than as indicated above, the previously recorded Master Deed of River Pines of Farmington Condominium, including the Condominium Bylaws and Condominium Subdivision Plan attached thereto as Exhibits A and B, respectively, is hereby ratified, confirmed and redeclared.

Dated: October 9, 1996.

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

/s/ George J. Mager, Jr.
George J. Mager, Jr.

By: /s/ Antonino DiFederico
Antonino DiFederico, President

/s/ Louise A. Evans
Louise A. Evans

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 9th day of October, 1996, by Antonino DiFederico, President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the corporation.

/s/ Christine S. Brown
Christine S. Brown
Notary Public, Oakland County, MI
My Commission Expires: 2-18-99

DRAFTED BY AND WHEN RECORDED RETURN TO:

Michael A. Schwartz, Esq.
MAGER, MERCER, SCOTT & ALBER, P.C.
755 West Big Beaver Road, Suite 1700
Troy, Michigan 48084
(810) 362-8212

4115/02/AmendMD/20thAmend
10/2/96

REPLAT NO.17
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

NOTE

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED 8-18-86. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

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

DEVELOPER
ITALO-AMERICAN CONDOMINIUM CORP.
21971 FARMINGTON RD.
FARMINGTON HILLS, MI. 48024

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 33 AND ALSO PART OF THE NORTHEAST 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°53'30" E. 33.00 FEET ALONG THE NORTH LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 175.67 FEET; THENCE S. 37°21'50" W. 98.37 FEET; THENCE S. 43°59'28" E. 351.56 FEET; THENCE S. 60°40'29" E. 176.36 FEET; THENCE N. 89°53'30" E. 197.05 FEET; THENCE N. 00°10'04" W. 600.00 FEET; THENCE N. 89°53'58" E. 701.35 FEET ALONG THE NORTH LINE OF SAID SECTION 33 AND CENTERLINE OF NINE MILE ROAD; THENCE S. 00°03'30" E. 1,320.37 FEET; THENCE N. 89°51'13" E. 923.43 FEET; THENCE S. 00°06'05" E. 576.22 FEET; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF "PONTIAC HILLDALE SUBDIVISION" AS RECORDED IN LIBER 62, PAGE 42, OAKLAND COUNTY RECORDS, S. 74°58'54" W. 45.15 FEET, N. 76°05'26" W. 258.00 FEET, S. 19°55'41" W. 293.33 FEET AND S. 63°56'14" W. 1,088.99 FEET; THENCE ALONG, IN PART, THE EAST LINE OF "GREEN HILL COMMONS NO. 3" AS RECORDED IN LIBER 157, PAGES 27 AND 28, OAKLAND COUNTY RECORDS, N. 00°10'04" W. 767.65 FEET; THENCE ALONG THE NORTH LINE OF SAID "GREEN HILL COMMONS NO. 3" N. 89°49'30" W. 166.36 FEET; THENCE N. 00°38'00" E. 283.48 FEET; THENCE E. 89°46'00" E. 55.39 FEET; THENCE S. 89°37'31" E. 74.38 FEET; THENCE N. 89°53'48" E. 75.59 FEET; THENCE N. 34°37'39" E. 83.64 FEET; THENCE S. 64°38'49" E. 133.45 FEET; THENCE S. 83°00'38" E. 168.73 FEET; THENCE N. 86°21'36" W. 293.61 FEET; THENCE N. 13°47'21" E. 73.96 FEET; THENCE N. 63°33'03" W. 120.00 FEET; THENCE N. 89°18'36" W. 96.89 FEET; THENCE N. 38°49'26" E. 25.78 FEET; THENCE N. 63°39'51" W. 128.66 FEET; THENCE S. 46°28'29" W. 60.00 FEET; THENCE N. 89°18'36" W. 60.00 FEET; THENCE N. 63°39'51" W. 174.35 FEET; THENCE S. 11°00'09" W. 167.94 FEET; THENCE N. 86°00'00" W. 254.43 FEET; THENCE N. 00°10'00" W. 649.99 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE S. 89°56'00" E. 436.01 FEET TO THE POINT OF BEGINNING CONTAINING 72.51 ACRES OF LAND EXCEPTING THE NORTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

SHEET INDEX

* 1. TITLE PAGE
* 1A. SHEET INDEX (CONT.)
* 2. SURVEY & COMPOSITE PLAN
* 3. SITE PLAN
3A. SITE PLAN
* 3B. UTILITY PLAN
3C. UTILITY PLAN
* 3D. SITE PLAN
* 3E. UTILITY PLAN * 3F. SITE PLAN * 3G. UTILITY PLAN * 3H. SITE PLAN * 3I. UTILITY PLAN
* 4. FLOOD PLAIN PLAN
5. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1,5,6,9,13,17,24,28,29,33,37,41,45,47,48,51,52,53,55,59,60,64, 70,73,74,77,78,81,82,85,86,88,91)
6. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1,5,6,9,13,17,24,28,29,33,37,41,45,47,48,51,52,53,55,59,60,64, 70,73,74,77,78,81,82,85,86,88,91)
7. TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
8. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
9. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
10. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2,3,7,10,11,14,15,16,19,22,23,26,27,30,31,34,35,38,39,42,43,50,57,58,61,62,65,66, 67,71,72,75,76,79,80,83,84,89,90,92,93,144)
11. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2,3,7,10,11,14,15,16,19,22,23,26,27,30,31,34,35,38,39,42,43,50,57,58,61,62,65,66, 67,71,72,75,76,79,80,83,84,89,90,92,93,144)
12. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60,61,62,64,65,66,68 THRU 84, 86 THRU 92,) AND "C" (UNIT 1,2,3,5,6,7,9,10,11,13,14,15,17,18,19,22,23,24,26 THRU 31,33,34,35,37,38,39,41,42,43,45,47,48,50,51,52,53,55,57,58,59,146)
13. TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
14. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60,61,62,64,65,66,68 THRU 84, 86 THRU 92,163) AND "C" (UNIT 1,2,3,5,6,7,9,10,11,13,14,15,17,18,19,22,23,24,26 THRU 31,33,34,35,37,38,39,41,42,43,45,47,48,50,51,52,53,55,57,58,59,146)
15. PERIMETER PLAN FOR BUILDINGS 4,6,12,17,21,87,91,92
16. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21,25,36,68,196)
17. TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21,25,36,68,196)
18. CROSS SECTION FOR UNIT TYPE "D" (UNIT 21,25,36,68,196)
19. PERIMETER PLAN FOR BUILDINGS 70,85,93.
20. PERIMETER PLAN FOR BUILDINGS 96,97,100,101,102.
21. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS 94-97, 100-102, 108-109, 111, 114-116, 118, 121, 125, 130, 137, 138, 141, 143, 147, 151, 158, 167, 195, 198, 200, 202, 204, 207, 208, 216, 220, 223, 224, 229, 230, 238, 240, 242, 243, 246, 247, 250, 261, 264-267, 269, 272)
22. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS SAME AS SHEET 21)
23. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95,123,124)
24. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95,123,124)
25. TYPICAL CROSS SECTION FOR UNIT TYPES "A-2", "A-4", "C-2" & "C2-1" (UNITS 94-97, 100-102, 108-109, 111-116, 118, 121, 123-125, 130, 135-138, 143, 147, 151, 158, 167, 195, 198, 200, 202, 204, 207, 208, 216, 220, 223, 224, 229, 230, 238, 240, 242, 243, 246, 247, 250, 261, 264-267, 269, 272)
26. INTENTIONALLY DELETED
27. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "C2-1" (UNITS 88, 98, 103, 104, 106, 113, 119, 120, 126, 134, 141, 142, 145, 146, 148, 149, 152, 153, 155, 156, 159, 160, 162, 163, 165, 166, 168, 169, 171, 172, 174, 175, 177, 178, 180, 181, 183, 184, 186, 187, 189, 190, 192, 193, 196, 199, 201, 203, 205, 206, 209, 210, 212, 214, 215, 217, 218, 219, 221, 222, 225, 226, 227, 228, 231, 232, 233, 234, 235, 236, 237, 239, 241, 244, 245, 248, 249, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 262, 263, 268, 270, 271)
28. PERIMETER PLAN FOR BUILDINGS 103, 106, 154, 157 (UNITS 97-100, 102-105, 111-114, 118-119)

29. TYPICAL BASEMENT FLOOR PLAN FOR UNIT TYPE "E" (UNITS 87, 89, 107-109, 133, 150, 152, 154, 157, 160, 164, 169, 172, 188, 190, 191, 194, 213, 253, 255, 261, 267, 268, 270)
30. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29)
31. TYPICAL CROSS SECTION FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29)
32. PERIMETER PLAN FOR BUILDING 155 (UNITS 134, 135, 136, 137)
33. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "D-2" (UNITS 102, 126, 154, 156, 161, 168, 170, 173, 176, 211, 212, 214, 228)
34. TYPICAL SECOND FLOOR PLAN & CROSS SECTION FOR UNIT TYPE "D-2" (UNITS SAME AS SHEET 33)
35. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "D-3" (UNIT 142 ONLY)
36. TYPICAL SECOND FLOOR PLAN & CROSS SECTION FOR UNIT TYPE "D-3" (UNIT 142 ONLY)

8-18-86
PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

ZEIMET WOZNIAK

1"

INDEX

* 53 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "H" (UNITS 174,259)
* 54 TYPICAL CROSS SECTION FOR UNIT TYPE "H" (UNITS 174,259)
55 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-5" (UNIT 213)
56 TYPICAL CROSS SECTION FOR UNIT TYPE "C-5" (UNIT 213)
57 PERIMETER PLAN FOR BUILDING 112 (UNITS 196-199)
* 58 PERIMETER PLAN FOR BUILDINGS 6,114,115,150,152,158,159,160 (UNITS 136-141, 200-207, 221-224, 239-254)
59 PERIMETER PLAN FOR BUILDING 116 (UNITS 208-211)
60 INTENTIONALLY DELETED
61 PERIMETER PLAN FOR BUILDING 153 (UNITS 225-228)
* 62 PERIMETER PLAN FOR BUILDINGS 63, 65, 145 (UNITS 166-169, 230-233, 268-271)
63 PERIMETER PLAN FOR BUILDING 117 (UNITS 212-214)
* 64 PERIMETER PLAN FOR BUILDING NO. 151 (UNITS 217-220)

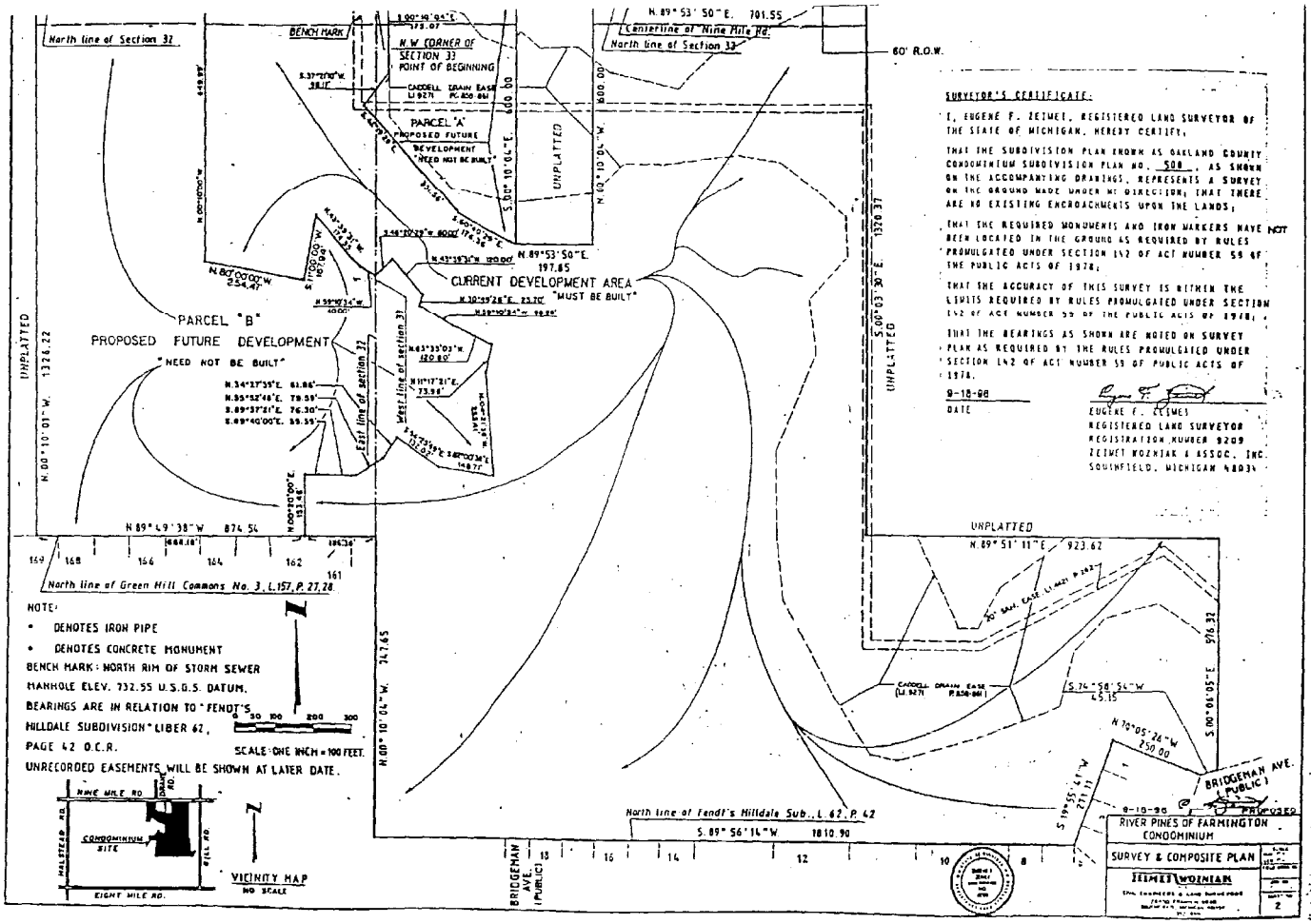
9-16-98 PROPOSED

REVISIONS			
NO.	BY	DATE	
DRAWN BY	CHECKED BY	DATE	

RIVER PINES OF FARMINGTON CONDOMINIUM

SHEET INDEX

SHEET NO. 1A



SURVEYOR'S CERTIFICATE:

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY,

THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

9-18-98
DATE

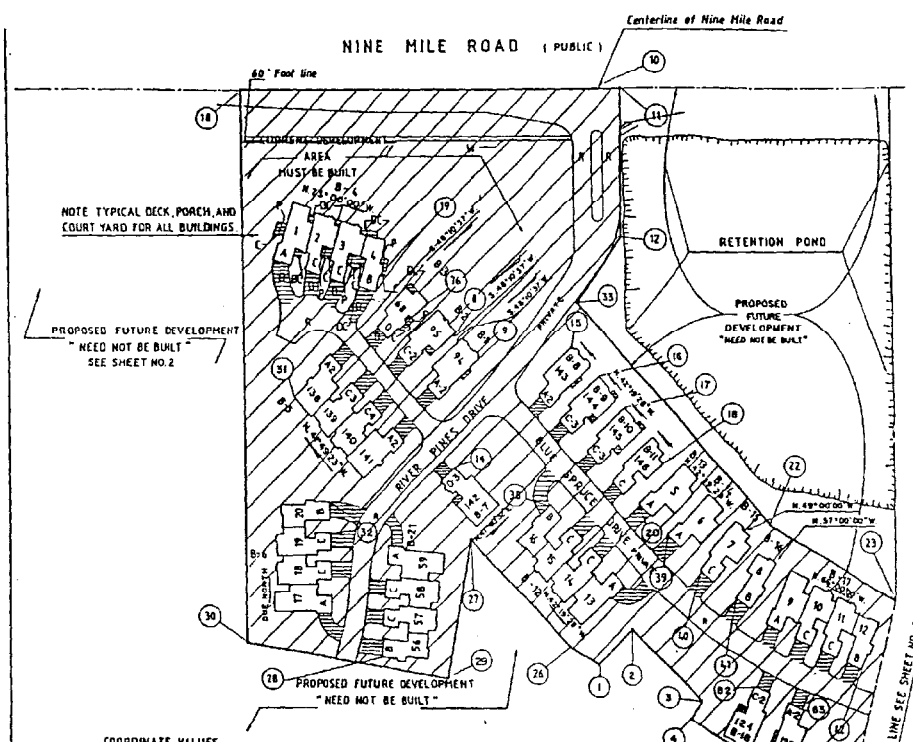
EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9209
ZEIMET WOZNIAK & ASSOC., INC.
SOUTHFIELD, MICHIGAN 48034

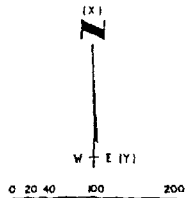
RIVER PINES OF FARMINGTON CONDOMINIUM

SURVEY & COMPOSITE PLAN

ZEIMET WOZNIAK

2





SCALE: ONE INCH = 50 FEET.

NOTE

3 DENOTES UNIT NUMBER
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
D DENOTES DRIVE - LIMITED COMMON ELEMENT
W DENOTES WALK - GENERAL COMMON ELEMENT
(3) DENOTES COORDINATE
N 00°00'00"W. DENOTES BUILDING BEARING
P DENOTES PORCH
C DENOTES COURT YARD — LIMITED COMMON ELEMENT
DC DENOTES DECK
WALKS WILL BE SHOWN ON AS BUILT DRAWINGS
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT

GARAGES ARE LIMITED COMMON ELEMENT
SEE FLOOR PLANS DETAIL OF PORCHS, DECKS, & COURT YARDS
UNITS 1 THRU 274 "MUST BE BUILT"
B-1 DENOTES BUILDING NUMBER
R DENOTES ROAD
LETTERS A,B,C,D,E,G & H WITHIN UNITS DENOTE UNIT TYPE

FLOOR PLANS DETAIL TYPICAL PORCHES, DECKS AND COURTYARDS. VARIATIONS FROM TYPICAL PORCHES, DECKS AND COURTYARDS WILL BE DETAILED IN THE CONSOLIDATING MASTER DEED. CONVERTIBLE AREA IS CONVERTED TO LIMITED COMMON ELEMENT TO ACCOMODATE THE CONSTRUCTION OF ALL PORCHES, DECKS AND COURTYARDS.

COORDINATE VALUES

PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
1	4324.54	5001.24	10	5000.00	5000.00	19	4745	4727	28	4333	4730
2	4365.97	5044.65	11	5000.65	5032.99	20	4514	5049	29	4306.32	4814.48
3	4279.15	5127.49	12	4824.99	5033.51	21	———	———	30	4350.51	4563.87
4	4257.08	5114.32	13	———	———	22	4487.83	5230.66	31	4637	4623
5	———	———	14	4556	4824	23	4400.65	5364.42	32	4516	4668
6	———	———	15	4693	4969	24	4152.55	5307.47	33	4746.95	4973.95
7	———	———	16	4659	5001	25	4286.36	5199.32	34	———	———
8	4716	4827	17	4622	5035	26	4345.04	4966.89	35	———	———
9	4784	4856	18	4557	5079	27	4471.18	4846.52	36	———	———

PT.	NORTH	EAST
37	———	———
38	4511	4939
39	4478	5082
40	4435	5123
41	4398	5165
42	4317	5322

PT.	NORTH	EAST
62	4490.95	4468.40
74	4751	4794
82	4293.5	5187.0
83	4267.9	5249.5

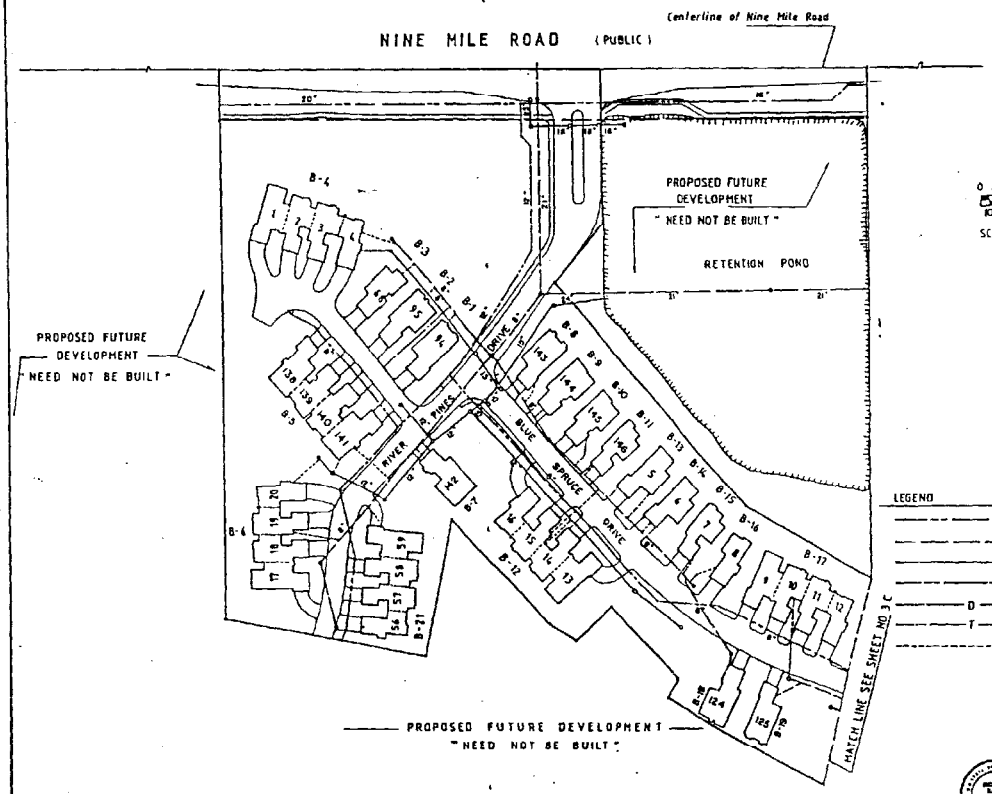
D-18-96 PROPOSED

REVISIONS
11-96
10-11-96

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

SHEET 3



(X)

W E (Y)

0 20 40 100 200
10 30 50

SCALE: ONE INCH = 50 FEET.

NOTE

3 DENOTES UNIT NUMBER

• DENOTES IRON PIPE

• DENOTES CONCRETE MONUMENT

ALL SANITARY SEWER LEADS ARE 6"

GAS, POWER, AND PHONE LINES WILL BE SHOWN ON AS BUILT DRAWINGS.

UTILITY METERS WILL BE SHOWN ON AS BUILT DRAWINGS.

12" DENOTES SIZE OF UTILITY

B-2 DENOTES BUILDING NUMBER

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

8-16-95

PROPOSED

REVISIONS	
ITEM	DATE

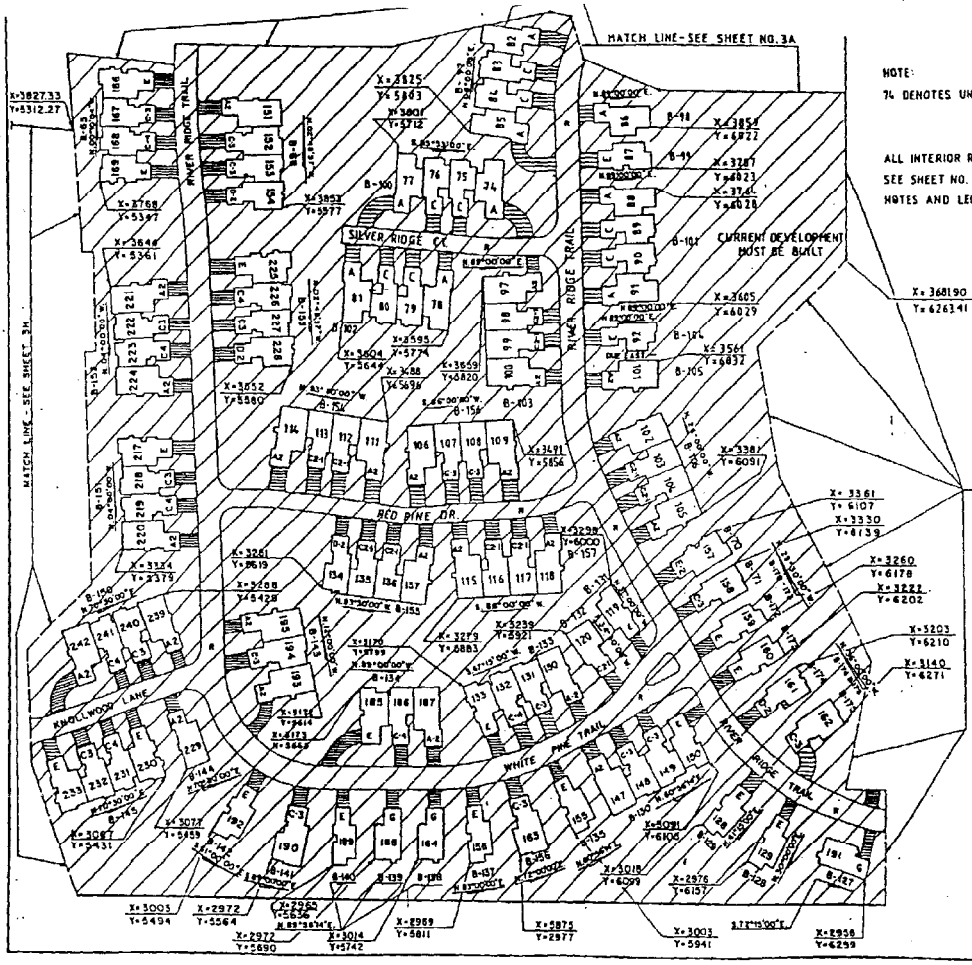
RIVER PINES OF FARMINGTON CONDOMINIUM

UTILITY PLAN

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

38



NOTE:

74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND

0 20 40 100 180
10 30 30

SCALE: ONE INCH = 50 FT.

8-10-00 PROPOSED

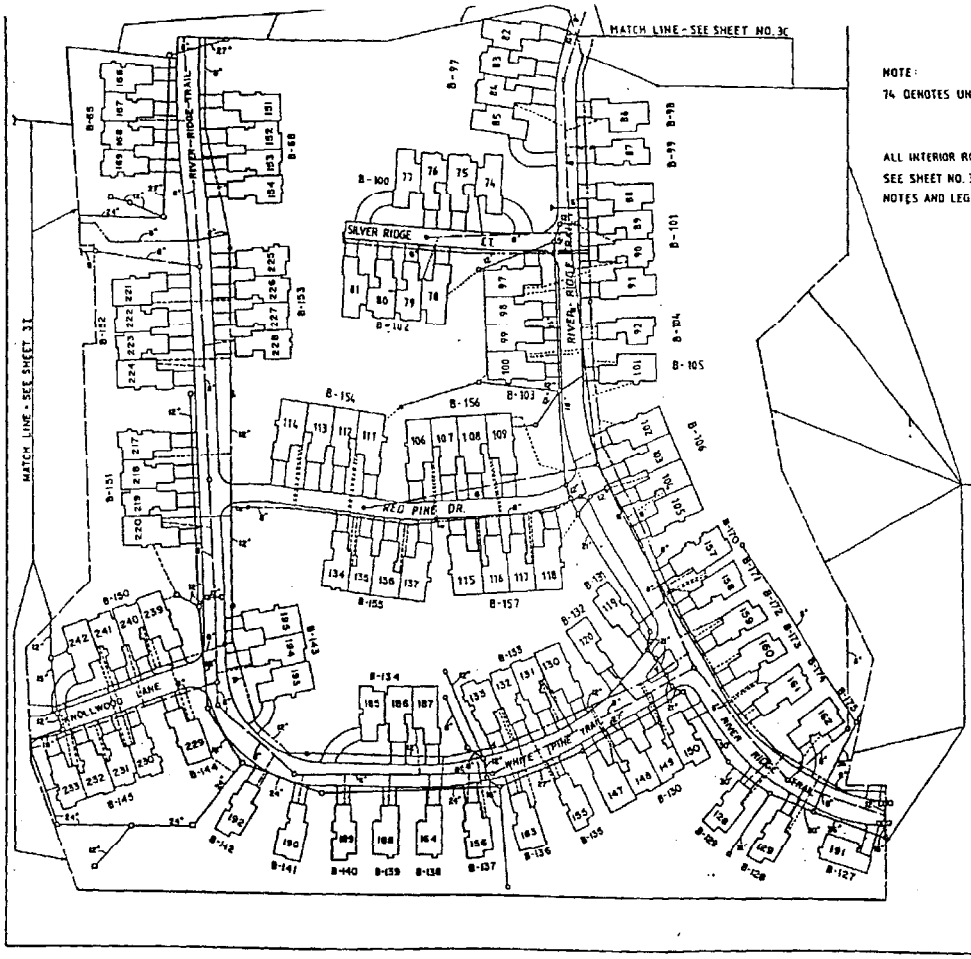
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

REIMER WOJNIAK

30



NOTE:

74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO. 3B FOR ADDITIONAL NOTES AND LEGEND

0 20 40 100 150
10 30 50

SCALE: ONE INCH = 50 FT.

9-18-98

PROPOSED

REVISIONS	ITEM	DATE BY
		10-6-98

RIVER PINES OF FARMINGTON CONDOMINIUM

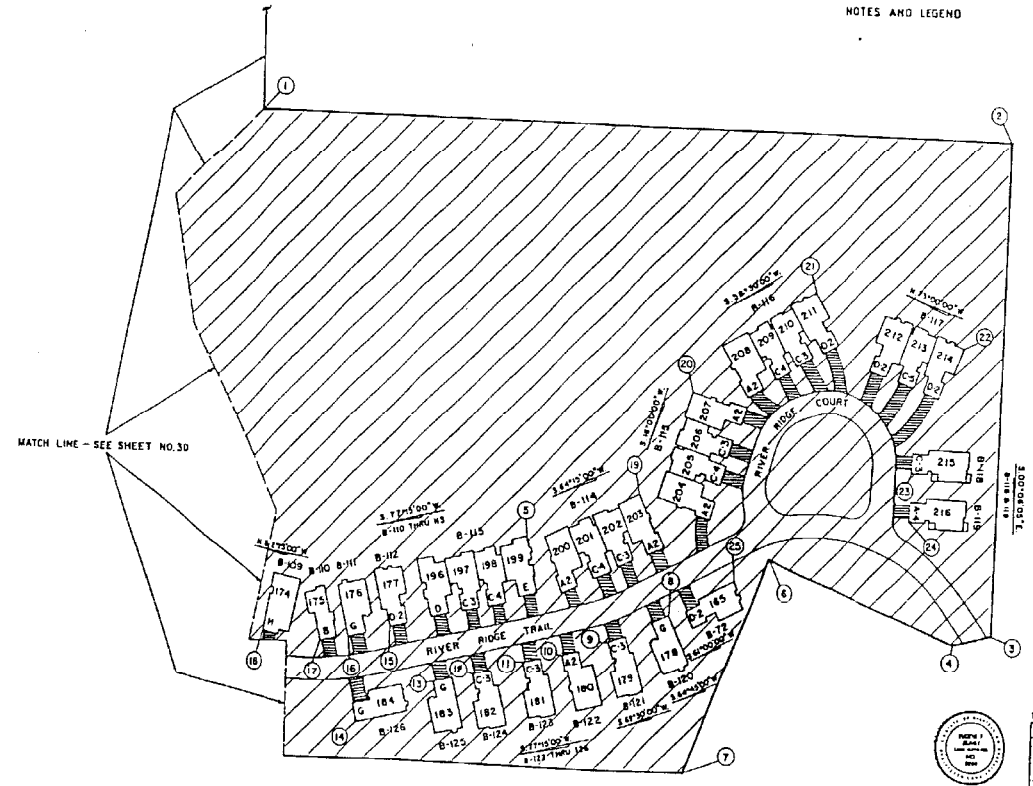
UTILITY PLAN

HEMMET WORNIAK

3E

NOTE:
74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO. 3 FOR ADDITIONAL
NOTES AND LEGEND



0 20 40 100 150
10 30 50

SCALE: ONE INCH = 50 FT.

COORDINATE VALUES					
PT.	NORTH	EAST	PT.	NORTH	EAST
1	3681.90	6263.41	2	3884.27	7187.03
3	3107.95	7188.05	4	3096.25	7144.44
5	3196	6609	6	3181.38	6909.38
7	2926.50	6816.98	8	3111	6793
9	3076	6718	10	3059	6662
11	3049	6613	12	3033	6552
13	3021	6507	14	2969	6416
15	3084	6451	16	3071	6402
17	3065	6366	18	3072	6294
19	3250	6750	20	3371	6803
21	3496	6953	22	3439	7139
23	3235	7083	24	3290	7083
25	3154	6867			

9-18-98 PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

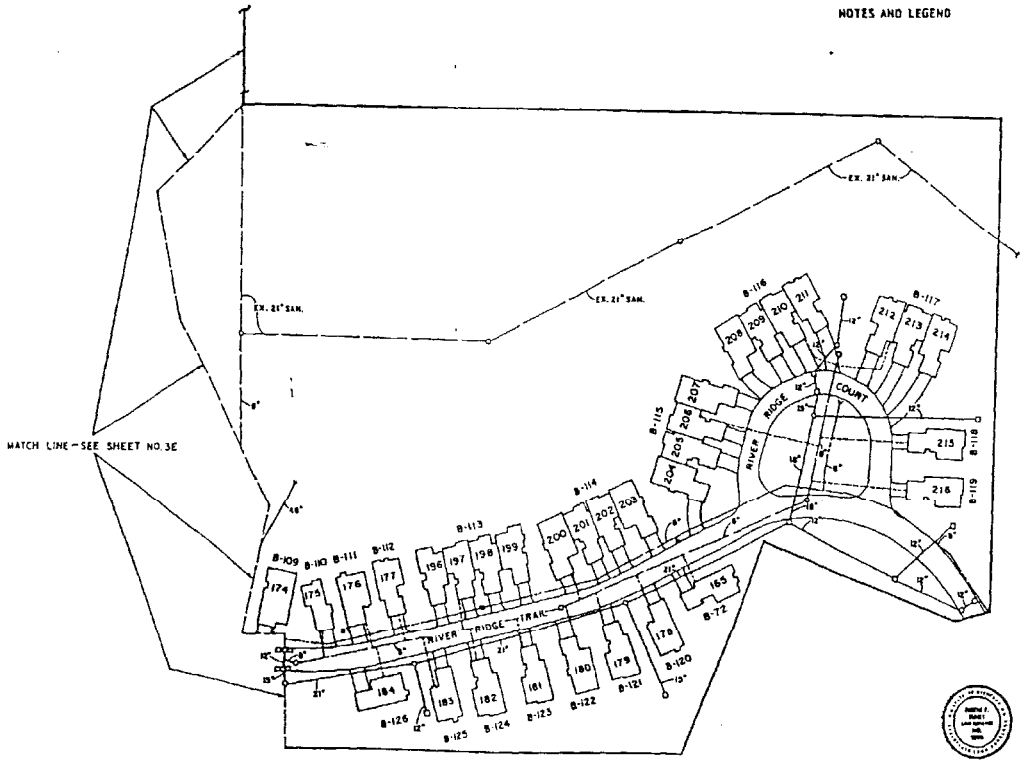
FARMER WOLNIAK
CIVIL ENGINEERS & LAND SURVEYORS

NOTE:
74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO. 3B FOR ADDITIONAL
NOTES AND LEGEND

0 20 40 100 150
10 30 50

SCALE: ONE INCH = 50 FT.



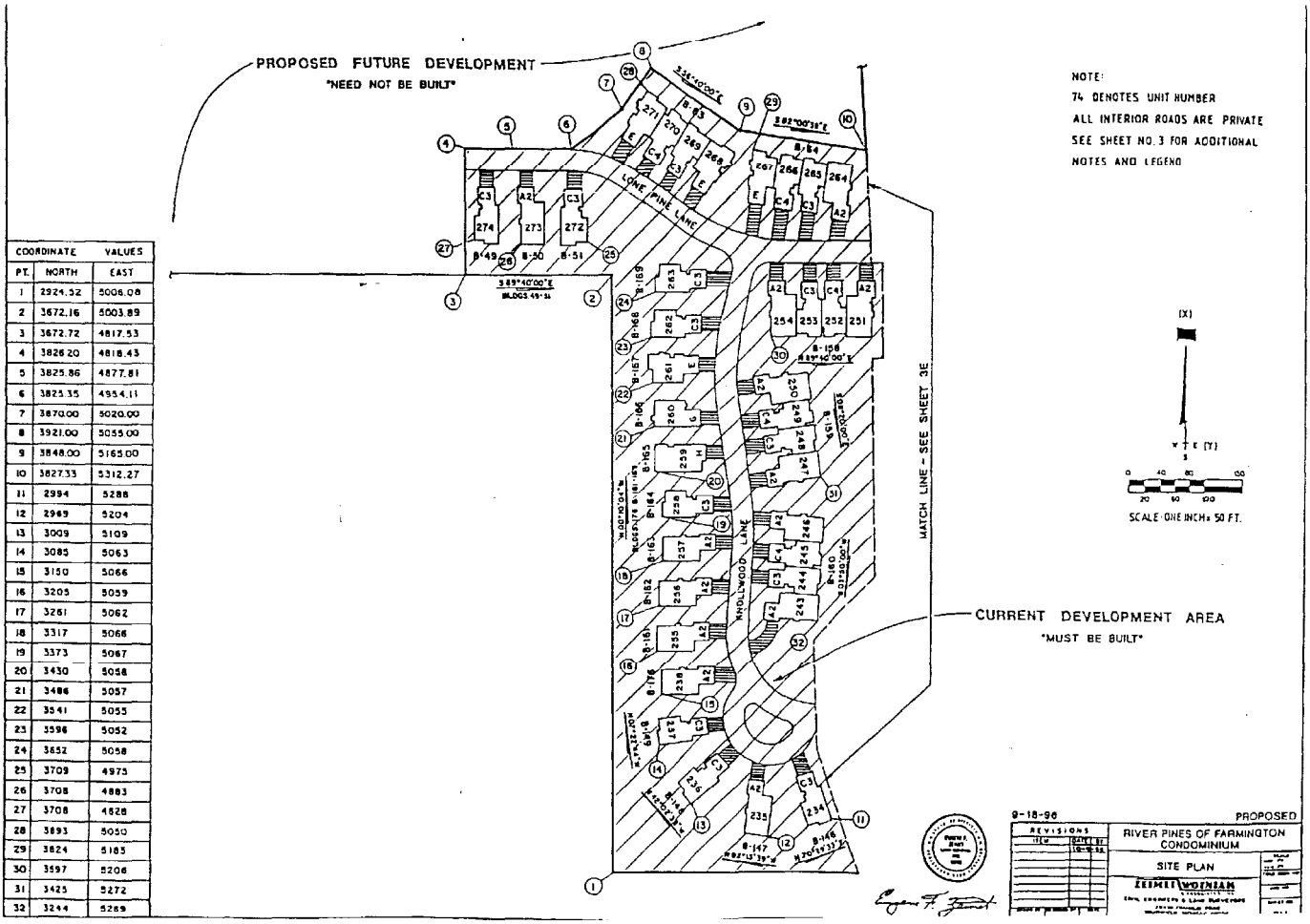
9-18-96 PROPOSED

REVISIONS	
ITEM	DATE

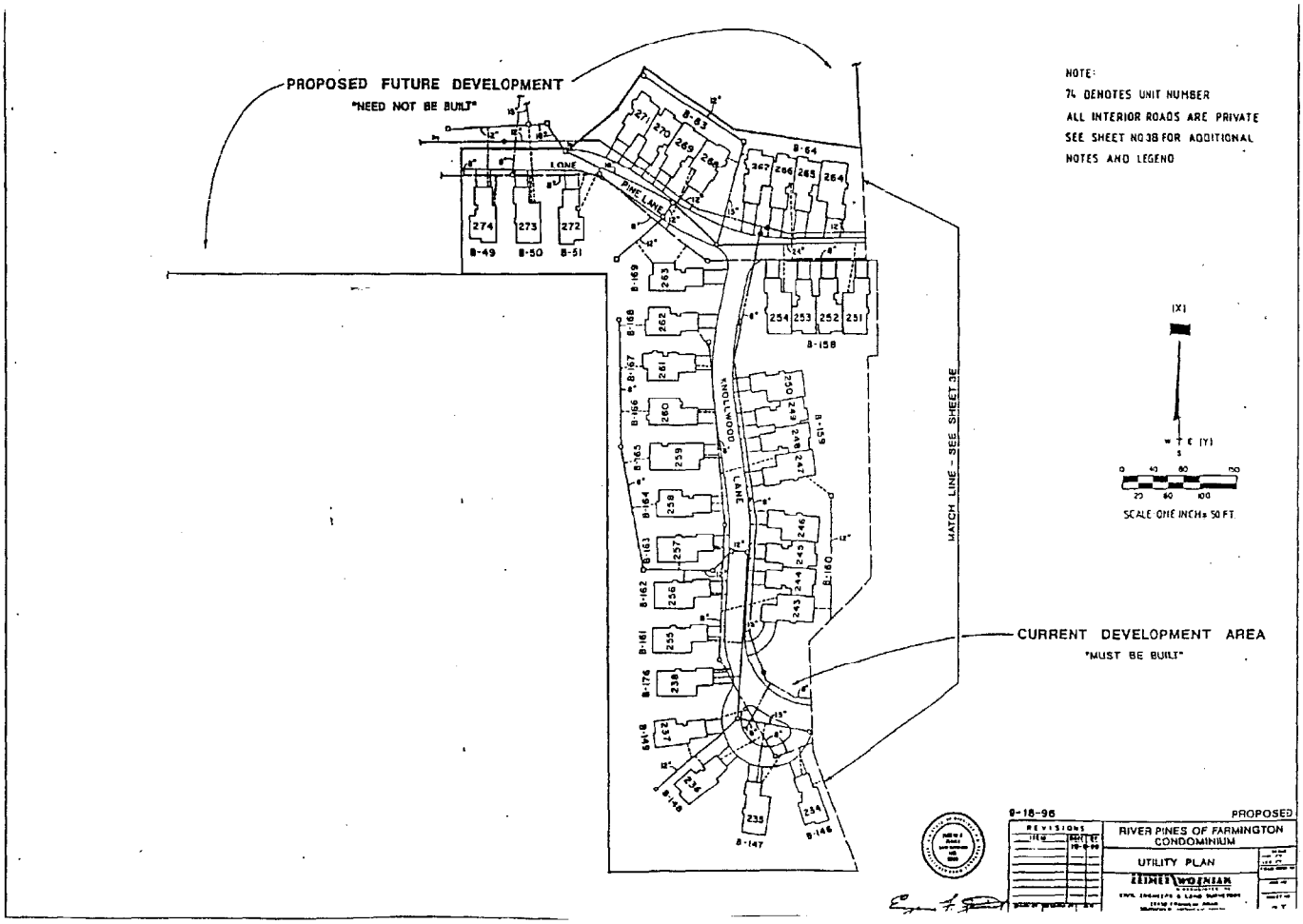
RIVER PINES OF FARMINGTON CONDOMINIUM

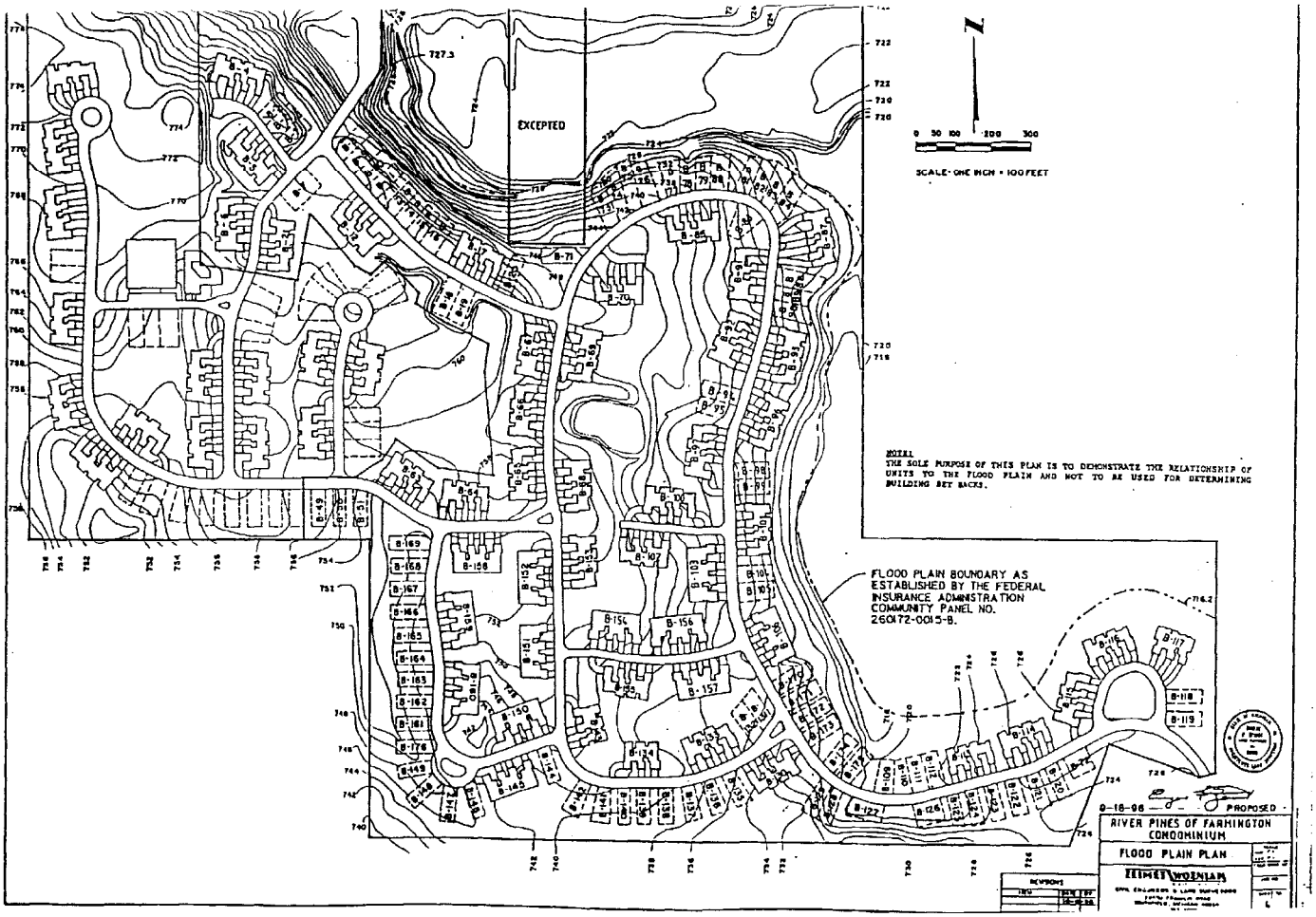
UTILITY PLAN

FEEHER & WOZNIAK
CIVIL ENGINEERS & LAND SURVEYORS

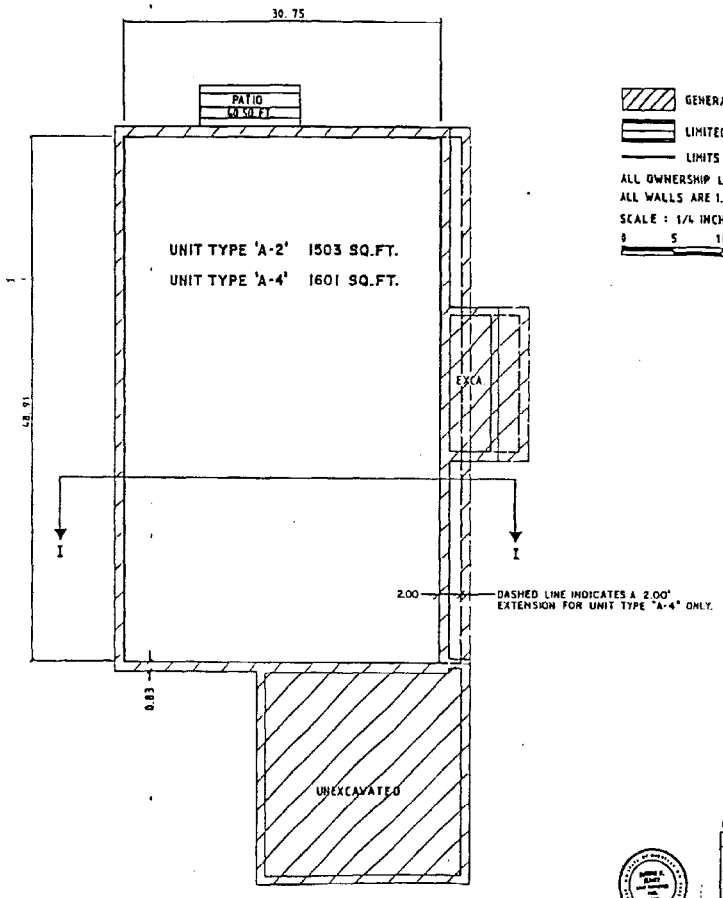


COORDINATE		VALUES
PT.	NORTH	EAST
1	2924.32	5006.08
2	3672.16	5003.89
3	3672.72	4817.53
4	3826.20	4818.43
5	3825.86	4877.81
6	3825.35	4954.11
7	3870.00	5020.00
8	3921.00	5055.00
9	3848.00	5165.00
10	3827.33	5312.27
11	2994	5288
12	2969	5204
13	3009	5109
14	3085	5063
15	3150	5066
16	3205	5059
17	3261	5062
18	3317	5066
19	3373	5067
20	3430	5058
21	3486	5057
22	3541	5055
23	3596	5052
24	3652	5058
25	3709	4975
26	3708	4883
27	3708	4828
28	3893	5050
29	3824	5185
30	3597	5206
31	3425	5272
32	3244	5289


PROPOSED FUTURE DEVELOPMENT
"NEED NOT BE BUILT"
CURRENT DEVELOPMENT AREA
"MUST BE BUILT"
MATCH LINE - SEE SHEET 3E
NOTE:
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL
NOTES AND LEGEND
SCALE ONE INCH= 50 FT.
8-18-96
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN
REVISIONS


N
0 50 100 200 300
SCALE: ONE INCH = 100 FEET
EXCEPTED
NOTE:
THE SOLE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE RELATIONSHIP OF UNITS TO THE FLOOD PLAIN AND NOT TO BE USED FOR DETERMINING BUILDING SET BACKS.
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
8-16-96 PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
FLOOD PLAIN PLAN
REVISIONS
HEWETT-WOZNIAK

BLDG. NO.	UNIT NO.
1	94
103	97,100
105	101
19	125
106	102,105
156	106,109
8	143
154	111,114
157	115,118
78	121
133	130
155	137
5	138
130	147
68	131
122	180
134	187
143	193,195
115	216
114	200
114	203
115	204
115	207
116	208
151	220
152	221
152	224
144	229
147	235
176	238
130	239,242
160	243,246
159	247,250
158	251,254
161	255
162	256
163	257
84	264
50	273
5	141



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 1.0 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

8-18-88 PROPOSED

REVISIONS		
	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

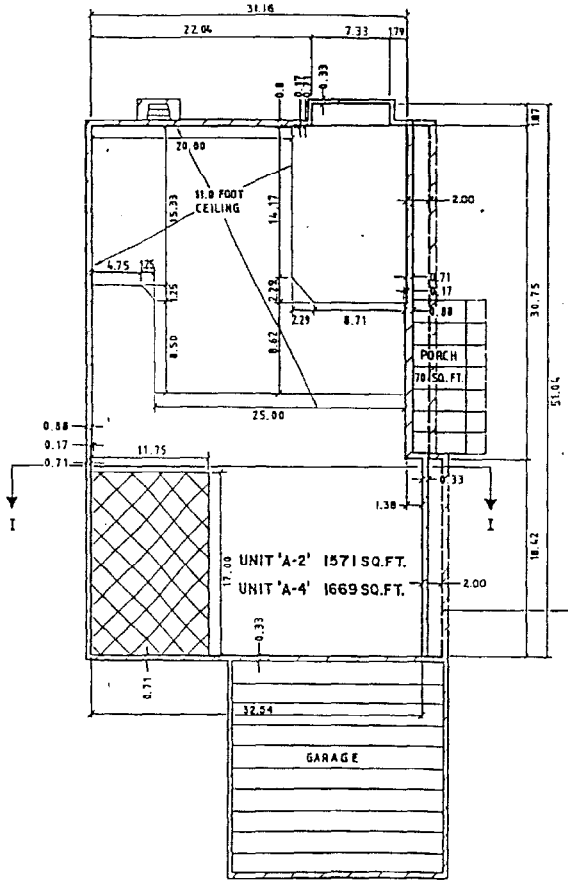
TYPICAL BASEMENT PLAN FOR UNIT TYPES 'A-2' & 'A-4'

HUBER, HOENIG & GREEN, INC.

CIVIL ENGINEERS & LAND SURVEYORS

SHEET NO. 21

BLDG. NO.	UNIT NO.
1	94
103	97,100
105	101
19	125
106	102,105
156	106,109
8	145
154	111,114
157	115,118
78	121
133	130
155	137
5	138
130	147
68	151
122	180
134	187
143	193,195
119	216
114	200
114	203
115	204
115	207
116	208
151	220
152	221
152	224
144	229
147	235
176	238
150	239 , 242
160	243 , 246
159	247 , 250
158	251 , 254
161	255
162	256
163	257
64	264
50	273
5	141



SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

9-18-98

PROPOSED

REVISIONS	
ITEM	DATE BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE 'A-2' & 'A-4'

FEINETT/WORNJAN

229	747.50
235	747.90
238	747.90
239	748.10
242	745.10
243, 246	747.90
247	748.20
250	752.20
251, 254	755.90
255	748.50
256	748.30
257	747.70
264	757.10
273	758.80

151	752.40
200	727.80
203	728.80
204	729.10
207	727.10
208	727.00
220	749.70
221	754.40
224	753.40

94	741.50
95	744.20
97 THRU 100	739.90
101	738.90
102 THRU 105	738.00
106, 109	742.10
111	748.80
112	749.80
113	750.80
114	751.80
115	743.80
116	742.80
117 THRU 118	740.80
120	737.00
121	738.20
138	763.10
123	734.20
124	737.80
125	737.40
130	737.80
137	743.00
180	728.10
141	759.10

143	751.50
187	743.80
193	750.10

GENERAL COMMON ELEMENT.

LIMITED COMMON ELEMENT

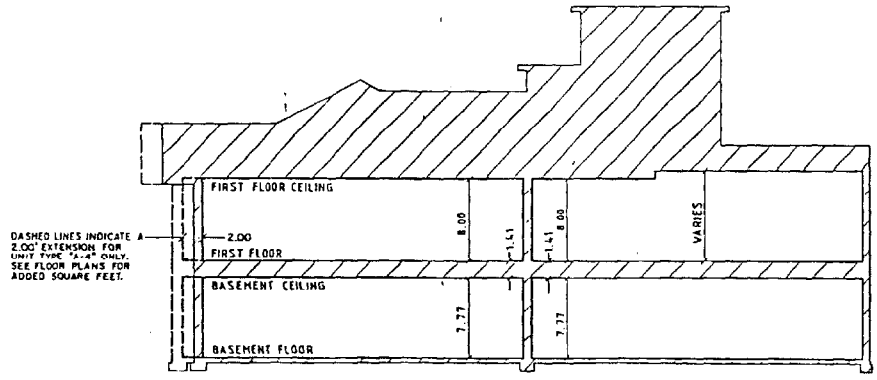
LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

147	738.00
195	751.10
216	728.20



SECTION I-I

UNIT "A-2" & "A-4"

SECTION J-J

UNIT "C-2" & "C-2-1"

9-18-98

PROPOSED

REVISIONS

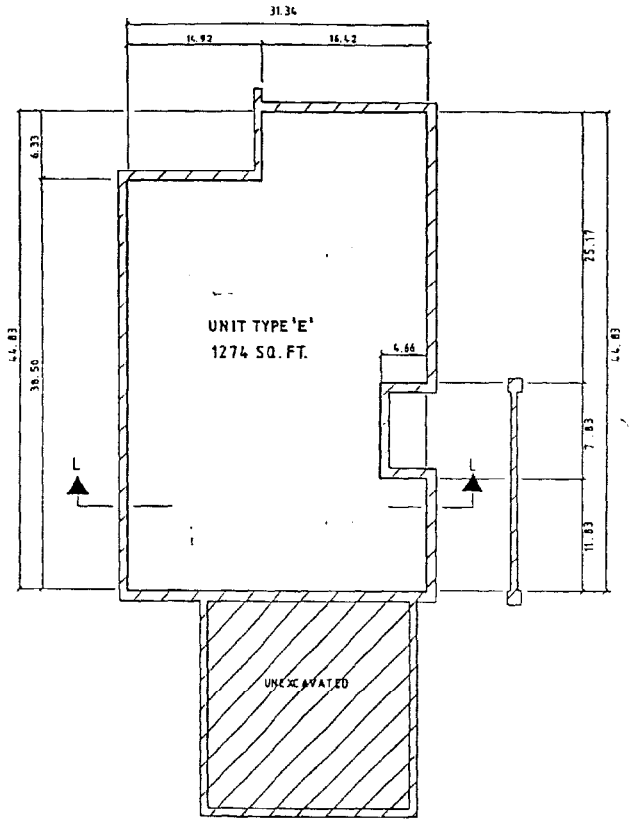
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPES "A-2", "A-4", "C-2" & "C-2-1"

ZEIMET WOZNIAK

25



UNIT SCHEDULE	
BLDG.	UNIT NO.
131	119
99	87
129	128
71	127
135	155
137	156
172	159
173	160
128	129
151	217
130	150
133	133
65	169
66	173
113	199
153	225
134	185
140	189
142	192
85	166
145	230, 235
167	261
64	267
63	268, 271

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

9-18-86

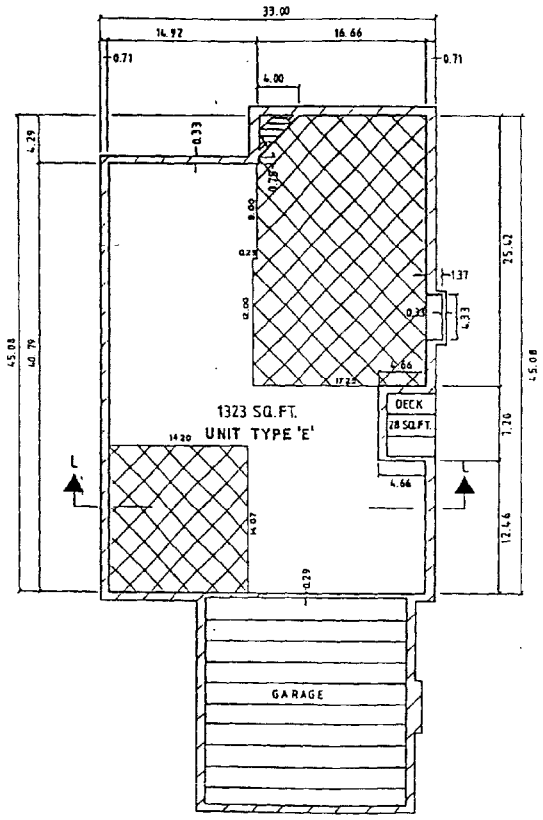
PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT PLAN FOR UNIT TYPE "E"

SHEET NO. 29



SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

UNIT SCHEDULE	
BLDG	UNIT NO.
131	119
99	87
129	128
71	127
135	155
137	156
172	159
173	160
128	129
130	150
133	133
65	169
66	173
151	217
113	199
153	225
134	185
140	189
142	192
65	166
145	230, 233
167	261
64	267
63	258, 271

9-18-98 PROPOSED

REVISIONS	
ITEM	DATE

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E"

HEMET WOLNIAK

UNIT NO.	FIRST FLOOR ELEVATION
87	737.10
119	735.90
129	727.40
127	745.70
217	751.70
150	728.50
128	727.40

GENERAL COMMON ELEMENT

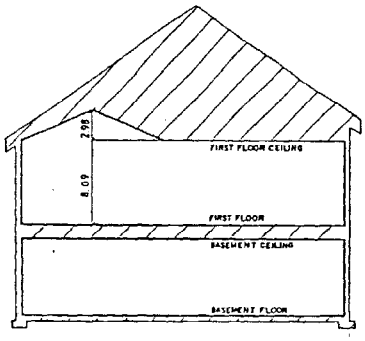
LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15



SECTION L-L

155	738.90
156	741.40
159	725.00
160	725.00
133	741.80
169	758.00
173	756.40
166	758.00
199	727.00
225	733.40
185	746.60
189	745.30
192	747.20
230, 233	745.20
261	753.20
267	757.10
268, 271	755.80

9-18-86 PROPOSED

REVISIONS		
NO.	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

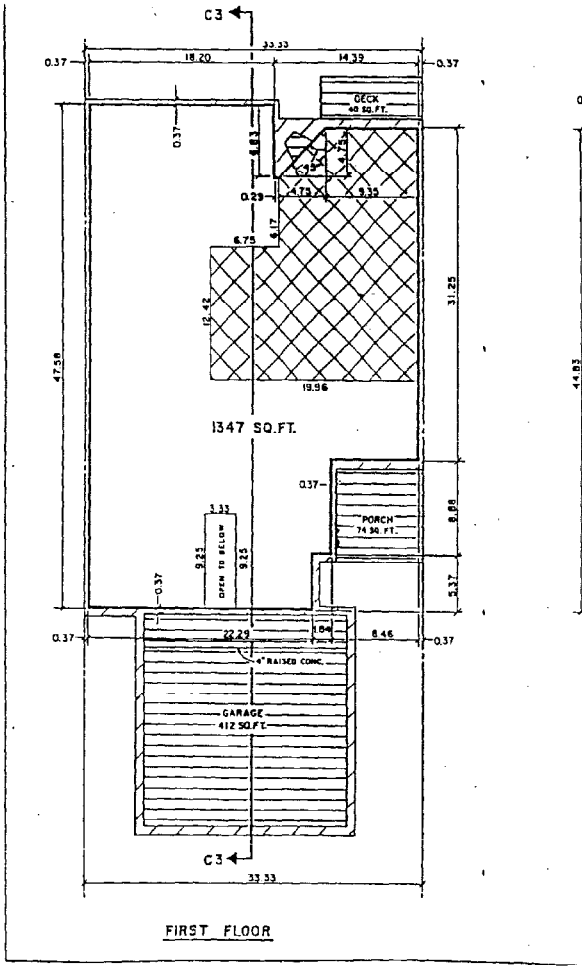
TYPICAL CROSS SECTION FOR UNIT TYPE "E"

HUBBELL, ROTH & CLARK, INC.

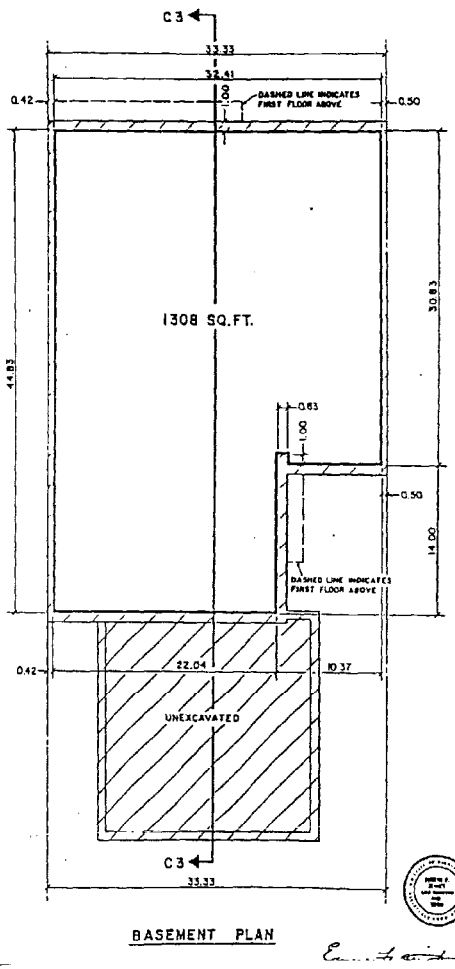
Civil Engineers & Land Surveyors

Bloomfield Hills, Michigan

SHEET NO. 11



FIRST FLOOR



BASEMENT PLAN

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
171	158	175	162
68	152	68	153
156	107	156	108
133	131	5	139
130	148	130	149
136	163	9	144
10	145	93	167
66	171	123	181
		134	187
141	190	145	194
121	179	124	182

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71 UNLESS OTHERWISE NOTED

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG.NO.	UNIT NO.	BLDG.NO.	UNIT NO.
113	197	114	202
115	206	116	210
118	215	151	219
152	222	153	227
145	232	146	234
148	236	149	237
150	240	160	244
159	248	158	253
164	258	168	262
189	263	64	265
63	269	51	272
		49	274

8-18-06

PROPOSED

REVISIONS		
NO.	DATE	BY

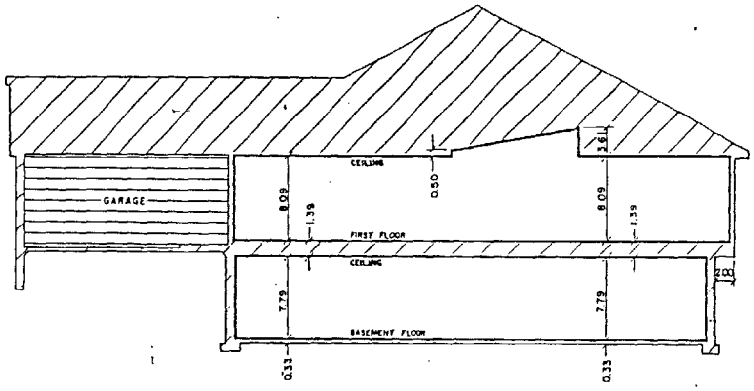
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-3"

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

232	745.20	158	726.50
234	747.30	162	724.00
236	748.20	152	752.40
237	748.20	153	752.40
240	747.10	107	742.10
244	747.90	108	742.10
248	751.20	131	739.80
253	756.50	139	741.10
258	748.50	148	738.00
262	754.60	149	734.00
263	755.50	163	740.30
265	757.10	144	752.90
269	755.80	145	733.20
272	755.70	167	758.00
274	757.80	171	754.40
		181	726.80
		187	744.60
		190	746.30
		194	751.10
		179	728.90
		182	726.80
		197	725.00
		202	728.80
		206	727.10
		210	727.00
		215	727.20
		218	750.70
		222	735.90
		227	753.90



SECTION "C3-C3"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

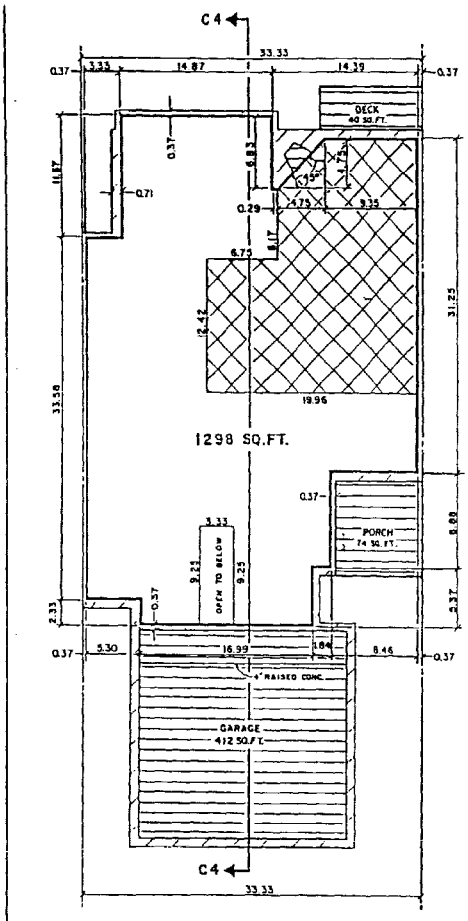
9-18-98 PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

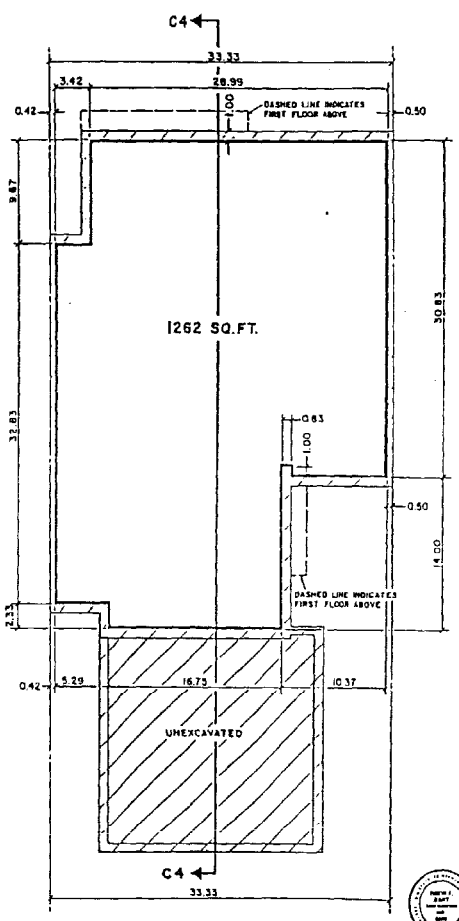
TYPICAL CROSS SECTION FOR UNIT TYPE "C-3"

ZEIMET WOZNIAK

43



FIRST FLOOR



BASEMENT PLAN

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
65	168
66	172
133	132
134	186
5	140
113	198
114	201
115	203
116	209
151	219
152	223
153	226
145	231
150	241
160	245
159	249
158	252
64	266
63	270

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71 UNLESS OTHERWISE NOTED

9-15-86 PROPOSED

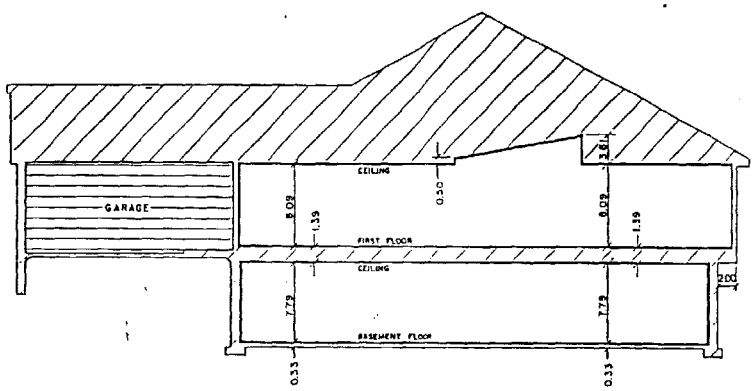
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-1"

TIMIT WOJNIAK

UNIT NO.	FIRST FLOOR ELEVATION
168	758.00
172	756.40
132	743.50
186	745.60
140	759.10
198	726.00
201	727.80
205	728.10
209	727.00
219	750.70
223	753.90
226	753.90
231	745.20
241	748.10
245	747.90
249	751.20
252	756.50
266	757.10
270	755.80



SECTION "C4-C4"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

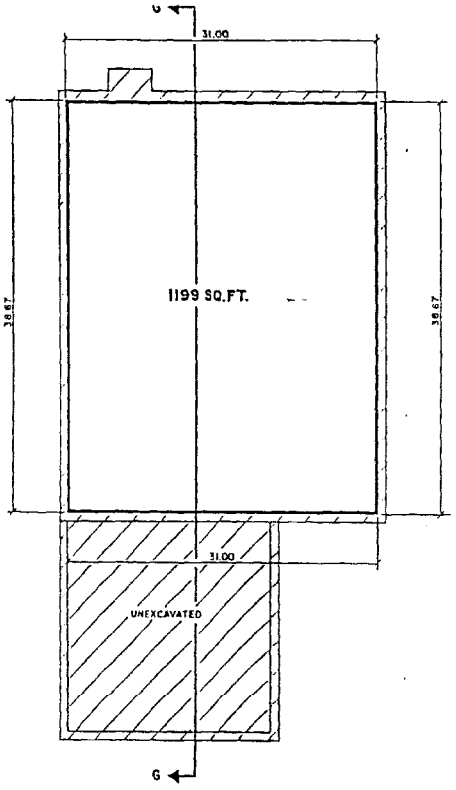
9-18-98 PROPOSED

REVISIONS		

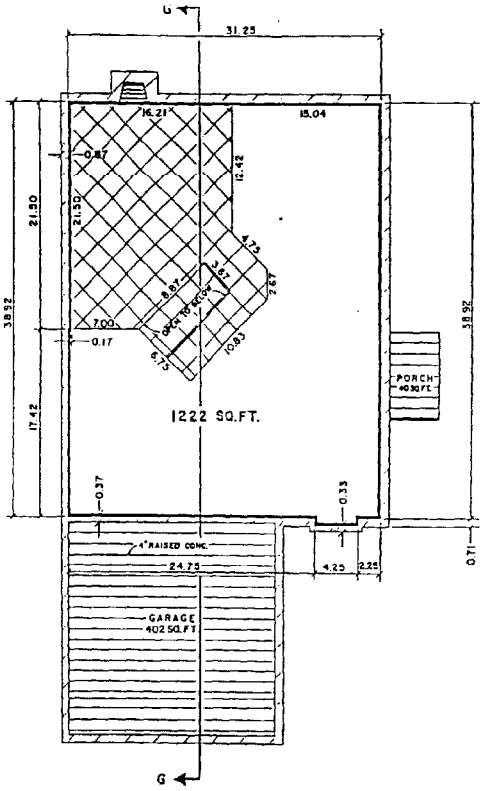
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "C-4"

ZEIMET\WOJNIAK



BASEMENT FLOOR



FIRST FLOOR

BLDG. NO.	UNIT NO.
138	154
120	178
166	260
125	183
139	186
127	191
111	176
126	184

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.63' UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71' UNLESS OTHERWISE NOTED

8-18-98

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

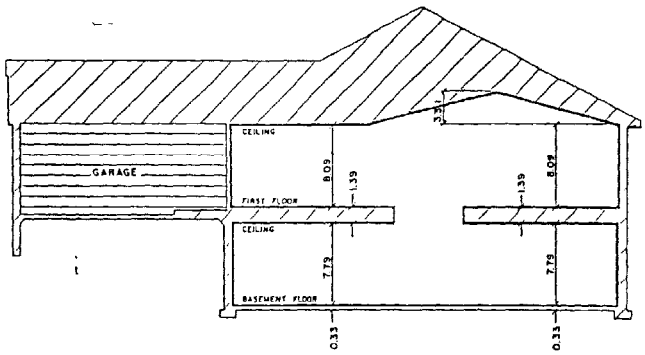
TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "G"

HUBER WORNIAK

CIVIL ENGINEERS & LAND SURVEYORS

46

UNIT NO.	FIRST FLOOR ELEVATION
164	743.60
178	729.80
260	751.90
183	726.20
188	744.20
191	725.80
178	730.40
184	723.30



SECTION "G-G"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

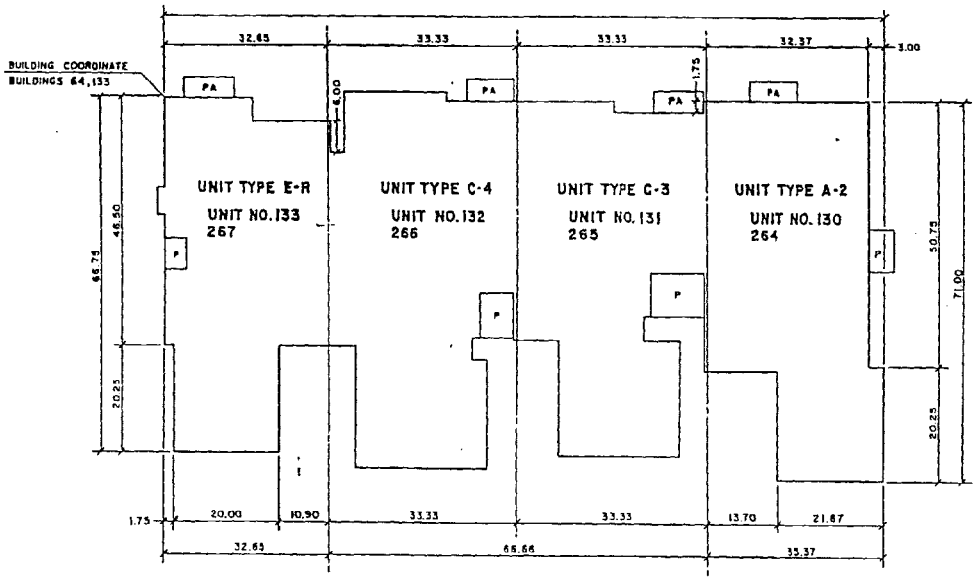
SCALE 1 1/4 INCH = 1.0 FOOT

0 5 10 15

9-15-08 PROPOSED

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM
ITEM	DATE	BY	TYPICAL CROSS SECTION FOR UNIT TYPE "G"

FIRST FLOOR ELEVATIONS	
BLDG. NO.	F.F.E.
133	UNIT 130-737.80 UNIT 131-739.80 UNIT 132-740.80 UNIT 133-741.80
64	UNITS 264 THRU 267 - 737.10



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH — LIMITED COMMON ELEMENT

——— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS.

9-18-98 PROPOSED

REVISIONS

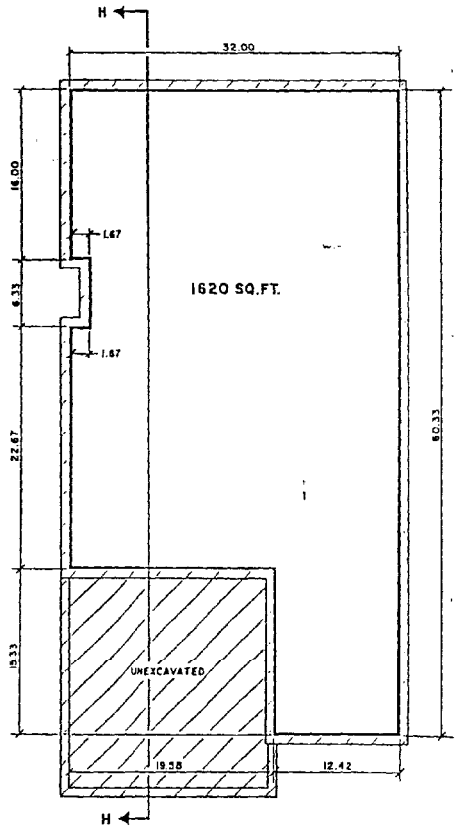
ITEM	DATE BY

RIVER PINES OF FARMINGTON CONDOMINIUM

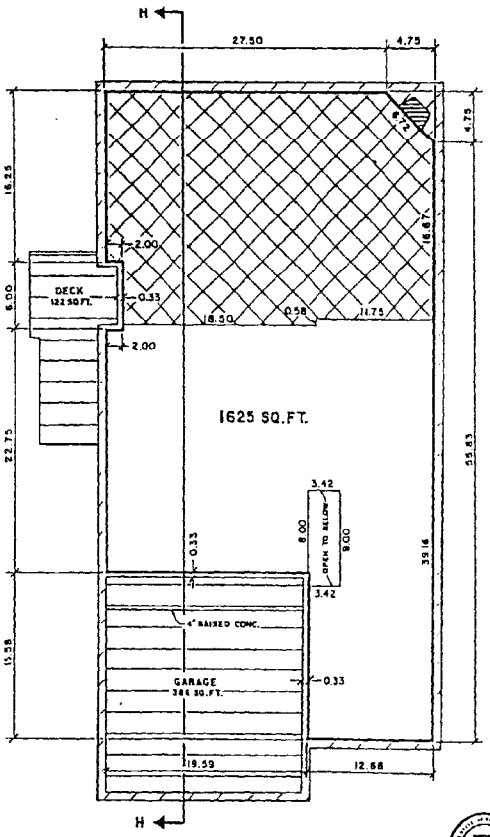
PERIMETER PLAN FOR BUILDINGS 64 & 133

REIMER WOZNIAK

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
109	174
165	259



BASEMENT FLOOR



FIRST FLOOR

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83' UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71' UNLESS OTHERWISE NOTED

9-18-98

PROPOSED

REVISIONS		
TYPE	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "H"

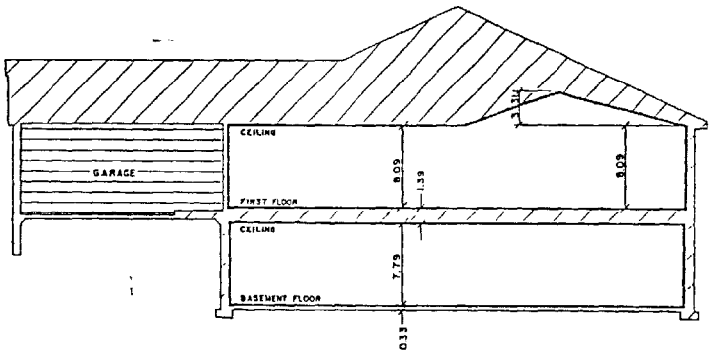
SIDNEY WOLINSKY

CIVIL ENGINEERS & LAND SURVEYORS

31731 Northwestern Highway

Farmington Hills, Michigan 48018

UNIT NO.	FIRST FLOOR ELEVATION
174	724.20
259	750.10



SECTION "H-H"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

9-18-06

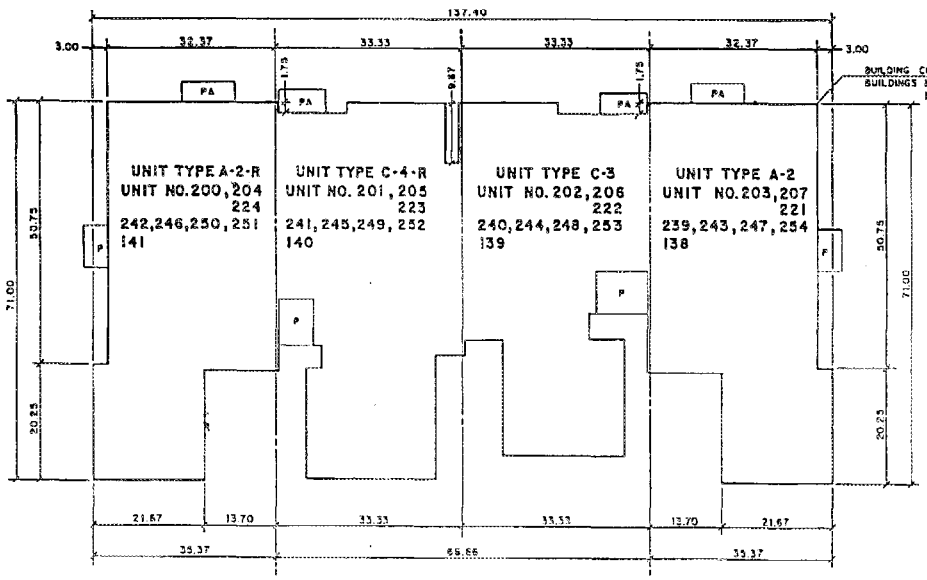
PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "H"

ZEMEL WOTMAN



FIRST FLOOR ELEVATIONS	
BLDG. NO.	F.F.E.
114	UNIT 200 - 727.90 UNIT 204 - 727.90 UNIT 202 - 728.80 UNIT 203 - 728.80
115	UNIT 204 - 729.48 UNIT 206 - 728.10 UNIT 205 - 727.90 UNIT 207 - 727.10
152	UNIT 221 - 754.40 UNIT 223 - 753.80 UNIT 223 - 753.90 UNIT 224 - 753.40
150	UNIT 239 - 748.10 UNIT 240 - 747.30 UNIT 241 - 748.10 UNIT 242 - 748.90
158	UNIT 251 - 755.00 UNIT 252 - 754.50 UNIT 253 - 755.50 UNIT 254 - 755.30
159	UNIT 247 - 748.20 UNIT 248 - 751.20 UNIT 249 - 751.20 UNIT 250 - 752.20
160	UNITS 243 thru 246 - 747.20
5	UNIT 138 - 763.10 UNIT 139 - 761.10 UNIT 140 - 759.10 UNIT 141 - 759.10

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH

——— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS.

9-18-98 PROPOSED

REVISIONS		
ITEM	DATE	BY

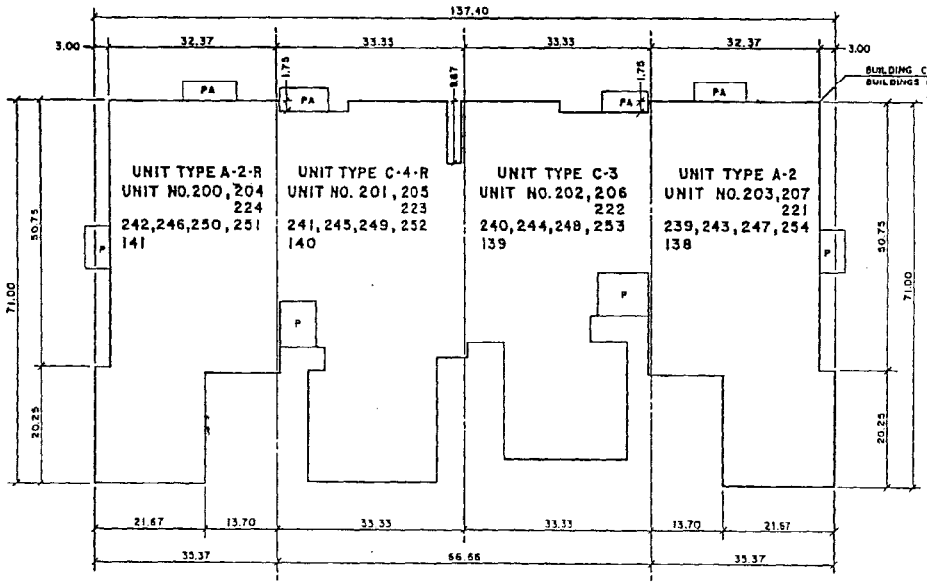
RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDINGS 5, 114, 115, 150, 152, 158, 159, 160

SHEET NO. 4 OF 5 SHEETS

REVISED NUMBER

SHEET NO.



FIRST FLOOR ELEVATIONS	
BLDG. NO.	F.F.E.
114	UNIT 205 - 727.90 UNIT 206 - 727.90 UNIT 202 - 728.80 UNIT 203 - 728.80
115	UNIT 204 - 728.10 UNIT 208 - 728.10 UNIT 209 - 727.10 UNIT 207 - 727.10
152	UNIT 221 - 754.40 UNIT 222 - 753.90 UNIT 223 - 753.90 UNIT 224 - 753.40
150	UNIT 239 - 748.10 UNIT 240 - 747.60 UNIT 241 - 748.10 UNIT 242 - 748.10
158	UNIT 251 - 758.30 UNIT 252 - 754.30 UNIT 253 - 758.30 UNIT 254 - 758.30
159	UNIT 247 - 730.20 UNIT 248 - 731.20 UNIT 249 - 731.20 UNIT 250 - 732.20
160	UNITS 243 THRU 246 - 747.90
5	UNIT 138 - 753.10 UNIT 139 - 751.10 UNIT 140 - 739.10 UNIT 141 - 739.10

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH

——·——·—— DENOTES CENTER LINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS.

9-18-98 PROPOSED

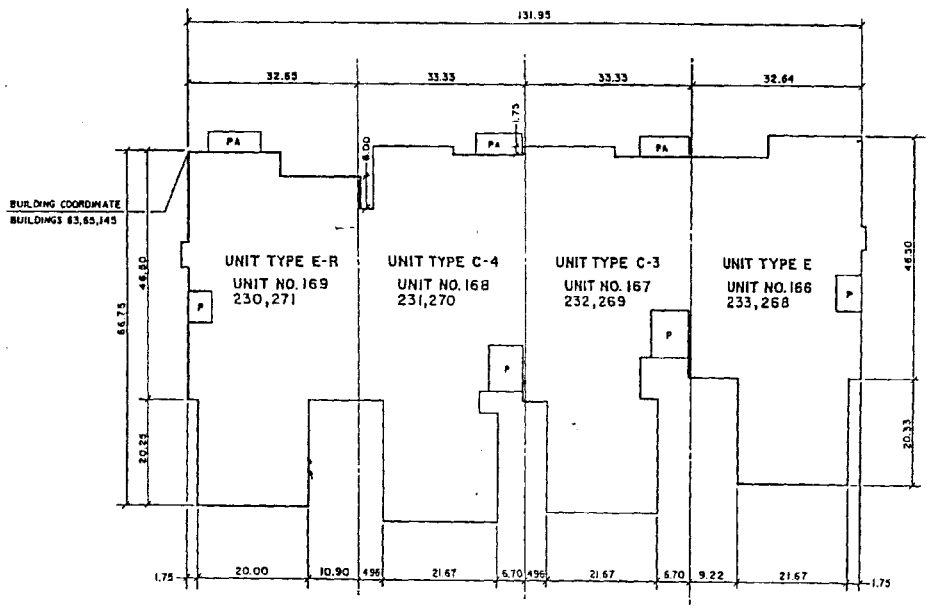
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDINGS 5, 114, 115, 150, 152, 158, 159, 160

KEMMET WOZNIAK

FIRST FLOOR ELEVATION	
BLDG. NO.	F.F.E.
65	UNIT 166 - 758.00 UNIT 167 - 758.00 UNIT 168 - 758.00 UNIT 169 - 758.00
63	UNITS 268 THRU 271 - 753.80
145	UNITS 230 THRU 233 - 745.20



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH — LIMITED COMMON ELEMENT

——— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS

9-18-98

PROPOSED

REVISIONS		

RIVER PINES OF FARMINGTON CONDOMINIUM

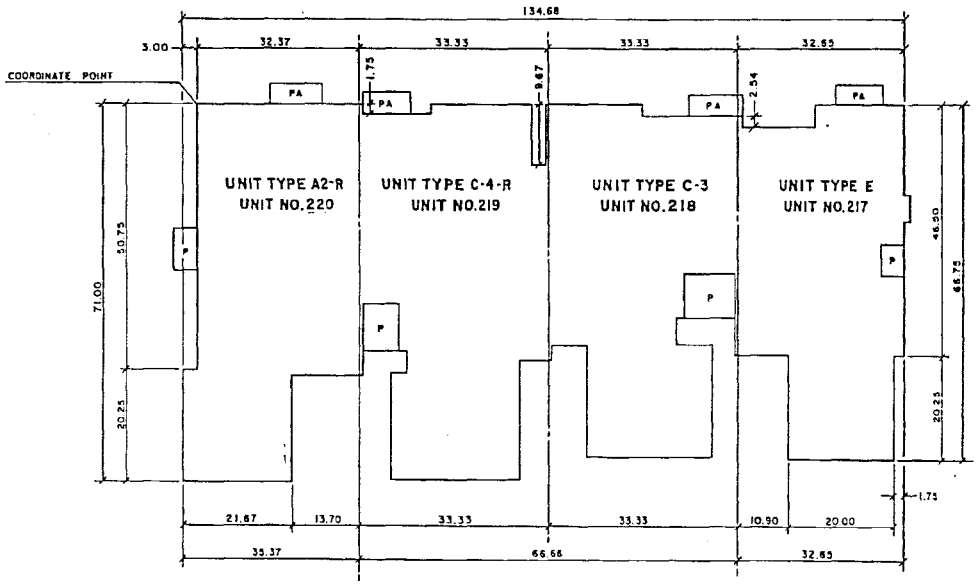
PERIMETER PLAN FOR BUILDINGS 63,65,145

SIDNEY WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

62

FIRST FLOOR ELEVATIONS	
BLDG. NO.	F.F.E.
151	UNIT 217 - 751.70 UNIT 218 - 750.30 UNIT 219 - 750.70 UNIT 220 - 749.70



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE 1 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH — LIMITED COMMON ELEMENT

——— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS

9-18-96 PROPOSED

REVISIONS		
DATE	BY	

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDING 151

ZEIMET WOZNIAK

TWENTY-FIRST AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, as amended by the Sixteenth Amendment to Master Deed, dated July 1, 1994, as recorded on July 7, 1994 in Liber 14812, Pages 416 through 462, Oakland County Records, as amended by the Seventeenth Amendment to Master Deed, dated August 17, 1994, as recorded on August 22, 1994 in Liber 14925, Pages 596 through 600, Oakland County Records, as amended by the Eighteenth Amendment to Master Deed, dated October 18, 1995, as recorded on October 31, 1995 in Liber 15785, Pages 160 through 215, Oakland County Records, as amended by the Nineteenth Amendment to Master Deed, recorded on November 21, 1995 in Liber 15832, Pages 707 and 708, Oakland County Records, as amended by the Twentieth Amendment

to Master Deed, recorded on October 25, 1996 in Liber 16715, Pages 522 through 561, Oakland County Records, and being known as Oakland County Condominium Subdivision Plan No. 508 (collectively, the "Master Deed"), hereby amends Articles II, V and VII of the Master Deed, and the Condominium Subdivision Plan, being Exhibit B to the Master Deed, for the purposes of adding land to the Condominium Project, correcting the classification of prior established Units, adding Units 275 through 325 to the Condominium, amending the legal description for the land on which the Developer may expand the Condominium Project, and adjusting the percentages of value due to the addition and reclassification of Units to the Condominium. Upon the recordation of this Twenty-First Amendment to Master Deed with the Oakland County Register of Deeds, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land is hereby added to the Condominium Project:

Part of the Northwest 1/4 of Section 33, and also part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 56 minutes 00 seconds West 438.01 feet along the North line of said Section 32, said line also being the centerline of Nine Mile Road, and South 00 degrees 10 minutes 00 seconds East 649.99 feet from the Northwest corner of said Section 33, said point also being the Northeast corner of said Section 32; thence from said point of beginning South 80 degrees 00 minutes 00 seconds East, 254.47 feet; thence North 11 degrees 00 minutes 00 seconds East, 167.94 feet; thence South 43 degrees 39 minutes 31 seconds East, 174.35 feet; thence South 59 degrees 10 minutes 34 seconds East, 40.00 feet; thence North 46 degrees 20 minutes 29 seconds East, 60.00 feet; thence South 43 degrees 39 minutes 31 seconds East, 120.00 feet; thence South 30 degrees 49 minutes 26 seconds West, 25.70 feet; thence South 59 degrees 10 minutes 34 seconds East, 98.98 feet; thence South 63 degrees 33 minutes 03 seconds East, 120.80 feet; thence South 11 degrees 17 minutes 21 seconds West, 73.98 feet; thence South 04 degrees 21 minutes 38 seconds East, 253.41 feet; thence North 82 degrees 00 minutes 38 seconds West, 148.71 feet; thence North 56 degrees 25 minutes 49 seconds West, 132.02 feet; thence South 34 degrees 27 minutes 39 seconds West, 61.86 feet; thence South 55 degrees 52 minutes 48 seconds West, 79.59 feet; thence North 89 degrees 37 minutes 21 seconds West, 76.30 feet; thence North 89 degrees 40 minutes 00 seconds West, 59.39 feet; thence South 00 degrees 20 minutes 00 seconds West, 153.48 feet to a point on the North line of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records; thence along said North line of "Green Hill Commons No. 3" North 89 degrees 49 minutes 38 seconds West, 505.55 feet; thence North 00 degrees 10 minutes 00 seconds West, 111.04 feet; thence North 44 degrees 50 minutes 00 seconds East 90.00 feet; thence North 45 degrees 10 minutes 00 seconds West 115.00 feet; thence North 44 degrees 50 minutes 00 seconds East 384.00 feet; thence North 00 degrees 10 minutes 00 seconds West 148.00 feet to the point of beginning.

Subject to all easements and restrictions of record and to the rights of the public or any governmental agency over Nine Mile Road.

2. Article II of the Master Deed as set forth below shall replace and supersede Article II of the original Master Deed, as amended, and Article II of the original Master Deed, as amended, shall be of no further force or effect:

AMENDED ARTICLE II OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 33 and also part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of said Section 33, said line also being the centerline of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 175.07 feet; thence South 37 degrees 21 minutes 10 seconds West, 98.17 feet; thence South 42 degrees 19 minutes 28 seconds East, 351.56 feet; thence South 60 degrees 40 minutes 29 seconds East, 176.36 feet; thence North 89 degrees 53 minutes 50 seconds East, 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West, 600.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 701.55 feet along the North line of said Section 33 and centerline of Nine Mile Road; thence South 00 degrees 03 minutes 30 seconds East, 1,320.37 feet; thence North 89 degrees 51 minutes 11 seconds East 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet; thence the following four (4) courses and distances along the Northerly lines of "Fendt's Hilldale Subdivision" as recorded in Liber 62 of Plats, Page 42, Oakland County Records, (1) South 74 degrees 58 minutes 54 seconds West 45.15 feet, (2) North 70 degrees 05 minutes 26 seconds West 250.00 feet, (3) South 19 degrees 55 minutes 41 seconds West, 271.11 feet, and (4) South 89 degrees 56 minutes 14 seconds West, 1,810.90 feet; thence along, in part, the East line of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 00 degrees 10 minutes 04 seconds West 747.65 feet; thence along the North line of said "Green Hill Commons No. 3" North 89 degrees 49 minutes 38 seconds West 691.91 feet; thence North 00 degrees 10 minutes 00 seconds West 111.04 feet; thence North 44 degrees 50 minutes 00 seconds East 90.00 feet; thence North 45 degrees 10 minutes 00 seconds West 115.00 feet; thence North 44 degrees 50 minutes 00 seconds East, 384.00 feet; thence North 00 degrees 10 minutes 00 seconds West, 797.99 feet to a point on the North line of said Section 32, said line also being the centerline of Nine Mile Road; thence South 89 degrees 56 minutes 00 seconds East, 438.01 feet to the point of beginning.

Excepting the North 60.00 feet thereof deeded to the City of Farmington Hills for road purposes.

3. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.327
2	.292
3	.292
4	.321
5	.357
6	.357
7	.318
8	.350
9	.327
10	.292
11	.292
12	.321
13	.297
14	.265
15	.265
16	.292
17	.297
18	.265
19	.265
20	.292
21	.327
22	.265
23	.265
24	.297
25	.327
26	.265
27	.265
28	.297
29	.327
30	.292
31	.292
32	.321
33	.327
34	.292
35	.292
36	.360
37	.297

38	.265
39	.265
40	.292
41	.297
42	.265
43	.265
44	.292
45	.357
46	.350
47	.357
48	.357
49	.350
50	.318
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79	.265
80	.265
81	.297
82	.297
83	.265
84	.265
85	.297
86	.357
87	.328
88	.327
89	.292
90	.292
91	.327
92	.318
93	.292
94	.389
95	.334
96	.350
97	.324
98	.280
99	.280
100	.324
101	.389
102	.356
103	.308
104	.308
105	.356

106	.324
107	.279
108	.279
109	.324
110	.350
111	.324
112	.280
113	.280
114	.324
115	.324
116	.280
117	.280
118	.324
119	.300
120	.308
121	.389
122	.436
123	.306
124	.306
125	.356
126	.436
127	.300
128	.300
129	.300
130	.324
131	.280
132	.269
133	.273
134	.363
135	.280
136	.280
137	.324
138	.324
139	.280
140	.269
141	.324
142	.439
143	.344
144	.335
145	.335
146	.318
147	.325
148	.279
149	.279
150	.273
151	.324
152	.279
153	.279
154	.363
155	.300
156	.300
157	.344
158	.335
159	.328
160	.328
161	.436
162	.335
163	.307
164	.279
165	.400
166	.273
167	.279
168	.269
169	.273
170	.363
171	.279
172	.269
173	.273

174	.373
175	.321
176	.279
177	.400
178	.279
179	.307
180	.356
181	.307
182	.307
183	.279
184	.279
185	.273
186	.269
187	.324
188	.279
189	.300
190	.307
191	.279
192	.300
193	.324
194	.279
195	.324
196	.327
197	.279
198	.269
199	.273
200	.324
201	.269
202	.279
203	.324
204	.324
205	.269
206	.279
207	.324
208	.324
209	.269
210	.279
211	.363
212	.363
213	.273
214	.363
215	.307
216	.379
217	.273
218	.279
219	.269
220	.324
221	.324
222	.279
223	.269
224	.324
225	.300
226	.296
227	.307
228	.400
229	.356
230	.273
231	.269
232	.279
233	.273
234	.307
235	.356
236	.307
237	.307
238	.356
239	.324
240	.279
241	.269

242	.324
243	.324
244	.279
245	.269
246	.324
247	.324
248	.279
249	.269
250	.324
251	.324
252	.269
253	.279
254	.324
255	.356
256	.356
257	.356
258	.307
259	.373
260	.279
261	.300
262	.307
263	.307
264	.324
265	.279
266	.269
267	.273
268	.273
269	.279
270	.269
271	.273
272	.307
273	.356
274	.307
275	.279
276	.307
277	.307
278	.324
279	.279
280	.269
281	.324
282	.328
283	.324
284	.389
285	.307
286	.307
287	.324
288	.279
289	.269
290	.324
291	.324
292	.279
293	.269
294	.324
295	.324
296	.279
297	.269
298	.324
299	.324
300	.279
301	.269
302	.324
303	.307
304	.300
305	.279
306	.324
307	.279
308	.269
309	.324

310	.273
311	.279
312	.269
313	.273
314	.273
315	.279
316	.269
317	.324
318	.307
319	.307
320	.356
321	.356
322	.307
323	.307
324	.307
325	.300
Total	100.000

5. Article VII, Section 7.01 of the Master Deed as set forth below shall replace and supersede Article VII, Section 7.01 of the original Master Deed, as amended, and Article VII, Section 7.01 of the original Master Deed, as amended, shall be of no further force of effect:

AMENDED ARTICLE VII, SECTION 7.01 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

7.01 **Right to Expand or Contract.** As of the date this Twenty-First Amendment to Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of one hundred sixty-three (163) buildings containing three hundred twenty-five (325) Units on the land described in Article II above, all as shown on the Condominium Subdivision Plan. However, the Developer reserves the right to expand the number of buildings and Units to be constructed on some portion of the land described as follows:

PARCEL A:

A parcel of land located in parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of Section 33 and centerline of Nine Mile Road from the Northwest corner of Section 33 and Northeast corner of Section 32; thence from said point of beginning and continuing along said North Section line and Nine Mile Road centerline North 89 degrees 53 minutes 50 seconds East, 329.67 feet; thence South 00 degrees 10 minutes 04 seconds East, 600.00 feet; thence North 60 degrees 40 minutes 29 seconds West, 176.36 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 37 degrees 21 minutes 10 seconds East, 98.17 feet; thence North 00 degrees 10 minutes 04 seconds West, 175.07 feet to the point of beginning.

Subject to easements and restrictions of record and to the rights of the public or any governmental agency over Nine Mile Road.

PARCEL B:

A parcel of land located in parts of the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 56 minutes 00 seconds West, 438.01 feet along the North line of Section 32 and centerline of Nine Mile Road from the Northeast corner of said Section 32; thence from said point of beginning South 00 degrees 10 minutes 00 seconds East, 797.99 feet; thence South 44 degrees 50 minutes 00 seconds West, 384.00 feet; thence South 45 degrees 10 minutes 00 seconds East, 115.00 feet; thence South 44 degrees 50 minutes 00 seconds West, 90.00 feet; thence South 00 degrees 10 minutes 00 seconds East, 111.04 feet; thence along the North Line of "Green Hill Commons No. 3" recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 89 degrees 49 minutes 38 seconds West, 182.63 feet; thence North 00 degrees 10 minutes 01 seconds West, 1,326.22 feet; thence along said North line of Section 32 and Nine Mile Road centerline South 89 degrees 56 minutes 00 seconds East, 436.50 feet to the point of beginning.

Subject to easements and restrictions of record and to the rights of the public or any governmental agency over Nine Mile Road.

The Developer shall have the right to expand the Condominium Project up to a total of thirty (30) additional buildings containing a maximum of seventy-five (75) additional Units. Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of buildings and/or Units in this Condominium Project may, at the option of the Developer or its successors or assigns, from time to time, within a period ending March 2, 2002, be increased as aforesaid or contracted to any number determined by the Developer in its sole judgment, but in no event shall the number of buildings be less than one (1) nor more than one hundred ninety-three (193), and the number of Units be less than three hundred twenty-five (325) nor more than four hundred (400). The Developer further reserves the right to withdraw land from the area described in this Section 7.01 and to modify the legal description of the boundaries thereof.

6. Amended and added Sheets 1, 1A, 2, 3, 3A, 3B, 3C, 3D, 3E, 3H, 3I, 3J, 3K, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 46, 47, 58, 62 and 64 of Replat No. 18 of the Condominium Subdivision Plan of River Pines of Farmington Condominium, as attached hereto, shall replace, supersede and/or supplement Sheets 1, 1A, 2, 3, 3A, 3B, 3C, 3D, 3E, 3H, 3I, 3J, 3K, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 46, 47, 58, 62 and 64 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as previously recorded.

In all respects, other than as indicated above, the previously recorded Master Deed of River Pines of Farmington Condominium, including the Condominium Bylaws and Condominium Subdivision Plan attached thereto as Exhibits A and B, respectively, is hereby ratified, confirmed and redeclared.

Dated: September 19, 1997.

WITNESSES:

Michael A. Schwartz

JANISE K Quill

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

By: Antonino DiFederico, President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 19th day of September, 1997, by Antonino DiFederico, President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the Corporation.

Jane Kay Quill

Notary Public, _____ County, MI
My Commission Expires: _____

ACTING IN OAKLAND

JANISE KAY QUILL
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXPIRES 12/10/98

DRAFTED BY AND WHEN RECORDED RETURN TO:

Michael A. Schwartz, Esq.
MAGER, MERCER, SCOTT & ALBER, P.C.
755 West Big Beaver Road, Suite 1700
Troy, Michigan 48084
(248) 362-8212

4115/02/AmendMD/21stAmend
9/18/97

REPLAT NO. 18
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

NOTE:
THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED 9-9-97. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

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

DEVELOPER
ITALO-AMERICAN CONDOMINIUM CORP
21971 FARMINGTON RD
FARMINGTON HILLS, MI 48336

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 33 AND ALSO PART OF THE NORTHEAST 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 88°53'56" E. 33.00 FEET ALONG THE NORTH LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 175.07 FEET; THENCE S. 37°31'30" W. 90.17 FEET; THENCE S. 42°10'28" E. 351.56 FEET; THENCE S. 60°48'29" E. 176.36 FEET; THENCE N. 89°51'56" E. 287.88 FEET; THENCE N. 00°10'04" W. 400.00 FEET; THENCE N. 89°53'56" E. 701.55 FEET ALONG THE NORTH LINE OF SAID SECTION 33 AND CENTERLINE OF NINE MILE ROAD; THENCE S. 06°03'38" E. 1,320.17 FEET; THENCE N. 89°51'11" E. 923.42 FEET; THENCE S. 80°04'05" E. 176.12 FEET; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF "PRIEST'S KILLDALE SUBDIVISION" AS RECORDED IN LIBER 62, PAGE 42, OAKLAND COUNTY RECORDS, S. 76°58'54" W. 45.15 FEET, N. 79°09'36" W. 258.56 FEET, S. 19°54'43" W. 271.31 FEET AND S. 89°58'14" W. 1,814.99 FEET; THENCE ALONG, IN PART, THE EAST LINE OF "GREEN HILL CONDOS NO. 3" AS RECORDED IN LIBER 197, PAGES 27 AND 28, OAKLAND COUNTY RECORDS, N. 00°10'04" W. 747.65 FEET; THENCE ALONG THE NORTH LINE OF SAID "GREEN HILL CONDOS NO. 3" N. 89°49'36" W. 695.93 FEET; THENCE N. 00°10'09" W. 131.04 FEET; THENCE N. 44°58'09" E. 90.00 FEET; THENCE N. 45°10'09" W. 115.00 FEET; THENCE N. 44°50'09" E. 384.00 FEET; THENCE N. 00°10'09" W. 797.99 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD; THENCE S. 89°56'04" E. 638.61 FEET TO THE POINT OF BEGINNING CONTAINING 83.65 ACRES OF LAND EXCEPTING THE NORTH 60.00 FEET THEREOF DEEDED TO THE CITY OF FARMINGTON HILLS FOR ROAD PURPOSES.

SHEET INDEX

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* 3 SITE PLAN
* 3A. SITE PLAN
* 3B. UTILITY PLAN
* 3C. UTILITY PLAN
* 3D. SITE PLAN
* 3E. UTILITY PLAN 3F. SITE PLAN 3G. UTILITY PLAN * 3H. SITE PLAN * 3I. UTILITY PLAN * 3J. SITE PLAN * 3K. UTILITY PLAN
* 4 FLOOD PLAIN PLAN
5. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1,5,6,9,33,17,24,28,29,33,37,41,45,47,48,51,52,53,55,59,60,64, 70,73,74,77,78,81,82,85,86,88,91)
6. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1,5,6,9,13,17,24,28,29,33,37,41,45,47,48,51,52,53,55,59,60,64, 70,73,74,77,78,81,82,85,86,88,91)
7. TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
8. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
9. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
10. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2,3,7,10,11,14,15,18,19,22,23,26,27,30,31,34,35,38,39,42,43,50,57,58,61,62,65,66, 68,71,72,75,76,79,80,83,84,88,90,92,93,146)
11. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2,3,7,10,11,14,15,18,19,22,23,26,27,30,31,34,35,38,39,42,43,50,57,58,61,62,65,66, 68,71,72,75,76,79,80,83,84,88,90,92,93,146)
12. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60,61,62,64,65,66,69 THRU 86,88 THRU 93, AND "C" (UNIT 1,2,3,5,6,7,9,10,11,13,14,15,17,18,19,22,23,24,26 THRU 31,33,34,35,37,38,39,41,42,43,45,47,48,50,51,52,53,55,57,58,59,146)
13. TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4,8,12,16,20,32,40,44,46,49,54,56,63,67,96,110,175)
14. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60,61,62,64,65,66,69 THRU 86,88 THRU 93,163) AND "C" (UNIT 1,2,3,5,6,7,9,10,11,13,14,15,17,18,19,22,23,24,26 THRU 31,33,34,35,37,38,39,41,42,43,45,47,48,50,51,52,53,55,57,58,59,146)
15. PERIMETER PLAN FOR BUILDINGS 4,6,12,17,21,87,91,92)
16. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21,25,36,68,196)
17. TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21,25,36,68,196)
18. CROSS SECTION FOR UNIT TYPE "D" (UNIT 21,25,36,68,196)
19. PERIMETER PLAN FOR BUILDINGS 70,85,93
20. PERIMETER PLAN FOR BUILDINGS 96,97,100,101,102
* 21. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS 84,87,102,105,108,109,111,114,115,118,123,125,130,137,138,141,147,151,160,167,168,184,189, 203,204,207,209,214,220,221,229,231,234,239,242,248,267,270,273,281, 284,287,290,291,294,296,298,299,302,306,308,315,317,320,321)
* 22. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS SAME AS SHEET 21)
23. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95,125,126)
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* 25. TYPICAL CROSS SECTION FOR UNIT TYPES "A-2","A-4","C-2" & "C2-1" (UNITS 84,87,102,109,111,114,115,118,123,125,130,137,138,141,147,151,160,167,168,184,189, 203,204,207,209,214,220,221,229,231,234,239,242,248,267,270,273,281, 284,287,290,291,294,296,298,299,302,306,308,315,317,320,321)
26. INTENTIONALLY DELETED

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38. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "E-2" (UNIT 157)
39 TYPICAL CROSS SECTION FOR UNIT TYPE "E-2" (UNIT 157)
40 PERIMETER PLAN FOR BUILDING 130 (UNITS 147-150)
41 PERIMETER PLAN FOR BUILDING 156 (UNITS 108-109)
* 42 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-3" (UNITS 107,108,131,138,140,144,146,148,149,162,163,166,168,169,170,171,178,181,182,183,186,187,189,194,197,207,208,210,213,216,222,227,232,234,237,240,244,248,250,252,253,256,258,260,262,263,264,265,267,268,269,271,274,276,277,278,279,280,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227,1228,1229,1230,1231,1232,1233,1234,1235,1236,1237,1238,1239,1240,1241,1242,1243,1244,1245,1246,1247,1248,1249,1250,1251,1252,1253,1254,1255,1256,1257,1258,1259,1260,1261,1262,1263,1264,1265,1266,1267,1268,1269,1270,1271,1272,1273,1274,1275,1276,1277,1278,1279,1280,1281,1282,1283,1284,1285,1286,1287,1288,1289,1290,1291,1292,1293,1294,1295,1296,1297,1298,1299,1300,1301,1302,1303,1304,1305,1306,1307,1308,1309,1310,1311,1312,1313,1314,1315,1316,1317,1318,1319,1320,1321,1322,1323,1324,1325,1326,1327,1328,1329,1330,1331,1332,1333,1334,1335,1336,1337,1338,1339,1340,1341,1342,1343,1344,1345,1346,1347,1348,1349,1350,1351,1352,1353,1354,1355,1356,1357,1358,1359,1360,1361,1362,1363,1364,1365,1366,1367,1368,1369,1370,1371,1372,1373,1374,1375,1376,1377,1378,1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379,4380,4381,4382,4383,4384,4385,4386,4387,4388,4389,4390,4391,4392,4393,4394,4395,4396,4397,4398,4399,4400,4401,4402,4403,4404,4405,4406,4407,4408,4409,4410,4411,4412,4413,4414,4415,4416,4417,4418,4419,4420,4421,4422,4423,4424,4425,4426,4427,4428,4429,4430,4431,4432,4433,4434,4435,4436,4437,4438,4439,4440,4441,4442,4443,4444,4445,4446,4447,4448,4449,4450,4451,4452,4453,4454,4455,4456,4457,4

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* 58 PERIMETER PLAN FOR BUILDINGS 5,25,26,52,53,59,114,115,150,152,158,159,160 (UNITS 138-141, 200-207, 221-224, 239-254, 278-281, 287-302, 308-309)

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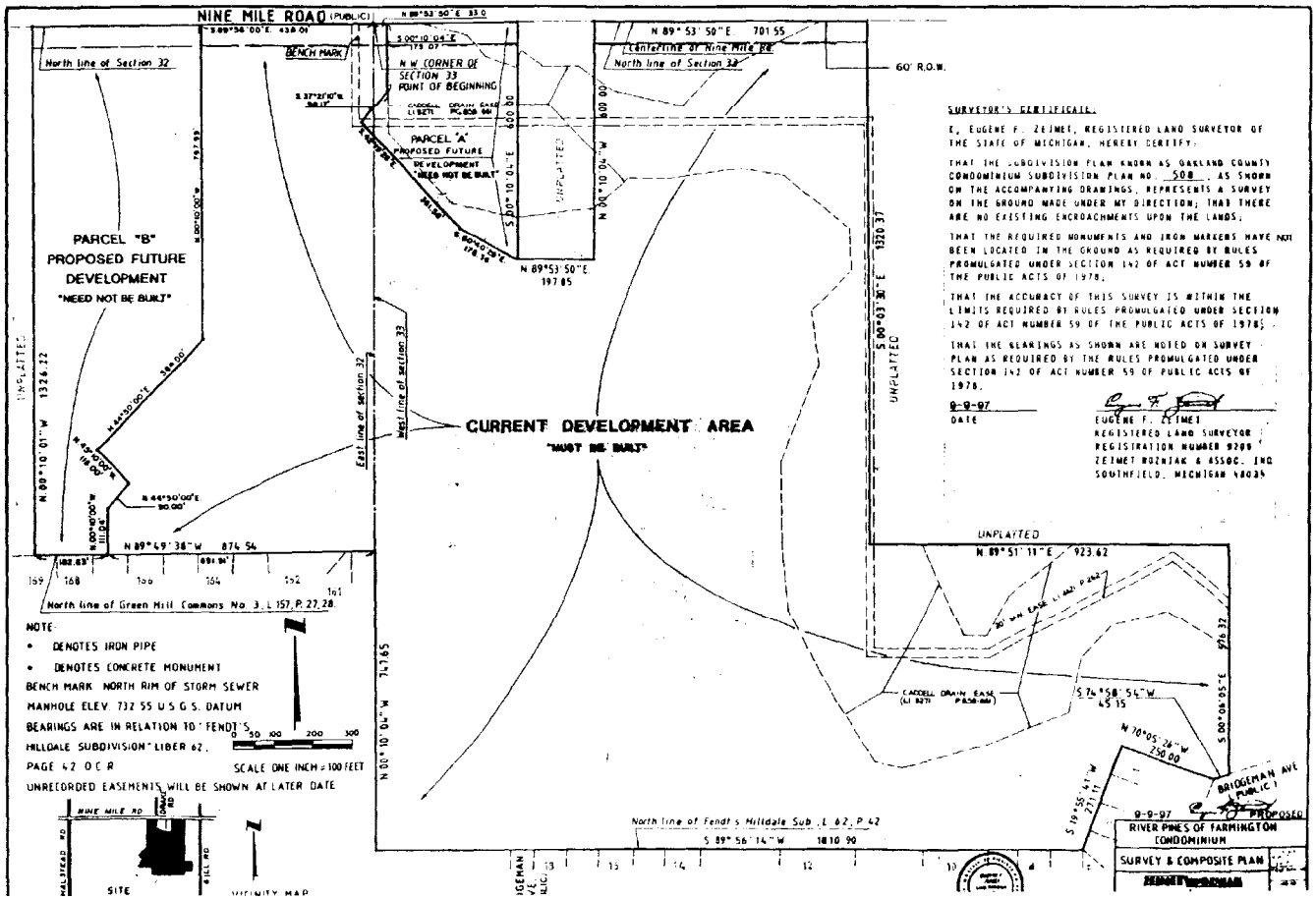
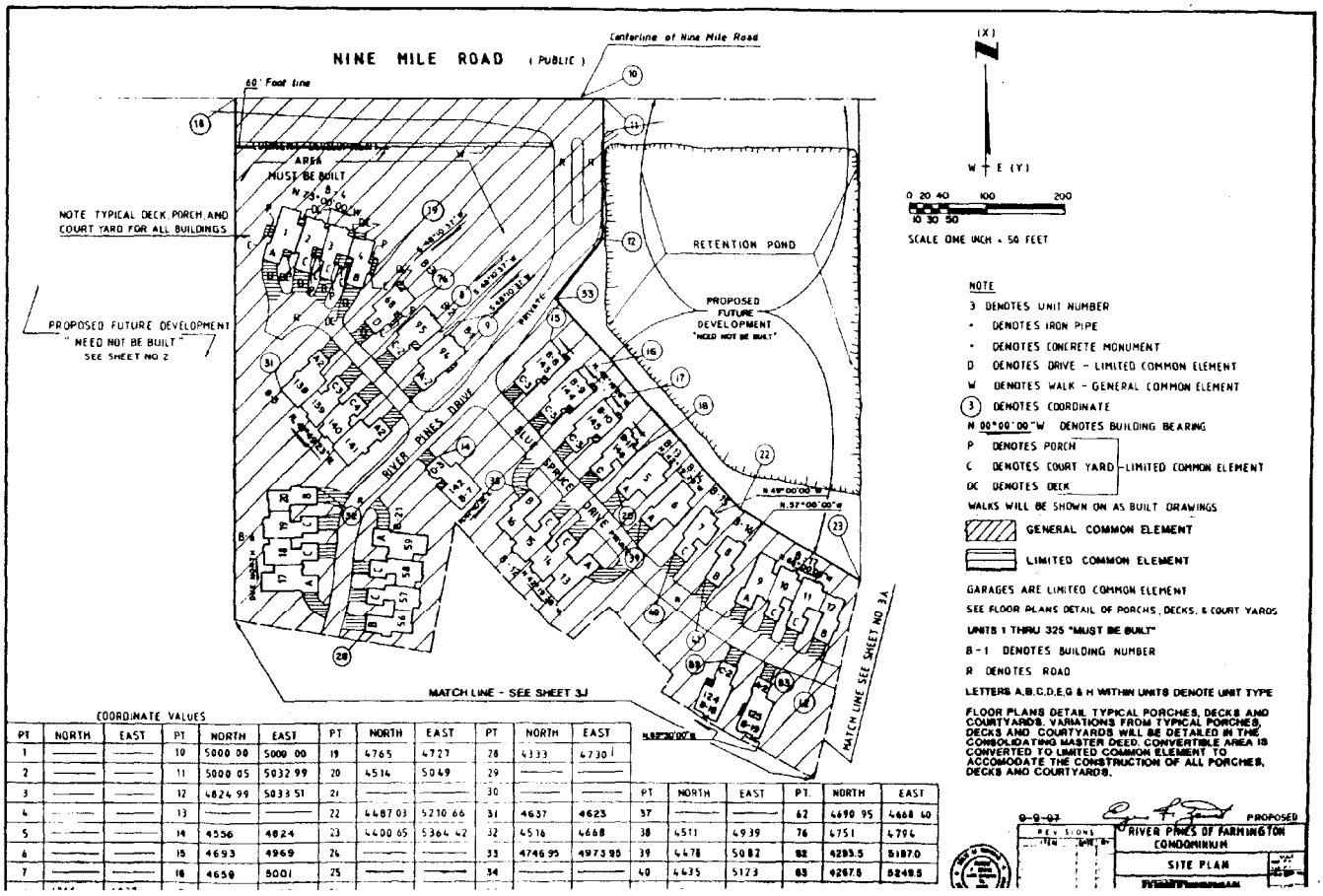
9-9-97 PROPOSED

REVISIONS		
TITLE	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

SHEET INDEX


NINE MILE ROAD (PUBLIC)
N 89°53' 50"E 33.0
S 89°58' 00"E 438.01
North line of Section 32
BENCH MARK
S 00°10' 04"E 179.07
N W CORNER OF SECTION 33 POINT OF BEGINNING
CADDELL DRAIN EASE (LIBER PG 808 980)
PARCEL 'A' PROPOSED FUTURE DEVELOPMENT "NEED NOT BE BUILT"
S 89°53' 50"E 197.85
S 00°10' 04"E 600.00
UNPLATTED
N 89° 53' 50"E 701.55
Centerline of Nine Mile Rd
North line of Section 33
60' R.O.W.
N 00°10' 04"W 800.00
S 00°03' 36"E 1320.33
PARCEL "B" PROPOSED FUTURE DEVELOPMENT "NEED NOT BE BUILT"
N 89°10' 01"W 1326.22
N 44°50' 00"E 184.00
N 45°10' 00"W 184.00
N 44°50' 00"E 30.00
N 00°10' 00"W 797.93
N 89°49' 38"W 874.56
East line of section 32
West line of section 33
CURRENT DEVELOPMENT AREA
"MUST BE BUILT"
UNPLATTED
N 89°51' 11"E 923.62
20' WM EASE (LI 8421 P 262)
CADDELL DRAIN EASE (LI 8271 P 808 980)
S 74°58' 56"W 48.15
N 70°05' 24"W 250.00
S 00°04' 05"E 976.32
S 19°55' 47"W 271.11
BRIDGEMAN AVE (PUBLIC)
North line of Green Hill Commons No. 3, L 157, P. 27, 28.
N 00°10' 04"W 747.65
North line of Fendt's Hilldale Sub., L 62, P. 42
S 89° 56' 14"W 1810.90
NOTE:
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
BENCH MARK NORTH RIM OF STORM SEWER MANHOLE ELEV. 732 55 U S G S. DATUM
BEARINGS ARE IN RELATION TO "FENDT'S HILLDALE SUBDIVISION" LIBER 62, PAGE 42 O C R
UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE
SCALE ONE INCH = 100 FEET
0 50 100 200 300
NINE MILE RD
CADDELL DRAIN
HALSTEAD RD
HILL RD
SITE
VICINITY MAP
SURVEYOR'S CERTIFICATE:
I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508 , AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;
THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.
9-9-97
DATE
EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9209
ZEIMET WOZNIAK & ASSOC. INC
SOUTHFIELD, MICHIGAN 48034
9-9-97
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
SURVEY & COMPOSITE PLAN



NOTE

3 DENOTES UNIT NUMBER
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
D DENOTES DRIVE - LIMITED COMMON ELEMENT
W DENOTES WALK - GENERAL COMMON ELEMENT
(3) DENOTES COORDINATE
N 00°00'00"W DENOTES BUILDING BEARING
P DENOTES PORCH
C DENOTES COURT YARD — LIMITED COMMON ELEMENT
DC DENOTES DECK
WALKS WILL BE SHOWN ON AS BUILT DRAWINGS
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT

GARAGES ARE LIMITED COMMON ELEMENT
SEE FLOOR PLANS DETAIL OF PORCHS, DECKS, & COURT YARDS
UNITS 1 THRU 325 "MUST BE BUILT"
B-1 DENOTES BUILDING NUMBER
R DENOTES ROAD
LETTERS A,B,C,D,E,G & H WITHIN UNITS DENOTE UNIT TYPE

FLOOR PLANS DETAIL TYPICAL PORCHES, DECKS AND COURTYARDS. VARIATIONS FROM TYPICAL PORCHES, DECKS AND COURTYARDS WILL BE DETAILED IN THE CONSOLIDATING MASTER DEED. CONVERTIBLE AREA IS CONVERTED TO LIMITED COMMON ELEMENT TO ACCOMODATE THE CONSTRUCTION OF ALL PORCHES, DECKS AND COURTYARDS.

COORDINATE VALUES

PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
1	———	———	10	5000 00	5000 00	19	4765	4727	28	4333	4730
2	———	———	11	5000 05	5032 99	20	4514	5049	29	———	———
3	———	———	12	4824 99	5033 51	21	———	———	30	———	———
4	———	———	13	———	———	22	4487 03	5210 66	31	4637	4623
5	———	———	14	4556	4824	23	4400 65	5364 42	32	4516	4668
6	———	———	15	4693	4969	24	———	———	33	4746 95	4973 98
7	———	———	16	4659	5001	25	———	———	34	———	———

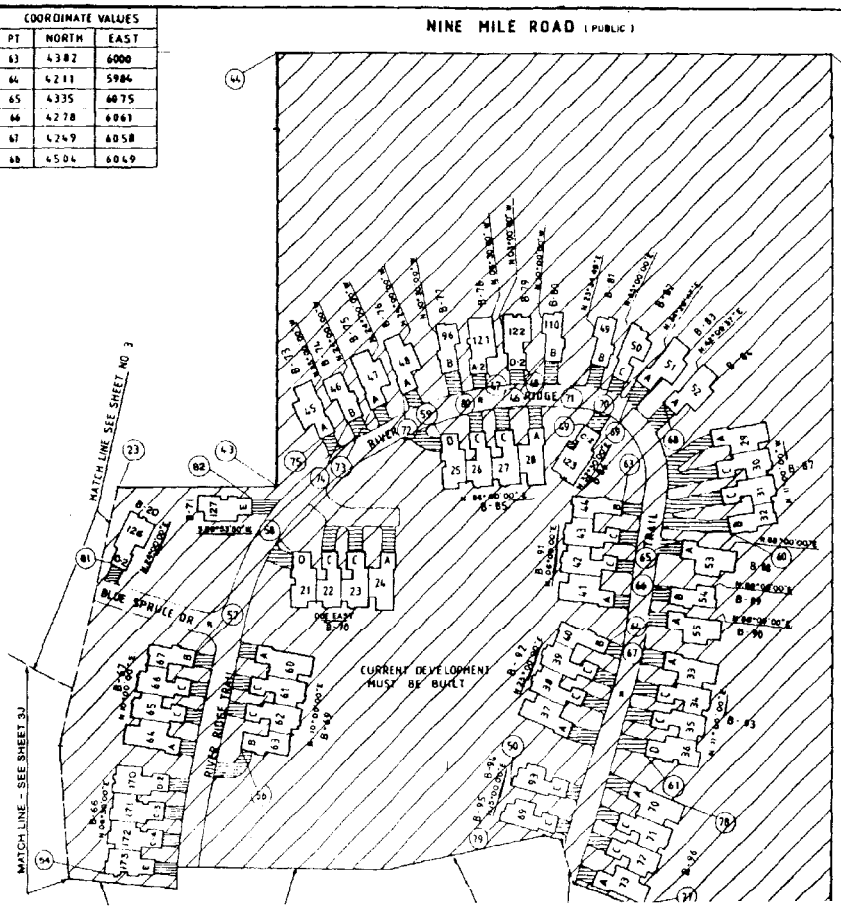
PT	NORTH	EAST	PT	NORTH	EAST
37	———	———	62	4690 95	4668 60
38	4511	4939	76	4751	4794
39	4478	5082	82	4283.5	5187.0
40	4435	5123	83	4267.8	5248.5

9-9-97 PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
SITE PLAN

COORDINATE VALUES		
PT	NORTH	EAST
69	4531	6017
70	4538	5985
71	4553	5957
72	4513	5722
73	4495	5679
74	4478	5650
75	4459	5615
77	3886	6029
78	4008	6079
79	3988	5846
80	4543	5790
81	4302	5356
82	4388	5532

COORDINATE VALUES		
PT	NORTH	EAST
63	4382	6000
64	4211	5984
65	4335	6075
66	4278	6061
67	4249	6058
68	4504	6049

COORDINATE VALUES		
PT	NORTH	EAST
23	4400 65	5364 42
24	———	———
43	4401 01	5562 27
44	5001 01	5560 51
45	5002 26	6262 06
46	4556 26	5900
47	4538	5829
48	4543	5876
49	4476	5949
50	4030	5860
51	———	———
52	———	———
53	———	———
54	3924	5350
55	———	———
56	4075	5516
57	4196	5462
58	4319	5580
59	4464	5768



NOTE

23 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND

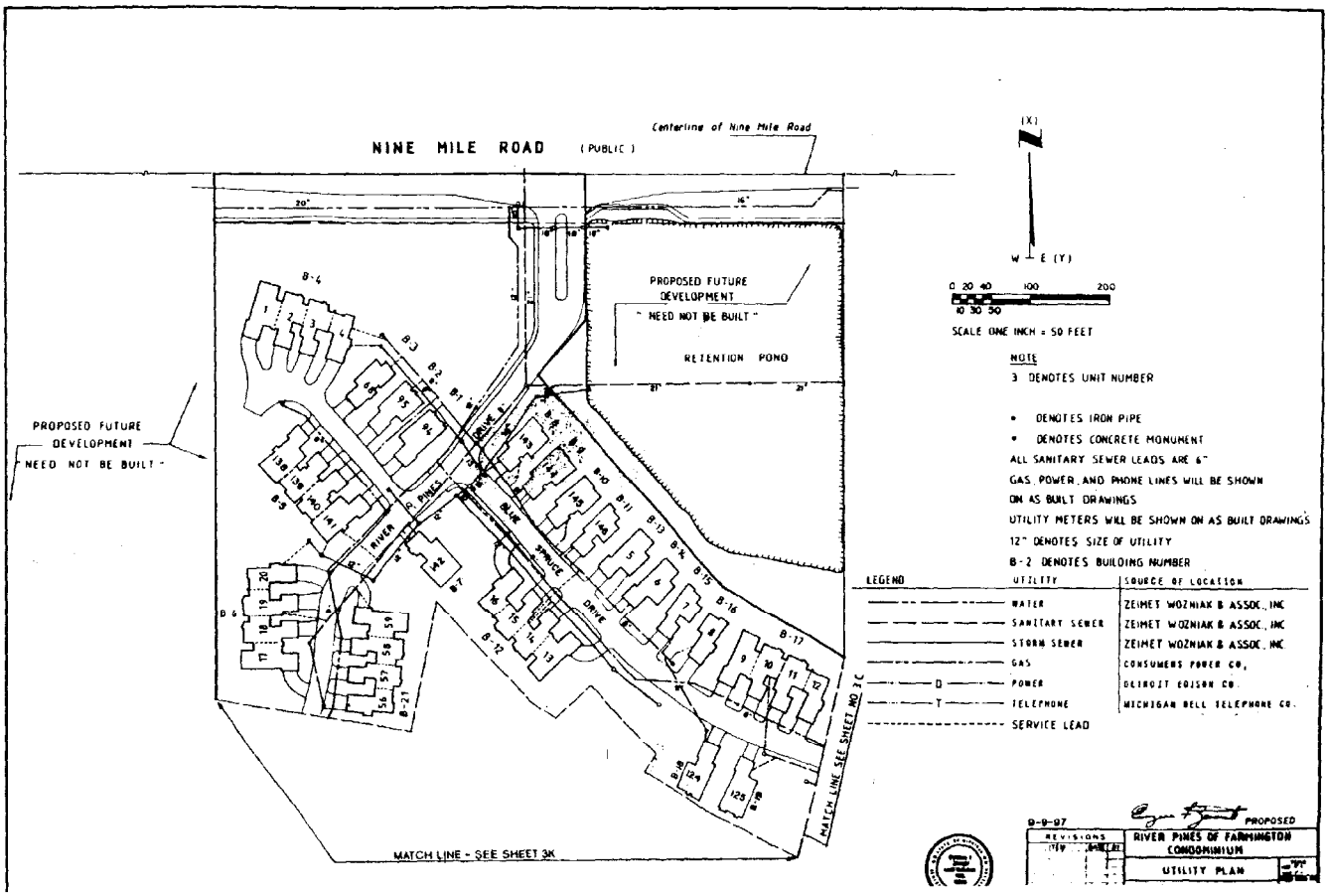
9-9-97

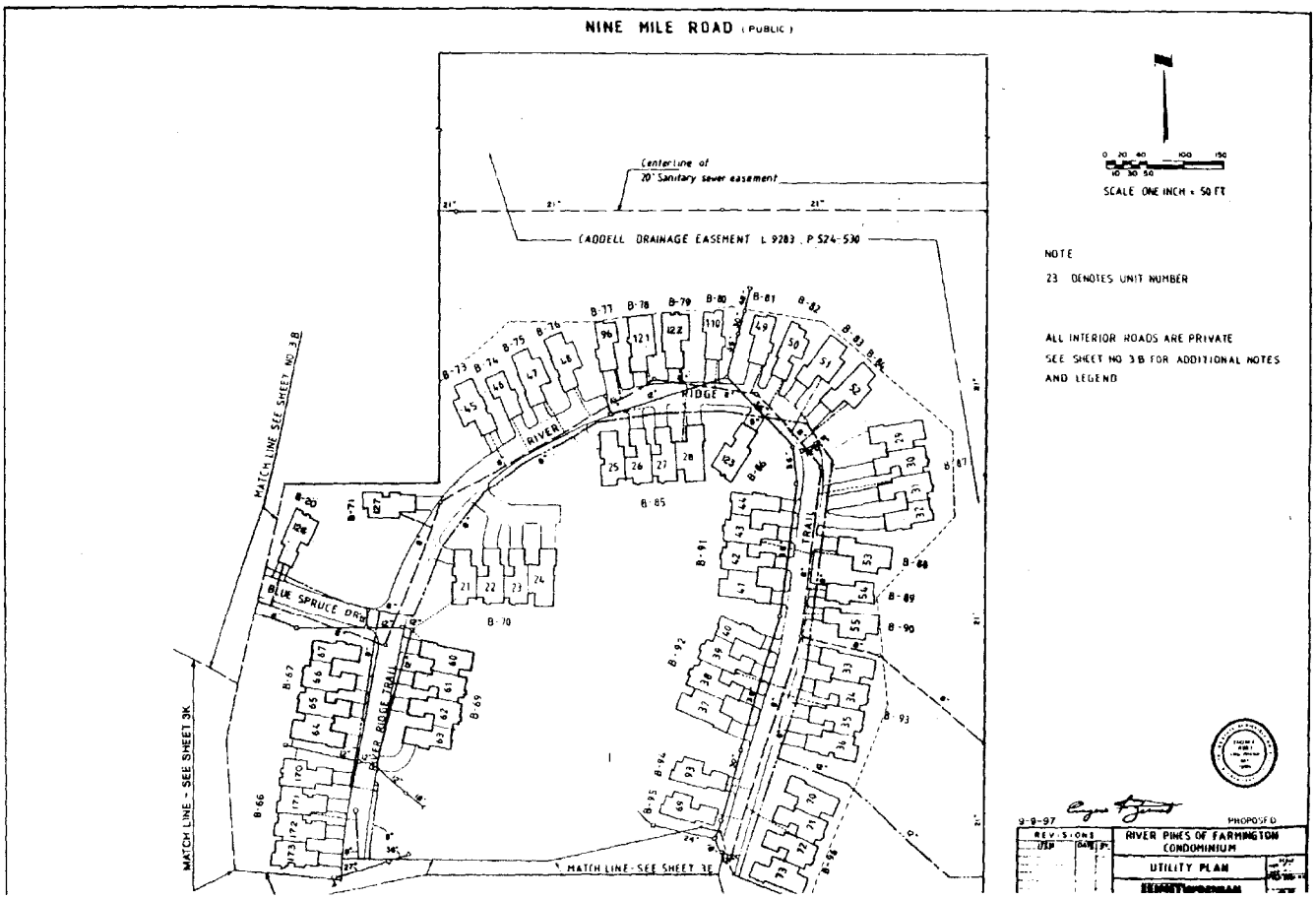
PROPOSED

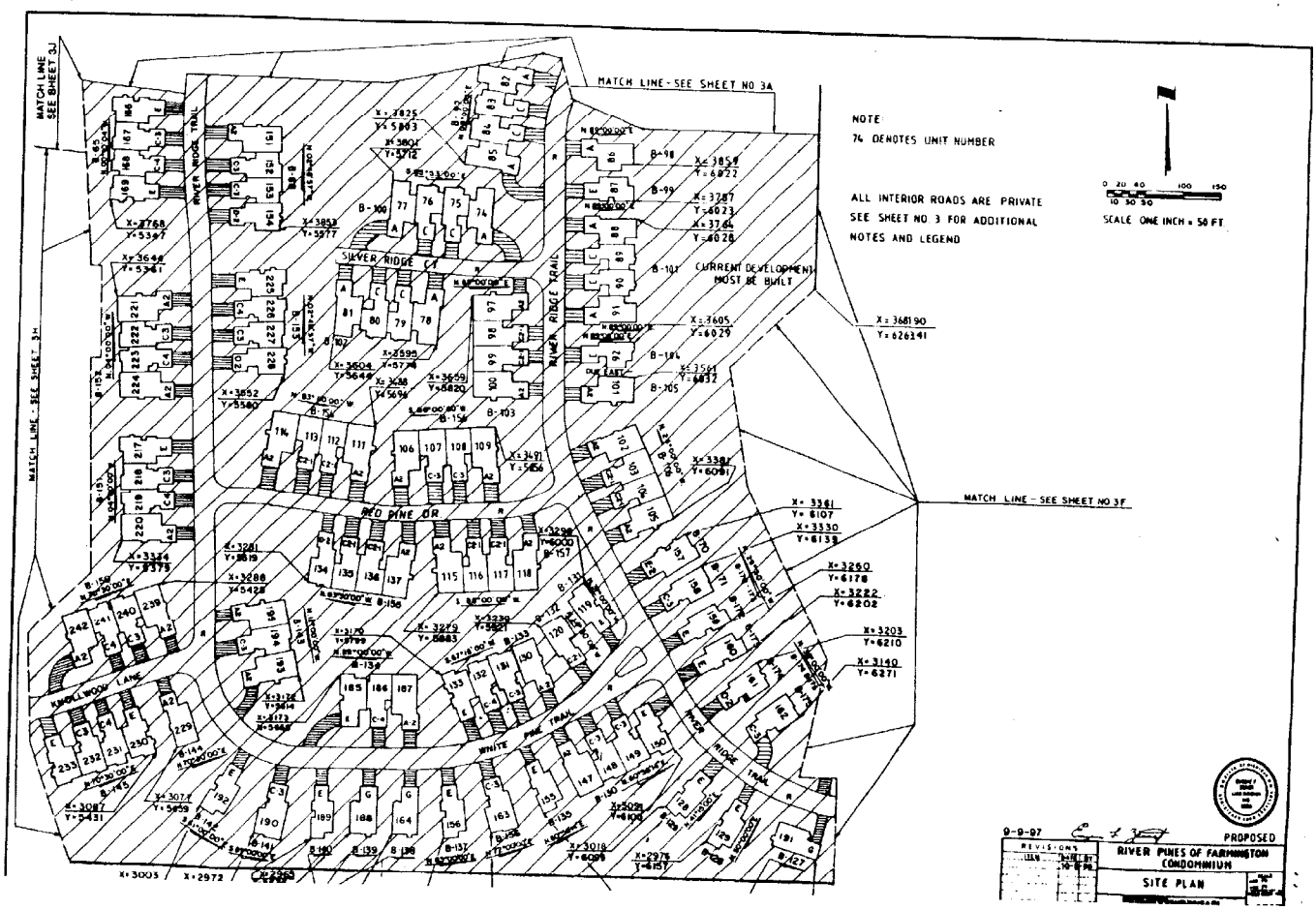
REVISIONS		
ITEM	DATE	BY

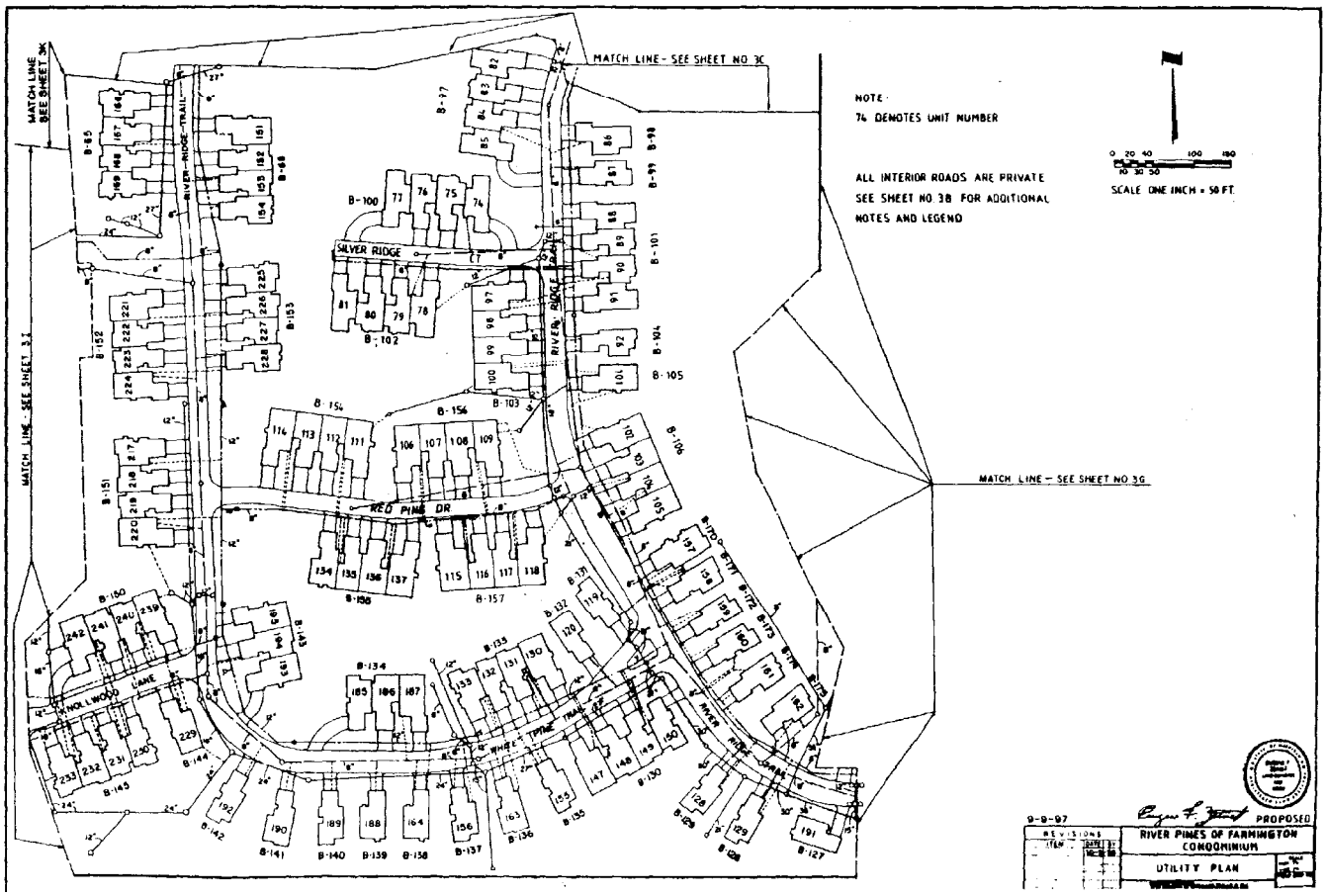
RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN


NINE MILE ROAD (PUBLIC)
Centerline of Nine Mile Road
PROPOSED FUTURE DEVELOPMENT
"NEED NOT BE BUILT"
RETENTION POND
PROPOSED FUTURE DEVELOPMENT
"NEED NOT BE BUILT"
RIVER PINES DRIVE
BLUE SPRUCE DRIVE
MATCH LINE - SEE SHEET 3K
MATCH LINE SEE SHEET NO 3 C
(X)
W E (Y)
0 20 40 100 200
10 30 50
SCALE ONE INCH = 50 FEET
NOTE
3 DENOTES UNIT NUMBER
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
ALL SANITARY SEWER LEADS ARE 6"
GAS, POWER, AND PHONE LINES WILL BE SHOWN ON AS BUILT DRAWINGS
UTILITY METERS WILL BE SHOWN ON AS BUILT DRAWINGS
12" DENOTES SIZE OF UTILITY
B-2 DENOTES BUILDING NUMBER
LEGEND
UTILITY | SOURCE OF LOCATION
WATER | ZEIMET WOZNIAK & ASSOC., INC
SANITARY SEWER | ZEIMET WOZNIAK & ASSOC., INC
STORM SEWER | ZEIMET WOZNIAK & ASSOC., INC
GAS | CONSUMERS POWER CO.
D POWER | DETROIT EDISON CO.
T TELEPHONE | MICHIGAN BELL TELEPHONE CO.
SERVICE LEAD
9-9-97
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN


NINE MILE ROAD (PUBLIC)
Centerline of
20' Sanitary sewer easement
CADDELL DRAINAGE EASEMENT L 9283 , P 524-530
MATCH LINE SEE SHEET NO 3B
MATCH LINE - SEE SHEET 3K
MATCH LINE - SEE SHEET 3E
RIVER RIDGE TRAIL
BLUE SPRUCE DR
RIVER RIDGE TRAIL
0 20 40 100 150
10 30 50
SCALE ONE INCH = 50 FT
NOTE
23 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND
9-9-97
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN


MATCH LINE SEE SHEET 3J
MATCH LINE - SEE SHEET NO 3A
MATCH LINE - SEE SHEET NO 3F
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND
SCALE ONE INCH = 50 FT
CURRENT DEVELOPMENT MUST BE BUILT
RED PINE DR
SILVER RIDGE CT
RIVER RIDGE TRAIL
KNOLLWOOD LANE
WHITE PINE TRAIL
RIVER RIDGE TRAIL
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
SITE PLAN
9-9-87
REVISIONS



NOTE:
74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND

0 20 40 100 180
10 30 50
SCALE ONE INCH = 50 FT.

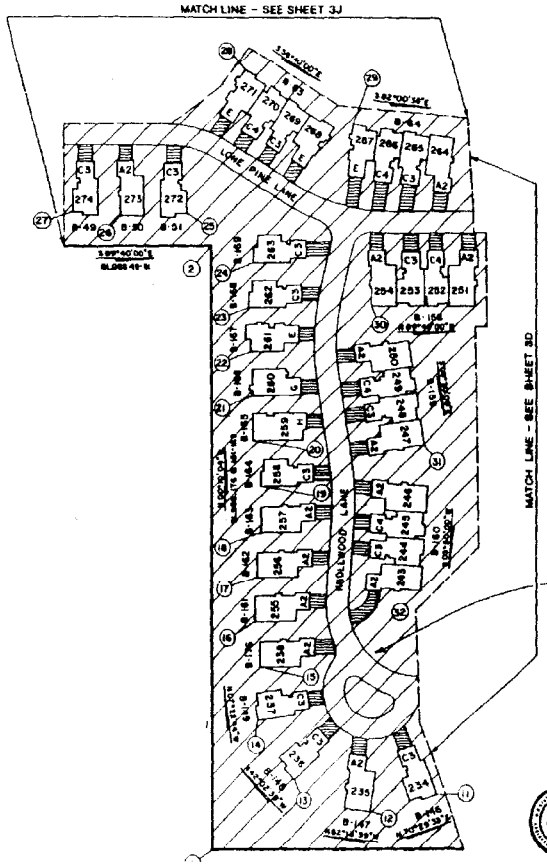
9-8-97

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

UTILITY PLAN

COORDINATE VALUES		
PT	NORTH	EAST
1	2924 52	5006 08
2	3672 18	5003 89
3	——	——
4	——	——
5	——	——
6	——	——
7	——	——
8	——	——
9	——	——
10	——	——
11	2994	5288
12	2969	5204
13	3009	5109
14	3085	5063
15	3150	5064
16	3206	5059
17	3261	5062
18	3317	5066
19	5373	5067
20	3430	5058
21	3486	5057
22	3541	5055
23	3596	5052
24	3652	5058
25	3709	4975
26	3708	4883
27	3708	4826
28	3893	5050
29	3824	5183
30	3597	5206



NOTE:
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND

(X)

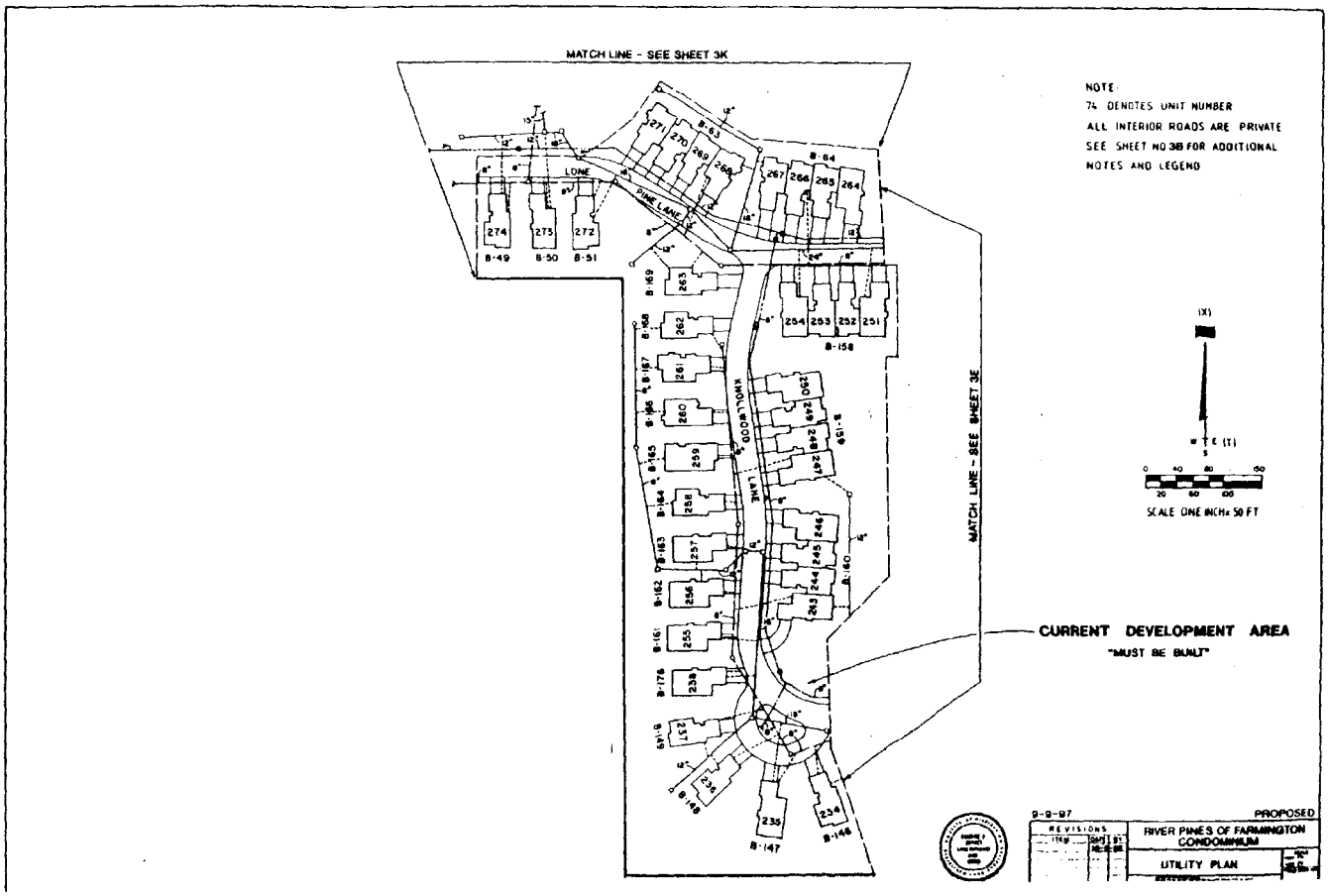
SCALE: ONE INCH= 50 FT.

9-8-97 PROPOSED

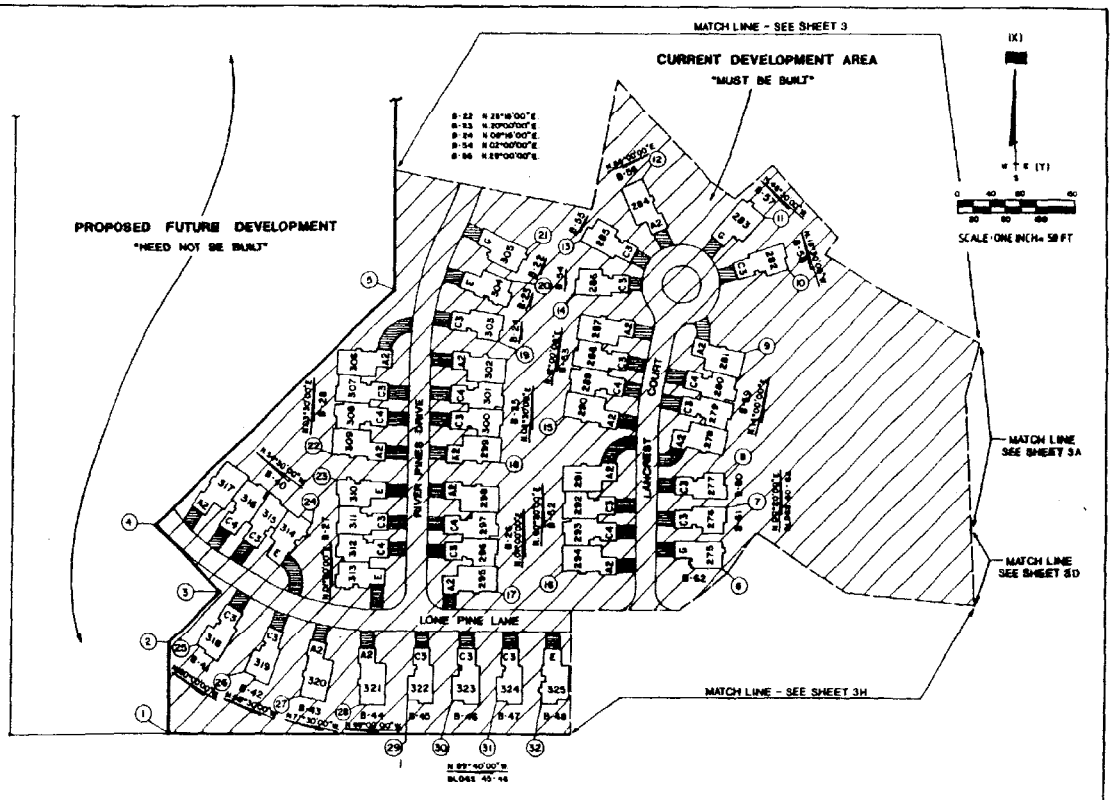
REVISIONS	
ITEM	DATE BY

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN


MATCH LINE - SEE SHEET 3K
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND
PINE LANE
GOOMTOWN LANE
MATCH LINE - SEE SHEET 3E
SCALE ONE INCH= 50 FT
CURRENT DEVELOPMENT AREA
"MUST BE BUILT"
9-9-97
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN

	COORDINATE VALUES	
NO	NORTH	EAST
1	3674.24	4311.98
2	3785.29	4311.66
3	3849.11	4375.12
4	3930.19	4293.58
5	4202.51	4564.30
6	3887	5013
7	3952	5018
8	3995	5015
9	4124	5009
10	4228	5064
11	4293	5031
12	4341	4878
13	4280	4830
14	4213	4823
15	4044	4416
16	3875	4808
17	3850	4735
18	3987	4699
19	4137	4697
20	4254	4715
21	4252	4733
22	4016	4513
23	3984	4520
24	3932	4489
25	3846	4346
26	3749	4406
27	3721	4478
28	3710	4554
29	3718	4612
30	3717	4670
31	3716	4727
32	3712	4781



NOTE

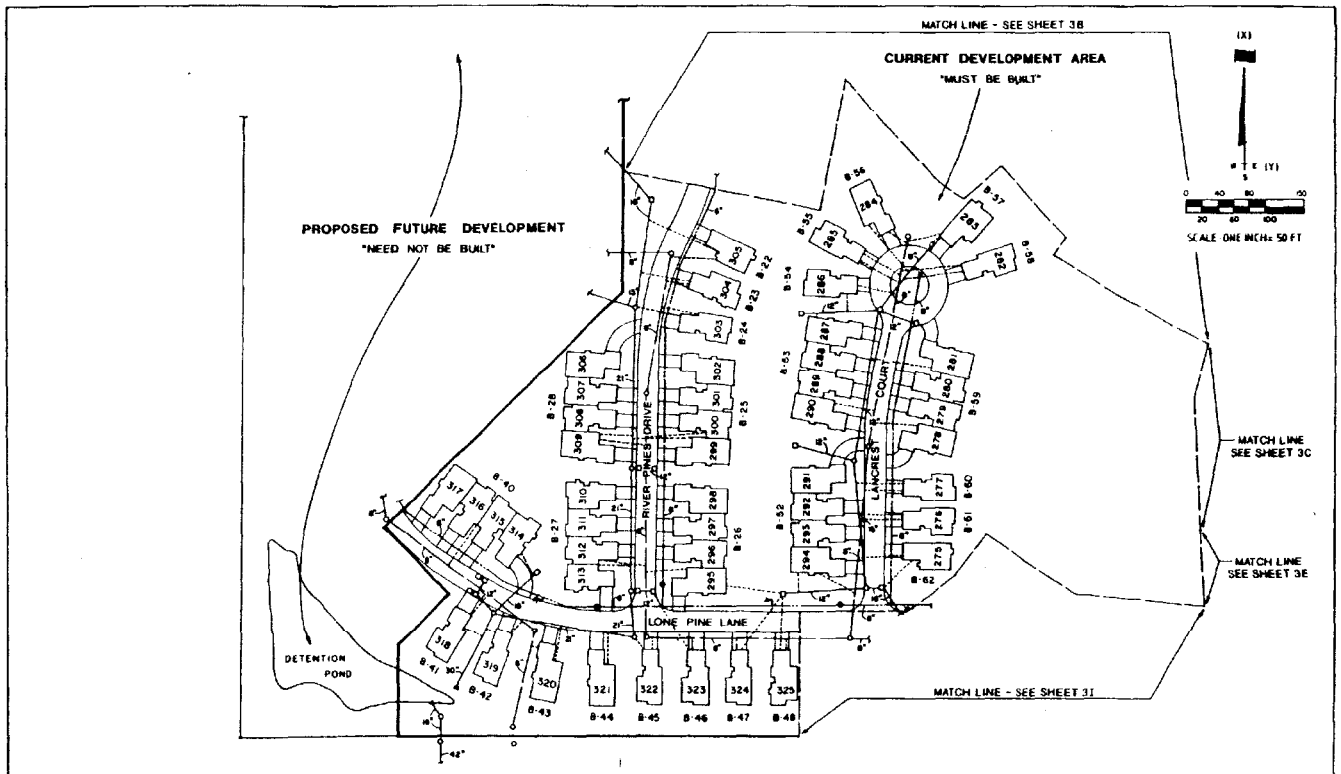
74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND

9-9-97 PROPOSED

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM
ITEM	DATE	BY	SITE PLAN



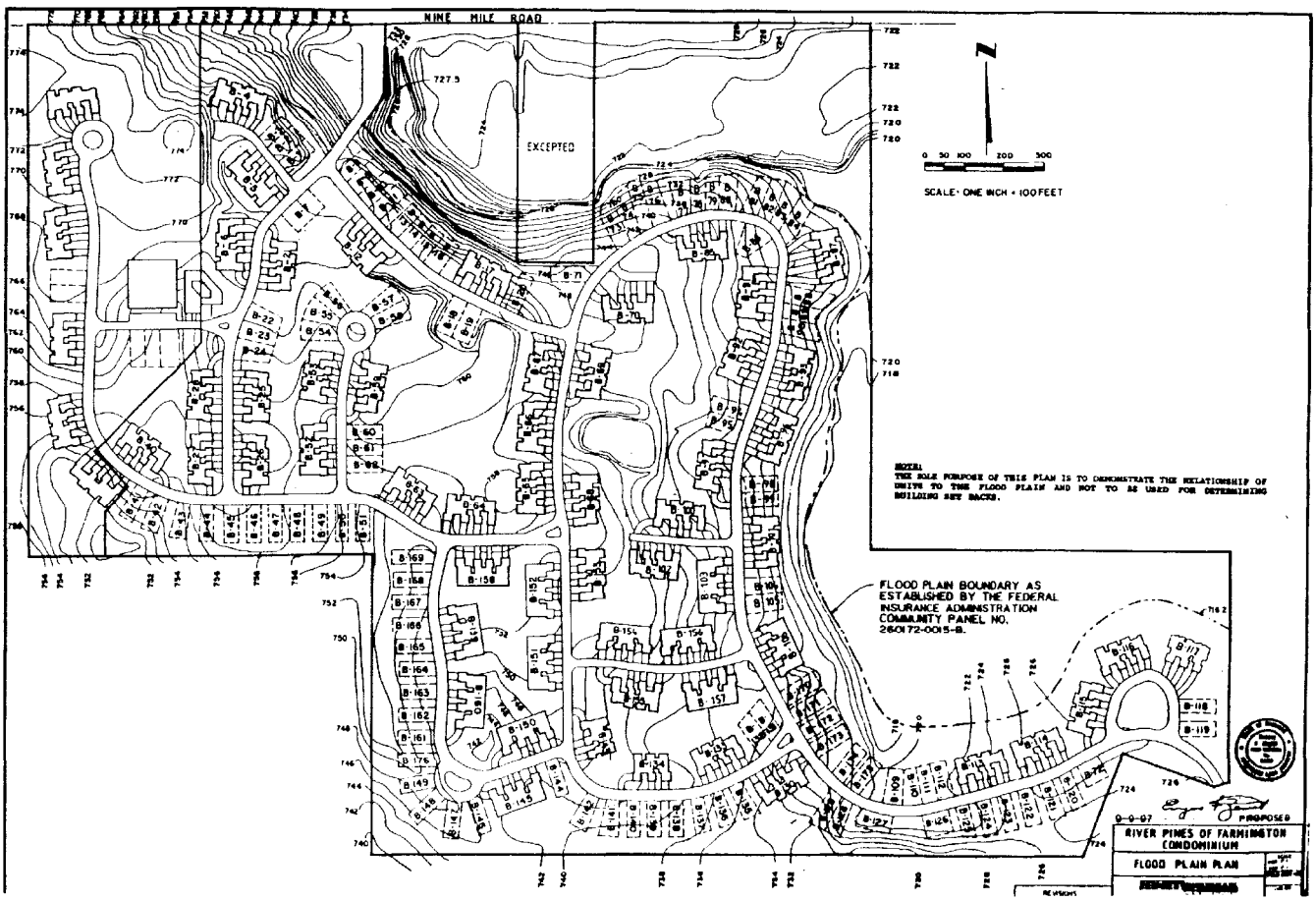
NOTE
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND

9-9-97 PROPOSED

REVISIONS

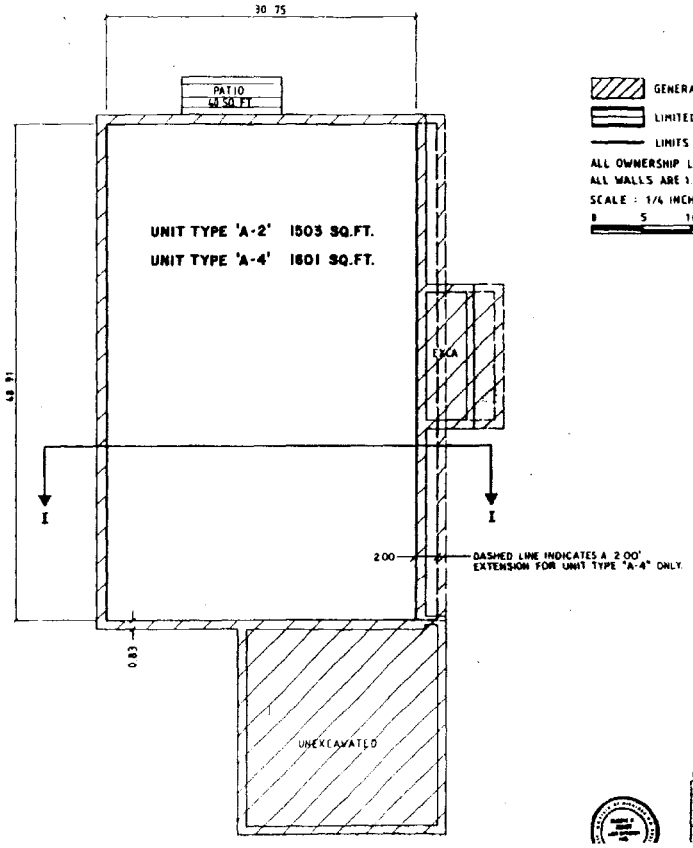
RIVER PINES OF FARMINGTON CONDOMINIUM

UTILITY PLAN


NINE MILE ROAD
EXCEPTED
N
0 50 100 200 300
SCALE: ONE INCH = 100 FEET
NOTE:
THE SOLE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE RELATIONSHIP OF UNITS TO THE FLOOD PLAIN AND NOT TO BE USED FOR DETERMINING BUILDING SET BACKS.
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
9-9-07
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
FLOOD PLAIN PLAN
REVISIONS

UNIT SCHEDULE	
BLDG NO.	UNIT NO.
1	96
103	97,100
105	101
19	125
106	102,105
156	106,109
154	111,114
157	115,118
78	121
133	130
155	137
5	138
150	147
68	151
122	180
134	187
143	193,195
119	216
114	200
114	203
115	204
115	207
116	208
151	220
152	221
152	224
149	229
147	235
178	238
150	239,242
160	243,246
159	247,250
158	251,254
161	255
162	256
163	257
64	264
50	273
5	141

UNIT SCHEDULE	
BLDG NO.	UNIT NO
59	278,281
56	284
53	287,290
52	291,294
26	295,298
25	299,302
28	306,309
44	321
43	320
40	317



9-9-97

PROPOSED

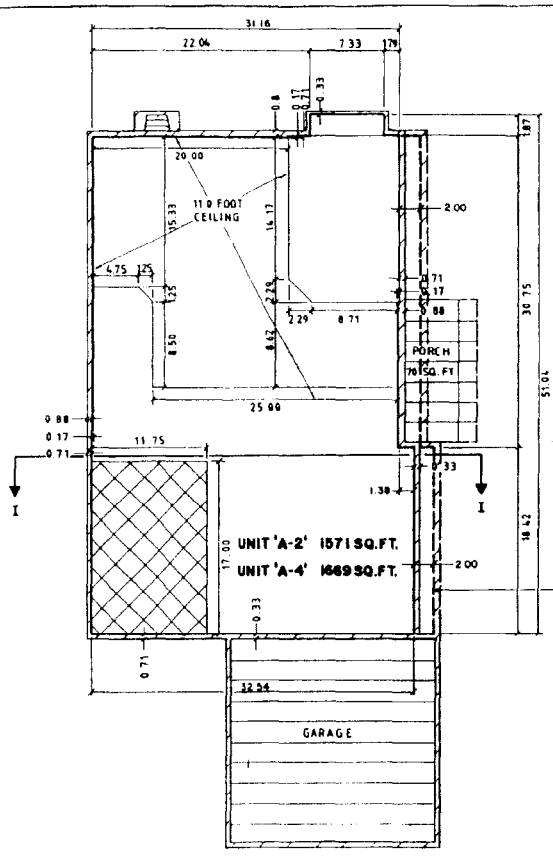
REVISIONS

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT PLAN FOR UNIT TYPES 'A-2' & 'A-4'

UNIT SCHEDULE	
BLDG NO.	UNIT NO.
1	94
103	97,100
105	101
19	125
106	102,105
156	106,109
154	111,114
157	115,118
78	121
133	130
155	137
5	138
130	147
68	151
122	180
134	187
143	193,195
119	216
114	200
114	203
115	204
115	207
116	208
151	220
152	221
152	224
144	229
147	255
176	258
150	239 , 242
160	243 , 246
159	247 , 250
158	251 , 254
161	255
162	256
163	257
64	264
50	273
5	141

UNIT SCHEDULE	
BLDG NO	UNIT NO
59	278 , 281
56	284
53	287 , 290
52	291 , 294
26	295 , 298
25	299 , 302
28	306 , 309
44	321
43	320
40	317



SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

DASHED LINE INDICATES A 2.00' EXTENSION FOR UNIT TYPE 'A-4' ONLY.

9-18-98

PROPOSED

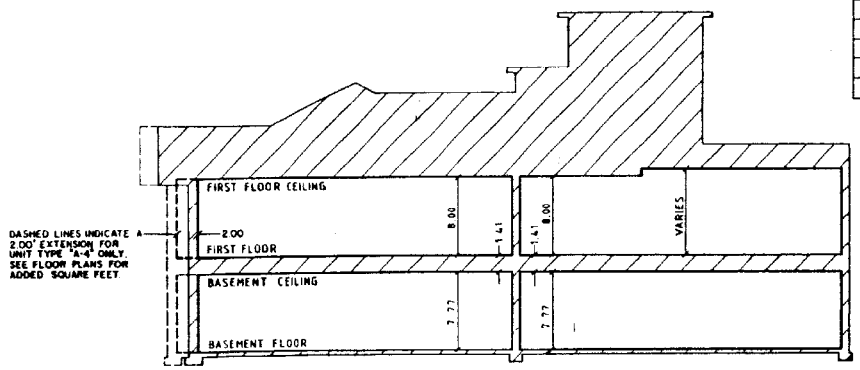
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE A-2 & A-4

UNIT NO.	FIRST FLOOR ELEVATION
229	747.50
235	747.90
238	747.90
239	748.10
242	745.10
243,246	747.90
247	748.20
250	752.20
251,254	755.50
255	748.50
256	748.30
257	747.70
264	757.10
273	756.80

UNIT NO.	FIRST FLOOR ELEVATION	UNIT NO.	FIRST FLOOR ELEVATION
181	752.40	94	761.50
200	727.80	95	764.20
203	728.80	97 THRU 100	739.90
204	729.10	101	736.90
207	727.10	102 THRU 105	738.80
208	727.00	106,109	742.10
278	781.30	111	746.80
220	749.70	112	749.80
221	754.40	113	750.80
224	753.40	114	751.80
281	763.30	115	743.80
284	763.10	116	742.80
287	763.60	117 THRU 118	740.80
290	761.60	120	737.00
291	760.00	121	738.20
294	759.00	138	763.10
298	762.50	123	734.20
298	763.80	124	782.80
299	764.10	125	757.40
302	765.10	130	737.80
306	765.30	137	743.00
309	764.30	180	728.10
321	759.30	141	759.10
320	759.10		
317	760.10		
		187	743.60
		193	750.10



DASHED LINES INDICATE A 2.00' EXTENSION FOR UNIT TYPE "A-4" ONLY. SEE FLOOR PLANS FOR ADDED SQUARE FEET.

SECTION I-I

UNIT "A-2" & "A-4"

SECTION J-J

UNIT "C-2" & "C-2-1"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

147	738.00
195	751.10
216	728.20

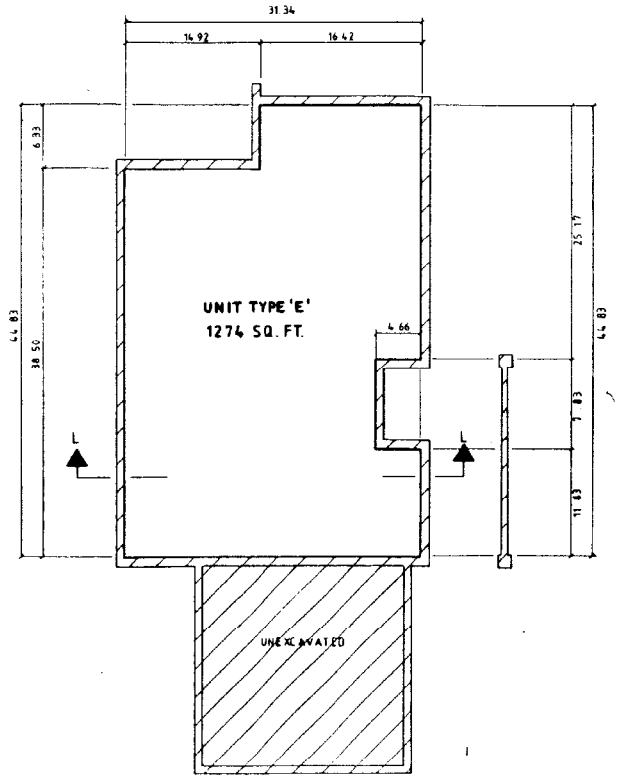
8-8-97

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPES "A-2", "A-4", "C-2" & "C-2-1"



UNIT SCHEDULE	
BLDG	UNIT NO
131	119
99	87
129	128
71	127
135	158
137	158
172	159
175	160
128	129
151	217
130	150
133	133
65	169
66	173
113	199
153	229
134	185
140	189
142	192
65	168
145	230, 233
167	261
64	267
63	268, 271
48	325
23	304
27	310, 313
40	314

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED.

SCALE : 1/16 INCH = 1.0 FOOT

0 5 10 15

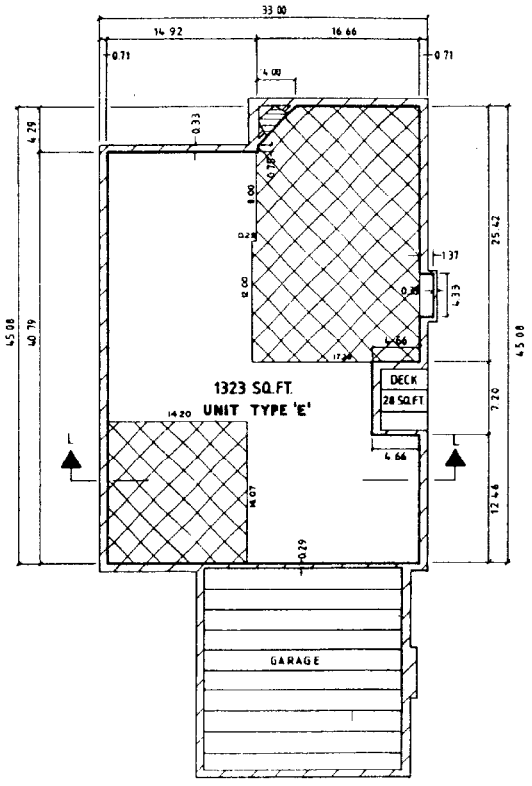
9-8-97 PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT PLAN FOR UNIT TYPE "E"

[redacted]



SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0 71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

UNIT SCHEDULE	
BLDG	UNIT NO
131	119
99	87
128	128
71	127
135	156
137	158
172	159
173	160
129	129
130	150
133	133
65	169
66	173
151	217
113	199
153	229
134	186
140	189
142	192
65	166
146	230, 235
167	261
64	267
63	268, 271
48	326
23	304
27	310, 313
40	314

8-8-97 PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E"

UNIT NO	FIRST FLOOR ELEVATION
87	737.18
119	735.98
129	727.40
127	745.70
217	731.70
150	728.50
128	727.40

GENERAL COMMON ELEMENT

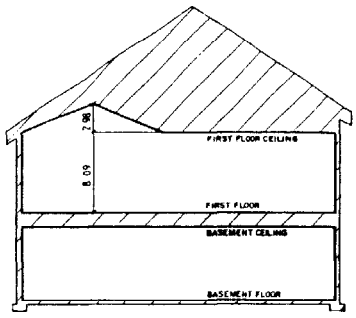
LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15



SECTION L-L

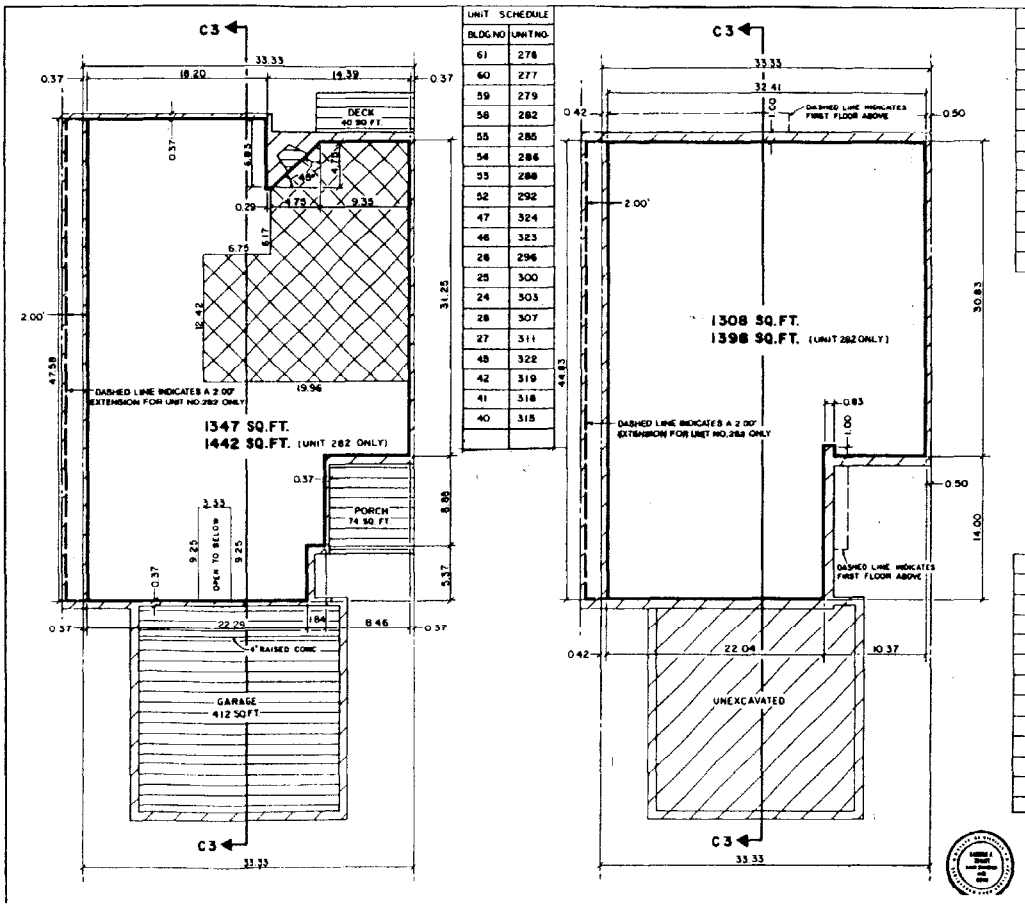
155	738.90
156	741.40
159	725.00
160	725.00
133	741.80
169	758.00
173	756.40
166	758.00
199	727.00
225	753.40
185	746.80
189	745.30
192	747.20
230, 253	746.20
261	753.20
267	757.10
268, 271	785.80
325	758.70
304	764.80
310	763.30
313	762.30
314	760.10

8-8-87 PROPOSED

Revisions		

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE " E "



UNIT SCHEDULE	
BLDG NO	UNIT NO.
61	278
60	277
59	279
58	282
55	285
54	286
53	288
52	292
47	324
46	323
26	296
25	300
24	303
28	307
27	311
48	322
42	319
41	318
40	315

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG NO.	UNIT NO	BLDG NO.	UNIT NO.
171	158	175	162
68	152	68	153
156	107	156	108
133	131	5	139
130	148	130	149
134	163	9	144
10	145	65	167
66	171	123	181
8	143	134	187
141	190	143	194
121	178	124	188

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71 UNLESS OTHERWISE NOTED

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG NO	UNIT NO	BLDG NO	UNIT NO
113	197	114	202
115	204	116	210
118	215	151	216
152	222	153	227
145	232	146	234
148	236	149	237
150	240	160	244
159	248	158	253
164	258	168	262
169	263	64	265
63	269	51	272
		49	274

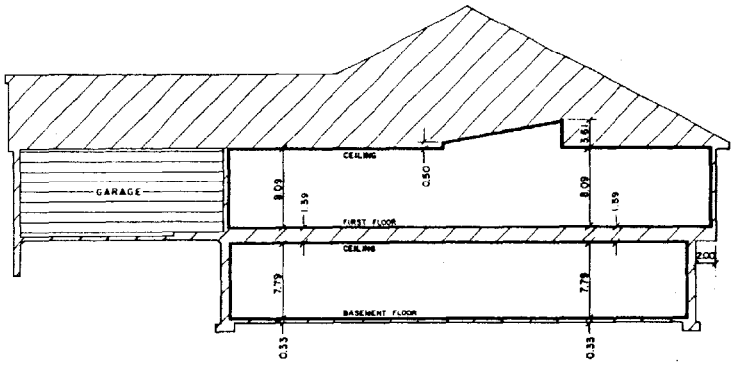
9-9-97

PROPOSED

REVISIONS			
ITEM	DATE	BY	

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-3"



SECTION "C3-C3"

UNIT NO.	FIRST FL. ELEV.	UNIT NO.	FIRST FLOOR ELEVATION
232	745.20	158	726.50
234	747.30	162	724.00
236	748.20	152	752.40
237	748.20	153	752.40
240	747.10	107	742.10
244	747.90	108	742.10
248	751.20	131	739.80
253	756.50	139	781.10
258	748.50	148	736.00
262	754.60	149	734.00
263	755.50	163	740.30
265	757.10	144	752.90
269	755.80	145	753.20
272	755.70	167	758.00
274	757.90	171	754.40
276	757.80	181	726.80
277	757.80	143	751.50
279	761.30	187	744.60
282	764.40	190	746.30
285	763.70	194	751.10
288	764.30	179	728.90
288	761.60	182	728.80
292	759.00	197	725.00
324	759.80	202	728.80
323	760.20	206	727.10
296	762.50	210	727.00
300	764.10	215	727.20
303	764.30	218	750.70
307	764.30	222	753.90
311	763.30	227	753.90
322	759.80	318	757.60
319	758.40	315	760.10

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

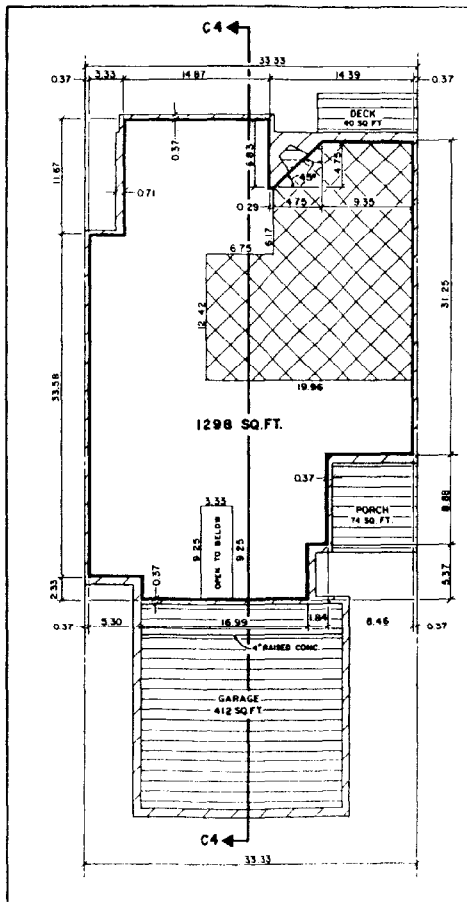
0 5 10 15

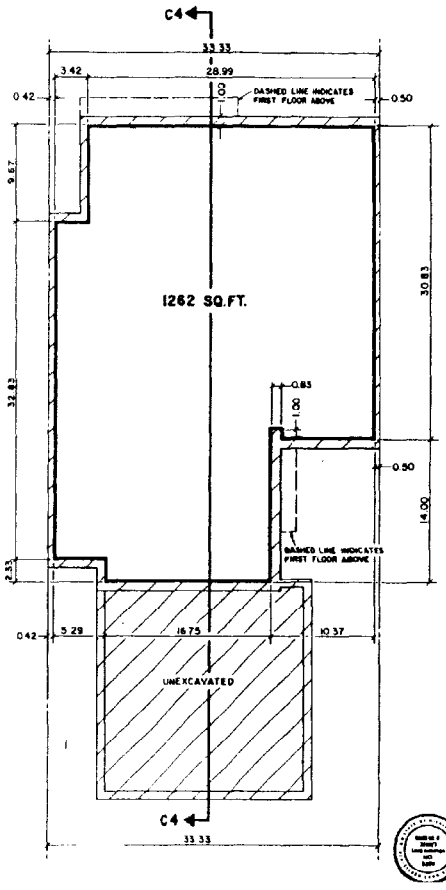
9-9-97 PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "C-3"





UNIT SCHEDULE	
BLDG NO	UNIT NO
59	280
53	289
52	293
26	297
25	301
28	308
27	312
40	316

UNIT SCHEDULE	
BLDG NO	UNIT NO
65	168
66	172
133	132
134	186
5	140
113	190
114	201
115	205
116	209
151	219
152	223
153	226
145	231
150	241
160	245
159	249
158	252
64	266
63	270

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/16 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLANS ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLANS ARE 0.71 UNLESS OTHERWISE NOTED

9-9-97

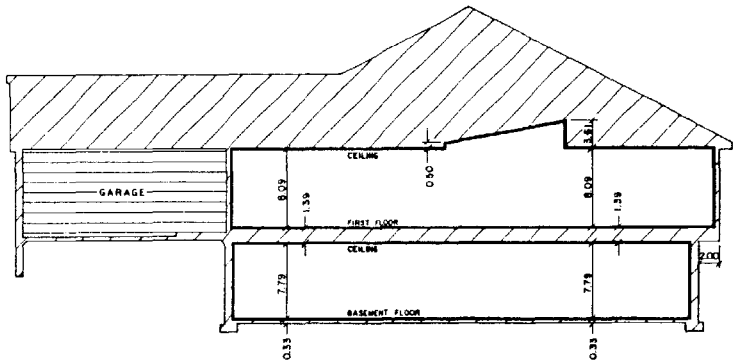
PROPOSED

REVISIONS	
ITEM	DATE BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR MIRROR TYPE "C-4"

UNIT NO	FIRST FLOOR ELEVATION
168	758.00
172	756.40
132	749.50
186	749.60
140	758.90
198	726.00
201	727.80
205	728.10
209	727.00
219	750.70
223	753.90
228	753.90
231	749.20
241	748.10
245	747.90
249	751.20
252	756.50
264	757.10
270	758.80
280	761.30
289	761.60
293	759.00
297	763.80
301	765.10
308	763.80
312	762.30
316	760.10



SECTION "C4-C4"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

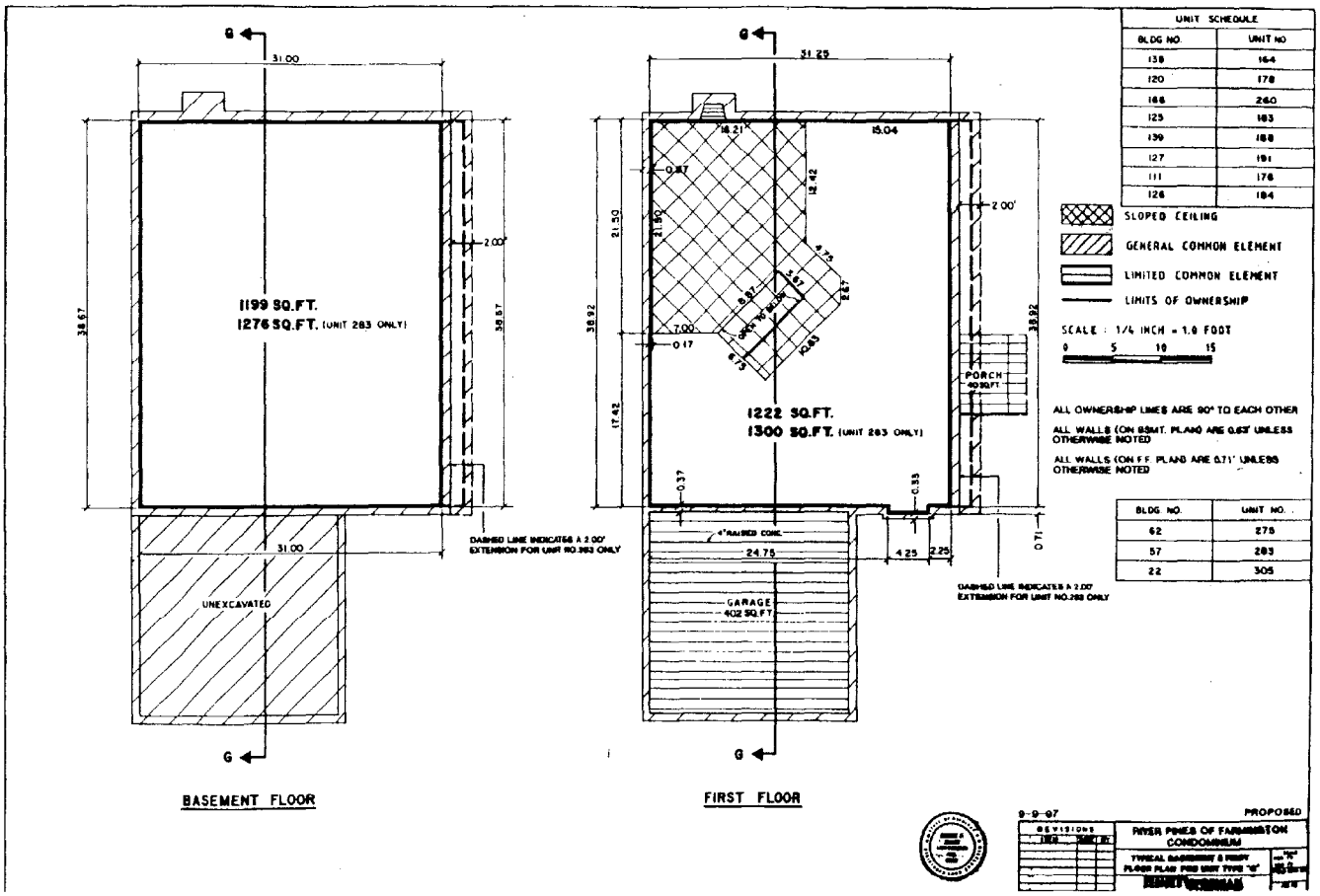
0 5 10 15

9-0-97 PROPOSED

REVISIONS		
ITEM	MARK	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTIONS FOR UNIT TYPE "C-4"



UNIT SCHEDULE	
BLDG NO.	UNIT NO.
138	164
120	178
166	260
125	183
139	188
127	191
111	176
126	184

BLDG. NO.	UNIT NO.
62	275
57	283
22	305

9-9-97

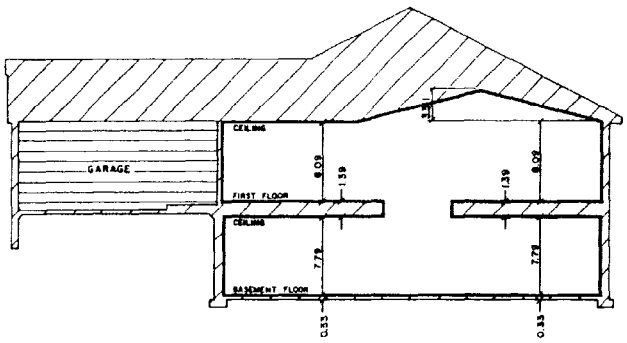
PROPOSED

REVISIONS		

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLANS FOR UNIT TYPE "G"

UNIT NO.	FIRST FLOOR ELEVATION
164	743.60
178	729.80
260	751.90
183	724.20
188	744.20
191	725.80
176	730.40
184	723.30
275	757.60
283	764.70
305	765.40



SECTION "G-G"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1 0 FOOT

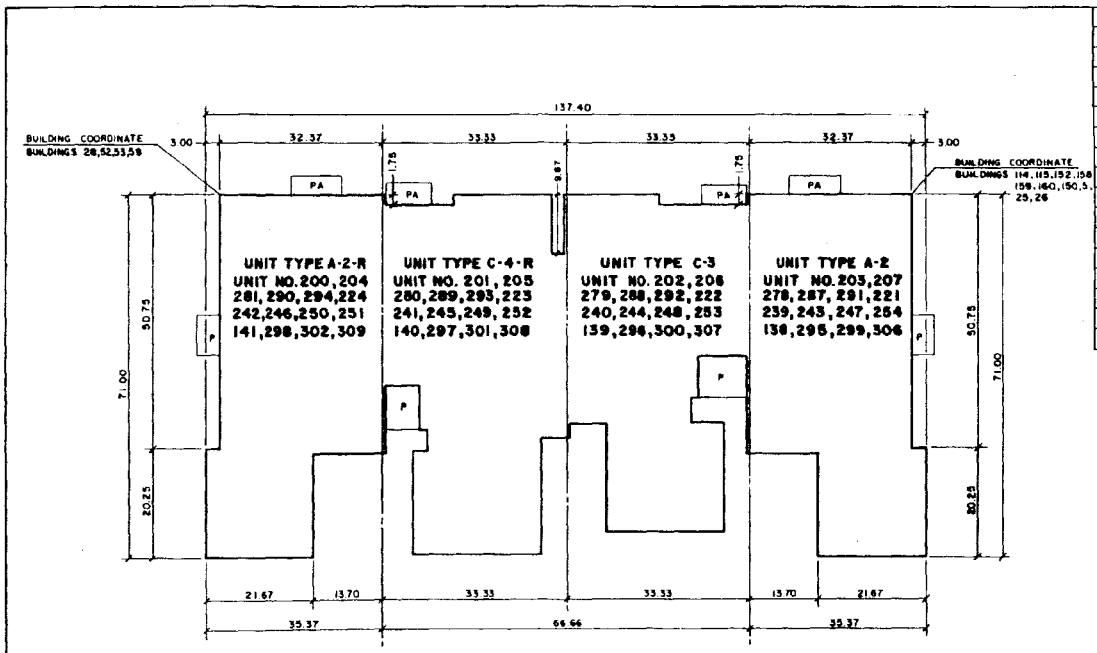
0 5 10 15

9-9-97 PROPOSED

REVISIONS		
TYPE	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "G"



FIRST FLOOR ELEVATIONS	
BLDG NO	F.F.E.
114	UNIT 200 - 727.90 UNIT 201 - 727.90
	UNIT 204 - 728.80 UNIT 205 - 728.80
115	UNIT 206 - 729.10 UNIT 249 - 730.16
	UNIT 208 - 727.10 UNIT 207 - 727.10
152	UNIT 221 - 754.40 UNIT 223 - 753.90
	UNIT 223 - 753.90 UNIT 224 - 753.90
150	UNIT 239 - 748.10 UNIT 240 - 747.40
	UNIT 241 - 748.10 UNIT 242 - 748.10
158	UNIT 254 - 796.80 UNIT 253 - 796.80
	UNIT 253 - 796.80 UNIT 252 - 796.80
159	UNIT 247 - 751.20 UNIT 248 - 751.20
	UNIT 249 - 751.20 UNIT 250 - 751.20
160	UNITS 243 THRU 246 - 747.90
3	UNIT 138 - 793.10 UNIT 139 - 791.10
	UNIT 140 - 793.10 UNIT 141 - 793.10
25	UNITS 299 & 300 - 764.10
26	UNITS 304 & 305 - 738.10
	UNITS 298 & 303 - 725.50
28	UNITS 297 & 296 - 763.69
29	UNIT 302 - 788.30 UNIT 301 - 763.60
	UNITS 307 & 308 - 764.30
52	UNITS 292, 293, 294 - 788.08
	UNIT 291 - 790.08
53	UNITS 286, 289, 290 - 764.66
	UNIT 287 - 793.90
59	UNITS 278, 279, 280 - 791.38
	UNIT 281 - 788.38

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 10 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH —

DENOTES CENTERLINE

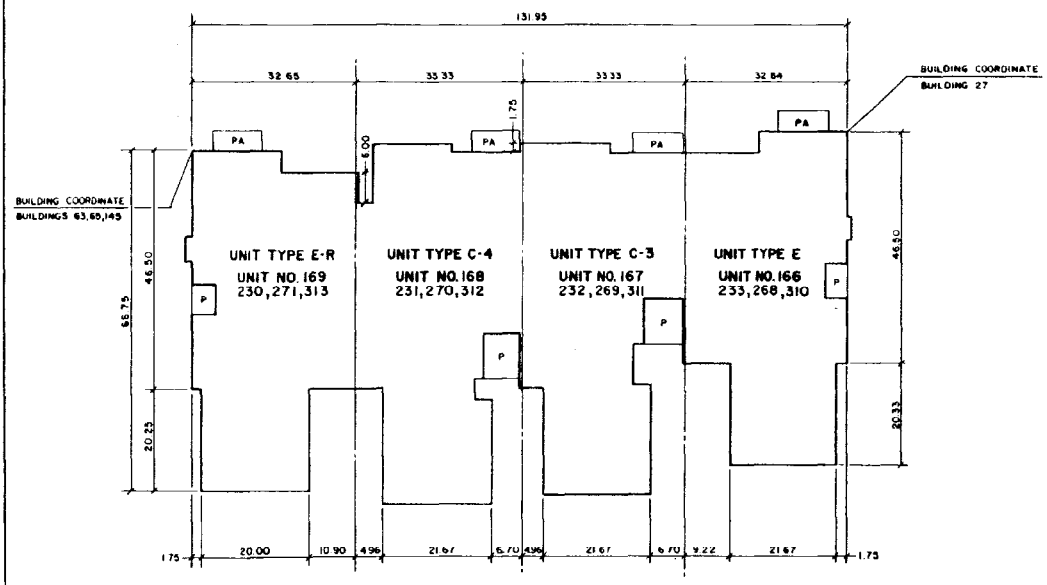
R DENOTES REVERSE OF TYPICAL UNIT

8-8-97 PROPOSED

REVISIONS		
ITEM	DESCRIPT	

RIVER PINES OF FARMINGTON
CONDOMINIUM

FIRST FLOOR ELEVATION	
BLDG. NO.	F.F.E.
65	UNIT 166 - 788.00 UNIT 167 - 788.00 UNIT 168 - 788.00 UNIT 169 - 788.00
63	UNITS 266 THRU 271 - 786.80
145	UNITS 230 THRU 233 - 745.20
27	UNIT 310 - 763.30 UNIT 311 - 763.30 UNIT 312 - 762.30 UNIT 313 - 762.30



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE 1/8 INCH = 10 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH —

—— —— —— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

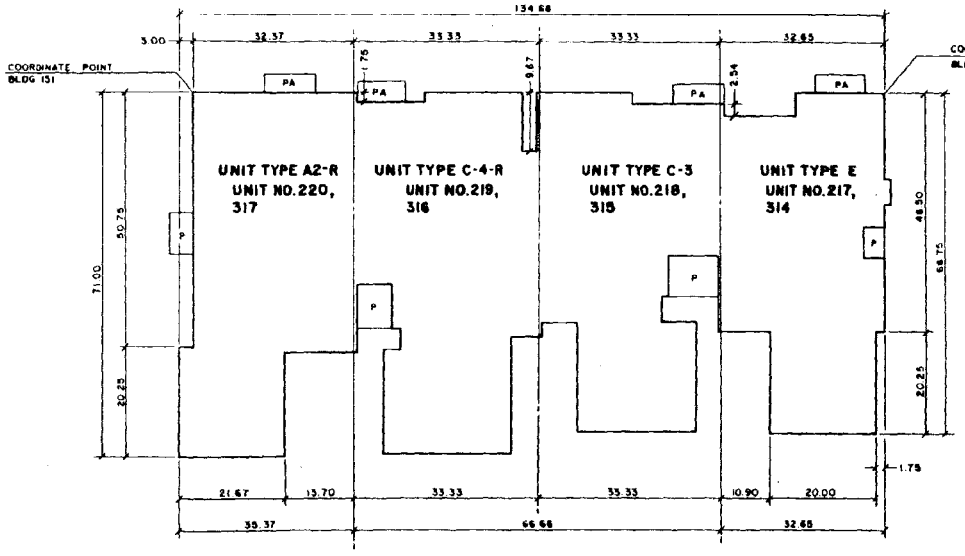
9-9-07 PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BLDG. DWGS 27, 63, 65, 145

FIRST FLOOR ELEVATIONS	
BLDG NO	F.F.E.
151	UNIT 317 - 786.79 UNIT 318 - 786.70 UNIT 319 - 786.70 UNIT 320 - 785.70
40	UNIT 314 - 786.10 UNIT 315 - 786.00 UNIT 316 - 786.10 UNIT 317 - 786.10



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH —

—— —— —— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

9-9-97

PROPOSED

REVISIONS		
NO	DESCRIPTION	DATE

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDINGS 40, 151

[redacted]

RECORDED ON MAY 12, 1999
LIBER 19962, PAGES 426-460

TWENTY-SECOND AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, as amended by the Sixteenth Amendment to Master Deed, dated July 1, 1994, as recorded on July 7, 1994 in Liber 14812, Pages 416 through 462, Oakland County Records, as amended by the Seventeenth Amendment to Master Deed, dated August 17, 1994, as recorded on August 22, 1994 in Liber 14925, Pages 596 through 600, Oakland County Records, as amended by the Eighteenth Amendment to Master Deed, dated October 18, 1995, as recorded on October 31, 1995 in Liber 15785, Pages 160 through 215, Oakland County Records, as amended by the Nineteenth Amendment to Master Deed, recorded on November 21, 1995 in Liber 15832, Pages 707 and 708, Oakland County Records, as amended by the Twentieth Amendment to Master Deed, recorded on October 25, 1996 in Liber 16715, Pages

522 through 561, Oakland County Records, as amended by the Twenty-First Amendment to Master Deed, recorded on October 22, 1997 in Liber 17708, Pages 713 through 752, Oakland County Records, and being known as Oakland County Condominium Subdivision Plan No. 508 (collectively, the "Master Deed"), hereby amends Articles II, V and VII of the Master Deed, and the Condominium Subdivision Plan, being Exhibit B to the Master Deed, for the purposes of adding land to and removing land from the Condominium Project, adding Units 326 through 355 to the Condominium, amending the legal description for the land on which the Condominium Project is located, and adjusting the percentages of value due to the addition and reclassification of Units to the Condominium. Upon the recordation of this Twenty-Second Amendment to Master Deed with the Oakland County Register of Deeds, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land is hereby added to the Condominium Project:

PARCEL A:

Part the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant North 89 degrees 53 minutes 50 seconds East, 33.00 feet along the North line of Section 33 and centerline of Nine Mile Road and South 00 degrees 10 minutes 04 seconds East 60.00 feet from the Northwest corner of said Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 329.67 feet along the South 60 foot right-of-way line of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 540.00 feet; thence North 60 degrees 40 minutes 29 seconds West, 176.36 feet; thence North 42 degrees 19 minutes 28 seconds West, 351.56 feet; thence North 37 degrees 21 minutes 10 seconds East, 98.17 feet; thence North 00 degrees 10 minutes 07 seconds West, 115.07 feet to the point of beginning.

PARCEL B:

Part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant South 00 degrees 10 minutes 04 seconds East 60.00 feet along the East line of Section 32 and North 89 degrees 56 minutes 00 seconds West, 438.01 feet along the South 60 foot right-of-way line of Nine Mile Road from the Northeast corner of said Section 32; thence from said point of beginning South 00 degrees 10 minutes 00 seconds East, 737.99 feet; thence South 44 degrees 50 minutes 00 seconds West, 384.00 feet; thence South 45 degrees 10 minutes 00 seconds East, 115.00 feet; thence South 44 degrees 50 minutes 00 seconds West, 90.00 feet; thence South 00 degrees 10 minutes 00 seconds East, 110.67 feet; thence along the North Line of "Green Hill Commons No. 3" recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records, North 89 degrees 49 minutes 38 seconds West, 182.63 feet; thence North 00 degrees 10 minutes 01 seconds West, 1,002.79 feet; thence South 89 degrees 49 minutes 38 seconds East, 205.00 feet; thence North 50 degrees 22 minutes 47 seconds East, 254.49 feet; thence North 00 degrees 10 minutes 01 seconds West, 100.87 feet; thence South 89 degrees 56 minutes 00 seconds East, 35.00 feet along said South right-of-way line of Nine Mile Road to the point of beginning.

2. The following land is hereby removed from the Condominium Project:

Part of the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant South 00 degrees 10 minutes 04 seconds East 1,327.61 feet along the East line of Section 33 from the Northeast corner of said Section 33; thence from said point of beginning South 00 degrees 10 minutes 04 seconds East, 0.23 feet; thence North 89 degrees 49 minutes 38 seconds West, 874.54 feet; thence North 00 degrees 10 minutes 01 seconds West, 0.42 feet; thence South 89 degrees 48 minutes 53 seconds East, 874.54 feet to the point of beginning.

3. Article II of the Master Deed as set forth below shall replace and supersede Article II of the original Master Deed, as amended, and Article II of the original Master Deed, as amended, shall be of no further force or effect:

AMENDED ARTICLE II OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 33 and also part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant South 00 degrees 10 minutes 04 seconds East 60.00 feet along the West line of Section 33 and East line of Section 32 from the Northwest corner of Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 362.67 feet along the South 60 foot right-of-way line of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 540.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West, 540.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 701.44 feet along said South right-of-way line of Nine Mile Road; thence South 00 degrees 03 minutes 30 seconds East, 1,260.37 feet; thence North 89 degrees 51 minutes 11 seconds East 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet; thence the following four (4) courses along the Northerly lines of "Fendt's Hilldale Subdivision" recorded in Liber 62 of Plats, Page 42, Oakland County Records: (1) South 74 degrees 58 minutes 54 seconds West 45.15 feet, (2) North 70 degrees 05 minutes 26 seconds West 250.00 feet, (3) South 19 degrees 55 minutes 41 seconds West, 271.11 feet, and (4) South 89 degrees 56 minutes 14 seconds West, 1,810.90 feet; thence along the West line of Section 33 and, in part, the following two (2) courses along the East and North lines of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records: (1) North 00 degrees 10 minutes 04 seconds West 747.88 feet and (2) North 89 degrees 48 minutes 53 seconds West 874.54 feet; thence North 00 degrees 10 minutes 01 seconds West 1,002.79 feet; thence South 89 degrees 49 minutes 38 seconds East 205.00 feet; thence North 50 degrees 22 minutes 47 seconds East, 254.49 feet; thence North 00 degrees 10 minutes 00 seconds West, 100.87 feet; thence South 89 degrees 56 minutes 00 seconds East, 473.01 feet along

the South 60 foot right-of-way line of Nine Mile Road to the point of beginning.

4. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.300
2	.268
3	.268
4	.295
5	.328
6	.328
7	.292
8	.322
9	.301
10	.268
11	.268
12	.295
13	.273
14	.244
15	.244
16	.268
17	.273
18	.244
19	.244
20	.268
21	.300
22	.244
23	.244
24	.273
25	.300
26	.244
27	.244
28	.273

29	.301
30	.268
31	.268
32	.295
33	.301
34	.268
35	.268
36	.300
37	.273
38	.244
39	.244
40	.268
41	.273
42	.244
43	.244
44	.268
45	.328
46	.322
47	.328
48	.328
49	.322
50	.292
51	.328
52	.328
53	.328
54	.322
55	.328
56	.268
57	.268
58	.244
59	.300
60	.273
61	.244
62	.268
63	.295
64	.273
65	.244
66	.244
67	.268
68	.361
69	.268
70	.301
71	.268
72	.268
73	.300
74	.273
75	.244
76	.244
77	.273
78	.273
79	.244
80	.244
81	.273
82	.273
83	.244
84	.244
85	.273
86	.328
87	.301
88	.300
89	.268
90	.268
91	.300
92	.292
93	.268
94	.357
95	.307
96	.322
97	.297
98	.257

99	.257
100	.297
101	.357
102	.327
103	.282
104	.282
105	.327
106	.297
107	.256
108	.256
109	.297
110	.322
111	.297
112	.257
113	.257
114	.297
115	.297
116	.257
117	.257
118	.297
119	.276
120	.282
121	.357
122	.400
123	.281
124	.281
125	.327
126	.400
127	.276
128	.276
129	.276
130	.297
131	.257
132	.247
133	.251
134	.333
135	.257
136	.257
137	.297
138	.297
139	.257
140	.247
141	.297
142	.403
143	.315
144	.307
145	.307
146	.292
147	.298
148	.256
149	.256
150	.251
151	.297
152	.256
153	.256
154	.333
155	.276
156	.276
157	.316
158	.307
159	.301
160	.301
161	.400
162	.307
163	.282
164	.256
165	.367
166	.251
167	.256
168	.247

169	.251
170	.333
171	.256
172	.247
173	.251
174	.343
175	.295
176	.256
177	.367
178	.256
179	.282
180	.327
181	.282
182	.282
183	.256
184	.256
185	.251
186	.247
187	.297
188	.256
189	.276
190	.282
191	.256
192	.276
193	.297
194	.256
195	.297
196	.300
197	.256
198	.247
199	.251
200	.297
201	.247
202	.256
203	.297
204	.297
205	.247
206	.256
207	.297
208	.297
209	.247
210	.256
211	.333
212	.333
213	.251
214	.333
215	.282
216	.348
217	.251
218	.256
219	.247
220	.297
221	.297
222	.256
223	.247
224	.297
225	.276
226	.271
227	.282
228	.367
229	.327
230	.251
231	.247
232	.256
233	.251
234	.282
235	.327
236	.282
237	.282
238	.327

239	
240	.297
241	.256
242	.247
243	.297
244	.297
245	.256
246	.247
247	.297
248	.297
249	.256
250	.247
251	.297
252	.297
253	.247
254	.256
255	.297
256	.327
257	.327
258	.327
259	.282
260	.343
261	.256
262	.276
263	.282
264	.282
265	.297
266	.256
267	.247
268	.251
269	.251
270	.256
271	.247
272	.251
273	.282
274	.327
275	.307
276	.256
277	.282
278	.282
279	.297
280	.256
281	.247
282	.297
283	.301
284	.298
285	.357
286	.282
287	.282
288	.297
289	.256
290	.247
291	.297
292	.297
293	.256
294	.247
295	.297
296	.297
297	.256
298	.247
299	.297
300	.297
301	.256
302	.247
303	.297
304	.282
305	.276
306	.256
307	.297
308	.256
	.247

309	.297
310	.251
311	.256
312	.247
313	.251
314	.251
315	.256
316	.247
317	.297
318	.282
319	.282
320	.327
321	.327
322	.282
323	.282
324	.282
325	.276
326	.297
327	.247
328	.256
329	.297
330	.297
331	.247
332	.256
333	.251
334	.297
335	.247
336	.256
337	.297
338	.297
339	.247
340	.256
341	.297
342	.297
343	.247
344	.256
345	.297
346	.297
347	.256
348	.297
349	.247
350	.256
351	.297
352	.297
353	.247
354	.256
355	.297
Total	100.000

5. Article VII, Section 7.01 of the Master Deed as set forth below shall replace and supersede Article VII, Section 7.01 of the original Master Deed, as amended, and Article VII, Section 7.01 of the original Master Deed, as amended, shall be of no further force of effect:

AMENDED ARTICLE VII, SECTION 7.01 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

7.01 **Right to Contract.** As of the date this Twenty-Second Amendment to Master Deed is recorded, the Developer has establised a Condominium Project consisting of one hundred seventy-nine (179) buildings containing three hundred fifty-five (355) Units on the land described in Article II above, all as shown on the Condominium Subdivision Plan. The Developer no longer reserves the right to expand the Condominium, however, the Developer, at its option or its successors or assigns, from time to time within a period ending March 2, 2002, reserves the right to withdraw land from the

area described in Article II of the Master Deed and to modify the legal description of the boundaries thereof. Notwithstanding the foregoing, in no event shall the number of buildings be less than one hundred seventy-nine (179) and the number of Units be less than three hundred fifty-five (355).

6. Amended and added Sheets 1, 1A, 2, 3, 3A, 3B, 3C, 3J, 3K, 3L, 3M, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 58, 64 and 65 of Replat No. 19 of the Condominium Subdivision Plan of River Pines of Farmington Condominium, as attached hereto, shall replace, supersede and/or supplement Sheets 1, 1A, 2, 3, 3A, 3B, 3C, 3D, 3E, 3H, 3I, 3J, 3K, 4, 21, 22, 25, 29, 30, 31, 42, 43, 44, 45, 46, 47, 58, and 64 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as previously recorded.

In all respects, other than as indicated above, the previously recorded Master Deed of River Pines of Farmington Condominium, including the Condominium Bylaws and Condominium Subdivision Plan attached thereto as Exhibits A and B, respectively, is hereby ratified, confirmed and re-declared.

Dated: _____, 1999.

WITNESSES:

ITALO-AMERICAN CONDOMINIUM CORPORATION,
a Michigan corporation

_____

By: _____
Antonino DiFederico, President

_____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 1999, by Antonino DiFederico, President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the Corporation.

_____

Notary Public, _____ County, MI
My Commission Expires: _____

DRAFTED BY AND WHEN RECORDED RETURN TO:

George J. Mager, Jr., Esq.
MAGER, MERCER, SCOTT & ALBER, P.C.
755 West Big Beaver Road, Suite 1700
Troy, Michigan 48084
(248) 362-8212

4115/02/AmendMD/22ndAmend

REPLAT NO.19
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

NOTE:
THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED 2-1-99. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

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

DEVELOPER
ITALO-AMERICAN CONDOMINIUM CORP.
21971 FARMINGTON RD.
FARMINGTON HILLS, MI. 48336

LEGAL DESCRIPTION

PART OF THE N.W. 1/4 OF SECTION 33 AND ALSO PART OF THE N.E. 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT S. 00°18'04" E. 60.00 FEET ALONG THE WEST LINE OF SECTION 33 AND EAST LINE OF SECTION 32 FROM THE NORTHWEST CORNER OF SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°53'50" E. 362.67 FEET ALONG THE SOUTH 60 FOOT RIGHT-OF-WAY LINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 540.00 FEET; THENCE N. 89°53'50" E. 197.85 FEET; THENCE N. 00°10'04" W. 540.00 FEET; THENCE N. 89°53'50" E. 701.44 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NINE MILE ROAD; THENCE S. 00°03'30" E. 1,320.33 FEET; THENCE N. 89°51'31" E. 923.62 FEET; THENCE S. 00°06'05" E. 578.32 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINES OF "FENDT'S HILLDALE SUBDIVISION" RECORDED IN LIBER 62, PAGE 42, OAKLAND COUNTY RECORDS: S. 74°58'54" W. 49.35 FEET; N. 70°03'26" W. 250.00 FEET; S. 19°55'41" W. 371.11 FEET AND S. 89°54'19" W. 1,810.90 FEET; THENCE ALONG THE WEST LINE OF SECTION 33 AND, IN PART, THE FOLLOWING TWO (2) COURSES ALONG THE EAST AND NORTH LINES OF "GREEN HILL COMMONS NO. 3" AS RECORDED IN LIBER 157, PAGES 27 AND 28, OAKLAND COUNTY RECORDS: N. 00°20'04" W. 747.88 FEET AND N. 89°48'53" W. 874.56 FEET; THENCE N. 00°10'01" W. 1,003.79 FEET; THENCE S. 88°49'38" E. 265.00 FEET; THENCE N. 50°22'47" E. 154.49 FEET; THENCE N. 00°10'00" W. 100.87 FEET; THENCE S. 89°56'00" E. 473.01 FEET ALONG THE SOUTH 60 FOOT RIGHT-OF-WAY LINE OF NINE MILE ROAD TO THE POINT OF BEGINNING CONTAINING 96.48 ACRES MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SHEET INDEX

* 1. TITLE PAGE
* 1A. SHEET INDEX (CONT.)
* 2. SURVEY & COMPOSITE PLAN
* 3. SITE PLAN
* 3A. SITE PLAN
* 3B. UTILITY PLAN
* 3C. UTILITY PLAN
3D. SITE PLAN
3E. UTILITY PLAN 3F. SITE PLAN 3G. UTILITY PLAN 3H. SITE PLAN 3I. UTILITY PLAN * 3J. SITE PLAN * 3K. UTILITY PLAN
* 3L. SITE PLAN * 3M. UTILITY PLAN * 4. FLOOD PLAIN PLAN
5. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 75, 76, 77, 78, 81, 82, 85, 86, 89, 91)
6. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 75, 76, 77, 78, 81, 82, 85, 86, 89, 91)
7. TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
8. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
9. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
10. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 73, 74, 79, 80, 83, 84, 89, 90, 92, 93, 148)
11. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 73, 74, 79, 80, 83, 84, 89, 90, 92, 93, 148)
12. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92, AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59, 146)
13. TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
14. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92, 165) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59, 146)
15. PERIMETER PLAN FOR BUILDINGS 4, 6, 12, 17, 23, 87, 91, 92
16. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
17. TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
18. CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
19. PERIMETER PLAN FOR BUILDINGS 70, 85, 93.
20. PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102.
* 21. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS 84, 87, 100-102, 106, 108, 109, 111, 114, 116, 118, 121, 125, 130, 137, 138, 141, 147, 151, 180, 187, 193, 196, 204, 205, 207, 208, 214, 220, 221, 224, 229, 235, 236, 239, 242, 243, 246, 247, 250, 251, 254-257, 264, 272, 274, 280, 287, 290, 291, 292, 295, 298, 299, 302, 306, 308, 309, 317, 320, 321, 324, 329, 330, 334, 337, 338, 341, 342, 343, 348, 351, 352, 355)
* 22. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS SAME AS SHEET 21)
23. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95, 123, 124)
24. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95, 123, 124)
* 25. TYPICAL CROSS SECTION FOR UNIT TYPES "A-2", "A-4", "C-2" & "C2-1" (UNITS 84, 95, 97-100, 102, 108, 109, 111-114, 118, 120, 123, 125-129, 130, 133, 135-139, 142, 147, 151, 180, 187, 193, 196, 218, 228, 238, 239, 242, 243, 246, 247, 250, 251, 254-257, 264, 272, 274, 280, 287, 290, 291, 292, 295, 298, 299, 302, 306, 308, 309, 317, 320, 321, 324, 329, 330, 334, 337, 338, 341, 342, 343, 348, 351, 352, 355)
26. INTENTIONALLY DELETED
27. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "C2-1" (UNITS 88, 96, 103, 104, 112, 113, 116, 117, 120, 139, 140)
28. PERIMETER PLAN FOR BUILDINGS 103, 106, 154, 157 (UNITS 97-100, 102-105, 111-114, 155-158)

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* 29 TYPICAL BASEMENT FLOOR PLAN FOR UNIT TYPE "E" (UNITS 87, 119, 127-129, 133, 150, 153, 156, 158, 161, 166, 169, 173, 183, 188, 192, 198, 217, 225, 230, 233, 261, 267, 268)
* 30 TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29) 271, 304, 310, 313, 314, 329, 333)
* 31 TYPICAL CROSS SECTION FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29)
32 PERIMETER PLAN FOR BUILDING 155 (UNITS 134, 135, 136, 137)
33 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "D-2" (UNITS 122, 126, 134, 159, 161, 165, 170, 177, 211, 212, 214, 228)
34 TYPICAL SECOND FLOOR PLAN & CROSS SECTION FOR UNIT TYPE "D-2" (UNITS SAME AS SHEET 33)
35 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "D-3" (UNIT 142 ONLY)
36 TYPICAL SECOND FLOOR PLAN & CROSS SECTION FOR UNIT TYPE "D-3" (UNIT 142 ONLY)
37 PERIMETER PLAN FOR BUILDING 60 (UNITS 161-164)
38 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "E-2" (UNIT 157)
39 TYPICAL CROSS SECTION FOR UNIT TYPE "E-2" (UNIT 157)
40 PERIMETER PLAN FOR BUILDING 130 (UNITS 147-150)
41 PERIMETER PLAN FOR BUILDING 156 (UNITS 106-109)
* 42 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-3" (UNITS 107, 109, 131, 138, 143, 144, 148, 148, 182, 183, 186, 188, 189, 192, 195, 197, 175, 176, 181, 182, 187, 190, 194, 197, 208, 209, 210, 219, 222, 227, 232, 234, 236, 237, 240, 244, 248, 253, 258, 259, 262, 263, 268, 269, 272, 274, 276, 277, 279, 282, 283, 285, 286, 289, 293, 294, 297, 300, 301, 311, 315, 318, 319, 327, 329, 332, 336, 340, 344, 347, 360, 361)
* 43 TYPICAL CROSS SECTION FOR UNIT TYPE "C-3" (UNITS SAME AS SHEET 42)
* 44 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-4" (UNITS 138, 140, 166, 173, 188, 198, 201, 205, 209, 219, 223, 226, 231, 241, 245, 249, 260, 264, 270, 280, 285, 288, 291, 297, 301, 306, 312, 316, 327, 331, 334, 339, 343, 349, 353)
* 45 TYPICAL CROSS SECTION FOR UNIT TYPE "C-4" (UNITS SAME AS SHEET 44)
46 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "G" (UNITS 164, 176, 178, 183, 184, 186, 191, 260, 275, 283, 305)
47 TYPICAL CROSS SECTION FOR UNIT "G" (UNITS 164, 176, 178, 183, 184, 186, 191, 260, 275, 283, 305)
48 PERIMETER PLAN FOR BUILDINGS 84, 133 (UNITS 130-133, 264-267)
49 INTENTIONALLY DELETED
50 PERIMETER PLAN FOR BUILDING 66 (UNITS 170-173)
51 PERIMETER PLAN FOR BUILDING 143 (UNITS 193-195)
52 PERIMETER PLAN FOR BUILDING 134 (UNITS 185-187)

PROPOSED

2-1-99

RIVER PINES OF FARMINGTON CONDOMINIUM

TITLE PAGE

ZEIMET WOZNIAK

1

INDEX

53 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "H" (UNITS 174,259)

54 TYPICAL CROSS SECTION FOR UNIT TYPE "H" (UNITS 174,259)

55 TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-5" (UNIT 213)

56 TYPICAL CROSS SECTION FOR UNIT TYPE "C-5" (UNIT 213)

57 PERIMETER PLAN FOR BUILDING 113 (UNITS 196-199)

* 58 PERIMETER PLAN FOR BUILDINGS 5,25,26,28,29,34,35,36,37,39,52,53,59,114,115,150,152,158,159,160 (UNITS 138-141,200-207,221-224,239-254,278-281,287-302,306-309,326-329,334-345,348-355)

59 PERIMETER PLAN FOR BUILDING 116 (UNITS 208-211)

60 INTENTIONALLY DELETED

61 PERIMETER PLAN FOR BUILDING 153 (UNITS 225-228)

62 PERIMETER PLAN FOR BUILDINGS 27,63,65,145 (UNITS 166-169, 230-233, 268-271, 310-313)

63 PERIMETER PLAN FOR BUILDING 117 (UNITS 212-214)

* 64 PERIMETER PLAN FOR BUILDINGS 38,40,151 (UNITS 217-220,314-317,330-333)

* 65 PERIMETER PLAN FOR BUILDING 32,33 (UNITS 346 - 347)

2-1-99

PROPOSED

REVISIONS		
ITEM	DATE	BY

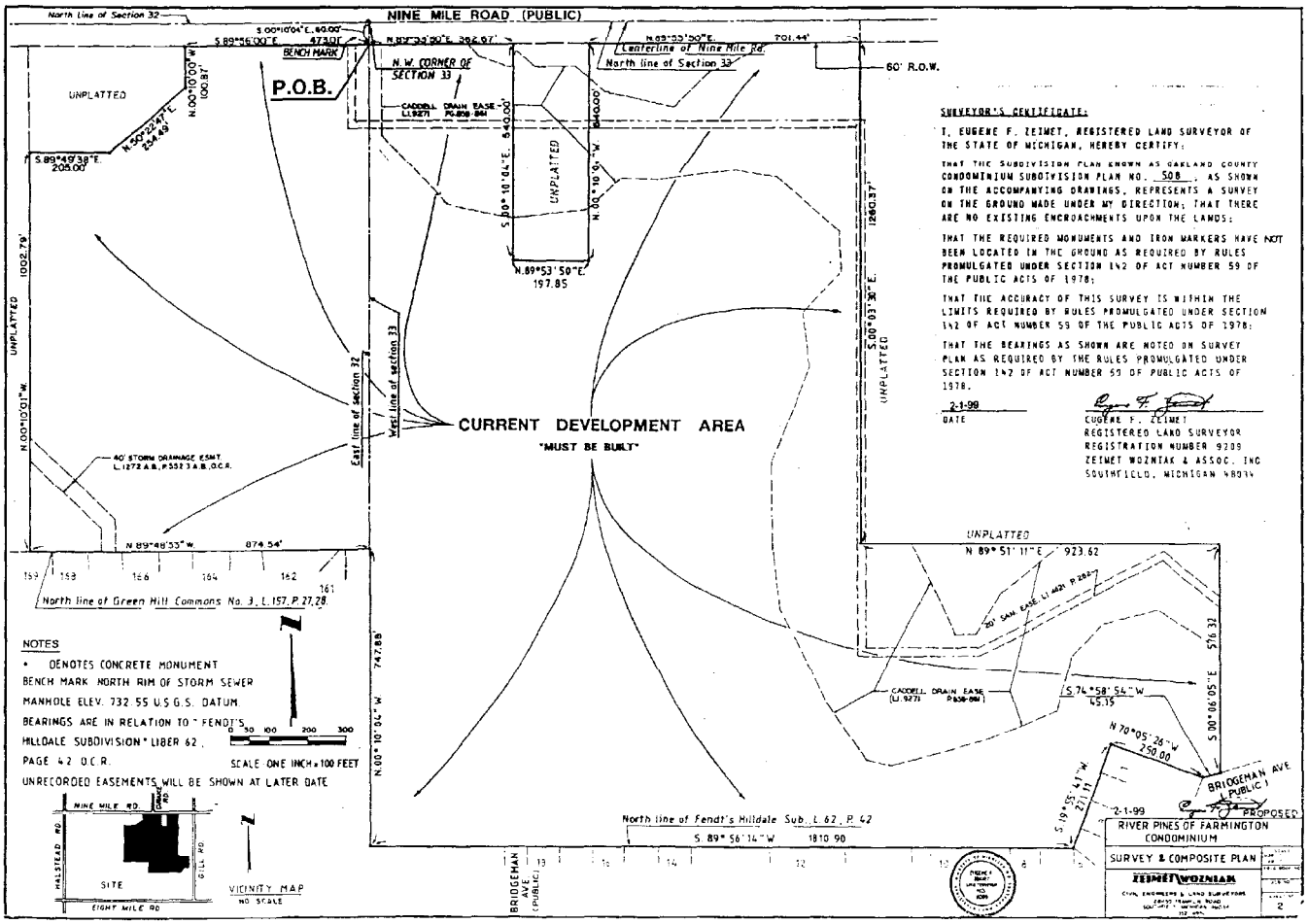
RIVER PINES OF FARMINGTON CONDOMINIUM

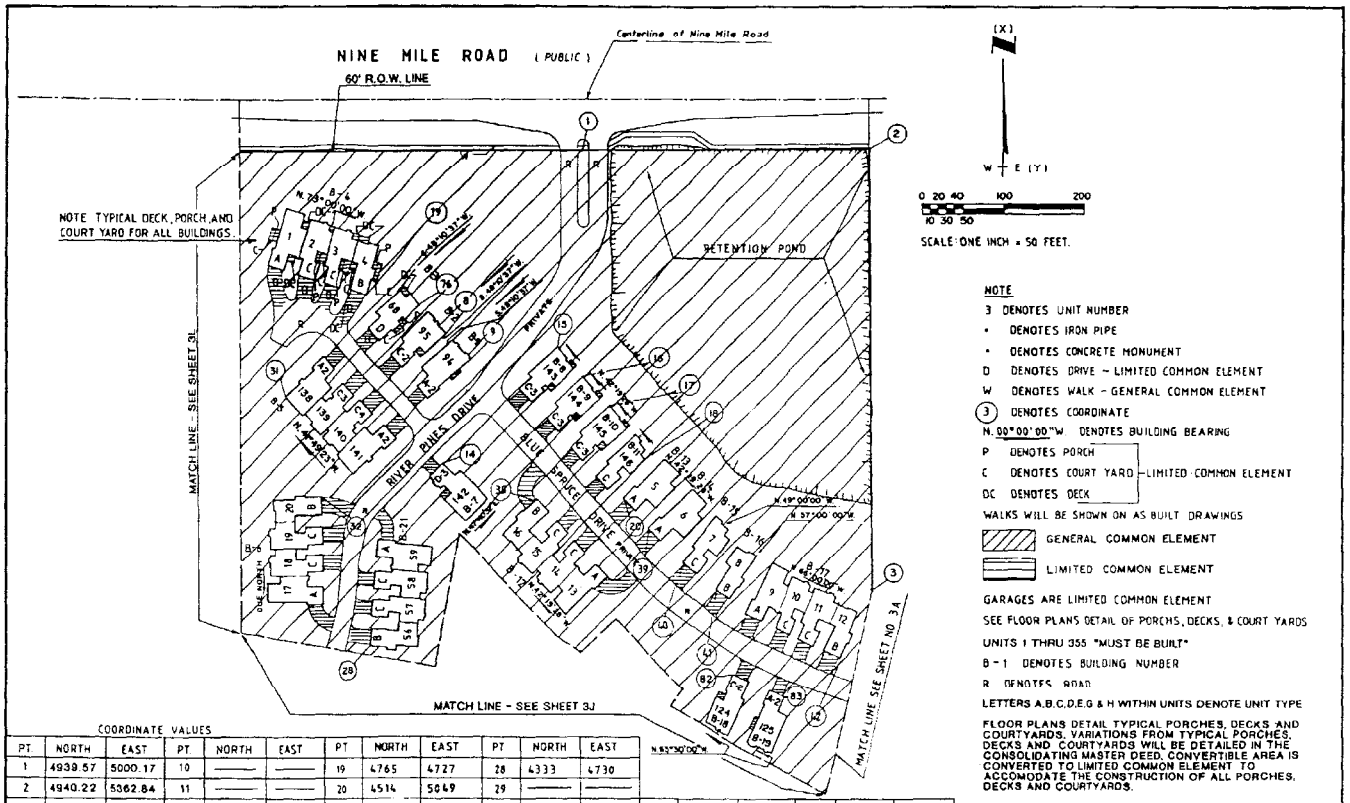
SHEET INDEX

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

1A


NINE MILE ROAD (PUBLIC)
North Line of Section 32
S 00°10'04" E. 60.00'
S 89°56'00" E 473.01'
BENCH MARK
P.O.B.
N.W. CORNER OF SECTION 33
N 89°33'20" E. 396.97'
N 89°33'00" E. 701.44'
Centerline of Nine Mile Rd.
North line of Section 33
60' R.O.W.
CADDELL DRAIN EASE. L.19271 PG.838 (M)
UNPLATTED
N 00°10'00" W. 100.87'
N 00°22'47" E. 254.49'
S 89°49'38" E. 205.00'
S 00°10'04" E. 540.00'
N 00°10'04" W. 540.00'
N 89°53'50" E. 197.85
1280.37'
S 00°03'30" E.
1002.79'
N 00°10'01" W.
East line of section 32
West line of section 33
CURRENT DEVELOPMENT AREA
"MUST BE BUILT"
40' STORM DRAINAGE ESMT. L.1272 A.B., P.552 3 A.B., O.C.R.
N 89°48'33" W 874.54'
North line of Green Hill Commons No. 3, L.157, P.27,28
747.88'
N 00°10'04" W
North line of Fendt's Hillsdale Sub., L.62, P.42
S 89°56'14" W 1810.90
BRIDGEMAN AVE. (PUBLIC)
UNPLATTED
N 89°51'11" E 923.62
20' S.A.N. EASE. L.1421 P.282
576.32
S 00°06'05" E
S 74°58'54" W 45.15
N 70°05'26" W 250.00
S 19°55'47" W 271.17
PROPOSED
NOTES
• DENOTES CONCRETE MONUMENT
BENCH MARK NORTH RIM OF STORM SEWER MANHOLE ELEV. 732.55 U.S.G.S. DATUM.
BEARINGS ARE IN RELATION TO "FENDT'S HILLDALE SUBDIVISION" LIBER 62, PAGE 42 O.C.R.
UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE
0 50 100 200 300
SCALE ONE INCH = 100 FEET
NINE MILE RD.
HALSTEAD RD.
GILL RD.
SITE
EIGHT MILE RD
VICINITY MAP
NO SCALE
SURVEYOR'S CERTIFICATE:
I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;
THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.
2-1-99
DATE
EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9209
ZEIMET WOZNIAK & ASSOC. INC
SOUTHFIELD, MICHIGAN 48034
2-1-99
RIVER PINES OF FARMINGTON CONDOMINIUM
SURVEY & COMPOSITE PLAN
ZEIMET WOZNIAK
2



NOTE

3 DENOTES UNIT NUMBER
• DENOTES IRON PIPE
• DENOTES CONCRETE MONUMENT
D DENOTES DRIVE - LIMITED COMMON ELEMENT
W DENOTES WALK - GENERAL COMMON ELEMENT
(3) DENOTES COORDINATE
N. 00°00'00"W DENOTES BUILDING BEARING
P DENOTES PORCH
C DENOTES COURT YARD — LIMITED COMMON ELEMENT
DC DENOTES DECK
WALKS WILL BE SHOWN ON AS BUILT DRAWINGS
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
GARAGES ARE LIMITED COMMON ELEMENT
SEE FLOOR PLANS DETAIL OF PORCHS, DECKS, & COURT YARDS
UNITS 1 THRU 355 "MUST BE BUILT"
B-1 DENOTES BUILDING NUMBER
R DENOTES ROAD
LETTERS A,B,C,D,E,G & H WITHIN UNITS DENOTE UNIT TYPE

FLOOR PLANS DETAIL TYPICAL PORCHES, DECKS AND COURTYARDS. VARIATIONS FROM TYPICAL PORCHES, DECKS AND COURTYARDS WILL BE DETAILED IN THE CONSOLIDATING MASTER DEED. CONVERTIBLE AREA IS CONVERTED TO LIMITED COMMON ELEMENT TO ACCOMODATE THE CONSTRUCTION OF ALL PORCHES, DECKS AND COURTYARDS.

COORDINATE VALUES

PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
1	4939.57	5000.17	10	———	———	19	4765	4727	28	4333	4730
2	4940.22	5362.84	11	———	———	20	4514	5049	29	———	———
3	4400.24	5384.42	12	———	———	21	———	———	30	———	———
4	———	———	13	———	———	22	———	———	31	4637	4623
5	———	———	14	4556	4824	23	———	———	32	4516	4668
6	———	———	15	4693	4969	24	———	———	33	———	———
7	———	———	16	4659	5001	25	———	———	34	———	———
8	4716	4827	17	4622	5033	26	———	———	35	———	———
9	4784	4856	18	———	———	27	———	———	36	———	———

PT.	NORTH	EAST	PT.	NORTH	EAST
37	———	———	62	4690.95	4668.40
38	4511	4939	76	4751	4794
39	4478	5082	82	4293.5	5187.0
40	4435	5123	83	4267.5	5249.5
41	4398	5165			
42	4317	5322			

2-1-00

PROPOSED

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

RIMER WOINAN

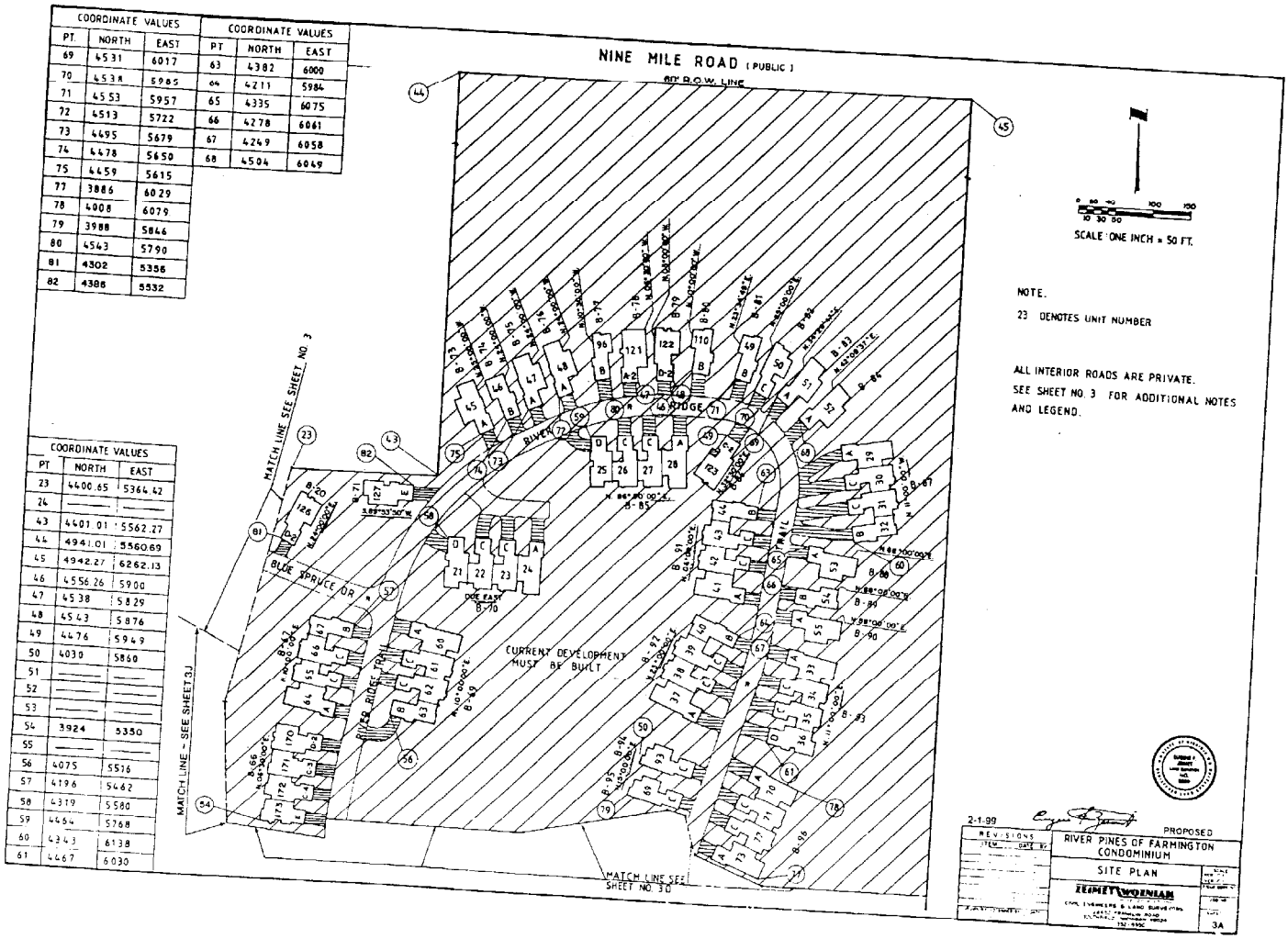
CIVIL ENGINEERS & LAND SURVEYORS

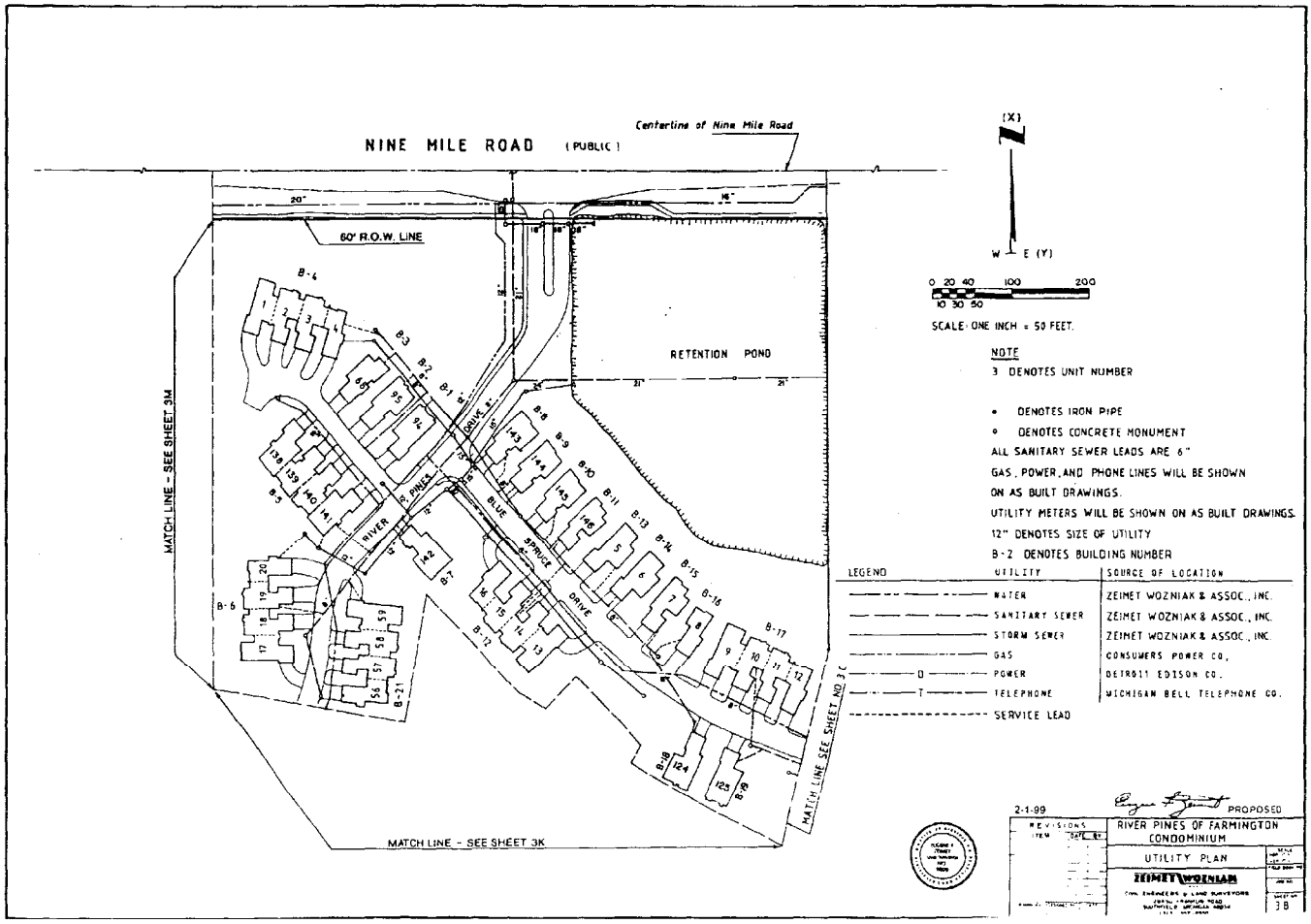
3

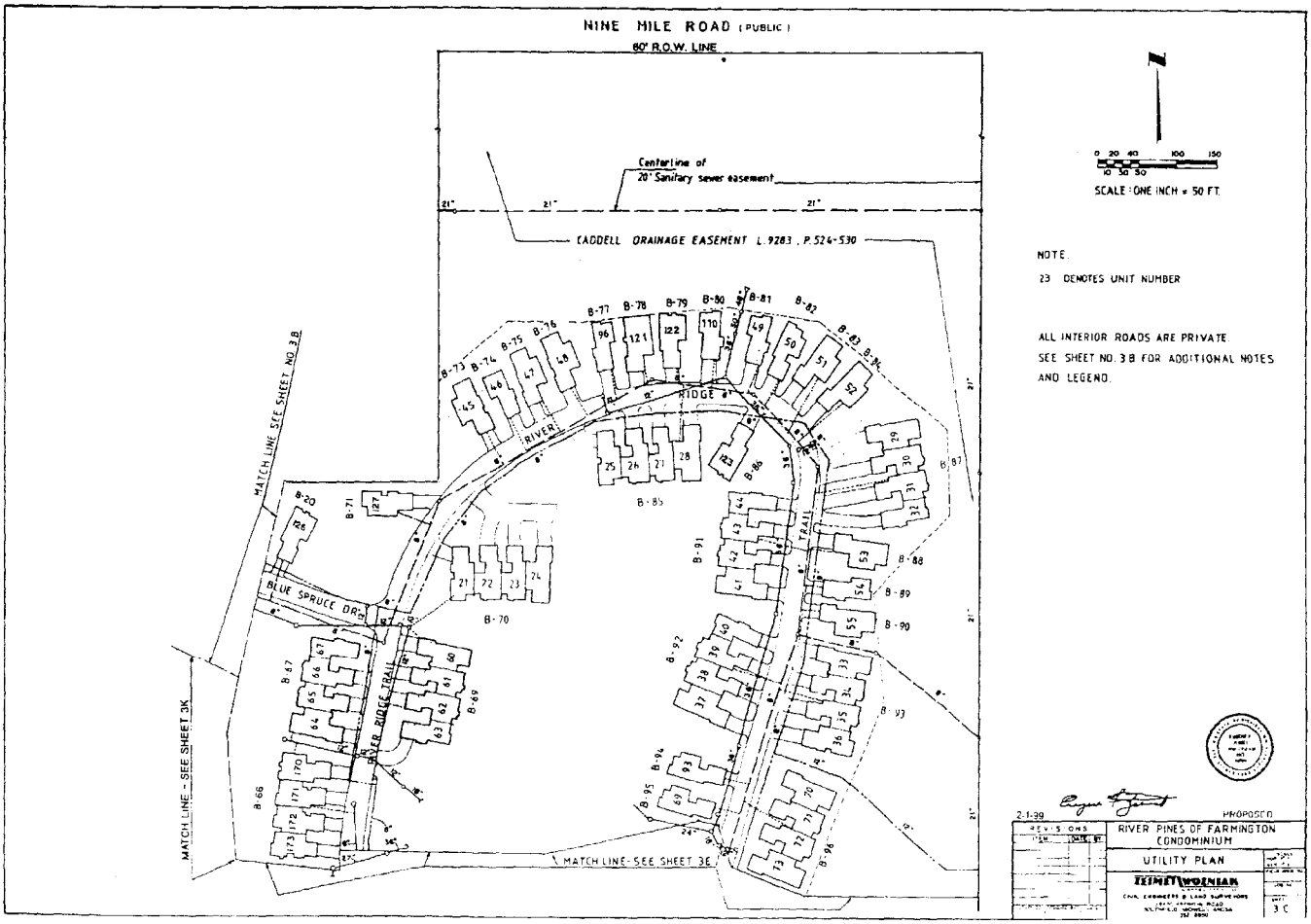
COORDINATE VALUES		
PT.	NORTH	EAST
69	4531	6017
70	4538	5985
71	4553	5957
72	4513	5722
73	4495	5679
74	4478	5650
75	4459	5615
77	3886	6029
78	4008	6079
79	3988	5846
80	4543	5790
81	4302	5356
82	4386	5532

COORDINATE VALUES		
PT	NORTH	EAST
63	4382	6000
64	4211	5984
65	4335	6075
66	4278	6061
67	4249	6058
68	4504	6049

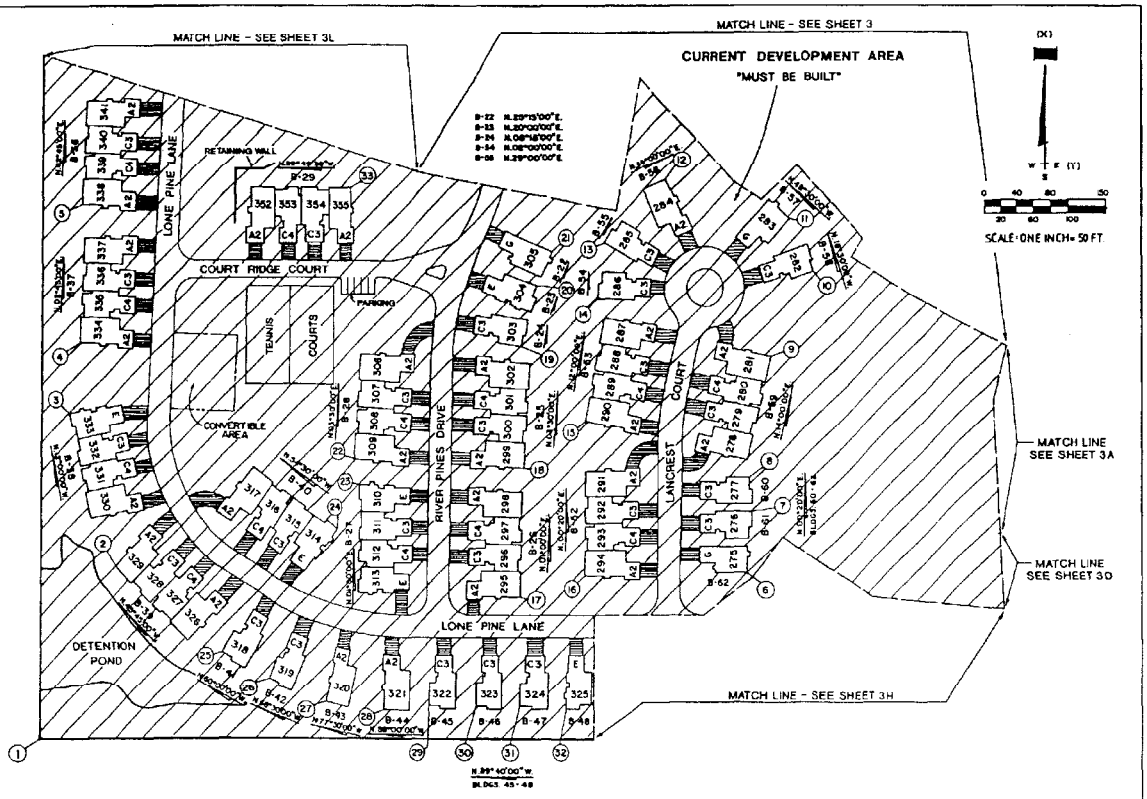
COORDINATE VALUES		
PT	NORTH	EAST
23	4400.65	5364.42
24	———	———
43	4401.01	5562.27
44	4941.01	5560.69
45	4942.27	6262.13
46	4556.26	5900
47	4538	5829
48	4543	5876
49	4476	5949
50	4030	5869
51	———	———
52	———	———
53	———	———
54	3924	5330
55	———	———
56	4075	5516
57	4196	5462
58	4319	5580
59	4464	5768
60	4343	6138
61	4467	6030




NINE MILE ROAD (PUBLIC)
Centerline of Nine Mile Road
60' R.O.W. LINE
RETENTION POND
RIVER PINES DRIVE
BLUE SPRUCE DRIVE
MATCH LINE - SEE SHEET 3M
MATCH LINE - SEE SHEET 3K
MATCH LINE SEE SHEET NO 3C
(X)
W E (Y)
0 20 40 100 200
10 30 50
SCALE: ONE INCH = 50 FEET.
NOTE
3 DENOTES UNIT NUMBER
• DENOTES IRON PIPE
○ DENOTES CONCRETE MONUMENT
ALL SANITARY SEWER LEADS ARE 6"
GAS, POWER, AND PHONE LINES WILL BE SHOWN ON AS BUILT DRAWINGS.
UTILITY METERS WILL BE SHOWN ON AS BUILT DRAWINGS.
12" DENOTES SIZE OF UTILITY
B-2 DENOTES BUILDING NUMBER
LEGEND
UTILITY
SOURCE OF LOCATION
WATER — ZEIMET WOZNIAK & ASSOC., INC.
SANITARY SEWER — ZEIMET WOZNIAK & ASSOC., INC.
STORM SEWER — ZEIMET WOZNIAK & ASSOC., INC.
GAS — CONSUMERS POWER CO.
POWER — DETROIT EDISON CO.
TELEPHONE — MICHIGAN BELL TELEPHONE CO.
SERVICE LEAD
2-1-99
PROPOSED
REVISIONS
ITEM
DATE
BY
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN
ZEIMET WOZNIAK
CIVIL ENGINEERS & LAND SURVEYORS
38


NINE MILE ROAD (PUBLIC)
80' R.O.W. LINE
Centerline of
20' Sanitary sewer easement
21'
21'
21'
CADDELL DRAINAGE EASEMENT L.9283 , P.524-530
RIDGE
RIVER
TRAIL
BLUE SPRUCE DR.
RIVER RIDGE TRAIL
MATCH LINE SEE SHEET NO 3B
MATCH LINE - SEE SHEET 3K
MATCH LINE - SEE SHEET 3E
B-70
B-71
B-85
B-91
B-92
B-66
B-67
B-69
B-88
B-89
B-90
B-93
B-94
B-95
B-96
0 20 40 100 150
10 30 50
SCALE: ONE INCH = 50 FT.
NOTE.
23 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE.
SEE SHEET NO. 3B FOR ADDITIONAL NOTES AND LEGEND.
2-1-99
PROPOSED
REVISIONS
RIVER PINES OF FARMINGTON CONDOMINIUM
UTILITY PLAN
TEIMET WORNIAK
3 C

COORDINATE VALUES		
NO.	NORTH	EAST
1	3674.80	4129.35
2	3886	4226
3	4075	4166
4	4163	4178
5	4330	4180
6	3887	5013
7	3952	5018
8	3995	5015
9	4124	5009
10	4228	5064
11	4293	5031
12	4341	4879
13	4280	4830
14	4213	4823
15	4044	4416
16	3875	4808
17	3850	4735
18	3987	4699
19	4137	4697
20	4254	4715
21	4252	4733
22	4016	4513
23	3984	4520
24	3932	4489
25	3846	4346
26	3749	4406
27	3721	4478
28	3710	4554
29	3718	4612
30	3717	4670
31	3716	4727
32	3712	4781
33	4349	4520



NOTE:
74 DENOTES UNIT NUMBER
ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO 3 FOR ADDITIONAL NOTES AND LEGEND

2-1-99 PROPOSED

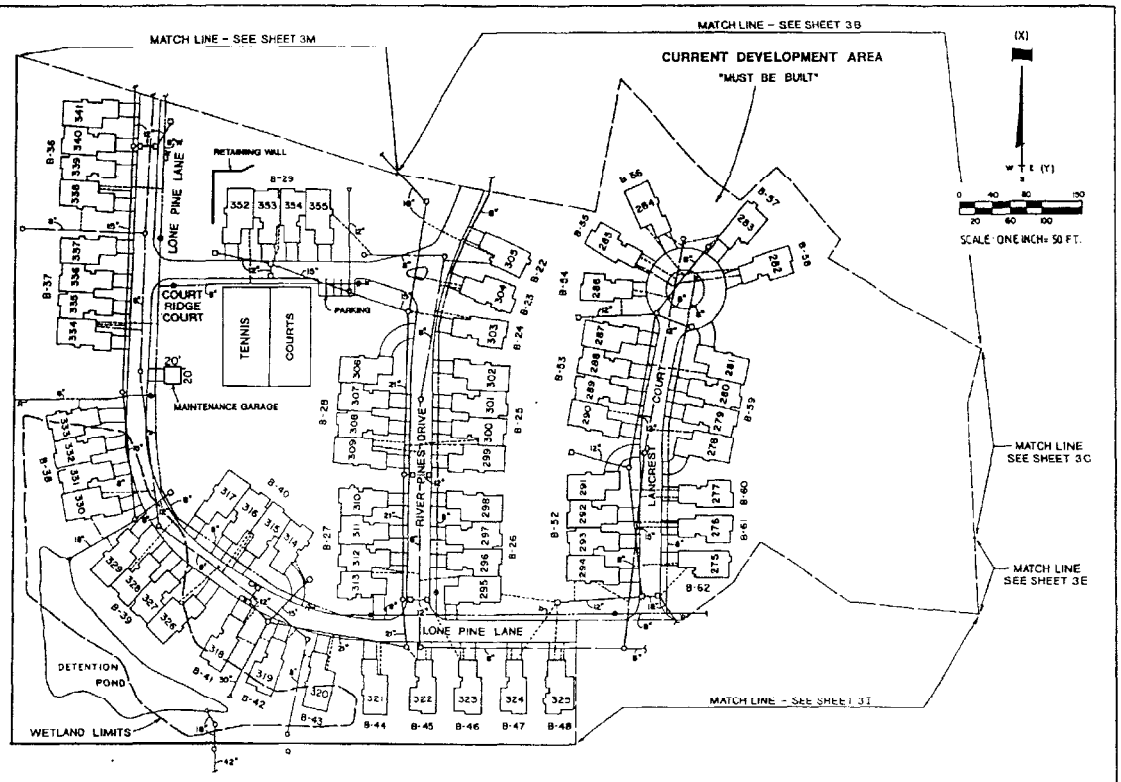
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

ZEMET | WOZNIAK

3J



NOTE:

74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO 3B FOR ADDITIONAL NOTES AND LEGEND

2.1.99 PROPOSED

REVISIONS		
ITEM	DATE	BY

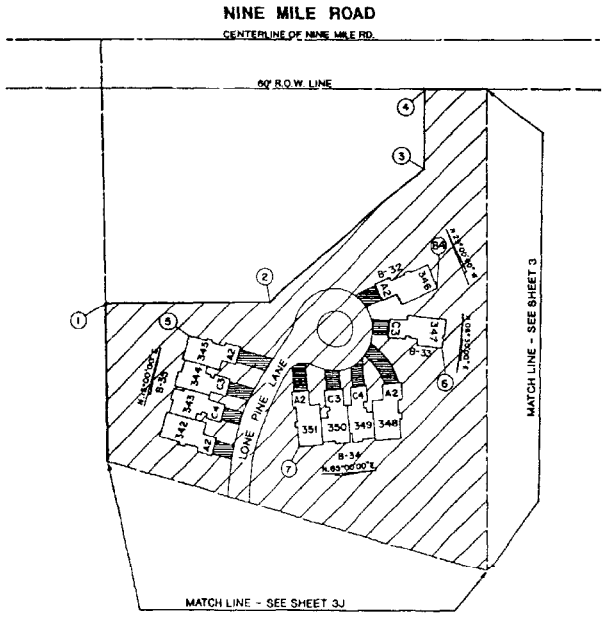
RIVER PINES OF FARMINGTON CONDOMINIUM

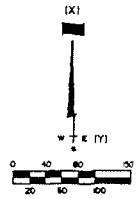
UTILITY PLAN

TEIMES WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

3K





COORDINATE VALUES		
NO	NORTH	EAST
1	4677.59	4126.43
2	4678.97	4331.47
3	4839.26	4527.44
4	4940.12	4527.18
5	4636	4230
6	4621	4353
7	4503	4369
B4	4696	4545

NOTES:

74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET 3 FOR ADDITIONAL NOTES AND LEGEND

2-1-99

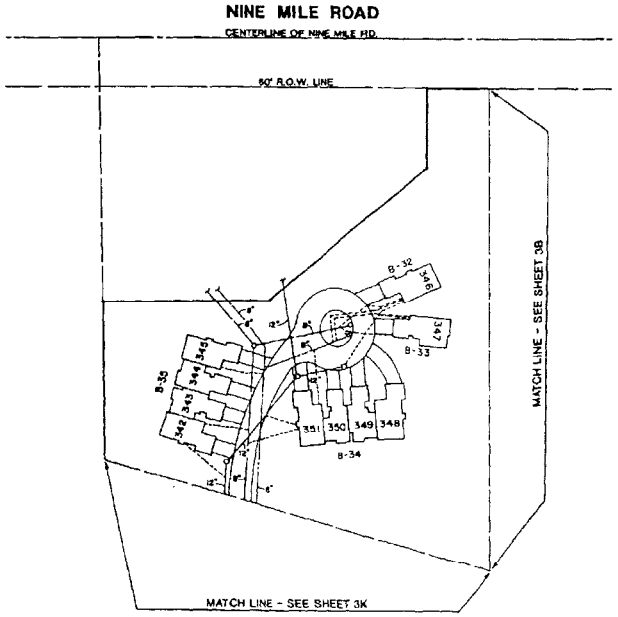
PROPOSED

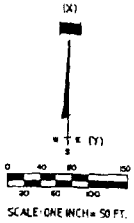
REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

3L





SCALE: ONE INCH = 50 FT.

NOTES:

74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET 3B FOR ADDITIONAL NOTES AND LEGEND

2-1-99

PROPOSED

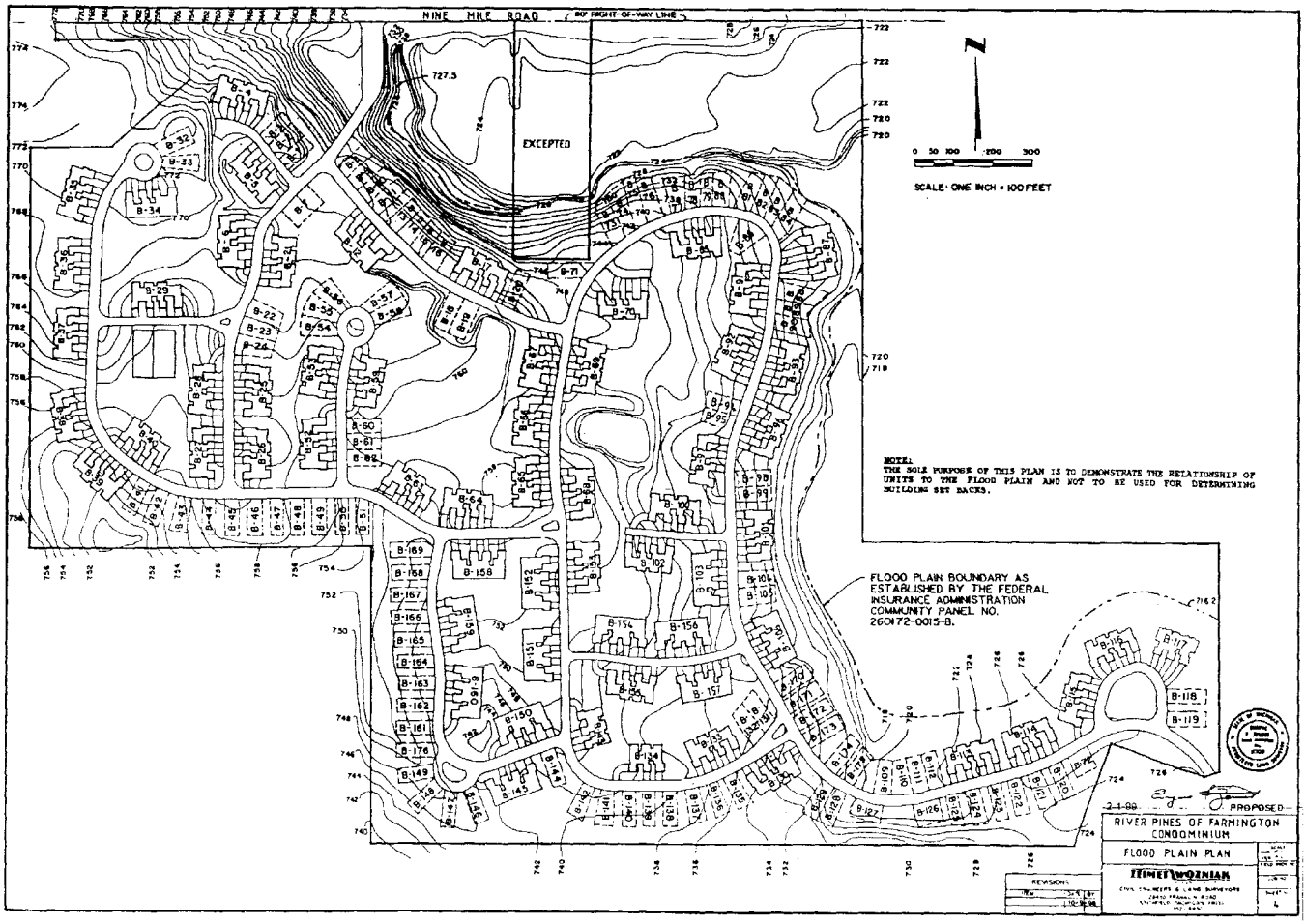
REVISIONS

NO.	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

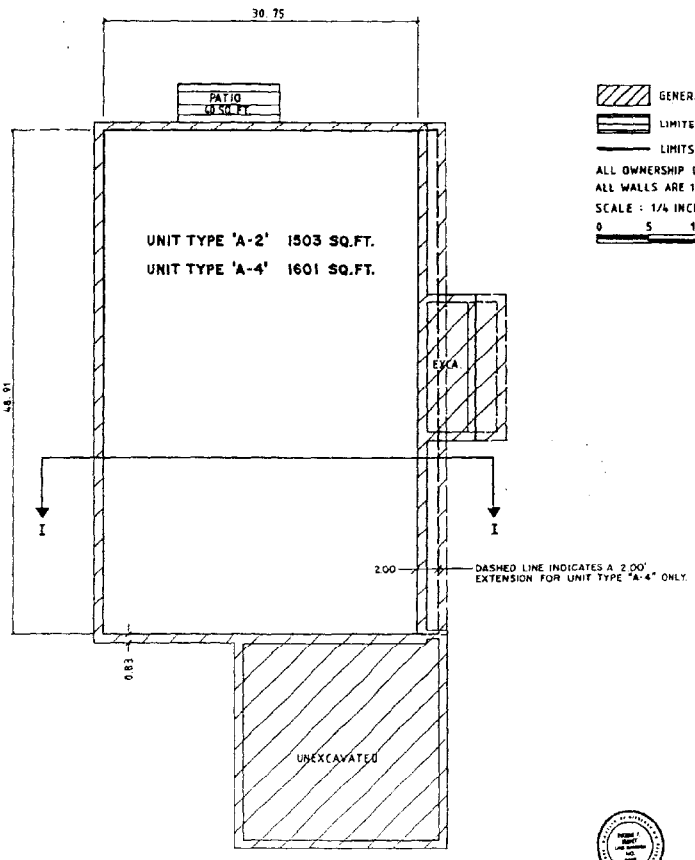
UTILITY PLAN

3M


NINE MILE ROAD
80' RIGHT-OF-WAY LINE
EXCEPTED
N
0 50 100 200 300
SCALE: ONE INCH = 100 FEET
NOTE:
THE SOLE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE RELATIONSHIP OF UNITS TO THE FLOOD PLAIN AND NOT TO BE USED FOR DETERMINING BUILDING SET BACKS.
FLOOD PLAIN BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO. 260172-0015-B.
PROPOSED
RIVER PINES OF FARMINGTON CONDOMINIUM
FLOOD PLAIN PLAN
REVISIONS

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
1	96
103	97,100
105	101
19	825
106	102,105
156	106,109
154	111,114
157	115,118
78	121
133	130
155	137
5	138
130	147
68	151
122	180
134	187
143	193,195
119	216
114	200
114	203
115	204
115	207
116	208
151	220
152	221
152	224
144	229
147	235
176	238
150	239,242
160	243,246
159	247,250
158	251,254
161	255
162	256
163	257
64	264
50	273
5	141

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
59	278,281
56	284
53	287,290
52	291,294
26	295,298
25	299,302
28	306,309
44	321
43	320
40	317
39	326,329
38	330
37	334,337
36	338,341
35	342,345
34	348,351
29	352,355



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 1.0 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

2-1-99

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

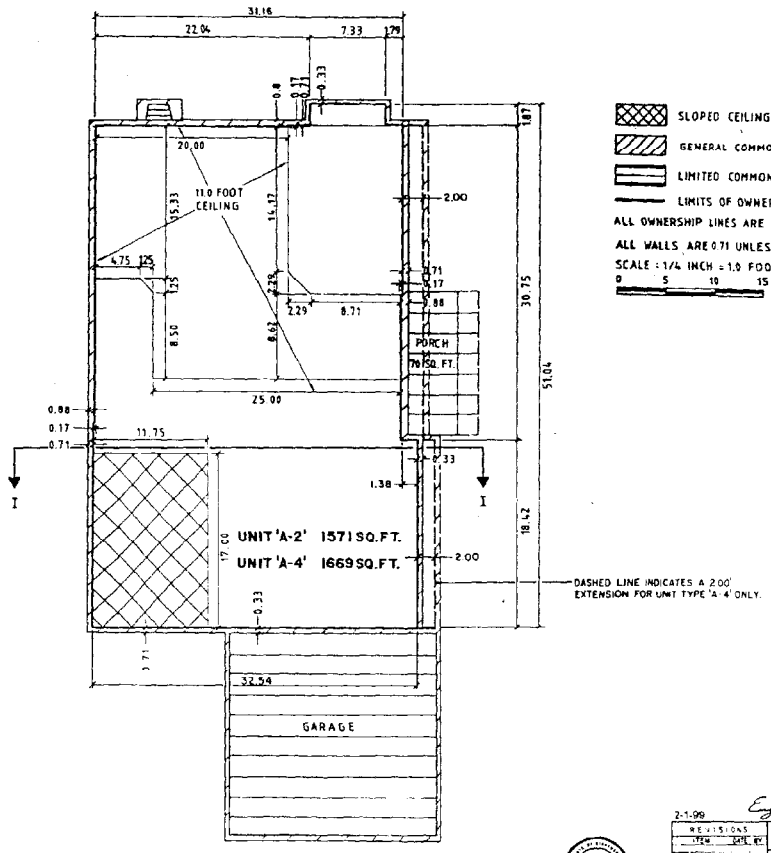
TYPICAL BASEMENT PLAN FOR UNIT TYPES 'A-2' & 'A-4'

HENRY WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

SHEET NO. 21

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
1	94	59	278, 281
103	97, 100	56	284
105	101	53	287, 290
19	125	52	291, 294
106	102, 105	26	295, 298
156	106, 109	25	299, 302
		28	308, 309
154	111, 114	44	321
157	115, 118	43	320
78	121	40	317
133	130	39	326, 329
155	137	38	330
8	138	37	334, 337
130	147	36	338, 341
68	151	35	342, 345
122	180	34	348, 351
134	187	29	352, 355
143	193, 195		
119	216		
114	200		
114	203		
115	204		
115	207		
116	208		
151	220		
152	221		
152	224		
144	229		
147	235		
176	238		
150	239, 242		
160	243, 246		
159	247, 250		
158	251, 254		
161	255		
162	256		
163	257		
64	264		
50	273		
5	141		



2-1-99

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE 'A-2' & 'A-4'

ZEMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

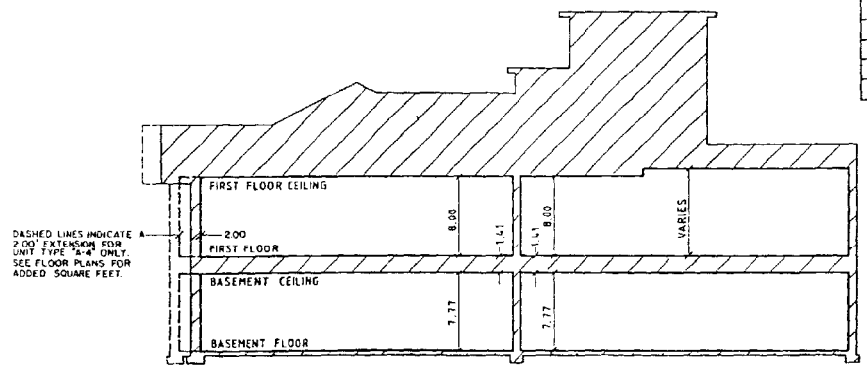
22400 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (313) 359-9001

SHEET NO. 22

UNIT NO.	FIRST FLOOR ELEVATION
229	747.90
235	747.90
238	747.90
239	748.10
242	745.10
243, 246	747.90
247	748.20
250	752.20
251, 254	755.50
255	748.50
256	748.30
257	747.70
264	757.10
273	756.80
326, 329	763.10
330	765.00
334, 337	766.00
338, 341	771.20
342, 345	773.10

UNIT NO.	FIRST FLOOR ELEVATION
191	732.40
200	727.80
203	728.80
204	729.10
207	727.10
208	727.00
278	761.30
220	749.70
221	754.40
224	753.40
281	763.30
284	763.10
287	763.60
290	761.60
291	760.00
294	759.00
295	762.50
298	763.80
299	764.10
302	765.10
306	765.30
309	764.30
321	759.30
320	759.10
317	760.10

UNIT NO.	FIRST FLOOR ELEVATION
94	761.30
95	764.20
97 THRU 100	739.90
101	738.90
102 THRU 105	738.00
106, 109	742.70
111	748.80
112	749.80
113	750.80
114	751.80
115	743.80
116	742.80
117 THRU 118	740.80
120	737.90
121	738.20
138	783.10
123	734.20
124	757.80
125	757.40
130	737.80
137	743.00
180	728.10
141	759.10
187	743.80
193	750.10



SECTION I-I

UNIT "A-2" & "A-4"

SECTION J-J

UNIT "C-2" & "C-2-1"

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

147	738.00
195	751.10
216	728.20

2-1-99

PROPOSED

REVISIONS		
NO.	DATE	BY
1		

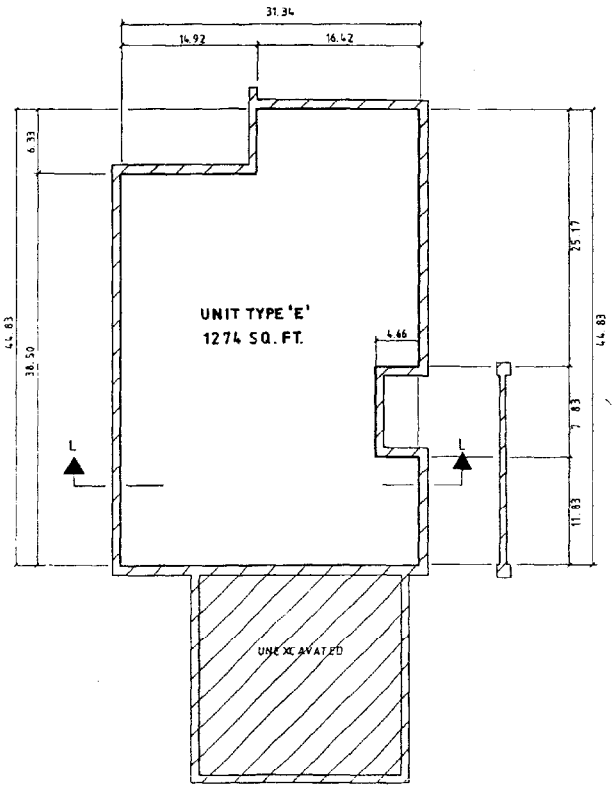
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPES "A-2" "A-4" "C-2" & "C-2-1"

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

25



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

UNIT SCHEDULE	
BLDG.	UNIT NO.
131	119
99	87
129	128
71	127
135	155
137	156
172	159
173	160
128	129
151	217
130	150
138	133
65	169
66	173
113	199
153	225
134	185
140	189
142	192
65	166
145	230, 233
167	261
64	267
63	268, 271
48	325
23	304
27	310, 313
40	314
38	333

2-1-99 PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT PLAN FOR UNIT TYPE "E"

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

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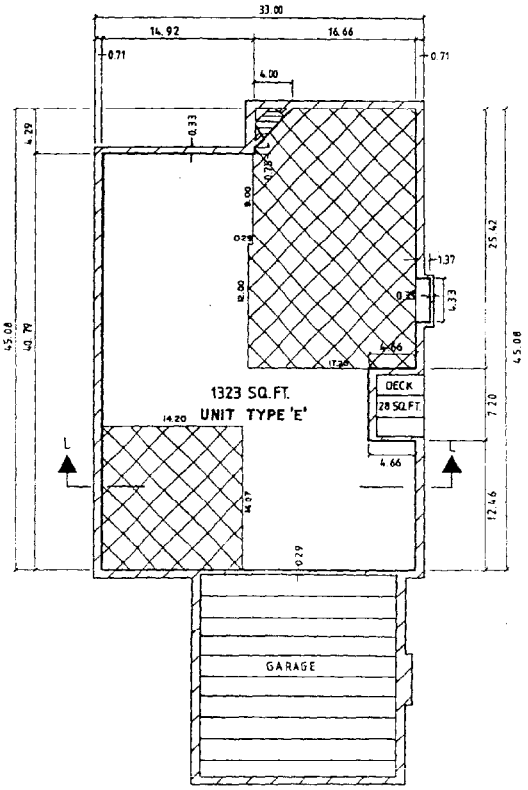


SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

UNIT SCHEDULE	
BLDG.	UNIT NO.
131	119
99	87
129	128
71	127
135	155
137	156
172	159
173	160
128	129
130	150
133	133
65	169
66	173
151	217
113	199
153	225
134	185
140	189
142	192
65	166
143	230, 233
167	261
64	267
63	268, 271
48	325
23	304
27	310, 313
40	314
38	333

2-1-99 PROPOSED

REVISIONS	
ITEM	DATE BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE 'E'

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

30

UNIT NO	FIRST FLOOR ELEVATION
87	736.85
119	735.85
129	727.35
127	747.45
217	753.45
150	732.75
128	729.15

GENERAL COMMON ELEMENT

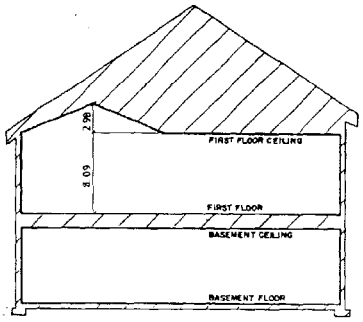
LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15



SECTION L-L

268	736.55
333	784.25
155	740.85
156	743.15
159	734.75
160	733.65
133	743.55
169	758.25
173	758.85
166	758.25
199	728.75
225	757.05
183	745.35
189	745.55
192	747.45
230, 233	747.45
261	754.95
207	738.35
271	738.55
325	760.45
304	766.55
310	763.55
313	762.55
314	760.35

2-1-99 PROPOSED

REVISIONS ITEM	DATE	BY

RIVERPINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "E"

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

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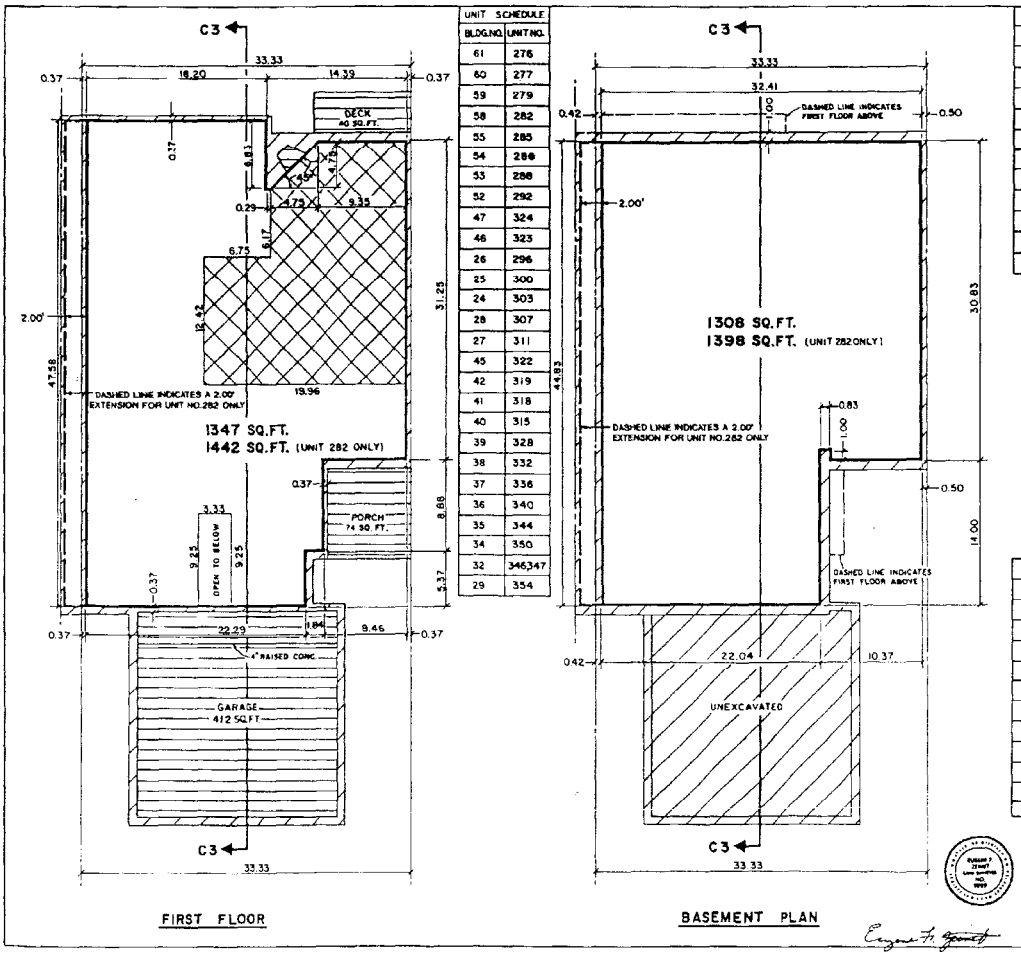


UNIT SCHEDULE	
BLDG.NO.	UNIT NO.
61	276
60	277
59	279
58	282
55	285
54	286
53	288
52	292
47	324
46	323
26	296
25	300
24	303
28	307
27	311
45	322
42	319
41	318
40	315
39	328
38	332
37	336
36	340
35	344
34	350
32	346,347
29	354

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
171	158	175	162
68	152	68	153
156	107	156	108
133	131	5	139
130	148	130	149
134	163	9	144
10	145	65	167
66	171	123	181
8	143	134	187
141	190	143	194
121	179	124	182

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71 UNLESS OTHERWISE NOTED

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG.NO.	UNIT NO.	BLDG.NO.	UNIT NO.
113	197	114	202
115	206	116	210
118	215	151	218
152	222	153	227
145	232	146	234
148	236	149	237
150	240	160	244
159	248	158	253
164	258	168	262
169	263	64	265
63	269	51	272
		49	274

2-1-99

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-3"

SCALE: 1/4" = 1'-0"

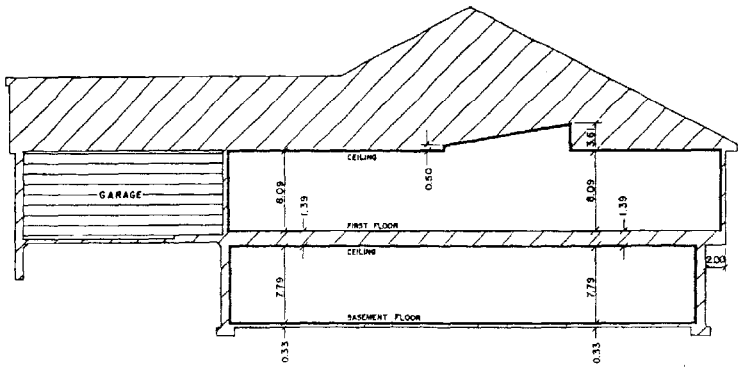
JOB NO.

SHEET NO. 42

FEIMER WOZNIAK ASSOCIATES

CIVIL ENGINEERS & LAND SURVEYORS

SOUTHFIELD, MICHIGAN



SECTION "C3-C3"

UNIT NO.	FIRST FL. ELEV.	UNIT NO.	FIRST FLOOR ELEVATION
232	748.43	158	738.25
234	749.03	162	725.73
236	749.85	152	758.15
237	749.95	153	758.15
240	748.85	107	744.25
244	749.15	108	743.25
248	751.45	131	741.56
253	756.25	139	782.85
256	750.25	148	737.75
262	758.35	149	735.75
263	757.25	163	742.05
265	758.35	144	754.85
269	758.55	145	754.95
272	757.45	167	758.25
274	759.55	171	754.88
276	759.55	181	727.85
277	759.55	143	753.25
279	761.55	187	743.85
282	768.15	190	746.55
285	765.45	194	751.35
286	764.85	179	729.45
288	763.85	182	726.95
292	760.25	197	726.75
324	761.55	202	730.55
323	761.95	206	728.85
296	762.75	210	728.75
300	764.35	215	729.15
303	756.25	218	752.45
307	765.55	222	755.65
311	763.55	227	755.75
322	761.55	318	759.35
319	760.15	315	760.65
328	761.25	332	763.25
336	768.75	340	771.95
344	773.85	350	774.45
346	775.85	354	784.75
347	775.15		

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

2-1-99 PROPOSED

REVISIONS		
ITEM	DATE	BY

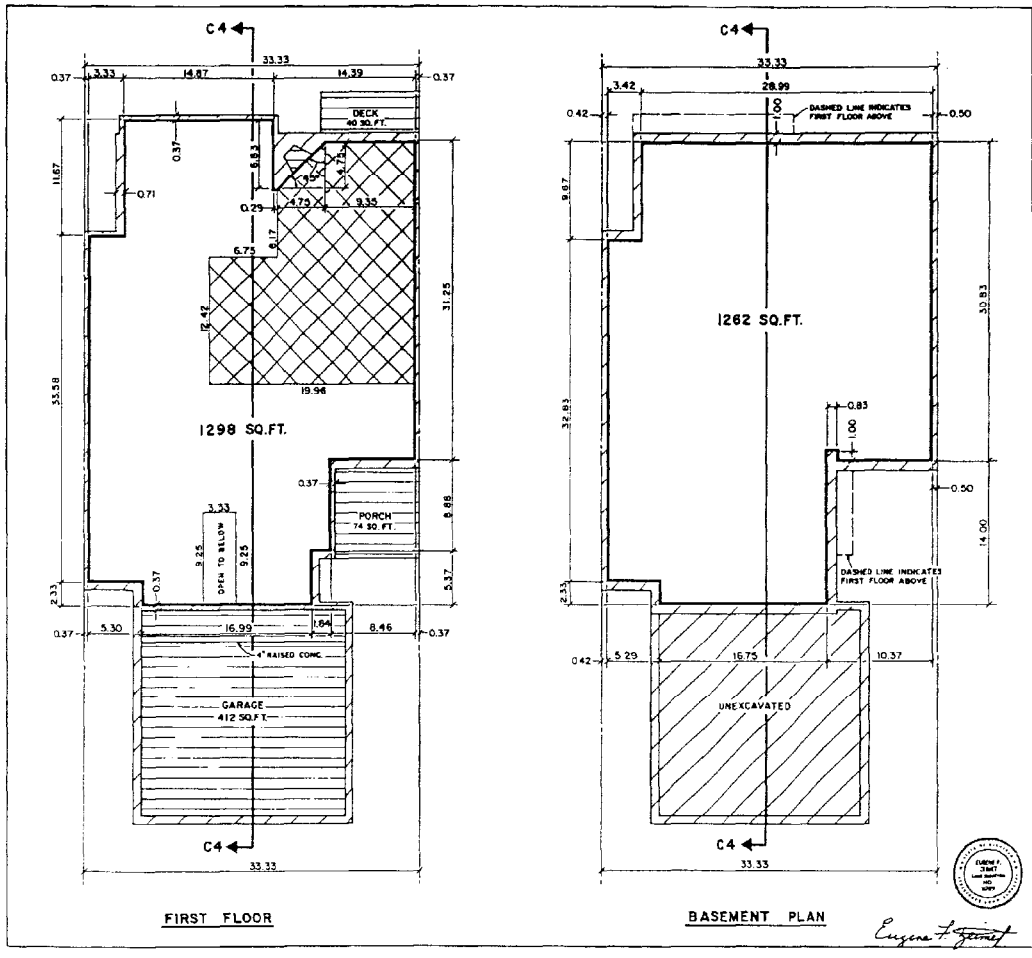
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "C-3"

TIMMY WOJWAN & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

SHEET NO. 43



UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
59	280
53	289
52	293
26	297
25	301
28	308
27	312
40	316

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
65	168
66	172
133	132
134	186
5	140
113	198
114	201
115	205
116	209
151	219
152	223
153	226

SLOPED CEILING

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71 UNLESS OTHERWISE NOTED

39	327
145	231
150	241
160	245
159	249
158	252
64	266
63	270
38	331
37	335
36	339
35	343
34	349
29	353

2-1-99

PROPOSED

REVISIONS

ITEM | DATE | BY

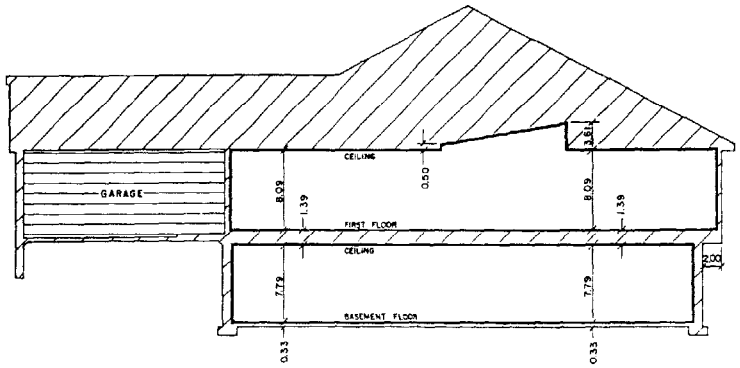
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-4"

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

SHEET NO. 44



SECTION "C4-C4"

UNIT NO.	FIRST FLOOR ELEVATION
168	758.35
172	758.65
132	742.55
186	744.85
140	760.85
198	727.75
201	728.55
205	728.85
209	728.75
219	752.45
223	758.85
226	758.05
231	746.45
241	747.85
245	749.15
249	752.45
252	758.25
266	758.35
270	757.05
280	783.55
289	781.85
293	759.25
297	744.05
301	765.35
308	784.55
312	762.55
316	760.85
327	760.25
331	762.25
335	767.75
339	770.95
343	772.85
349	774.48
353	763.75

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

2-1-99

PROPOSED

REVISIONS

ITEM	DATE	BY

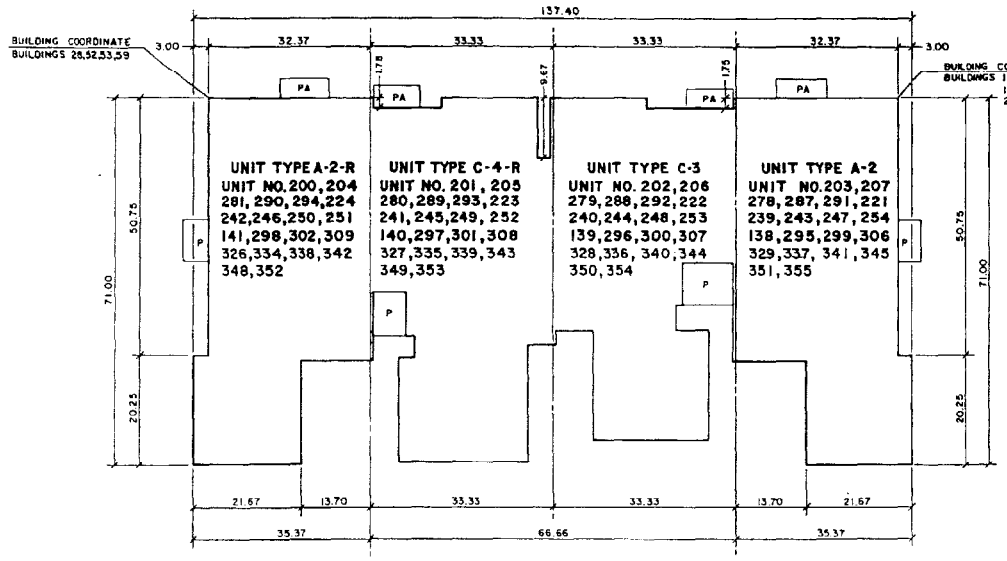
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL CROSS SECTION FOR UNIT TYPE "C-4"

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

SHEET NO. 45



FIRST FLOOR ELEVATIONS		
BLDG. NO.	F.F.E.	
114	UNIT 200 - 728.55 UNIT 202 - 730.55	UNIT 201 - 728.56 UNIT 203 - 730.55
115	UNIT 204 - 730.86 UNIT 206 - 728.85	UNIT 205 - 729.86 UNIT 207 - 728.86
152	UNIT 221 - 756.85 UNIT 223 - 756.85	UNIT 222 - 756.86 UNIT 224 - 756.86
150	UNIT 239 - 748.85 UNIT 241 - 748.85	UNIT 240 - 748.86 UNIT 242 - 748.86
158	UNIT 251 - 757.25 UNIT 253 - 738.25	UNIT 252 - 756.25 UNIT 254 - 737.25
159	UNIT 247 - 750.45 UNIT 249 - 750.45	UNIT 248 - 751.46 UNIT 250 - 754.45
160	UNITS 243 THRU 246 - 748.15	
5	UNIT 138 - 784.85 UNIT 140 - 780.85	UNIT 139 - 782.85 UNIT 141 - 780.86
25	UNITS 298 & 300 - 764.36 UNITS 301 & 302 - 765.36	
26	UNITS 295 & 296 - 782.86 UNITS 297 & 299 - 784.06	
28	UNITS 306 & 307 - 786.55 UNITS 308 & 309 - 784.56	
52	UNITS 291 & 292 - 760.26 UNITS 293 & 294 - 758.26	
53	UNITS 287 & 288 - 763.86 UNITS 289 & 290 - 761.86	
59	UNITS 278 & 279 - 761.56 UNITS 280 & 281 - 763.56	
29	UNIT 353 - 763.76 UNITS 352, 354, 355 - 764.75	
34	UNITS 348 THRU 351 - 774.45	
35	UNITS 342 & 343 - 772.86 UNITS 344 & 345 - 773.86	
36	UNITS 338 & 339 - 770.86 UNITS 340 & 341 - 771.86	
37	UNIT 334 - 766.75 UNIT 336 - 768.75	UNIT 335 - 767.75 UNIT 337 - 769.75
39	UNITS 326 & 327 - 760.25 UNITS 328 & 329 - 761.25	

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH

——— DENOTES CENTERLINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS

2-1-99

PROPOSED

REVISIONS		
TYPE	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

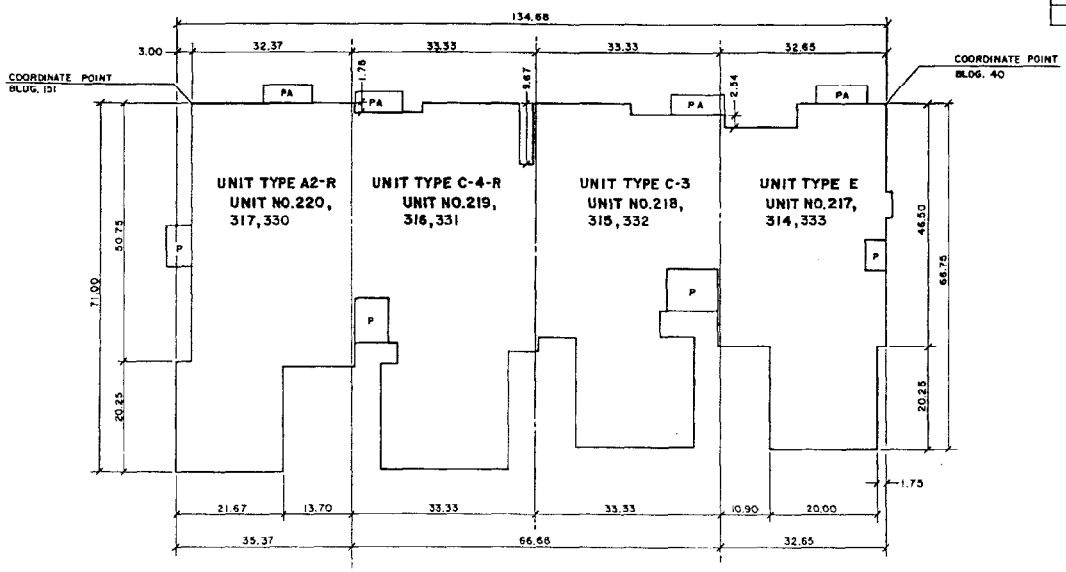
PERIMETER PLAN FOR BUILDINGS 5,25,26,28,29,34,36,37,38,52,53, 59,114,115,150,152,158,159,160

ZEIMET WOZNIAK

CIVIL ENGINEERS & LAND SURVEYORS

SHEET NO. 58

FIRST FLOOR ELEVATIONS		
BLDG. NO.	F.F.E.	
151	UNIT 217 - 753.45 UNIT 219 - 752.45	UNIT 218 - 752.45 UNIT 220 - 751.45
40	UNIT 314 - 780.36 UNIT 316 - 780.86 UNIT 330 - 782.35 UNIT 332 - 783.28	UNIT 315 - 780.85 UNIT 317 - 780.65 UNIT 331 - 782.35 UNIT 333 - 784.25
38		



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH

——— ——— DENOTES CENTER LINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS.

2-1-99

PROPOSED

REVISIONS		
ITEM	DATE	BY

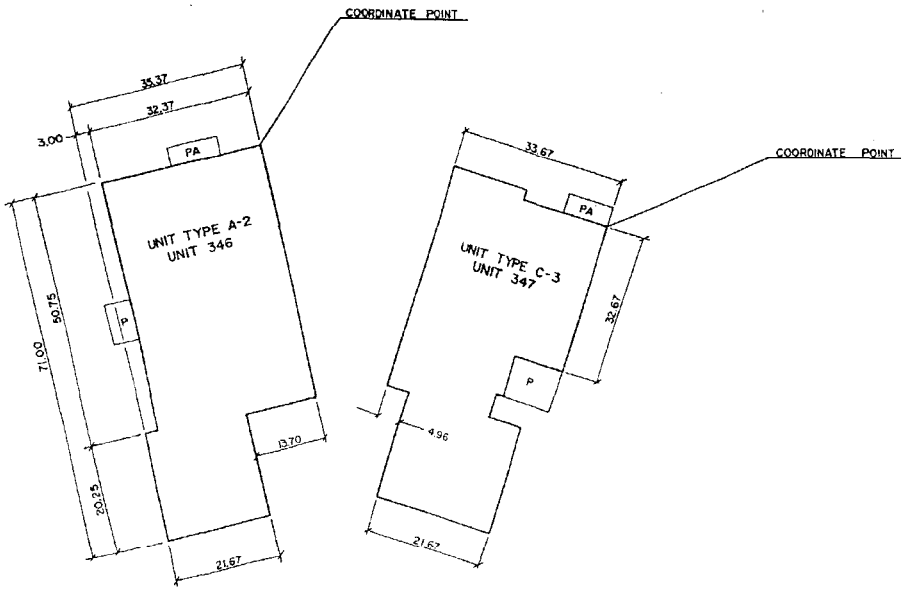
RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDINGS 38,40 & 151

ZEIMET WOZNIAK

64

FIRST FLOOR ELEVATIONS	
BLDG. NO.	F.F.E.
32	UNIT 346 - 775.85
33	UNIT 347 - 775.15



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE : 1/8 INCH = 1.0 FOOT

0 5 10 20 30

PA DENOTES PATIO — LIMITED COMMON ELEMENT

P DENOTES PORCH — LIMITED COMMON ELEMENT

——— DENOTES CENTER LINE

R DENOTES REVERSE OF TYPICAL UNIT

SEE FLOOR PLAN FOR DETAILED MEASUREMENTS

2-1-98

PROPOSED

REVISIONS			
TYPE	DATE	BY	

RIVER PINES OF FARMINGTON CONDOMINIUM

PERIMETER PLAN FOR BUILDING 32, 33

SHEET NO. 65

TWENTY-THIRD AMENDMENT TO MASTER DEED

RIVER PINES OF FARMINGTON CONDOMINIUM

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, whose address is 21971 Farmington Road, Farmington Hills, Michigan 48336, being the developer of River Pines of Farmington Condominium, a condominium project established pursuant to the Master Deed thereof, dated August 31, 1987 as recorded on September 4, 1987 in Liber 10096, Pages 644 through 707, Oakland County Records, as amended by the First Amendment to Master Deed, dated April 28, 1988, as recorded on April 29, 1988 in Liber 10392, Pages 130 to 131, Oakland County Records, as amended by the Second Amendment to Master Deed dated July 25, 1988, as recorded on July 26, 1988 in Liber 10513, Pages 892 through 915, Oakland County Records, as amended by the Third Amendment to Master Deed dated February 14, 1989, as recorded on February 17, 1989, in Liber 10795, Pages 754 through 774, Oakland County Records, as amended by the Fourth Amendment to Master Deed dated July 31, 1989, as recorded on August 15, 1989, in Liber 11022, Pages 190 through 215, Oakland County Records, as amended by the Fifth Amendment to Master Deed dated March 19, 1990, as recorded on April 5, 1990, in Liber 11323, Pages 22 through 42, Oakland County Records, as amended by the Sixth Amendment to Master Deed dated October 11, 1990, as recorded on October 29, 1990 in Liber 11613, Pages 814 through 841, Oakland County Records, as amended by the Seventh Amendment to Master Deed dated January 23, 1991, as recorded on January 25, 1991 in Liber 11719, Pages 115 through 127, Oakland County Records, as amended by the Eighth Amendment to Master Deed dated May 15, 1991, as recorded on May 23, 1991 in Liber 11878, Pages 317 through 329, Oakland County Records, as amended by the Ninth Amendment to Master Deed dated June 18, 1991, as recorded on July 8, 1991 in Liber 11956, Pages 34 through 52, Oakland County Records, as amended by the Tenth Amendment to Master Deed dated January 7, 1992, as recorded on January 16, 1992 in Liber 12296, Pages 580 through 604, Oakland County Records, as amended by the Eleventh Amendment to Master Deed dated March 18, 1992, as recorded on May 29, 1992 in Liber 12647, Pages 118 through 140, Oakland County Records, as amended by the Twelfth Amendment to Master Deed dated October 1, 1992, as recorded on October 7, 1992 in Liber 12974, Pages 643 through 677, Oakland County Records, as amended by the Thirteenth Amendment to Master Deed dated June 16, 1993, as recorded on June 23, 1993, in Liber 13703, Pages 467 through 489, Oakland County Records, as amended by the Fourteenth Amendment to Master Deed, dated September 2, 1993, as recorded on September 3, 1993 in Liber 13931, Pages 3 through 40, Oakland County Records, as amended by the Fifteenth Amendment to Master Deed, dated March 2, 1994, as recorded on March 18, 1994 in Liber 14536, Pages 234 through 237, Oakland County Records, as amended by the Sixteenth Amendment to Master Deed, dated July 1, 1994, as recorded on July 7, 1994 in Liber 14812, Pages 416 through 462, Oakland County Records, as amended by the Seventeenth Amendment to Master Deed, dated August 17, 1994, as recorded on August 22, 1994 in Liber 14925, Pages 596 through 600, Oakland County Records, as amended by the Eighteenth Amendment to Master Deed, dated October 18, 1995, as recorded on October 31, 1995 in Liber 15785, Pages 160 through 215, Oakland County Records, as amended by the Nineteenth Amendment to Master Deed, recorded on

November 21, 1995 in Liber 15832, Pages 707 and 708, Oakland County Records, as amended by the Twentieth Amendment to Master Deed, recorded on October 25, 1996 in Liber 16715, Pages 522 through 561, Oakland County Records, as amended by the Twenty-First Amendment to Master Deed, recorded on October 22, 1997 in Liber 17708, Pages 713 through 752, Oakland County Records, as amended by the Twenty-Second Amendment to Master Deed, recorded on May 12, 1999 in Liber 19662, Pages 426 through 460, Oakland County Records and being known as Oakland County Condominium Subdivision Plan No. 508 (collectively, the "Master Deed"), hereby amends Article II of the Master Deed to provide for the addition of a right-of-way easement for utility purposes to the legal description for the land upon which the Condominium Project is located, and Article IV of the Master Deed, and the Condominium Subdivision Plan, being Exhibit B to the Master Deed, for the purposes of adding limited common element designations to the Master Deed. Upon the recordation of this Twenty-Third Amendment to Master Deed with the Oakland County Register of Deeds, the Master Deed of River Pines of Farmington shall be amended as follows:

1. The following land is hereby added to the Condominium Project as a right-of-way easement for utility purposes:

A permanent right-of-way easement over and across land situated in the City of Farmington Hills, County of Oakland, State of Michigan, which is herein referred to as Tract A.

Tract A is described as follows:

A parcel of land in the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, being more particularly described as:

Beginning at a point in the North and South 1/4 line of Section 33 distant North 0 degrees 15 minutes 20 seconds East 878.10 feet from the center corner of Section 33; thence from the point of beginning South 75 degrees 16 minutes 20 seconds West 464.94 feet along the Northerly line of Bridgeman Avenue (60 feet wide); thence North 0 degrees 15 minutes 20 seconds East 315.0 feet; thence South 89 degrees 44 minutes 40 seconds East 449.13 feet; thence South 0 degrees 15 minutes 20 seconds West 194.78 feet along the North and South 1/4 line to the point of beginning.

The permanent right-of-way easement hereby conveyed, granted and transferred is over and across that certain triangular portion of Tract A described as:

Beginning at the Southwest corner of Tract A, thence North 75 degrees 16 minutes 20 seconds East along the Northwesterly line of Bridgeman Avenue (60 feet wide), also being the Southeasterly line of Tract A a distance of 20 feet; thence North 26 degrees 00 minutes 00 seconds West 44 feet, more or less, to a point on the West line of Tract A; thence South 0 degrees 15 minutes 20 seconds West, along said West line of Tract A, 45 feet, more or less, to the point of beginning of the parcel described for right-of-way easement.

2. Article II of the Master Deed as set forth below shall replace and supersede Article II of the original Master Deed, as amended, and Article II of the original Master Deed, as amended, shall be of no further force or effect:

AMENDED ARTICLE II OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 33 and also part of the Northeast 1/4 of Section 32, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as:

Beginning at a point distant South 00 degrees 10 minutes 04 seconds East 60.00 feet along the West line of Section 33 and East line of Section 32 from the Northwest corner of Section 33; thence from said point of beginning North 89 degrees 53 minutes 50 seconds East, 362.67 feet along the South 60 foot right-of-way line of Nine Mile Road; thence South 00 degrees 10 minutes 04 seconds East, 540.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 197.85 feet; thence North 00 degrees 10 minutes 04 seconds West, 540.00 feet; thence North 89 degrees 53 minutes 50 seconds East, 701.44 feet along said South right-of-way line of Nine Mile Road; thence South 00 degrees 03 minutes 30 seconds East, 1,260.37 feet; thence North 89 degrees 51 minutes 11 seconds East 923.62 feet; thence South 00 degrees 06 minutes 05 seconds East 576.32 feet; thence the following four (4) courses along the Northerly lines of "Fendt's Hilldale Subdivision" recorded in Liber 62 of Plats, Page 42, Oakland County Records: (1) South 74 degrees 58 minutes 54 seconds West 45.15 feet, (2) North 70 degrees 05 minutes 26 seconds West 250.00 feet, (3) South 19 degrees 55 minutes 41 seconds West, 271.11 feet, and (4) South 89 degrees 56 minutes 14 seconds West, 1,810.90 feet; thence along the West line of Section 33 and, in part, the following two (2) courses along the East and North lines of "Green Hill Commons No. 3" as recorded in Liber 157 of Plats, Pages 27 and 28, Oakland County Records: (1) North 00 degrees 10 minutes 04 seconds West 747.88 feet and (2) North 89 degrees 48 minutes 53 seconds West 874.54 feet; thence North 00 degrees 10 minutes 01 second West 1,002.79 feet; thence South 89 degrees 49 minutes 38 seconds East 205.00 feet; thence North 50 degrees 22 minutes 47 seconds East, 254.49 feet; thence North 00 degrees 10 minutes 00 seconds West, 100.87 feet; thence South 89 degrees 56 minutes 00 seconds East, 473.01 feet along the South 60 foot right-of-way line of Nine Mile Road to the point of beginning, containing 96.69 acres more or less, together with a permanent right-of-way easement over and across land situated in the City of Farmington Hills, County of Oakland, State of Michigan, which is herein referred to as Tract A.

Tract A is described as follows:

A parcel of land in the Northwest 1/4 of Section 33, Town 1 North, Range 9 East, being more particularly described as:

Beginning at a point in the North and South 1/4 line of Section 33 distant North 0 degrees 15 minutes 20 seconds East 878.10 feet from the center corner of Section 33; thence from the point of beginning South 75 degrees 16 minutes 20 seconds West 464.94 feet along the Northerly line of Bridgeman Avenue (60 feet wide); thence North 0 degrees 15 minutes 20 seconds East 315.0 feet; thence South 89 degrees 44 minutes 40 seconds East 449.13 feet; thence South 0

degrees 15 minutes 20 seconds West 194.78 feet along the North and South 1/4 line to the point of beginning.

The permanent right-of-way easement hereby conveyed, granted and transferred is over and across that certain triangular portion of Tract A described as:

Beginning at the Southwest corner of Tract A, thence North 75 degrees 16 minutes 20 seconds East along the Northwesterly line of Bridgeman Avenue (60 feet wide), also being the Southeasterly line of Tract A a distance of 20 feet; thence North 26 degrees 00 minutes 00 seconds West 44 feet, more or less, to a point on the West line of Tract A; thence South 0 degrees 15 minutes 20 seconds West, along said West line of Tract A, 45 feet, more or less, to the point of beginning of the parcel described for right-of-way easement.

3. The general common element convertible area shown on Sheet 3J of Replat No. 19 of the Condominium Subdivision Plan attached to the 22nd Amendment to Master Deed is hereby converted to a general common element maintenance garage, as shown on amended Sheet 3J, Replat No. 19 of the Condominium Subdivision Plan of River Pines of Farmington Condominium, which is attached hereto and incorporated herein by this reference.

4. Article IV, Sections 4.01, 4.02 and 4.03 of the Master Deed shall be modified by amending and restating subparagraphs (a), (b) and (q) of Section 4.01 and adding subparagraphs (r), (s) and (t) to Section 4.01, and by amending and restating subparagraph (l) of Section 4.02 and adding subparagraph (x) to Section 4.02 and by amending and restating Section 4.03 of the original Master Deed, as amended and as previously recorded, and Article IV, Sections 4.01(b) and (q), 4.02(l) and 4.03 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE IV, SECTION 4.01 (a) AND (b)
AND (q), (r), (s) AND (t)
OF THE MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM

4.01 (a) **Land.** The land described in Article II, including entranceway improvements, landscaping, ponds, retaining walls, roads and parking spaces.

(b) **Retention Ponds, Wells and Piping.** The retention ponds and the wells and related piping, if any, which may be constructed to renew the water level of the retention ponds.

***

(q) **Sidewalks.** The sidewalks throughout the Project, as shown on Exhibit B.

(r) **Walking Paths.** The walking paths throughout the Project, as shown on Exhibit B.

(s) **Tennis Courts.** The tennis courts, as shown on Exhibit B.

(t) **Maintenance Building**. The maintenance building, as shown on Exhibit B.

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

AMENDED ARTICLE IV, SECTION 4.02(l) AND (x) OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

4.02 (l) Deck/Patio Area. The area at the rear of each Unit which extends fifteen feet (15') from the exterior of the rear wall of the Unit and the area at the side of a Unit where the entrance door is at the side of the Unit which extends ten feet (10') from the exterior of the side wall of the Unit, which is appurtenant to and limited in use to the Co-owner of such Unit as shown on Exhibit B (the "Deck/Patio Area"). The Co-owner of such Unit shall have the right, after first receiving written approval from the Association of the plans and specifications for such improvements, to construct a deck or patio within the Deck/Patio Area, which shall be limited in use to the Co-owner of such Unit.

4.02 (x) Skylights. Each skylight which opens into a Unit from the roof of the building in which the Unit is located shall be assigned to the Unit into which it opens.

AMENDED ARTICLE IV, SECTION 4.03 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

4.03 **Responsibilities for Maintenance, Etc.** The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

(a) **Limited Common Elements**

(i) **Co-owner.** The responsibility for and costs of maintenance, decoration, repair and replacement of the Limited Common Elements described in Article IV, Section 4.02 (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (l), (n), (o), (p), (q), (t), (v), (w) and (x) shall be borne by the Co-owner of the Unit to which they are assigned.

(ii) **Co-owners.** The responsibility for and costs of maintenance, decoration, repair and replacement of the Limited Common Elements described in Article IV, Section 4.02 (s) shall be borne pro-rata by the Co-owners of the Units benefiting from such Limited Common Element.

(iii) **Association.** The responsibility for and costs of maintenance, decoration, repair and replacement of all Limited Common Elements described in Article IV, Section 4.02 (k), (m), (r) and (u) shall be borne by the Association and shall be an expense of Administration of the condominium project.

5. Amended and added Sheets 1, 2, 3, 3J, 3K, and 4 of Replat No. 19 of the Condominium Subdivision Plan of River Pines of Farmington Condominium, as attached hereto, shall replace and supersede Sheets 1, 2, 3, 3J, 3K, and 4 of the Condominium Subdivision Plan of River Pines of Farmington Condominium as previously recorded.

6. Article V, Section 5.02 of the Master Deed as set forth below shall replace and supersede Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, and Article V, Section 5.02 of the original Master Deed, as amended and as previously recorded, shall be of no further force or effect:

AMENDED ARTICLE V, SECTION 5.02 OF THE MASTER DEED OF RIVER PINES OF FARMINGTON CONDOMINIUM

5.02 **Percentage of Value and Voting Rights**. The percentage of value assigned to each Unit shall be determined based on the relative size of each floor of a Unit and one-half the size of each basement of a Unit, excluding variations in area due to wall thickness. The amount of area contained in the space designated as "Optional 3d Bedroom" on Exhibit B shall not be included in determining the percentage of value of the Unit. For the purposes of determining the percentage of value, the size of the Unit shall be adjusted by an additional ten (10%) percent for any detached Unit or by an additional ten (10%) percent for any Unit with a walkout basement. In the case of a detached Unit having a walkout basement, the size of the Unit shall be adjusted by an additional twenty (20%) percent for the purposes of determining percentage of value. The percentage of value assigned to each Unit is set forth below. The percentage of value is determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is one hundred (100%) percent. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit is as follows:

Unit Number	Percentage of Value
1	.300
2	.268
3	.268
4	.295
5	.327
6	.327
7	.292
8	.321
9	.300
10	.268
11	.268
12	.295
13	.273
14	.243
15	.243
16	.268
17	.273
18	.243
19	.243
20	.268
21	.300
22	.243
23	.243

24	.273
25	.300
26	.243
27	.243
28	.273
29	.300
30	.268
31	.268
32	.295
33	.300
34	.268
35	.268
36	.330
37	.273
38	.243
39	.243
40	.268
41	.273
42	.243
43	.243
44	.268
45	.327
46	.321
47	.327
48	.327
49	.321
50	.292
51	.327
52	.327
53	.327
54	.321
55	.327
56	.268
57	.268
58	.243
59	.300
60	.273
61	.243
62	.268
63	.295
64	.273
65	.243
66	.243
67	.268
68	.360
69	.268
70	.300
71	.268
72	.268
73	.300
74	.273
75	.243
76	.243
77	.273

78	.273
79	.243
80	.243
81	.273
82	.273
83	.243
84	.243
85	.273
86	.327
87	.301
88	.300
89	.268
90	.268
91	.300
92	.292
93	.268
94	.356
95	.306
96	.321
97	.297
98	.257
99	.257
100	.297
101	.356
102	.327
103	.282
104	.282
105	.327
106	.297
107	.256
108	.256
109	.297
110	.321
111	.297
112	.257
113	.257
114	.297
115	.297
116	.257
117	.257
118	.297
119	.276
120	.282
121	.356
122	.400
123	.281
124	.281
125	.327
126	.400
127	.276
128	.276
129	.276
130	.297
131	.257

132	.247
133	.251
134	.333
135	.257
136	.257
137	.297
138	.297
139	.257
140	.247
141	.297
142	.402
143	.315
144	.306
145	.306
146	.292
147	.298
148	.256
149	.256
150	.251
151	.297
152	.256
153	.256
154	.333
155	.276
156	.276
157	.316
158	.306
159	.301
160	.301
161	.400
162	.306
163	.281
164	.256
165	.366
166	.251
167	.256
168	.247
169	.251
170	.333
171	.256
172	.247
173	.251
174	.342
175	.295
176	.256
177	.366
178	.256
179	.282
180	.327
181	.282
182	.282
183	.256
184	.256
185	.251

186	.247
187	.297
188	.256
189	.276
190	.282
191	.256
192	.276
193	.297
194	.256
195	.297
196	.300
197	.256
198	.247
199	.251
200	.297
201	.247
202	.256
203	.297
204	.297
205	.247
206	.256
207	.297
208	.297
209	.247
210	.256
211	.333
212	.333
213	.251
214	.333
215	.282
216	.347
217	.251
218	.256
219	.247
220	.297
221	.297
222	.256
223	.247
224	.297
225	.276
226	.271
227	.282
228	.366
229	.327
230	.251
231	.247
232	.256
233	.251
234	.282
235	.327
236	.282
237	.282
238	.327
239	.297

240	.256
241	.247
242	.297
243	.297
244	.256
245	.247
246	.297
247	.297
248	.256
249	.247
250	.297
251	.297
252	.247
253	.256
254	.297
255	.327
256	.327
257	.327
258	.282
259	.342
260	.256
261	.276
262	.282
263	.282
264	.297
265	.256
266	.247
267	.251
268	.251
269	.256
270	.247
271	.251
272	.282
273	.327
274	.282
275	.256
276	.282
277	.282
278	.297
279	.256
280	.247
281	.297
282	.301
283	.297
284	.356
285	.282
286	.282
287	.297
288	.256
289	.247
290	.297
291	.297
292	.256
293	.247

294	.297
295	.297
296	.256
297	.247
298	.297
299	.297
300	.256
301	.247
302	.297
303	.282
304	.276
305	.256
306	.297
307	.256
308	.247
309	.297
310	.251
311	.256
312	.247
313	.251
314	.251
315	.256
316	.247
317	.297
318	.282
319	.282
320	.327
321	.327
322	.282
323	.282
324	.282
325	.276
326	.297
327	.247
328	.256
329	.297
330	.297
331	.247
332	.256
333	.251
334	.297
335	.247
336	.256
337	.297
338	.297
339	.247
340	.256
341	.297
342	.297
343	.247
344	.256
345	.297
346	.327
347	.282

348	.297
349	.247
350	.256
351	.297
352	.297
353	.247
354	.256
355	.297
Total	100.000

In all respects, other than as indicated above, the previously recorded Master Deed of River Pines of Farmington Condominium, including the Condominium Bylaws and Condominium Subdivision Plan attached thereto as Exhibits A and B, respectively, is hereby ratified, confirmed and re-declared.

The signature block and acknowledgment are contained in their entirety on the following page.

Dated: October 1, , 2002

WITNESSES:

George J. Mager, Jr.

Louise A. Evans

ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation

By: Antonino DiFederico, President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of October, 2002, by Antonino DiFederico, President of ITALO-AMERICAN CONDOMINIUM CORPORATION, a Michigan corporation, on behalf of the Corporation.

NAUNDRA N. PACKER
Notary Public, Wayne County, MI
My Commission Expires 08-26-2006

NAUNDRA N. PACKER
Notary Public, Oakland County, MI
My Commission Expires: 08-26-06
Acting In Oakland County

DRAFTED BY AND WHEN RECORDED RETURN TO:

George J. Mager, Jr., Esq.
COX, HODGMAN & GIARMARCO, P.C.
Tenth Floor Columbia Center
101 West Big Beaver Road
Troy, MI 48084-5280
(248) 457-7000

R:\Clients\Italo-American Condominium Corporation\River Pines of Farmington\Docs\23rd Amendment to Master Deed ~~1004 011205~~.doc
004115.002

V05

REPLAT NO.19
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
RIVER PINES OF FARMINGTON CONDOMINIUM
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN.

NOTE:
THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED APRIL 24, 2002 THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

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

DEVELOPER
ITALO-AMERICAN CONDOMINIUM CORP.
21971 FARMINGTON RD.
FARMINGTON HILLS, MI. 48336

LEGAL DESCRIPTION

PART OF THE N.W. 1/4 OF SECTION 33 AND ALSO PART OF THE N.E. 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT S. 00°10'04" E. 60.00 FEET ALONG THE WEST LINE OF SECTION 33 AND EAST LINE OF SECTION 32 FROM THE NORTHWEST CORNER OF SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°53'50" E. 362.67 FEET ALONG THE SOUTH 60 FOOT RIGHT-OF-WAY LINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 540.00 FEET; THENCE N. 89°53'50" E. 197.85 FEET; THENCE N. 00°10'04" W. 540.00 FEET; THENCE N. 89°53'50" E. 701.44 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NINE MILE ROAD; THENCE S. 00°03'30" E. 1,240.37 FEET; THENCE N. 89°51'11" E. 923.62 FEET; THENCE S. 00°06'05" E. 576.32 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINES OF "FENDT'S HILLDALE SUBDIVISION" RECORDED IN LIBER 62, PAGE 42, OAKLAND COUNTY RECORDS S. 74°58'54" W. 45.15 FEET, N. 70°05'26" W. 250.00 FEET, S. 19°55'41" W. 271.11 FEET AND S. 89°56'14" W. 1,810.00 FEET; THENCE ALONG THE WEST LINE OF SECTION 33 AND, IN PART, THE FOLLOWING TWO (2) COURSES ALONG THE EAST AND NORTH LINES OF "GREEN HILL COMMONS NO. 3" AS RECORDED IN LIBER 157, PAGES 27 AND 28, OAKLAND COUNTY RECORDS N. 00°10'04" W. 747.88 FEET AND N. 89°48'53" W. 874.54 FEET; THENCE N. 00°10'01" W. 1,002.79 FEET; THENCE S. 89°49'38" E. 205.00 FEET; THENCE N. 50°22'47" E. 254.49 FEET; THENCE N. 00°10'00" W. 100.87 FEET; THENCE S. 89°56'00" E. 473.01 FEET ALONG THE SOUTH 60 FOOT RIGHT-OF-WAY LINE OF NINE MILE ROAD TO THE POINT OF BEGINNING CONTAINING 96.69 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SHEET INDEX

* 1. TITLE PAGE
1A. SHEET INDEX (CONT.)
* 2. SURVEY & COMPOSITE PLAN
3. SITE PLAN
3A. SITE PLAN
3B. UTILITY PLAN
3C. UTILITY PLAN
3D. SITE PLAN
3E. UTILITY PLAN 3F. SITE PLAN * 3G. UTILITY PLAN 3H. SITE PLAN 3I. UTILITY PLAN * 3J. SITE PLAN * 3K. UTILITY PLAN
3L. SITE PLAN 3M. UTILITY PLAN 4. FLOOD PLAIN PLAN
5. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 73, 74, 77, 78, 81, 82, 85, 86, 88, 91)
6. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 73, 74, 77, 78, 81, 82, 85, 86, 88, 91)
7. TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
8. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
9. TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
10. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 75, 76, 79, 80, 83, 84, 89, 90, 92, 93, 146)
11. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 75, 76, 79, 80, 83, 84, 89, 90, 92, 93, 146)
12. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92, AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59, 146)
13. TYPICAL CROSS SECTIONS FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
14. TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92, 165) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 35, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59, 146)
15. PERIMETER PLAN FOR BUILDINGS 4, 6, 12, 17, 21, 87, 91, 92)
16. TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
17. TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
18. CROSS SECTION FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
19. PERIMETER PLAN FOR BUILDINGS 70, 85, 93.
20. PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102.
21. TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS 94, 97, 100-102, 105, 106, 109, 111, 114, 115, 118, 121, 125, 130, 137, 138, 141, 147, 151, 180, 187, 193, 195, 200, 203, 204, 207, 208, 216, 220, 221, 224, 229, 235, 238, 239, 242, 243, 246, 247, 250, 251, 254-257, 264, 273, 278, 281, 284, 287, 290, 291, 294, 295, 298, 299, 302, 306, 309, 317, 320, 321, 326, 329, 330, 334, 337, 338, 341, 342, 345, 348, 351, 352, 355)
22. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS SAME AS SHEET 21)
23. TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95, 123, 124)
24. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95, 123, 124)
25. TYPICAL CROSS SECTION FOR UNIT TYPES "A-2", "A-4", "C-2" & "C2-1" (UNITS 94, 95, 97-106, 109, 111-118, 120, 121, 123-125, 130, 135-138, 143, 141, 147, 151, 180, 187, 193, 195, 216, 229, 235, 238, 239, 242, 243, 246, 247, 250, 251, 254-257, 264, 273, 278, 281, 284, 287, 290, 291, 294, 295, 298, 299, 302, 306, 309, 317, 320, 321, 326, 329, 330, 334, 337, 338, 341, 342, 345, 348, 351, 352, 355)
26. INTENTIONALLY DELETED
27. TYPICAL BASEMENT AND FIRST FLOOR PLAN FOR UNIT TYPE "C2-1" (UNITS 98, 99, 103, 104, 112, 113, 116, 117, 120, 135, 136)
28. PERIMETER PLAN FOR BUILDINGS 103, 106, 154, 157 (UNITS 97-100, 102-105, 111-114, 115-118)
29. TYPICAL BASEMENT FLOOR PLAN FOR UNIT TYPE "E" (UNITS 87, 119, 127-129, 133, 150, 155, 156, 159, 160, 166, 169, 173, 185, 189, 192, 199, 217, 225, 230, 233, 261, 267, 268, 271, 304, 310, 313, 314, 325, 333)
30. TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29)
31. TYPICAL CROSS SECTION FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29)
32. PERIMETER PLAN FOR BUILDING 155 (UNITS 134, 135, 136, 137)
33. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "D-2" (UNITS 122, 126, 134, 154, 161, 165, 170, 177, 211, 212, 214, 228)
34. TYPICAL SECOND FLOOR PLAN & CROSS SECTION FOR UNIT TYPE "D-2" (UNITS SAME AS SHEET 33)
35. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "D-3" (UNIT 142 ONLY)
36. TYPICAL SECOND FLOOR PLAN & CROSS SECTION FOR UNIT TYPE "D-3" (UNIT 142 ONLY)
37. PERIMETER PLAN FOR BUILDING 68 (UNITS 151-154)
38. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "E-2" (UNIT 157)
39. TYPICAL CROSS SECTION FOR UNIT TYPE "E-2" (UNIT 157)
40. PERIMETER PLAN FOR BUILDING 130 (UNITS 147-150)
41. PERIMETER PLAN FOR BUILDING 156 (UNITS 106-109)
42. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-3" (UNITS 107, 108, 131, 139, 143, 144, 145, 148, 149, 152, 153, 158, 162, 163, 167, 171, 179, 181, 182-187, 190, 194, 197, 202, 206, 210, 215, 218, 222, 227, 232, 234, 236, 237, 240, 244, 248, 253, 258, 262, 263, 265, 269, 272, 274,
43. TYPICAL CROSS SECTION FOR UNIT TYPE "C-3" (UNITS SAME AS SHEET 42) 276, 277, 279, 282, 286, 285, 288, 292, 318, 319, 322, 328, 332, 336, 340, 344, 347, 323, 324, 296, 300, 303, 307, 311, 315, 350, 354)
44. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-4" (UNITS 132, 140, 166, 172, 186, 198, 201, 205, 209, 219, 223, 226, 231, 241, 245, 249, 252, 266, 270,
45. TYPICAL CROSS SECTION FOR UNIT TYPE "C-4" (UNITS SAME AS SHEET 44) 280, 289, 293, 297, 301, 308, 312, 316, 327, 331, 335, 339, 343,
46. TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "G" (UNITS 164, 176, 178, 183, 184, 188, 191, 263, 305)
47. TYPICAL CROSS SECTION FOR UNIT "G" (UNITS 164, 176, 178, 183, 184, 188, 191, 260, 275, 283, 305)
48. PERIMETER PLAN FOR BUILDINGS 64, 133 (UNITS 130-133, 264-267)
49. INTENTIONALLY DELETED
50. PERIMETER PLAN FOR BUILDING 66 (UNITS 170-173)
51. PERIMETER PLAN FOR BUILDING 143 (UNITS 193-195)
52. PERIMETER PLAN FOR BUILDING 134 (UNITS 185-187)

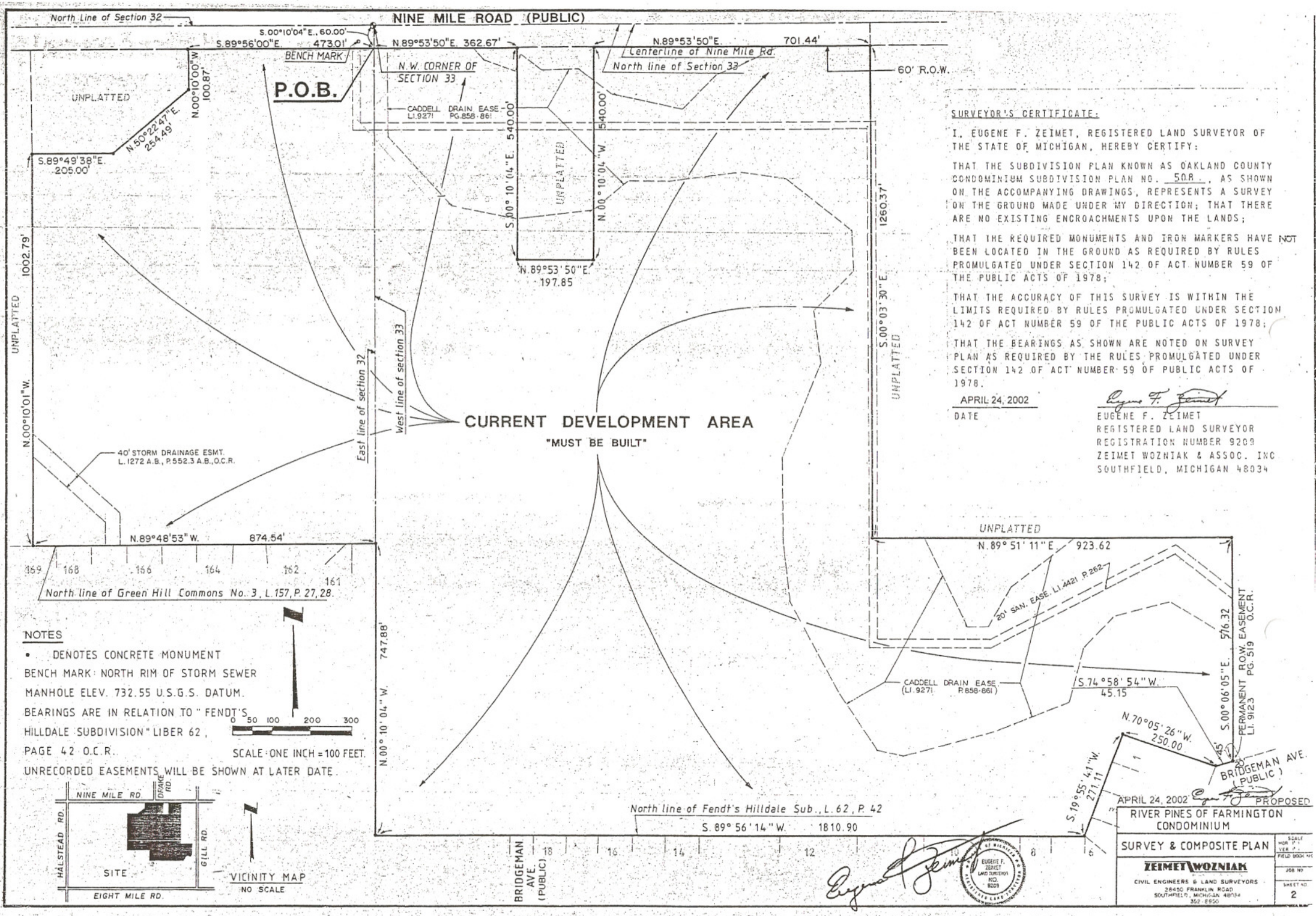
PROPOSED

Eugene F. Zeimet

EUGENE F. ZEIMET LAND SURVEYOR NO. 9209

APRIL 24, 2002

RIVER PINES OF FARMINGTON CONDOMINIUM	
TITLE PAGE	SCALE HOR. 1" = VER. 1"
ZEIMET WOZNIAK & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 352-8950	FIELD BOOK NO. JOB NO. SHEET 1



NOTES

- DENOTES CONCRETE MONUMENT

BENCH MARK: NORTH RIM OF STORM SEWER MANHOLE ELEV. 732.55 U.S.G.S. DATUM.

BEARINGS ARE IN RELATION TO "FENDT'S HILLDALE SUBDIVISION" LIBER 62, PAGE 42 O.C.R.

UNRECORDED EASEMENTS WILL BE SHOWN AT LATER DATE.

SURVEYOR'S CERTIFICATE:

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 508, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

APRIL 24, 2002
DATE

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

APRIL 24, 2002

EUGENE F. ZEIMET LAND SURVEYOR NO. 9209 REGISTERED LAND SURVEYOR STATE OF MICHIGAN

RIVER PINES OF FARMINGTON CONDOMINIUM

SURVEY & COMPOSITE PLAN

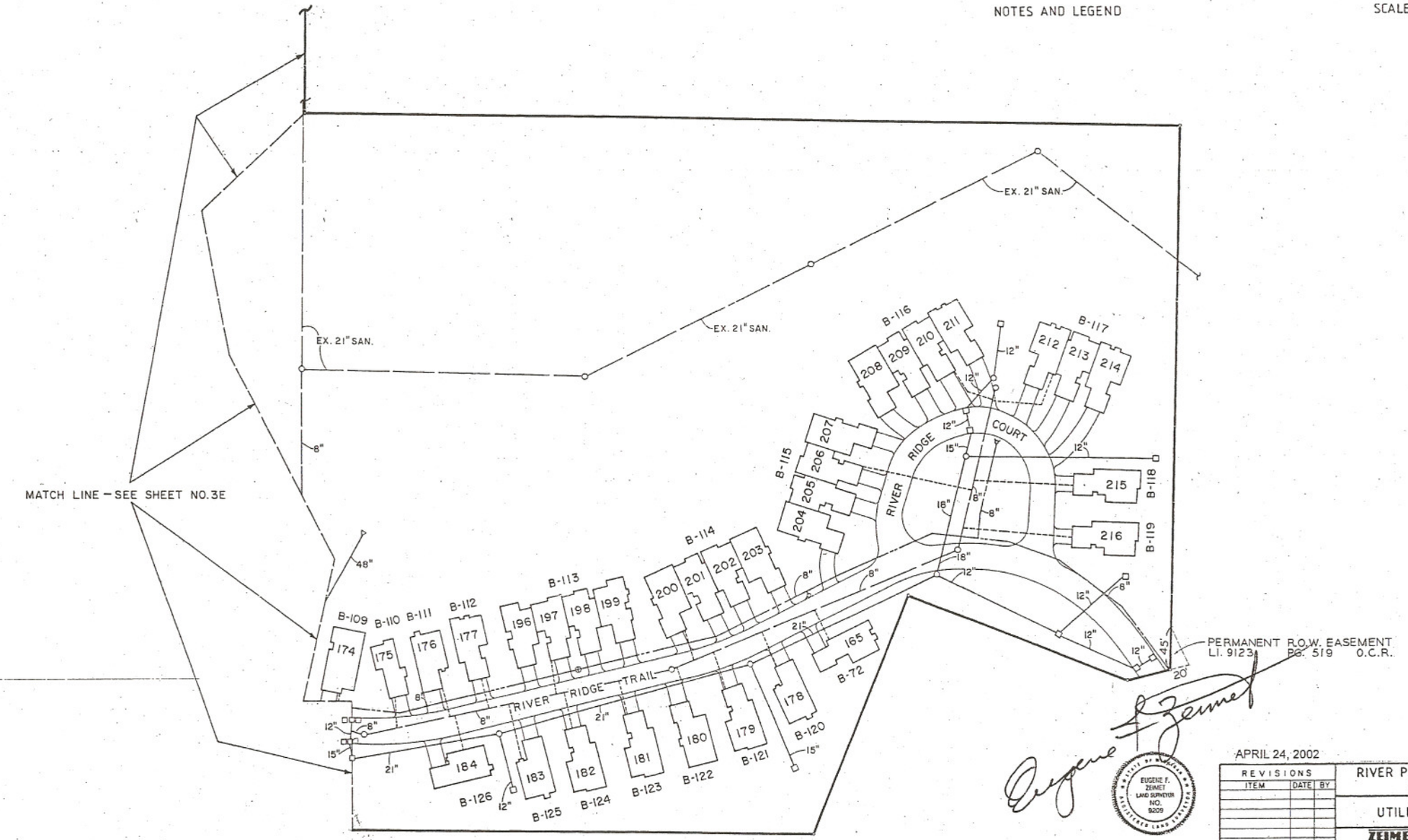
ZEIMET WOZNIAK
CIVIL ENGINEERS & LAND SURVEYORS
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034
352-8950

SCALE HOR. 1" = VER. 1" | FIELD BOOK NO. | JOB NO. | SHEET NO. 2

NOTE:
74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE
SEE SHEET NO. 3B FOR ADDITIONAL NOTES AND LEGEND

0 20 40 100 150
10 30 50
SCALE: ONE INCH = 50 FT.



Eugene F. Zeimet

EUGENE F. ZEIMET LAND SURVEYOR NO. 9209

Eugene F. Zeimet

APRIL 24, 2002

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

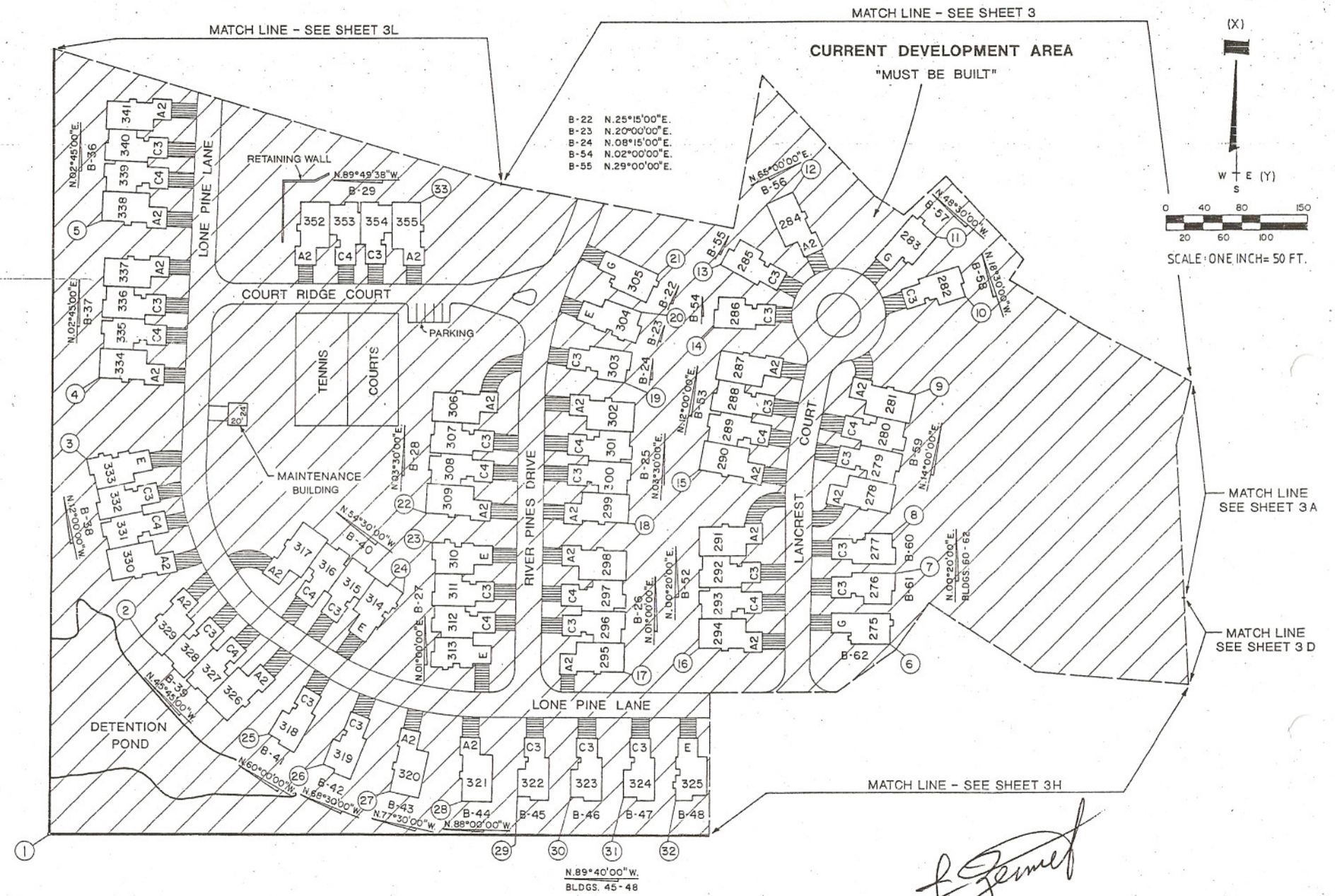
UTILITY PLAN

SCALE HOR: 1"= VER: 1"=
FIELD BOOK NO.
JOB NO.
SHEET NO. 3G

ZEIMET WOZNIAK & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034

DRAWN BY | DESIGNED BY | DATE

COORDINATE VALUES		
NO.	NORTH	EAST
1	3674.80	4129.35
2	3886	4226
3	4075	4166
4	4163	4178
5	4330	4180
6	3887	5013
7	3952	5018
8	3995	5015
9	4124	5009
10	4228	5064
11	4293	5031
12	4341	4879
13	4280	4830
14	4213	4823
15	4044	4416
16	3875	4808
17	3850	4735
18	3987	4699
19	4137	4697
20	4254	4715
21	4252	4733
22	4016	4513
23	3984	4520
24	3932	4489
25	3846	4346
26	3749	4406
27	3721	4478
28	3710	4554
29	3718	4612
30	3717	4670
31	3716	4727
32	3712	4781
33	4349	4520



NOTE:

74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND

Eugene F. Zeimet

APRIL 24, 2002

PROPOSED

EUGENE F. ZEIMET LAND SURVEYOR NO. 9209 REGISTERED LAND SURVEYOR STATE OF MICHIGAN

Eugene F. Zeimet

REVISIONS		
ITEM	DATE	BY

DRAWN BY | DESIGNED BY | DATE

RIVER PINES OF FARMINGTON CONDOMINIUM

SITE PLAN

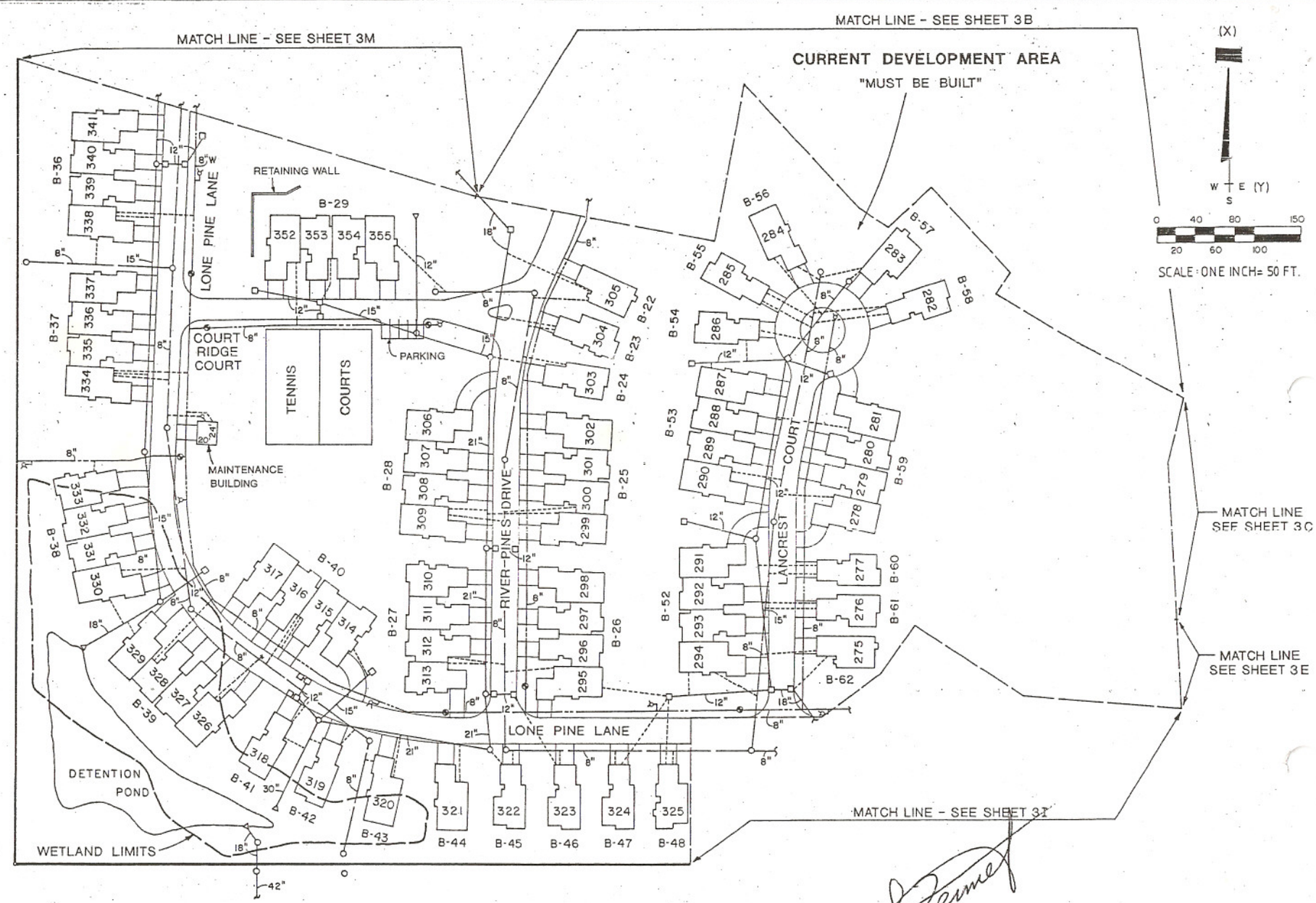
SCALE HOR: 1"= VERT:

FIELD BOOK NO.

ZEIMET WOZNIAK & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034
352-8950

JOB NO.

SHEET NO. 3J



NOTE:

74 DENOTES UNIT NUMBER

ALL INTERIOR ROADS ARE PRIVATE

SEE SHEET NO. 3B FOR ADDITIONAL NOTES AND LEGEND

APRIL 24, 2002

PROPOSED

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

UTILITY PLAN

SCALE HOR: 1"= VER: FIELD BOOK NO.

JOB NO

SHEET NO 3K

DRAWN BY | DESIGNED BY | DATE

ZEIMET WOZNIAK & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034
352-8950

EUGENE F. ZEIMET LAND SURVEYOR NO. 9209

Printed: 4/2/2003 11:45 AM

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
1	1438	0	1393	2134.5	213.5	2348.0	0.003004
2	1283	0	1242	1904.0	190.4	2094.4	0.002680
3	1283	0	1242	1904.0	190.4	2094.4	0.002680
4	900	754	881	2094.5	209.5	2304.0	0.002948
5	1438	0	1393	2134.5	426.9	2561.4	0.003278
6	1438	0	1393	2134.5	426.9	2561.4	0.003278
7	1283	0	1242	1904.0	380.8	2284.8	0.002924
8	900	754	881	2094.5	418.9	2513.4	0.003216
9	1438	0	1393	2134.5	213.5	2348.0	0.003004
10	1283	0	1242	1904.0	190.4	2094.4	0.002680
11	1283	0	1242	1904.0	190.4	2094.4	0.002680
12	900	754	881	2094.5	209.5	2304.0	0.002948
13	1438	0	1393	2134.5	0.0	2134.5	0.002731
14	1283	0	1242	1904.0	0.0	1904.0	0.002436
15	1283	0	1242	1904.0	0.0	1904.0	0.002436
16	900	754	881	2094.5	0.0	2094.5	0.002680
17	1438	0	1393	2134.5	0.0	2134.5	0.002731
18	1283	0	1242	1904.0	0.0	1904.0	0.002436
19	1283	0	1242	1904.0	0.0	1904.0	0.002436
20	900	754	881	2094.5	0.0	2094.5	0.002680
21	1236	506	1211	2347.5	0.0	2347.5	0.003004
22	1283	0	1242	1904.0	0.0	1904.0	0.002436
23	1283	0	1242	1904.0	0.0	1904.0	0.002436
24	1438	0	1393	2134.5	0.0	2134.5	0.002731
25	1236	506	1211	2347.5	0.0	2347.5	0.003004
26	1283	0	1242	1904.0	0.0	1904.0	0.002436
27	1283	0	1242	1904.0	0.0	1904.0	0.002436
28	1438	0	1393	2134.5	0.0	2134.5	0.002731
29	1438	0	1393	2134.5	213.5	2348.0	0.003004
30	1283	0	1242	1904.0	190.4	2094.4	0.002680
31	1283	0	1242	1904.0	190.4	2094.4	0.002680
32	900	754	881	2094.5	209.5	2304.0	0.002948
33	1438	0	1393	2134.5	213.5	2348.0	0.003004
34	1283	0	1242	1904.0	190.4	2094.4	0.002680
35	1283	0	1242	1904.0	190.4	2094.4	0.002680
36	1236	506	1211	2347.5	234.8	2582.3	0.003304
37	1438	0	1393	2134.5	0.0	2134.5	0.002731
38	1283	0	1242	1904.0	0.0	1904.0	0.002436
39	1283	0	1242	1904.0	0.0	1904.0	0.002436
40	900	754	881	2094.5	0.0	2094.5	0.002680
41	1438	0	1393	2134.5	0.0	2134.5	0.002731
42	1283	0	1242	1904.0	0.0	1904.0	0.002436
43	1283	0	1242	1904.0	0.0	1904.0	0.002436
44	900	754	881	2094.5	0.0	2094.5	0.002680
45	1438	0	1393	2134.5	426.9	2561.4	0.003278
46	900	754	881	2094.5	418.9	2513.4	0.003216
47	1438	0	1393	2134.5	426.9	2561.4	0.003278
48	1438	0	1393	2134.5	426.9	2561.4	0.003278

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
49	900	754	881	2094.5	418.9	2513.4	0.003216
50	1283	0	1242	1904.0	380.8	2284.8	0.002924
51	1438	0	1393	2134.5	426.9	2561.4	0.003278
52	1438	0	1393	2134.5	426.9	2561.4	0.003278
53	1438	0	1393	2134.5	426.9	2561.4	0.003278
54	900	754	881	2094.5	418.9	2513.4	0.003216
55	1438	0	1393	2134.5	426.9	2561.4	0.003278
56	900	754	881	2094.5	0.0	2094.5	0.002680
57	1283	0	1242	1904.0	190.4	2094.4	0.002680
58	1283	0	1242	1904.0	0.0	1904.0	0.002436
59	1438	0	1393	2134.5	213.5	2348.0	0.003004
60	1438	0	1393	2134.5	0.0	2134.5	0.002731
61	1283	0	1242	1904.0	0.0	1904.0	0.002436
62	1283	0	1242	1904.0	190.4	2094.4	0.002680
63	900	754	881	2094.5	209.5	2304.0	0.002948
64	1438	0	1393	2134.5	0.0	2134.5	0.002731
65	1283	0	1242	1904.0	0.0	1904.0	0.002436
66	1283	0	1242	1904.0	0.0	1904.0	0.002436
67	900	754	881	2094.5	0.0	2094.5	0.002680
68	1236	506	1211	2347.5	469.5	2817.0	0.003605
69	1283	0	1242	1904.0	190.4	2094.4	0.002680
70	1438	0	1393	2134.5	213.5	2348.0	0.003004
71	1283	0	1242	1904.0	190.4	2094.4	0.002680
72	1283	0	1242	1904.0	190.4	2094.4	0.002680
73	1438	0	1393	2134.5	213.5	2348.0	0.003004
74	1438	0	1393	2134.5	0.0	2134.5	0.002731
75	1283	0	1242	1904.0	0.0	1904.0	0.002436
76	1283	0	1242	1904.0	0.0	1904.0	0.002436
77	1438	0	1393	2134.5	0.0	2134.5	0.002731
78	1438	0	1393	2134.5	0.0	2134.5	0.002731
79	1283	0	1242	1904.0	0.0	1904.0	0.002436
80	1283	0	1242	1904.0	0.0	1904.0	0.002436
81	1438	0	1393	2134.5	0.0	2134.5	0.002731
82	1438	0	1393	2134.5	0.0	2134.5	0.002731
83	1283	0	1242	1904.0	0.0	1904.0	0.002436
84	1283	0	1242	1904.0	0.0	1904.0	0.002436
85	1438	0	1393	2134.5	0.0	2134.5	0.002731
86	1438	0	1393	2134.5	426.9	2561.4	0.003278
87	1323	0	1274	1960.0	392.0	2352.0	0.003010
88	1438	0	1393	2134.5	213.5	2348.0	0.003004
89	1283	0	1242	1904.0	190.4	2094.4	0.002680
90	1283	0	1242	1904.0	190.4	2094.4	0.002680
91	1438	0	1393	2134.5	213.5	2348.0	0.003004
92	1283	0	1242	1904.0	380.8	2284.8	0.002924
93	1283	0	1242	1904.0	190.4	2094.4	0.002680
94	1571	0	1503	2322.5	464.5	2787.0	0.003566
95	1351	0	1295	1998.5	399.7	2398.2	0.003069
96	900	754	881	2094.5	418.9	2513.4	0.003216

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
97	1571	0	1503	2322.5	0.0	2322.5	0.002972
98	1352	0	1310	2007.0	0.0	2007.0	0.002568
99	1352	0	1310	2007.0	0.0	2007.0	0.002568
100	1571	0	1503	2322.5	0.0	2322.5	0.002972
101	1571	0	1503	2322.5	464.5	2787.0	0.003566
102	1571	0	1503	2322.5	232.3	2554.8	0.003269
103	1352	0	1310	2007.0	200.7	2207.7	0.002825
104	1352	0	1310	2007.0	200.7	2207.7	0.002825
105	1571	0	1503	2322.5	232.3	2554.8	0.003269
106	1571	0	1503	2322.5	0.0	2322.5	0.002972
107	1347	0	1308	2001.0	0.0	2001.0	0.002560
108	1347	0	1308	2001.0	0.0	2001.0	0.002560
109	1571	0	1503	2322.5	0.0	2322.5	0.002972
110	900	754	881	2094.5	418.9	2513.4	0.003216
111	1571	0	1503	2322.5	0.0	2322.5	0.002972
112	1352	0	1310	2007.0	0.0	2007.0	0.002568
113	1352	0	1310	2007.0	0.0	2007.0	0.002568
114	1571	0	1503	2322.5	0.0	2322.5	0.002972
115	1571	0	1503	2322.5	0.0	2322.5	0.002972
116	1352	0	1310	2007.0	0.0	2007.0	0.002568
117	1352	0	1310	2007.0	0.0	2007.0	0.002568
118	1571	0	1503	2322.5	0.0	2322.5	0.002972
119	1323	0	1274	1960.0	196.0	2156.0	0.002759
120	1352	0	1310	2007.0	200.7	2207.7	0.002825
121	1571	0	1503	2322.5	464.5	2787.0	0.003566
122	1376	571	1314	2604.0	520.8	3124.8	0.003998
123	1351	0	1295	1998.5	199.9	2198.4	0.002813
124	1351	0	1295	1998.5	199.9	2198.4	0.002813
125	1571	0	1503	2322.5	232.3	2554.8	0.003269
126	1376	571	1314	2604.0	520.8	3124.8	0.003998
127	1323	0	1274	1960.0	196.0	2156.0	0.002759
128	1323	0	1274	1960.0	196.0	2156.0	0.002759
129	1323	0	1274	1960.0	196.0	2156.0	0.002759
130	1571	0	1503	2322.5	0.0	2322.5	0.002972
131	1347	0	1308	2001.0	0.0	2001.0	0.002560
132	1298	0	1262	1929.0	0.0	1929.0	0.002468
133	1323	0	1274	1960.0	0.0	1960.0	0.002508
134	1376	571	1314	2604.0	0.0	2604.0	0.003332
135	1352	0	1310	2007.0	0.0	2007.0	0.002568
136	1352	0	1310	2007.0	0.0	2007.0	0.002568
137	1571	0	1503	2322.5	0.0	2322.5	0.002972
138	1571	0	1503	2322.5	0.0	2322.5	0.002972
139	1347	0	1308	2001.0	0.0	2001.0	0.002560
140	1298	0	1262	1929.0	0.0	1929.0	0.002468
141	1571	0	1503	2322.5	0.0	2322.5	0.002972
142	1556	567	1474	2860.0	286.0	3146.0	0.004026
143	1347	0	1308	2001.0	400.2	2465.5	0.003155
144	1347	0	1308	2001.0	400.2	2401.2	0.003073

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
145	1347	0	1308	2001.0	400.2	2401.2	0.003073
146	1283	0	1242	1904.0	380.8	2284.8	0.002924
147	1571	0	1503	2322.5	0.0	2322.5	0.002972
148	1347	0	1308	2001.0	0.0	2001.0	0.002560
149	1347	0	1308	2001.0	0.0	2001.0	0.002560
150	1323	0	1274	1960.0	0.0	1960.0	0.002508
151	1571	0	1503	2322.5	0.0	2322.5	0.002972
152	1347	0	1308	2001.0	0.0	2001.0	0.002560
153	1347	0	1308	2001.0	0.0	2001.0	0.002560
154	1376	571	1314	2604.0	0.0	2604.0	0.003332
155	1323	0	1274	1960.0	196.0	2156.0	0.002759
156	1323	0	1274	1960.0	196.0	2156.0	0.002759
157	1382	0	1368	2066.0	413.2	2479.2	0.003172
158	1347	0	1308	2001.0	400.2	2401.2	0.003073
159	1323	0	1274	1960.0	392.0	2352.0	0.003010
160	1323	0	1274	1960.0	392.0	2352.0	0.003010
161	1376	571	1314	2604.0	520.8	3124.8	0.003998
162	1347	0	1308	2001.0	400.2	2401.2	0.003073
163	1347	0	1308	2001.0	200.1	2201.1	0.002817
164	1222	0	1199	1821.5	182.2	2003.7	0.002564
165	1376	571	1314	2604.0	260.4	2864.4	0.003665
166	1323	0	1274	1960.0	0.0	1960.0	0.002508
167	1347	0	1308	2001.0	0.0	2001.0	0.002560
168	1298	0	1262	1929.0	0.0	1929.0	0.002468
169	1323	0	1274	1960.0	0.0	1960.0	0.002508
170	1376	571	1314	2604.0	0.0	2604.0	0.003332
171	1347	0	1308	2001.0	0.0	2001.0	0.002560
172	1298	0	1262	1929.0	0.0	1929.0	0.002468
173	1323	0	1274	1960.0	0.0	1960.0	0.002508
174	1625	0	1620	2435.0	243.5	2678.5	0.003427
175	900	754	881	2094.5	209.5	2304.0	0.002948
176	1222	0	1199	1821.5	182.2	2003.7	0.002564
177	1376	571	1314	2604.0	260.4	2864.4	0.003665
178	1222	0	1199	1821.5	182.2	2003.7	0.002564
179	1347	0	1308	2001.0	200.1	2201.1	0.002817
180	1571	0	1503	2322.5	232.3	2554.8	0.003269
181	1347	0	1308	2001.0	200.1	2201.1	0.002817
182	1347	0	1308	2001.0	200.1	2201.1	0.002817
183	1222	0	1199	1821.5	182.2	2003.7	0.002564
184	1222	0	1199	1821.5	182.2	2003.7	0.002564
185	1323	0	1274	1960.0	0.0	1960.0	0.002508
186	1298	0	1262	1929.0	0.0	1929.0	0.002468
187	1571	0	1503	2322.5	0.0	2322.5	0.002972
188	1222	0	1199	1821.5	182.2	2003.7	0.002564
189	1323	0	1274	1960.0	196.0	2156.0	0.002759
190	1347	0	1308	2001.0	200.1	2201.1	0.002817
191	1222	0	1199	1821.5	182.2	2003.7	0.002564
192	1323	0	1274	1960.0	196.0	2156.0	0.002759

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
193	1571	0	1503	2322.5	0.0	2322.5	0.002972
194	1347	0	1308	2001.0	0.0	2001.0	0.002560
195	1571	0	1503	2322.5	0.0	2322.5	0.002972
196	1236	506	1211	2347.5	0.0	2347.5	0.003004
197	1347	0	1308	2001.0	0.0	2001.0	0.002560
198	1298	0	1262	1929.0	0.0	1929.0	0.002468
199	1323	0	1274	1960.0	0.0	1960.0	0.002508
200	1571	0	1503	2322.5	0.0	2322.5	0.002972
201	1298	0	1262	1929.0	0.0	1929.0	0.002468
202	1347	0	1308	2001.0	0.0	2001.0	0.002560
203	1571	0	1503	2322.5	0.0	2322.5	0.002972
204	1571	0	1503	2322.5	0.0	2322.5	0.002972
205	1298	0	1262	1929.0	0.0	1929.0	0.002468
206	1347	0	1308	2001.0	0.0	2001.0	0.002560
207	1571	0	1503	2322.5	0.0	2322.5	0.002972
208	1571	0	1503	2322.5	0.0	2322.5	0.002972
209	1298	0	1262	1929.0	0.0	1929.0	0.002468
210	1347	0	1308	2001.0	0.0	2001.0	0.002560
211	1376	571	1314	2604.0	0.0	2604.0	0.003332
212	1376	571	1314	2604.0	0.0	2604.0	0.003332
213	1329	0	1267	1962.5	0.0	1962.5	0.002511
214	1376	571	1314	2604.0	0.0	2604.0	0.003332
215	1347	0	1308	2001.0	200.1	2201.1	0.002817
216	1669	0	1601	2469.5	247.0	2716.5	0.003476
217	1323	0	1274	1960.0	0.0	1960.0	0.002508
218	1347	0	1308	2001.0	0.0	2001.0	0.002560
219	1298	0	1262	1929.0	0.0	1929.0	0.002468
220	1571	0	1503	2322.5	0.0	2322.5	0.002972
221	1571	0	1503	2322.5	0.0	2322.5	0.002972
222	1347	0	1308	2001.0	0.0	2001.0	0.002560
223	1298	0	1262	1929.0	0.0	1929.0	0.002468
224	1571	0	1503	2322.5	0.0	2322.5	0.002972
225	1323	0	1274	1960.0	196.0	2156.0	0.002759
226	1298	0	1262	1929.0	192.9	2121.9	0.002715
227	1347	0	1308	2001.0	200.1	2201.1	0.002817
228	1376	571	1314	2604.0	260.4	2864.4	0.003665
229	1571	0	1503	2322.5	232.3	2554.8	0.003269
230	1323	0	1274	1960.0	0.0	1960.0	0.002508
231	1298	0	1262	1929.0	0.0	1929.0	0.002468
232	1347	0	1308	2001.0	0.0	2001.0	0.002560
233	1323	0	1274	1960.0	0.0	1960.0	0.002508
234	1347	0	1308	2001.0	200.1	2201.1	0.002817
235	1571	0	1503	2322.5	232.3	2554.8	0.003269
236	1347	0	1308	2001.0	200.1	2201.1	0.002817
237	1347	0	1308	2001.0	200.1	2201.1	0.002817
238	1571	0	1503	2322.5	232.3	2554.8	0.003269
239	1571	0	1503	2322.5	0.0	2322.5	0.002972
240	1347	0	1308	2001.0	0.0	2001.0	0.002560

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
241	1298	0	1262	1929.0	0.0	1929.0	0.002468
242	1571	0	1503	2322.5	0.0	2322.5	0.002972
243	1571	0	1503	2322.5	0.0	2322.5	0.002972
244	1347	0	1308	2001.0	0.0	2001.0	0.002560
245	1298	0	1262	1929.0	0.0	1929.0	0.002468
246	1571	0	1503	2322.5	0.0	2322.5	0.002972
247	1571	0	1503	2322.5	0.0	2322.5	0.002972
248	1347	0	1308	2001.0	0.0	2001.0	0.002560
249	1298	0	1262	1929.0	0.0	1929.0	0.002468
250	1571	0	1503	2322.5	0.0	2322.5	0.002972
251	1571	0	1503	2322.5	0.0	2322.5	0.002972
252	1298	0	1262	1929.0	0.0	1929.0	0.002468
253	1347	0	1308	2001.0	0.0	2001.0	0.002560
254	1571	0	1503	2322.5	0.0	2322.5	0.002972
255	1571	0	1503	2322.5	232.3	2554.8	0.003269
256	1571	0	1503	2322.5	232.3	2554.8	0.003269
257	1571	0	1503	2322.5	232.3	2554.8	0.003269
258	1347	0	1308	2001.0	200.1	2201.1	0.002817
259	1625	0	1620	2435.0	243.5	2678.5	0.003427
260	1222	0	1199	1821.5	182.2	2003.7	0.002564
261	1323	0	1274	1960.0	196.0	2156.0	0.002759
262	1347	0	1308	2001.0	200.1	2201.1	0.002817
263	1347	0	1308	2001.0	200.1	2201.1	0.002817
264	1571	0	1503	2322.5	0.0	2322.5	0.002972
265	1347	0	1308	2001.0	0.0	2001.0	0.002560
266	1298	0	1262	1929.0	0.0	1929.0	0.002468
267	1323	0	1274	1960.0	0.0	1960.0	0.002508
268	1323	0	1274	1960.0	0.0	1960.0	0.002508
269	1347	0	1308	2001.0	0.0	2001.0	0.002560
270	1298	0	1262	1929.0	0.0	1929.0	0.002468
271	1323	0	1274	1960.0	0.0	1960.0	0.002508
272	1347	0	1308	2001.0	200.1	2201.1	0.002817
273	1571	0	1503	2322.5	232.3	2554.8	0.003269
274	1347	0	1308	2001	200.1	2201.1	0.003067
275	1222	0	1199	1821.5	182.2	2003.7	0.002564
276	1347	0	1308	2001.0	200.1	2201.1	0.002817
277	1347	0	1308	2001.0	200.1	2201.1	0.002817
278	1571	0	1503	2322.5	0.0	2322.5	0.002972
279	1347	0	1308	2001.0	0.0	2001.0	0.002560
280	1298	0	1262	1929.0	0.0	1929.0	0.002468
281	1571	0	1503	2322.5	0.0	2322.5	0.002972
282	1442	0	1398	2141.0	214.1	2355.1	0.003014
283	1300	0	1276	1938.0	387.6	2325.6	0.002976
284	1571	0	1503	2322.5	464.5	2787.0	0.003566
285	1347	0	1308	2001.0	200.1	2201.1	0.002817
286	1347	0	1308	2001.0	200.1	2201.1	0.002817
287	1571	0	1503	2322.5	0.0	2322.5	0.002972
288	1347	0	1308	2001.0	0.0	2001.0	0.002560

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
289	1298	0	1262	1929.0	0.0	1929.0	0.002468
290	1571	0	1503	2322.5	0.0	2322.5	0.002972
291	1571	0	1503	2322.5	0.0	2322.5	0.002972
292	1347	0	1308	2001.0	0.0	2001.0	0.002560
293	1298	0	1262	1929.0	0.0	1929.0	0.002468
294	1571	0	1503	2322.5	0.0	2322.5	0.002972
295	1571	0	1503	2322.5	0.0	2322.5	0.002972
296	1347	0	1308	2001.0	0.0	2001.0	0.002560
297	1298	0	1262	1929.0	0.0	1929.0	0.002468
298	1571	0	1503	2322.5	0.0	2322.5	0.002972
299	1571	0	1503	2322.5	0.0	2322.5	0.002972
300	1347	0	1308	2001.0	0.0	2001.0	0.002560
301	1298	0	1262	1929.0	0.0	1929.0	0.002468
302	1571	0	1503	2322.5	0.0	2322.5	0.002972
303	1347	0	1308	2001.0	200.1	2201.1	0.002817
304	1323	0	1274	1960.0	196.0	2156.0	0.002759
305	1222	0	1199	1821.5	182.2	2003.7	0.002564
306	1571	0	1503	2322.5	0.0	2322.5	0.002972
307	1347	0	1308	2001.0	0.0	2001.0	0.002560
308	1298	0	1262	1929.0	0.0	1929.0	0.002468
309	1571	0	1503	2322.5	0.0	2322.5	0.002972
310	1323	0	1274	1960.0	0.0	1960.0	0.002508
311	1347	0	1308	2001.0	0.0	2001.0	0.002560
312	1298	0	1262	1929.0	0.0	1929.0	0.002468
313	1323	0	1274	1960.0	0.0	1960.0	0.002508
314	1323	0	1274	1960.0	0.0	1960.0	0.002508
315	1347	0	1308	2001.0	0.0	2001.0	0.002560
316	1298	0	1262	1929.0	0.0	1929.0	0.002468
317	1571	0	1503	2322.5	0.0	2322.5	0.002972
318	1347	0	1308	2001.0	200.1	2201.1	0.002817
319	1347	0	1308	2001.0	200.1	2201.1	0.002817
320	1571	0	1503	2322.5	232.3	2554.8	0.003269
321	1347	0	1308	2001.0	200.1	2201.1	0.002817
322	1347	0	1308	2001.0	200.1	2201.1	0.002817
323	1347	0	1308	2001.0	200.1	2201.1	0.002817
324	1347	0	1308	2001.0	200.1	2201.1	0.002817
325	1323	0	1274	1960.0	196.0	2156.0	0.002759
326	1571	0	1503	2322.5	0.0	2322.5	0.002972
327	1298	0	1262	1929.0	0.0	1929.0	0.002468
328	1347	0	1308	2001.0	0.0	2001.0	0.002560
329	1571	0	1503	2322.5	0.0	2322.5	0.002972
330	1571	0	1503	2322.5	0.0	2322.5	0.002972
331	1298	0	1262	1929.0	0.0	1929.0	0.002468
332	1347	0	1308	2001.0	0.0	2001.0	0.002560
333	1323	0	1274	1960.0	0.0	1960.0	0.002508
334	1571	0	1503	2322.5	0.0	2322.5	0.002972
335	1298	0	1262	1929.0	0.0	1929.0	0.002468
336	1347	0	1308	2001.0	0.0	2001.0	0.002560

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
337	1571	0	1503	2322.5	0.0	2322.5	0.002972
338	1571	0	1503	2322.5	0.0	2322.5	0.002972
339	1298	0	1262	1929.0	0.0	1929.0	0.002468
340	1347	0	1308	2001.0	0.0	2001.0	0.002560
341	1571	0	1503	2322.5	0.0	2322.5	0.002972
342	1571	0	1503	2322.5	0.0	2322.5	0.002972
343	1298	0	1262	1929.0	0.0	1929.0	0.002468
344	1347	0	1308	2001.0	0.0	2001.0	0.002560
345	1571	0	1503	2322.5	0.0	2322.5	0.002972
346	1571	0	1503	2322.5	232.3	2554.8	0.003269
347	1347	0	1308	2001.0	200.1	2201.1	0.002817
348	1571	0	1503	2322.5	0.0	2322.5	0.002972
349	1298	0	1262	1929.0	0.0	1929.0	0.002468
350	1347	0	1308	2001.0	0.0	2001.0	0.002560
351	1571	0	1503	2322.5	0.0	2322.5	0.002972
352	1571	0	1503	2322.5	0.0	2322.5	0.002972
353	1298	0	1262	1929.0	0.0	1929.0	0.002468
354	1347	0	1308	2001.0	0.0	2001.0	0.002560
355	1571	0	1503	2322.5	0.0	2322.5	0.002972
	TOTALS					781494.7	0.9178

UNIT	%	UNIT	%	UNIT	%	UNIT	%	UNIT	%	UNIT	%	UNIT	%
1	0.300	51	0.328	101	0.357	151	0.297	201	0.247	251	0.297	301	0.247
2	0.268	52	0.328	102	0.327	152	0.256	202	0.256	252	0.247	302	0.297
3	0.268	53	0.328	103	0.282	153	0.256	203	0.297	253	0.256	303	0.282
4	0.295	54	0.322	104	0.282	154	0.333	204	0.297	254	0.297	304	0.275
5	0.328	55	0.328	105	0.327	155	0.275	205	0.247	255	0.327	305	0.256
6	0.328	56	0.268	106	0.297	156	0.275	206	0.256	256	0.327	306	0.297
7	0.292	57	0.268	107	0.256	157	0.318	207	0.297	257	0.327	307	0.256
8	0.322	58	0.244	108	0.256	158	0.307	208	0.297	258	0.282	308	0.247
9	0.300	59	0.300	109	0.297	159	0.3	209	0.247	259	0.343	309	0.297
10	0.268	60	0.273	110	0.322	160	0.3	210	0.256	260	0.256	310	0.25
11	0.268	61	0.244	111	0.297	161	0.400	211	0.333	261	0.275	311	0.256
12	0.295	62	0.268	112	0.257	162	0.307	212	0.333	262	0.282	312	0.247
13	0.273	63	0.295	113	0.257	163	0.282	213	0.251	263	0.282	313	0.25
14	0.244	64	0.273	114	0.297	164	0.256	214	0.333	264	0.297	314	0.25
15	0.244	65	0.244	115	0.297	165	0.366	215	0.282	265	0.256	315	0.256
16	0.268	66	0.244	116	0.257	166	0.25	216	0.348	266	0.247	316	0.247
17	0.273	67	0.268	117	0.257	167	0.256	217	0.25	267	0.25	317	0.297
18	0.244	68	0.360	118	0.297	168	0.247	218	0.256	268	0.25	318	0.282
19	0.244	69	0.268	119	0.275	169	0.25	219	0.247	269	0.256	319	0.282
20	0.268	70	0.300	120	0.282	170	0.333	220	0.297	270	0.247	320	0.327
21	0.300	71	0.268	121	0.357	171	0.256	221	0.297	271	0.25	321	0.282
22	0.244	72	0.268	122	0.400	172	0.247	222	0.256	272	0.282	322	0.282
23	0.244	73	0.300	123	0.281	173	0.25	223	0.247	273	0.327	323	0.282
24	0.273	74	0.273	124	0.281	174	0.343	224	0.297	274	0.307	324	0.282
25	0.300	75	0.244	125	0.327	175	0.295	225	0.275	275	0.256	325	0.275
26	0.244	76	0.244	126	0.400	176	0.256	226	0.271	276	0.282	326	0.297
27	0.244	77	0.273	127	0.275	177	0.366	227	0.282	277	0.282	327	0.247
28	0.273	78	0.273	128	0.275	178	0.256	228	0.366	278	0.297	328	0.256
29	0.300	79	0.244	129	0.275	179	0.282	229	0.327	279	0.256	329	0.297
30	0.268	80	0.244	130	0.297	180	0.327	230	0.25	280	0.247	330	0.297
31	0.268	81	0.273	131	0.256	181	0.282	231	0.247	281	0.297	331	0.247
32	0.295	82	0.273	132	0.247	182	0.282	232	0.256	282	0.301	332	0.256
33	0.300	83	0.244	133	0.25	183	0.256	233	0.25	283	0.298	333	0.25
34	0.268	84	0.244	134	0.333	184	0.256	234	0.282	284	0.357	334	0.297
35	0.268	85	0.273	135	0.257	185	0.25	235	0.327	285	0.282	335	0.247

36	0.330	86	0.328	136	0.257	186	0.247	236	0.282	286	0.282	336	0.256	
37	0.273	87	0.3	137	0.297	187	0.297	237	0.282	287	0.297	337	0.297	
38	0.244	88	0.300	138	0.297	188	0.256	238	0.327	288	0.256	338	0.297	
39	0.244	89	0.268	139	0.256	189	0.275	239	0.297	289	0.247	339	0.247	
40	0.268	90	0.268	140	0.247	190	0.282	240	0.256	290	0.297	340	0.256	
41	0.273	91	0.300	141	0.297	191	0.256	241	0.247	291	0.297	341	0.297	
42	0.244	92	0.292	142	0.403	192	0.275	242	0.297	292	0.256	342	0.297	
43	0.244	93	0.268	143	0.315	193	0.297	243	0.297	293	0.247	343	0.247	
44	0.268	94	0.357	144	0.307	194	0.256	244	0.256	294	0.297	344	0.256	
45	0.328	95	0.307	145	0.307	195	0.297	245	0.247	295	0.297	345	0.297	
46	0.322	96	0.322	146	0.292	196	0.300	246	0.297	296	0.256	346	0.327	
47	0.328	97	0.297	147	0.297	197	0.256	247	0.297	297	0.247	347	0.282	
48	0.328	98	0.257	148	0.256	198	0.247	248	0.256	298	0.297	348	0.297	
49	0.322	99	0.257	149	0.256	199	0.25	249	0.247	299	0.297	349	0.247	
50	0.292	100	0.297	150	0.250	200	0.297	250	0.297	300	0.256	350	0.256	
												351	0.297	
												352	0.297	
												353	0.247	
												354	0.256	
												355	0.297	
TOTALS:	13.987		14.107		14.621		14.156		14.039		14.048		15.042	100.000

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RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
1	1438	0	1393	2134.5	213.5	2348.0	0.003004
2	1283	0	1242	1904.0	190.4	2094.4	0.002680
3	1283	0	1242	1904.0	190.4	2094.4	0.002680
4	900	754	881	2094.5	209.5	2304.0	0.002948
5	1438	0	1393	2134.5	426.9	2561.4	0.003278
6	1438	0	1393	2134.5	426.9	2561.4	0.003278
7	1283	0	1242	1904.0	380.8	2284.8	0.002924
8	900	754	881	2094.5	418.9	2513.4	0.003216
9	1438	0	1393	2134.5	213.5	2348.0	0.003004
10	1283	0	1242	1904.0	190.4	2094.4	0.002680
11	1283	0	1242	1904.0	190.4	2094.4	0.002680
12	900	754	881	2094.5	209.5	2304.0	0.002948
13	1438	0	1393	2134.5	0.0	2134.5	0.002731
14	1283	0	1242	1904.0	0.0	1904.0	0.002436
15	1283	0	1242	1904.0	0.0	1904.0	0.002436
16	900	754	881	2094.5	0.0	2094.5	0.002680
17	1438	0	1393	2134.5	0.0	2134.5	0.002731
18	1283	0	1242	1904.0	0.0	1904.0	0.002436
19	1283	0	1242	1904.0	0.0	1904.0	0.002436
20	900	754	881	2094.5	0.0	2094.5	0.002680
21	1236	506	1211	2347.5	0.0	2347.5	0.003004
22	1283	0	1242	1904.0	0.0	1904.0	0.002436
23	1283	0	1242	1904.0	0.0	1904.0	0.002436
24	1438	0	1393	2134.5	0.0	2134.5	0.002731
25	1236	506	1211	2347.5	0.0	2347.5	0.003004
26	1283	0	1242	1904.0	0.0	1904.0	0.002436
27	1283	0	1242	1904.0	0.0	1904.0	0.002436
28	1438	0	1393	2134.5	0.0	2134.5	0.002731
29	1438	0	1393	2134.5	213.5	2348.0	0.003004
30	1283	0	1242	1904.0	190.4	2094.4	0.002680
31	1283	0	1242	1904.0	190.4	2094.4	0.002680
32	900	754	881	2094.5	209.5	2304.0	0.002948
33	1438	0	1393	2134.5	213.5	2348.0	0.003004
34	1283	0	1242	1904.0	190.4	2094.4	0.002680
35	1283	0	1242	1904.0	190.4	2094.4	0.002680
36	1236	506	1211	2347.5	234.8	2582.3	0.003304
37	1438	0	1393	2134.5	0.0	2134.5	0.002731
38	1283	0	1242	1904.0	0.0	1904.0	0.002436
39	1283	0	1242	1904.0	0.0	1904.0	0.002436
40	900	754	881	2094.5	0.0	2094.5	0.002680
41	1438	0	1393	2134.5	0.0	2134.5	0.002731
42	1283	0	1242	1904.0	0.0	1904.0	0.002436
43	1283	0	1242	1904.0	0.0	1904.0	0.002436
44	900	754	881	2094.5	0.0	2094.5	0.002680
45	1438	0	1393	2134.5	426.9	2561.4	0.003278
46	900	754	881	2094.5	418.9	2513.4	0.003216
47	1438	0	1393	2134.5	426.9	2561.4	0.003278
48	1438	0	1393	2134.5	426.9	2561.4	0.003278

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
49	900	754	881	2094.5	418.9	2513.4	0.003216
50	1283	0	1242	1904.0	380.8	2284.8	0.002924
51	1438	0	1393	2134.5	426.9	2561.4	0.003278
52	1438	0	1393	2134.5	426.9	2561.4	0.003278
53	1438	0	1393	2134.5	426.9	2561.4	0.003278
54	900	754	881	2094.5	418.9	2513.4	0.003216
55	1438	0	1393	2134.5	426.9	2561.4	0.003278
56	900	754	881	2094.5	0.0	2094.5	0.002680
57	1283	0	1242	1904.0	190.4	2094.4	0.002680
58	1283	0	1242	1904.0	0.0	1904.0	0.002436
59	1438	0	1393	2134.5	213.5	2348.0	0.003004
60	1438	0	1393	2134.5	0.0	2134.5	0.002731
61	1283	0	1242	1904.0	0.0	1904.0	0.002436
62	1283	0	1242	1904.0	190.4	2094.4	0.002680
63	900	754	881	2094.5	209.5	2304.0	0.002948
64	1438	0	1393	2134.5	0.0	2134.5	0.002731
65	1283	0	1242	1904.0	0.0	1904.0	0.002436
66	1283	0	1242	1904.0	0.0	1904.0	0.002436
67	900	754	881	2094.5	0.0	2094.5	0.002680
68	1236	506	1211	2347.5	469.5	2817.0	0.003605
69	1283	0	1242	1904.0	190.4	2094.4	0.002680
70	1438	0	1393	2134.5	213.5	2348.0	0.003004
71	1283	0	1242	1904.0	190.4	2094.4	0.002680
72	1283	0	1242	1904.0	190.4	2094.4	0.002680
73	1438	0	1393	2134.5	213.5	2348.0	0.003004
74	1438	0	1393	2134.5	0.0	2134.5	0.002731
75	1283	0	1242	1904.0	0.0	1904.0	0.002436
76	1283	0	1242	1904.0	0.0	1904.0	0.002436
77	1438	0	1393	2134.5	0.0	2134.5	0.002731
78	1438	0	1393	2134.5	0.0	2134.5	0.002731
79	1283	0	1242	1904.0	0.0	1904.0	0.002436
80	1283	0	1242	1904.0	0.0	1904.0	0.002436
81	1438	0	1393	2134.5	0.0	2134.5	0.002731
82	1438	0	1393	2134.5	0.0	2134.5	0.002731
83	1283	0	1242	1904.0	0.0	1904.0	0.002436
84	1283	0	1242	1904.0	0.0	1904.0	0.002436
85	1438	0	1393	2134.5	0.0	2134.5	0.002731
86	1438	0	1393	2134.5	426.9	2561.4	0.003278
87	1323	0	1274	1960.0	392.0	2352.0	0.003010
88	1438	0	1393	2134.5	213.5	2348.0	0.003004
89	1283	0	1242	1904.0	190.4	2094.4	0.002680
90	1283	0	1242	1904.0	190.4	2094.4	0.002680
91	1438	0	1393	2134.5	213.5	2348.0	0.003004
92	1283	0	1242	1904.0	380.8	2284.8	0.002924
93	1283	0	1242	1904.0	190.4	2094.4	0.002680
94	1571	0	1503	2322.5	464.5	2787.0	0.003566
95	1351	0	1295	1998.5	399.7	2398.2	0.003069
96	900	754	881	2094.5	418.9	2513.4	0.003216

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
97	1571	0	1503	2322.5	0.0	2322.5	0.002972
98	1352	0	1310	2007.0	0.0	2007.0	0.002568
99	1352	0	1310	2007.0	0.0	2007.0	0.002568
100	1571	0	1503	2322.5	0.0	2322.5	0.002972
101	1571	0	1503	2322.5	464.5	2787.0	0.003566
102	1571	0	1503	2322.5	232.3	2554.8	0.003269
103	1352	0	1310	2007.0	200.7	2207.7	0.002825
104	1352	0	1310	2007.0	200.7	2207.7	0.002825
105	1571	0	1503	2322.5	232.3	2554.8	0.003269
106	1571	0	1503	2322.5	0.0	2322.5	0.002972
107	1347	0	1308	2001.0	0.0	2001.0	0.002560
108	1347	0	1308	2001.0	0.0	2001.0	0.002560
109	1571	0	1503	2322.5	0.0	2322.5	0.002972
110	900	754	881	2094.5	418.9	2513.4	0.003216
111	1571	0	1503	2322.5	0.0	2322.5	0.002972
112	1352	0	1310	2007.0	0.0	2007.0	0.002568
113	1352	0	1310	2007.0	0.0	2007.0	0.002568
114	1571	0	1503	2322.5	0.0	2322.5	0.002972
115	1571	0	1503	2322.5	0.0	2322.5	0.002972
116	1352	0	1310	2007.0	0.0	2007.0	0.002568
117	1352	0	1310	2007.0	0.0	2007.0	0.002568
118	1571	0	1503	2322.5	0.0	2322.5	0.002972
119	1323	0	1274	1960.0	196.0	2156.0	0.002759
120	1352	0	1310	2007.0	200.7	2207.7	0.002825
121	1571	0	1503	2322.5	464.5	2787.0	0.003566
122	1376	571	1314	2604.0	520.8	3124.8	0.003998
123	1351	0	1295	1998.5	199.9	2198.4	0.002813
124	1351	0	1295	1998.5	199.9	2198.4	0.002813
125	1571	0	1503	2322.5	232.3	2554.8	0.003269
126	1376	571	1314	2604.0	520.8	3124.8	0.003998
127	1323	0	1274	1960.0	196.0	2156.0	0.002759
128	1323	0	1274	1960.0	196.0	2156.0	0.002759
129	1323	0	1274	1960.0	196.0	2156.0	0.002759
130	1571	0	1503	2322.5	0.0	2322.5	0.002972
131	1347	0	1308	2001.0	0.0	2001.0	0.002560
132	1298	0	1262	1929.0	0.0	1929.0	0.002468
133	1323	0	1274	1960.0	0.0	1960.0	0.002508
134	1376	571	1314	2604.0	0.0	2604.0	0.003332
135	1352	0	1310	2007.0	0.0	2007.0	0.002568
136	1352	0	1310	2007.0	0.0	2007.0	0.002568
137	1571	0	1503	2322.5	0.0	2322.5	0.002972
138	1571	0	1503	2322.5	0.0	2322.5	0.002972
139	1347	0	1308	2001.0	0.0	2001.0	0.002560
140	1298	0	1262	1929.0	0.0	1929.0	0.002468
141	1571	0	1503	2322.5	0.0	2322.5	0.002972
142	1556	567	1474	2860.0	286.0	3146.0	0.004026
143	1347	0	1308	2001.0	400.2	2465.5	0.003155
144	1347	0	1308	2001.0	400.2	2401.2	0.003073

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
145	1347	0	1308	2001.0	400.2	2401.2	0.003073
146	1283	0	1242	1904.0	380.8	2284.8	0.002924
147	1571	0	1503	2322.5	0.0	2322.5	0.002972
148	1347	0	1308	2001.0	0.0	2001.0	0.002560
149	1347	0	1308	2001.0	0.0	2001.0	0.002560
150	1323	0	1274	1960.0	0.0	1960.0	0.002508
151	1571	0	1503	2322.5	0.0	2322.5	0.002972
152	1347	0	1308	2001.0	0.0	2001.0	0.002560
153	1347	0	1308	2001.0	0.0	2001.0	0.002560
154	1376	571	1314	2604.0	0.0	2604.0	0.003332
155	1323	0	1274	1960.0	196.0	2156.0	0.002759
156	1323	0	1274	1960.0	196.0	2156.0	0.002759
157	1382	0	1368	2066.0	413.2	2479.2	0.003172
158	1347	0	1308	2001.0	400.2	2401.2	0.003073
159	1323	0	1274	1960.0	392.0	2352.0	0.003010
160	1323	0	1274	1960.0	392.0	2352.0	0.003010
161	1376	571	1314	2604.0	520.8	3124.8	0.003998
162	1347	0	1308	2001.0	400.2	2401.2	0.003073
163	1347	0	1308	2001.0	200.1	2201.1	0.002817
164	1222	0	1199	1821.5	182.2	2003.7	0.002564
165	1376	571	1314	2604.0	260.4	2864.4	0.003665
166	1323	0	1274	1960.0	0.0	1960.0	0.002508
167	1347	0	1308	2001.0	0.0	2001.0	0.002560
168	1298	0	1262	1929.0	0.0	1929.0	0.002468
169	1323	0	1274	1960.0	0.0	1960.0	0.002508
170	1376	571	1314	2604.0	0.0	2604.0	0.003332
171	1347	0	1308	2001.0	0.0	2001.0	0.002560
172	1298	0	1262	1929.0	0.0	1929.0	0.002468
173	1323	0	1274	1960.0	0.0	1960.0	0.002508
174	1625	0	1620	2435.0	243.5	2678.5	0.003427
175	900	754	881	2094.5	209.5	2304.0	0.002948
176	1222	0	1199	1821.5	182.2	2003.7	0.002564
177	1376	571	1314	2604.0	260.4	2864.4	0.003665
178	1222	0	1199	1821.5	182.2	2003.7	0.002564
179	1347	0	1308	2001.0	200.1	2201.1	0.002817
180	1571	0	1503	2322.5	232.3	2554.8	0.003269
181	1347	0	1308	2001.0	200.1	2201.1	0.002817
182	1347	0	1308	2001.0	200.1	2201.1	0.002817
183	1222	0	1199	1821.5	182.2	2003.7	0.002564
184	1222	0	1199	1821.5	182.2	2003.7	0.002564
185	1323	0	1274	1960.0	0.0	1960.0	0.002508
186	1298	0	1262	1929.0	0.0	1929.0	0.002468
187	1571	0	1503	2322.5	0.0	2322.5	0.002972
188	1222	0	1199	1821.5	182.2	2003.7	0.002564
189	1323	0	1274	1960.0	196.0	2156.0	0.002759
190	1347	0	1308	2001.0	200.1	2201.1	0.002817
191	1222	0	1199	1821.5	182.2	2003.7	0.002564
192	1323	0	1274	1960.0	196.0	2156.0	0.002759

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
193	1571	0	1503	2322.5	0.0	2322.5	0.002972
194	1347	0	1308	2001.0	0.0	2001.0	0.002560
195	1571	0	1503	2322.5	0.0	2322.5	0.002972
196	1236	506	1211	2347.5	0.0	2347.5	0.003004
197	1347	0	1308	2001.0	0.0	2001.0	0.002560
198	1298	0	1262	1929.0	0.0	1929.0	0.002468
199	1323	0	1274	1960.0	0.0	1960.0	0.002508
200	1571	0	1503	2322.5	0.0	2322.5	0.002972
201	1298	0	1262	1929.0	0.0	1929.0	0.002468
202	1347	0	1308	2001.0	0.0	2001.0	0.002560
203	1571	0	1503	2322.5	0.0	2322.5	0.002972
204	1571	0	1503	2322.5	0.0	2322.5	0.002972
205	1298	0	1262	1929.0	0.0	1929.0	0.002468
206	1347	0	1308	2001.0	0.0	2001.0	0.002560
207	1571	0	1503	2322.5	0.0	2322.5	0.002972
208	1571	0	1503	2322.5	0.0	2322.5	0.002972
209	1298	0	1262	1929.0	0.0	1929.0	0.002468
210	1347	0	1308	2001.0	0.0	2001.0	0.002560
211	1376	571	1314	2604.0	0.0	2604.0	0.003332
212	1376	571	1314	2604.0	0.0	2604.0	0.003332
213	1329	0	1267	1962.5	0.0	1962.5	0.002511
214	1376	571	1314	2604.0	0.0	2604.0	0.003332
215	1347	0	1308	2001.0	200.1	2201.1	0.002817
216	1669	0	1601	2469.5	247.0	2716.5	0.003476
217	1323	0	1274	1960.0	0.0	1960.0	0.002508
218	1347	0	1308	2001.0	0.0	2001.0	0.002560
219	1298	0	1262	1929.0	0.0	1929.0	0.002468
220	1571	0	1503	2322.5	0.0	2322.5	0.002972
221	1571	0	1503	2322.5	0.0	2322.5	0.002972
222	1347	0	1308	2001.0	0.0	2001.0	0.002560
223	1298	0	1262	1929.0	0.0	1929.0	0.002468
224	1571	0	1503	2322.5	0.0	2322.5	0.002972
225	1323	0	1274	1960.0	196.0	2156.0	0.002759
226	1298	0	1262	1929.0	192.9	2121.9	0.002715
227	1347	0	1308	2001.0	200.1	2201.1	0.002817
228	1376	571	1314	2604.0	260.4	2864.4	0.003665
229	1571	0	1503	2322.5	232.3	2554.8	0.003269
230	1323	0	1274	1960.0	0.0	1960.0	0.002508
231	1298	0	1262	1929.0	0.0	1929.0	0.002468
232	1347	0	1308	2001.0	0.0	2001.0	0.002560
233	1323	0	1274	1960.0	0.0	1960.0	0.002508
234	1347	0	1308	2001.0	200.1	2201.1	0.002817
235	1571	0	1503	2322.5	232.3	2554.8	0.003269
236	1347	0	1308	2001.0	200.1	2201.1	0.002817
237	1347	0	1308	2001.0	200.1	2201.1	0.002817
238	1571	0	1503	2322.5	232.3	2554.8	0.003269
239	1571	0	1503	2322.5	0.0	2322.5	0.002972
240	1347	0	1308	2001.0	0.0	2001.0	0.002560

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
241	1298	0	1262	1929.0	0.0	1929.0	0.002468
242	1571	0	1503	2322.5	0.0	2322.5	0.002972
243	1571	0	1503	2322.5	0.0	2322.5	0.002972
244	1347	0	1308	2001.0	0.0	2001.0	0.002560
245	1298	0	1262	1929.0	0.0	1929.0	0.002468
246	1571	0	1503	2322.5	0.0	2322.5	0.002972
247	1571	0	1503	2322.5	0.0	2322.5	0.002972
248	1347	0	1308	2001.0	0.0	2001.0	0.002560
249	1298	0	1262	1929.0	0.0	1929.0	0.002468
250	1571	0	1503	2322.5	0.0	2322.5	0.002972
251	1571	0	1503	2322.5	0.0	2322.5	0.002972
252	1298	0	1262	1929.0	0.0	1929.0	0.002468
253	1347	0	1308	2001.0	0.0	2001.0	0.002560
254	1571	0	1503	2322.5	0.0	2322.5	0.002972
255	1571	0	1503	2322.5	232.3	2554.8	0.003269
256	1571	0	1503	2322.5	232.3	2554.8	0.003269
257	1571	0	1503	2322.5	232.3	2554.8	0.003269
258	1347	0	1308	2001.0	200.1	2201.1	0.002817
259	1625	0	1620	2435.0	243.5	2678.5	0.003427
260	1222	0	1199	1821.5	182.2	2003.7	0.002564
261	1323	0	1274	1960.0	196.0	2156.0	0.002759
262	1347	0	1308	2001.0	200.1	2201.1	0.002817
263	1347	0	1308	2001.0	200.1	2201.1	0.002817
264	1571	0	1503	2322.5	0.0	2322.5	0.002972
265	1347	0	1308	2001.0	0.0	2001.0	0.002560
266	1298	0	1262	1929.0	0.0	1929.0	0.002468
267	1323	0	1274	1960.0	0.0	1960.0	0.002508
268	1323	0	1274	1960.0	0.0	1960.0	0.002508
269	1347	0	1308	2001.0	0.0	2001.0	0.002560
270	1298	0	1262	1929.0	0.0	1929.0	0.002468
271	1323	0	1274	1960.0	0.0	1960.0	0.002508
272	1347	0	1308	2001.0	200.1	2201.1	0.002817
273	1571	0	1503	2322.5	232.3	2554.8	0.003269
274	1347	0	1308	2001	200.1	2201.1	0.003067
275	1222	0	1199	1821.5	182.2	2003.7	0.002564
276	1347	0	1308	2001.0	200.1	2201.1	0.002817
277	1347	0	1308	2001.0	200.1	2201.1	0.002817
278	1571	0	1503	2322.5	0.0	2322.5	0.002972
279	1347	0	1308	2001.0	0.0	2001.0	0.002560
280	1298	0	1262	1929.0	0.0	1929.0	0.002468
281	1571	0	1503	2322.5	0.0	2322.5	0.002972
282	1442	0	1398	2141.0	214.1	2355.1	0.003014
283	1300	0	1276	1938.0	387.6	2325.6	0.002976
284	1571	0	1503	2322.5	464.5	2787.0	0.003566
285	1347	0	1308	2001.0	200.1	2201.1	0.002817
286	1347	0	1308	2001.0	200.1	2201.1	0.002817
287	1571	0	1503	2322.5	0.0	2322.5	0.002972
288	1347	0	1308	2001.0	0.0	2001.0	0.002560

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
289	1298	0	1262	1929.0	0.0	1929.0	0.002468
290	1571	0	1503	2322.5	0.0	2322.5	0.002972
291	1571	0	1503	2322.5	0.0	2322.5	0.002972
292	1347	0	1308	2001.0	0.0	2001.0	0.002560
293	1298	0	1262	1929.0	0.0	1929.0	0.002468
294	1571	0	1503	2322.5	0.0	2322.5	0.002972
295	1571	0	1503	2322.5	0.0	2322.5	0.002972
296	1347	0	1308	2001.0	0.0	2001.0	0.002560
297	1298	0	1262	1929.0	0.0	1929.0	0.002468
298	1571	0	1503	2322.5	0.0	2322.5	0.002972
299	1571	0	1503	2322.5	0.0	2322.5	0.002972
300	1347	0	1308	2001.0	0.0	2001.0	0.002560
301	1298	0	1262	1929.0	0.0	1929.0	0.002468
302	1571	0	1503	2322.5	0.0	2322.5	0.002972
303	1347	0	1308	2001.0	200.1	2201.1	0.002817
304	1323	0	1274	1960.0	196.0	2156.0	0.002759
305	1222	0	1199	1821.5	182.2	2003.7	0.002564
306	1571	0	1503	2322.5	0.0	2322.5	0.002972
307	1347	0	1308	2001.0	0.0	2001.0	0.002560
308	1298	0	1262	1929.0	0.0	1929.0	0.002468
309	1571	0	1503	2322.5	0.0	2322.5	0.002972
310	1323	0	1274	1960.0	0.0	1960.0	0.002508
311	1347	0	1308	2001.0	0.0	2001.0	0.002560
312	1298	0	1262	1929.0	0.0	1929.0	0.002468
313	1323	0	1274	1960.0	0.0	1960.0	0.002508
314	1323	0	1274	1960.0	0.0	1960.0	0.002508
315	1347	0	1308	2001.0	0.0	2001.0	0.002560
316	1298	0	1262	1929.0	0.0	1929.0	0.002468
317	1571	0	1503	2322.5	0.0	2322.5	0.002972
318	1347	0	1308	2001.0	200.1	2201.1	0.002817
319	1347	0	1308	2001.0	200.1	2201.1	0.002817
320	1571	0	1503	2322.5	232.3	2554.8	0.003269
321	1347	0	1308	2001.0	200.1	2201.1	0.002817
322	1347	0	1308	2001.0	200.1	2201.1	0.002817
323	1347	0	1308	2001.0	200.1	2201.1	0.002817
324	1347	0	1308	2001.0	200.1	2201.1	0.002817
325	1323	0	1274	1960.0	196.0	2156.0	0.002759
326	1571	0	1503	2322.5	0.0	2322.5	0.002972
327	1298	0	1262	1929.0	0.0	1929.0	0.002468
328	1347	0	1308	2001.0	0.0	2001.0	0.002560
329	1571	0	1503	2322.5	0.0	2322.5	0.002972
330	1571	0	1503	2322.5	0.0	2322.5	0.002972
331	1298	0	1262	1929.0	0.0	1929.0	0.002468
332	1347	0	1308	2001.0	0.0	2001.0	0.002560
333	1323	0	1274	1960.0	0.0	1960.0	0.002508
334	1571	0	1503	2322.5	0.0	2322.5	0.002972
335	1298	0	1262	1929.0	0.0	1929.0	0.002468
336	1347	0	1308	2001.0	0.0	2001.0	0.002560

RIVERPINES **23rd Amendment Master % Value List**

UNIT	SQ. FT. 1st FLOOR	SQ. FT. 2nd FLOOR	SQ. FT. BASEMENT	ADJ. AREA	Det./Walk. ADJ.	TOTAL ADJ AREA	T.A.A./ TOTAL
337	1571	0	1503	2322.5	0.0	2322.5	0.002972
338	1571	0	1503	2322.5	0.0	2322.5	0.002972
339	1298	0	1262	1929.0	0.0	1929.0	0.002468
340	1347	0	1308	2001.0	0.0	2001.0	0.002560
341	1571	0	1503	2322.5	0.0	2322.5	0.002972
342	1571	0	1503	2322.5	0.0	2322.5	0.002972
343	1298	0	1262	1929.0	0.0	1929.0	0.002468
344	1347	0	1308	2001.0	0.0	2001.0	0.002560
345	1571	0	1503	2322.5	0.0	2322.5	0.002972
346	1571	0	1503	2322.5	232.3	2554.8	0.003269
347	1347	0	1308	2001.0	200.1	2201.1	0.002817
348	1571	0	1503	2322.5	0.0	2322.5	0.002972
349	1298	0	1262	1929.0	0.0	1929.0	0.002468
350	1347	0	1308	2001.0	0.0	2001.0	0.002560
351	1571	0	1503	2322.5	0.0	2322.5	0.002972
352	1571	0	1503	2322.5	0.0	2322.5	0.002972
353	1298	0	1262	1929.0	0.0	1929.0	0.002468
354	1347	0	1308	2001.0	0.0	2001.0	0.002560
355	1571	0	1503	2322.5	0.0	2322.5	0.002972
	TOTALS					781494.7	0.9178

UNIT	%	UNIT	%	UNIT	%	UNIT	%	UNIT	%	UNIT	%	UNIT	%
1	0.300	51	0.328	101	0.357	151	0.297	201	0.247	251	0.297	301	0.247
2	0.268	52	0.328	102	0.327	152	0.256	202	0.256	252	0.247	302	0.297
3	0.268	53	0.328	103	0.282	153	0.256	203	0.297	253	0.256	303	0.282
4	0.295	54	0.322	104	0.282	154	0.333	204	0.297	254	0.297	304	0.275
5	0.328	55	0.328	105	0.327	155	0.275	205	0.247	255	0.327	305	0.256
6	0.328	56	0.268	106	0.297	156	0.275	206	0.256	256	0.327	306	0.297
7	0.292	57	0.268	107	0.256	157	0.318	207	0.297	257	0.327	307	0.256
8	0.322	58	0.244	108	0.256	158	0.307	208	0.297	258	0.282	308	0.247
9	0.300	59	0.300	109	0.297	159	0.3	209	0.247	259	0.343	309	0.297
10	0.268	60	0.273	110	0.322	160	0.3	210	0.256	260	0.256	310	0.25
11	0.268	61	0.244	111	0.297	161	0.400	211	0.333	261	0.275	311	0.256
12	0.295	62	0.268	112	0.257	162	0.307	212	0.333	262	0.282	312	0.247
13	0.273	63	0.295	113	0.257	163	0.282	213	0.251	263	0.282	313	0.25
14	0.244	64	0.273	114	0.297	164	0.256	214	0.333	264	0.297	314	0.25
15	0.244	65	0.244	115	0.297	165	0.366	215	0.282	265	0.256	315	0.256
16	0.268	66	0.244	116	0.257	166	0.25	216	0.348	266	0.247	316	0.247
17	0.273	67	0.268	117	0.257	167	0.256	217	0.25	267	0.25	317	0.297
18	0.244	68	0.360	118	0.297	168	0.247	218	0.256	268	0.25	318	0.282
19	0.244	69	0.268	119	0.275	169	0.25	219	0.247	269	0.256	319	0.282
20	0.268	70	0.300	120	0.282	170	0.333	220	0.297	270	0.247	320	0.327
21	0.300	71	0.268	121	0.357	171	0.256	221	0.297	271	0.25	321	0.282
22	0.244	72	0.268	122	0.400	172	0.247	222	0.256	272	0.282	322	0.282
23	0.244	73	0.300	123	0.281	173	0.25	223	0.247	273	0.327	323	0.282
24	0.273	74	0.273	124	0.281	174	0.343	224	0.297	274	0.307	324	0.282
25	0.300	75	0.244	125	0.327	175	0.295	225	0.275	275	0.256	325	0.275
26	0.244	76	0.244	126	0.400	176	0.256	226	0.271	276	0.282	326	0.297
27	0.244	77	0.273	127	0.275	177	0.366	227	0.282	277	0.282	327	0.247
28	0.273	78	0.273	128	0.275	178	0.256	228	0.366	278	0.297	328	0.256
29	0.300	79	0.244	129	0.275	179	0.282	229	0.327	279	0.256	329	0.297
30	0.268	80	0.244	130	0.297	180	0.327	230	0.25	280	0.247	330	0.297
31	0.268	81	0.273	131	0.256	181	0.282	231	0.247	281	0.297	331	0.247
32	0.295	82	0.273	132	0.247	182	0.282	232	0.256	282	0.301	332	0.256
33	0.300	83	0.244	133	0.25	183	0.256	233	0.25	283	0.298	333	0.25
34	0.268	84	0.244	134	0.333	184	0.256	234	0.282	284	0.357	334	0.297
35	0.268	85	0.273	135	0.257	185	0.25	235	0.327	285	0.282	335	0.247

36	0.330	86	0.328	136	0.257	186	0.247	236	0.282	286	0.282	336	0.256	
37	0.273	87	0.3	137	0.297	187	0.297	237	0.282	287	0.297	337	0.297	
38	0.244	88	0.300	138	0.297	188	0.256	238	0.327	288	0.256	338	0.297	
39	0.244	89	0.268	139	0.256	189	0.275	239	0.297	289	0.247	339	0.247	
40	0.268	90	0.268	140	0.247	190	0.282	240	0.256	290	0.297	340	0.256	
41	0.273	91	0.300	141	0.297	191	0.256	241	0.247	291	0.297	341	0.297	
42	0.244	92	0.292	142	0.403	192	0.275	242	0.297	292	0.256	342	0.297	
43	0.244	93	0.268	143	0.315	193	0.297	243	0.297	293	0.247	343	0.247	
44	0.268	94	0.357	144	0.307	194	0.256	244	0.256	294	0.297	344	0.256	
45	0.328	95	0.307	145	0.307	195	0.297	245	0.247	295	0.297	345	0.297	
46	0.322	96	0.322	146	0.292	196	0.300	246	0.297	296	0.256	346	0.327	
47	0.328	97	0.297	147	0.297	197	0.256	247	0.297	297	0.247	347	0.282	
48	0.328	98	0.257	148	0.256	198	0.247	248	0.256	298	0.297	348	0.297	
49	0.322	99	0.257	149	0.256	199	0.25	249	0.247	299	0.297	349	0.247	
50	0.292	100	0.297	150	0.250	200	0.297	250	0.297	300	0.256	350	0.256	
												351	0.297	
												352	0.297	
												353	0.247	
												354	0.256	
												355	0.297	
TOTALS:	13.987		14.107		14.621		14.156		14.039		14.048		15.042	100.000