

OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. _____
EXHIBIT "B" TO THE MASTER DEED OF

WESTBROOKE

A CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN

DEVELOPER

WYNMOOR DEVELOPMENT CO.
A MICHIGAN CORPORATION
29260 FRANKLIN ROAD, SUITE 124
SOUTHFIELD, MICHIGAN 48034

ENGINEERS & SURVEYORS

GIFFELS-WEBSTER ENGINEERS
2871 BOND STREET
P.O. BOX 57004
AUBURN HILLS, MICHIGAN 48057

DESCRIPTION

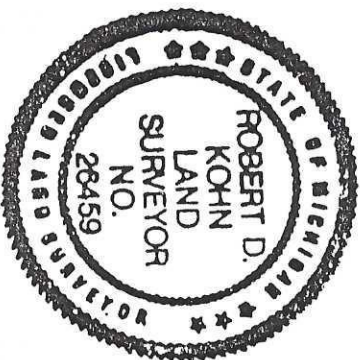
A PART OF THE NORTHEAST 1/4 OF SECTION 33, T-2-N,
R-9-E., WEST BLOOMFIELD TOWNSHIP,
OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY
DESCRIBED AS: COMMENCING AT THE NORTHEAST
CORNER OF SECTION 33; THENCE S. 00° 04' 30"-E.,
440.35 FEET ALONG THE EAST LINE OF
SECTION 33, (FARMINGTON ROAD) TO THE POINT OF
BEGINNING; THENCE CONTINUING ALONG SAID LINE
S. 00° 04' 30"-E., 444.74 FEET; THENCE N. 81°
12' 38" W., 61.29 FEET; THENCE N. 88° 55' 08" W.,
85.00 FEET; THENCE S. 48° 32' 32" W.,
49.03 FEET; THENCE
S. 89° 55' 30" W., 112.64 FEET; THENCE S. 61°
44' 44" W., 107.51 FEET; THENCE N. 49° 13'
43" W., 70.66 FEET; THENCE
S. 70° 56' 41" W., 17.44 FEET; THENCE N. 19°
03' 19" W., 30.00 FEET; THENCE N. 49° 13' 43" W.,
47.50 FEET; THENCE
N. 57° 38' 20" E., 143.24 FEET; THENCE ON A
CURVE TO THE RIGHT 206.68 FEET, SAID CURVE
HAVING A RADIUS 474.00 FEET, CENTRAL ANGLE OF
24° 38' 58", AND A LONG CHORD BEARING OF
N. 70° 07' 45" E., 205.05 FEET; THENCE N. 18°
24' 14" W., 73.57 FEET; THENCE N. 54° 11' 36" W.,
23.35 FEET;
S. 75° 00' 00" W., 123.37 FEET; THENCE N. 15°
00' 00" W., 41.35 FEET; THENCE N. 37° 49' 18" W.,
40.00 FEET; THENCE
N. 19° 51' 35" W., 46.48 FEET; THENCE N. 37°
49' 18" W., 130.00 FEET; THENCE N. 89° 48'
30" E., 483.06 FEET TO THE POINT OF BEGINNING
EXCEPT ANY PART TAKEN OR USED FOR ROAD
PURPOSES, CONTAINING 175,539.38 SQUARE FEET
OR 4.03 ACRES.

SURVEYOR'S CERTIFICATE

I, ROBERT D. KOHN, REGISTERED LAND SURVEYOR OF THE STATE
OF MICHIGAN, HEREBY CERTIFY THAT:
THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY
CONDOMINIUM SUBDIVISION PLAN NO. _____ AS SHOWN ON
THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE
GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO
EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY
HEREIN DESCRIBED.
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 THE 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 THE PUBLIC ACTS OF 1978.

Subscribed 15/1977
DATE

ROBERT D. KOHN NO. 26459
GIFFELS-WEBSTER ENGINEERS, INC.
2871 BOND STREET
P.O. BOX 57004
AUBURN HILLS, MICHIGAN 48057



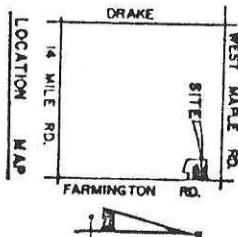
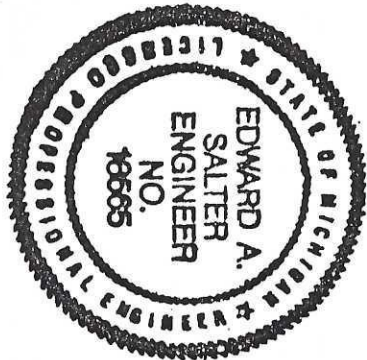
ATTENTION: REGISTER OF DEEDS

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

SHEET INDEX

1	COVER SHEET
2	SITE / SURVEY PLAN
3	UTILITY PLAN
4	UNIT A FLOOR PLAN & SECTIONS
5	UNIT B FLOOR PLAN & SECTIONS
6	UNIT B FLOOR PLAN
7	UNIT B SECTIONS
8	UNIT C FLOOR PLAN (LOWER UNIT)
9	UNIT C FLOOR PLAN (UPPER UNIT)
10	UNIT C SECTIONS
11	UNIT C SECTIONS
12	UNIT C SECTIONS
13	COMMUNITY BUILDING FLOOR PLAN & SECTIONS
14	TOTAL PARCEL BOUNDARY

DATE	12-15-87	BY	RL
SECTION	12	SHEET	14
PROJECT	12596	DATE	12-15-87

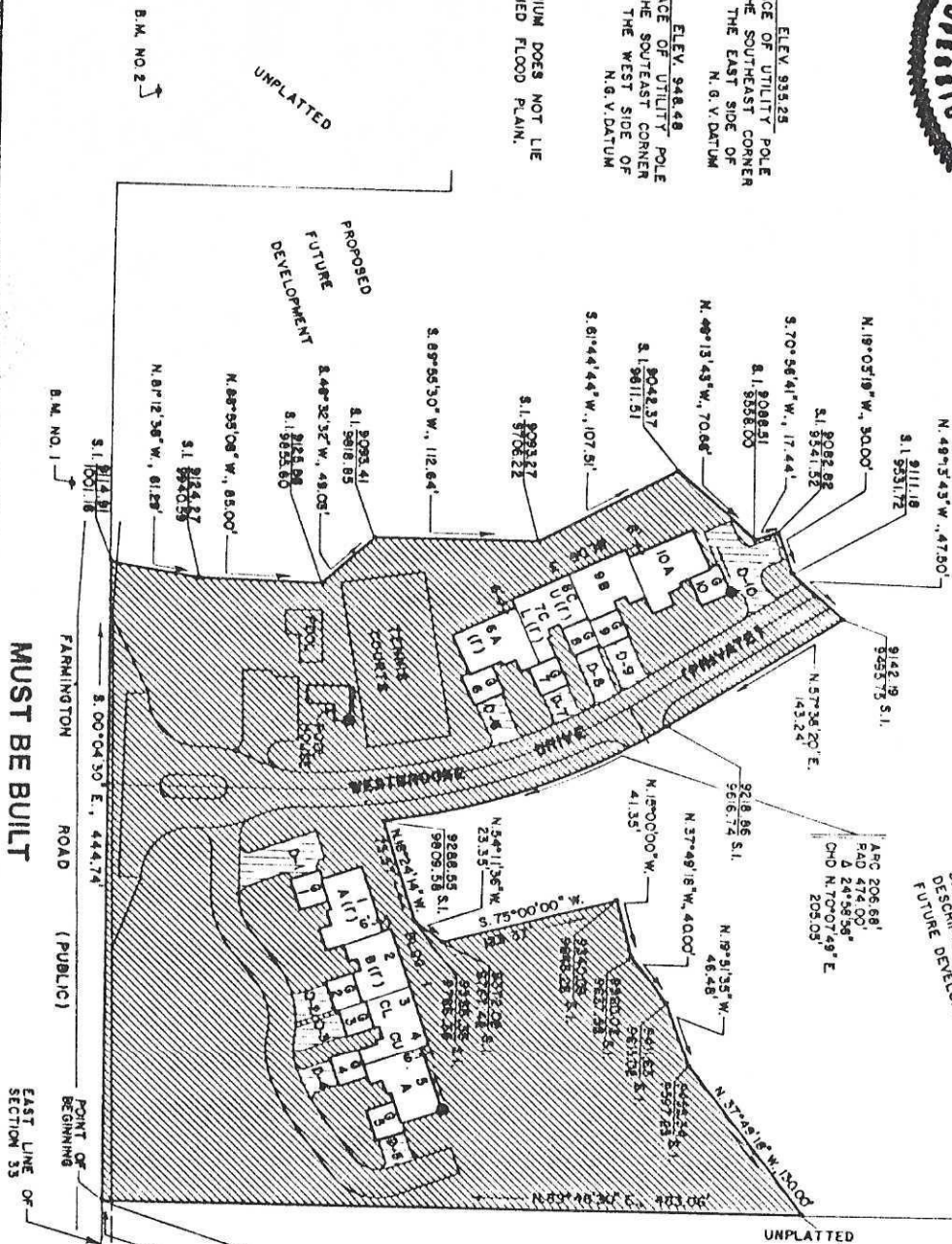


SEE SHEET M FOR PROPOSED
DESCRIPTION OF PROPOSED
FUTURE DEVELOPMENT

ENCH MARK NO. 1 ELEV. 935.25
R. SPIKE IN WEST FACE OF UTILITY POLE
2 FEET SOUTH OF THE SOUTHEAST CORNER
OF THE PROPERTY ON THE EAST SIDE OF
FARMINGTON ROAD N.G.V. DATUM

ENCH MARK NO. 2 ELEV. 948.48
R. SPIKE IN WEST FACE OF UTILITY POLE
25 FEET SOUTH OF THE SOUTHEAST CORNER
OF THE PROPERTY ON THE WEST SIDE OF
FARMINGTON ROAD N.G.V. DATUM

NOTE: THIS CONDOMINIUM DOES NOT LIE
WITHIN AN ESTABLISHED FLOOD PLAIN.



LEGEND

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
BENCHMARK
CONCRETE MONUMENT
S.I.
SET IRON
UNIT NUMBER
UNIT TYPE
UPPER LEVEL
LOWER LEVEL
GARAGE UNIT 7
DRIVE UNIT 7
BLDG. COORDINATE CORNER
BEARING DIRECTION
COORDINATE NOTATION

BUILDING COORDINATES			
BLDG. COORDINATE	BEARING		
1	948.80	8.18° 59' 05" E.	
2	978.84	8.18° 59' 05" E.	
3	978.84	8.18° 59' 05" E.	
COMMUNITY	978.84	8.18° 59' 05" E.	
BLDG.	978.84	8.18° 59' 05" E.	

SITE / SURVEY PLAN

WESTBROOKE

A CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN
SCALE: 1" = 40'

PROPOSED 22.00' x 22.00'

POINT OF BEGINNING
EAST LINE OF SECTION 33

3.00° 04' 30" E., 444.74'

3.00° 04' 30" E., 440.35'

NORTH EAST CORNER SEC. 33, T-2-N, R-9-E.

MUST BE BUILT

FARMINGTON ROAD (PUBLIC)

B.M. NO. 2

B.M. NO. 1

City of Webster Engineers Inc.

SECTION	33	34	35
1	2	3	4

PROPOSED 22.00' x 22.00'

Scale 1" = 40'

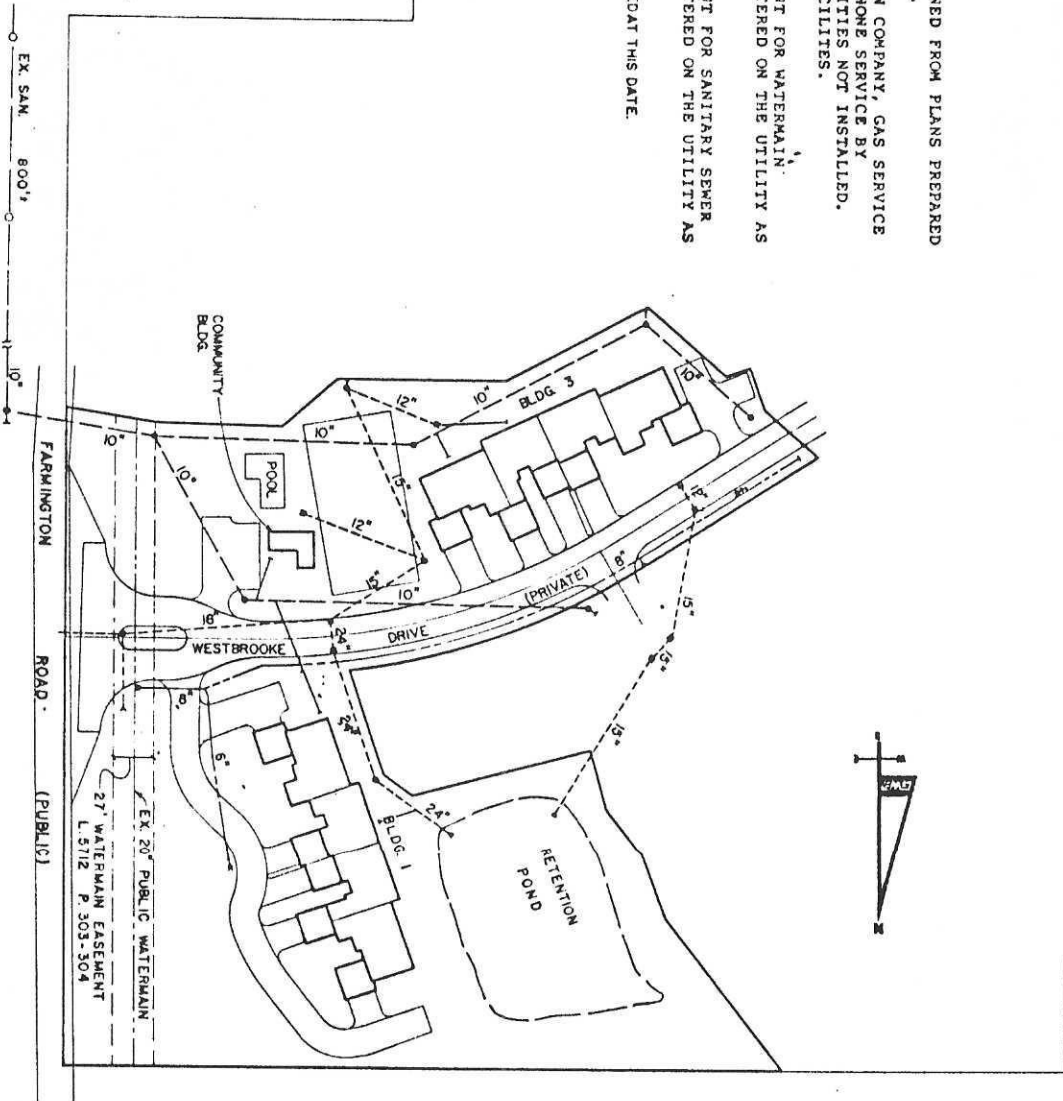
SEWER AND WATER INFORMATION OBTAINED FROM PLANS PREPARED BY GIFFELS-WEBSTER ENGINEERS, INC.

ELECTRIC SERVICE BY DETROIT EDISON COMPANY, GAS SERVICE BY CONSUMERS POWER COMPANY, TELEPHONE SERVICE BY MICHIGAN BELL COMPANY. THESE UTILITIES NOT INSTALLED. AS-BUILT PLANS WILL SHOW THESE FACILITIES.

THERE IS A 12 FOOT WD. EASEMENT FOR WATERMAIN DEDICATED TO THE TOWNSHIP AND CENTERED ON THE UTILITY AS SHOWN.

THERE IS A 20 FOOT WD. EASEMENT FOR SANITARY SEWER DEDICATED TO THE TOWNSHIP AND CENTERED ON THE UTILITY AS SHOWN.

WATER SERVICE LEADS HAVE NOT BEEN INSTALLED AT THIS DATE.

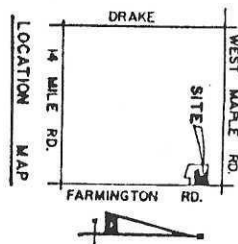


MUST BE BUILT

GiFFels-Webster Engineers, Inc.
ENGINEERING - SURVEYING - PLANNING
201 BOND STREET, DETROIT, MICHIGAN 48201

NO. 12-15-87	12-15-87
DATE	DATE
BY	BY
CHECKED	CHECKED
33	2
4	4

- LEGEND**
- PROP. SANITARY SEWER
 - PROP. STORM SEWER
 - PROP. WATERMAIN
 - PROP. MANHOLE (SANITARY)
 - PROP. MANHOLE (STORM)
 - PROP. HYDRANT
 - PROP. CATCH BASIN
 - ▲ PROP. INLET
 - ▲ PROP. END SECTION
 - ▲ PROP. GATE VALVE & WELL
 - EXIST. WATERMAIN



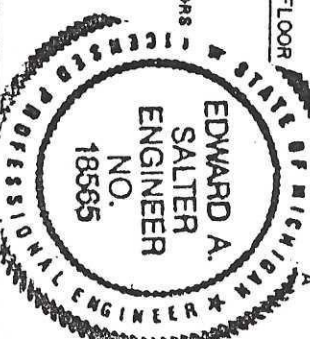
UTILITY PLAN
WESTBROOKE
A CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN
SCALE: 1" = 40'

PROPOSED

Ed. A. Salter

Sheet 3 of 4	12796
DATE	DATE

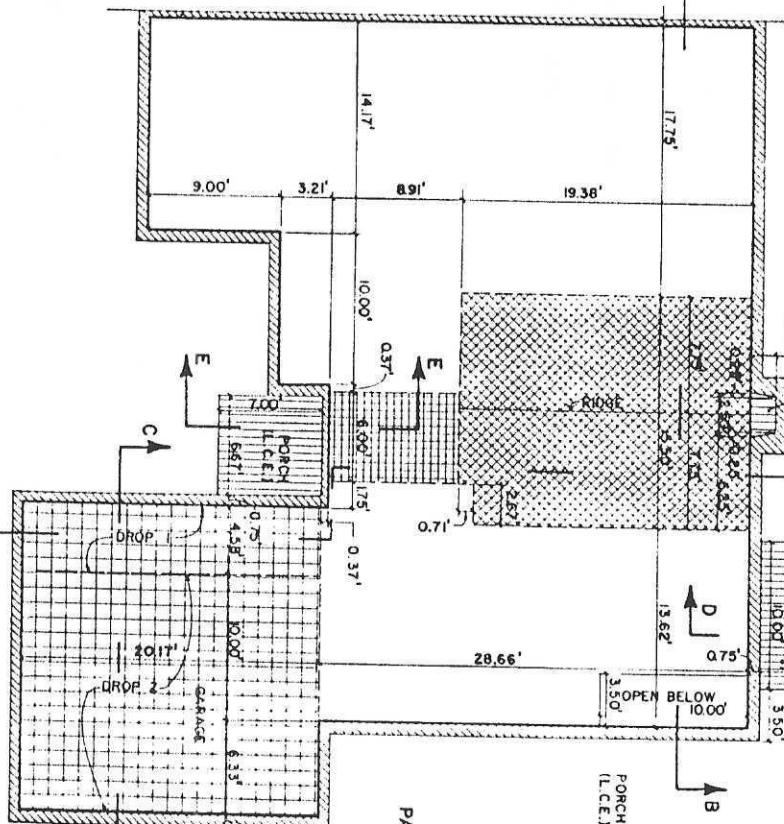
ALL WALLS ARE 90° TO EACH OTHER EXCEPT AS NOTED.
ALL WALLS ARE 90° TO THE FLOORS AND CEILINGS EXCEPT AS NOTED.
ALL BASEMENT WALLS ARE 1.00' THK. EXCEPT AS NOTED.
ALL FIRST FLOOR WALLS ARE 0.75' THK. EXCEPT AS NOTED.



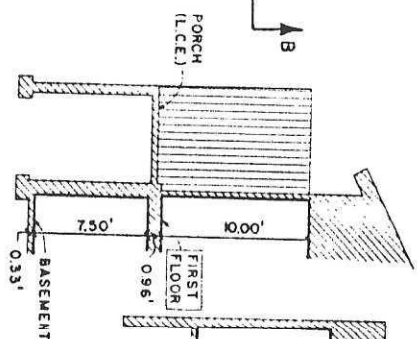
- LEGEND**
- FP FIREPLACE COMBUSTION CHAMBER
 - GENERAL COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - DROP FLOOR
 - SLOPE CEILING
 - L.C.E. LIMITED COMMON ELEMENT
 - RAISED CEILING
 - SLOPE CEILING / OPEN ABOVE
 - SLOPE CEILING / OPEN BELOW

UNIT NUMBER	FIRST FLOOR ELEVATION
1	941.67
5	941.67
6	942.67
10	942.67

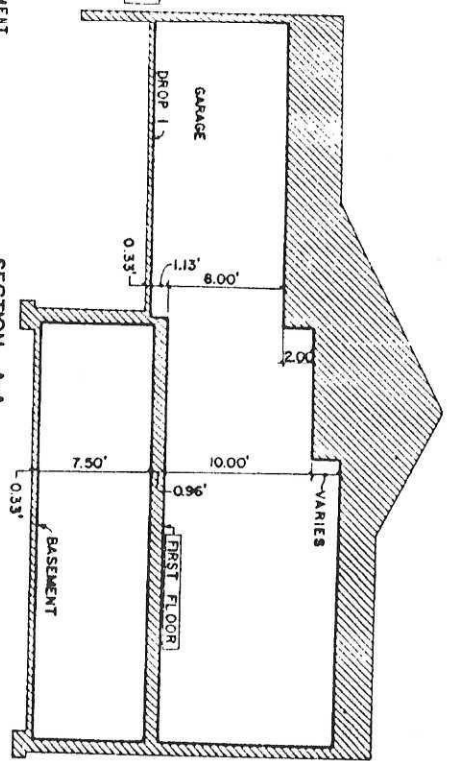
AREA CALCULATIONS (S.F.)	
BASEMENT	1518 SQ. FT.
FIRST FLOOR	1546 SQ. FT.
GARAGE	422 SQ. FT.



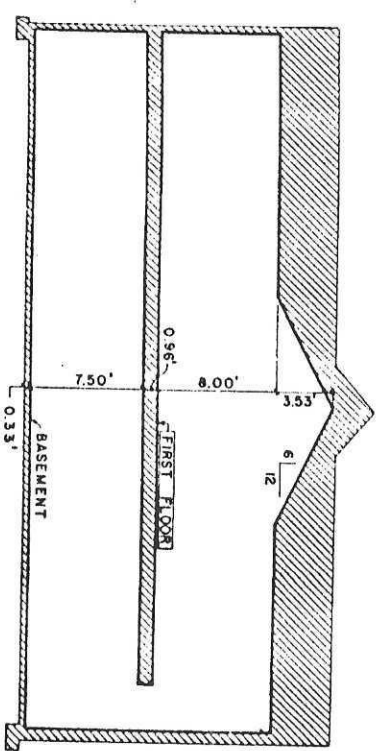
PARTIAL SECTION E-E



SECTION A-A



SECTION B-B



UNIT PLAN A & SECTIONS
WESTBROOKE

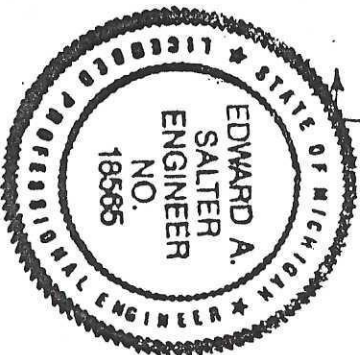
A CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN
SCALE 1/4" = 1'-0"

Diffels-Webster Engineers Inc.
401 Second Street, Auburn Hills, Michigan 48321
248-211-7100

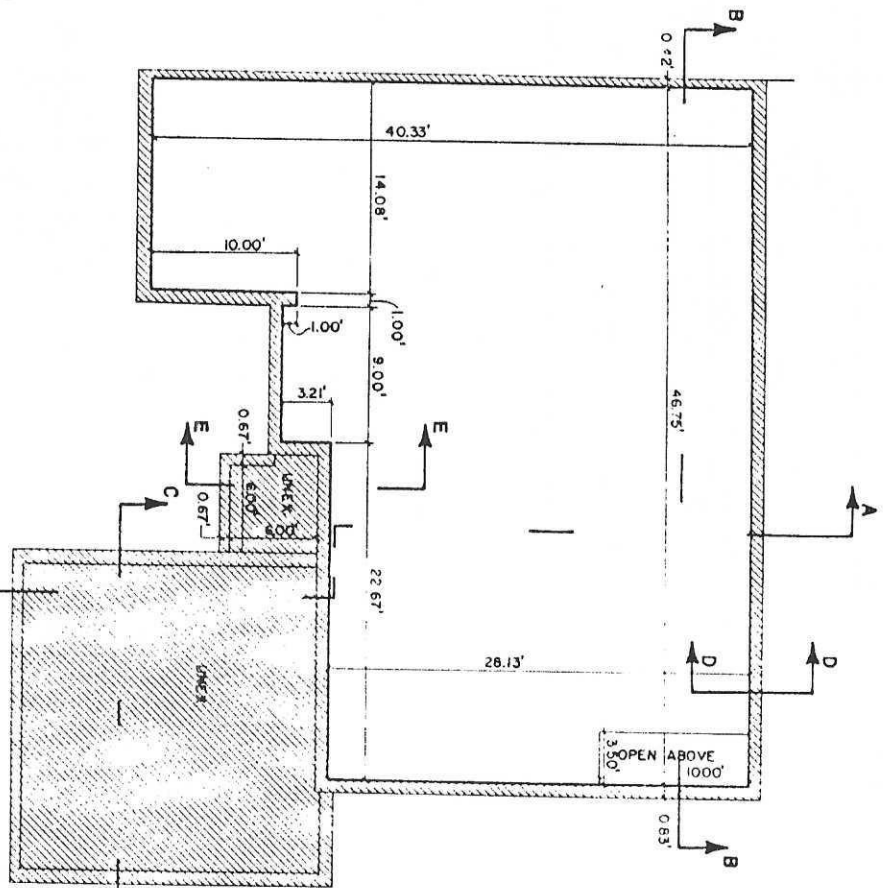
DATE	BY	CHK BY	UNIT
12-15-87	RM	CLS	1/1
SECTION	3.3	1, 2, 4, 9, 6	

PROPOSED *Ed A. Salter*
1/4" = 1'-0"
SHEET 4 OF 6
DWG 12296

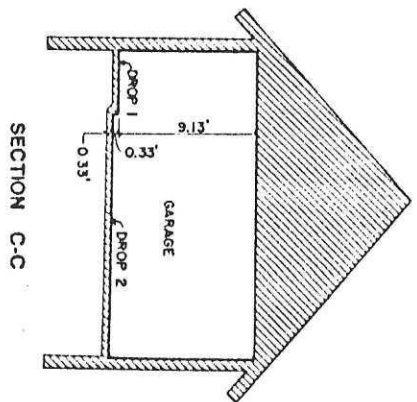
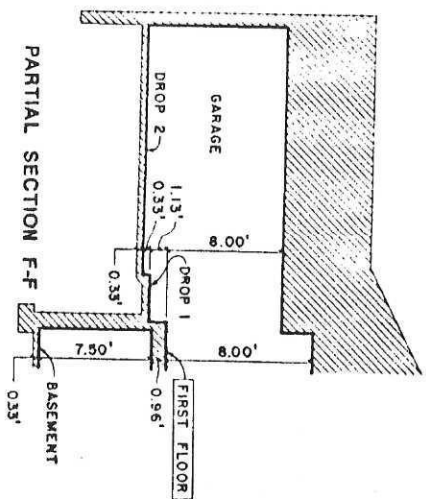
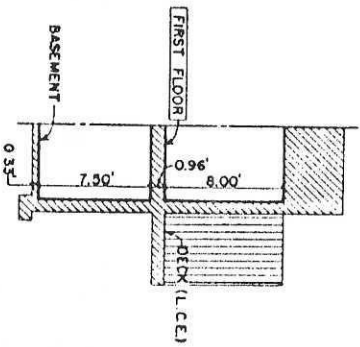
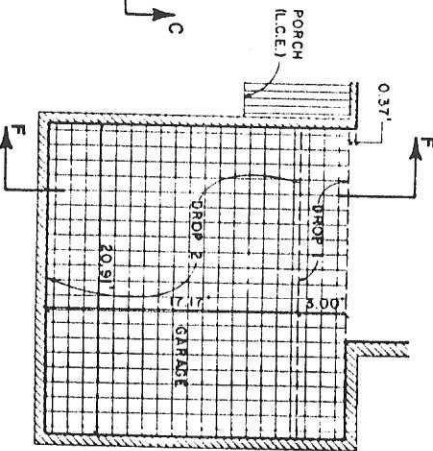
ALL WALLS ARE 90° TO EACH OTHER EXCEPT AS NOTED.
ALL WALLS ARE 90° TO THE FLOORS AND CEILINGS EXCEPT AS NOTED.
ALL BASEMENT WALLS ARE 1.00' THK. EXCEPT AS NOTED.
ALL FIRST FLOOR WALLS ARE 0.75' THK. EXCEPT AS NOTED.



- LEGEND**
- FR FIREPLACE COMBUSTION CHAMBER
 - GENERAL COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - DROP FLOOR
 - SLOPE CEILING
 - L.C.E. LIMITED COMMON ELEMENT
 - RAISED CEILING
 - SLOPE CEILING / OPEN ABOVE
 - SLOPE CEILING / OPEN BELOW



ALTERNATE GARAGE PLAN FOR UNIT No. 6



PARTIAL SECTION D-D

UNIT PLAN A & SECTIONS

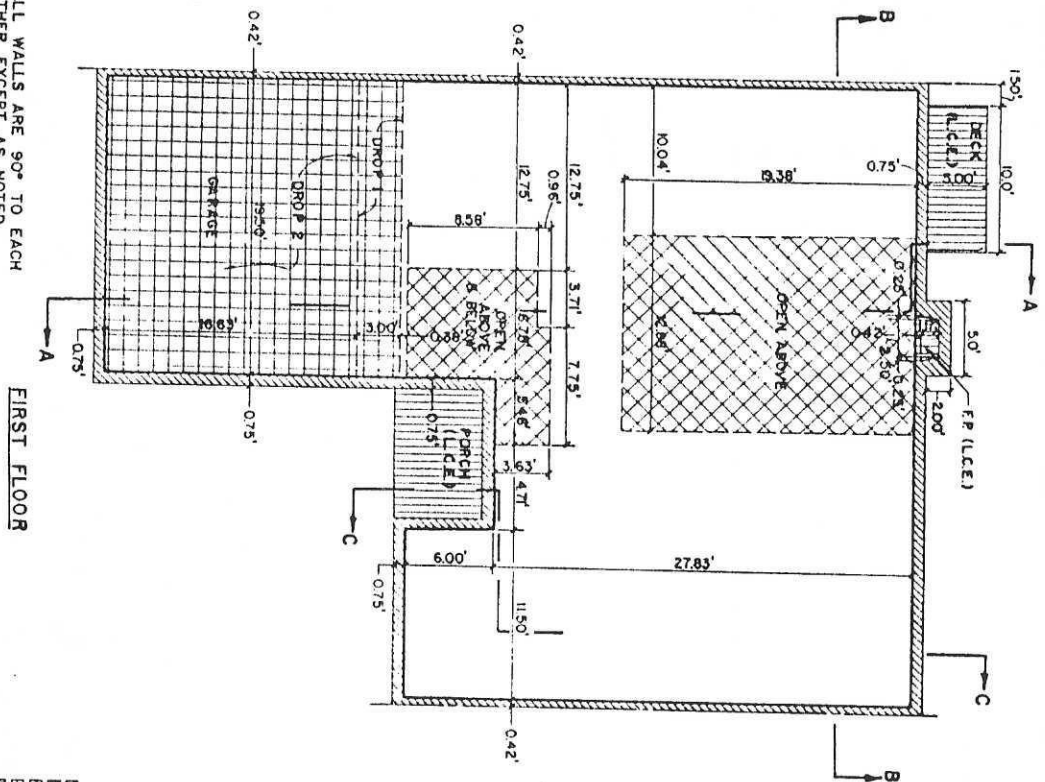
WESTBROOKE
A CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN
SCALE: 1/4" = 1'-0"

PROPOSED *Ed & Associates, Inc.*

Orffels-Webster Engineers, Inc.
7917 PIONEER STREET
OAKLAND, MICHIGAN 48203
482 3100

DATE: 12-15-87
DRAWN: RH
CHECKED: JJS
SECTION: 3.3
1 2 3 4 5 6 7 8 9 10

SCALE: 1/4" = 1'-0"
SHEET: 5 OF 6
PROJECT: 12256



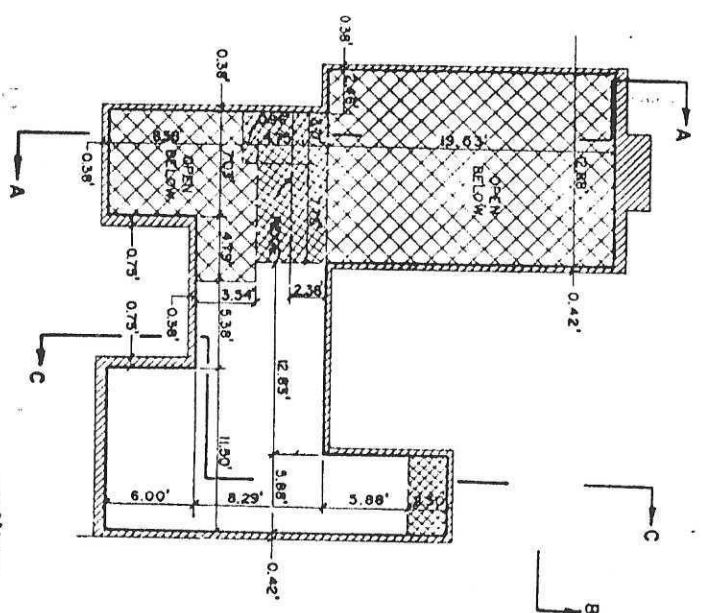
FIRST FLOOR

ALL WALLS ARE 90" TO EACH OTHER EXCEPT AS NOTED.
ALL WALLS ARE 90" TO THE FLOORS AND CEILINGS EXCEPT AS NOTED.
ALL BASEMENT WALLS ARE 100" THK. EXCEPT AS NOTED.
ALL FIRST FLOOR WALLS ARE 0.75" THK. EXCEPT AS NOTED.

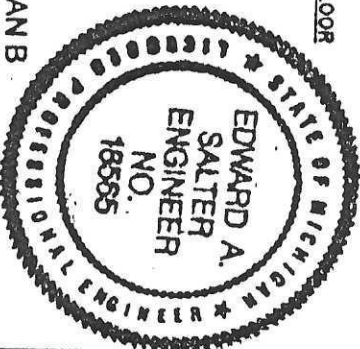
AREA CALCULATIONS (S.F.)
BASMENT
FIRST FLOOR
SECOND FLOOR
GARAGE

UNIT
2
9

- LEGEND**
- FR FIREPLACE COMBUSTION CHAMBER
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - DROP FLOOR
 - SLOPE CEILING
 - L.C.E. LIMITED COMMON ELEMENT
 - RAISED CEILING
 - SLOPE CEILING/OPEN ABOVE
 - SLOPE CEILING/OPEN BELOW



SECOND FLOOR



UNIT PLAN B
WESTBROOKE
A CONDOMINIUM
WEST BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN
SCALE: 1/4" = 1'-0"