

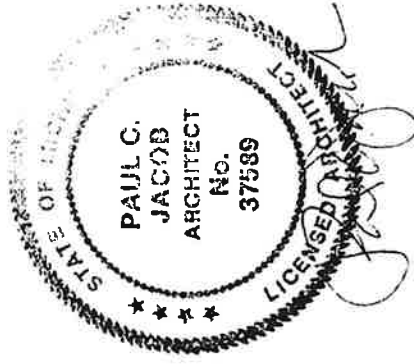
East Lansing City Center Condominium

City Of East Lansing, Ingham County, Michigan

INGHAM COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER

APRIL 24, 2001

158



DEVELOPER

CITY CENTER PARTNERS, L.L.C.

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fishbeck, thompson, carr & huber
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Mayotte Jacob
ARCHITECTS

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CONDOMINIUM DESCRIPTION

LOT NO. 16 AND THE WEST 31.54 FEET OF LOT NO. 18, COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS; TOGETHER WITH 1/2 OF THE ALLEY VACATED IN ACCORDANCE WITH THE CITY OF EAST LANSING POLICY RESOLUTION NO. 2001-2, RECORDED IN LIBER 2886, PAGE 1053, INGHAM COUNTY RECORDS; ADJACENT TO THE SOUTH LOT LINES OF LOT NO. 16 AND A PORTION OF LOT NO. 18.

AND

LOT NO. 15, EXCEPT THE EAST 18 FEET THEREOF PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS; TOGETHER WITH 1/2 OF THE ALLEY VACATED IN ACCORDANCE WITH THE CITY OF EAST LANSING POLICY RESOLUTION NO. 2001-2, RECORDED IN LIBER 2886, PAGE 1053, INGHAM COUNTY RECORDS; ADJACENT TO THE NORTH SIDE OF SUBJECT PROPERTY.

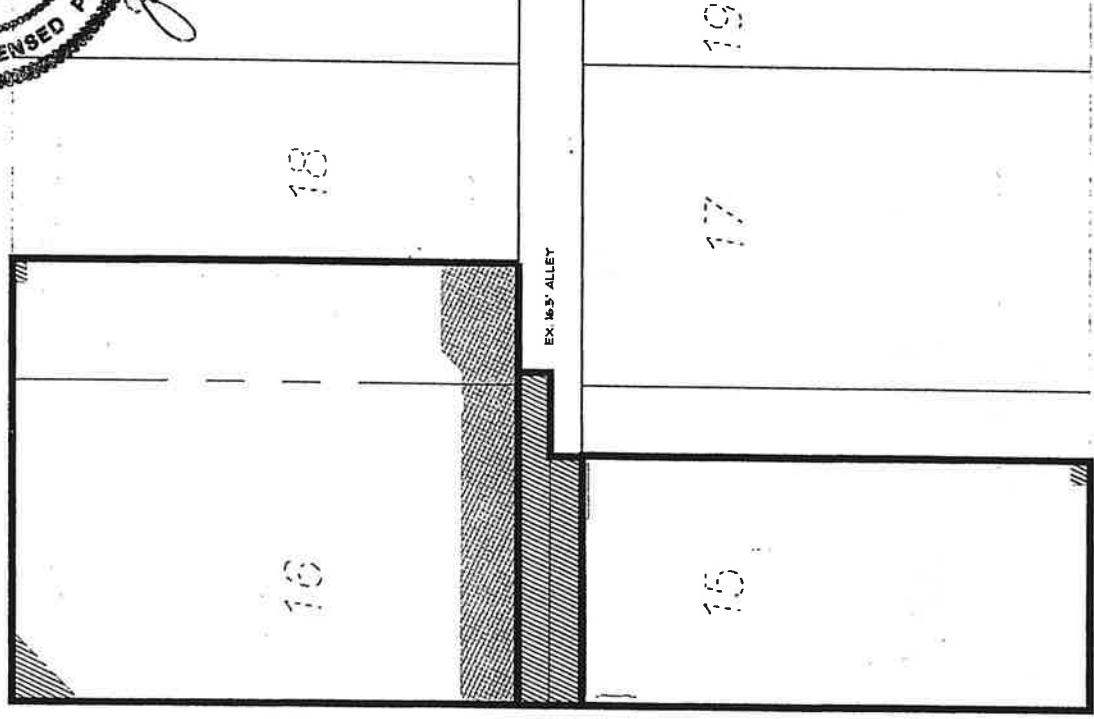
AND

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, AND POINT OF BEGINNING, PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS; THENCE SOUTH 16.5 FEET TO THE NORTHWEST CORNER OF LOT 15; THENCE EAST 64.5 FEET; THENCE NORTH 8.25 FEET; THENCE EAST 21.5 FEET; THENCE NORTH 8.25 FEET; THENCE WEST 86.0 FEET TO THE POINT OF BEGINNING, SUBJECT TO A RESERVED EASEMENT FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC PURPOSES, INCLUDING THE RIGHT TO MAINTAIN AND CONTINUE CABLE AND TELECOMMUNICATIONS SYSTEMS OPERATING UNDER FRANCHISE OR PERMIT ISSUED BY THE CITY OF EAST LANSING AND ANY AND ALL EXISTING PUBLIC OR QUASI PUBLIC UTILITY EASEMENTS THEREOVER OR THEREUNDER, AND THE RIGHT OF INGRESS AND EGRESS FOR THE CITY OF EAST LANSING AND THE GENERAL PUBLIC OVER ALL THAT PORTION OF SUCH PARCEL LYING BELOW THE HORIZONTAL PLANE 13.5 FEET ABOVE EXISTING GRADE THEREOF, ALL AS DESCRIBED IN THE CITY OF EAST LANSING POLICY RESOLUTION 2001-2 VACATING AN EXISTING ALLEY, RECORDED AT LIBER 2886, PAGE 1053, INGHAM COUNTY RECORDS.

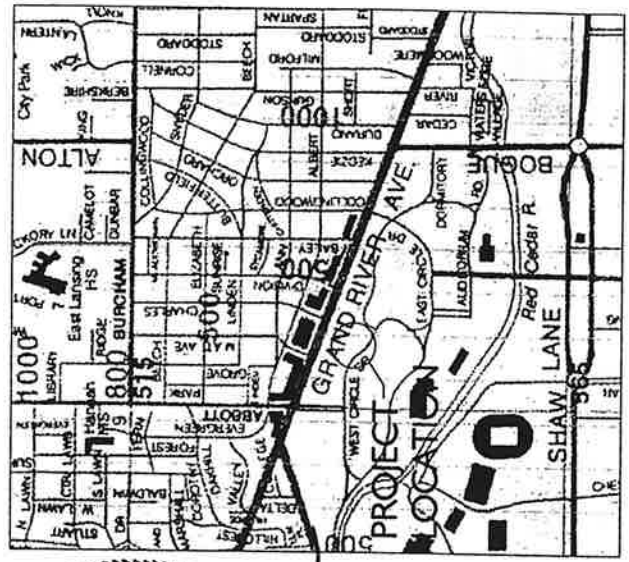
PROPOSED, DATE	APRIL 24, 2001
SHEET NO	1



ALBERT STREET



MAC AVENUE



VICINITY MAP

- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT

LOT NO. 16 AND THE WEST 3154 FEET OF LOT NO. 15, COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF RECORDS, TOGETHER WITH 1/2 OF THE ALLEY VACATED IN ACCORDANCE WITH THE CITY OF EAST LANSING POLICY RESOLUTION NO. 2001-2, RECORDED IN LIBER 2866, PAGE 1053, INGHAM COUNTY RECORDS, ADJACENT TO THE SOUTH LOT LINES OF LOT NO. 16 AND A PORTION OF LOT NO. 15.

AND

LOT NO. 15, EXCEPT THE EAST 19 FEET THEREOF PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF RECORDS, TOGETHER WITH 1/2 OF THE ALLEY VACATED IN ACCORDANCE WITH THE CITY OF EAST LANSING POLICY RESOLUTION NO. 2001-2, RECORDED IN LIBER 2866, PAGE 1053, INGHAM COUNTY RECORDS, ADJACENT TO THE NORTH SIDE OF SUBJECT PROPERTY.

AND

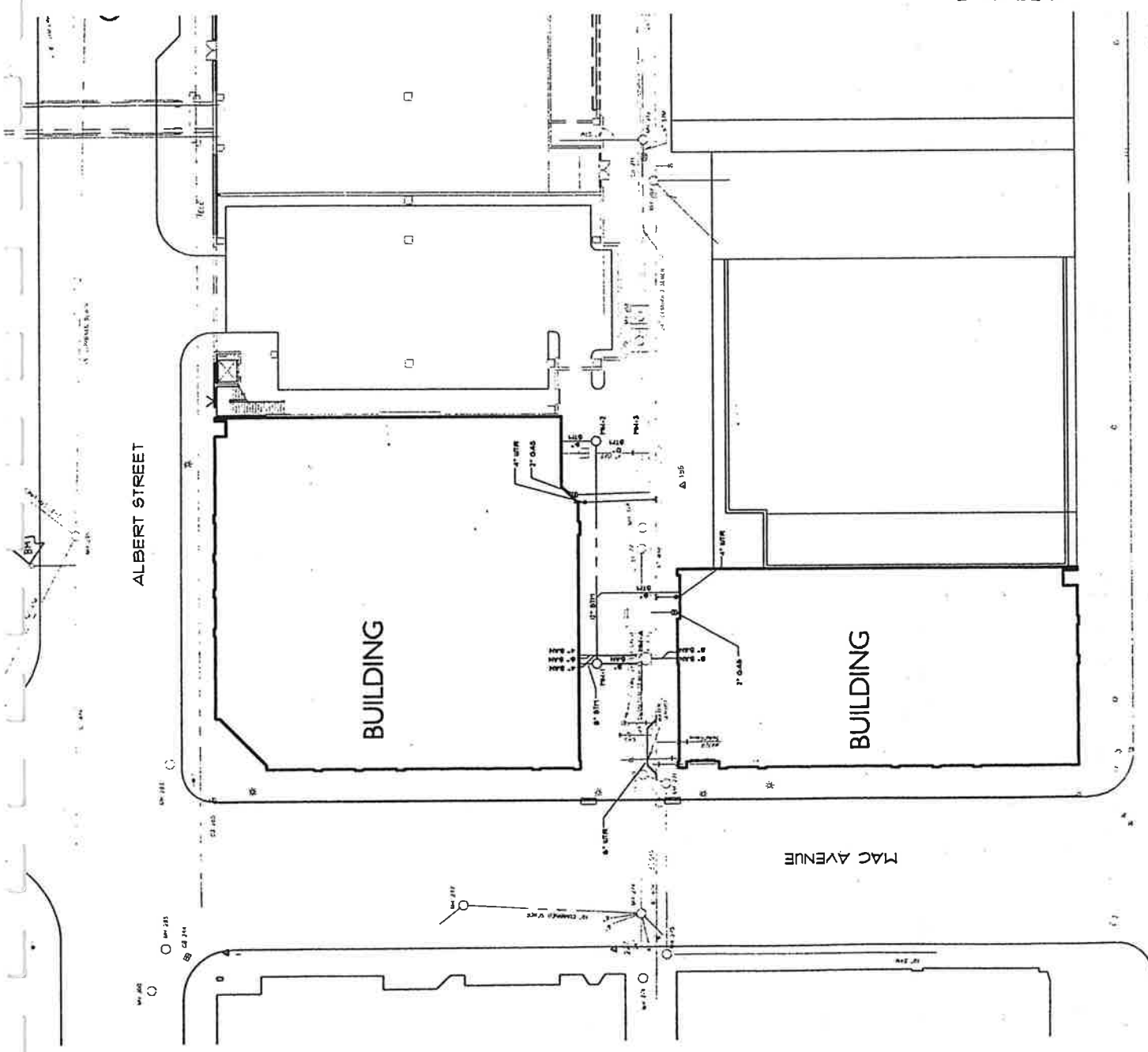
CORNERING AT THE SOUTHWEST CORNER OF LOT 16, AND POINT OF BEGINNING, PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS, THENCE SOUTH 89° 00' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 44.15 FEET; THENCE NORTH 83° 25' 00" WEST 215.00 FEET; THENCE EAST 215.00 FEET; THENCE WEST 66.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO A RESERVED EASEMENT FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC PURPOSES, INCLUDING THE RIGHT TO MAINTAIN AND CONTINUE CABLE AND TELECOMMUNICATIONS SYSTEMS OPERATING UNDER FRANCHISE OR PERMIT ISSUED BY THE COMMUNICATIONS BOARD OF THE STATE OF MICHIGAN, AND THE RIGHT OF PUBLIC UTILITY EASEMENTS THEREOVER OR THEREUNDER OR THE RIGHT OF EGRESS AND EGRESS FOR THE CITY OF EAST LANSING, AND THE GENERAL PUBLIC OVER ALL THAT PORTION OF SUCH PARCEL LYING BELOW THE HORIZONTAL PLANE 135 FEET ABOVE EXISTING GRADE THEREOF, ALL AS DESCRIBED IN THE CITY OF EAST LANSING POLICY RESOLUTION 2001-2 VACATING A LEGGING ALLEY, RECORDED AT LIBER 2866, PAGE 1053, INGHAM COUNTY RECORDS.

WEST BOUND GRAND RIVER AVE. (M-43)

**SITE PLAN AND SURVEY
PROPERTY DESCRIPTIONS**

SCALE 1"=50'





John R. Lefevre

NOTE:
 ALL TOP OF CURB ELEVATIONS ARE EXISTING TO REMAIN. IF CURB AND GUTTER NEEDS TO BE REPLACED DUE TO CONSTRUCTION DAMAGE IT SHALL BE REPLACED AT THE EXISTING SPOT ELEVATION INDICATED.

UTILITY PLAN
 SCALE 1" = 30'
 0 12.5 25 30



WEST BOUND GRAND RIVER AVE. (M-43)

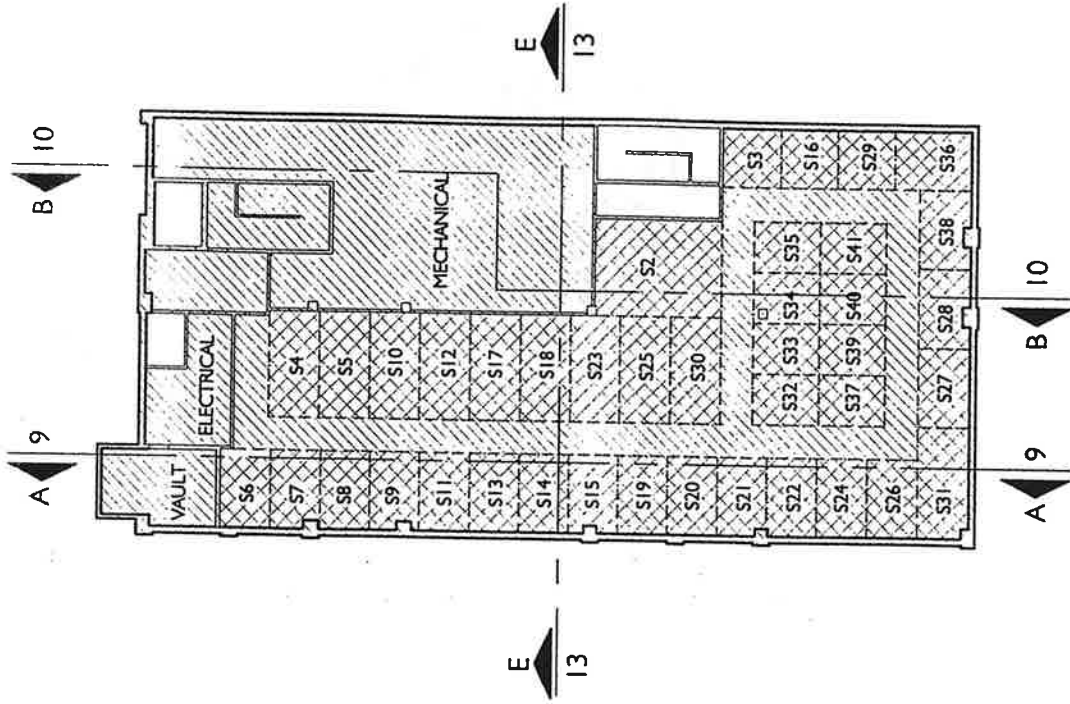
East Lansing City Center Condominium Basement Floor Plan

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

ARCHITECTS
Mayotte Jacob



PROPOSED DATE	APRIL 24, 2001
JOB NO	2000.13
SHEET NO	4



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

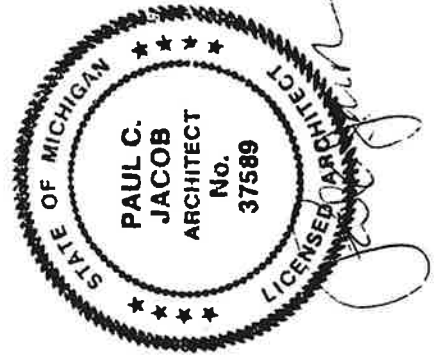
LEGEND

- LIMITS OF OWNERSHIP
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT

201 UNIT NUMBER
S6 S = STORAGE UNIT 6 = CORRESPONDING UNIT NUMBER




UNIT A UNIT TYPE

A 6 SECTION # SHEET #



East Lansing City Center Condominium First Floor Plan

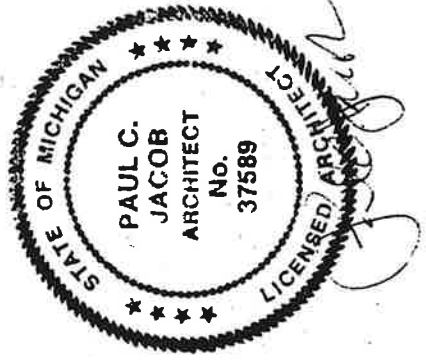
LEGEND

-  LIMITS OF OWNERSHIP
-  LIMITED COMMON ELEMENT
-  GENERAL COMMON ELEMENT

201 UNIT NUMBER

UNIT A UNIT TYPE

A 6 SECTION # SHEET #



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

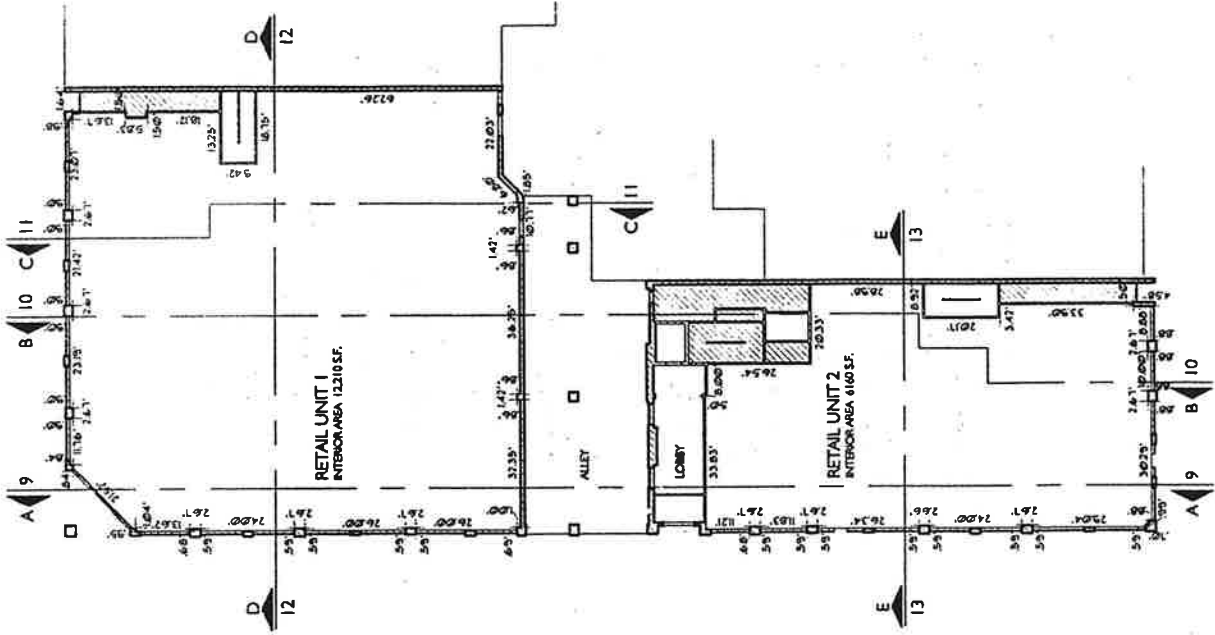
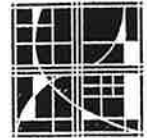


EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM




ARCHITECTS
Mayotte Jacob



PROPOSED DATE APRIL 24, 2001
JOB NO 2000.13
SHEET NO 5

East Lansing City Center Condominium Second Floor Plan

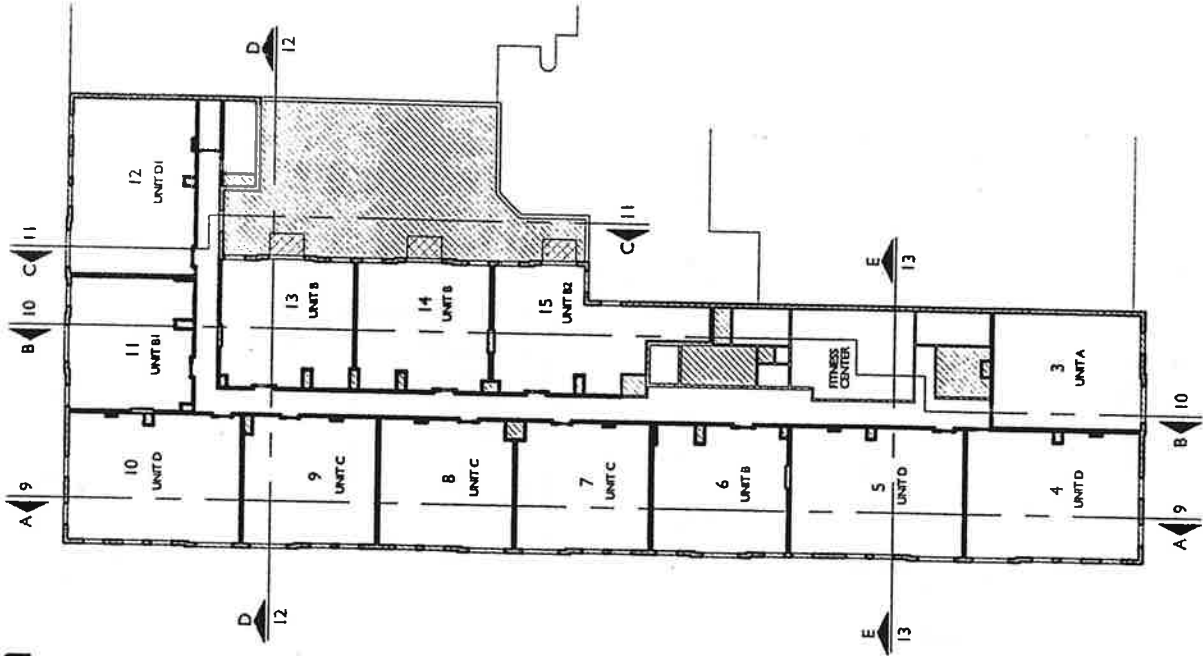
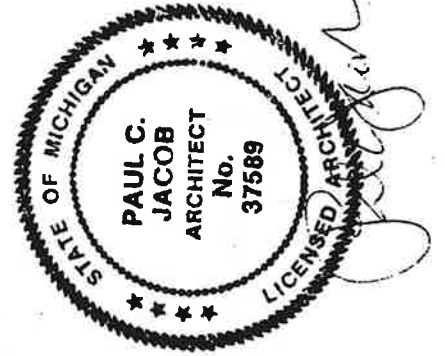
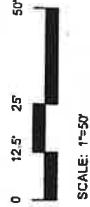
LEGEND

-  LIMITS OF OWNERSHIP
-  LIMITED COMMON ELEMENT
-  GENERAL COMMON ELEMENT

201 UNIT NUMBER

UNIT A UNIT TYPE

A 6 SECTION # SHEET #



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

ARCHITECTS
Mayotte Jacob



PROPOSED DATE APRIL 24, 2001
JOB NO 2000.13
SHEET NO 6

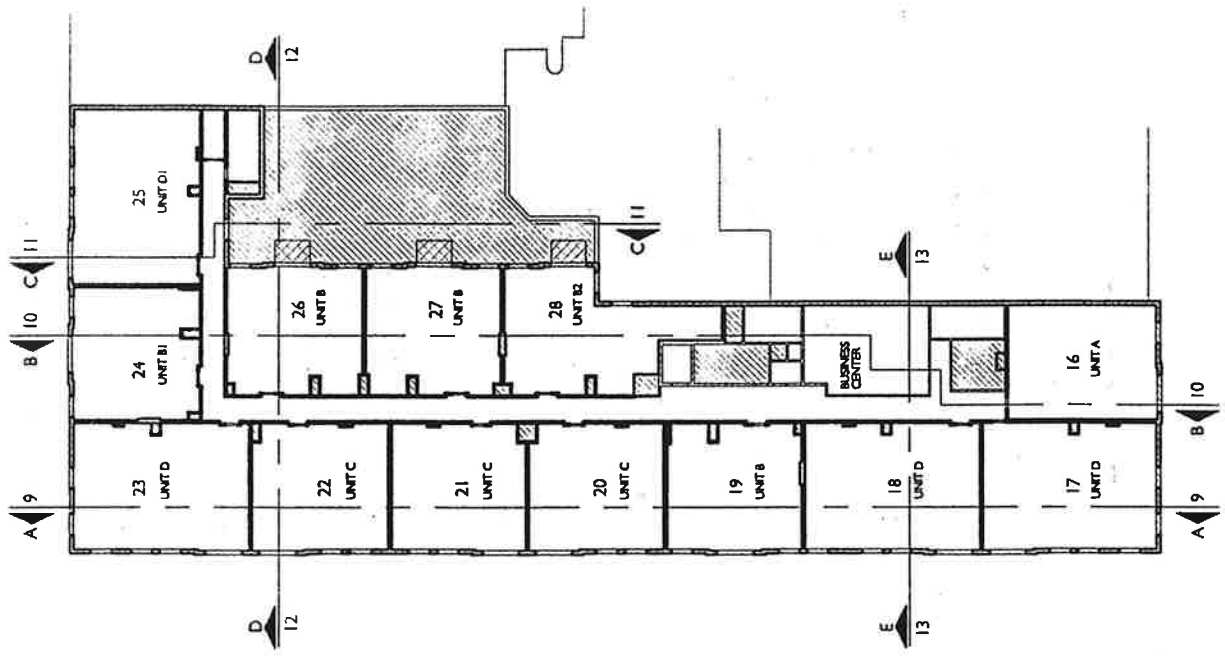
East Lansing City Center Condominium Third Floor Plan

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

ARCHITECTS
Mayotte Jacob



PROPOSED DATE APRIL 24, 2001
JOB NO 2000.13
SHEET NO 7



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

LEGEND

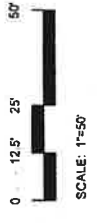
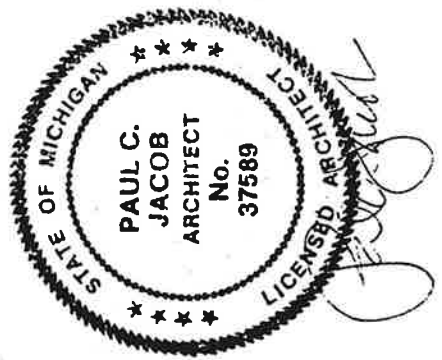
- LIMITS OF OWNERSHIP
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT

201 UNIT NUMBER

UNIT A UNIT TYPE






A 6 SECTION # SHEET #



East Lansing City Center Condominium Fourth Floor Plan

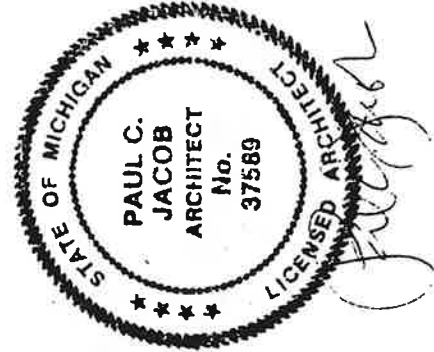
LEGEND

-  LIMITS OF OWNERSHIP
-  LIMITED COMMON ELEMENT
-  GENERAL COMMON ELEMENT

201 UNIT NUMBER

UNITA UNIT TYPE

A 6 SECTION # SHEET #



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

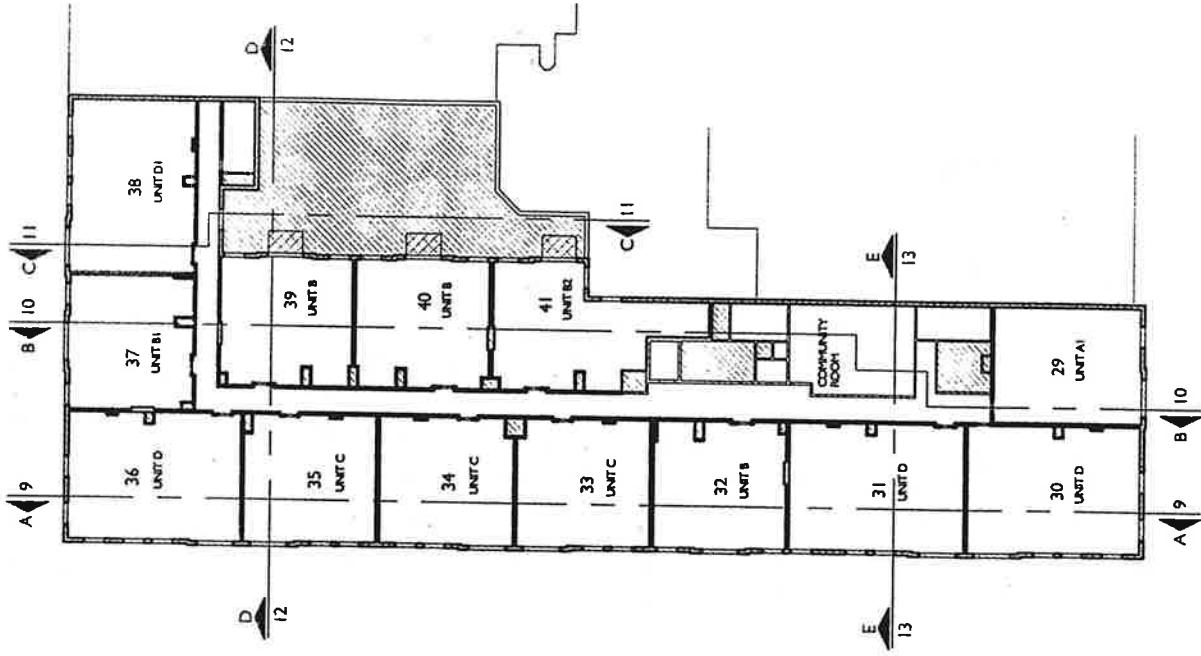
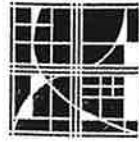


EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

ARCHITECTS
Mayotte Jacob

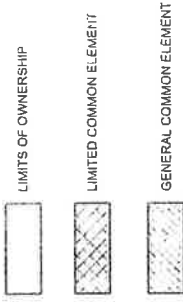


PROPOSED DATE APRIL 24, 2001
JOB NO 2000.13
SHEET NO 8

East Lansing City Center Condominium Section A

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

LEGEND

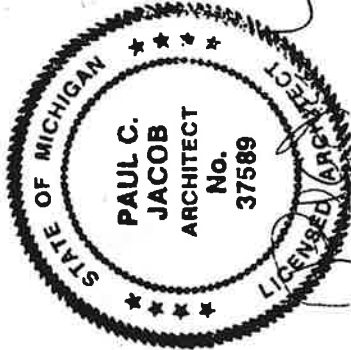
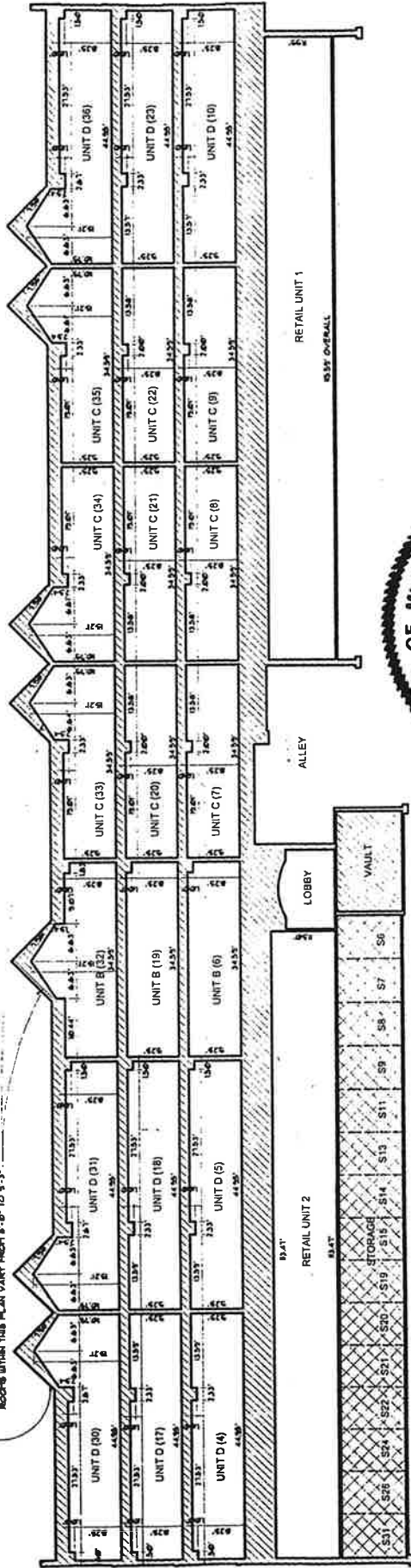


ARCHITECTS
Mayotte Jacob

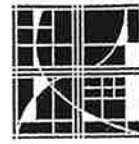


PROPOSED DATE	APRIL 24, 2001
JOB NO	2000.13
SHEET NO	9

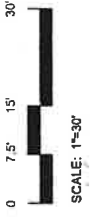
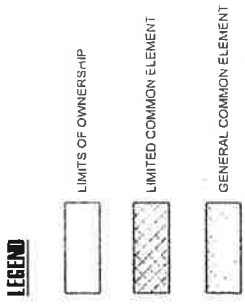
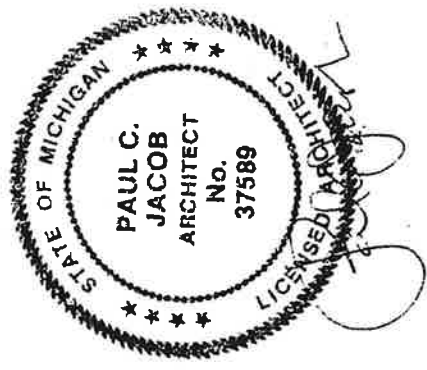
8'-0" x 10'-0" UNITS ON THE FOURTH FLOOR ONLY
HAVE A VAULTED CEILING WITH APPROX.
9'-3" MAX HEIGHT OVER LIVING ROOM AREA
ONLY. FINISHED CEILING HEIGHTS IN OTHER
ROOMS WITHIN THIS PLAN VARY FROM 8'-0" TO 9'-3".



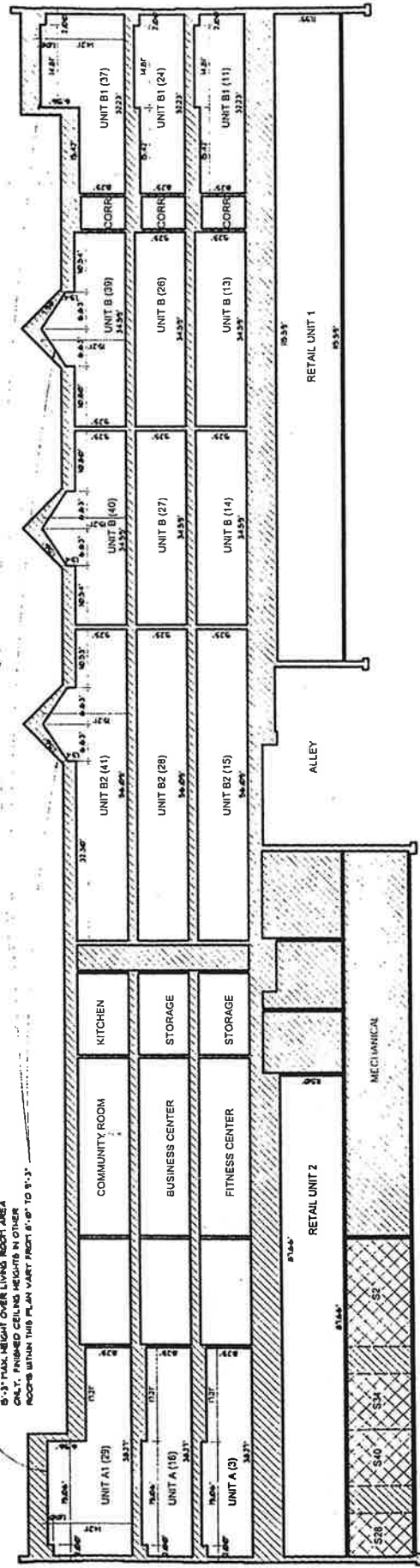
* ALL IMPROVEMENTS SHOWN
MUST BE BUILT



East Lansing City Center Condominium Section B



*ALL 75' x 100' UNITS ON THE FOURTH FLOOR ONLY
HAVE A VALETED CEILING WITH APPROX.
8'-3" MAX HEIGHT OVER LIVING ROOM AREA
ONLY. FINISHED CEILING HEIGHTS IN OTHER
ROOMS WITHIN THIS PLAN VARY FROM 8'-0" TO 8'-3".



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

East Lansing City Center Condominium Section C






NORTH

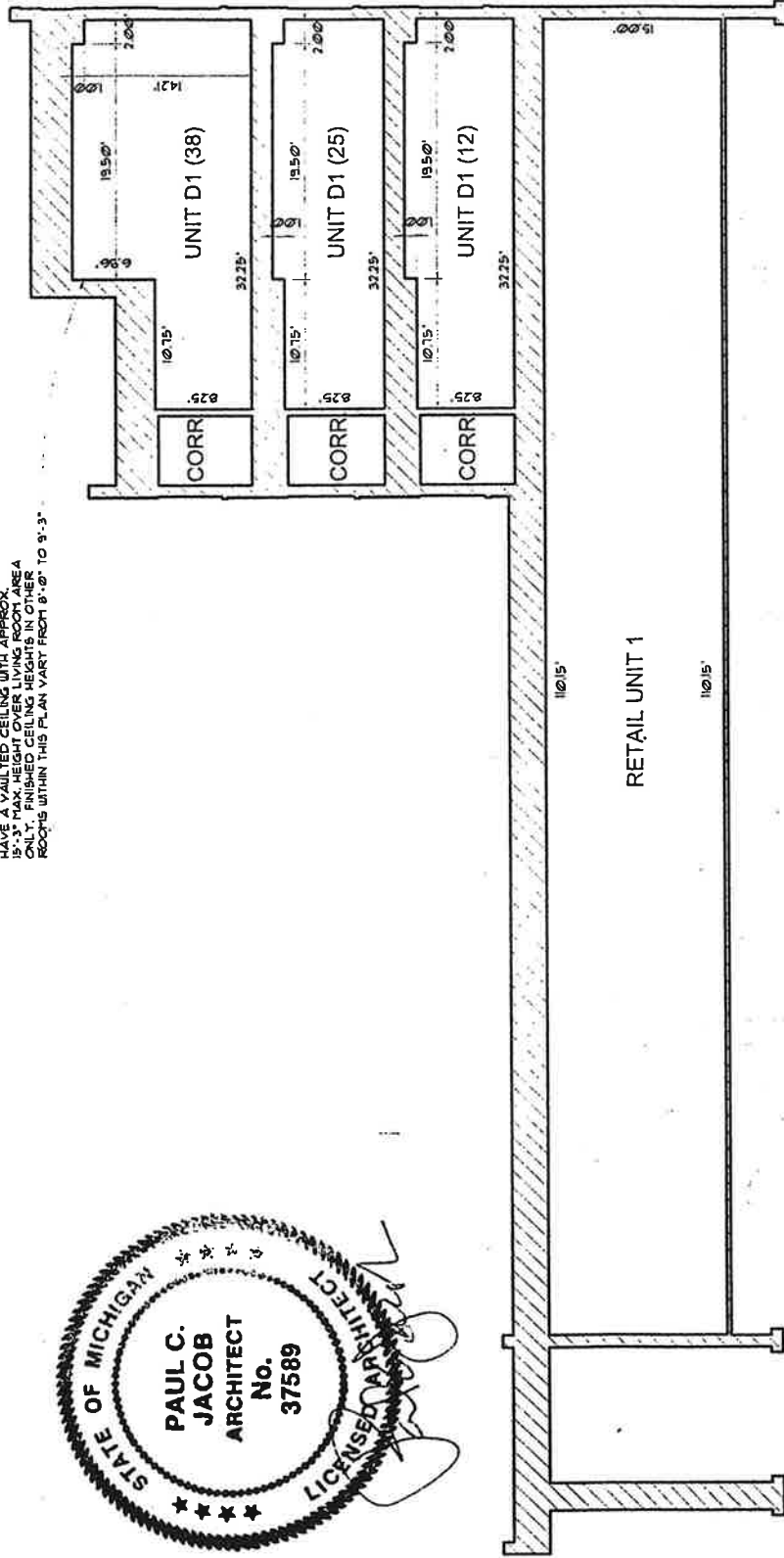
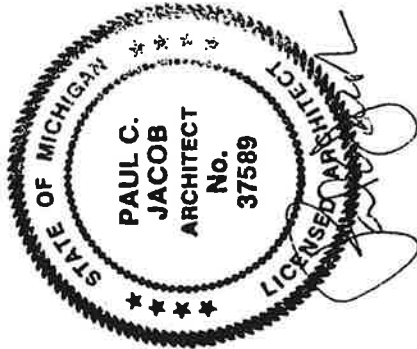


SCALE: 1/16"=1'-0"

LEGEND

-  LIMITS OF OWNERSHIP
-  LIMITED COMMON ELEMENT
-  GENERAL COMMON ELEMENT

TOP UNITS ON THE FOURTH FLOOR ONLY HAVE A VAULTED CEILING WITH APPROX 15'-3" MAX. HEIGHT OVER LIVING ROOM AREA ONLY. FINISHED CEILING HEIGHTS IN OTHER ROOMS WITHIN THIS PLAN VARY FROM 8'-0" TO 9'-3".



* ALL IMPROVEMENTS SHOWN MUST BE BUILT

EXHIBIT B of the Master Deed of EAST LANSING CITY CENTER CONDOMINIUM

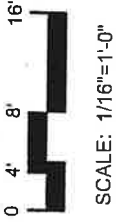
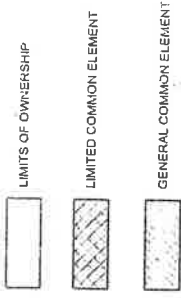
Mayotte Jacob ARCHITECTS



PROPOSED DATE	APRIL 24, 2001
JOB NO	2000.13
SHEET NO	11

East Lansing City Center Condominium Section D

LEGEND

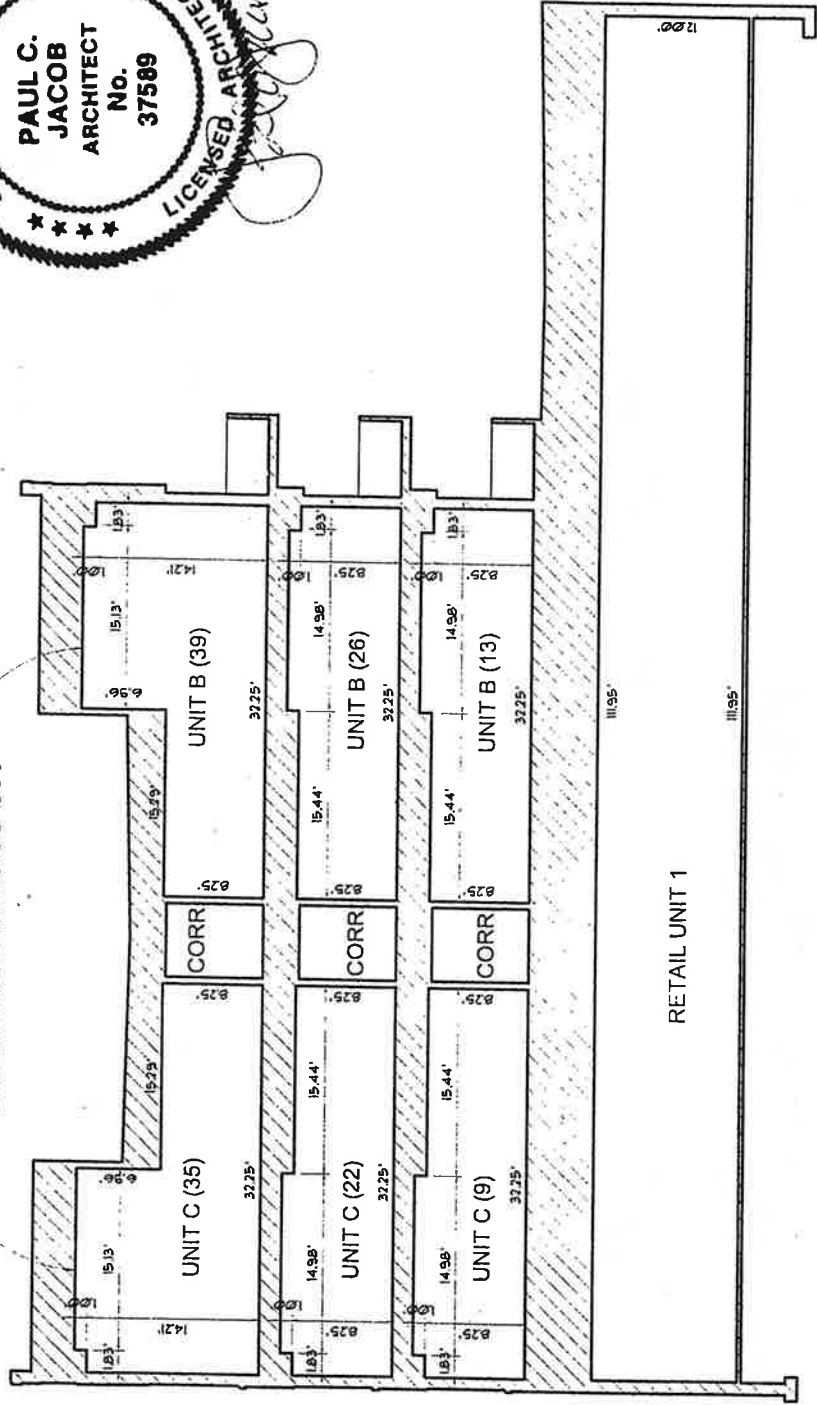


SCALE: 1/16"=1'-0"



NORTH

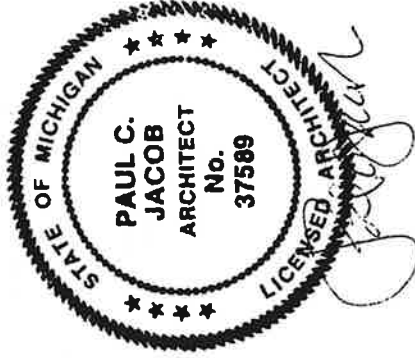
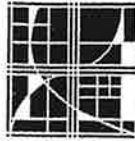
15' x 15' UNITS ON THE FOURTH FLOOR ONLY HAVE A VAULTED CEILING WITH APPROX. 15'3" MAX. HEIGHT OVER LIVING ROOM AREA ONLY. FINISHED CEILING HEIGHTS IN OTHER ROOMS WITHIN THIS PLAN VARY FROM 8'-6" TO 9'-3"



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

ARCHITECTS
Mayotte Jacob

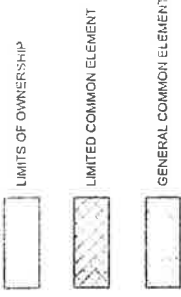


PROPOSED DATE APRIL 24, 2001
JOB NO 2000.13
SHEET NO 12

East Lansing City Center Condominium Section E

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

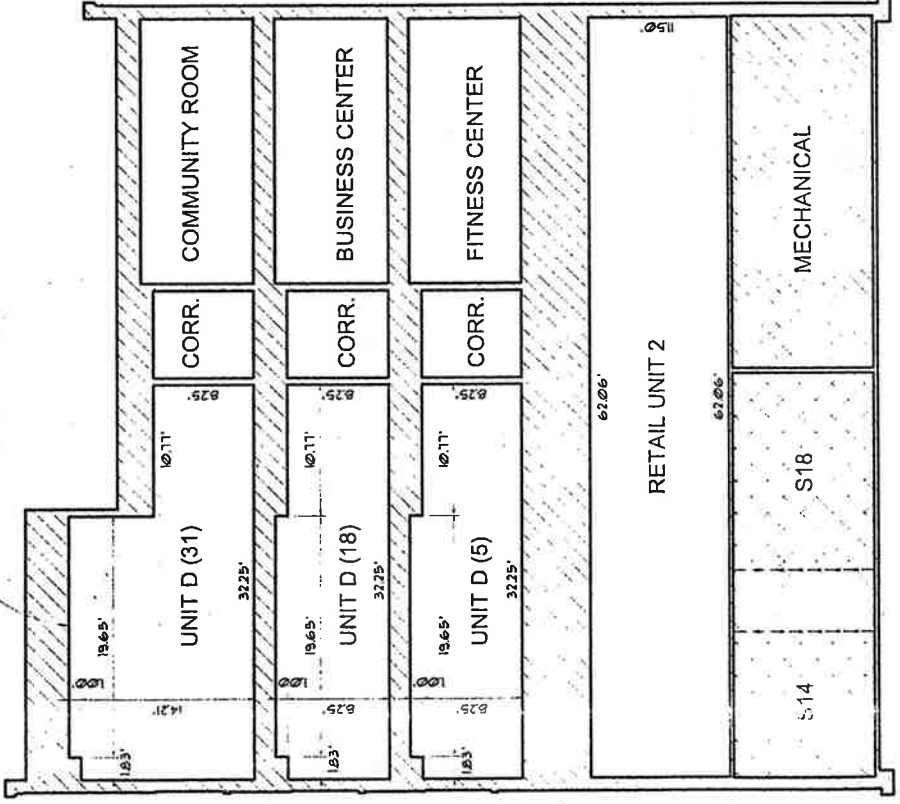
LEGEND



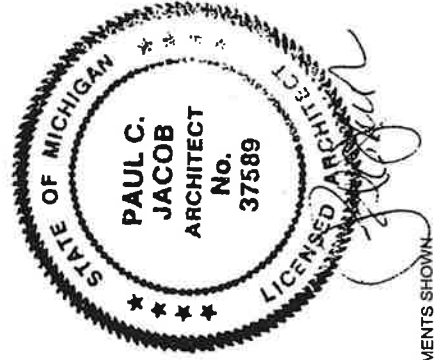
SCALE: 1/16"=1'-0"



ALL UNITS ON THE FOURTH FLOOR ONLY.
MAXIMUM FINISHED CEILING HEIGHT OVER
LIVING ROOM AREA ONLY. FINISHED CEILING HEIGHTS IN OTHER
ROOMS WITHIN THIS PLAN VARY FROM 8'-0" TO 9'-3".



ARCHITECTS
Mayotte Jacob



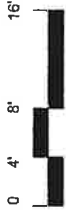
PROPOSED, DATE	APRIL 24, 2001
JOB NO	2000.13
SHEET NO	13

* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

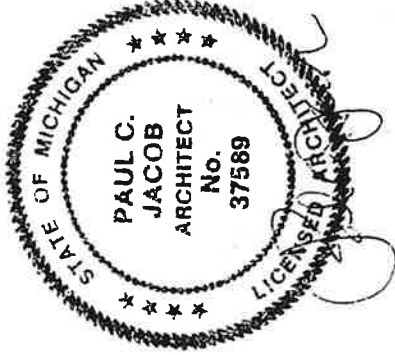
East Lansing City Center Condominium Units A, A1






NORTH

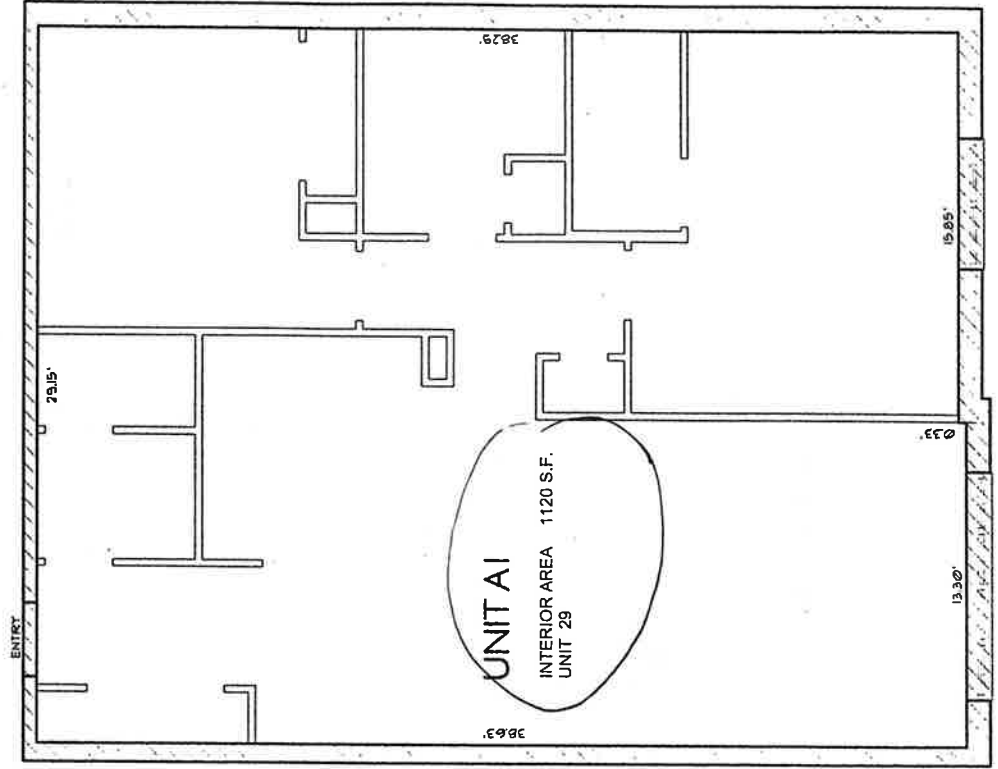
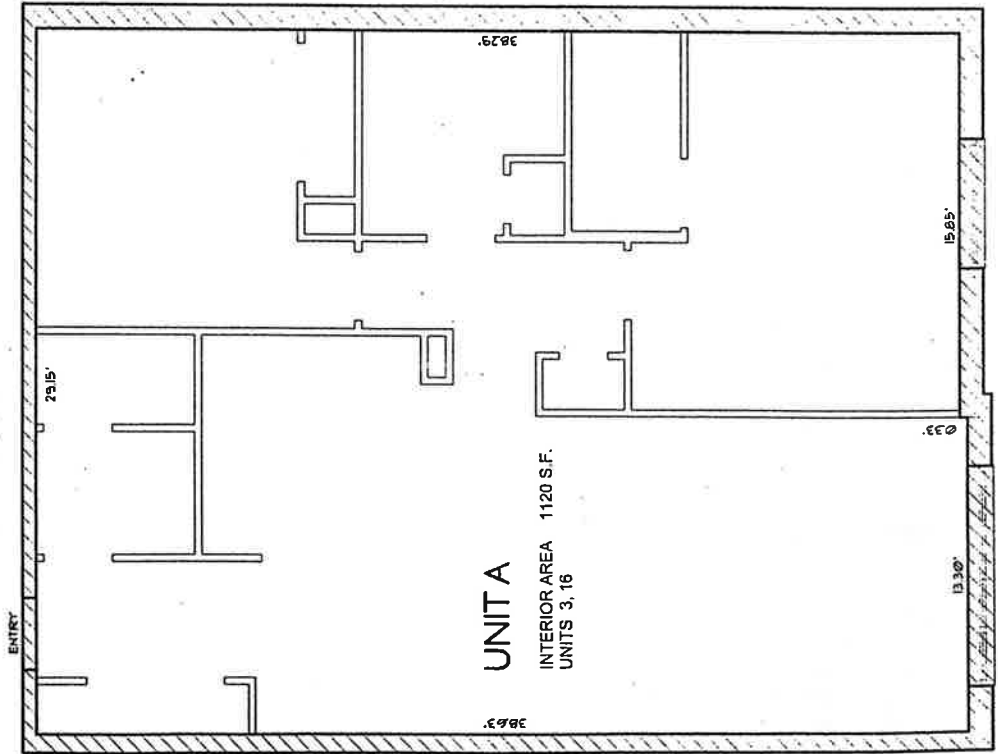


SCALE: 1/8"=1'-0"



LEGEND

-  LIMITS OF OWNERSHIP
-  LIMITED COMMON ELEMENT
-  GENERAL COMMON ELEMENT



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

ARCHITECTS
Mayotte Jacob



PROPOSED DATE
APRIL 24, 2001

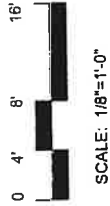
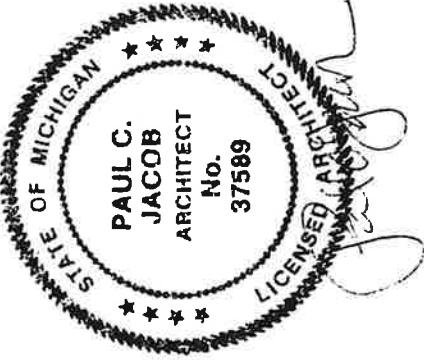
JOB NO

2000.13

SHEET NO

14

East Lansing City Center Condominium Units B, B1



LEGEND

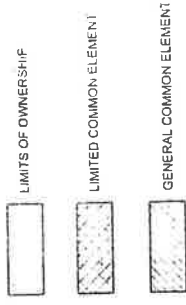
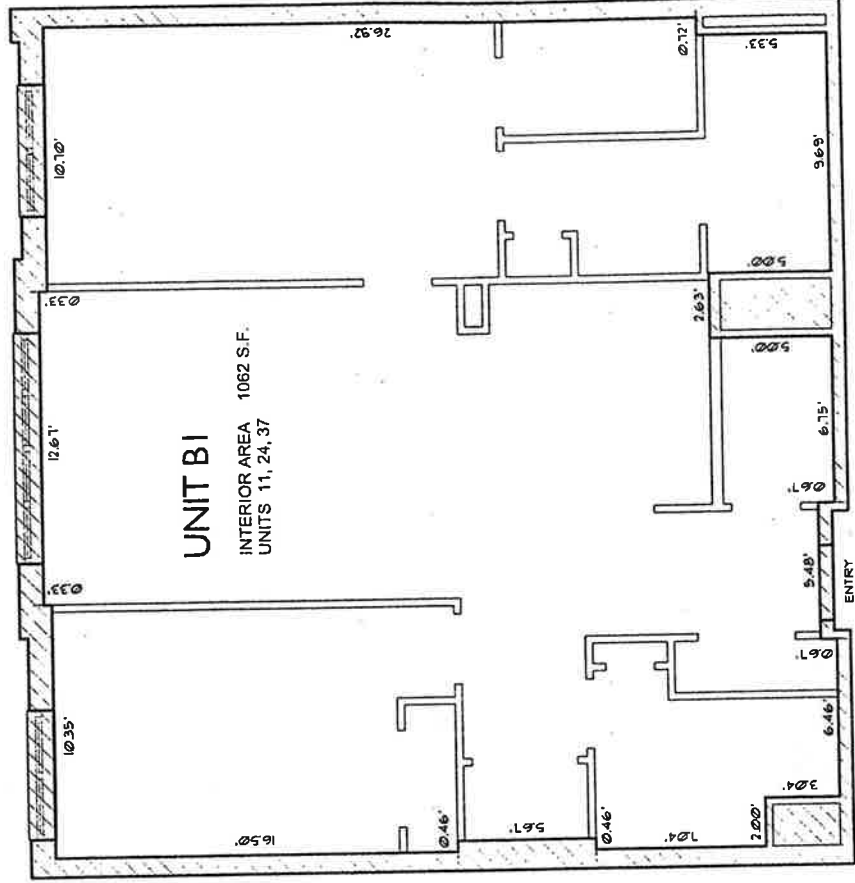
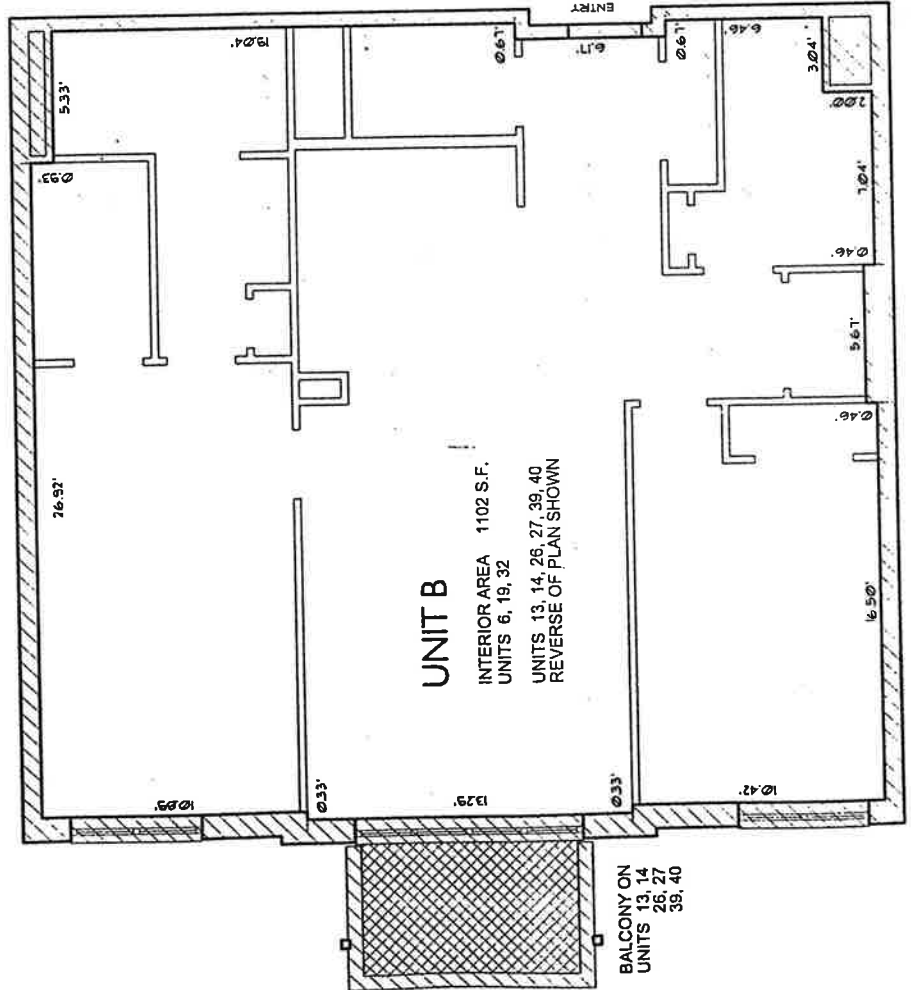
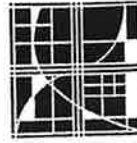


EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM



Mayotte Jacob
ARCHITECTS



PROPOSED, DATE
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JOB NO
2000.13
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* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

15

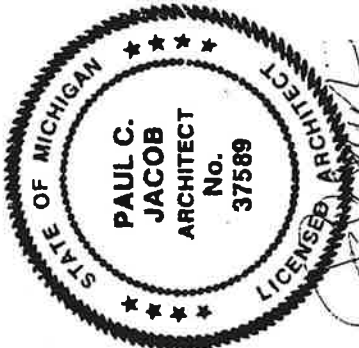
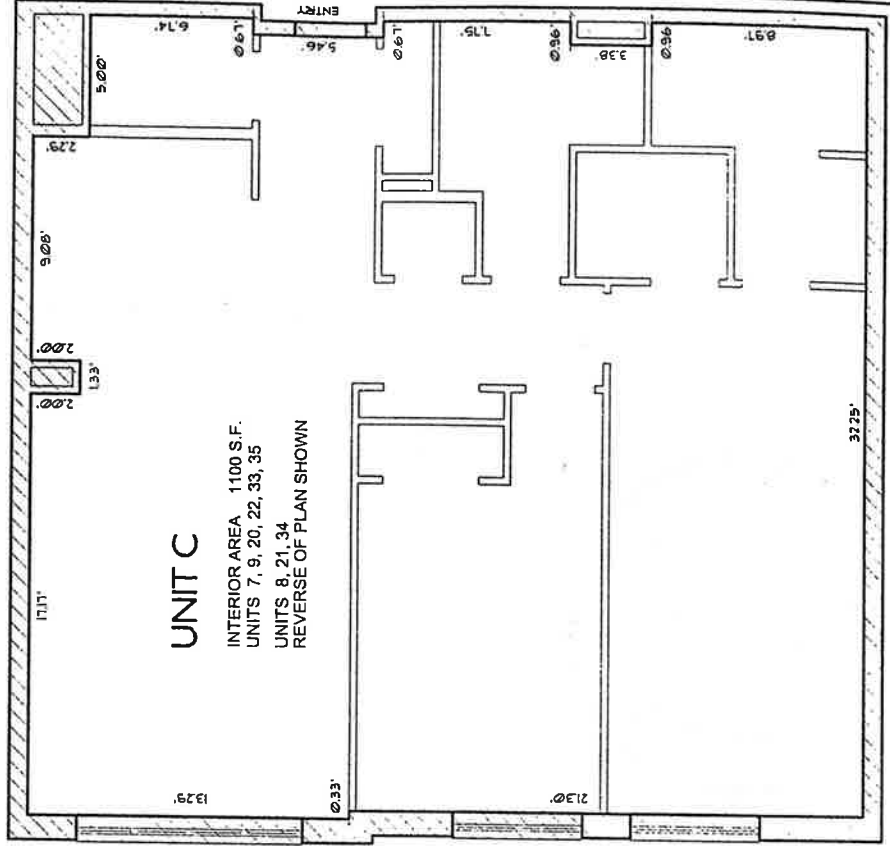
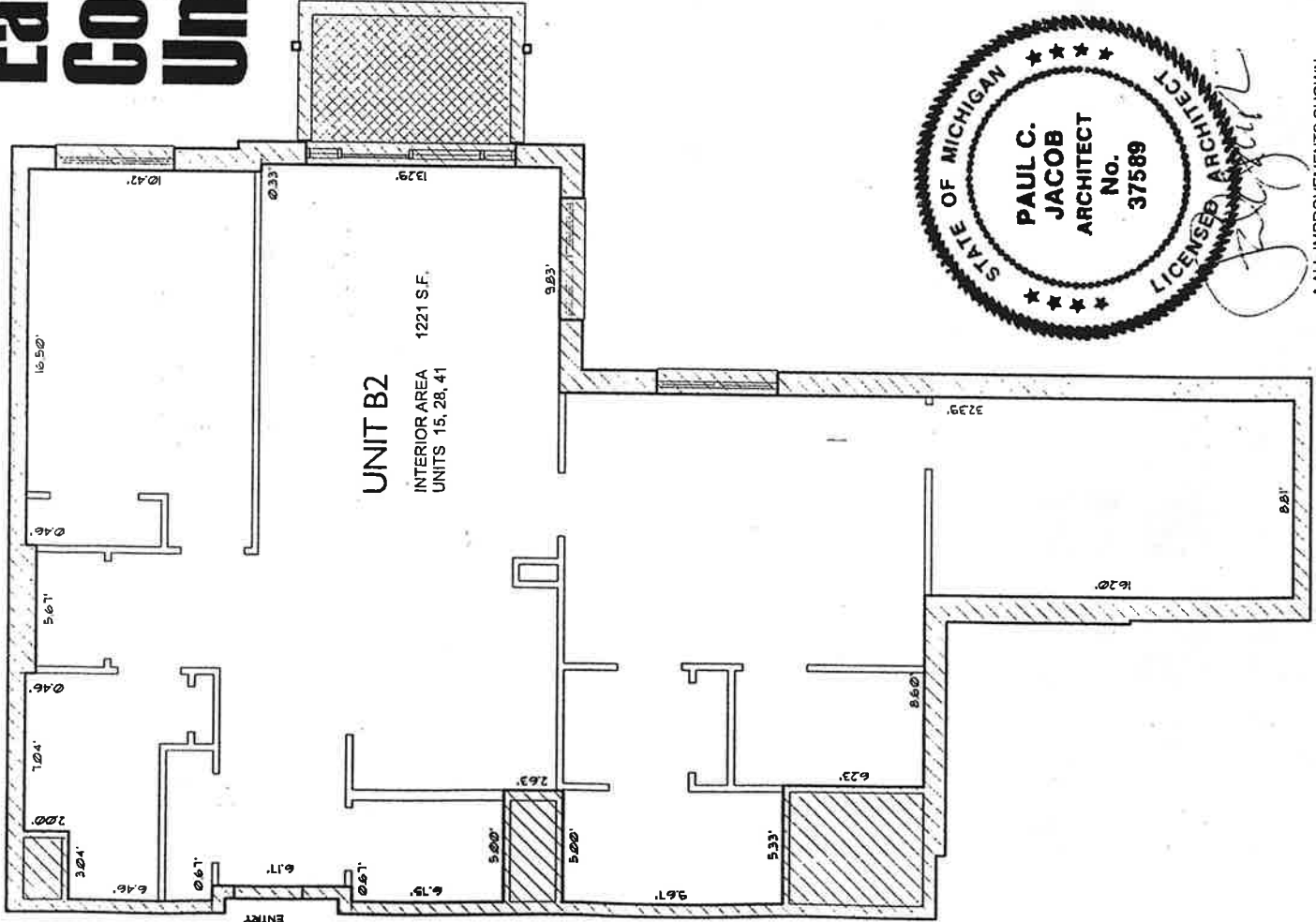
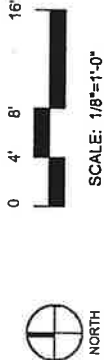
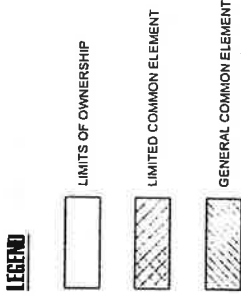
East Lansing City Center Condominium Units B2, C

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM

ARCHITECTS
Mayotte Jacob

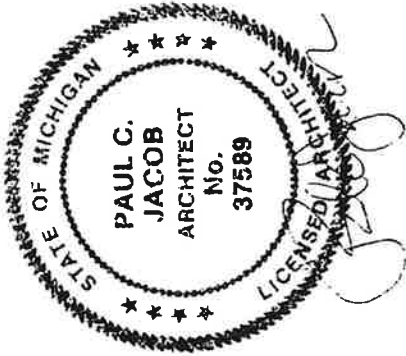


PROPOSED DATE
APRIL 24, 2001
JOB NO
2000.13
SHEET NO
16



* ALL IMPROVEMENTS SHOWN
MUST BE BUILT

East Lansing City Center Condominium Units D, D1



LEGEND




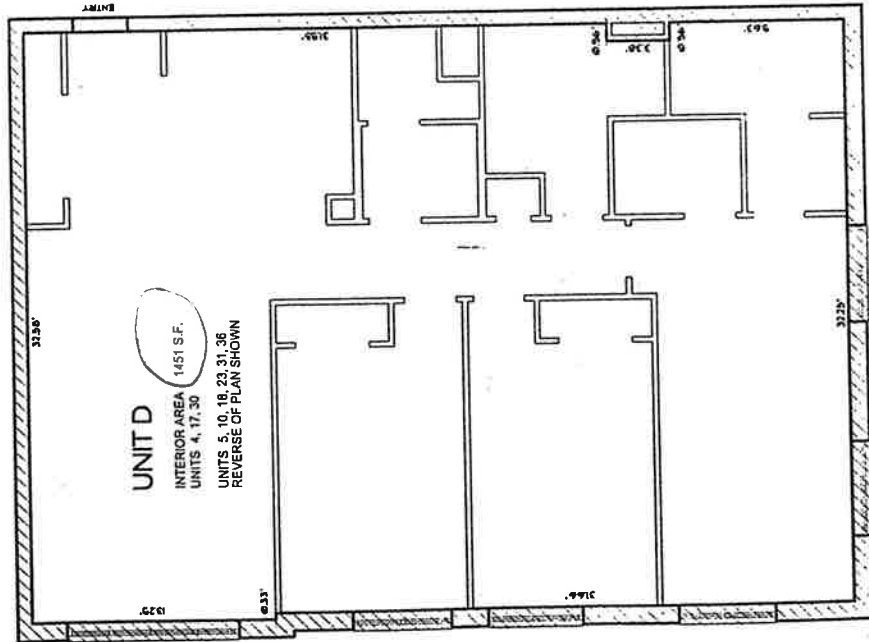
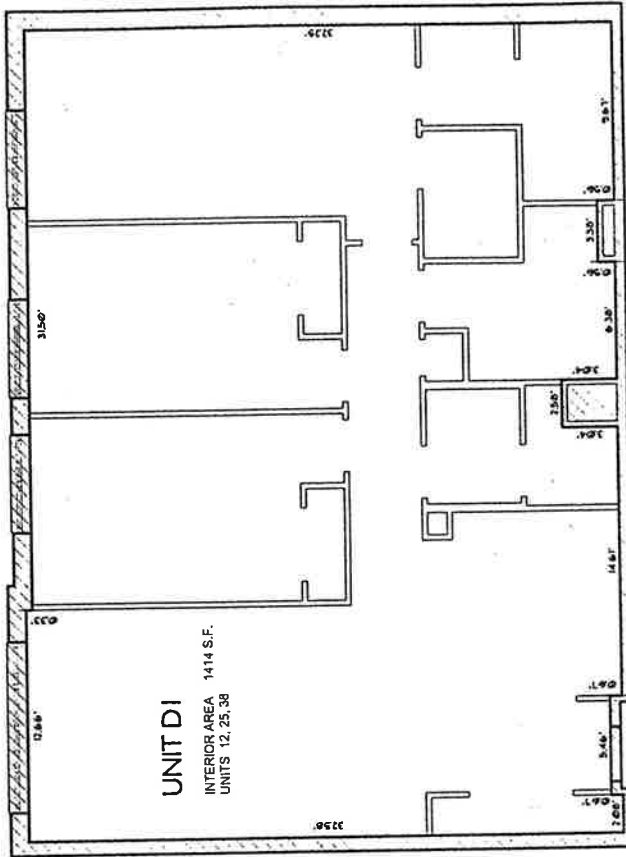
-  LIMITS OF OWNERSHIP
-  LIMITED COMMON ELEMENT
-  GENERAL COMMON ELEMENT

EXHIBIT B of the Master Deed of
EAST LANSING CITY CENTER
CONDOMINIUM



UNIT D1
INTERIOR AREA 1414 S.F.
UNITS 12, 25, 38



Mayotte Jacob
ARCHITECTS



PROPOSED, DATE
APRIL 24, 2001

JOB NO

2000.13

SHEET NO

17

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