

Recorded in Liber 2240,
Pages 511 through 553,
Macomb County Records
on November 12, 1971

**MASTER DEED
PLUM CREEK CONDOMINIUM**
(Act 229, Public Acts of 1963, as amended)

ster Deed is made and executed on this 19th day of October, 1971, by Kings Arms Apartm. a Michigan joint venture, hereinafter referred to as "Developer," whose office is situated at 2145 Crooks Road, Troy, Michigan, represented herein by its joint venturers who are fully empowered and qualified to act on behalf of said joint venture, in pursuance of the provisions of the Michigan Horizontal Real Property Act as amended (being Section 559.2 of the Compiled Laws of 1948 and Act 229 of the Public Acts of 1963), hereinafter referred to as the "Act."

W I T N E S S E T H :

WHEREAS, the Developer desires by recording this Master Deed, together with the Condominium Bylaws attached hereto as Exhibit "A" and together with the Condominium Subdivision Plan attached hereto as Exhibit "B" (both of which are hereby incorporated by reference and made a part hereof) to establish the real property, described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a condominium project under the provisions of the Act.

NOW, THEREFORE, the Developer does, upon the recording hereof, establish Plum Creek Condominium as a condominium project under the Act and does declare that Plum Creek Condominium (hereinafter referred to as the "Condominium" or the "Condominium Project"), shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Master Deed and Exhibits "A" and "B" hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and any persons acquiring or owning an interest in the said real property, their grantees, successors, heirs, executors, administrators and assigns. In furtherance of the establishment of said Condominium Project, it is provided as follows:

ARTICLE I

TITLE AND NATURE

The Condominium Project shall be known as Plum Creek Condominium, Macomb County Condominium Subdivision Plan No. 28. The architectural plans for the project were approved by the City of Sterling Heights, State of Michigan. The Condominium Project is established in accordance with the Act. The buildings and units contained in the Condominium, including the number, boundaries, dimensions, area and volume of each unit therein are set forth completely in the Condominium Subdivision Plan attached as Exhibit "B" hereto. Each building contains individual units for residential purposes and each unit is capable of individual utilization on account of having its own entrance from and exit to a common element of the Condominium Project. Each co-owner in the Condominium Project shall have an exclusive right to his unit and shall have undivided and inseparable rights to share with other co-owners the common elements of the Condominium Project as are designated by the Master Deed.

ARTICLE II

LEGAL DESCRIPTION

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

A parcel of land located in and being a part of the SW 1/4 of Section 24, T. 2 N., R. 12 E., City of Sterling Heights, Macomb County, Michigan, and being more particularly described as follows: Commencing at a point 693.40 feet N.85°57' E. and 1607.54 feet S. 0°57'34" E. from the West quarter post of said Section 24 and thence extending N. 89°02'26" E. 195.0 feet; thence S. 59°04' E. 210.0 feet; thence S. 78°00' E. 200.0 feet; thence S. 47°46'37" W. 157.36 feet; thence S. 12°00' W. 50.0'; thence N. 78°00' W. 121.48 feet; thence S. 75°30' W. 190.95 feet; thence S. 0°57'34" E. 53.64 feet; thence S. 72°38'07" W. 94.17 feet; thence along a curve (radius 1450.0 feet) concave to the Northeast whose long chord bears N. 41°56'46" W. 67.59 feet; thence N. 0°57'34" W. 355.0 feet to the point of beginning.

ARTICLE III

DEFINITIONS

Certain terms are utilized not only in this Master Deed and Exhibits "A" and "B" hereto, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation and corporate Bylaws and Rules and Regulations of the Plum Creek Condominium Association, a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in Plum Creek Condominium, as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

- (a) The "Act" means the Michigan Horizontal Real Property Act, being Act 229 of the Public Acts of 1963, as amended.
- (b) "Association" shall mean the non-profit corporation organized under Michigan law of which all co-owners shall be members which corporation shall administer, operate, manage and maintain the Condominium. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.
- (c) "Condominium Bylaws" means Exhibit "A" hereto, being the Bylaws setting forth the substantive rights and obligations of the co-owners and required by Section 2(k)(7) of the Act to be recorded as part of the Master Deed.
- (d) "Association Bylaws" means the corporate Bylaws of Plum Creek Condominium Association, the Michigan non-profit corporation organized to manage, maintain and administer the Condominium.
- (e) "Consolidating Master Deed" means the final amended Master Deed which shall describe Plum Creek Condominium as a completed Condominium Project and shall reflect the entire land area added to the Condominium from time to time under Article VII hereof, and all apartments and common elements therein, and which shall express percentages of value pertinent to each apartment as finally readjusted. Such Consolidating Master Deed, when approved by the Michigan Department of Commerce and recorded in the Office of the Macomb County Register of Deeds, shall supersede all previously recorded Master Deeds for Plum Creek Condominium.
- (f) "Apartment" or "unit" each mean the enclosed space constituting a single complete residential unit in Plum Creek Condominium as such space may be described on Exhibit "B" hereto, and shall have the same meaning as the term "apartment" as defined in the Act.
- (g) "Condominium Documents" wherever used means and includes this Master Deed and Exhibits "A" and "B" hereto, the Articles of Incorporation, Bylaws and the Rules and Regulations, if any, of the Association.
- (h) "Condominium Project," "Condominium" or "Project" means Plum Creek Condominium as an approved Condominium Project established in conformity with the provisions of the Act.
- (i) "Condominium Subdivision Plan" means Exhibit "B" hereto.
- (j) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more units in the Condominium Project. The term "owner," wherever used, shall be synonymous with the term "co-owner."
- (k) "Condominium Premises" means and includes the land and the buildings, all improvements and structures thereof, and all easements, rights and appurtenances belonging to Plum Creek Condominium as described above.
- (l) "Common Elements," where used without modification, shall mean both the general and limited common elements described in Article IV hereof.
- (m) "Developer" shall mean King Arms Apartments, which has made and executed this Master Deed, and its successors and assigns.
- (n) Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE IV

COMMON ELEMENTS

The common elements of the project described in Exhibit "B" attached hereto and the respective responsibilities for maintenance, decoration, repair or replacement thereof are as follows:

A. The general common elements are:

- (1) The land described on page one hereof, including driveways, roads, sidewalks and parking spaces;
- (2) The electrical wiring network throughout the project including that contained within unit walls up to the point of connection with electrical fixtures within any unit;
- (3) The gas line network throughout the project including that contained within unit walls up to the point of connection with gas fixtures within any unit;
- (4) The telephone wiring network throughout the project;
- (5) The plumbing network throughout the project including that contained within unit walls, up to the point of connection with plumbing fixtures within any unit;
- (6) The water distribution system, sanitary sewer system and storm drainage system throughout the project;
- (7) Foundations, supporting columns, unit perimeter walls (including windows and doors therein) roofs, ceilings, floor construction between unit levels and chimneys;
- (8) Such other elements of the project not herein designated as general or limited common elements which are not enclosed within the boundaries of an apartment, and which are intended for common use or necessary to the existence, upkeep and safety of the project.

B. The limited common elements are:

- (1) Each terrace in the project is limited in use to the owner of the apartment which opens into such terrace.
- (2) Each common hall is limited in use to co-owners of apartments to whose units access is gained by use of such common hall.
- (3) Each common stair is limited in use to the co-owners of units in the building in which the stair is located.
- (4) Each furnace room is limited in use to the co-owners whose units are heated by furnaces located in such furnace room.
- (5) Each furnace, air conditioner and water heater is limited in use to the apartment which it services.
- (6) Storage rooms in common basements are limited in use to the persons to whom they are respectively assigned by the Association. One such storage room in each common basement shall be assigned by the Association to each co-owner of an apartment in the building in which such common basement is located.
- (7) The interior surfaces of apartment perimeter walls (including windows and doors therein), ceilings and floors contained within an apartment shall be subject to the exclusive use and enjoyment of the co-owner of such apartment.
- (8) Each carport in the condominium project, when constructed, shall be a limited common element appurtenant to the unit of the same number with which such carport shall be designated on any Amendments to the Condominium Subdivision Plan. No carports have been designated as limited common elements on the original Condominium Subdivision Plan inasmuch as none have yet been constructed, it being the purpose of Developer to assign and designate such carports as limited common elements in subsequent amendments to and recordings of the Site Plan which is a part of Exhibit "B" hereto. Developer reserves the right, from time to time, within a period ending no later than the recording of the Consolidating Master Deed to construct carports on all or any portion or portions of the general common elements designated on Exhibit "B" hereto as "Parking." The precise number and location of carports which may be constructed shall be determined by Developer in its sole judgment but nothing herein contained shall obligate Developer to construct any carports whatever. Any consideration paid by a co-owner for the construction and assignment of a carport shall inure solely to the benefit of Developer. Developer reserves the right to designate each carport

as a limited common element appurtenant to a particular apartment by subsequent amendment or amendments to this Master Deed which shall be effected solely by Developer without the necessity of consent of or execution by any other person now or hereafter interested in the condominium project, whether as owner, mortgagee or otherwise. Any such amendment shall contain an adjustment or readjustment of percentages of value by increase or decrease of the same with respect to all apartments in the condominium project as may be reasonable to reflect the addition of value and allocable maintenance expense to those units to which carports shall become appurtenant. All of the co-owners and mortgagees of apartments 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 and to any proportionate allocation and reallocation of percentages of value of apartments which Developer may determine necessary and appropriate in conjunction with such amendment or amendments as the same may be approved by the Department of Commerce. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed.

C. The costs of maintenance, repair and replacement of each limited common element referred to in Paragraph B(5) shall be borne by the co-owners of the apartment which such limited common element services.

The costs of maintenance, repair and replacement of all other general and limited common elements described above shall be borne by the Association except that the costs of decoration and maintenance (but not repair or replacement except in cases of co-owner fault) of all surfaces of limited common elements referred to in Paragraphs B(4), B(6) and B(7) shall be borne by the co-owner of each apartment to which such limited common elements are appurtenant.

No co-owner shall use his apartment or the common elements in any manner inconsistent with the purposes of the project or in any manner which will interfere with or impair the rights of any other co-owner in the use and enjoyment of his apartment or the common elements

ARTICLE V

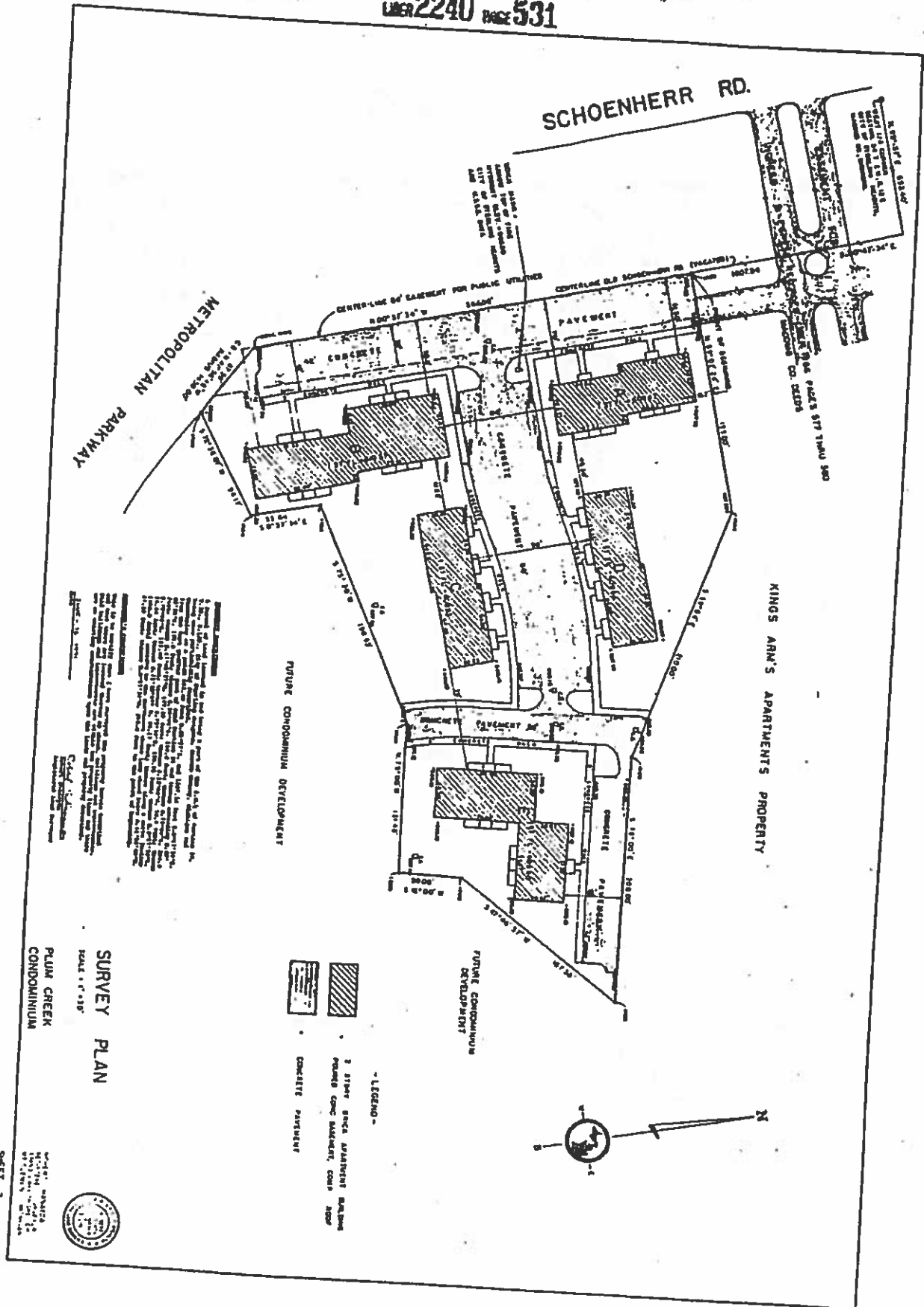
APARTMENT DESCRIPTION AND PERCENTAGE OF VALUE

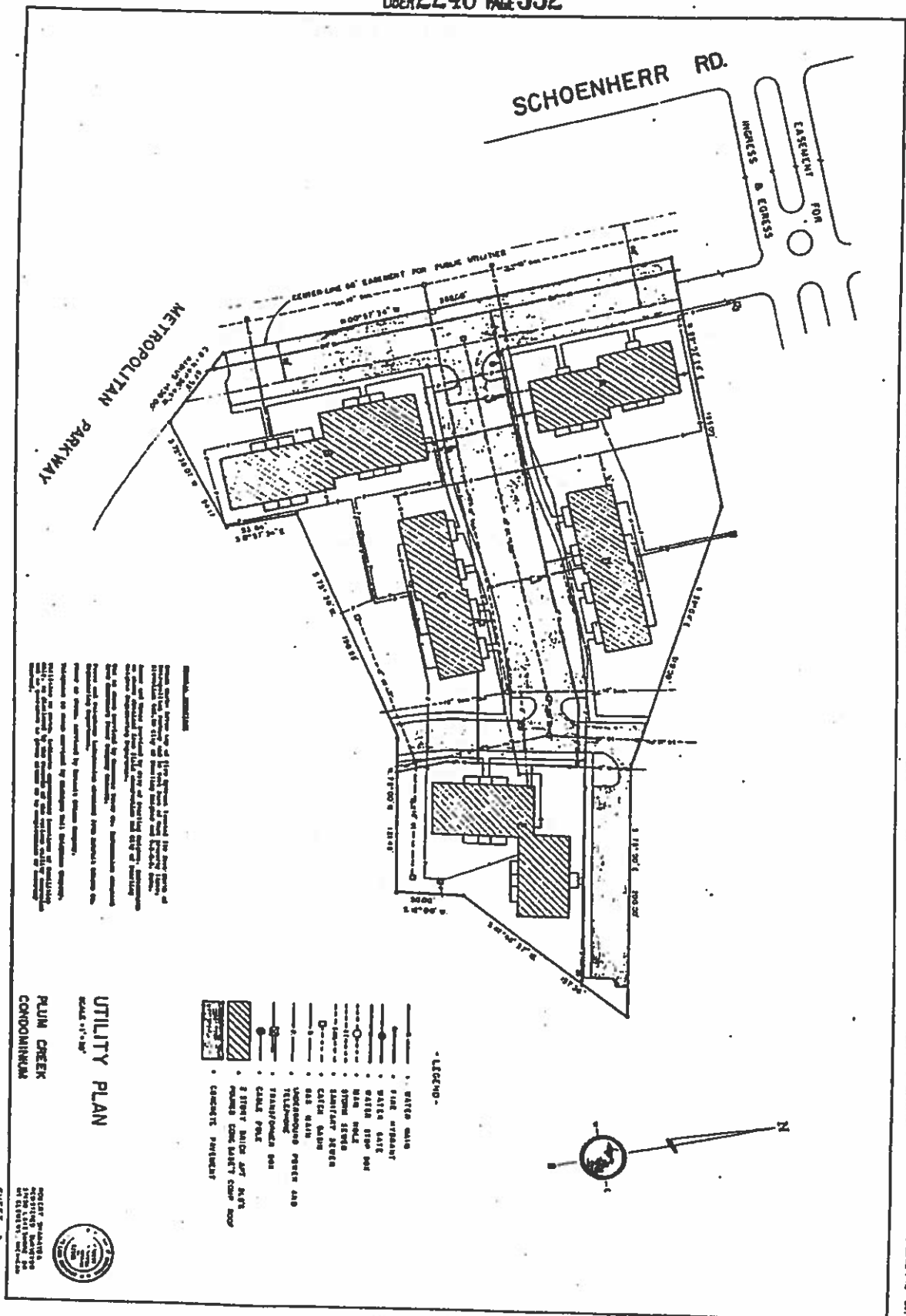
A. Each apartment in the project is described in this paragraph with reference to the Subdivision and Site Plan of Plum Creek Condominium as surveyed by Robert Shanayda and attached hereto as Exhibit "B." Each apartment shall include: (1) With respect to each unit basement, all that space contained within the unpainted surfaces of the basement floor and walls and the uncovered underside of the first floor joists, and (2) with respect to the upper floors of units, all that space contained within the interior finished unpainted walls and ceilings and from the finished subfloor all as shown on the floor plans and sections in Exhibit "B" hereto and delineated with heavy outlines.

B. The percentage of value assigned to each apartment is set forth in subparagraph C below. The percentage of value assigned to each apartment shall be determinative of the proportionate share of each respective co-owner in the proceeds and expenses of the 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 100. The percentage of value allocated to each apartment may be changed only with the unanimous consent of all of the co-owners expressed in an amendment to this Master Deed, duly approved and recorded except as provided in Article IV B(8) and Article VII.

C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.

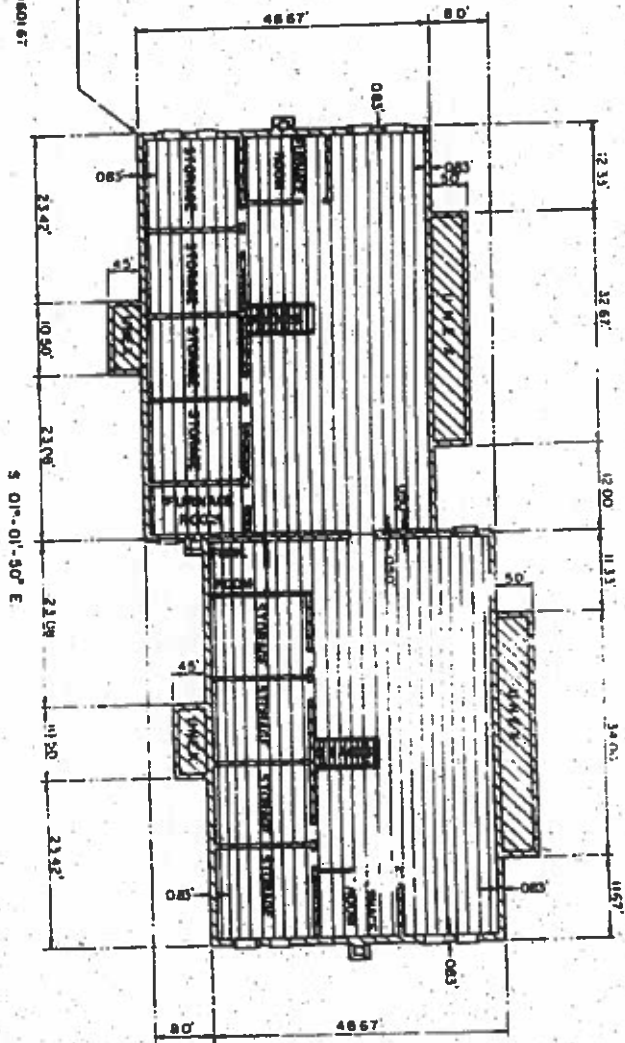
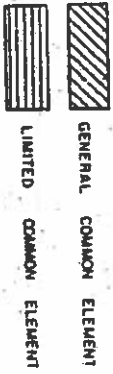






USER 2240 PAGE 534

COORDINATES
N.W. CORNER
X = 988.18
Y = 1068.03
BASEMENT PL 160167



BASEMENT PLAN
BUILDING A

PLUM CREEK
CONDOMINIUM
SCALE: 1/8" = 1'-0"

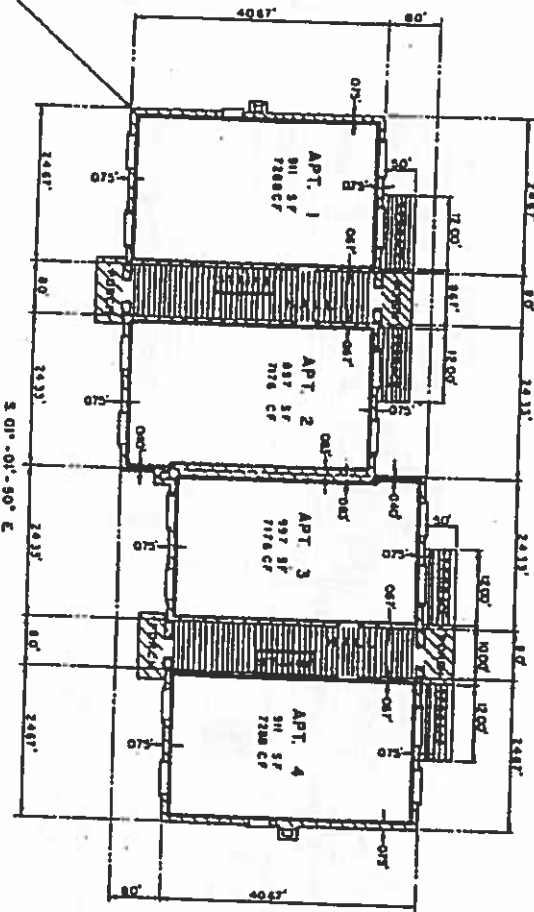


ARCHITECT
CLUST 1

LIBER 2240 PAGE 535

COORDINATES
N = 58818
E = 108203
FIRST FLOOR - 609.67

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
APARTMENT LIMITS INSIDE WALLS



FIRST FLOOR PLAN
BUILDING A
PLUM CREEK
CONDOMINIUM
SCALE 1/8" = 1'-0"

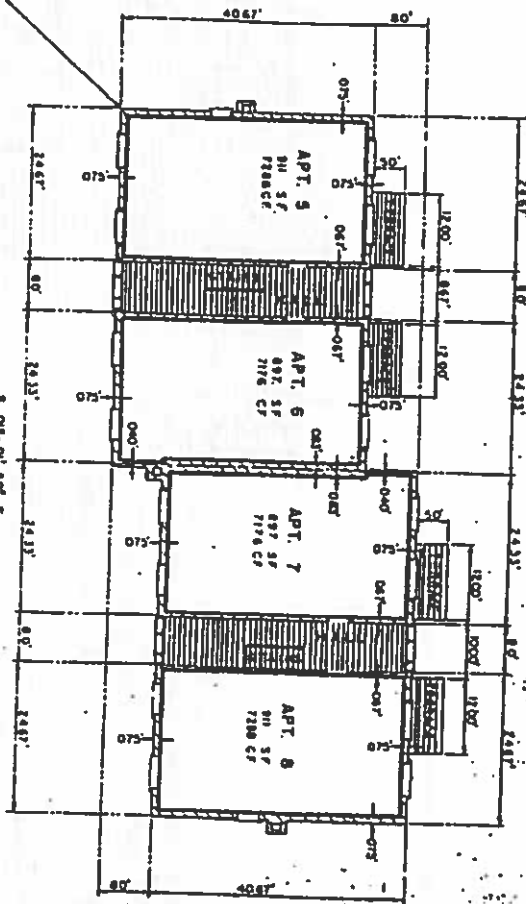


ARCHITECT
JAMES H. HARRIS
REGISTERED ARCHITECT
STATE OF TEXAS

LIBER 2240 PAGE 536

COORDINATES
N & CORNER
4 + 3881.6
V + 1002.03
SECOND FLOOR - WEST

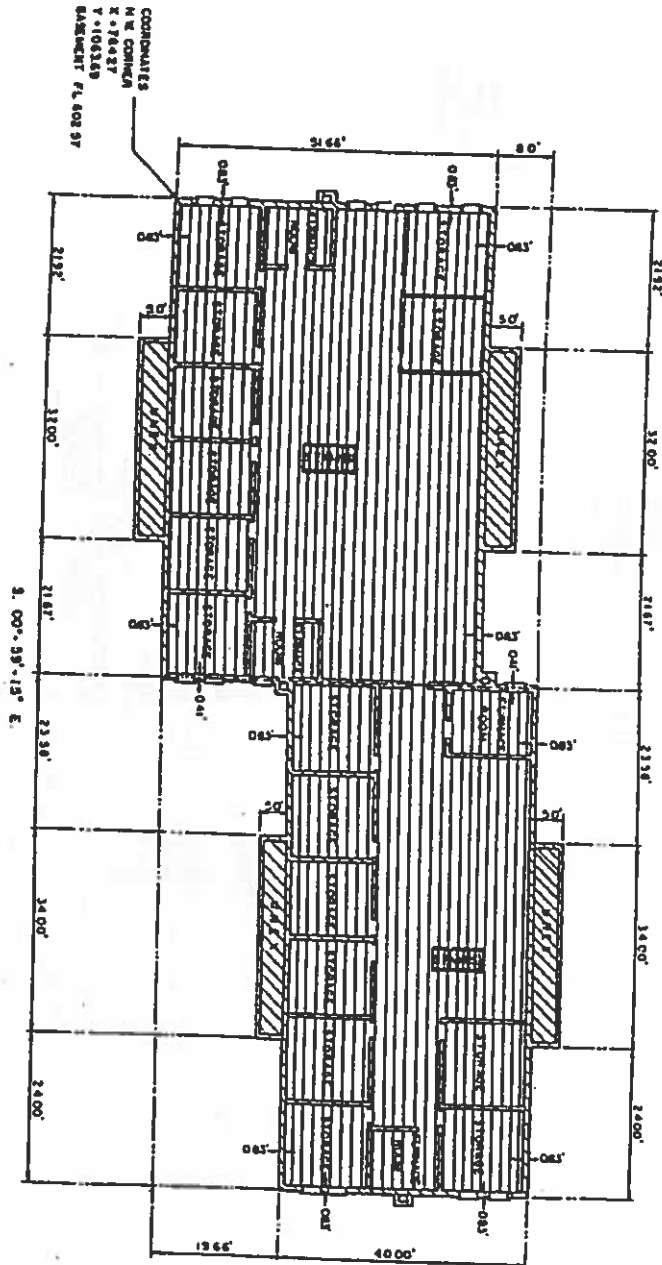
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
APARTMENT LIMITS INSIDE WALLS



SECOND FLOOR PLAN
BUILDING A
PULM CREEK
CONDOMINIUM
SCALE 1/8" = 1'-0"

SHEET 7





	GENERAL	COMMON	ELEMENT
	LIMITED	COMMON	ELEMENT

BASMENT PLAN
BUILDING B

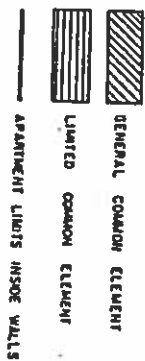
PLUM CREEK
CONDOMINIUM
SCALE 1/8"=1'-0"

SHEET 8



人、物、事、理、一、目、了、然、

COORDINATES
NEW CORNER
N. 784.27
Y. 106180
FIRST FLOOR - 6037



3. 00'-59'-15" E.

**FIRST FLOOR PLAN
BUILDING B**

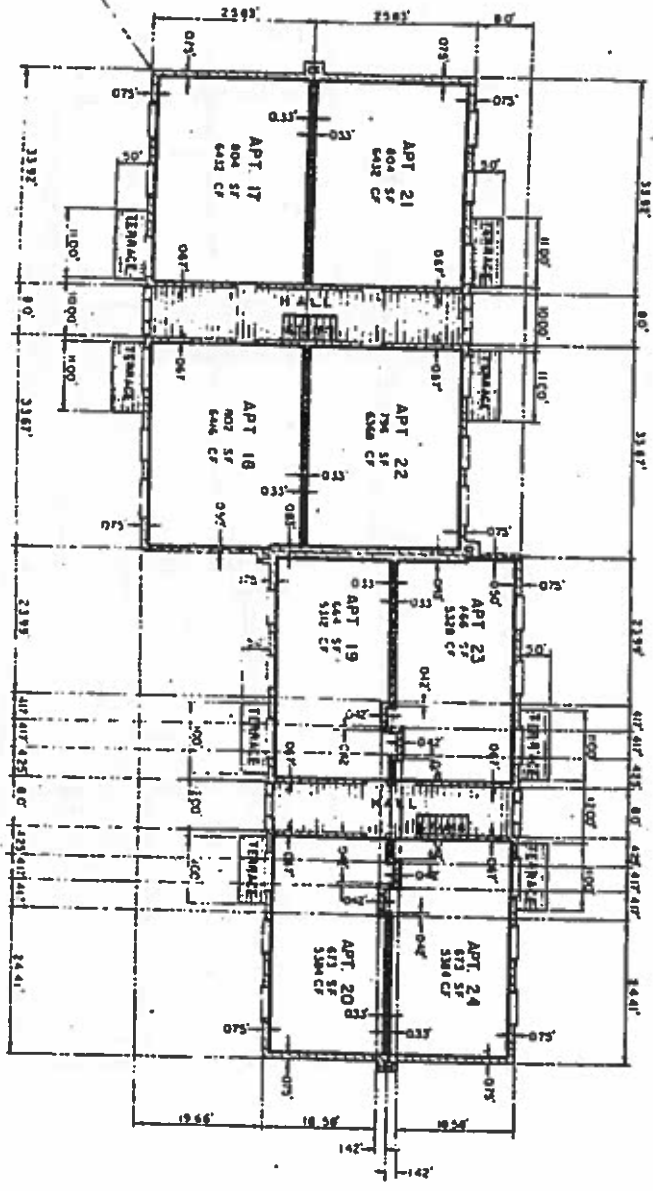
**PLUM CREEK
CONDOMINIUM
#246-1-07**



THE 17th Anniversary
of the 1964-65
B-1 and B-2
ST-1 and ST-2

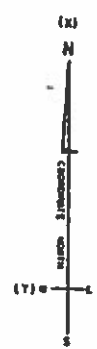
LIBER 2240 PAGE 539

COORDINATES
N W CORNER
6 1784.27
E 1063.59
SECOND FLOOR 619.37



-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  APARTMENT LIMITS INSIDE WALLS

3.00'-58.15" E



SECOND FLOOR PLAN
BUILDING B

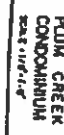
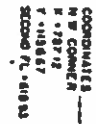
PLUM CREEK
CONDOMINIUM

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

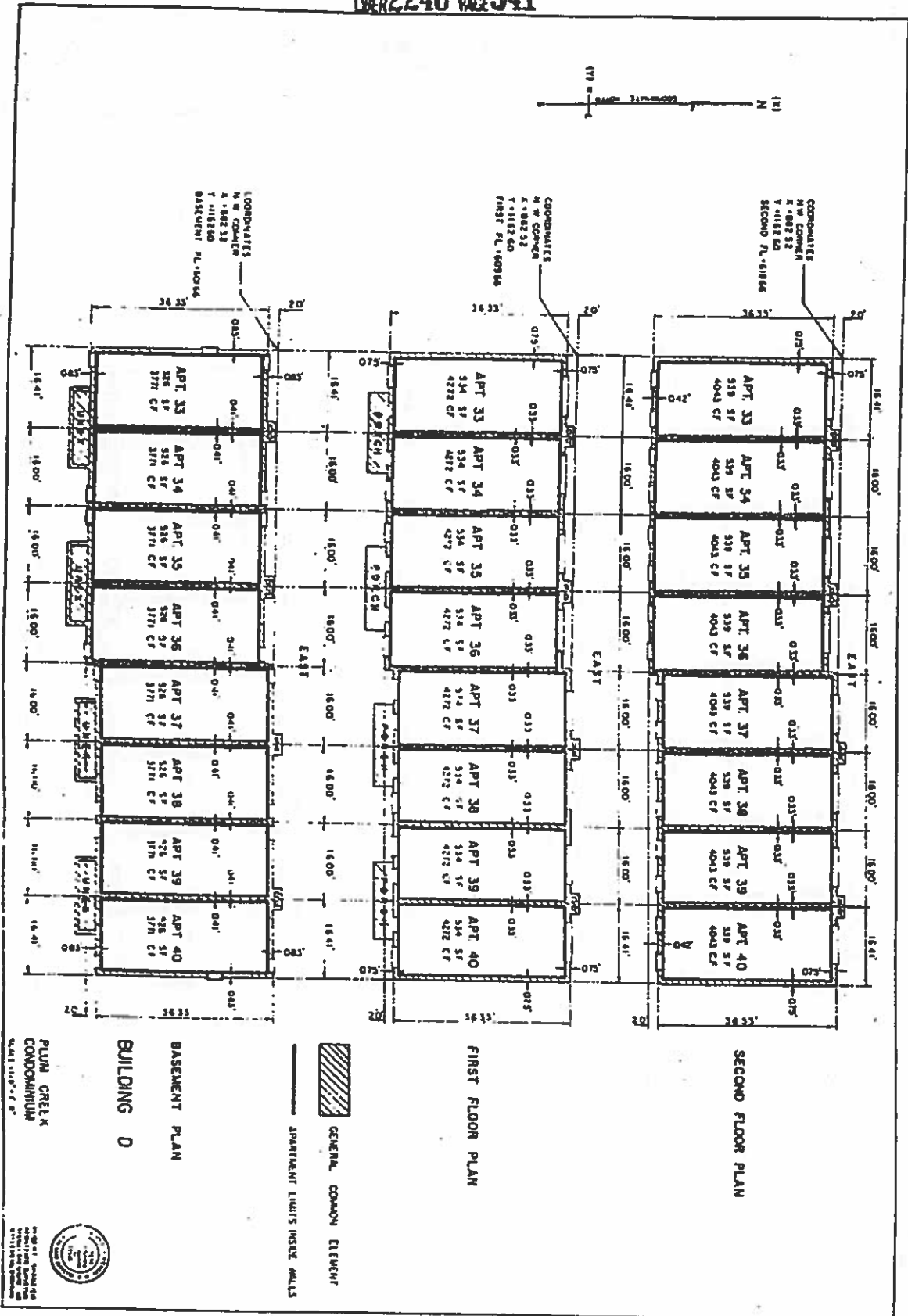


5/21/21
SHEET 10

The graph shows the concentration of species A, $[A]$, on the vertical axis versus time, t , on the horizontal axis. The curve starts at a high concentration, decreases rapidly, and then levels off at a lower concentration.



SHEET 01



LIBER 2240 PAGE 542

COOPERATIVES
IN CONCORD
4-84234
7-134366
BASTHENT 9-6080

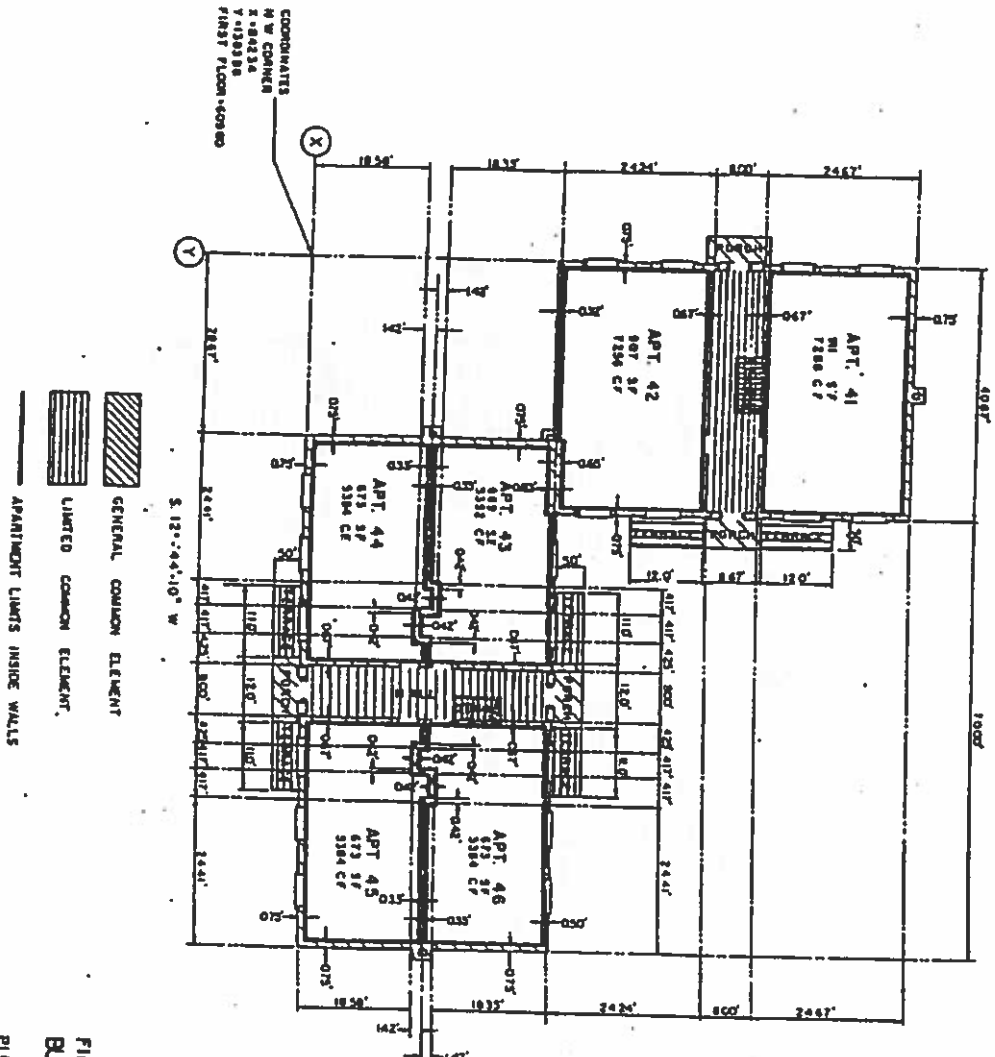
	GENERAL	COMMON	ELEMENT
	LIMITED	COMMON	ELEMENT

BASEMENT PLAN
BUILDING E

**PLUM CREEK
CONDOMINIUM
SOLD • 113 • P.O.**

SECRET
NOFORN
EXCLUDED FROM AUTOMATIC
DOWNGRADING AND
DECLASSIFICATION
SHEET 13

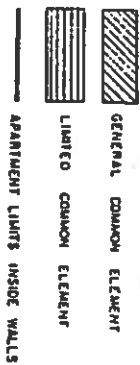




FIRST FLOOR PLAN
BUILDING E
PLUM CREEK
CONDOMINIUM

LIBR 2240 PAGE 544

COORDINATES
N W CORNER
N = 84214
T = 138300
SECOND FLOOR, 616 80



512°-14'-10" W

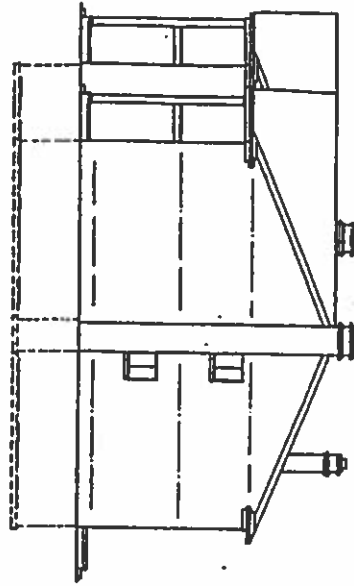
SECOND FLOOR PLAN
BUILDING E

**PLUM CREEK
CONDOMINIUMS**
3641 E. 11TH - F.S.

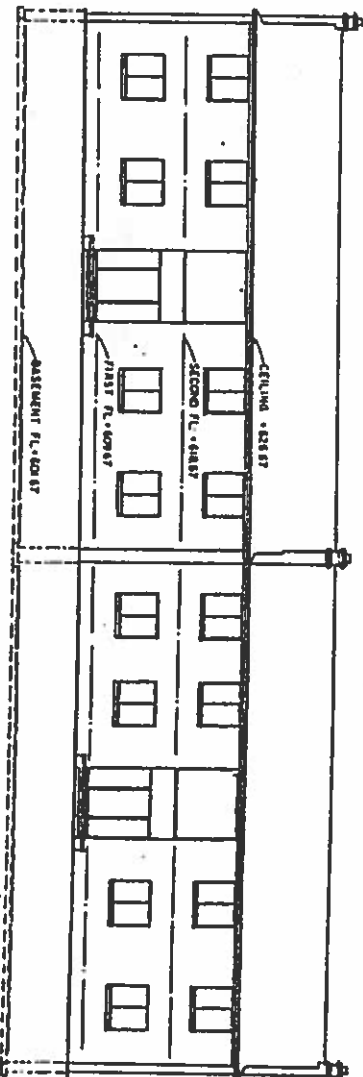
SHEET 15



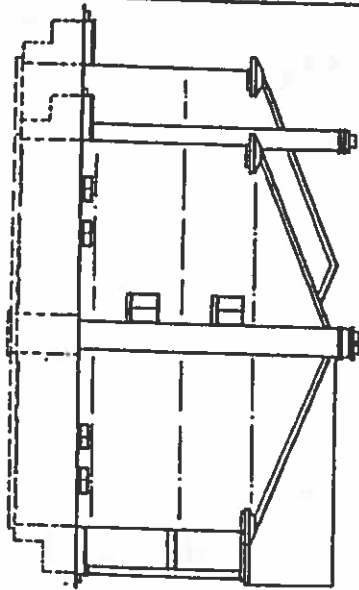
NORTH ELEVATION



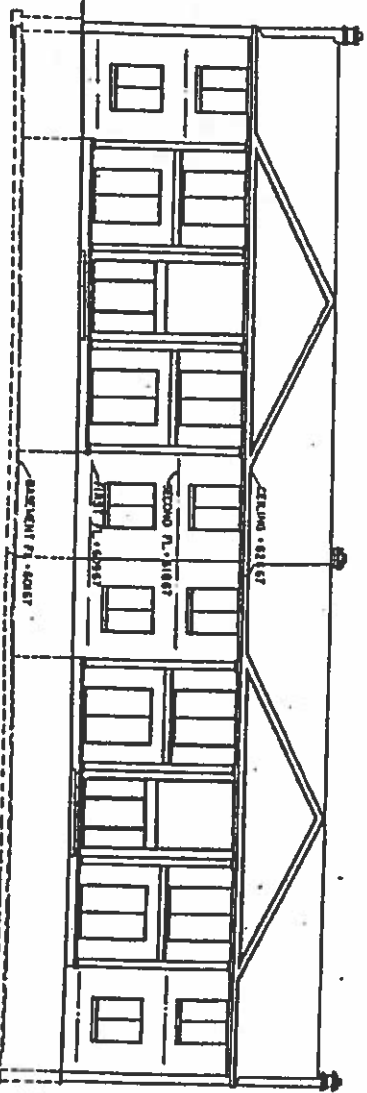
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



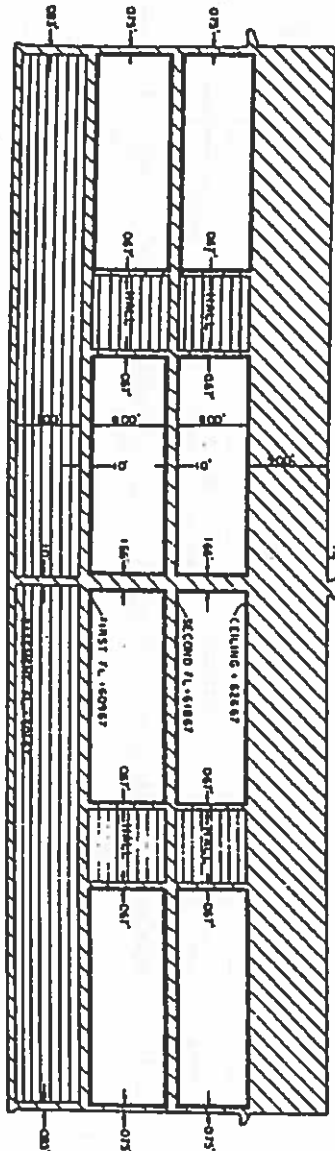
PULM CREEK
CONDOMINIUM



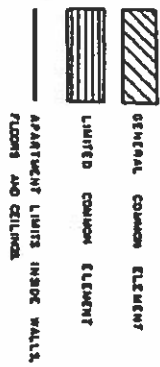
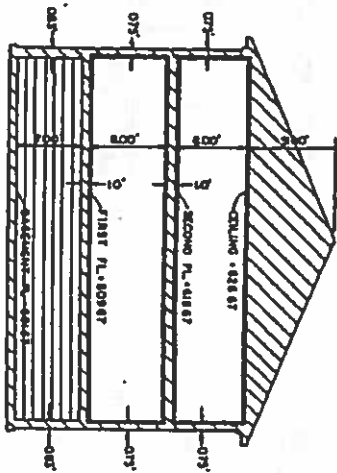
BUILDING A

DATE: 10/10/00
BY: [Signature]
SHEET 18

LONGITUDINAL SECTION



CROSS SECTION

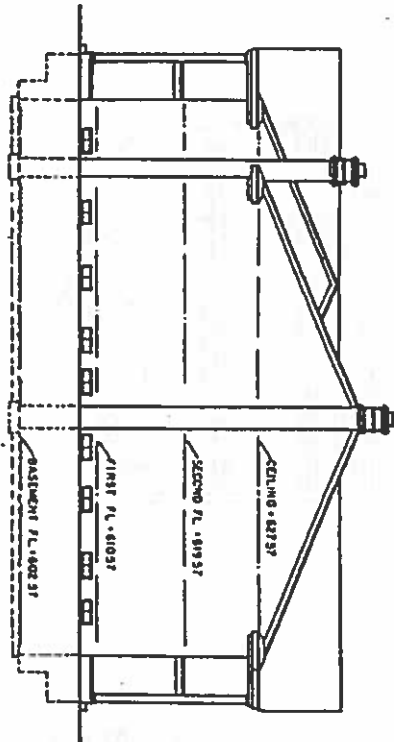


BUILDING A

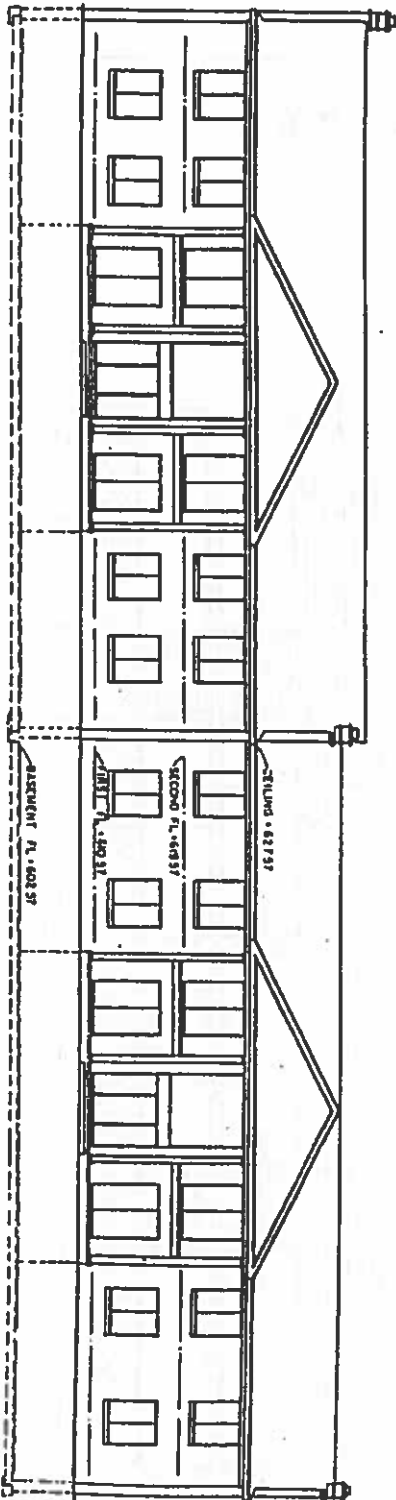
PLUM CREEK
CONDOMINIUM

OWNER: JENNIFER
1998 150967
BY: JENNIFER, JENNIFER
SHEET 17

SOUTH ELEVATION, (NORTH ELEVATION REVERSED)



WEST ELEVATION, (EAST ELEVATION REVERSED)



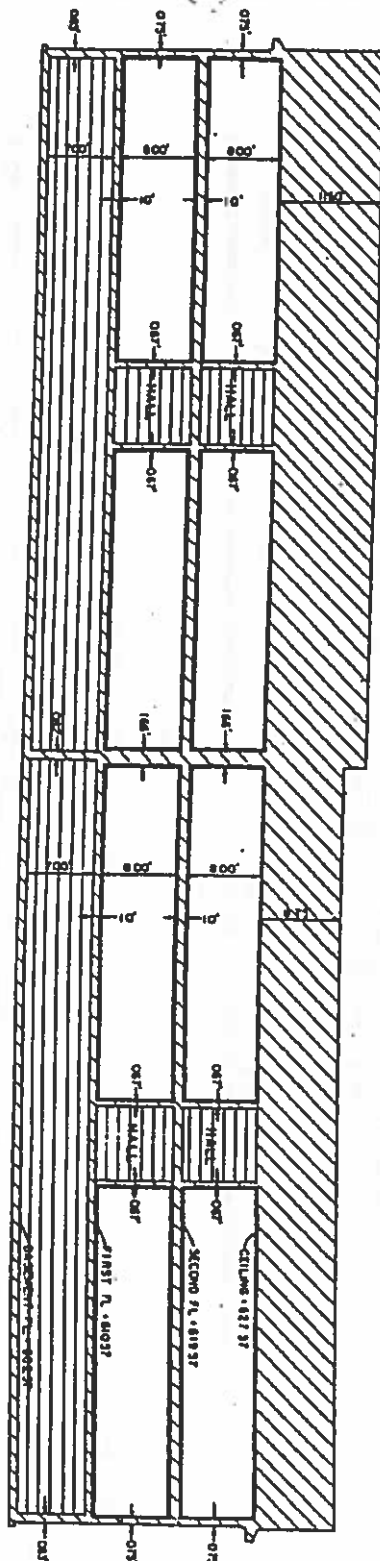
PULM CREEK
CONDOMINIUM

BUILDING B
SCALE: 3/8" = 1'-0"

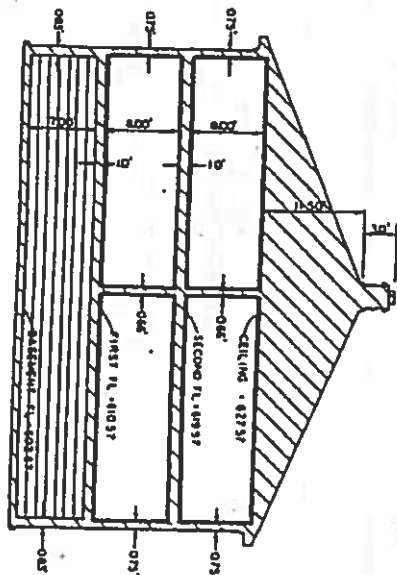
NOT TO SCALE
FOR LAND RECORDING
OR CLIPPING PURPOSES

SHEET 18

LONGITUDINAL SECTION



CROSS SECTION



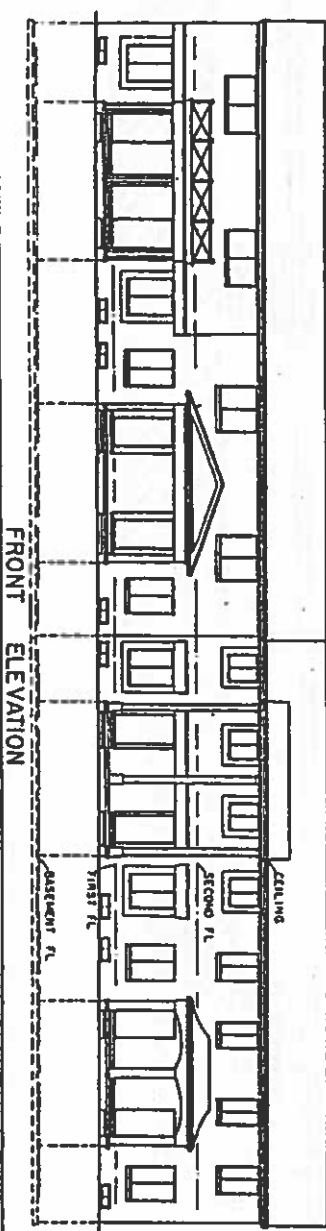
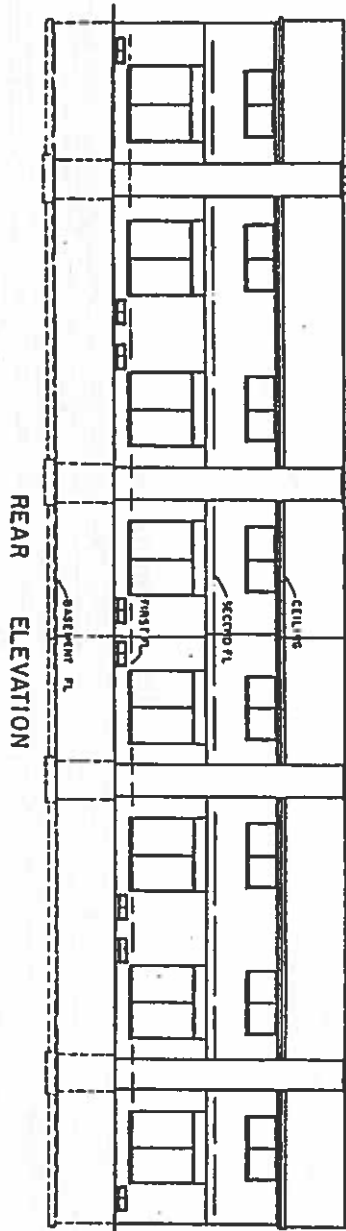
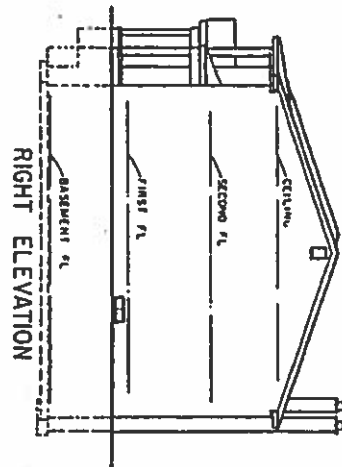
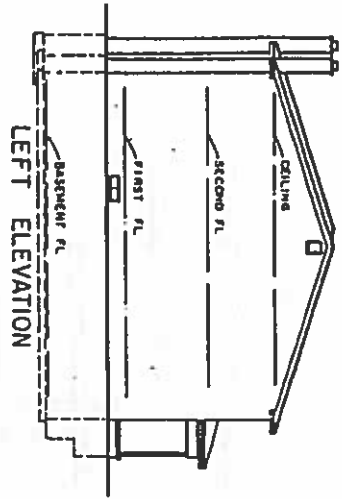
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  APARTMENT LIMITS, INSIDE WALLS, FLOORS AND CEILINGS

PLUM CREEK
CONDOMINIUM

BUILDING B



NOTARY PUBLIC
JENNIFER L. BROWN
10/10/2010



	BASEMENT FL.	FIRST FL.	SECOND FL.	CEILING
R.O.S.	34327	34327	34327	34327
C	60933	60933	60933	60933
D	60933	60933	60933	60933

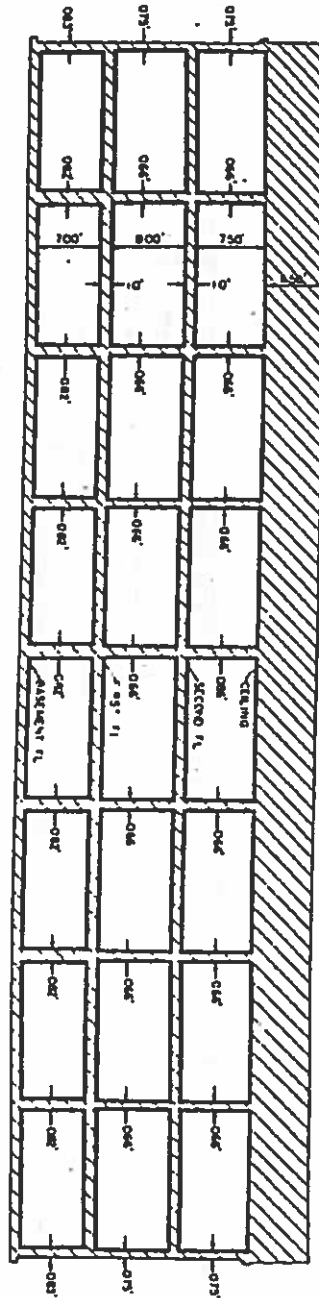
BUILDINGS C.A.D.
SCALE: 1/8" = 1'-0"



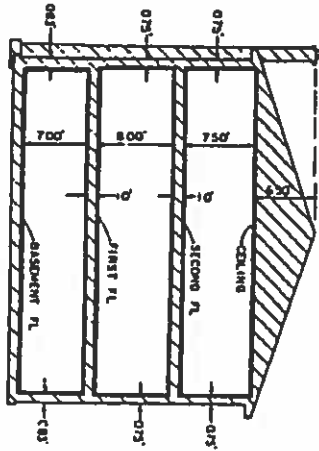
PLUM CREEK
CONDOMINIUM

NOT A CONTRACT
FOR CONSTRUCTION
OR REPAIRS

LONGITUDINAL SECTION



CROSS SECTION



BUILDING	BASEMENT FL.	FIRST FL.	SECOND FL.	CEILING
C	609.93	609.93	618.93	628.43
D	607.66	607.66	618.66	628.4



GENERAL COMMON ELEMENT

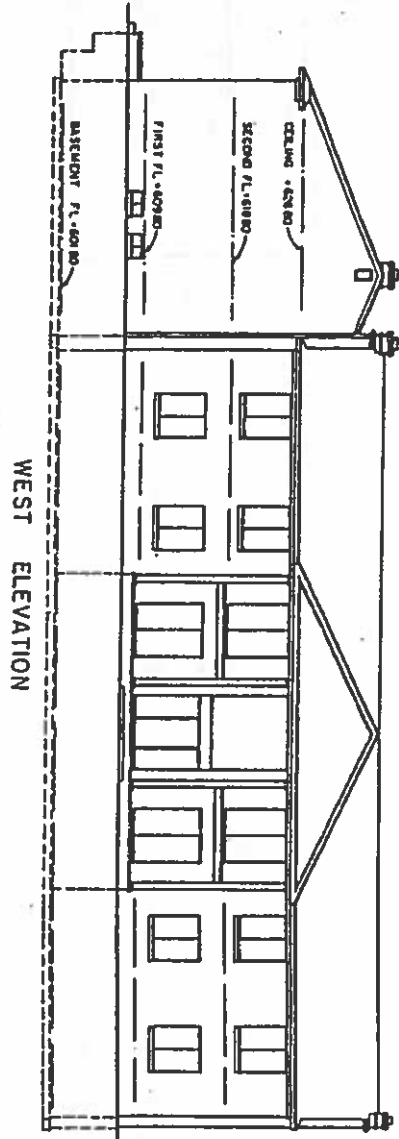
APARTMENT UNIT'S WORK WALL,
FLOORS AND CEILING

BUILDINGS C, B, D,
SCALE: 1/8" = 1'-0"

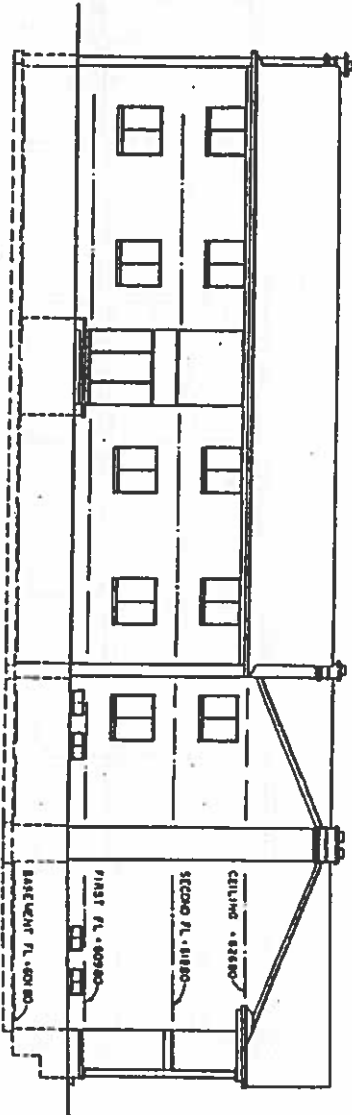
PULIM CREEK
CONDOMINIUM



REGISTERED ARCHITECT
STATE OF TEXAS
1981



WEST ELEVATION



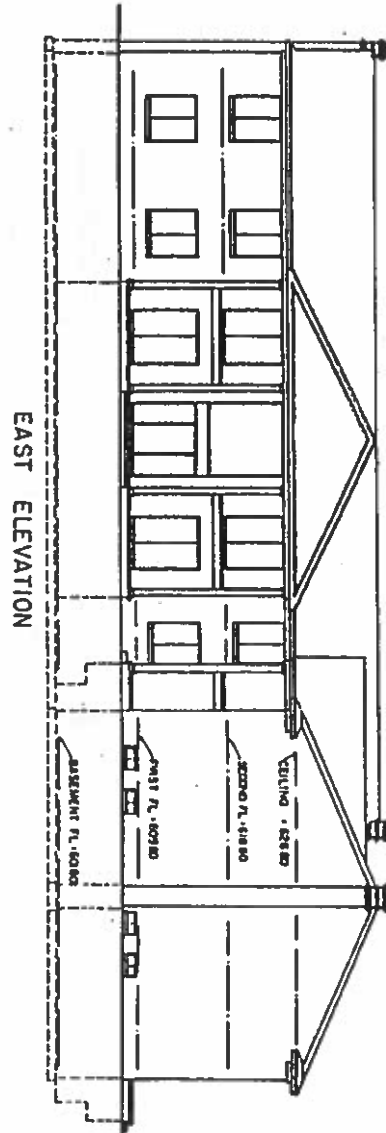
NORTH ELEVATION

PLUM CREEK
CONDOMINIUM

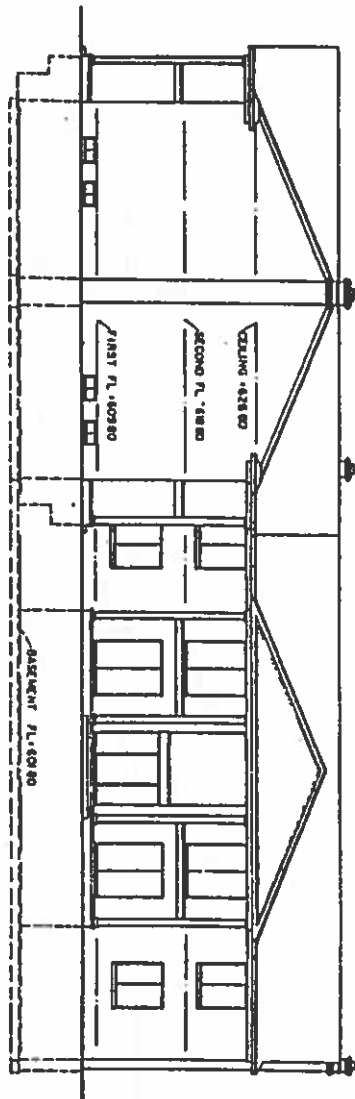
BUILDING E
SCALE: 1/8" = 1'-0"



NOTED: BUILDING
ELEVATIONS AND
SECTIONAL VIEWS
SHOWN ARE



EAST ELEVATION



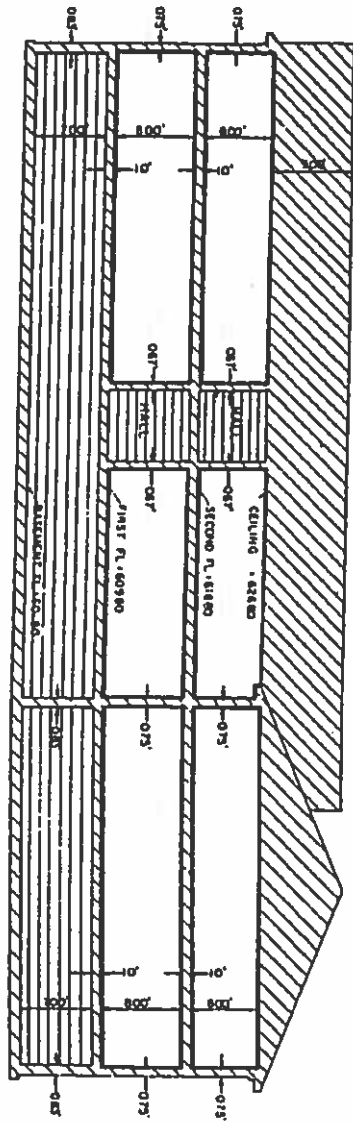
SOUTH ELEVATION

BUILDING E
SCALE - 3/8" = 1' 0"

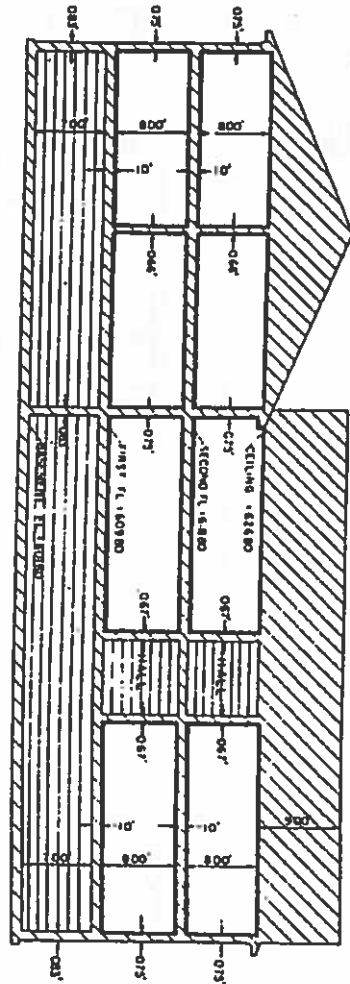
PLUM CREEK
CONDOMINIUM

DESIGN: [Signature]
DATE: 10/1/00
BY: [Signature]

EAST - WEST SECTION



NORTH - SOUTH SECTION



 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT
 APARTMENT LIMITS INSIDE WALLS, FLOORS AND CEILINGS

PLUM CREEK CONDOMINIUM

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



NORTH PLANNING
 ARCHITECTS & ENGINEERS
 12345 MAIN STREET
 SUITE 100
 MIAMI, FL 33101

**FIRST AMENDMENT TO MASTER DEED OF
PLUM CREEK CONDOMINIUM**

Recorded in Liber 2342,
Pages 960 through 982,
Macomb County Records
on November 10, 1972

Colonial Service Corporation, a Michigan corporation being the Developer of Plum Creek Condominium, a condominium project established pursuant to the Master Deed thereof, recorded on November 12, 1971 in Liber 2240, Pages 511 through 553, Macomb County Records, and known as Macomb County Condominium Subdivision Plan No. 28, hereby amends the Master Deed of Plum Creek Condominium pursuant to the authority reserved in Article VII of said Master Deed for the purposes of enlarging the condominium project from 52 units to 110 units by the addition of land as described in Section 1 below and reallocating percentages of value set forth in Article V of said Master Deed. Said Master Deed is amended in the following manner:

1. The land which is being added to the Condominium Project by this Amendment is more particularly described as follows:

A parcel of land located in and being a part of the S.W. 1/4 of Section 24, T.2N., R.12E., City of Sterling Heights, Macomb County, Michigan, and being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24, Thence N. 85° 57' E. 693.40 feet and S. 00° 57' 34" E. 1962.54 to a point on a curve on the Northerly line of Metropolitan Parkway; thence along a curve concave to the N.E. whose radius is 1450.00 feet long chord bears S. 41° 56' 46" E. a distance of 67.59 feet to the point of beginning of property herein described;

Thence N. 72° 38' 07" E. 94.17 feet; Thence N. 00° 57' 34" E. 53.64 feet; Thence N. 75° 30' E. 190.95 feet; Thence S. 78° 00' E. 121.48 feet; Thence N. 12° 00' E. 50.00 feet; Thence N. 47° 46' 37" E. 157.36 feet; Thence S. 78° 00' E. 10.00 feet; Thence S. 69° 15' E. 51.60 feet; Thence S. 12° 00' W. 119.57 feet; Thence S. 78° 00' E. 89.67 feet; Thence S. 12° 00' W. 372.21 feet; Thence N. 78° 00' W. 71.09 feet; Thence S. 12° 00' W. 90.17 feet to a point on a curve on the Northerly line of Metropolitan Parkway (Radius of 1450.00 feet); Thence along the arc of said curve concave to the N.W. whose long chord bears N. 54° 50' 09" W. 580.81 feet to the point of beginning.

Containing 4.588 acres of land.

Reserving easements of record.

2. First Amended Article V of said Master Deed of Plum Creek Condominium as set forth below, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, replace and supersede Article V of the Master Deed as originally recorded, and the originally recorded Article V shall be of no further force or effect.

**FIRST AMENDED ARTICLE V OF THE MASTER DEED OF
PLUM CREEK CONDOMINIUM**

ARTICLE V

- C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.

Apartment Number	Percentage of Value Assigned
1	.91
2	.91
3	.91
4	.91
5	.91

Apartment Number

Percentage of Value Assigned

6	.91
7	.91
8	.91
9	.82
10	.82
11	.76
12	.76
13	.83
14	.83
15	.78
16	.78
17	.82
18	.82
19	.76
20	.76
21	.83
22	.83
23	.78
24	.78
25	.97
26	.95
27	.95
28	.95
29	.95
30	.95
31	.95
32	.97
33	.97
34	.95
35	.95
36	.95
37	.95
38	.95
39	.95
40	.97
41	.91
42	.91
43	.78
44	.78
45	.78
46	.78
47	.91
48	.91
49	.78
50	.78
51	.78
52	.78
53	.97
54	.95
55	.95
56	.95
57	.95
58	.95
59	.95
60	.97
61	.91
62	.91
63	.91
64	.91
65	.91

Apartment Number

Percentage of
Value Assigned

66	.91
67	.91
68	.91
69	.91
70	.91
71	.91
72	.91
73	.85
74	.85
75	.85
76	.85
77	.91
78	.91
79	.91
80	.91
81	.85
82	.85
83	.85
84	.85
85	.91
86	.91
87	.91
88	.91
89	.97
90	.95
91	.95
92	.95
93	.95
94	.95
95	.95
96	.97
97	.97
98	.95
99	.95
100	.95
101	.95
102	.95
103	.95
104	.97
105	1.16
106	1.14
107	1.14
108	1.14
109	1.14
110	1.16

3. First Amended Sheets 1, 2, 3 and 4 of the Condominium Subdivision Plan of Plum Creek Condominium, as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, replace and supersede originally recorded Sheets 1, 2, 3 and 4 of the Condominium Subdivision Plan of Plum Creek Condominium, and the originally recorded Sheets 1, 2, 3 and 4 shall be of no further force or effect. The legal description of the condominium premises contained on said First Amended Sheet 1 of the Condominium Subdivision Plan shall replace and supersede the description of said premises contained in Article II of the originally recorded Master Deed.

4. Sheets 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38 of the Condominium Subdivision Plan of Plum Creek Condominium as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, supplement and be incorporated in the Condominium Subdivision Plan of Plum Creek Condominium, as originally recorded.

In all other respects, other than as hereinabove indicated, the original Master Deed of Plum Creek Condominium, 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/ Peter J. Cubba
Peter J. Cubba

/s/ Mary Ellen Sprutte
Mary Ellen Sprutte

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

COLONIAL SERVICE CORPORATION

By: /s/ Robert E. Powers
Robert E. Powers
Its: President

By: /s/ Ralph E. Watkins
Ralph E. Watkins
Its: Vice President

The foregoing First Amendment to Master Deed of Plum Creek Condominium was acknowledged before me this 8th day of November, 1972, by Robert E. Powers and Ralph E. Watkins the President and Vice President respectively of Colonial Service Corporation, a Michigan corporation, on behalf of the corporation.

/s/ Mary Ellen Sprutte
Mary Ellen Sprutte
Notary Public, Macomb County, Michigan
My Commission Expires: September 29, 1976
*Acting in Wayne County.

FIRST AMENDMENT TO MASTER DEED DRAFTED BY:
William T. Myers of
DYKEMA, GOSSETT, SPENCER, GOODNOW & TRIGG
2700 Penobscot Building
Detroit, Michigan 48226

WHEN RECORDED, RETURN TO DRAFTER.

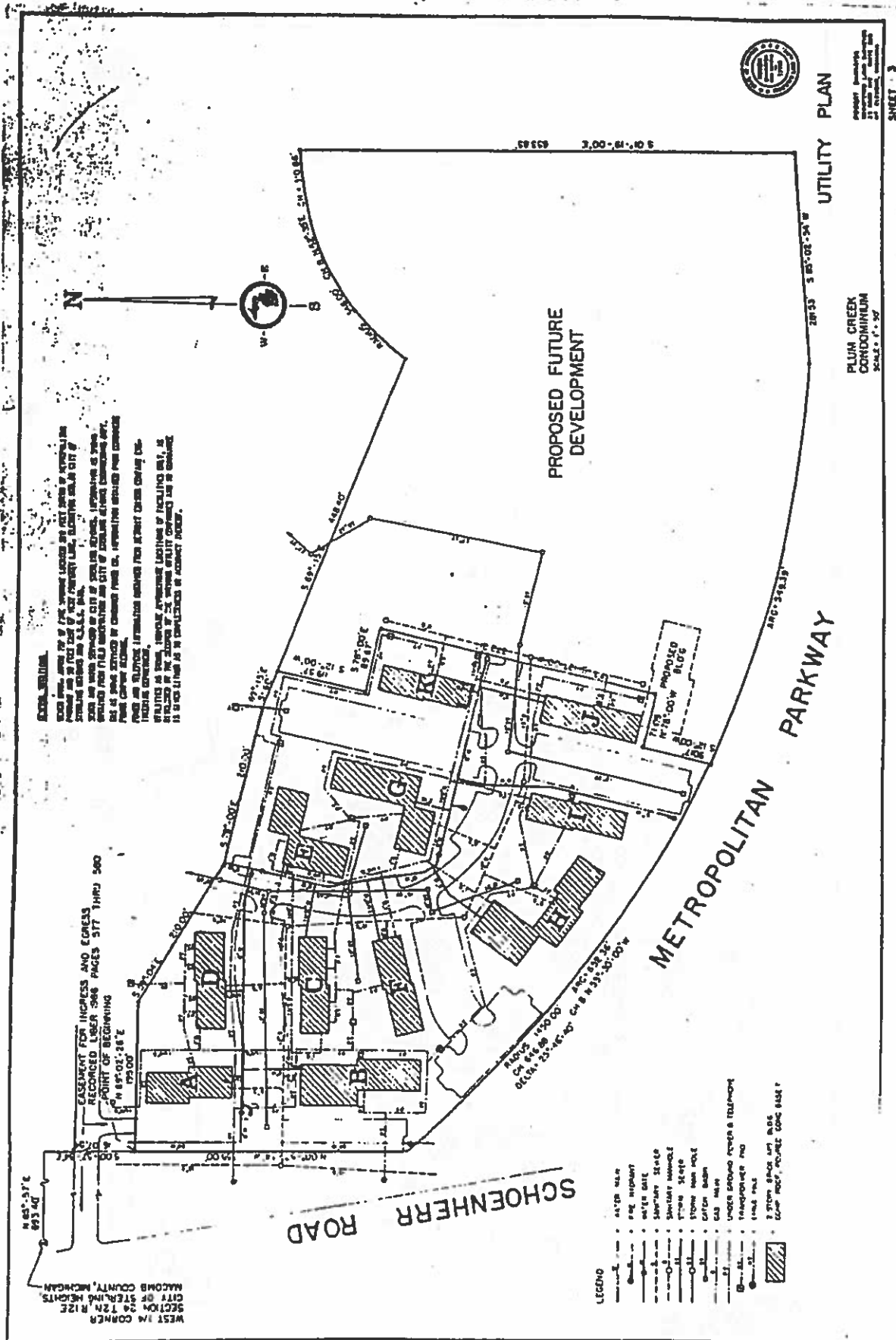
**SURVEYOR
ROBERT SHANAYDA
223 CASS AVE., ROOM 205
MT. CLEMENS, MICHIGAN.
48043**

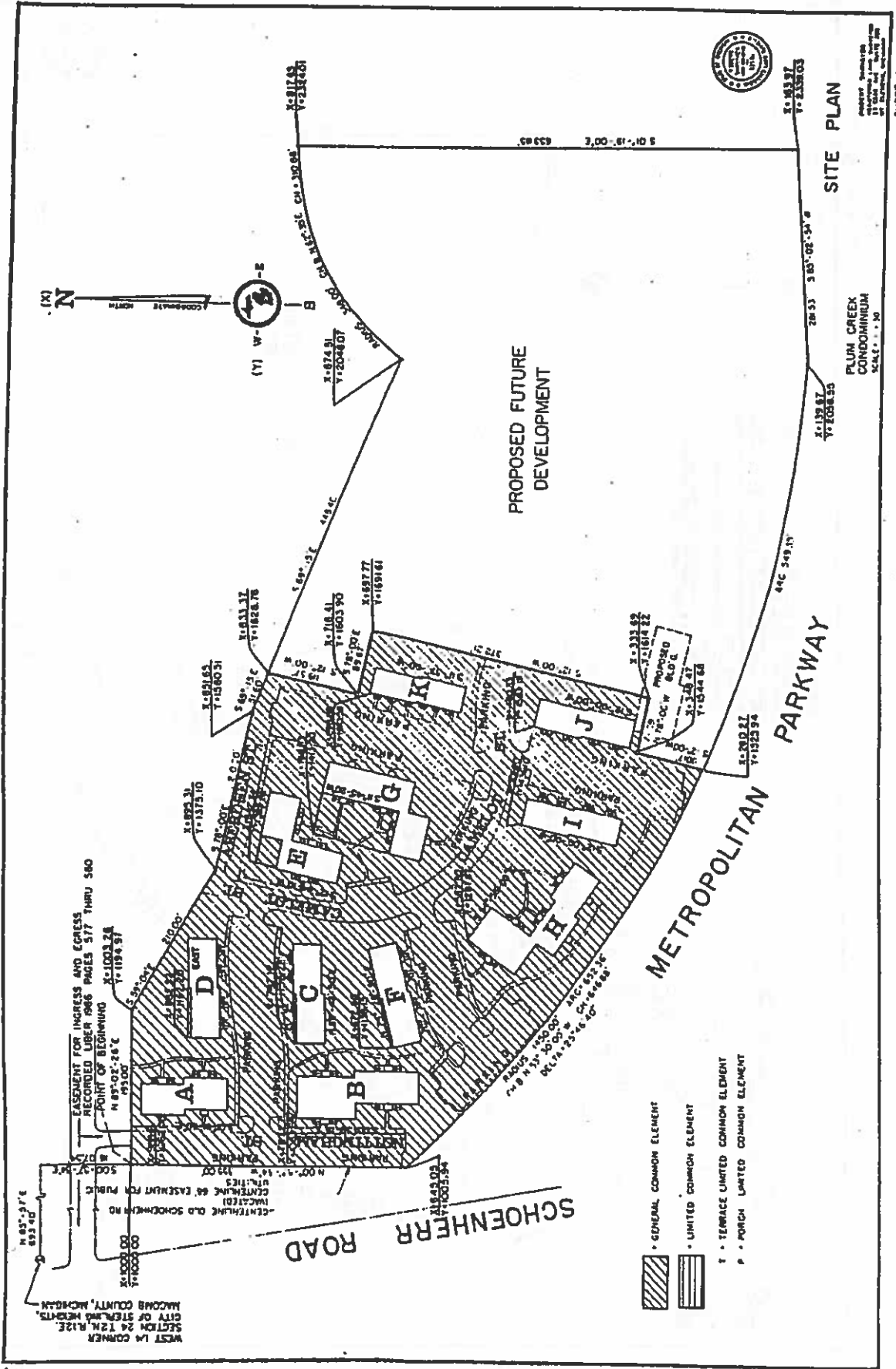
94587 1

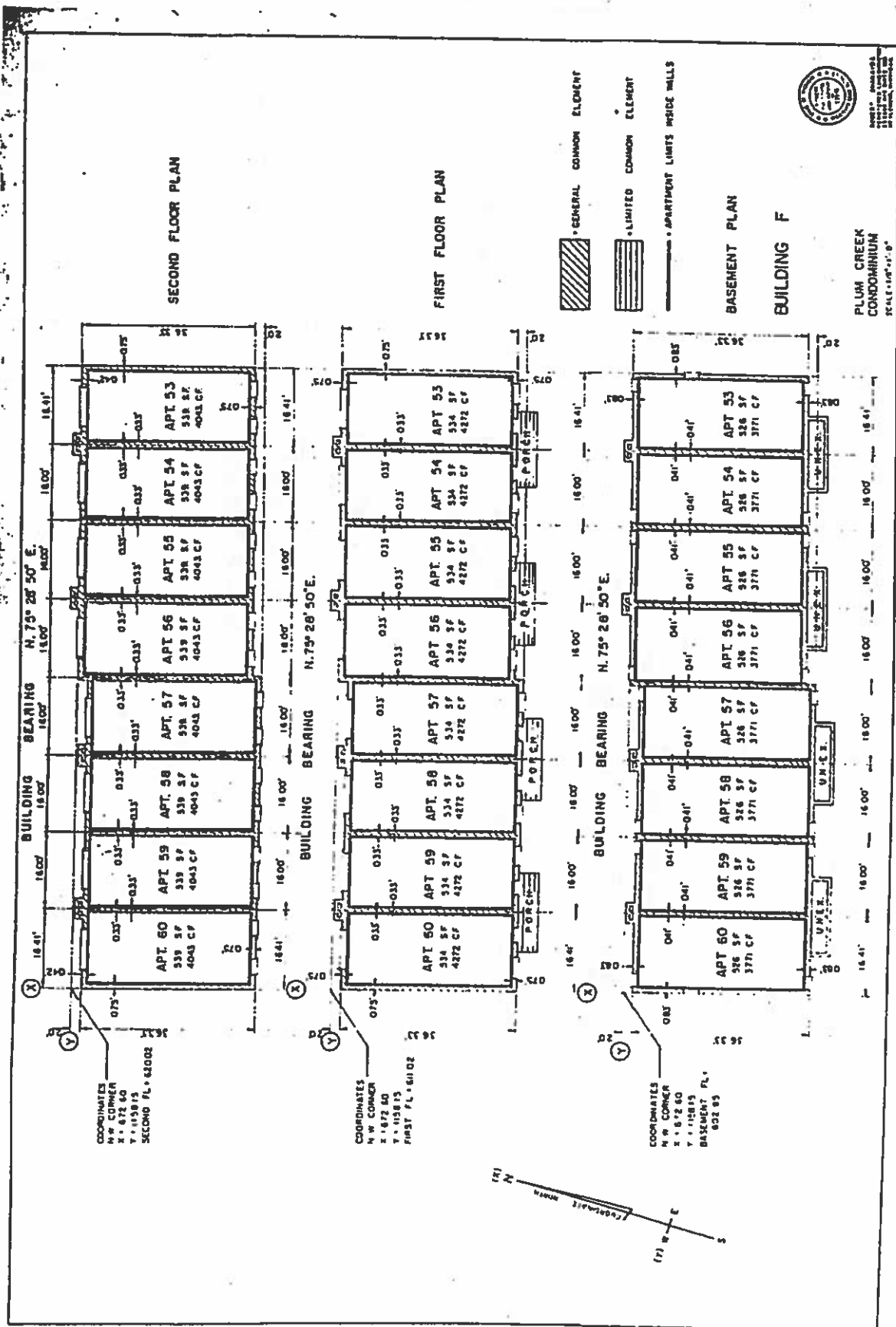


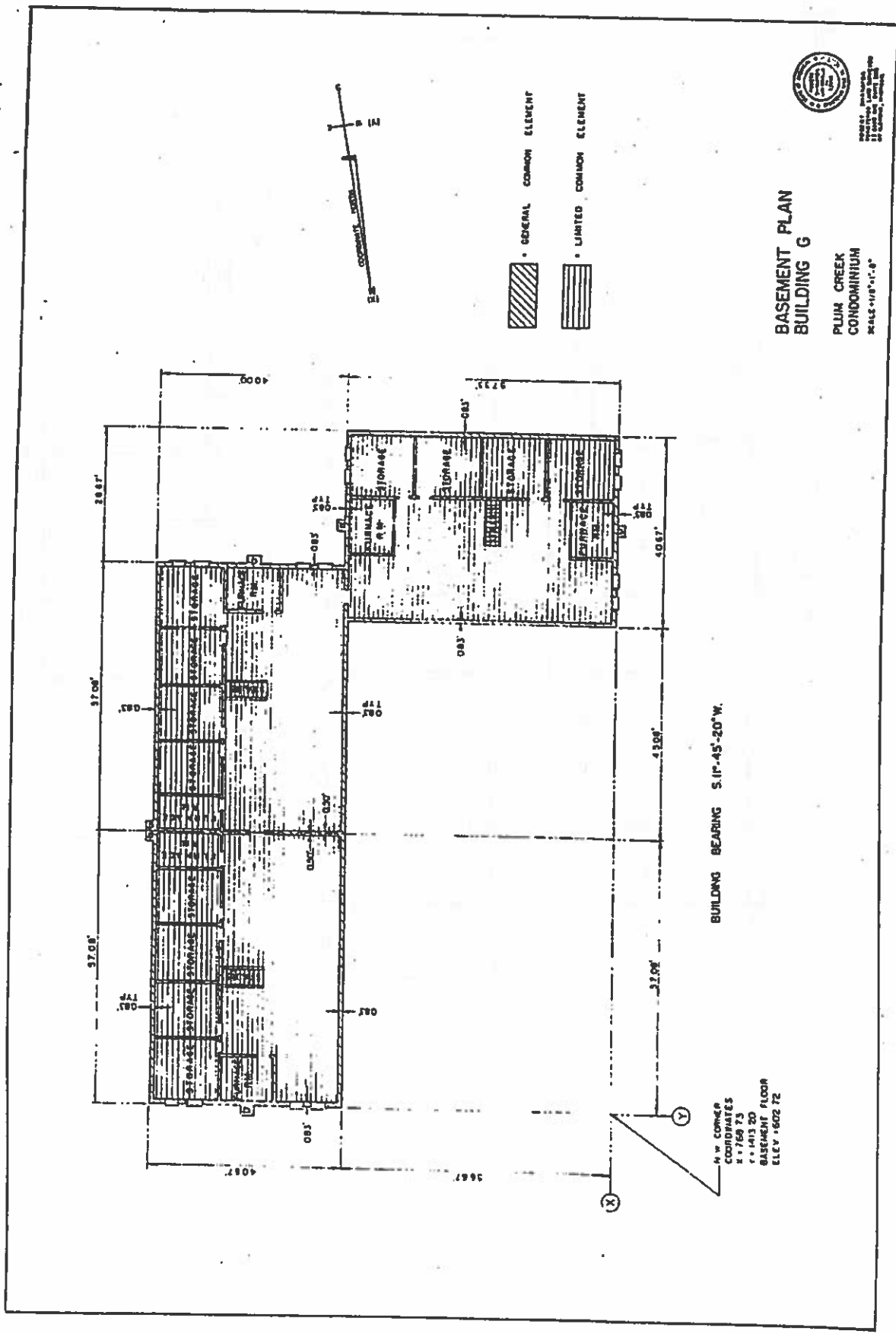
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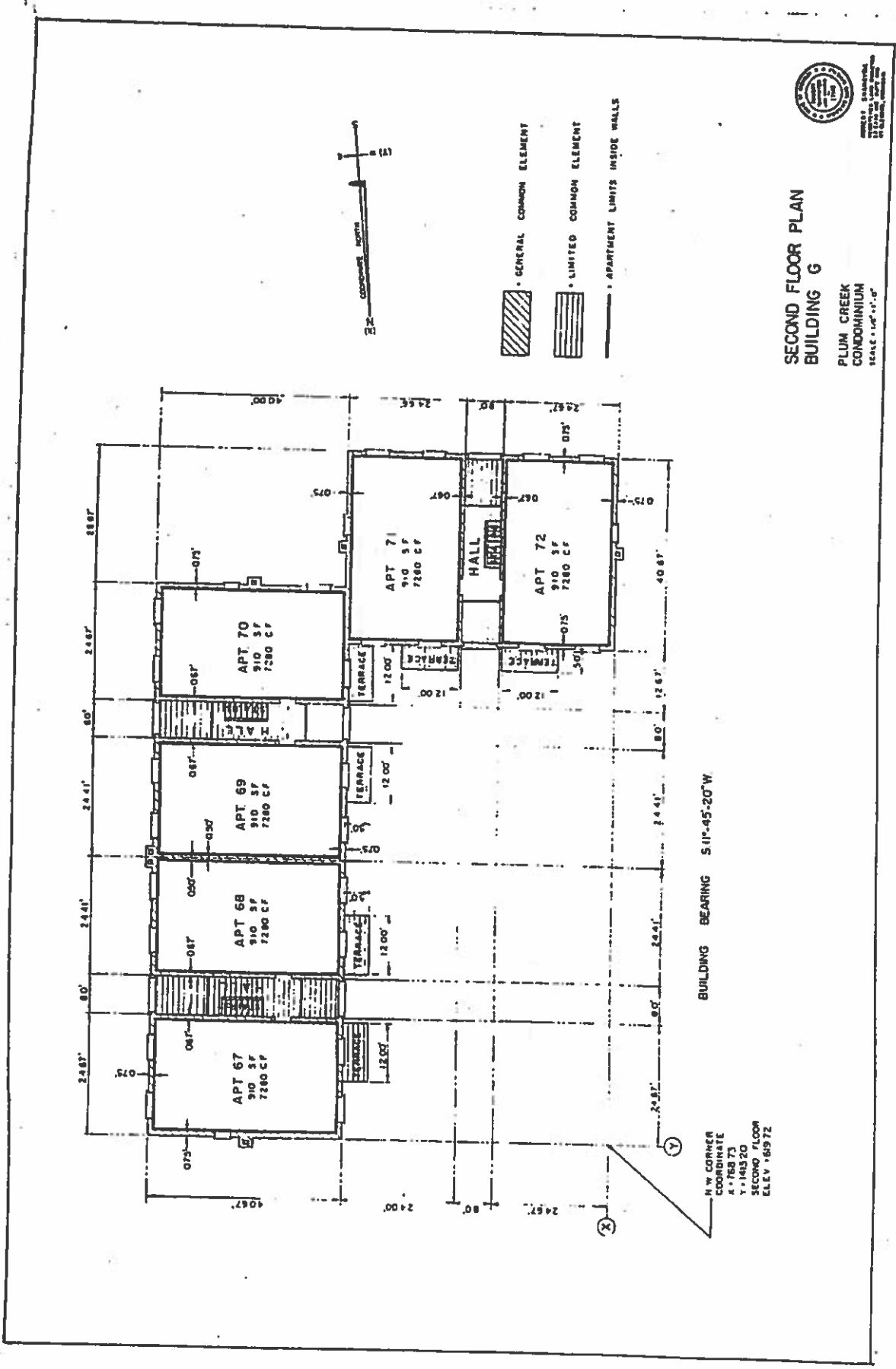
1.  **RESEARCH**
 2.  **RESEARCH**
 3.  **RESEARCH**
 4.  **RESEARCH**
 5.  **RESEARCH**
 6.  **RESEARCH**
 7.  **RESEARCH**
 8.  **RESEARCH**
 9.  **RESEARCH**
 10.  **RESEARCH**
 11.  **RESEARCH**
 12.  **RESEARCH**
 13.  **RESEARCH**
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 15.  **RESEARCH**
 16.  **RESEARCH**
 17.  **RESEARCH**
 18.  **RESEARCH**

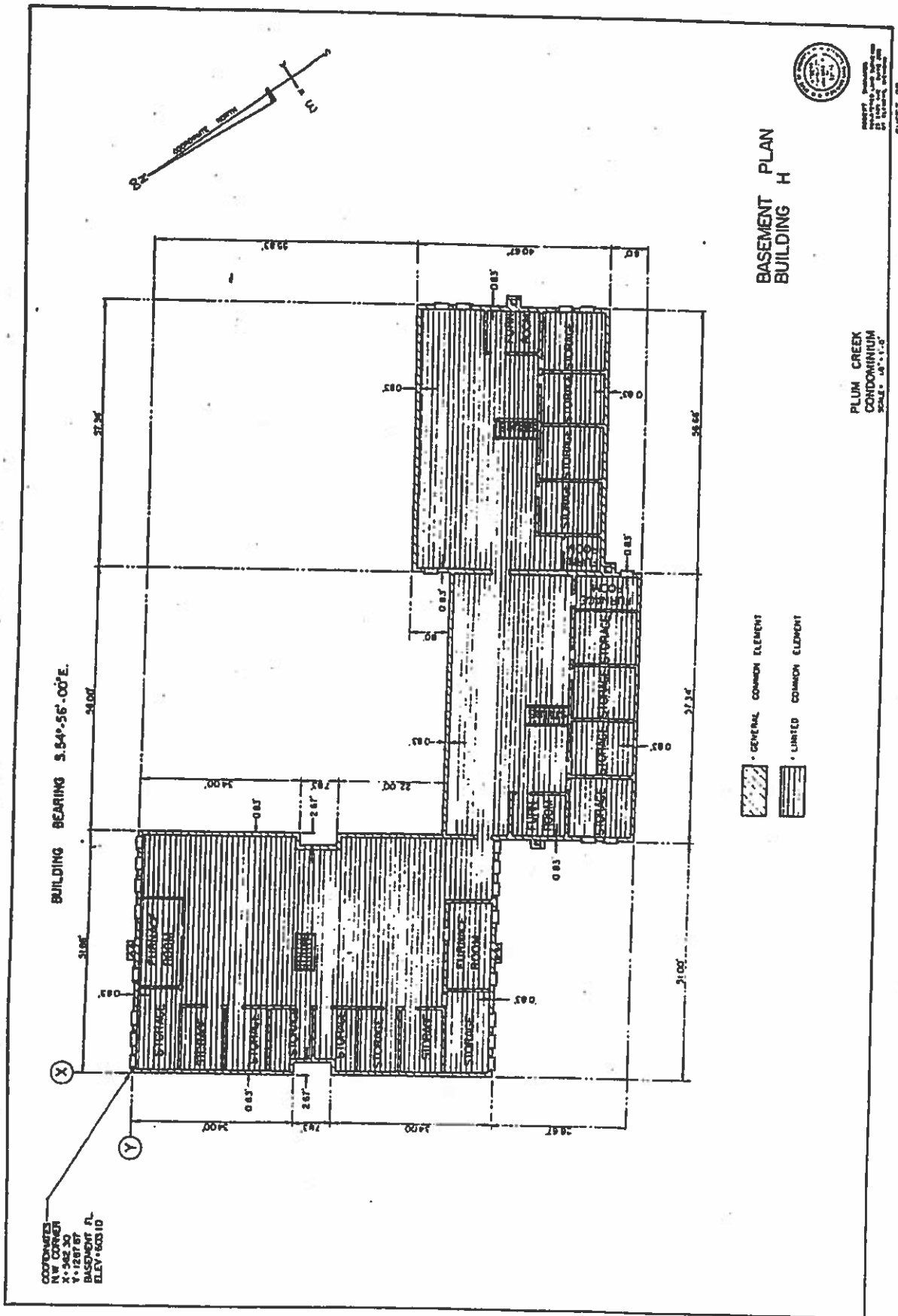






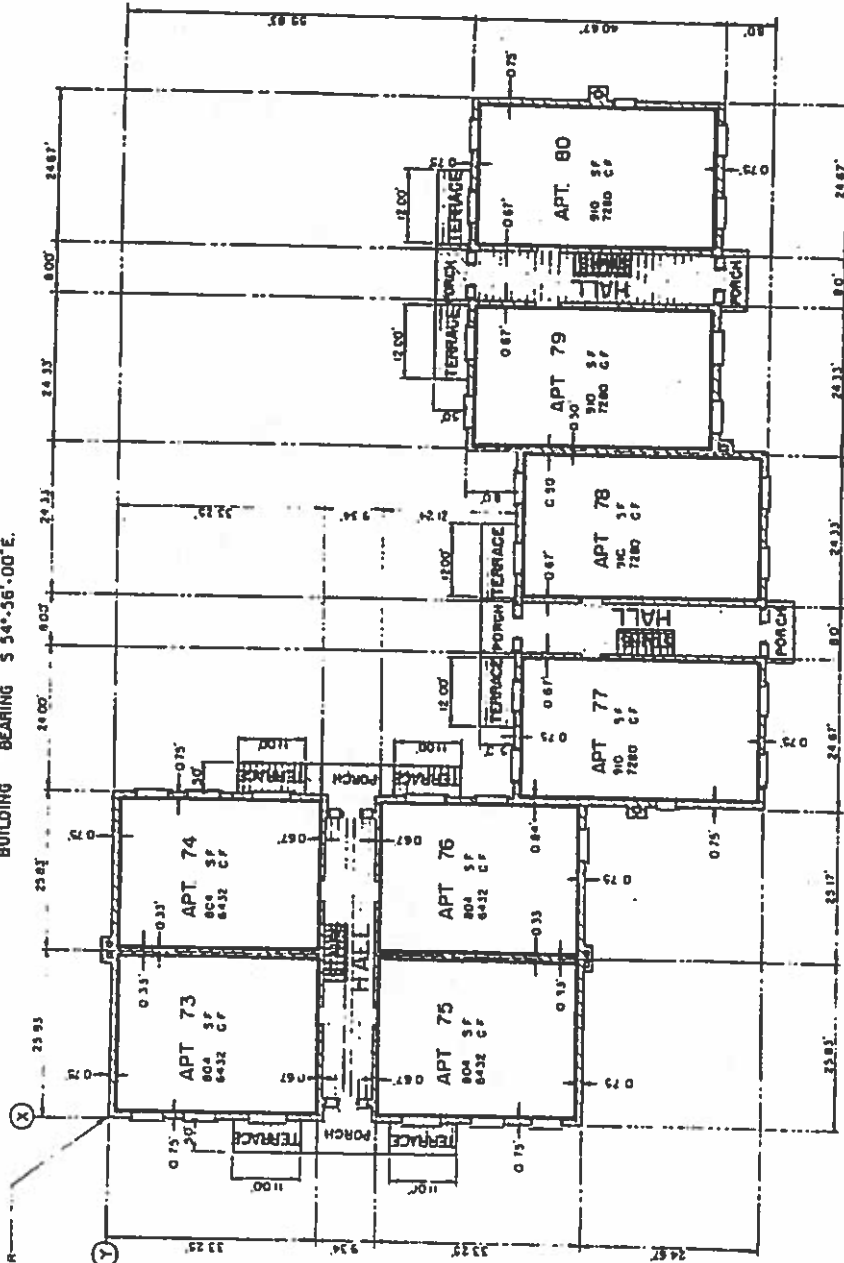
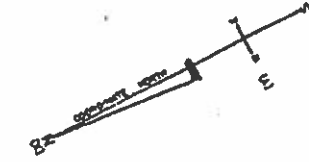






BUILDING BEARING S 54°-56'-00"E.

N.W. CORNER
COORDINATE
X=542.50
Y=156.67
FIRST FL.
ELEV=681.10

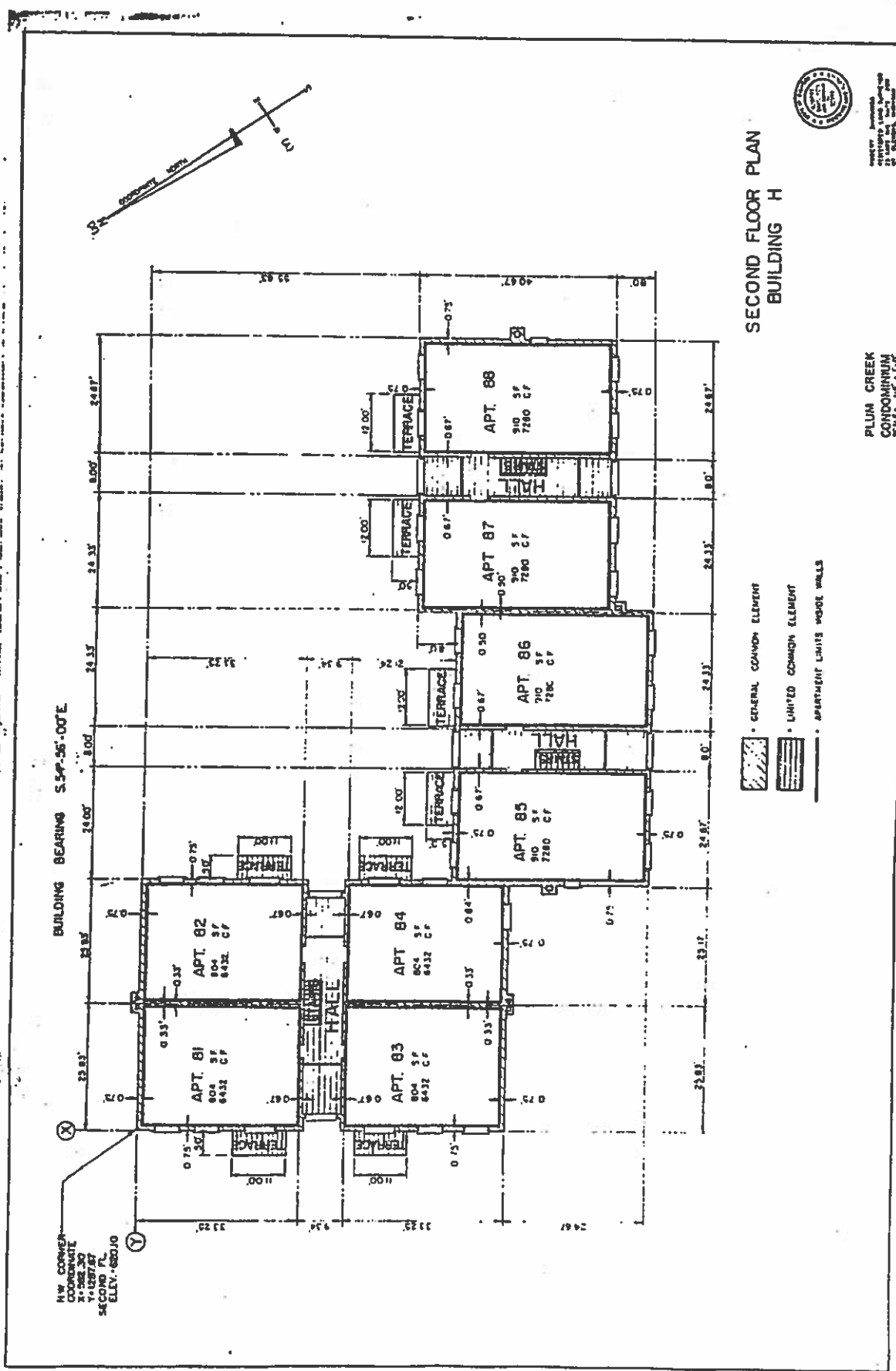


- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- APARTMENT LIMITS INSIDE WALLS

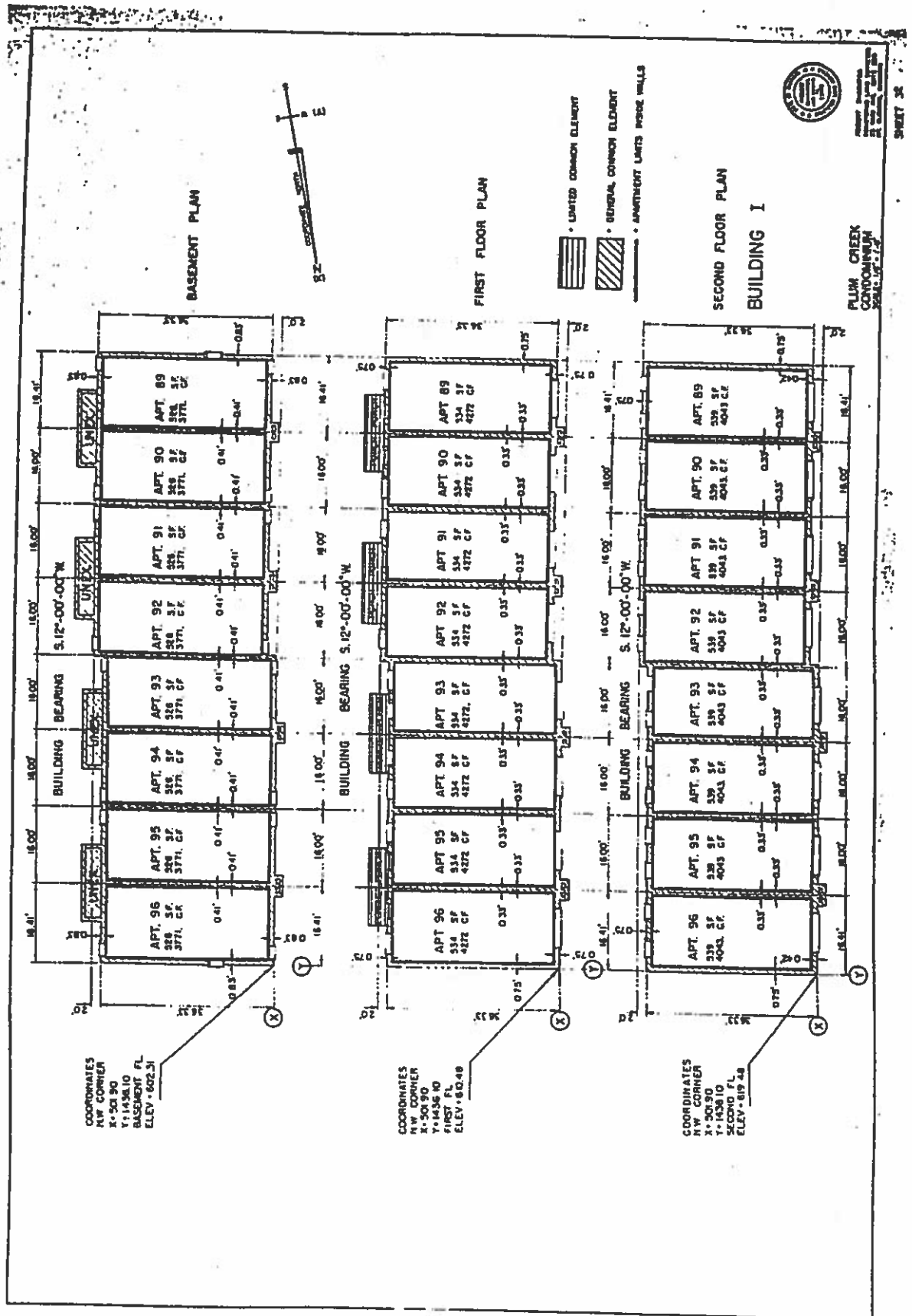
FIRST FLOOR PLAN BUILDING H

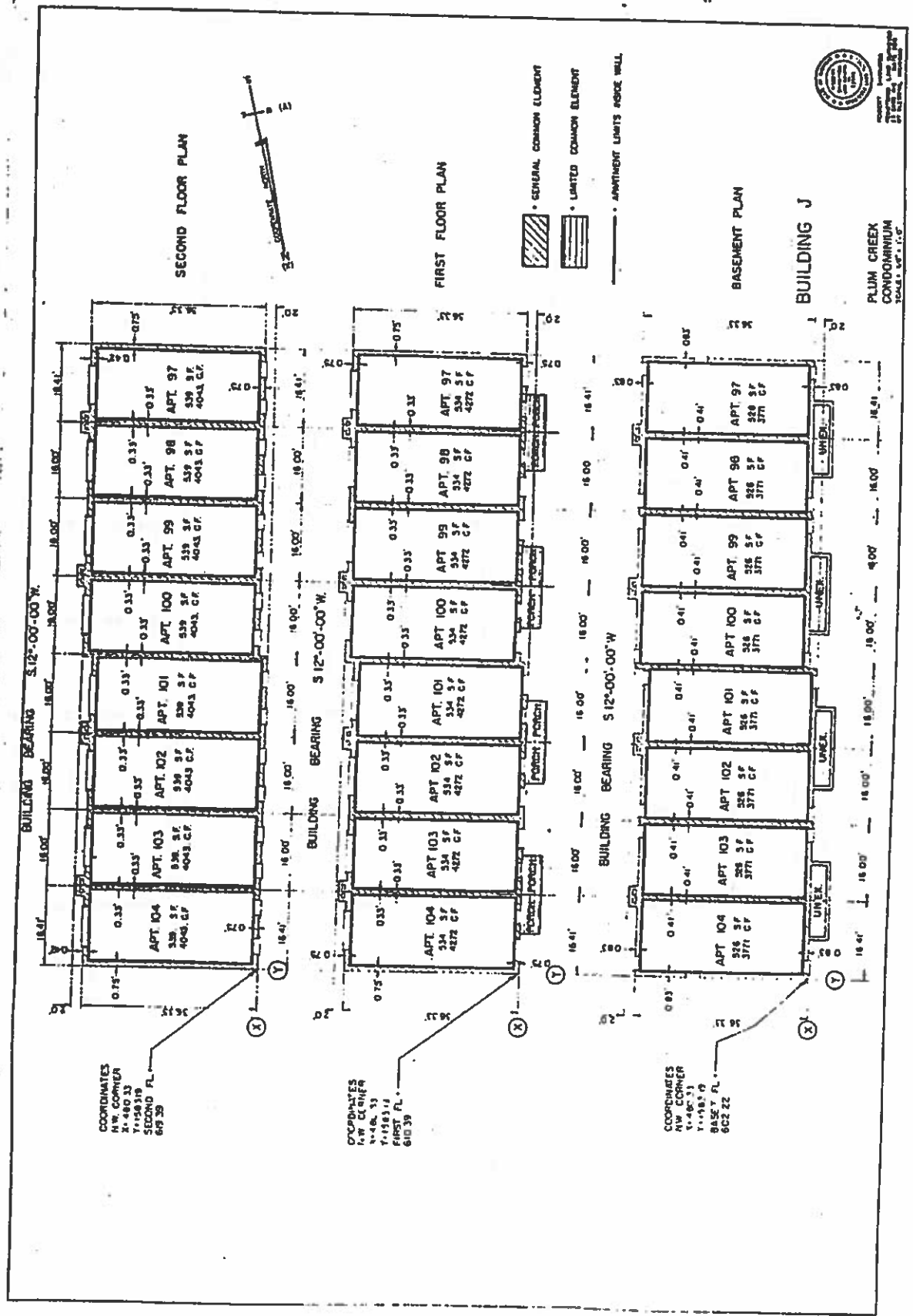


PLUM CREEK
CONDOMINIUM
SCALE: 1/8"=1'-0"

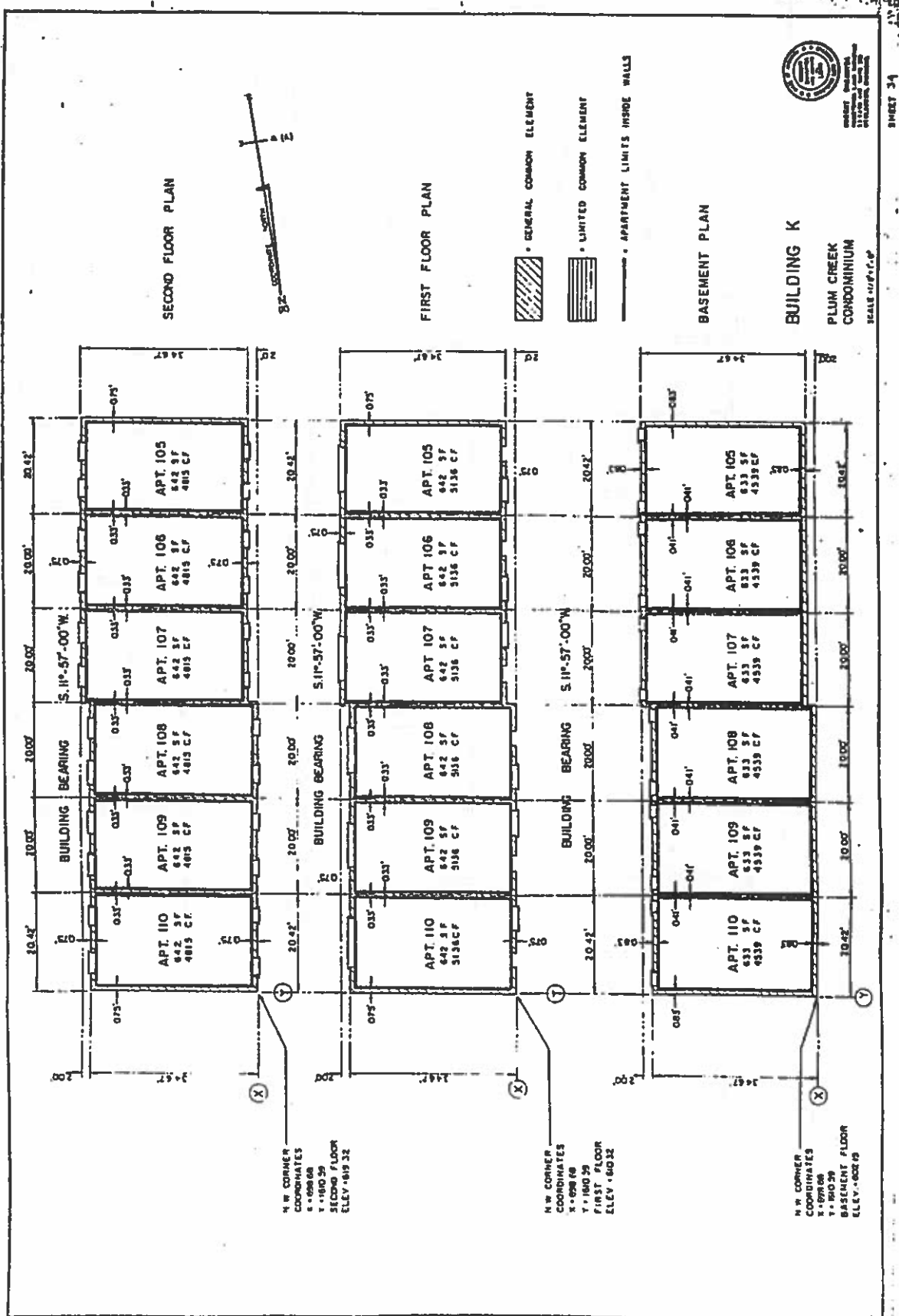


REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 12345
EXPIRATION DATE 12/1/2020





SHEET 11





NOTE - BUILDING ELEVATIONS ARE SHOWN IN
DETAIL IN ARCHITECTURAL PLANS ON 35 IN
WIDE PLOTS ATTACHED CARDS ON FILE WITH
THE ARCHIVE DEPARTMENT OF CONGRESS

0-10, 100, 1000

APARTMENT UNITS, PORCH WALLS,
FLOORS AND CEILINGS

ROBERT J. SMITH
NATIONAL ASSOCIATION
OF LAWYERS IN
WEDDING SERVICE
SMITH & SONS



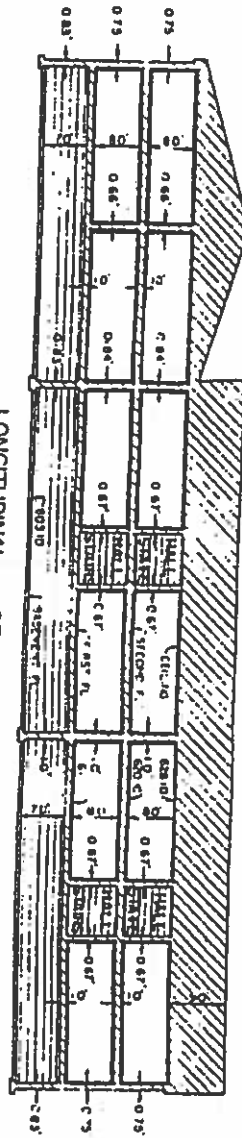
GENERAL ELEMENT	COMMON ELEMENT	GENERAL ELEMENT	COMMON ELEMENT
			
			
GENERAL ELEMENT	COMMON ELEMENT	GENERAL ELEMENT	COMMON ELEMENT
			
			
GENERAL ELEMENT	COMMON ELEMENT	GENERAL ELEMENT	COMMON ELEMENT
			
			

3MKT 36

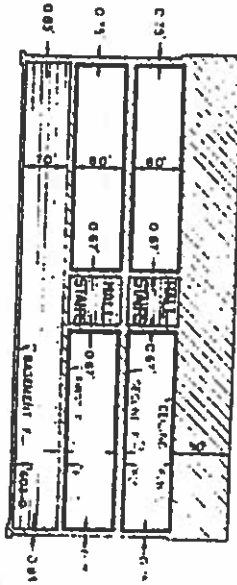
BUILDING G



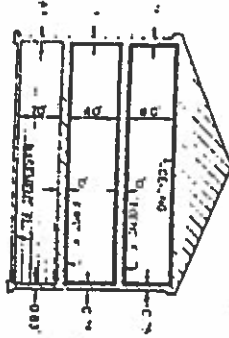
LONGITUDINAL SECTION



CROSS SECTION NORTH PART OF BUILDING



CROSS SECTION SOUTH PART OF BUILDING



GENERAL CROWN ELEVATION
 LOWEST CROWN ELEVATION
 DIMENSIONS AND DETAILS

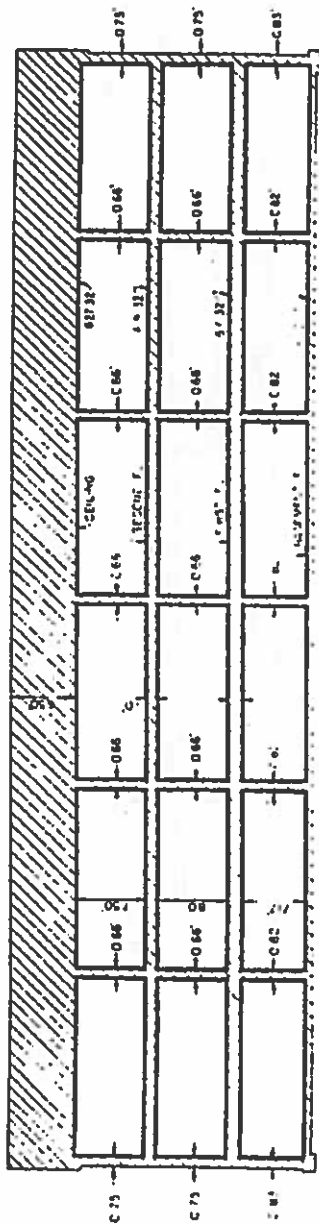
BUILDING H

PLUM CREEK
 CONDOMINIUM

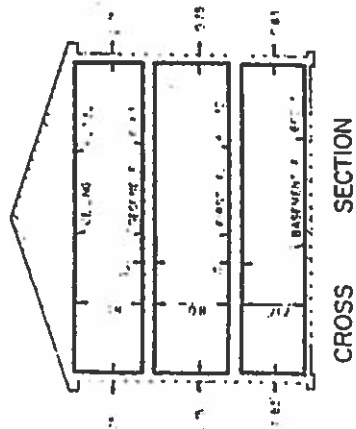
NOTE: BUILDING ELEVATIONS ARE SHOWN
 IN FEET. IN ARCHITECTURAL PLANS ON
 1/4" = 1' SCALE. ALL DIMENSIONS ARE
 TO BE VERIFIED BY THE ARCHITECT
 OF RECORD.



DESIGNER: J. H. H. H.
 1111 11th Street, N.E.
 Seattle, WA 98101
 SHEET 37



LONGITUDINAL SECTION



CROSS SECTION

 GENERAL COMMON ELEMENT
 APARTMENT UNITS OFFICE WALLS
 FLOORS AND CEILING

ALL DIMENSIONS ARE IN FEET AND INCHES
 ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALLS
 ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALLS
 ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALLS

BUILDING K

PLUM CREEK
 CONDOMINIUM
 SCALE: 1/8" = 1'-0"



STATE OF CALIFORNIA
 PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 EXPIRATION DATE 12/15/2010

SHEET 10

LS12468 PAGE 236

SECOND AMENDMENT TO MASTER DEED OF
PLUM CREEK CONDOMINIUM

A227380

Colonial Service Corporation, a Michigan corporation, being the Developer of Plum Creek Condominium, a condominium project established pursuant to the Master Deed thereof, recorded on November 12, 1971 in Liber 2240, Pages 511 through 553, and First Amendment to the Master Deed, recorded on November 10, 1972 in Liber 2342, Pages 961 through 982, Macomb County Records, and known as Macomb County Condominium Subdivision Plan No. 28, hereby amends the Master Deed of Plum Creek Condominium pursuant to the authority reserved in Article VII of said Master Deed for the purposes of enlarging the condominium project from 110 units to 165 units and reallocating percentages of value set forth in Article V of said Master Deed. Said Master Deed is amended in the following manner:

1. The land which is being added to the Condominium Project by this Amendment is more particularly described as follows:

A parcel of land located in and being a part of the S.W. 1/4 of Section 24, T.2N., R.12E., City of Sterling Heights, Macomb County, Michigan, and being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24, thence N. 85° 57' E. 693.40 feet; thence S. 00° 57' 34" E. 1607.54 feet; thence N. 89° 02' 26" E. 195.00 feet; thence S. 59° 04' E. 210.00 feet; thence S. 78° 00' E. 210.00 feet; thence S. 69° 15' E. 51.60 feet to the point of beginning of Property herein described, thence S. 69° 15' E. 448.40 feet; thence along the Arc of a curve (Radius 348.00 feet) concaved to the Southeast whose long chord bears N. 62° 35' E. 310.86 feet; thence S. 01° 19' E. 353.39 feet; thence S. 88° 41' W. 218.85 feet; thence along the arc of a curve (Radius 104.00 feet) concaved to the Northwest whose long chord bears S. 71° 16' 56" W. 106.25 feet; thence N. 78° 00' W. 370.75 feet; thence N. 12° 00' E. 199.83 feet; thence N. 78° 00' W. 89.67 feet; thence N. 12° 00' E. 119.57 feet; to the point of beginning.

Subject to any and all easements of record or otherwise.

2. Second Amended Article V of said Master Deed of Plum Creek Condominium as set forth below, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, replace and supersede First Amended Article V of the Master Deed as recorded, and the First Amended Article V shall be of no further force or effect.

SECOND AMENDED ARTICLE V OF THE MASTER DEED OF
PLUM CREEK CONDOMINIUM

ARTICLE V

- C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.

Apartment Number	Percentage of Value Assigned
1	.59280
2	.59280
3	.59280
4	.59280
5	.59280
6	.59280
7	.59280
8	.59280
9	.53115
10	.53115
11	.49390
12	.49390
13	.54340
14	.54340

RECORDED IN MACOMB COUNTY
RECORDS AT: 12:56 P.M.

JAN 16 1974

CLERK, REGISTER OF DEEDS
MACOMB COUNTY, MICHIGAN

31.00

LEA 2468 PAGE 237

15	.50630
16	.50630
17	.53115
18	.53115
19	.49390
20	.49390
21	.54340
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34	.61750
35	.61750
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42	.59280
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49	.50630
50	.50630
51	.50630
52	.50630
53	.63130
54	.61750
55	.61750
56	.61750
57	.61750
58	.61750
59	.61750
60	.63130
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62	.59280
63	.59280
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66	.59280
67	.59280
68	.59280
69	.59280
70	.59280
71	.59280
72	.59280
73	.55570
74	.55570
75	.55570
76	.55570
77	.59280
78	.59280
79	.59280
80	.59280
81	.55570
82	.55570
83	.55570

Lot 2468 Page 238

84	.55570
85	.59280
86	.59280
87	.59280
88	.59280
89	.63130
90	.61750
91	.61750
92	.61750
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150	.61750
151	.61750
152	.61750

2468 PAGE 239

153	.63130
154	.59280
155	.59280
156	.59280
157	.59280
158	.59280
159	.59280
160	.59280
161	.59280
162	.59280
163	.59280
164	.59280
165	.59280

3. Second Amended Sheets 1, 2, 3 and 4 of the Condominium Subdivision Plan of Plum Creek Condominium as attached hereto shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, replace and supersede Sheets 1, 2, 3 and 4 of the Condominium Subdivision Plan of Plum Creek Condominium as originally recorded and subsequently amended and the originally recorded and amended Sheets 1, 2, 3 and 4 shall be of no further force or effect. The legal description of the condominium premises contained on said Second Amended Sheet 1 shall replace and supersede the description of said premises contained in Article II of the originally recorded Master Deed, as subsequently amended.
4. Sheets 39, 40, 41, 42, 43, 44 and 45 of the Condominium Subdivision Plan of Plum Creek Condominium as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, supplement and be incorporated in the Condominium Subdivision Plan of Plum Creek Condominium, as amended.

In all other respects, other than as hereinabove indicated, the original Master Deed of Plum Creek Condominium, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits "A" and "B," amended and recorded as aforesaid, is hereby ratified, confirmed and redeclared.

WITNESSES:

Elaine R. Blond
Elaine LeBlond
Mark L. Hudge
Mark L. Hudge

COLONIAL SERVICE CORPORATION

By: Robert E. Powers
Robert E. Powers
Its President
By: Thomas R. Bush
Thomas R. Bush
Its Vice President

STATE OF MICHIGAN)
COUNTY OF MACOMB) SS.

The foregoing Second Amendment to Master Deed of Plum Creek Condominium was acknowledged before me this 11th day of January, 19 74, by Robert E. Powers the President of Colonial Service Corporation, a Michigan corporation, on behalf of the corporation. and Thomas R. Bush, Its Vice President

Elaine R. Blond
Elaine LeBlond
Notary Public, Macomb acting in County, Michigan
My Commission Expires: May 4, 1974

SECOND AMENDMENT TO MASTER DEED DRAFTED BY:

William T. Myers of
DYKEMA, GOSSETT, SPENCER, GOODNOW & TRIGG
2700 City National Bank Building
Detroit, Michigan 48226
WHEN RECORDED, RETURN TO DRAFTER

RECORDED IN

on July 12, 1974

LIBER 2516 P. 4-27, MACOMB CO. RECORDS ON
THIRD AMENDMENT TO MASTER DEED OF
PLUM CREEK CONDOMINIUM

Colonial Service Corporation, a Michigan corporation, being the Developer of Plum Creek Condominium, a condominium project established pursuant to the Master Deed thereof, recorded on November 12, 1971 in Liber 2240, Pages 511 through 553, and First Amendment to the Master Deed, recorded on November 10, 1972 in Liber 2342, Pages 961 through 982 and Second Amendment to the Master Deed, recorded on January 16, 1974 in Liber 2468, Pages 236 through 250, Macomb County Records, and known as Macomb County Condominium Subdivision Plan No. 28, hereby amends the Master Deed of Plum Creek Condominium pursuant to the authority reserved in Article VII of said Master Deed for the purposes of enlarging the condominium project from 165 units to 237 units by the addition of land described in Section 1 below and reallocating percentages of value set forth in Article V of said Master Deed. Said Master Deed is amended in the following manner:

1. The land which is being added to the Condominium Project by this Amendment is more particularly described as follows:

A parcel of land located in and being a part of the S.W. 1/4 of Section 24, T. 2 N., R. 12 E., City of Sterling Heights, Macomb County, Michigan, and being more particularly described as follows:

Commencing at a point 693.40 feet N. 85° 57' E., 1607.54 feet S. 0° 57' 34" E., 195.00 feet N. 89° 02' 26" E., 210.00 feet S. 59° 04' 00" E., 210.00 feet S. 78° 00' E., 51.60 feet S. 69° 15' E., 119.57 feet S. 12° 00' W., 89.67 feet S. 78° 00' E. and 199.83 feet S. 12° 00' W. from the West 1/4 post of said Section 24 to the point of beginning of this description, thence extending S. 78° 00' E. 370.75 feet; thence along a curve (R=104.00') concave to the Northwest whose long chord bears N. 71° 16' 56" E. 106.25 feet; thence N. 88° 41' E. 218.85 feet; thence S. 01° 19' E. 300.44 feet; thence along the Northerly right-of-way line of Huron Clinton Metropolitan Authority S. 85° 02' 54" W. 281.53 feet and along a curve (R=1450.00') concave to the Northeast whose long chord bears N. 77° 14' 35" W. 546.10 feet; thence leaving said right-of-way N. 12° 00' E. 90.17 feet; thence S. 78° 00' E. 71.09 feet; thence N. 12° 00' E. 172.38 feet to the point of beginning and containing 5.042 acres of land

Reserving easements of record.

2. Third Amended Article V-C of said Master Deed of Plum Creek Condominium as set forth below, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, replace and supersede Second Amended Article V-C of the Master Deed as recorded, and the Second Amended Article V-C shall be of no further force or effect.

THIRD AMENDED ARTICLE V-C OF THE MASTER DEED OF PLUM CREEK CONDOMINIUM

ARTICLE V

C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.

Apartment Number	Percentage of Value Assigned
1	.41836
2	.41836
3	.41836
4	.41836
5	.41836
6	.41836
7	.41836
8	.41836

9	.37476
10	.37476
11	.34860
12	.34860
13	.38348
14	.38348
15	.35732
16	.35732
17	.37476
18	.37476
19	.34860
20	.34860
21	.38348
22	.38348
23	.35732
24	.35732
25	.44556
26	.43580
27	.43580
28	.43580
29	.43580
30	.43580
31	.43580
32	.44556
33	.44556
34	.43580
35	.43580
36	.43580
37	.43580
38	.43580
39	.43580
40	.44556
41	.41836
42	.41836
43	.35732
44	.35732
45	.35732
46	.35732
47	.41836
48	.41836
49	.35732
50	.35732
51	.35732
52	.35732
53	.44556
54	.43581
55	.43581
56	.43581
57	.43581
58	.43581
59	.43581
60	.44556
61	.41836
62	.41836
63	.41836
64	.41836
65	.41836
66	.41836
67	.41836
68	.41836
69	.41836
70	.41836
71	.41836
72	.41836
73	.39220

138

2. 43581

139	.43581
140	.43581
141	.43581
142	.44556
143	.44556
144	.43581
145	.43581
146	.43581
147	.43581
148	.43581
149	.43581
150	.43581
151	.43581
152	.43581
153	.44556
154	.41836
155	.41836
156	.41836
157	.41836
158	.41836
159	.41836
160	.41836
161	.41836
162	.41836
163	.41836
164	.41836
165	.41836
166	.38348
167	.38348
168	.38348
169	.38348
170	.38348
171	.38348
172	.38348
173	.38348
174	.41836
175	.41836
176	.38348
177	.38348
178	.38348
179	.38348
180	.38348
181	.38348
182	.38348
183	.38348
184	.41836
185	.41836
186	.41836
187	.41836
188	.41836
189	.41836
190	.41836
191	.41836
192	.41836
193	.41836
194	.41836
195	.41836
196	.41836
197	.41836
198	.38348
199	.38348
200	.38348
201	.38348
202	.38348
203	.38348

204	.38348	
205	.38348	
206	.38348	
207	.38348	
208	.38348	
209	.38348	
210	.38348	
211	.38348	
212	.38348	
213	.38348	
214	.43581	53171
215	.43581	52299
216	.43581	52299
217	.43581	52299
218	.43581	52299
219	.43581	52299
220	.43581	52299
221	.43581	52299
222	.43581	52299
223	.43581	52299
224	.43581	53171
225	.43581	44556
226	.43581	
227	.43581	
228	.43581	
229	.43581	44556
230	.43581	53171
231	.43581	52299
232	.43581	52299
233	.43581	52299
234	.43581	52299
235	.43581	52299
236	.43581	52299
237	.43581	53171

3. Second Amended Sheets 1, 2, 3, 4, 40, 41 and 45 of the Condominium Subdivision Plan of Plum Creek Condominium as attached hereto shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, replace and supersede Sheets 1, 2, 3, 4, 40, 41 and 45 of the Condominium Subdivision Plan of Plum Creek Condominium as originally recorded and subsequently amended and the originally recorded and amended Sheets 1, 2, 3, 4, 40, 41 and 45 shall be of no further force or effect. The legal description of the condominium premises contained on said Second Amended Sheet 1 shall replace and supersede the description of said premises contained in Article II of the originally recorded Master Deed, as subsequently amended.

4. Sheets 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 and 56 of the Condominium Subdivision Plan of Plum Creek Condominium as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce and recordation in the Office of the Macomb County Register of Deeds of this Amendment and said Order, supplement and be incorporated in the Condominium Subdivision Plan of Plum Creek Condominium, as amended.

In all other respects, other than as hereinabove indicated, the original Master Deed of Plum Creek Condominium, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits "A" and "B," amended and recorded as aforesaid, is hereby ratified, confirmed and redeclared.

WITNESSES:

/s/ Mark L. Mudge
Mark L. Mudge

/s/ Elaine LeBlond
Elaine LeBlond

COLONIAL SERVICE CORPORATION

By: /s/ Robert E. Powers
Robert E. Powers, President

By: /s/ Thomas R. Bush
Thomas R. Bush, Vice President

STATE OF MICHIGAN)
) SS.
COUNTY OF)

The foregoing Third Amendment to Master Deed of Plum Creek Condominium was acknowledged before me this 20 day of June, 1974, by Robert E. Powers and Thomas R. Bush, the President and Vice President of Colonial Service Corporation, a Michigan corporation, on behalf of the corporation.

/s/ Elaine LeBlond
Elaine LeBlond, Macomb, Acting in
Notary Public, Wayne County, Michigan
My Commission Expires: March 4, 1978

- THIRD AMENDMENT TO MASTER DEED DRAFTED BY:

William T. Myers of
DYKEMA, GOSSETT, SPENCER, GOODNOW & TRIGG
2700 City National Bank Building
Detroit, Michigan 48226

WHEN RECORDED, RETURN TO DRAFTER.