

FIRST AMENDMENT TO
WAYNE COUNTY CONDOMINIUM SUBDIVISION
PLAN NUMBER 1079
EXHIBIT B TO THE MASTER DEED OF
*Kamper Building
Condominium*
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DEVELOPER

KAMPER AND STEVENS LIMITED DIVIDEND
HOUSING ASSOCIATION, LLC
1117 GRISWOLD STREET, SUITE 1416
DETROIT, MI 48226

SURVEYOR

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

SHEET INDEX

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NOTE

THE ASTERISK (*) AS SHOWN IN
THE SHEET INDEX INDICATES NEW
OR AMENDED DRAWINGS WHICH
ARE DATED: 08/01/2019. THESE
DRAWINGS ARE TO REPLACE THOSE
PREVIOUSLY RECORDED.

LEGAL DESCRIPTION

LOT 11 OF "GOVERNOR AND JUDGES PLAN OF SECTION 8", ACCORDING TO THE PLAT THEREOF
RECORDED IN LIBER 34 OF DEEDS, PAGE 543, WAYNE COUNTY RECORDS BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, ALSO BEING THE INTERSECTION OF THE
EASTERLY LINE OF WASHINGTON BOULEVARD (195 FEET WIDE) AND THE NORTHERLY LINE OF
GRAND RIVER AVENUE (60 FEET WIDE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS
EAST, 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES
59 MINUTES 08 SECONDS EAST, 100.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 11,
ALSO BEING A POINT ON THE WESTERLY LINE OF A 20 FOOT PUBLIC ALLEY; THENCE SOUTH
00 DEGREES 00 MINUTES 00 SECONDS EAST, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID
LOT 11, ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID GRAND RIVER AVENUE;
THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 100.41 FEET TO THE POINT OF
BEGINNING.

CONTAINING 6,024 SQUARE FEET OR 0.14 ACRES OF LAND.

NOTE

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN
PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT
DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE
ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL
SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

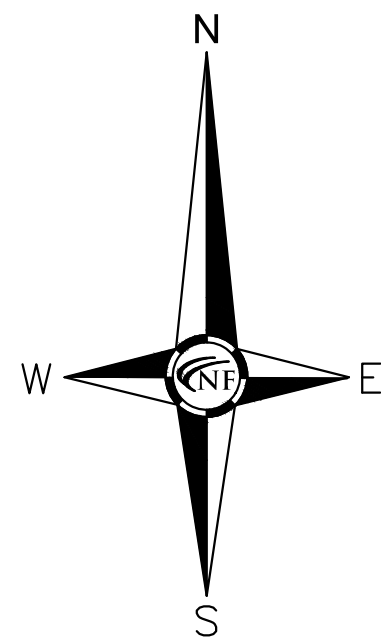
COVER SHEET

PROPOSED 08/01/2019

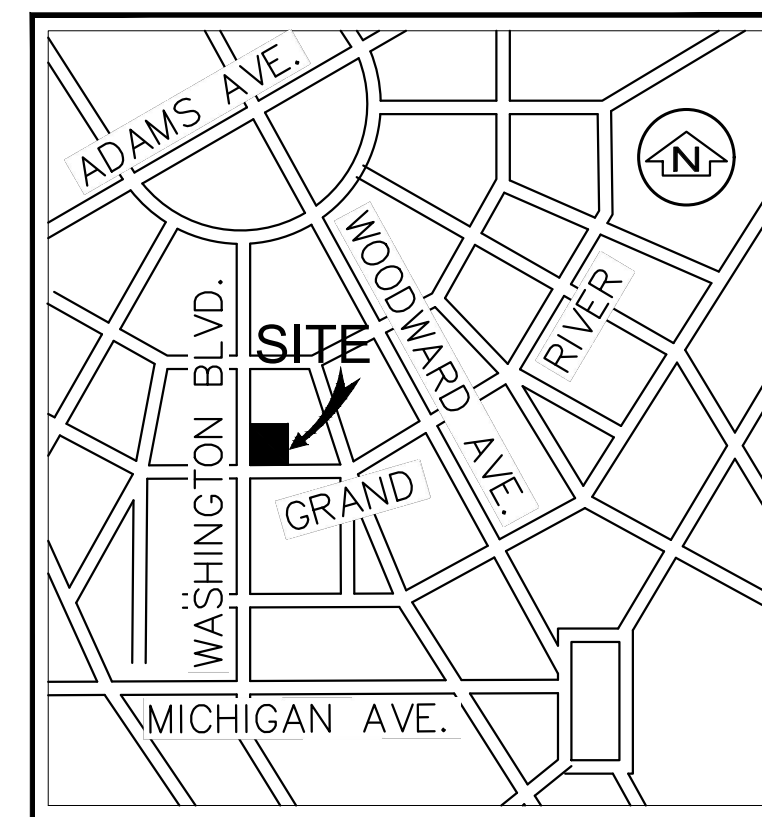
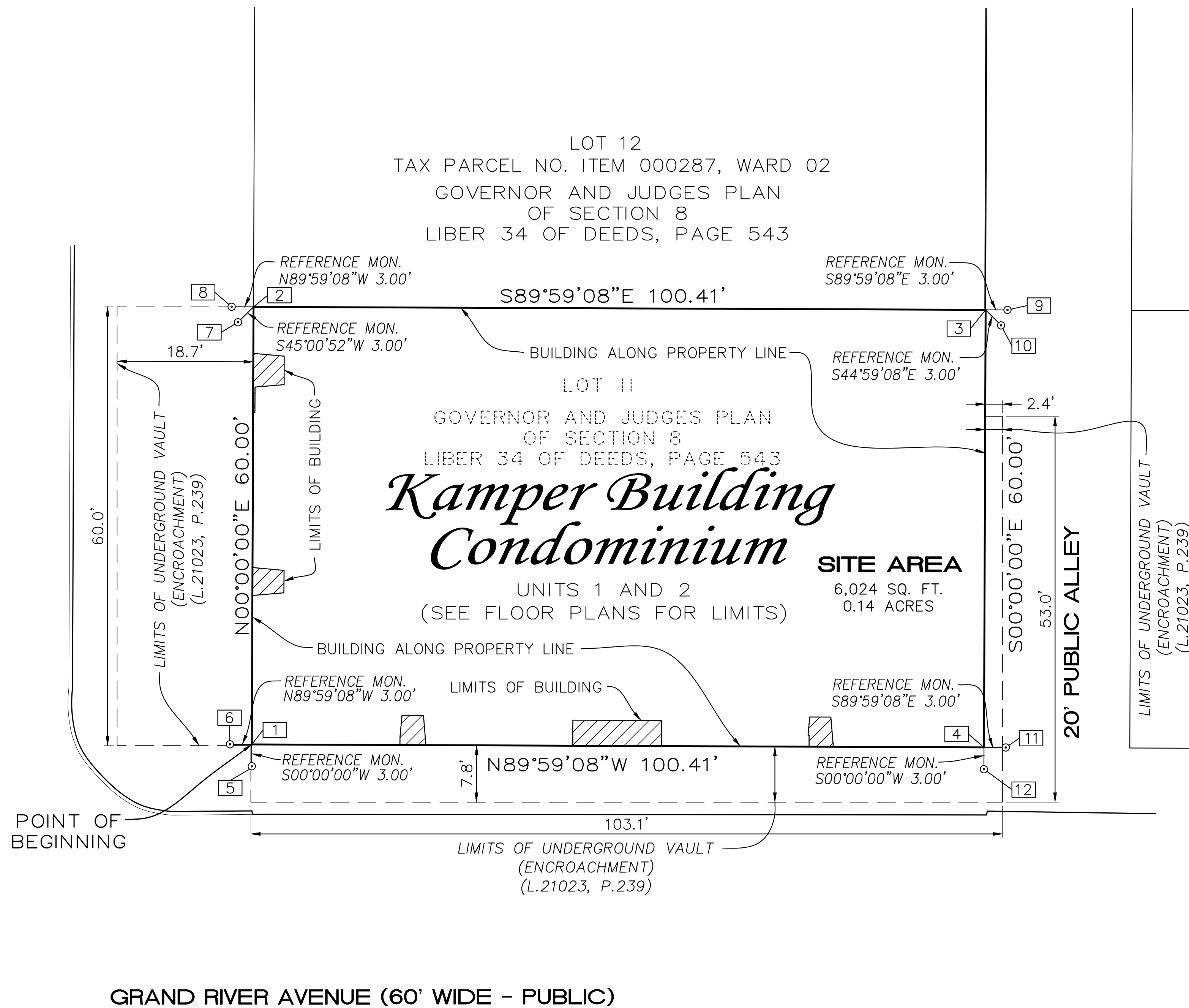
ISSUED 08/01/2019

JOB No. J894

SHEET No. 1


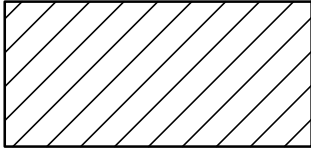





WASHINGTON BOULEVARD (195' WIDE - PUBLIC)



LOCATION MAP
NOT TO SCALE

LEGEND

-  LIMITS OF CONDOMINIUM
-  GENERAL COMMON ELEMENT
-  MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG.
-  COORDINATE NUMBER
-  HYDRANT

FLOOD HAZARD NOTE

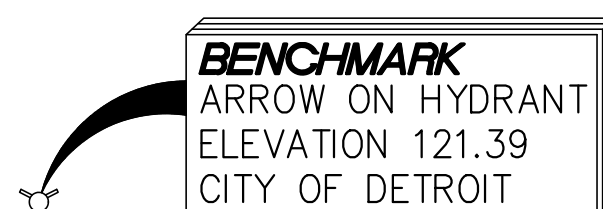
THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 26163C0285E EFFECTIVE DATE: FEBRUARY 02, 2012



ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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PONTIAC, MI 48342-5032
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*Kamper Building
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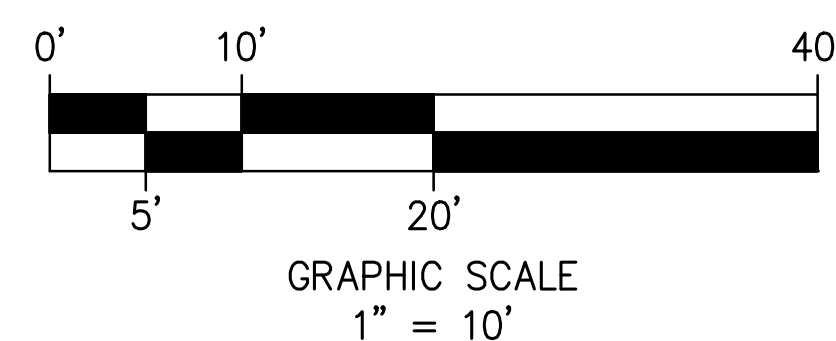


NOTES

1. ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF WASHINGTON AVENUE AS RECORDED IN THE GOVERNOR AND JUDGES PLAN OF SECTION 8. (N.00°00'00"E.)
2. UNITS 1 AND 2 "MUST BE BUILT".
3. THE CONDOMINIUM PROPERTY IS SUBJECT TO A "GRANT OF EASEMENT" IN FAVOR OF COMCAST CABLEVISION OF DETROIT, RECORDED IN LIBER 29823, PAGE 4736, WAYNE COUNTY RECORDS.
4. THE CONDOMINIUM PROPERTY IS SUBJECT TO A "MEMORANDUM OF AGREEMENT" IN FAVOR OF COMCAST CABLEVISION OF DETROIT, RECORDED IN LIBER 40936, PAGE 1093, WAYNE COUNTY RECORDS.
5. THE CONDOMINIUM PROPERTY IS SUBJECT TO A "GRANT OF EASEMENT" IN FAVOR OF COMCAST CABLEVISION OF DETROIT, RECORDED IN LIBER 50581, PAGE 947, WAYNE COUNTY RECORDS.
6. ADD 479.335 TO CONVERT CITY OF DETROIT DATUM TO N.A.V.D. 1988

COORDINATE TABLE

NO.	NORTHING	EASTING
1	5059.99	5450.04
2	5119.99	5450.04
3	5119.96	5550.45
4	5059.96	5550.45
5	5056.99	5450.04
6	5059.99	5447.04
7	5117.86	5447.92
8	5119.99	5447.04
9	5119.96	5553.45
10	5117.84	5552.57
11	5059.96	5553.45
12	5056.96	5550.45



SURVEYOR'S CERTIFICATE

I, KEVIN NAVAROLI, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1079 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN, THAT THE REQUIRED MONUMENTS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE: 08/01/2019

KEVIN NAVAROLI P.S. No. 53503

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

SURVEY/SITE PLAN

PROPOSED 08/01/2019

SEAL

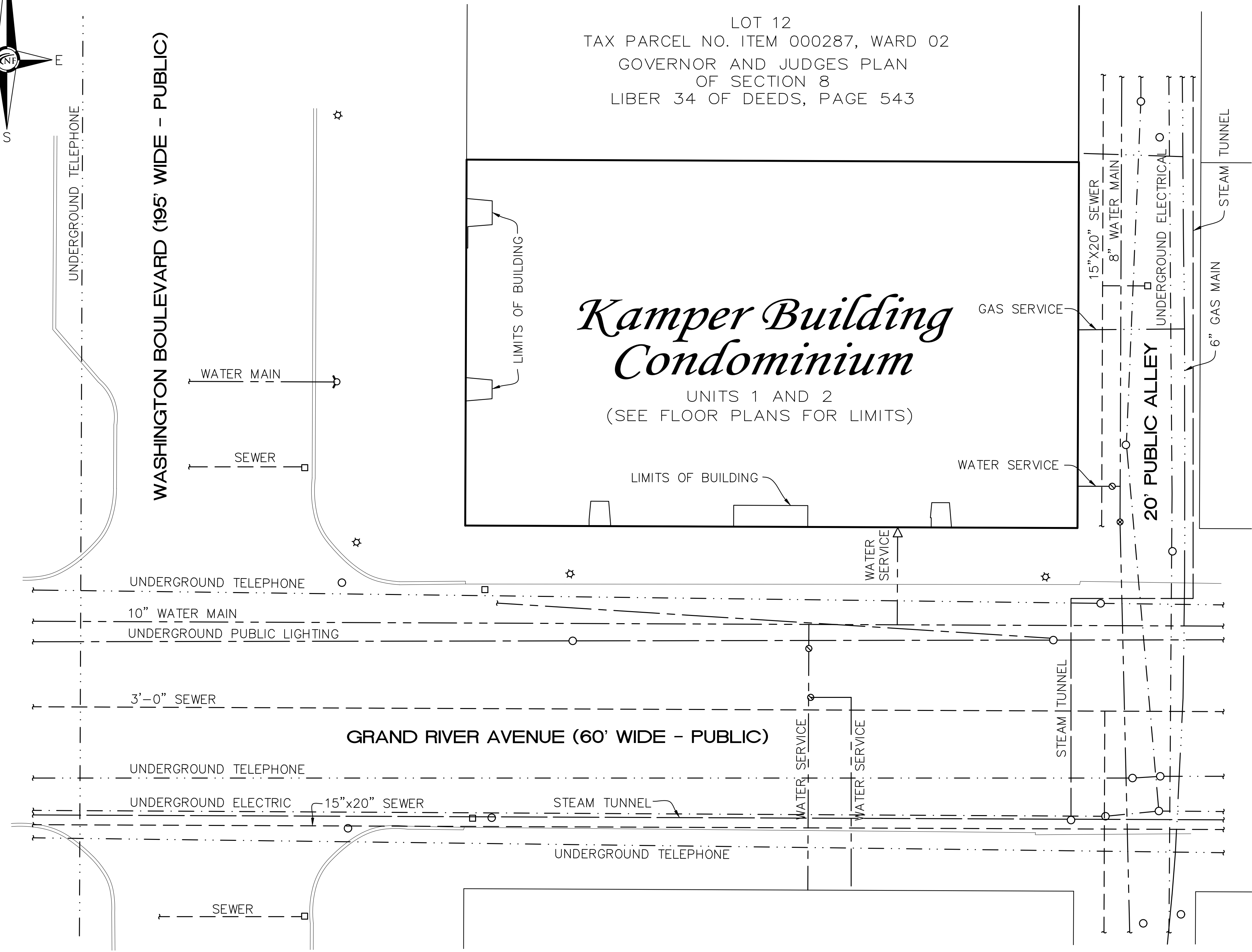
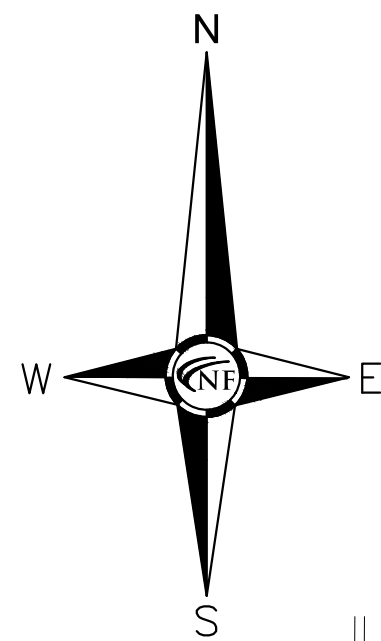
DRAWN BY:
K.N.

APPROVED BY:
K. Navaroli

DATE:
08/01/2019

SCALE:
1" = 10'

NFE JOB NO. SHEET NO.
J894 2



LOT 12
 TAX PARCEL NO. ITEM 000287, WARD 02
 GOVERNOR AND JUDGES PLAN
 OF SECTION 8
 LIBER 34 OF DEEDS, PAGE 543

*Kamper Building
 Condominium*

UNITS 1 AND 2
 (SEE FLOOR PLANS FOR LIMITS)

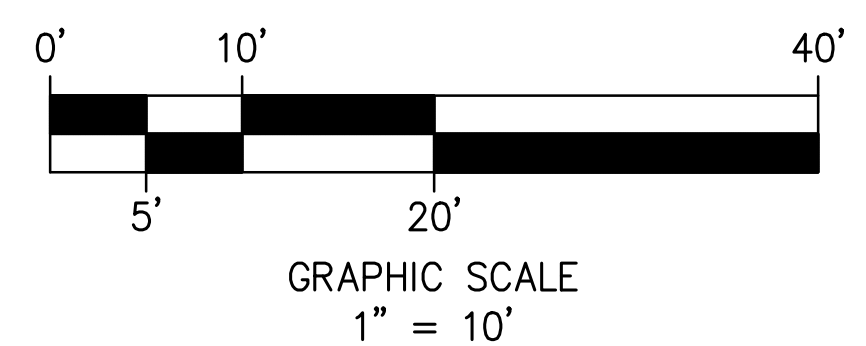
LEGEND

— — — — —	EXISTING WATER MAIN (W.M.)
- - - - -	EXISTING SEWER
- · - · - · -	EXISTING UNDERGROUND ELECTRIC
- · - - - -	EXISTING UNDERGROUND TELEPHONE
- · - · - · -	EXISTING GAS MAIN
- - - - -	EXISTING STEAM TUNNEL
- · - - - -	EXISTING PUBLIC LIGHTING
⊕	EXISTING HYDRANT
⊙	EXISTING STOP BOX
⊗	EXISTING GATE VALVE
○	EXISTING MANHOLE
□	EXISTING CATCH BASIN
☆	EXISTING LIGHT POLE
△	FIRE DEPARTMENT CONNECTION

UTILITY SOURCE INFORMATION

UTILITY	SOURCE OF LOCATION
GAS	DTE ENERGY GAS COMPANY
ELECTRIC	DTE ENERGY
TELEPHONE	AT&T INC.
WATER MAIN	MUNICIPALITY RECORDS
SANITARY SEWER	AND NOWAK AND FRAUS FIELD
STORM SEWER	OBSERVATIONS.
T.V. CABLE	COMCAST CABLE SERVICES

- NOTES**
1. ALL UNITS TO BE SERVICED WITH SEWER AND WATER MAIN. INFORMATION AS SHOWN.
 2. ALL UNITS TO BE SERVICED WITH ELECTRIC BY DTE ENERGY, TELEPHONE BY AT&T INC., GAS BY DTE ENERGY GAS COMPANY.
 3. UTILITIES AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND NO GUARANTEE IS GIVEN EITHER AS TO COMPLETENESS OR ACCURACY THEREOF. LOCATION OF ELECTRIC AND WATER METERS SHALL BE DEPICTED ON THE AS-BUILT CONDOMINIUM PLAN.
 4. UNITS 1 AND 2 "MUST BE BUILT".
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UTILITY PLAN
PROPOSED 08/01/2019

NF ENGINEERS
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 LAND SURVEYORS
 LAND PLANNERS
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SEAL

DRAWN BY:
 K.N.

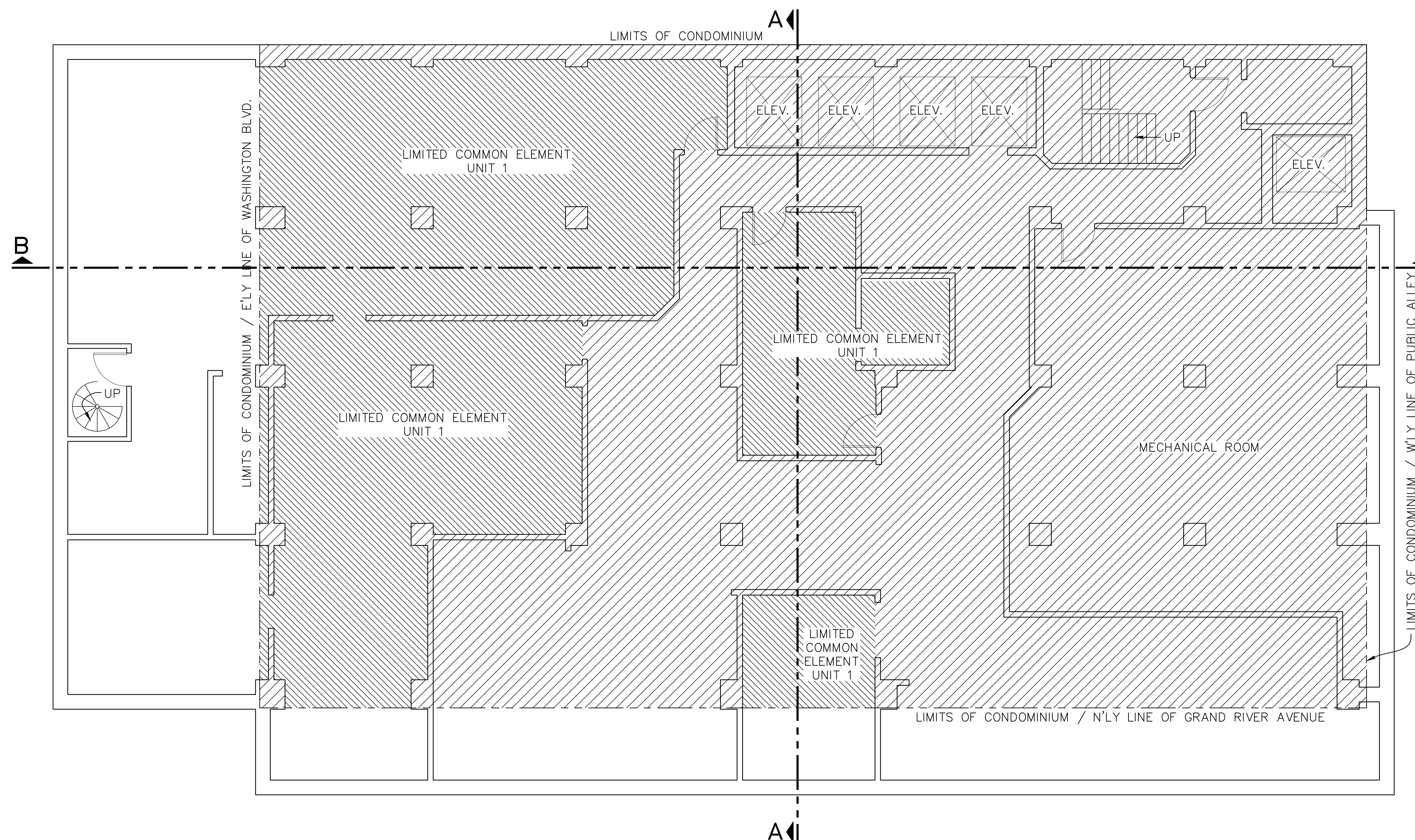
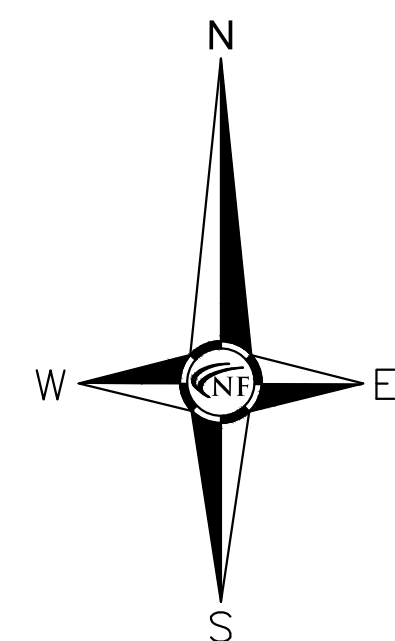
APPROVED BY:
 K. Navaroli

DATE:
 08/01/2019

SCALE:
 1" = 10'

NFE JOB NO. SHEET NO.
J894 3

*Kemper Building
Condominium*

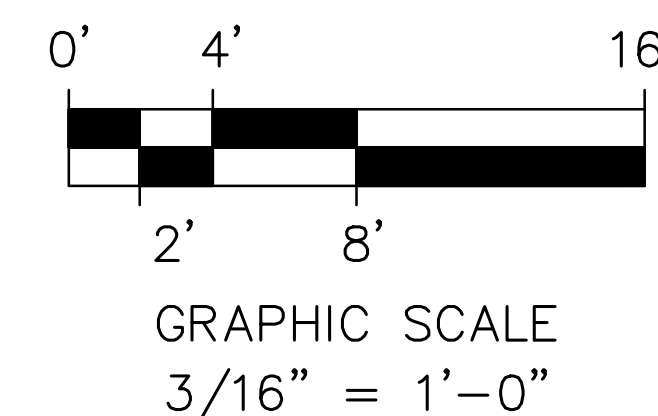


NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: FUSCO, SHAFFER & PAPPAS, INC., AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON JUNE 29, 2017.
2. UNITS 1 AND 2 "MUST BE BUILT".
3. BUILDING STRUCTURAL ELEMENTS, MECHANICAL CHASES, AND AIR SHAFTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
4. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
5. UTILITIES SERVICING INDIVIDUAL UNITS MAY PASS THROUGH ADJACENT UNITS AND/OR LIMITED COMMON ELEMENTS.
6. FLOOR TO CEILING DIMENSIONS ARE TYPICAL FOR ALL UNITS LOCATED ON THEIR DESIGNATED FLOOR, UNLESS OTHERWISE NOTED.

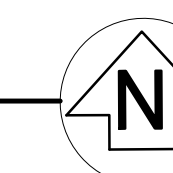
LEGEND

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



**SUB-BASEMENT
FLOOR PLAN**

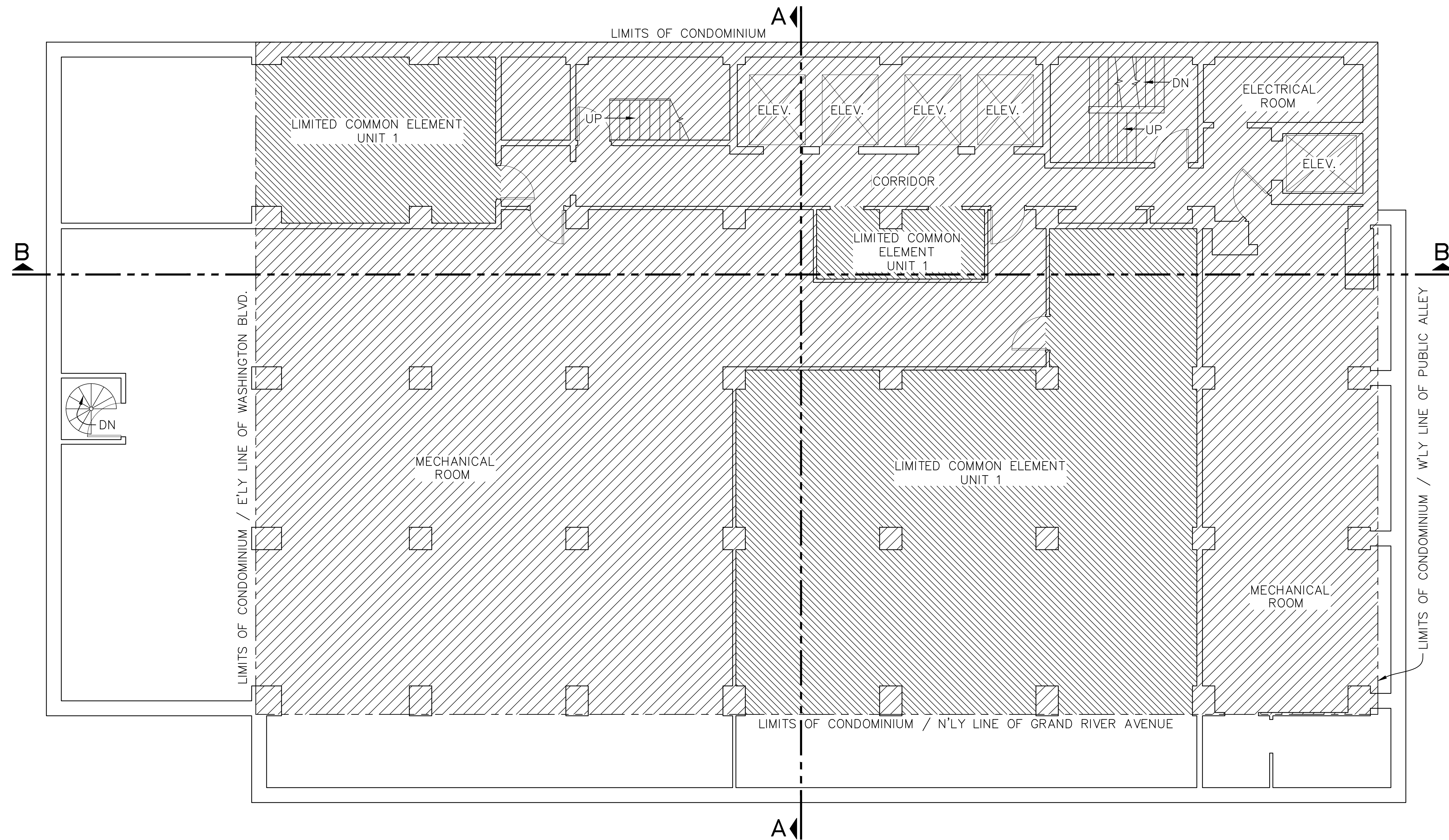
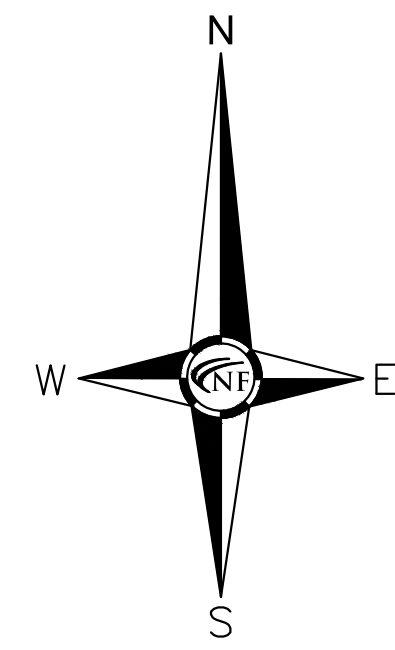
PROPOSED 08/01/2019



SEAL

DRAWN BY:
K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J894 4


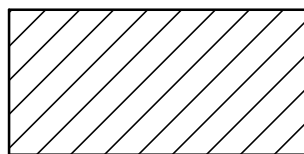
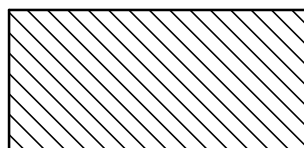
*Kemper Building
Condominium*

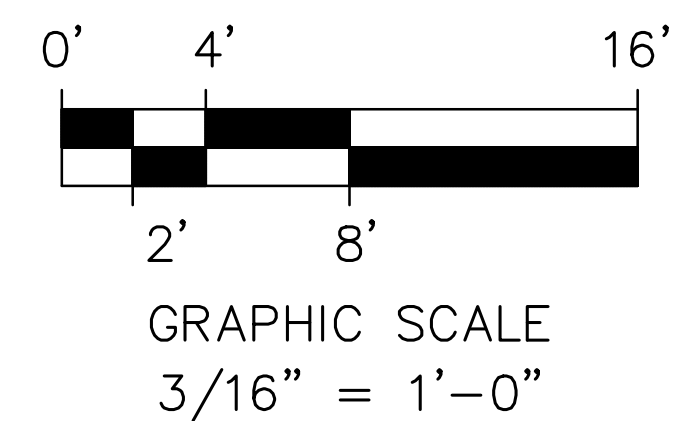


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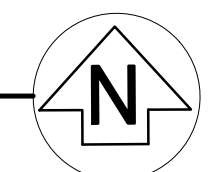
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2. UNITS 1 AND 2 "MUST BE BUILT".
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4. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
5. UTILITIES SERVICING INDIVIDUAL UNITS MAY PASS THROUGH ADJACENT UNITS AND/OR LIMITED COMMON ELEMENTS.
6. FLOOR TO CEILING DIMENSIONS ARE TYPICAL FOR ALL UNITS LOCATED ON THEIR DESIGNATED FLOOR, UNLESS OTHERWISE NOTED.

LEGEND

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

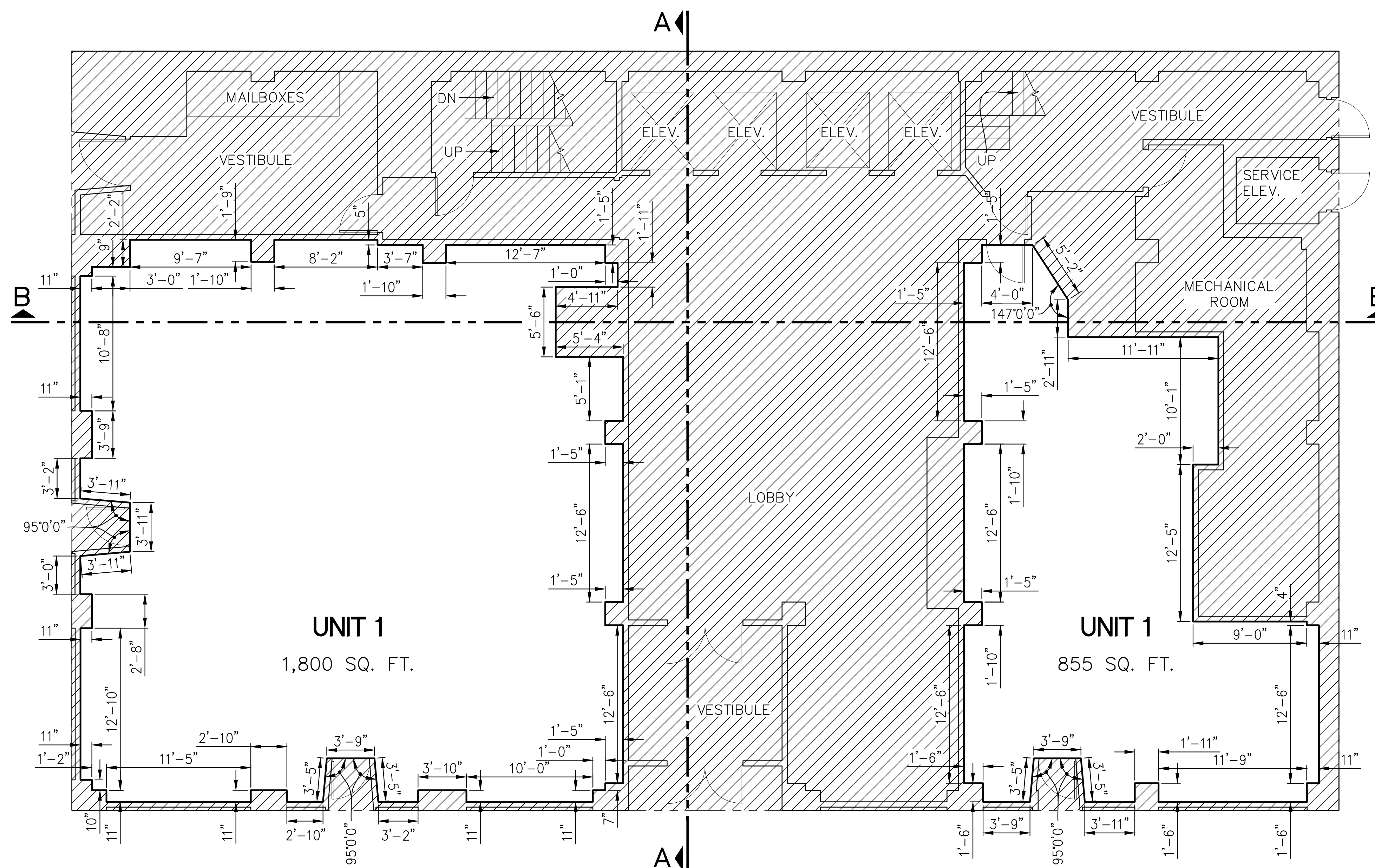
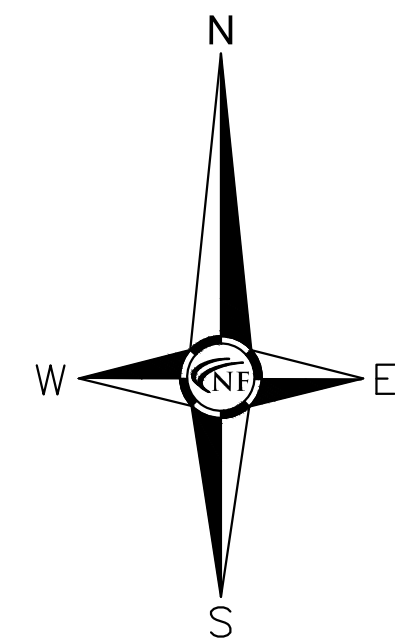


BASEMENT FLOOR PLAN
PROPOSED 08/01/2019



SEAL


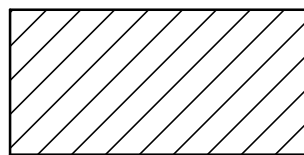
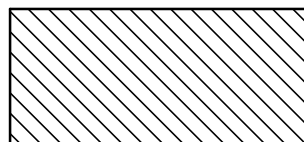
DRAWN BY:
K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J894 5

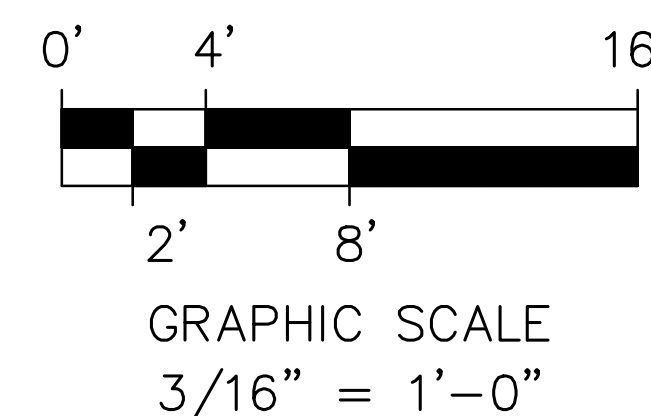


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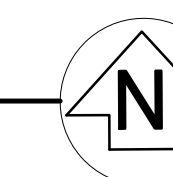
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LEGEND

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



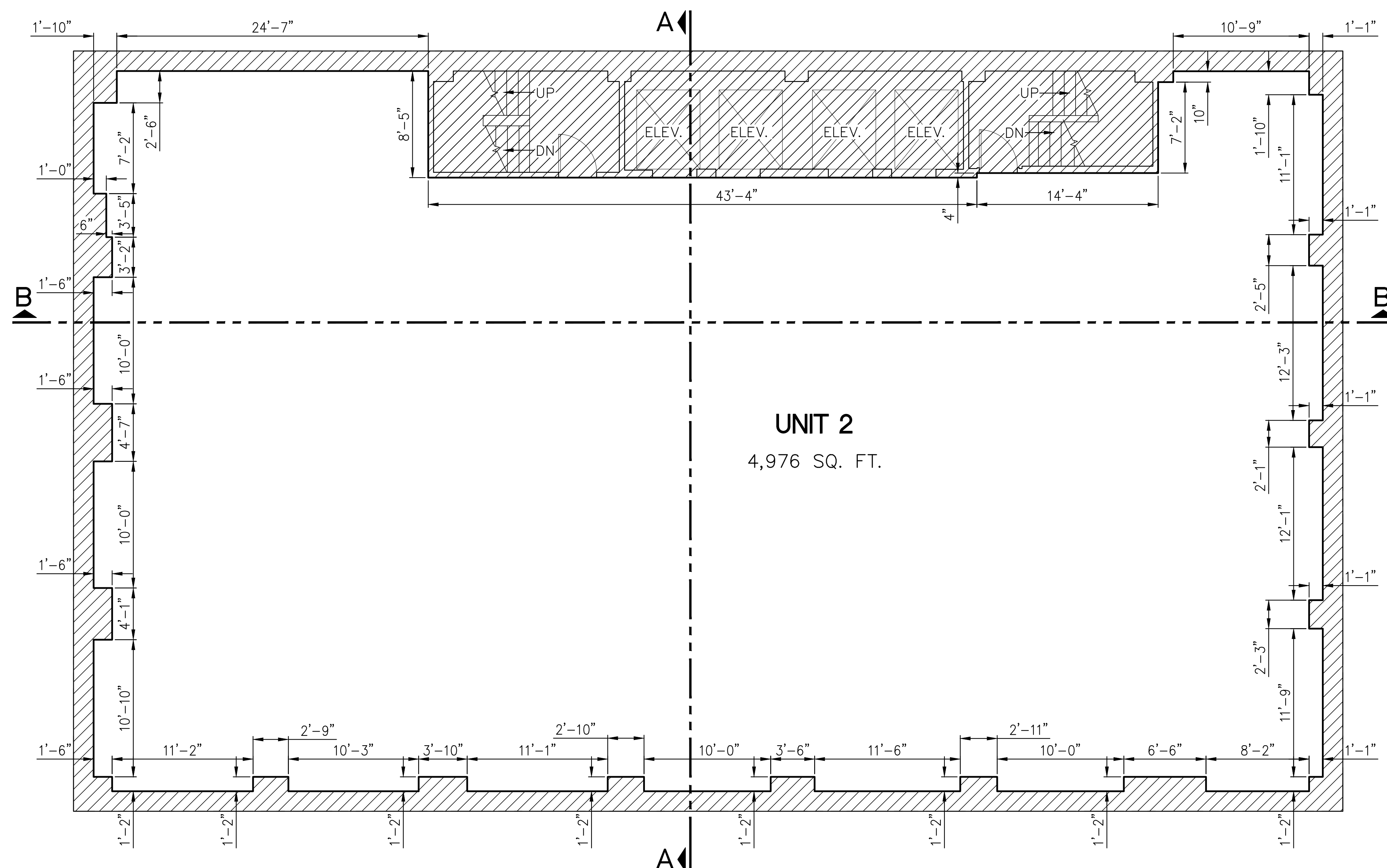
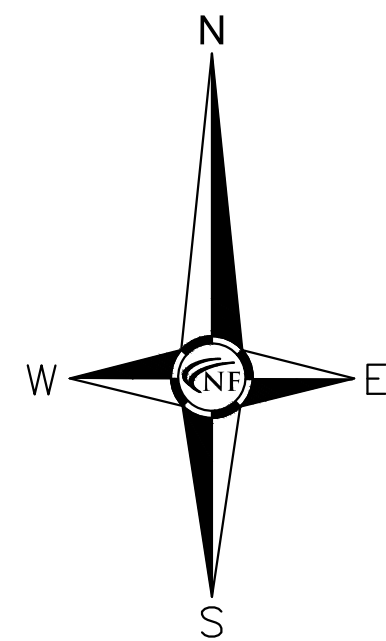
FIRST FLOOR PLAN
PROPOSED 08/01/2019



SEAL

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K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J894 6

*Kemper Building
Condominium*


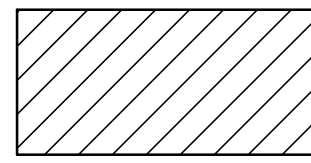
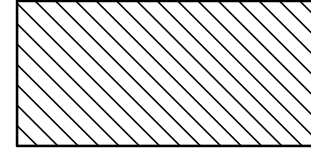


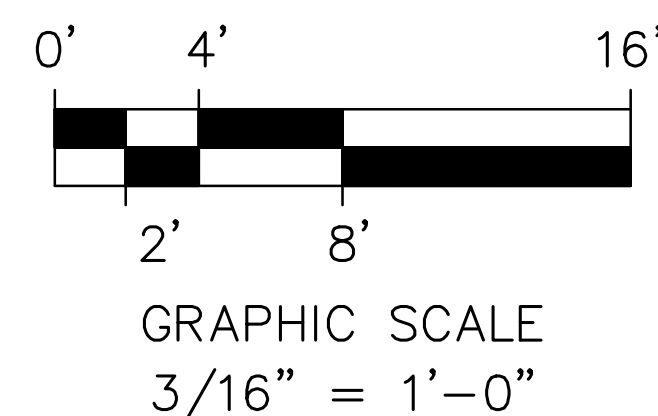
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NOTES

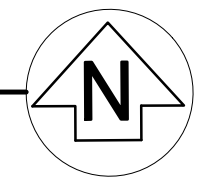
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LEGEND

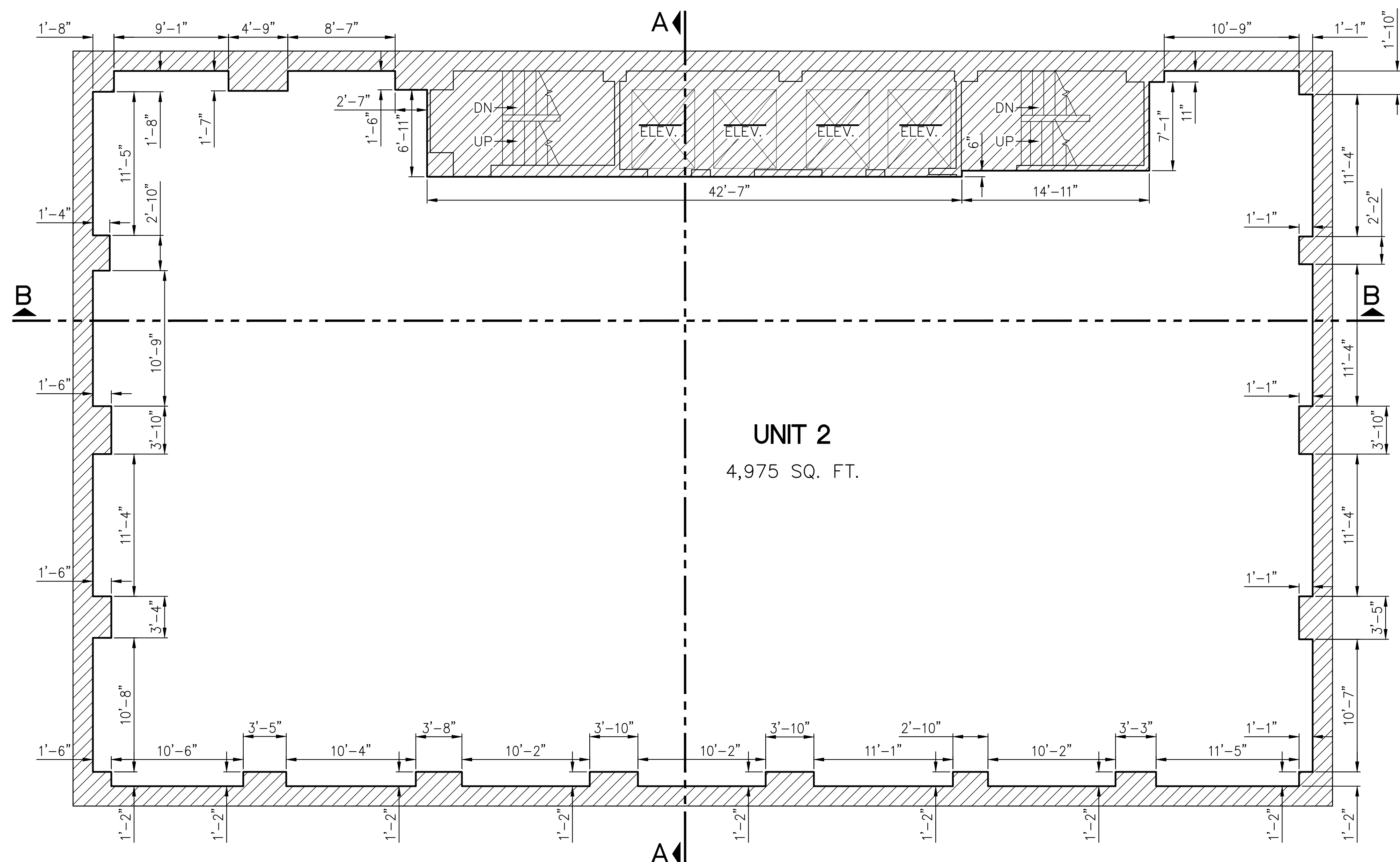
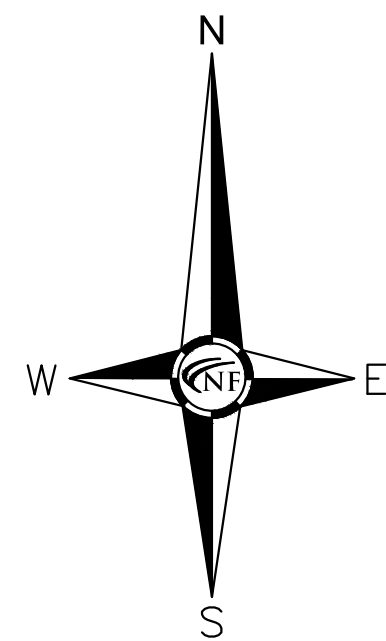
	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1



SECOND FLOOR PLAN
PROPOSED 08/01/2019



*Kemper Building
Condominium*

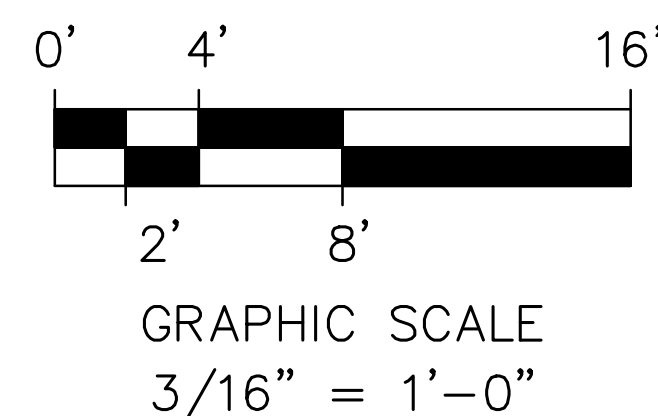


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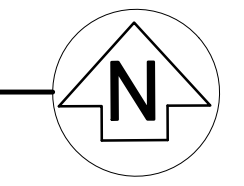
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LEGEND

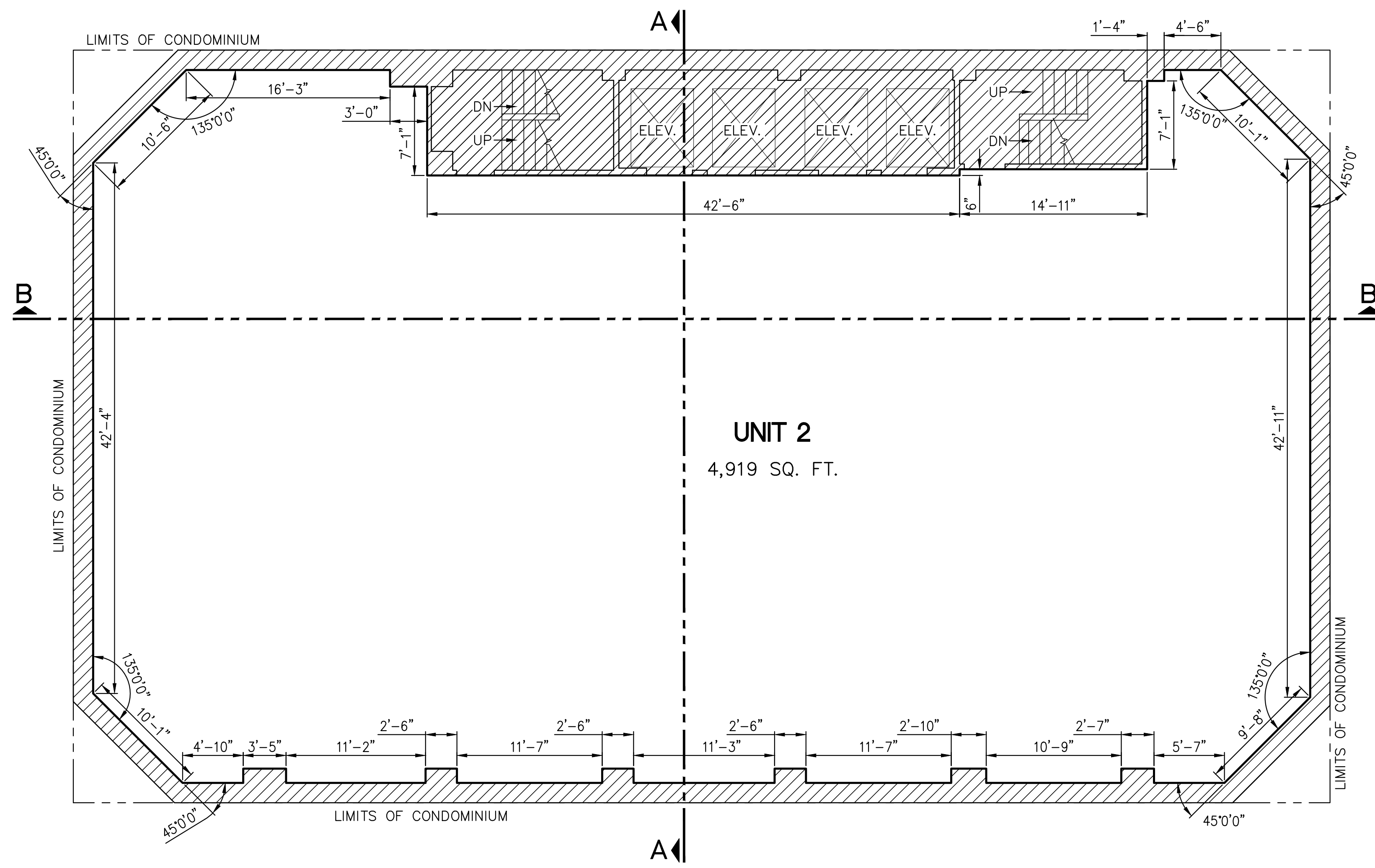
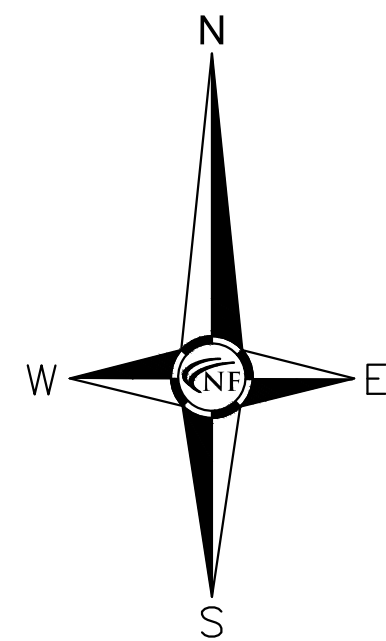
	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1



THIRD - SEVENTEENTH FLOOR PLAN
PROPOSED 08/01/2019



*Kemper Building
 Condominium*

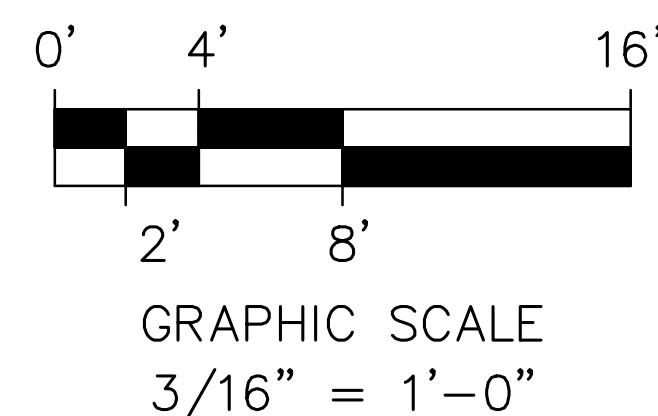


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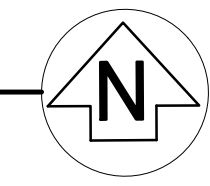
LEGEND

	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1



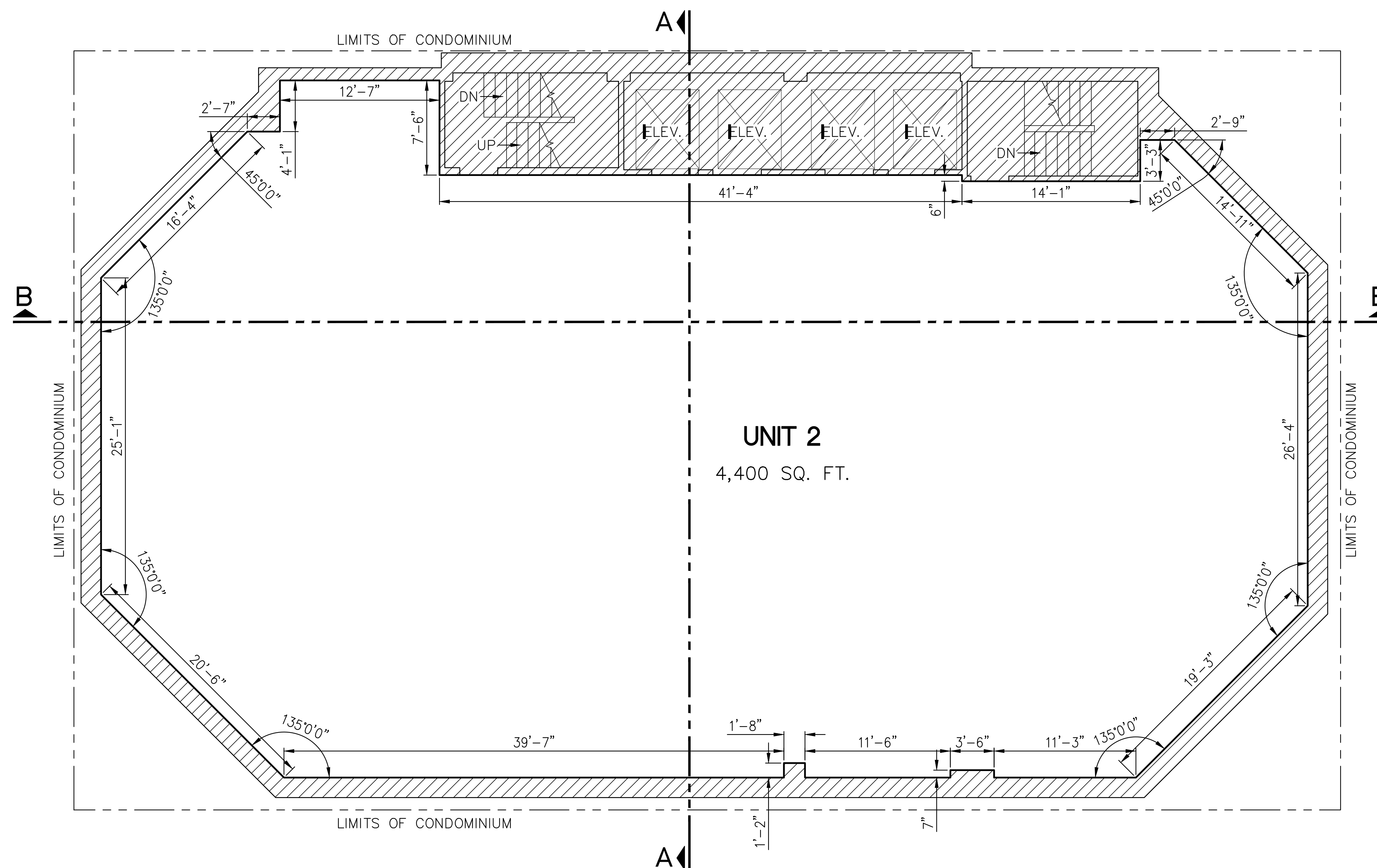
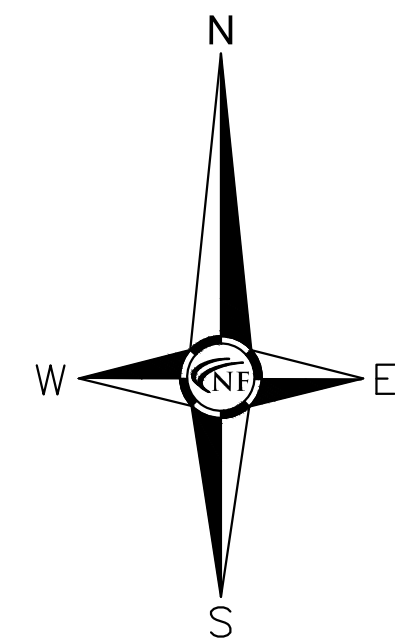
**EIGHTEENTH - TWENTIETH
FLOOR PLAN**

PROPOSED 08/01/2019



SEAL

DRAWN BY:
K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J894 9



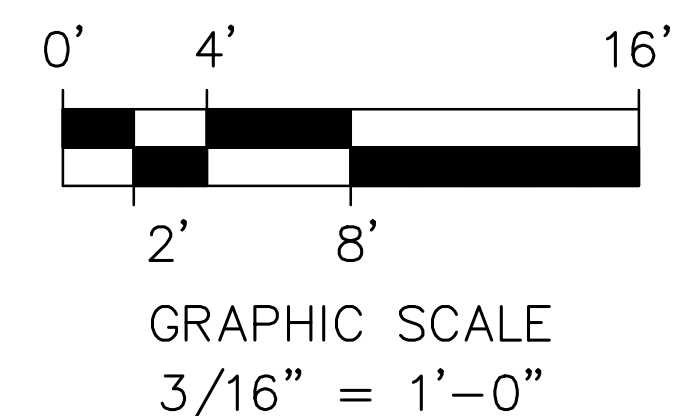
UNIT 2
4,400 SQ. FT.

NOTES

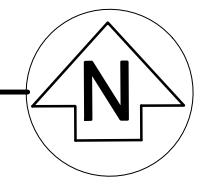
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LEGEND

	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1



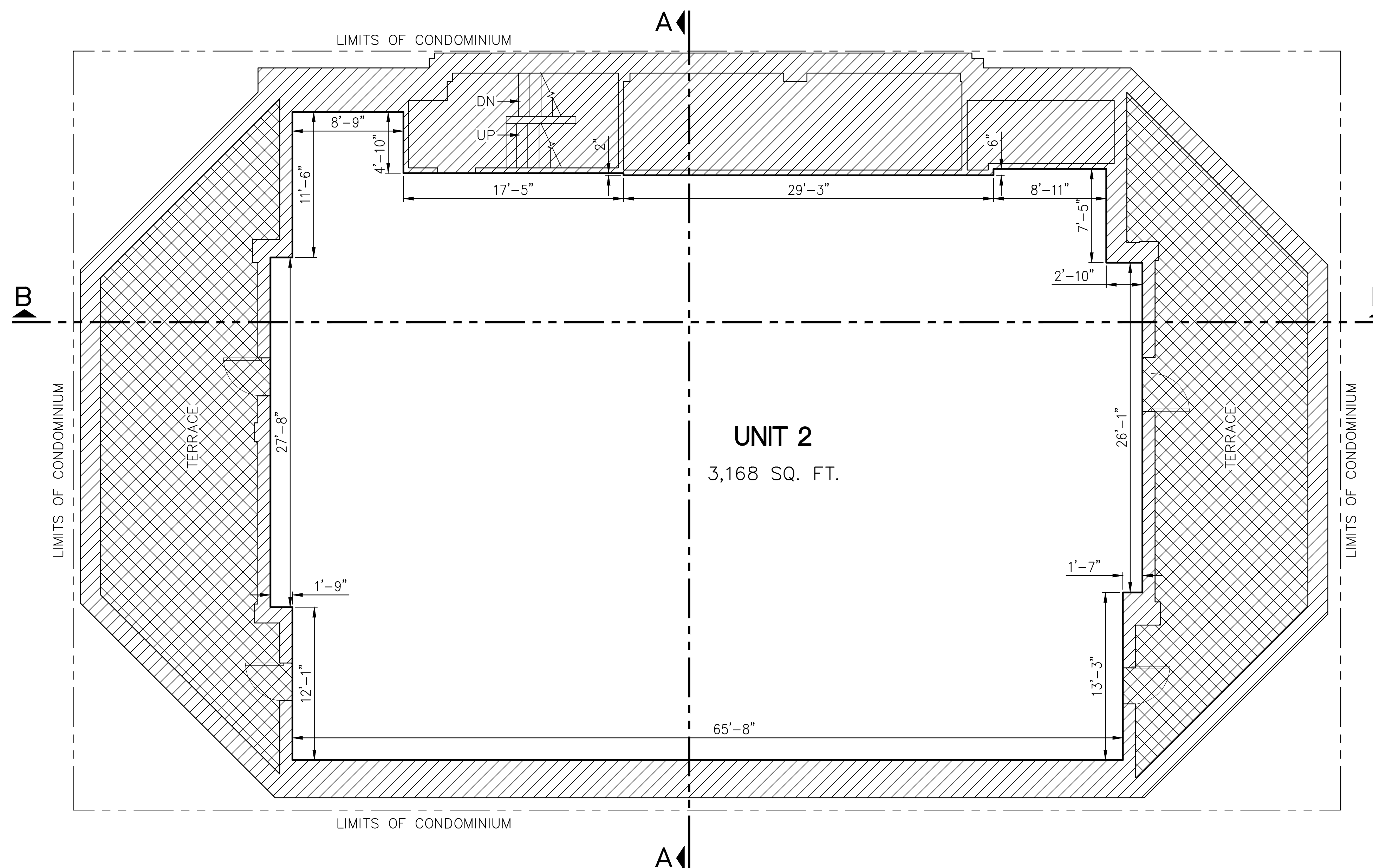
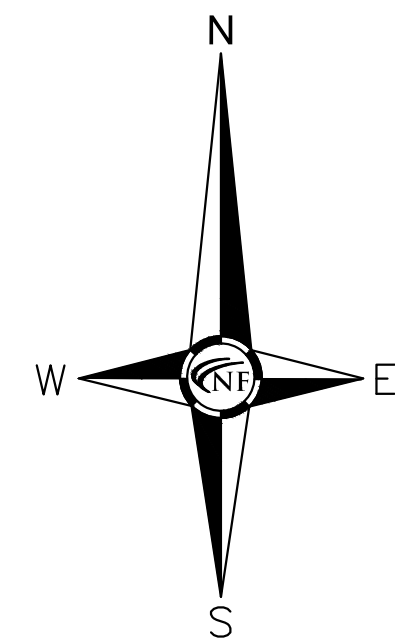
TWENTY-FIRST FLOOR PLAN
PROPOSED 08/01/2019



SEAL

DRAWN BY:
K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J894 10

*Kemper Building
Condominium*


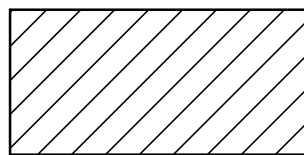
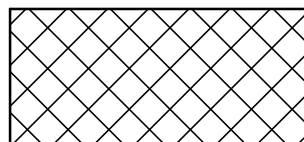


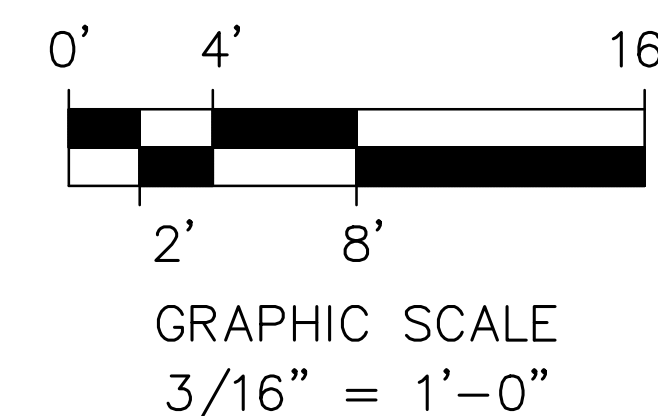
*Kemper Building
Condominium*

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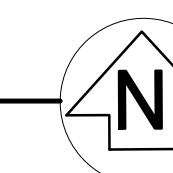
LEGEND

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



**TWENTY-SECOND
FLOOR PLAN**

PROPOSED 08/01/2019



SEAL

DRAWN BY:
K.N.

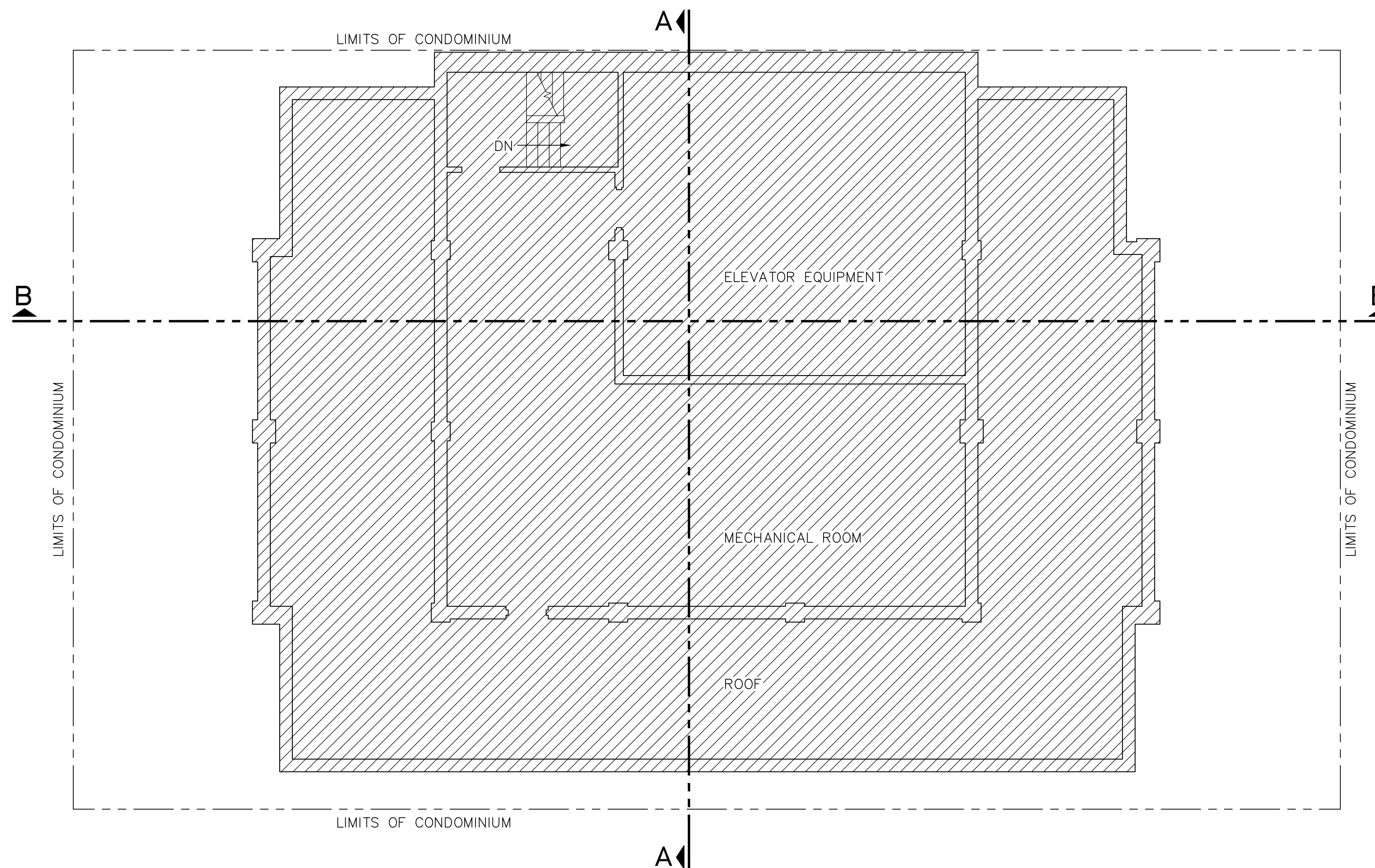
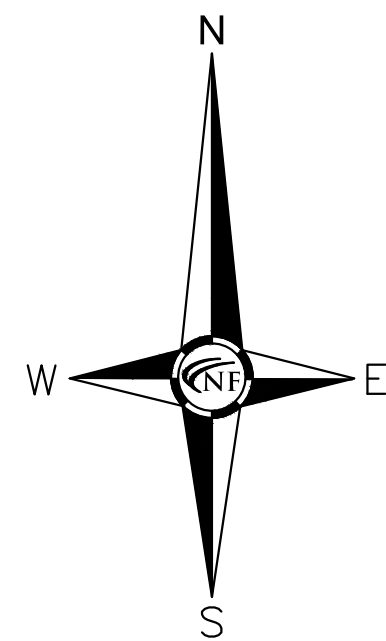
APPROVED BY:
K. Navaroli

DATE:
08/01/2019

SCALE:
3/16" = 1'-0"

NFE JOB NO.
J894


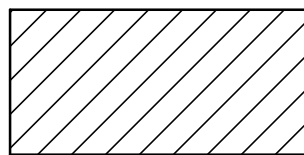
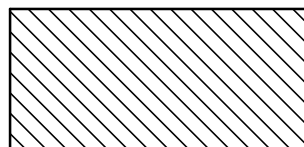
SHEET NO.
11

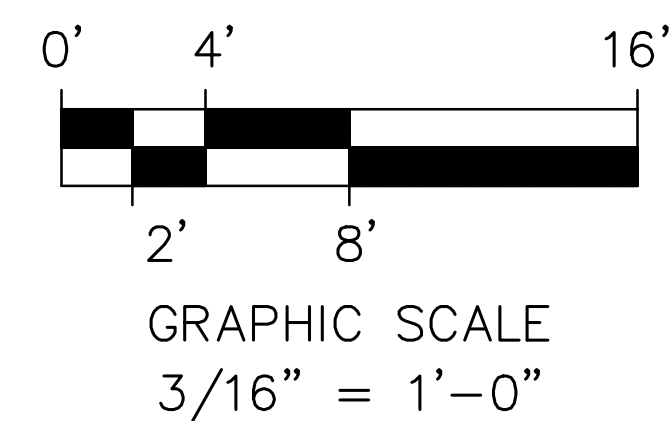


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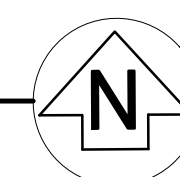
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LEGEND

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



TWENTY-THIRD FLOOR PLAN
PROPOSED 08/01/2019

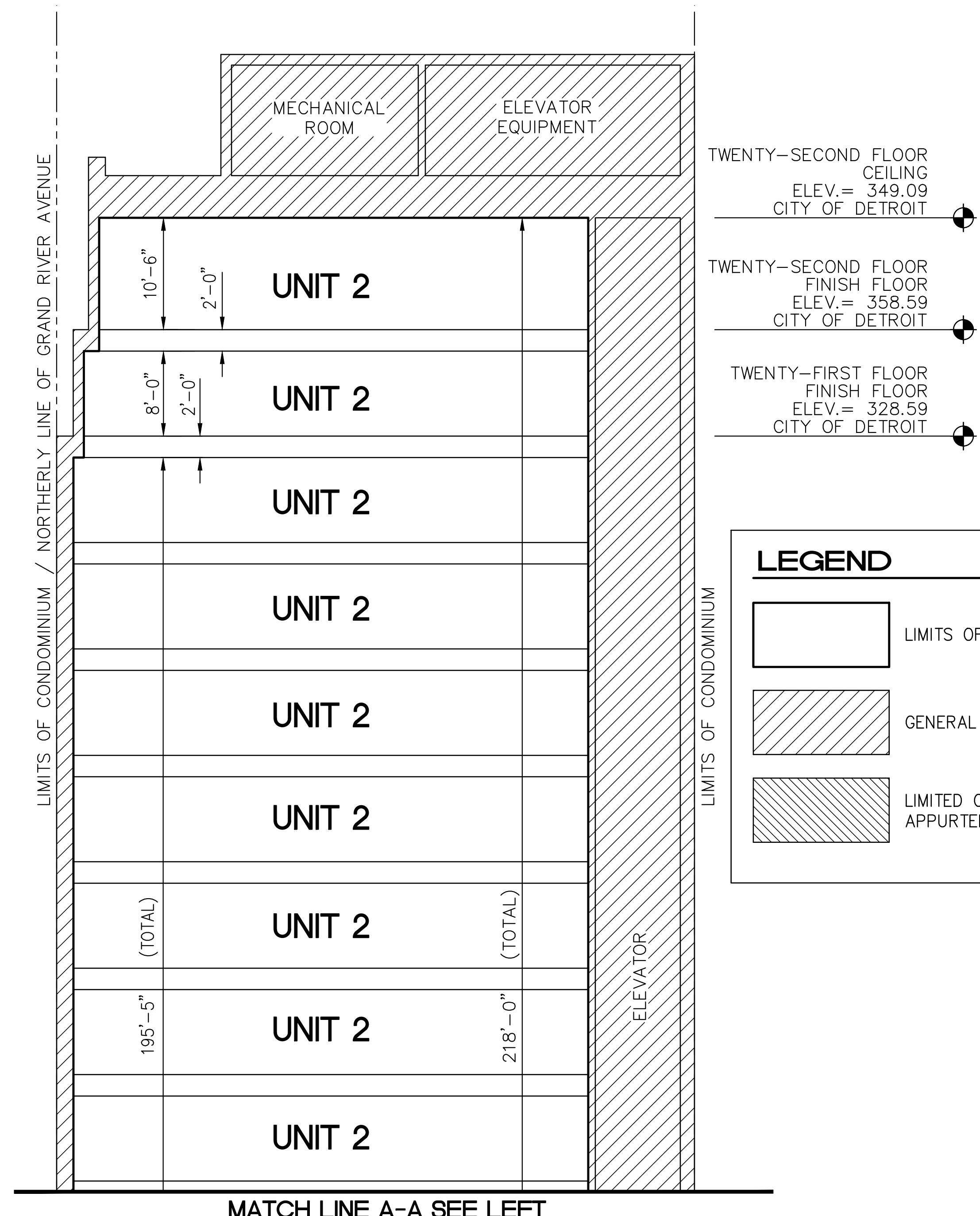
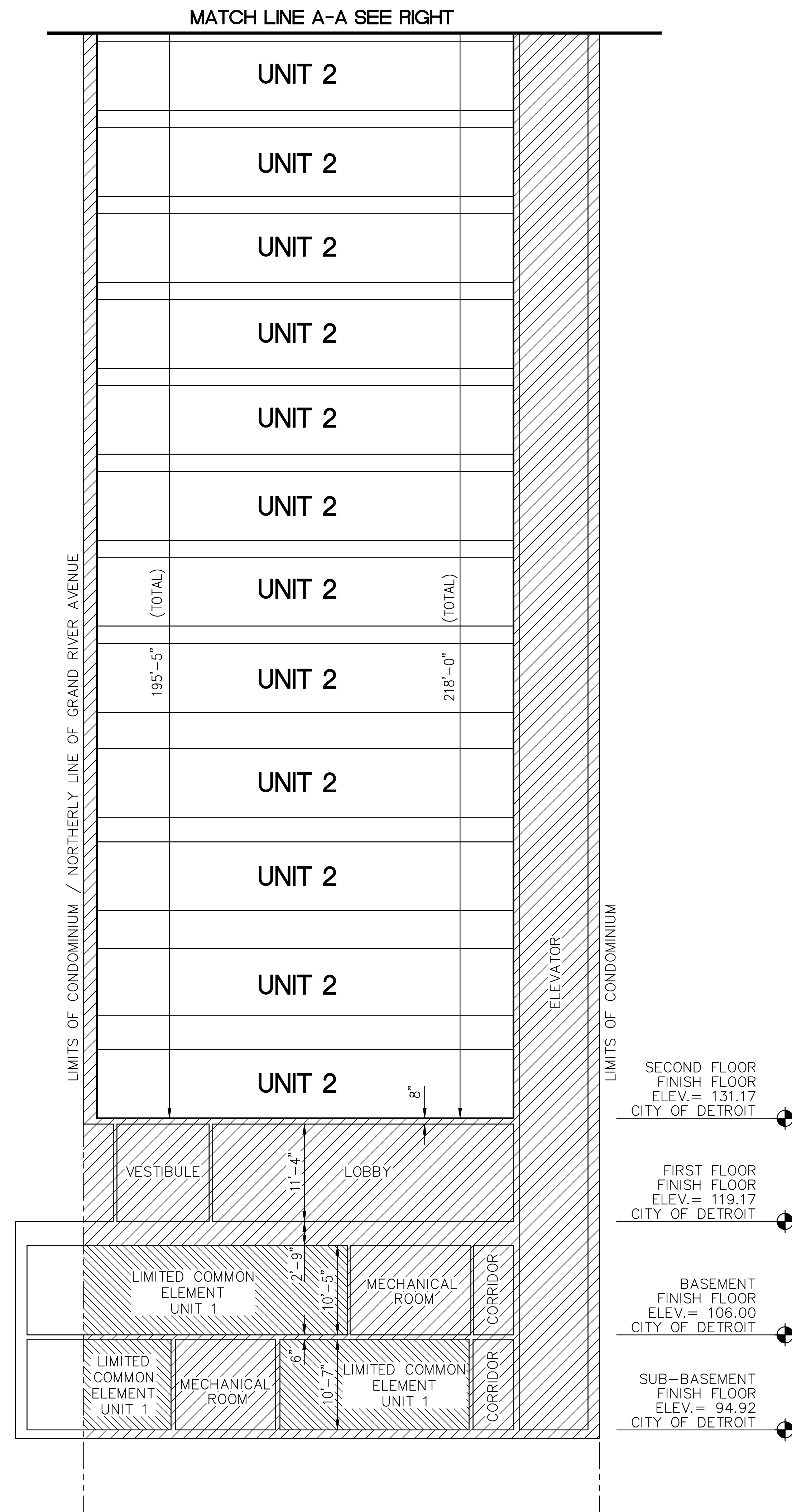


*Kamper Building
 Condominium*

SEAL

DRAWN BY:
 K.N.
 APPROVED BY:
 K. Navaroli
 DATE:
 08/01/2019
 SCALE:
 3/16" = 1'-0"
 NFE JOB NO. SHEET NO.
J894 12

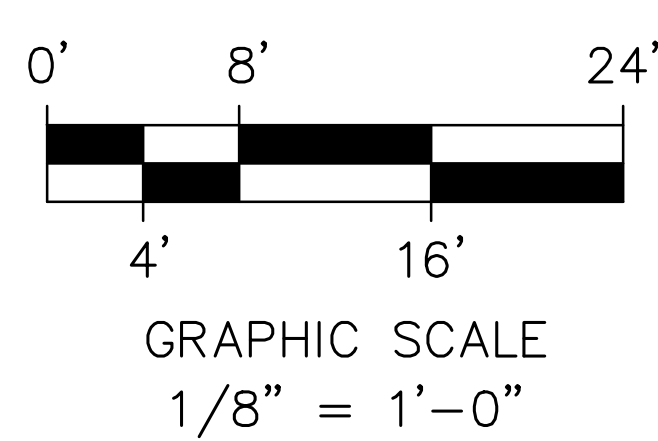
*Kemper Building
Condominium*



LEGEND

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

- NOTES**
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 7. ADD 479.335 TO CONVERT CITY OF DETROIT DATUM TO N.A.V.D. 1988



CROSS SECTION A-A
PROPOSED 08/01/2019

SEAL

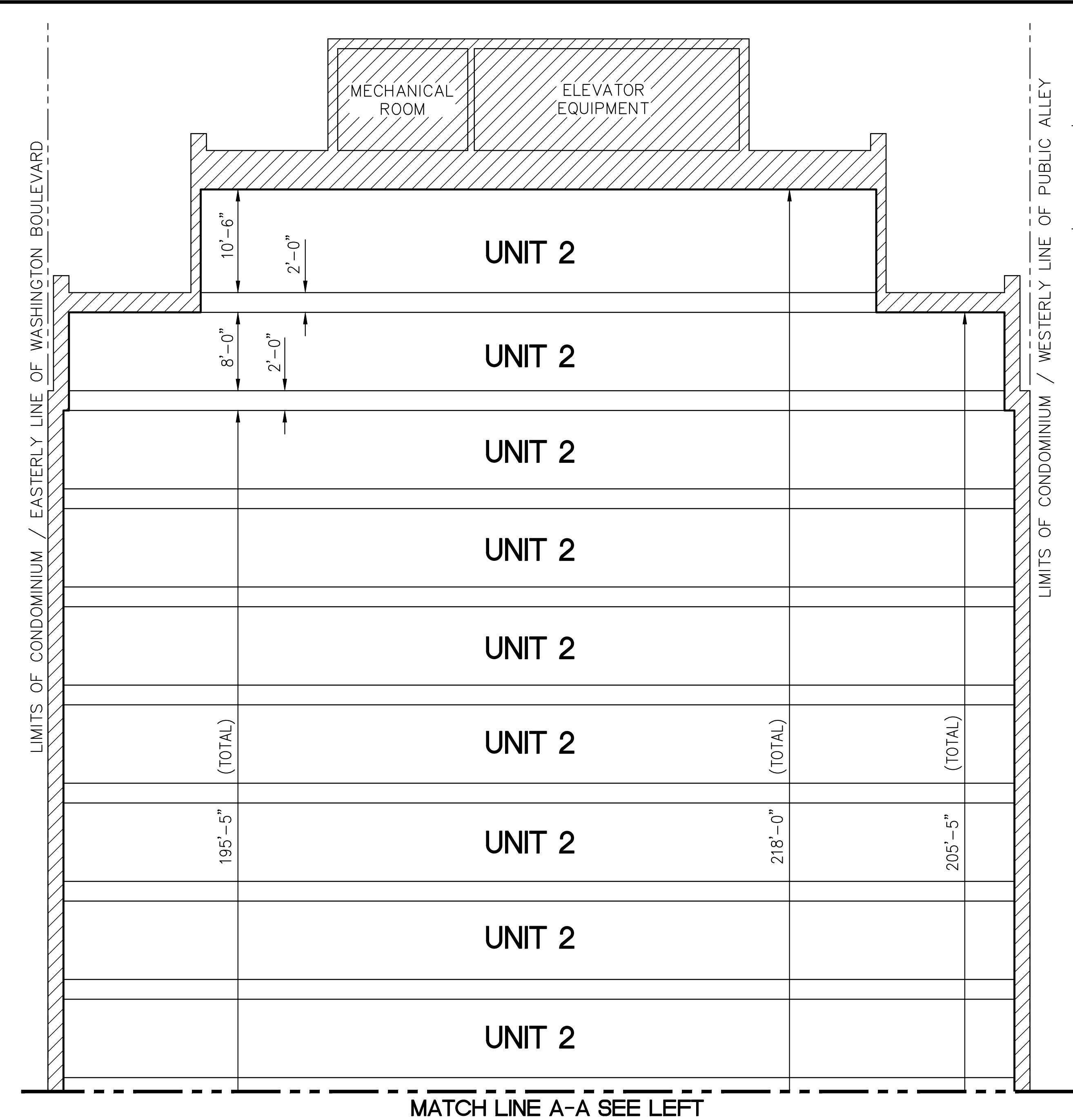
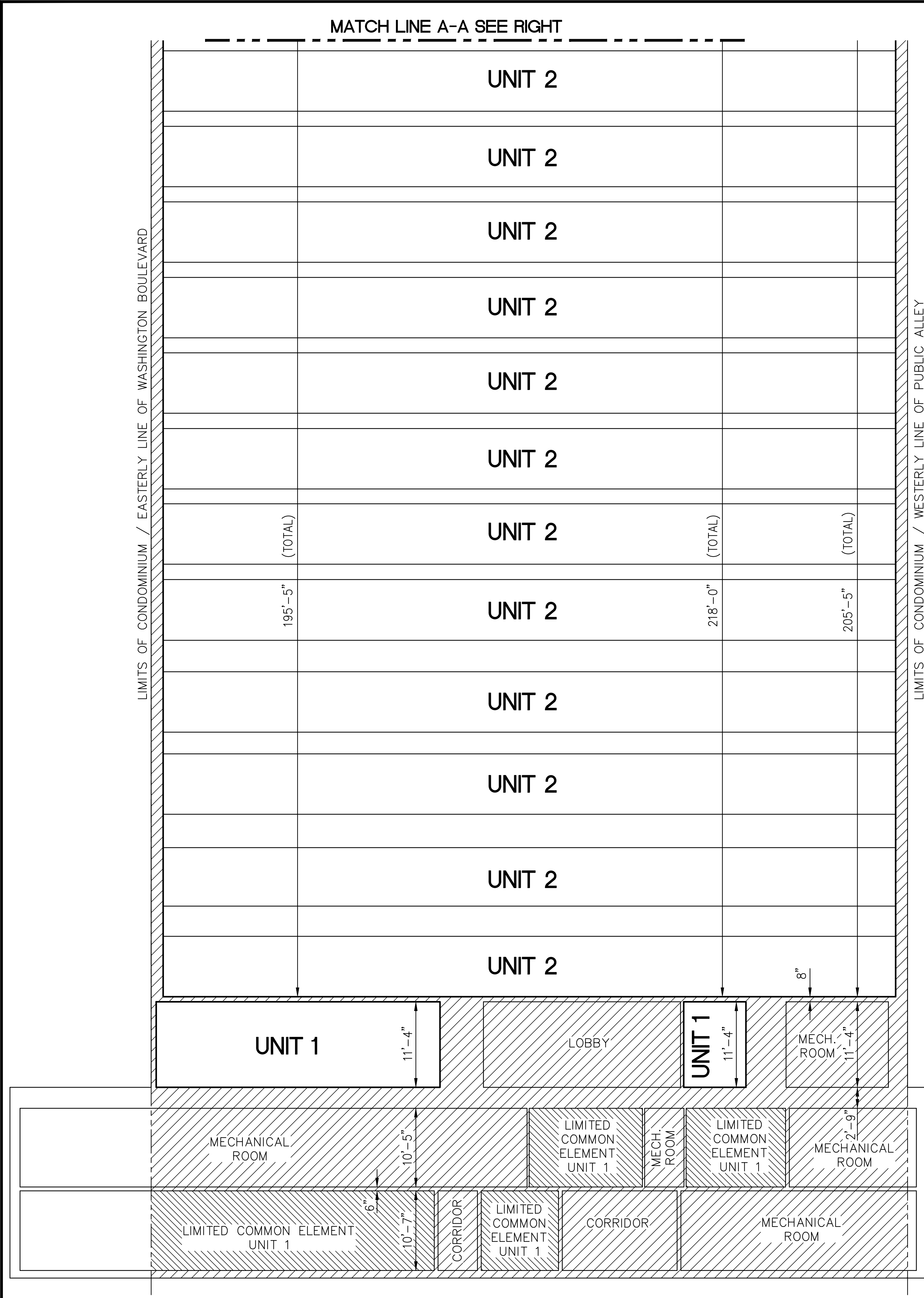
DRAWN BY:
K.N.

APPROVED BY:
K. Navaroli

DATE:
08/01/2019

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

NFE JOB NO. SHEET NO.
J894 13



TWENTY-SECOND FLOOR
CEILING
ELEV.= 349.09
CITY OF DETROIT

TWENTY-SECOND FLOOR
FINISH FLOOR
ELEV.= 338.59
CITY OF DETROIT

TWENTY-FIRST FLOOR
FINISH FLOOR
ELEV.= 328.59
CITY OF DETROIT

NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

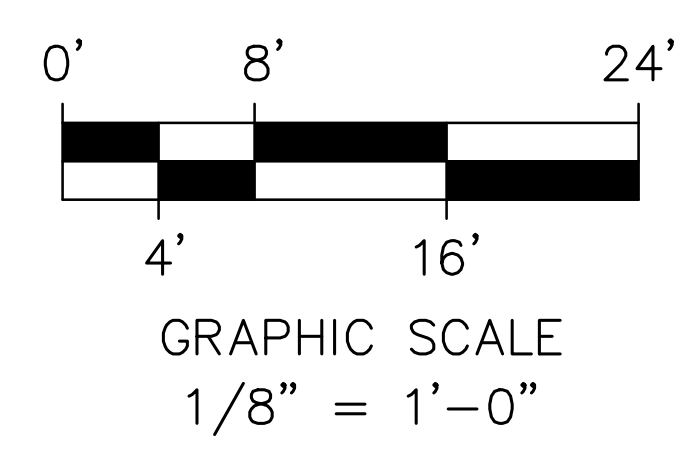
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

*Kamper Building
Condominium*

SEAL

LEGEND

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



SECOND FLOOR
FINISH FLOOR
ELEV.= 131.17
CITY OF DETROIT

FIRST FLOOR
FINISH FLOOR
ELEV.= 119.17
CITY OF DETROIT

BASEMENT
FINISH FLOOR
ELEV.= 106.00
CITY OF DETROIT

SUB-BASEMENT
FINISH FLOOR
ELEV.= 94.92
CITY OF DETROIT

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APPROVED BY:
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DATE:
08/01/2019

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

NFE JOB NO. SHEET NO.
J894 14

CROSS SECTION B-B
PROPOSED 08/01/2019