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Michigan Coastal Zone Management Program
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COASTAL ZONE
INFORMATION CENTER

Engineers
Surveyors

Gosling Czubak Associates

Traverse City • Michigan

AUTHENTICATED
U.S. GOVERNMENT
INFORMATION
GPO

US-31 AREA LAND USE MAPS

EAST BAY TOWNSHIP
GRAND TRAVERSE COUNTY

Prepared By:
GOSLING CZUBAK ASSOCIATES, P.C.
525 W. Fourteenth Street
Traverse City, MI 49684
616-946-9191
Job #87273.01

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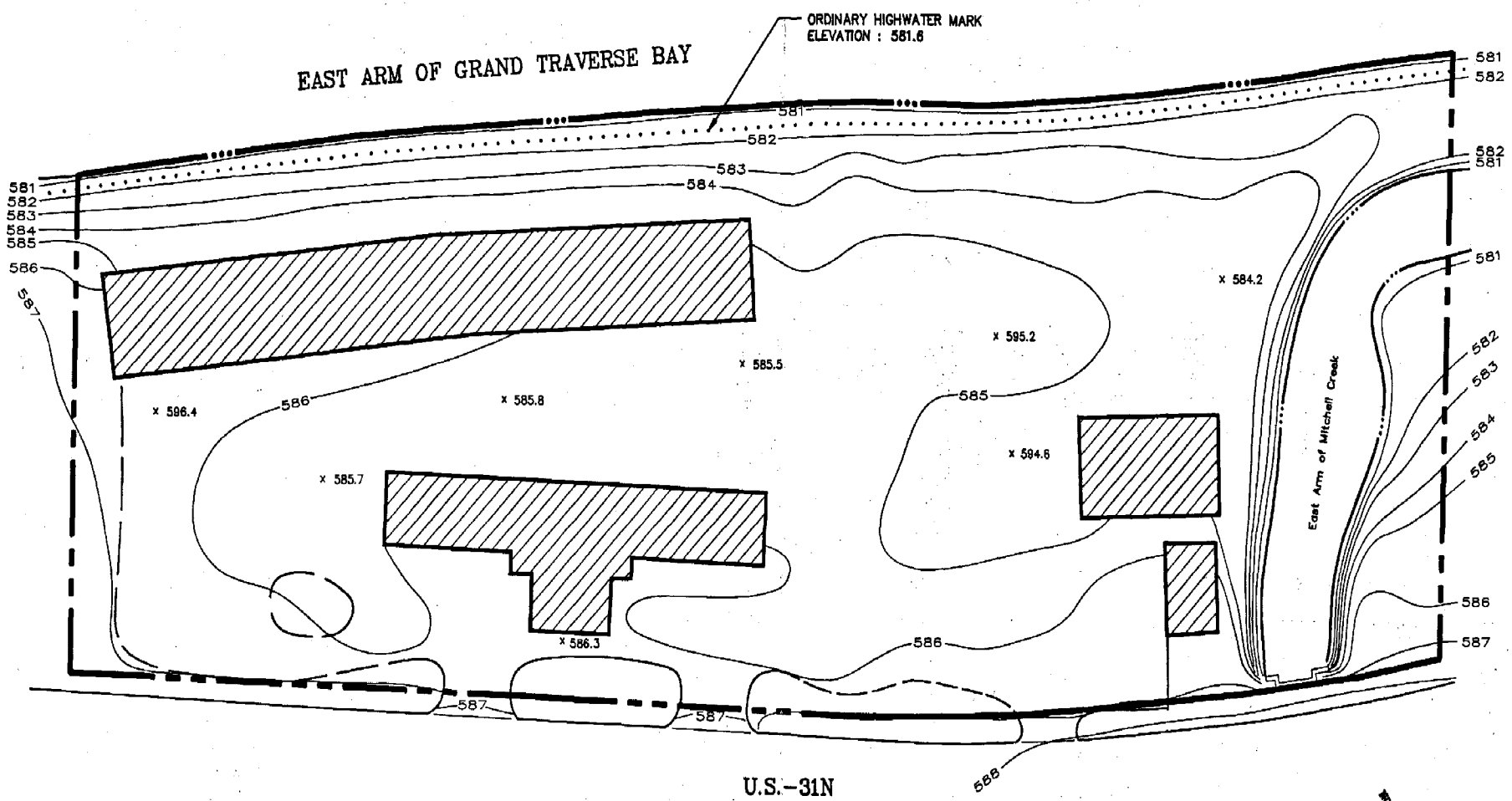
FINANCIAL ASSISTANCE PROVIDED BY: THE COASTAL ZONE MANAGEMENT ACT, OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION AND THE MICHIGAN COASTAL MANAGEMENT PROGRAM, MICHIGAN D.N.R. DIVISION OF LAND RESOURCE PROGRAMS



NORTH

SCALE 1" = 50'

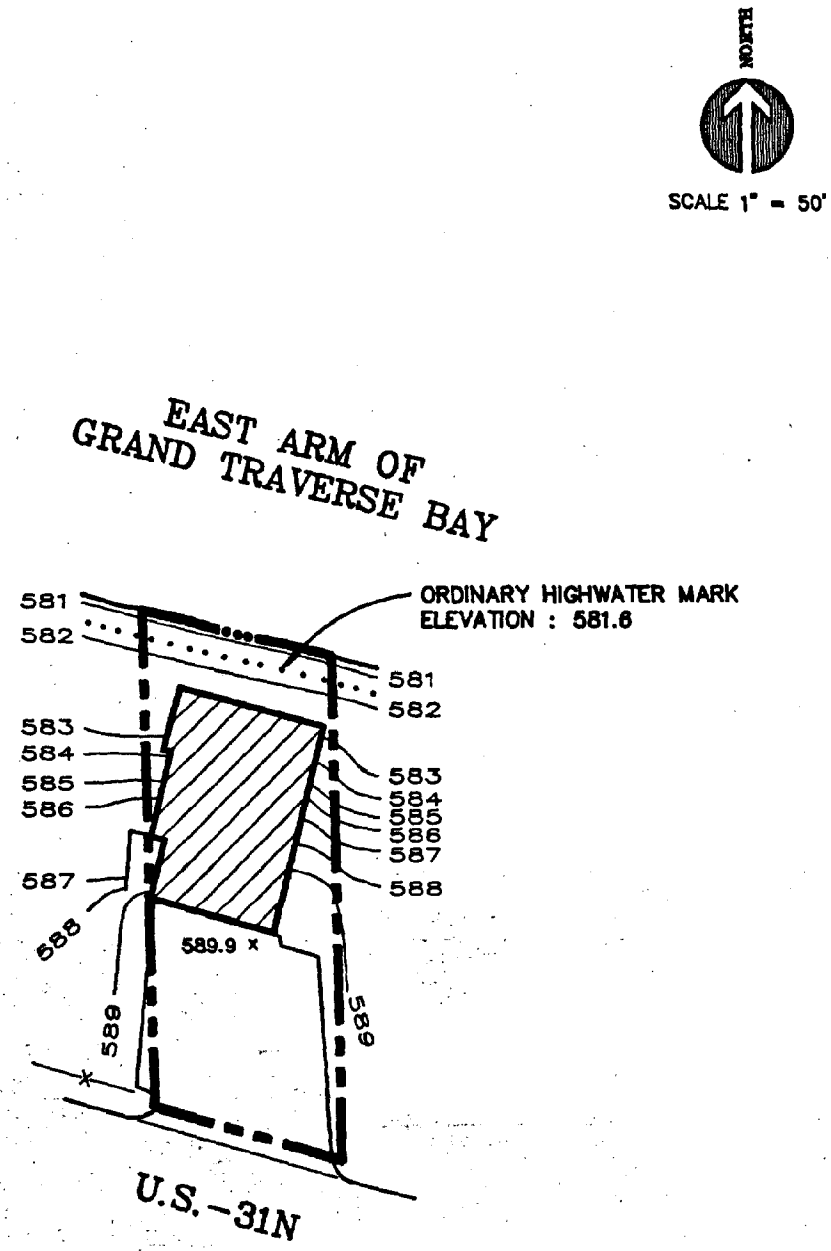
PARCEL : 07-038-00

ADDRESS : 877 U.S.-31N

TOTAL LOT AREA :	166,800	S.F.
BUILDING AREA :	24,995	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	161,420	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-03-87



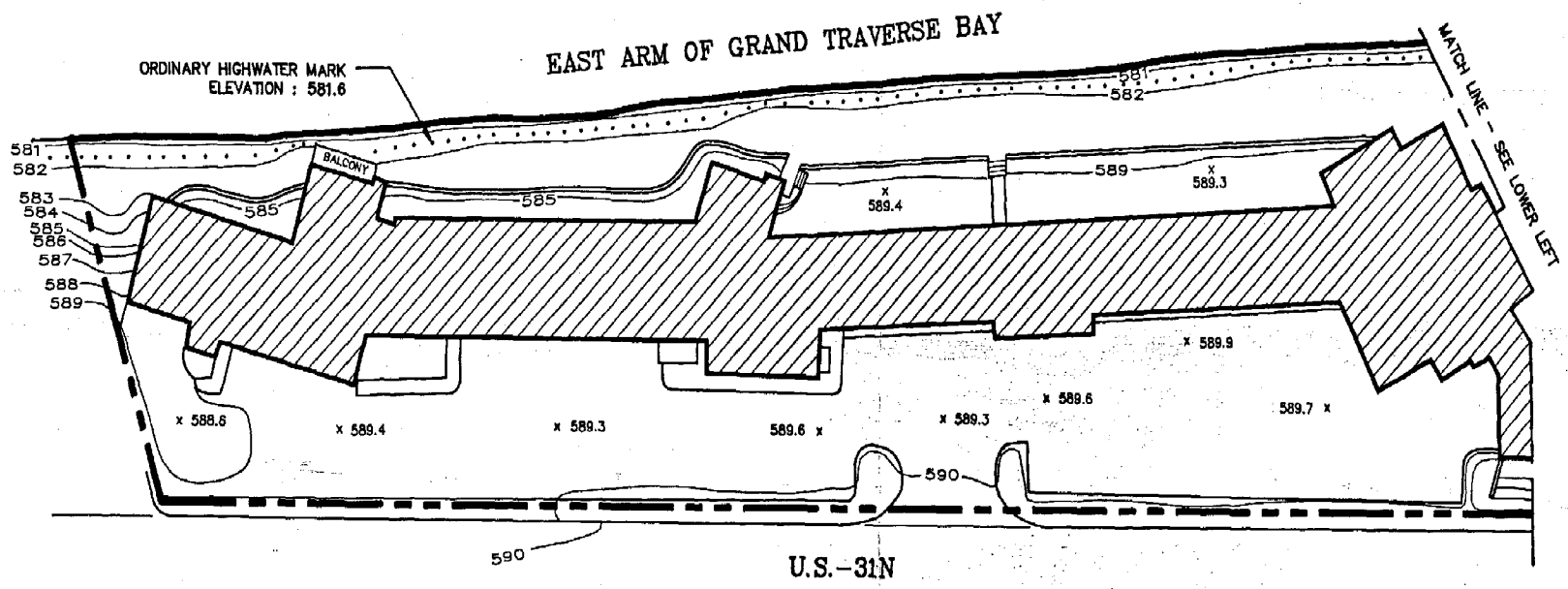
PARCEL : 08-022-00

ADDRESS : U.S.-31N

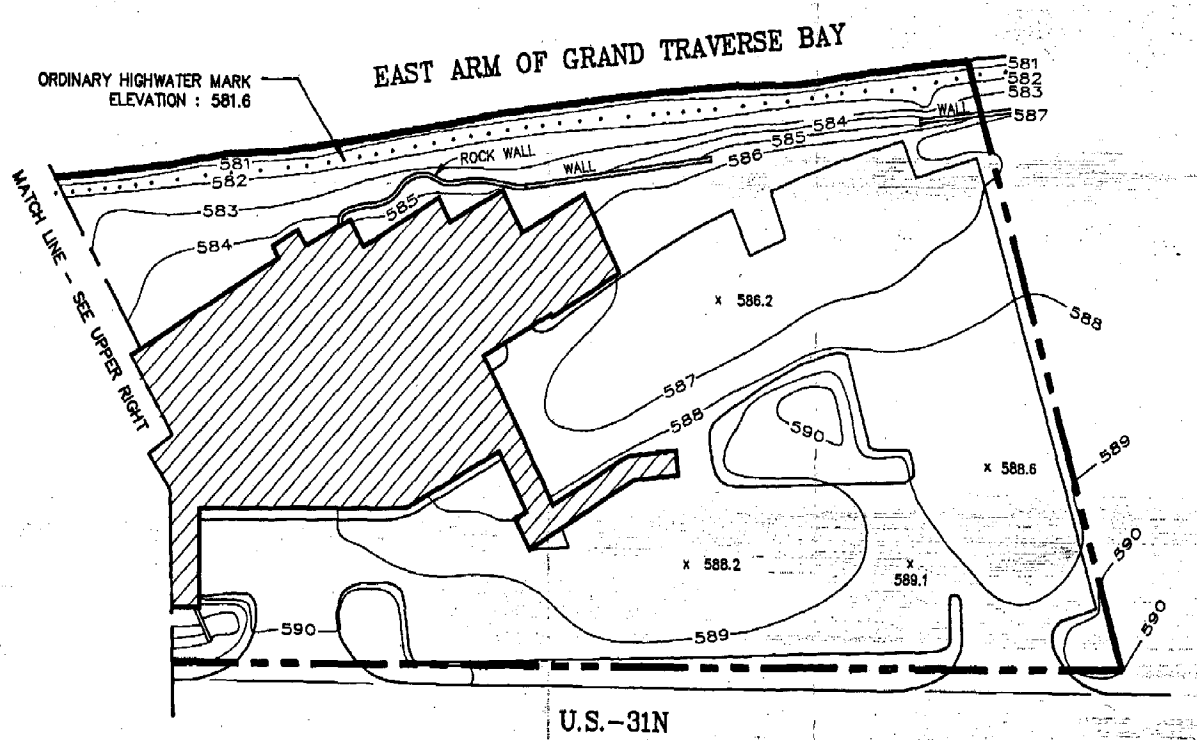
TOTAL LOT AREA :	6,930 S.F.
BUILDING AREA :	2,200 S.F.
PARKING AREA :	2,600 S.F.
GREEN AREA :	2,100 S.F.
AREA ABOVE HIGHWATER LINE :	6,565 S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-04-87



SCALE 1" = 50'



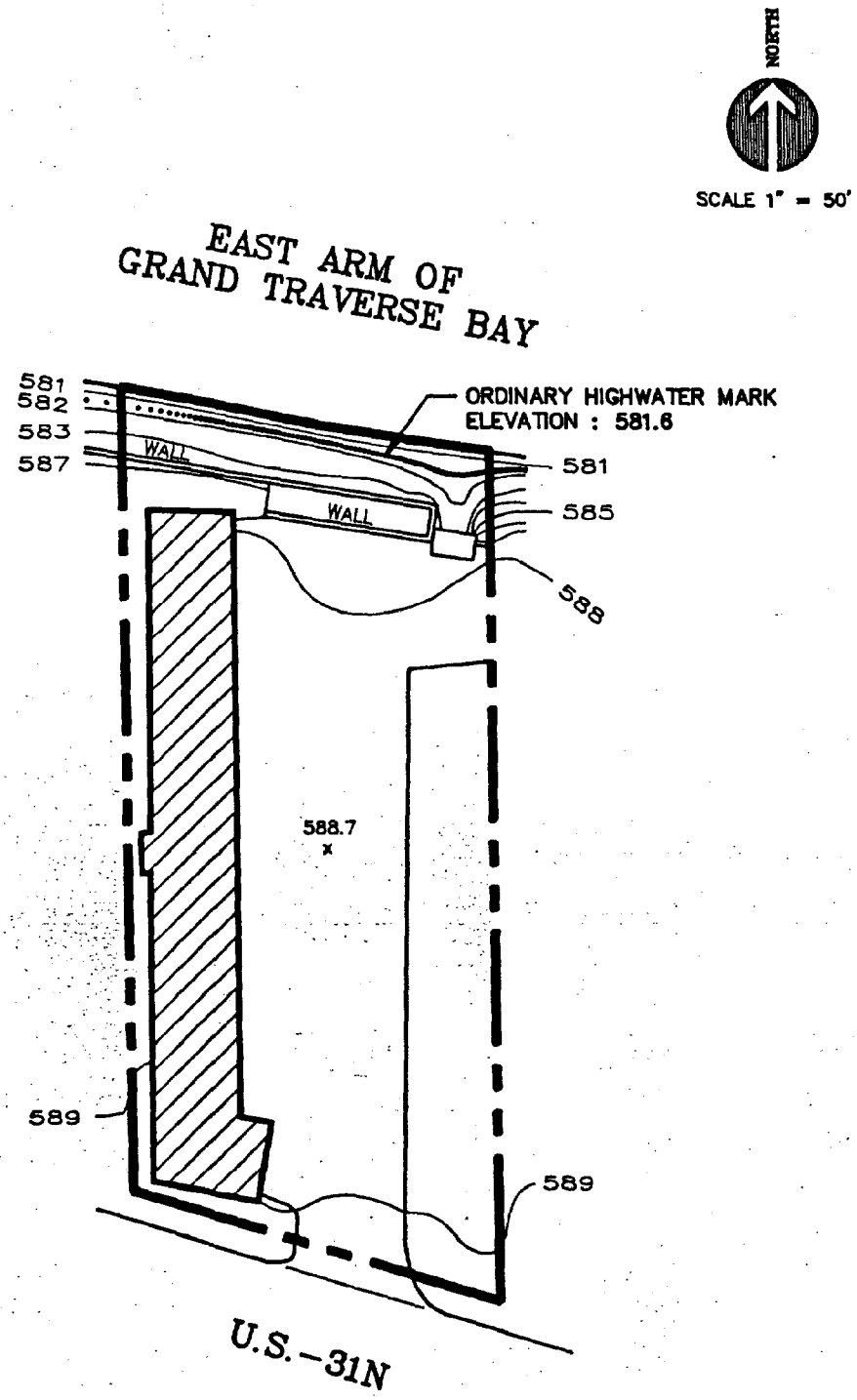
PARCEL : 08-023-00

ADDRESS : 1265 U.S.-31N

TOTAL LOT AREA :	165,000	S.F.
BUILDING AREA :	44,700	S.F.
PARKING AREA :	70,400	S.F.
GREEN AREA :	49,800	S.F.
AREA ABOVE HIGHWATER LINE :	159,000	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-04-87



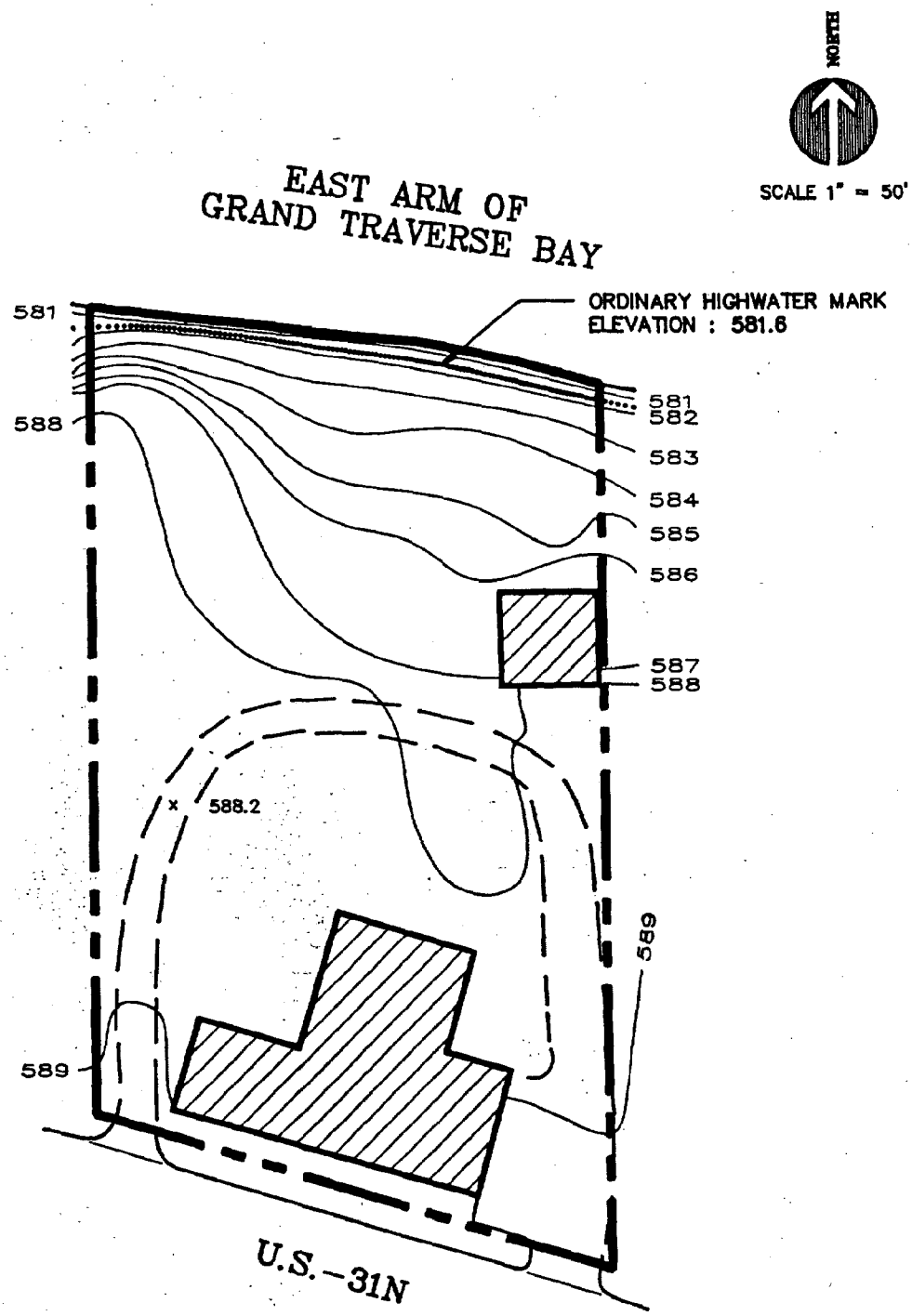
PARCEL : 08-031-00

ADDRESS : U.S.-31N

TOTAL LOT AREA :	23,570 S.F.
BUILDING AREA :	4,730 S.F.
PARKING AREA :	9,965 S.F.
GREEN AREA :	8,875 S.F.
AREA ABOVE HIGHWATER LINE :	23,000 S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-04-87



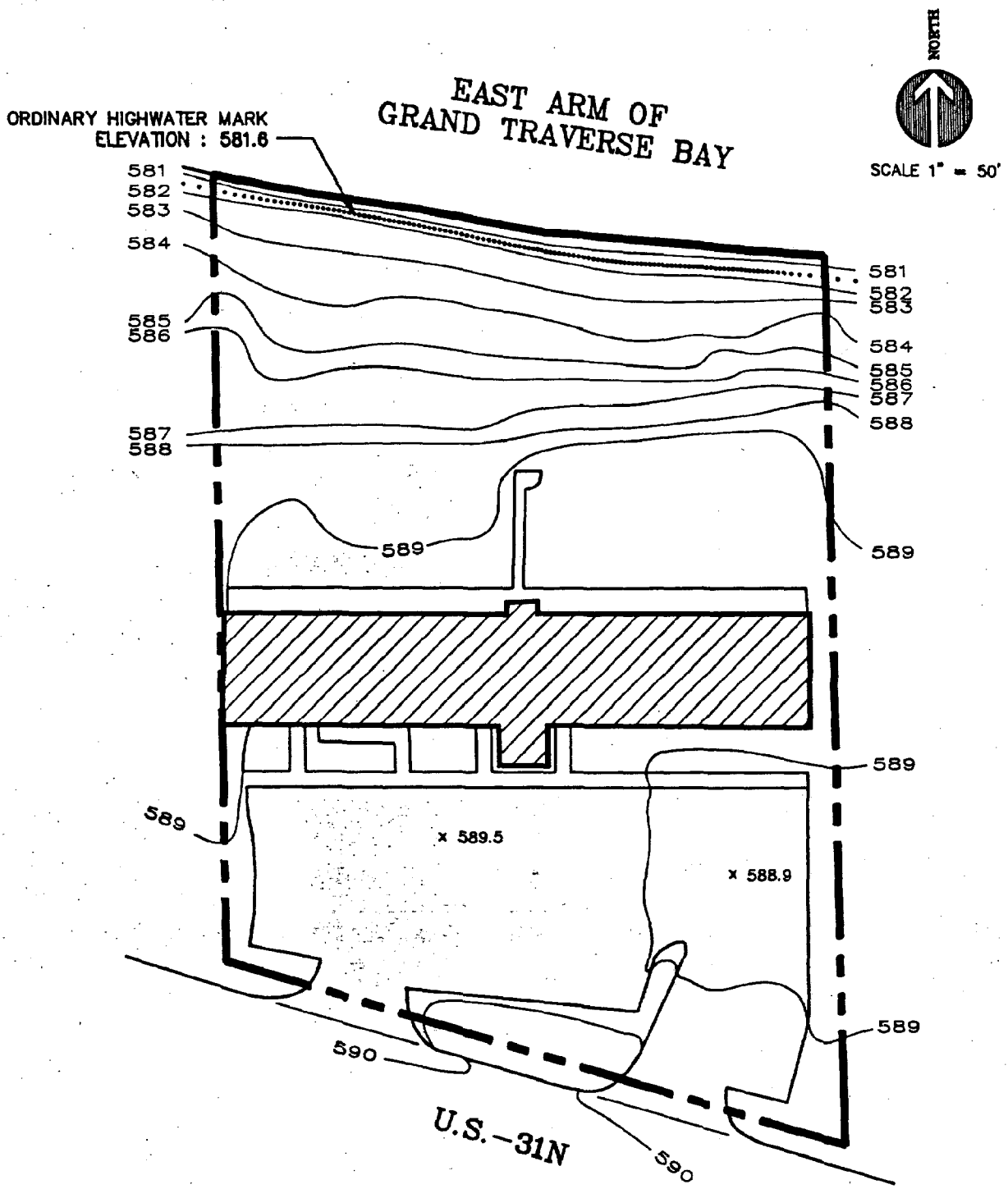
PARCEL : 08-032-00

ADDRESS : U.S.-31N

TOTAL LOT AREA :	37,500 S.F.
BUILDING AREA :	5,250 S.F.
PARKING AREA :	5,150 S.F.
GREEN AREA :	27,100 S.F.
AREA ABOVE HIGHWATER LINE :	36,800 S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-05-87



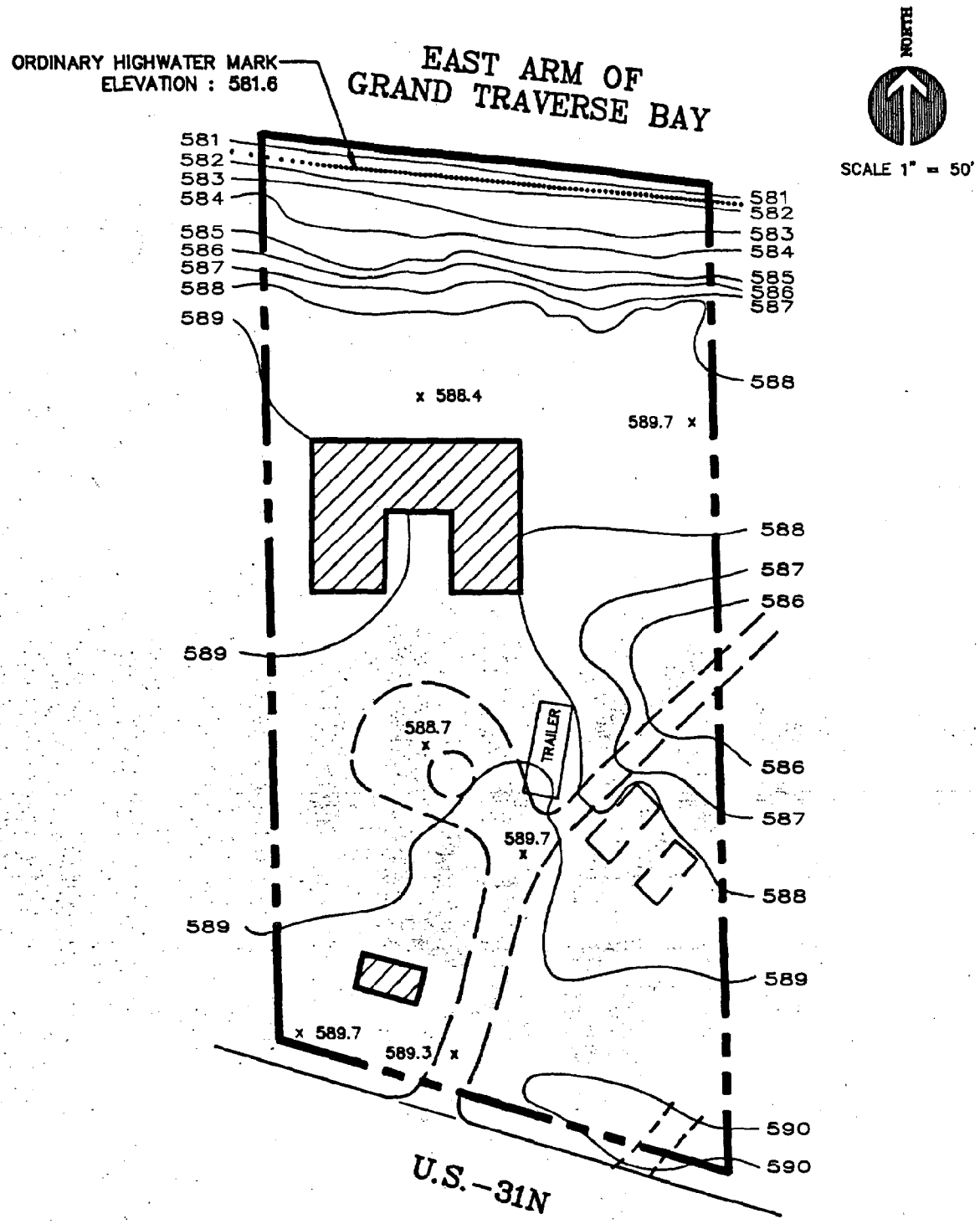
PARCEL : 08-021-00

ADDRESS : 1489 U.S.-31N

TOTAL LOT AREA :	56,000 S.F.
BUILDING AREA :	7,520 S.F.
PARKING AREA :	16,640 S.F.
GREEN AREA :	31,840 S.F.
AREA ABOVE HIGHWATER LINE :	54,800 S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-05-87



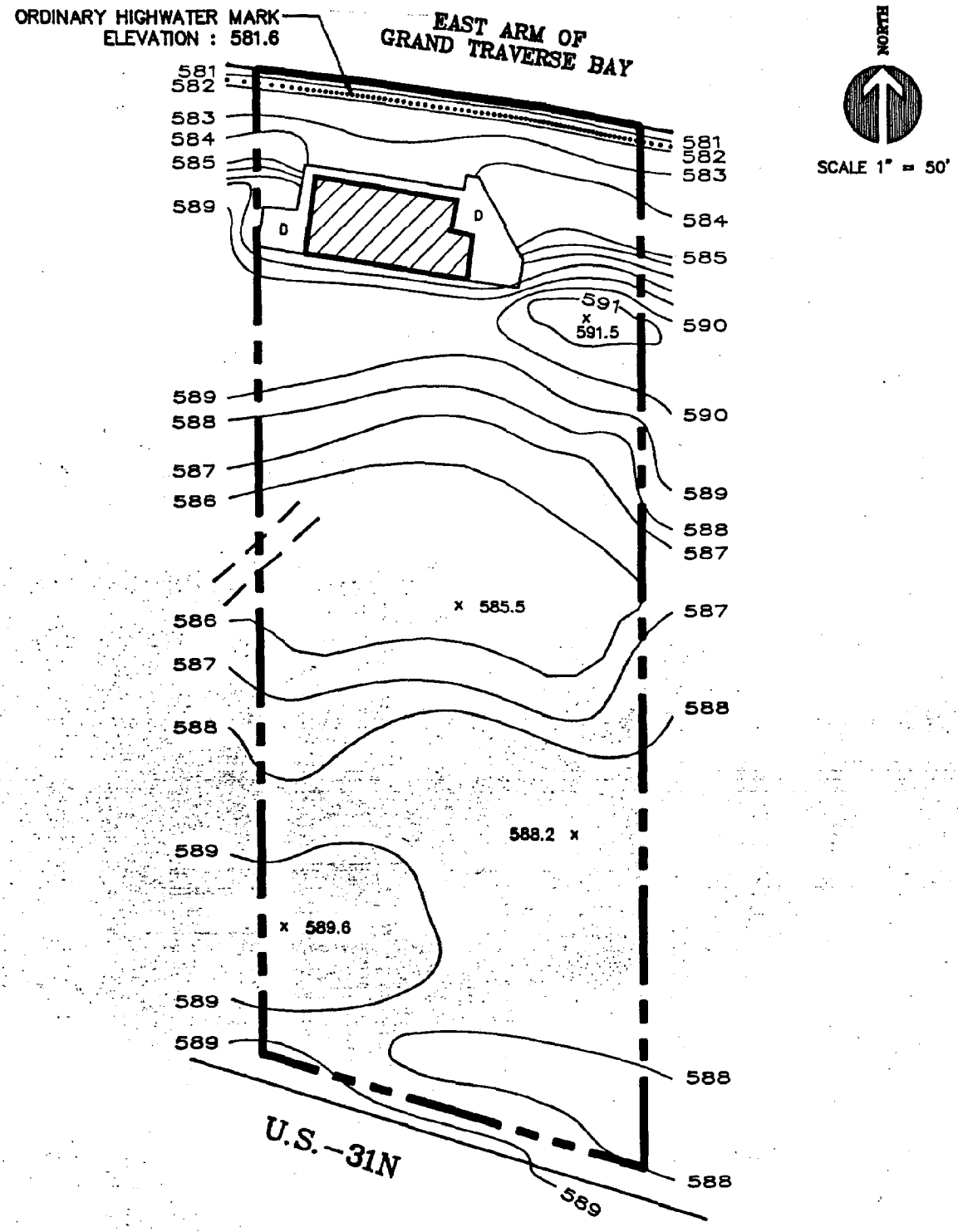
PARCEL : 8-009-00

ADDRESS : 1529 U.S.-31N

TOTAL LOT AREA :	44,775 S.F.
BUILDING AREA :	3,015 S.F.
PARKING AREA :	3,900 S.F.
GREEN AREA :	37,860 S.F.
AREA ABOVE HIGHWATER LINE :	43,775 S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-05-87



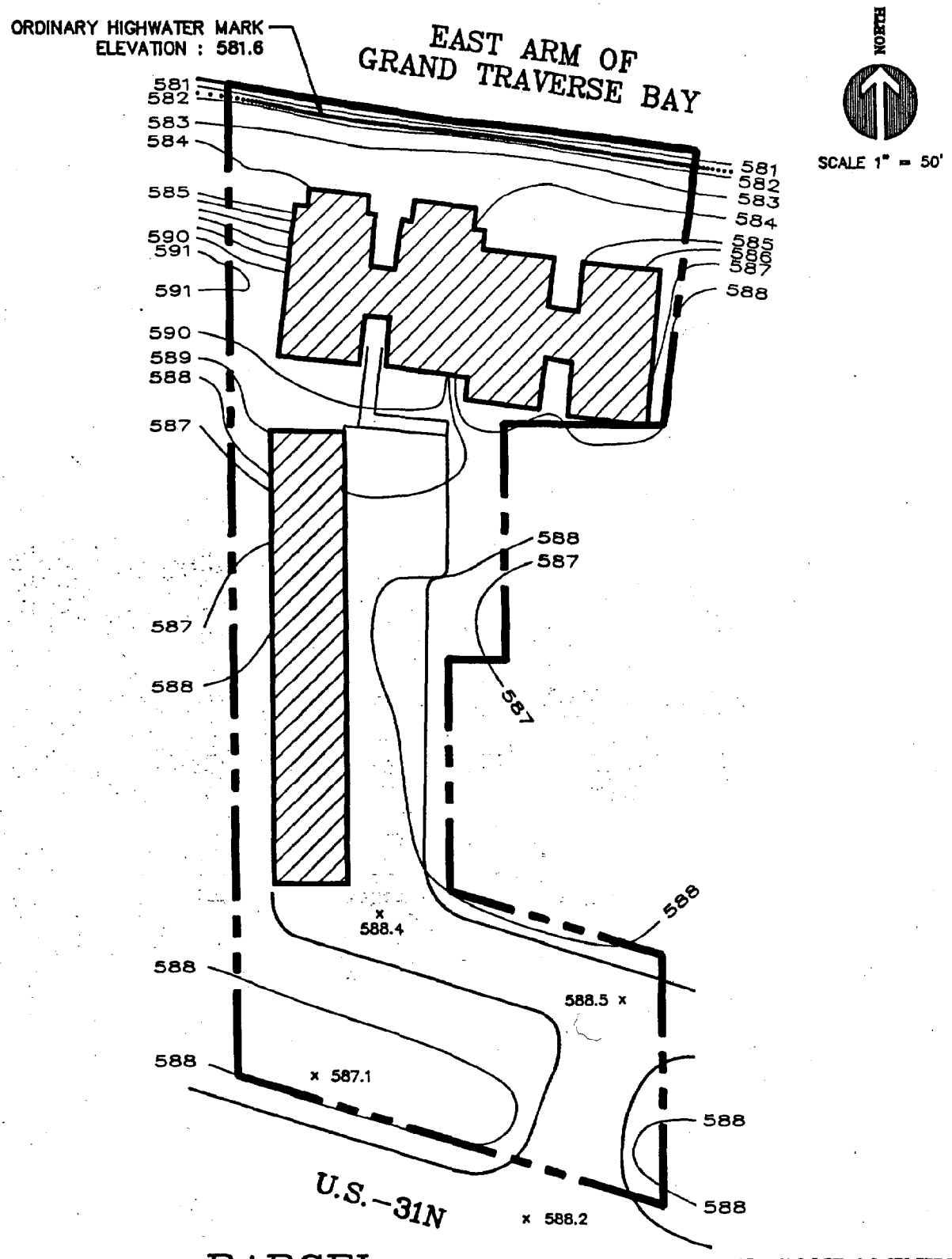
PARCEL : 08-010-00

ADDRESS : U.S.-31N

TOTAL LOT AREA :	41,740	S.F.
BUILDING AREA :	1,270	S.F.
PARKING AREA :		S.F.
GREEN AREA :	40,470	S.F.
AREA ABOVE HIGHWATER LINE :	41,160	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-05-87



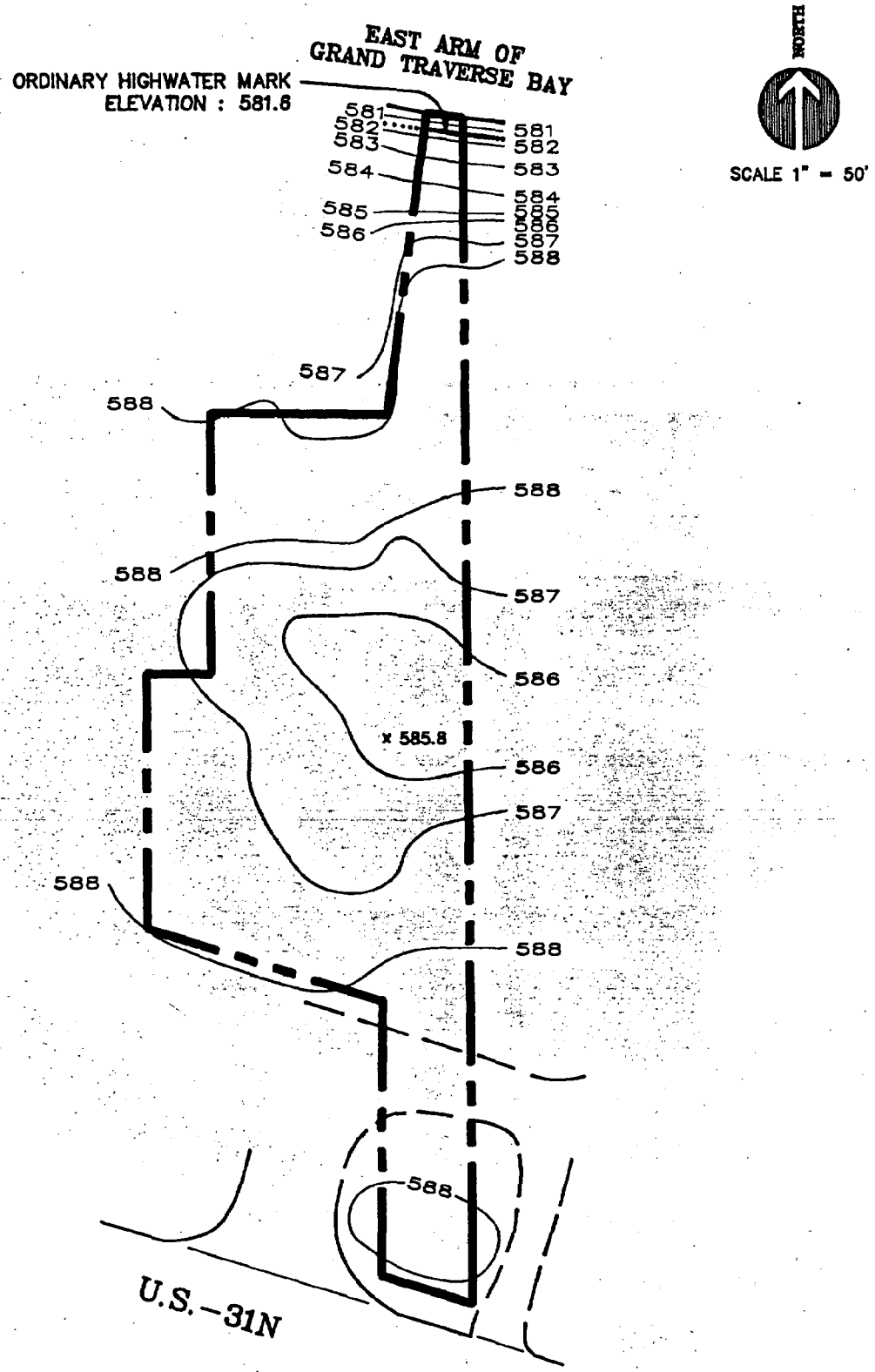
PARCEL : LE GRAND CHATEAU CONDOMINIUM

ADDRESS : 1599 U.S.-31N

TOTAL LOT AREA :	41,430	S.F.
BUILDING AREA :	10,160	S.F.
PARKING AREA :	9,330	S.F.
GREEN AREA :	21,940	S.F.
AREA ABOVE HIGHWATER LINE :	40,700	S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



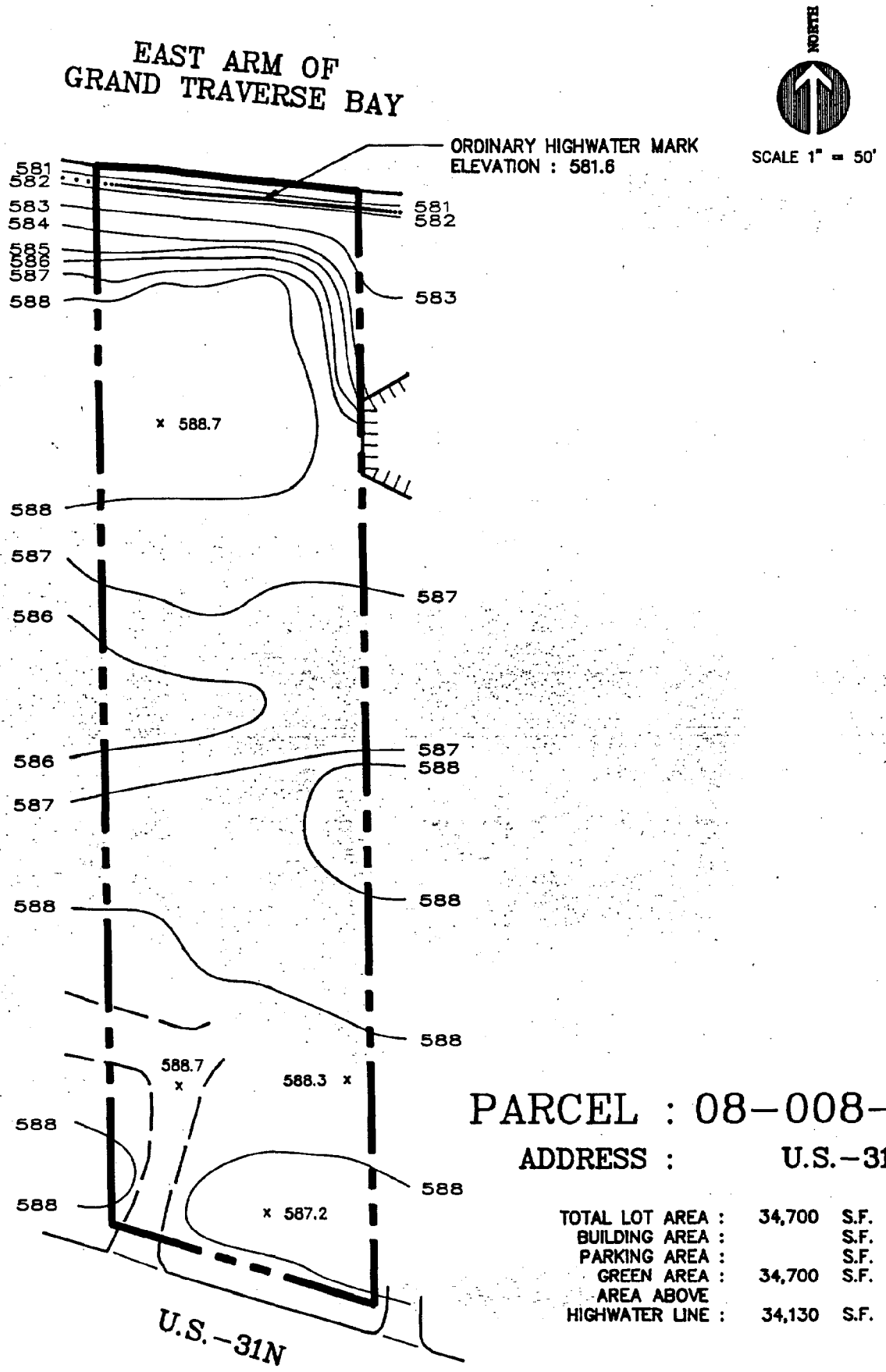
PARCEL : 08-008-50

ADDRESS : U.S.-31N

TOTAL LOT AREA :	20,240	S.F.
BUILDING AREA :		S.F.
PARKING AREA :		S.F.
GREEN AREA :	20,240	S.F.
AREA ABOVE HIGHWATER LINE :	20,180	S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



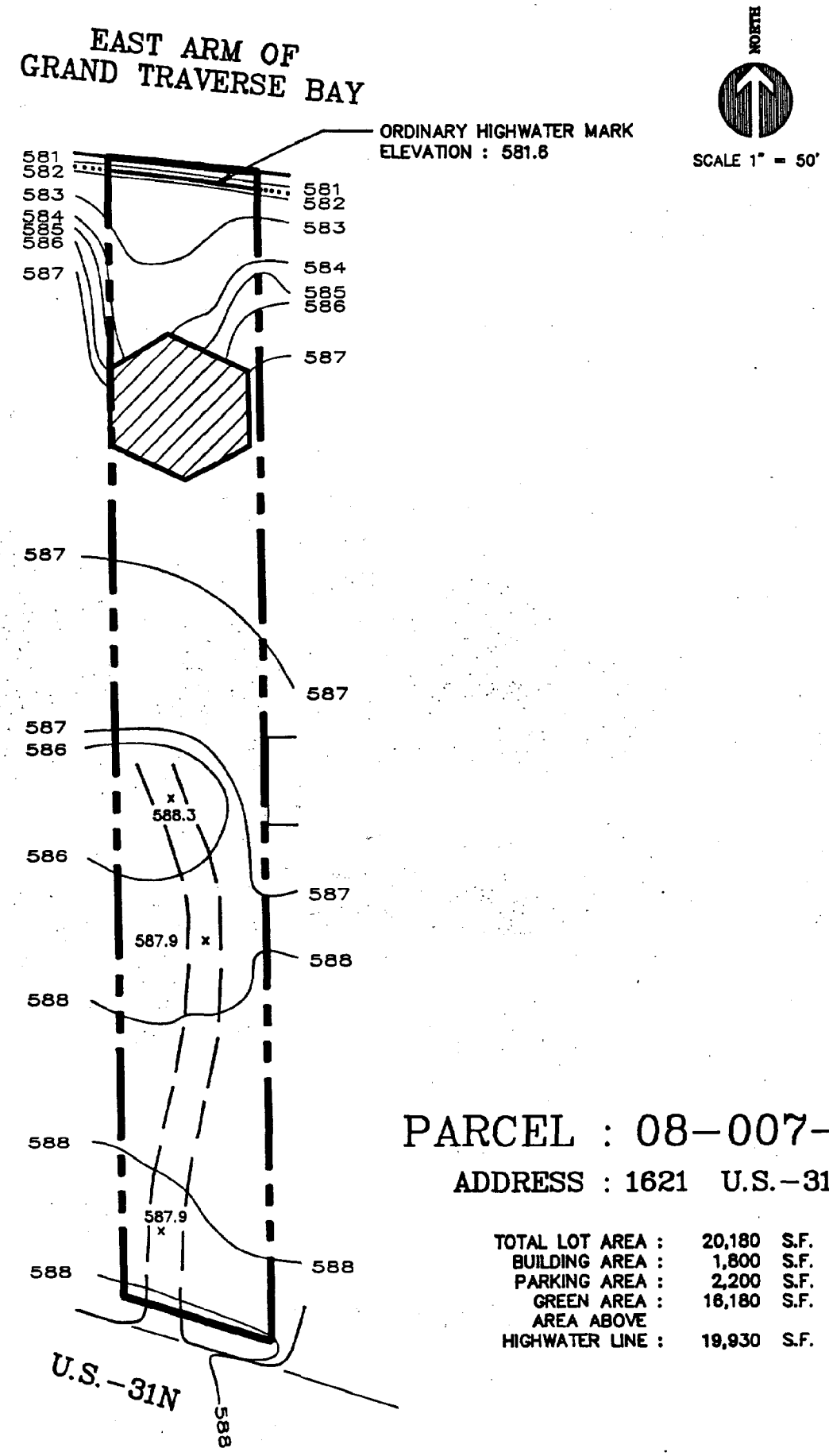
PARCEL : 08-008-00

ADDRESS : U.S.-31N

TOTAL LOT AREA :	34,700	S.F.
BUILDING AREA :		S.F.
PARKING AREA :		S.F.
GREEN AREA :	34,700	S.F.
AREA ABOVE HIGHWATER LINE :	34,130	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



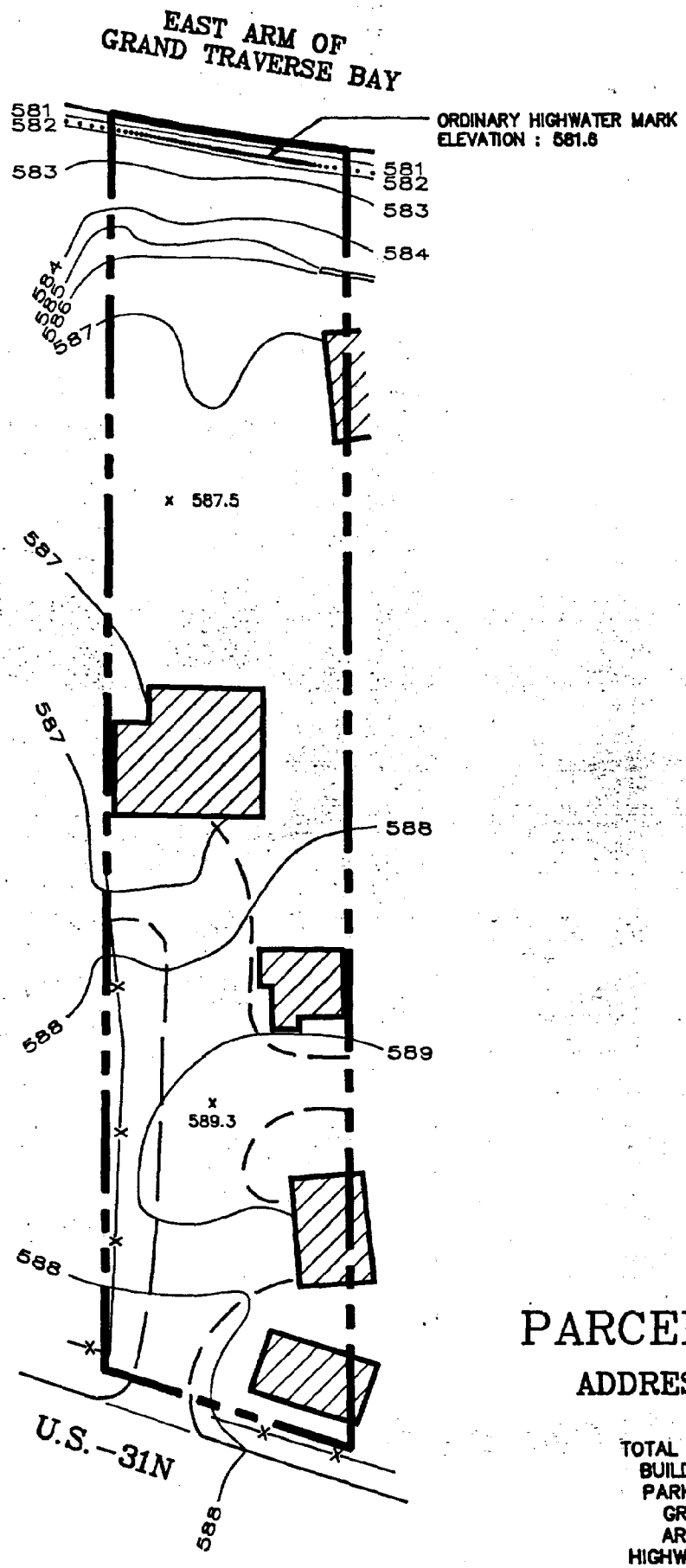
PARCEL : 08-007-00

ADDRESS : 1621 U.S.-31N

TOTAL LOT AREA :	20,180	S.F.
BUILDING AREA :	1,800	S.F.
PARKING AREA :	2,200	S.F.
GREEN AREA :	16,180	S.F.
AREA ABOVE HIGHWATER LINE :	19,930	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



SCALE 1" = 50'

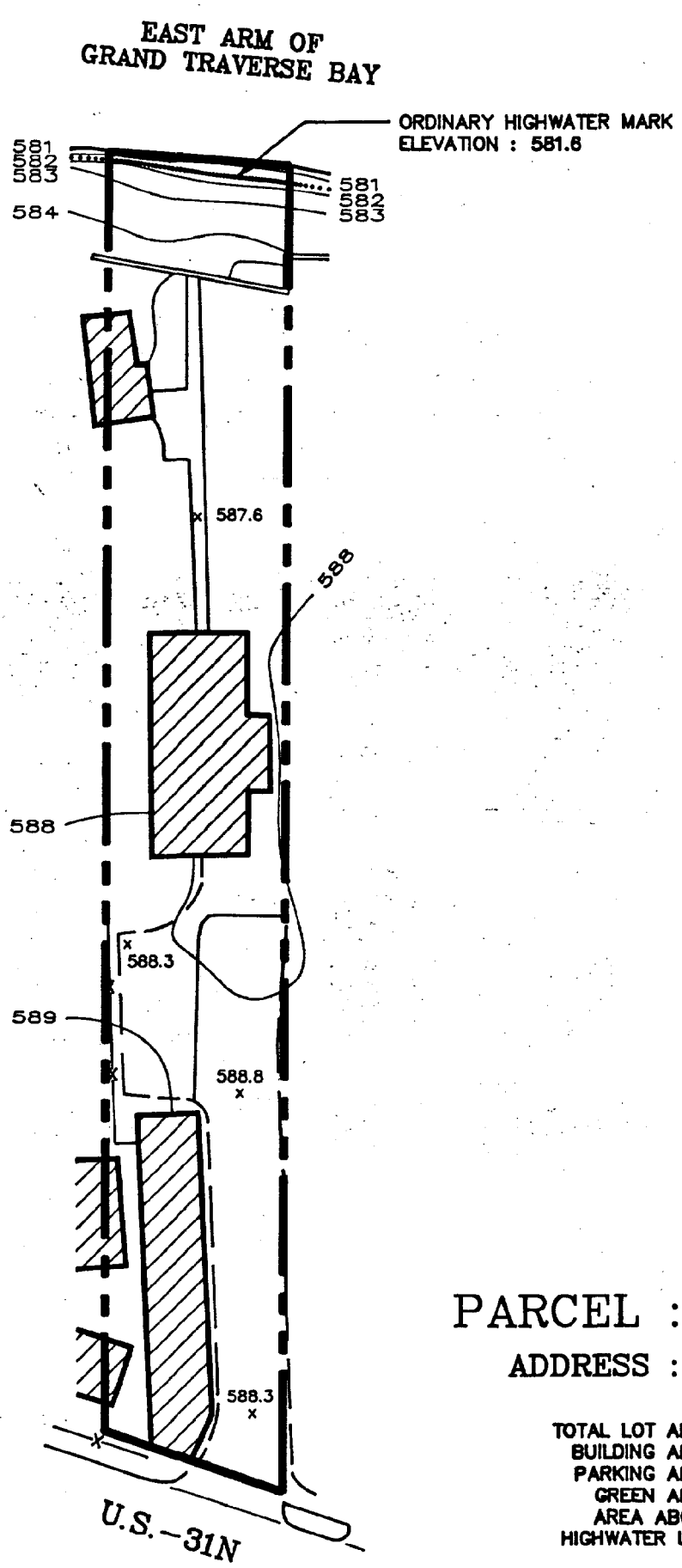
PARCEL : 08-006-00

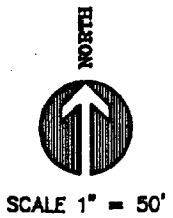
ADDRESS : 1639 U.S.-31N

TOTAL LOT AREA :	30,450	S.F.
BUILDING AREA :	3,825	S.F.
PARKING AREA :	6,390	S.F.
GREEN AREA :	20,235	S.F.
AREA ABOVE HIGHWATER LINE :	30,070	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87





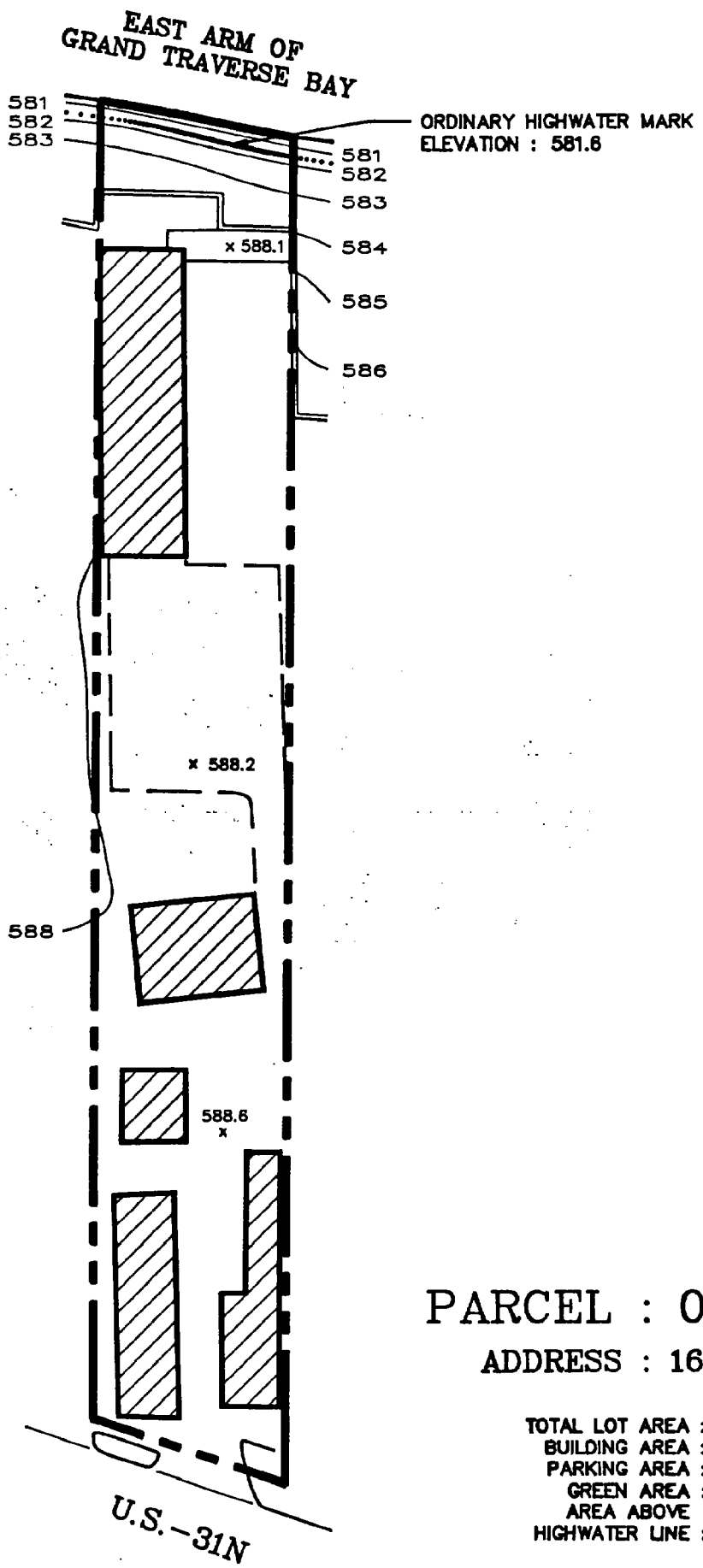
PARCEL : 08-001-00

ADDRESS : 1657 U.S.-31N

TOTAL LOT AREA :	23,630	S.F.
BUILDING AREA :	5,000	S.F.
PARKING AREA :	6,250	S.F.
GREEN AREA :	12,380	S.F.
AREA ABOVE HIGHWATER LINE :	23,405	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



SCALE 1" = 50'

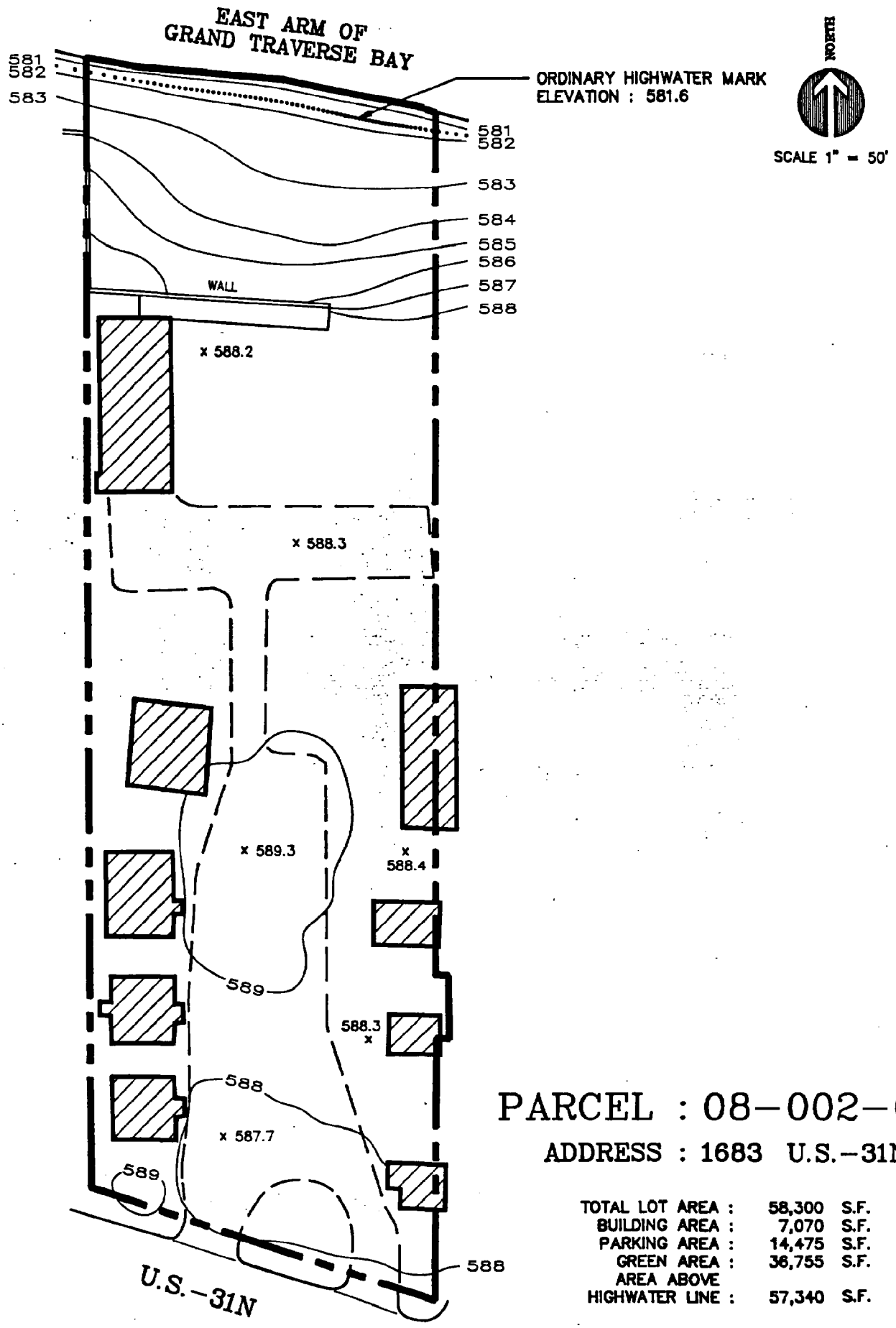
PARCEL : 08-004-00

ADDRESS : 1667 U.S.-31N

TOTAL LOT AREA :	26,100	S.F.
BUILDING AREA :	6,830	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	25,760	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



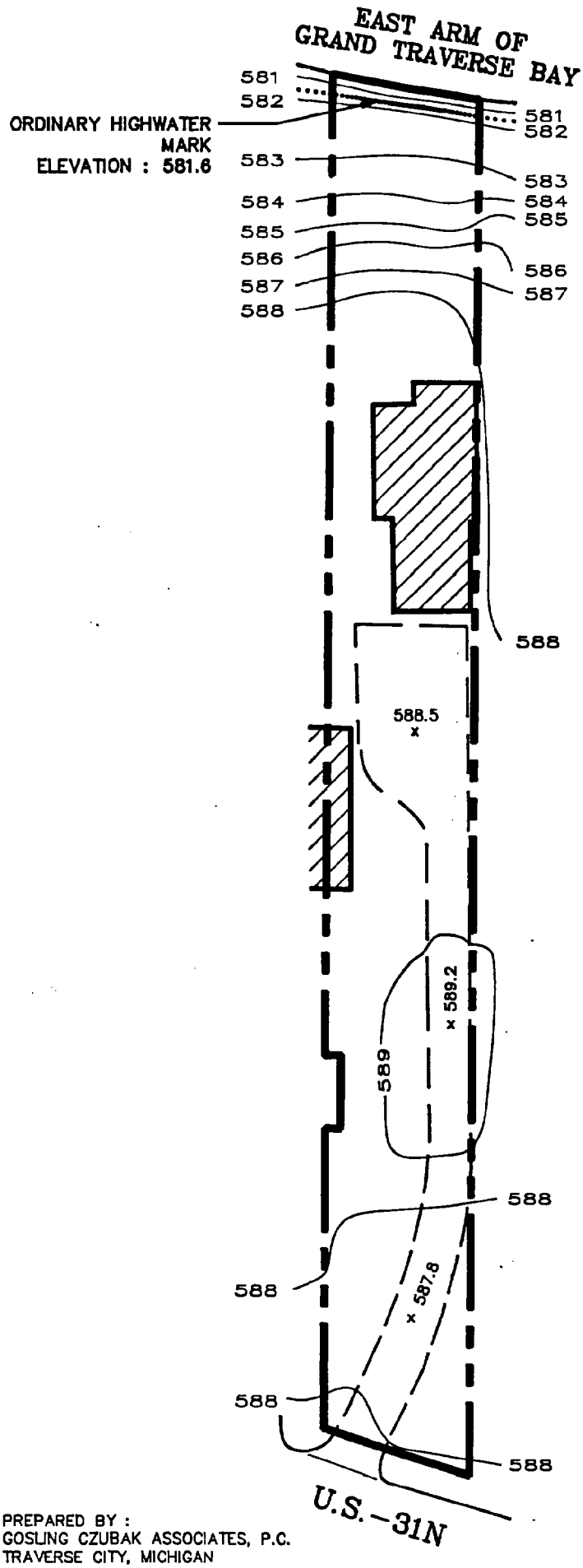
PARCEL : 08-002-00

ADDRESS : 1683 U.S.-31N

TOTAL LOT AREA :	58,300	S.F.
BUILDING AREA :	7,070	S.F.
PARKING AREA :	14,475	S.F.
GREEN AREA :	36,755	S.F.
AREA ABOVE HIGHWATER LINE :	57,340	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



SCALE 1" = 50'

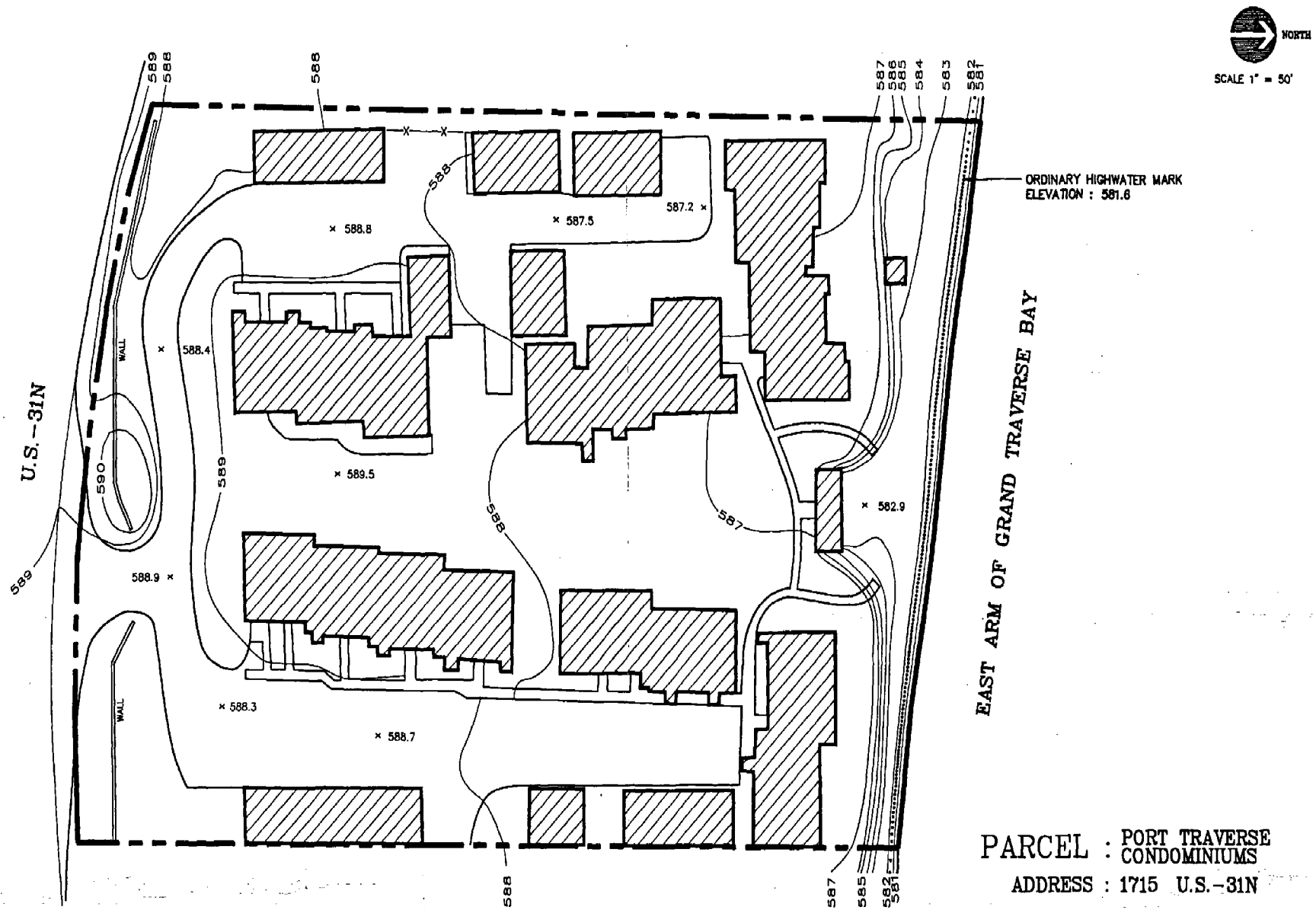
PARCEL : 08-003-00

ADDRESS : 1701 U.S.-31N

TOTAL LOT AREA :	21,800	S.F.
BUILDING AREA :	2,225	S.F.
PARKING AREA :	5,270	S.F.
GREEN AREA :	14,305	S.F.
AREA ABOVE HIGHWATER LINE :	21,520	S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



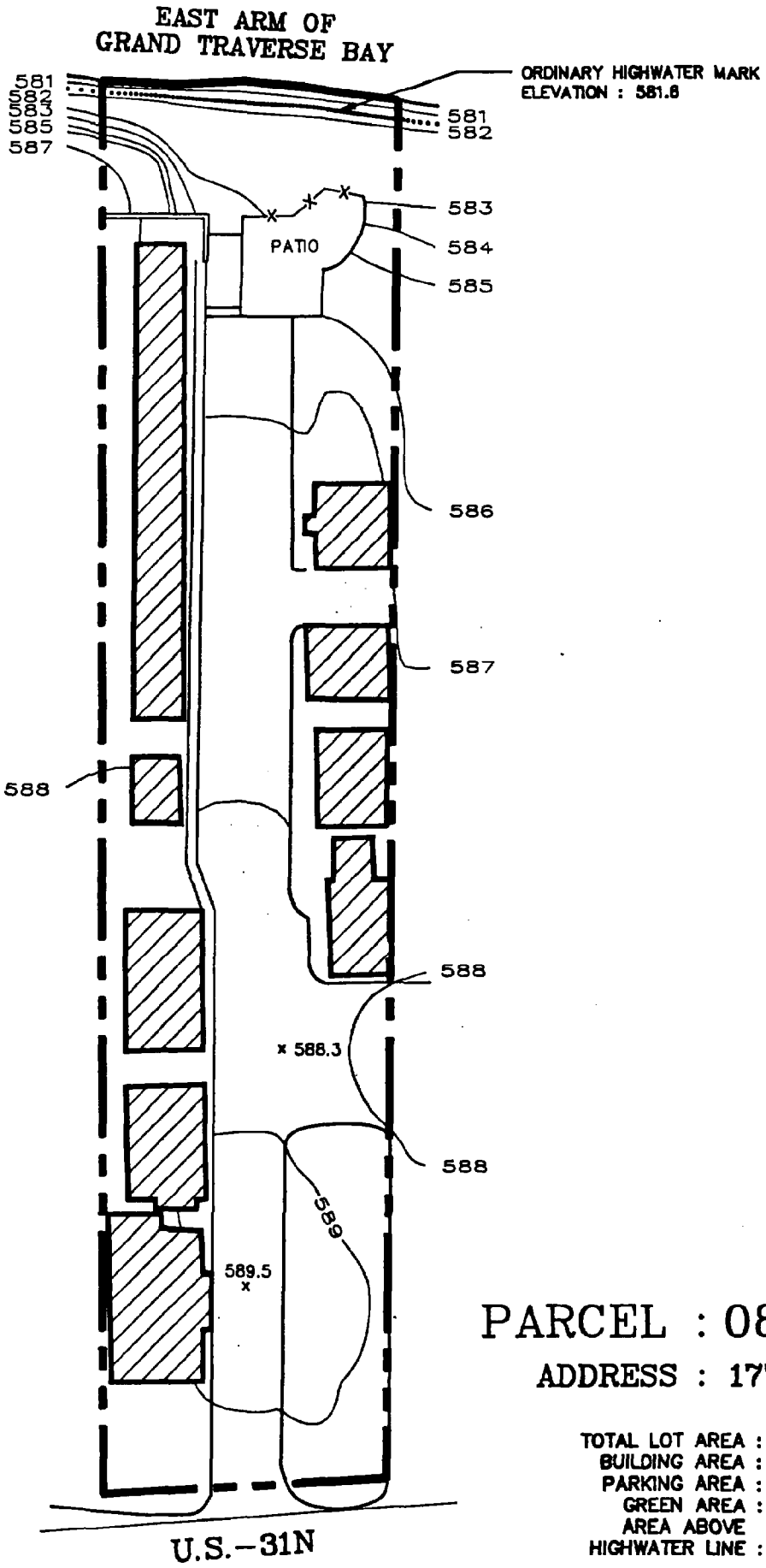
PARCEL : PORT TRAVERSE CONDOMINIUMS

ADDRESS : 1715 U.S.-31N

TOTAL LOT AREA :	156,000	S.F.
BUILDING AREA :	41,400	S.F.
PARKING AREA :	33,590	S.F.
GREEN AREA :	81,010	S.F.
AREA ABOVE HIGHWATER LINE :	154,265	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



SCALE 1" = 50'

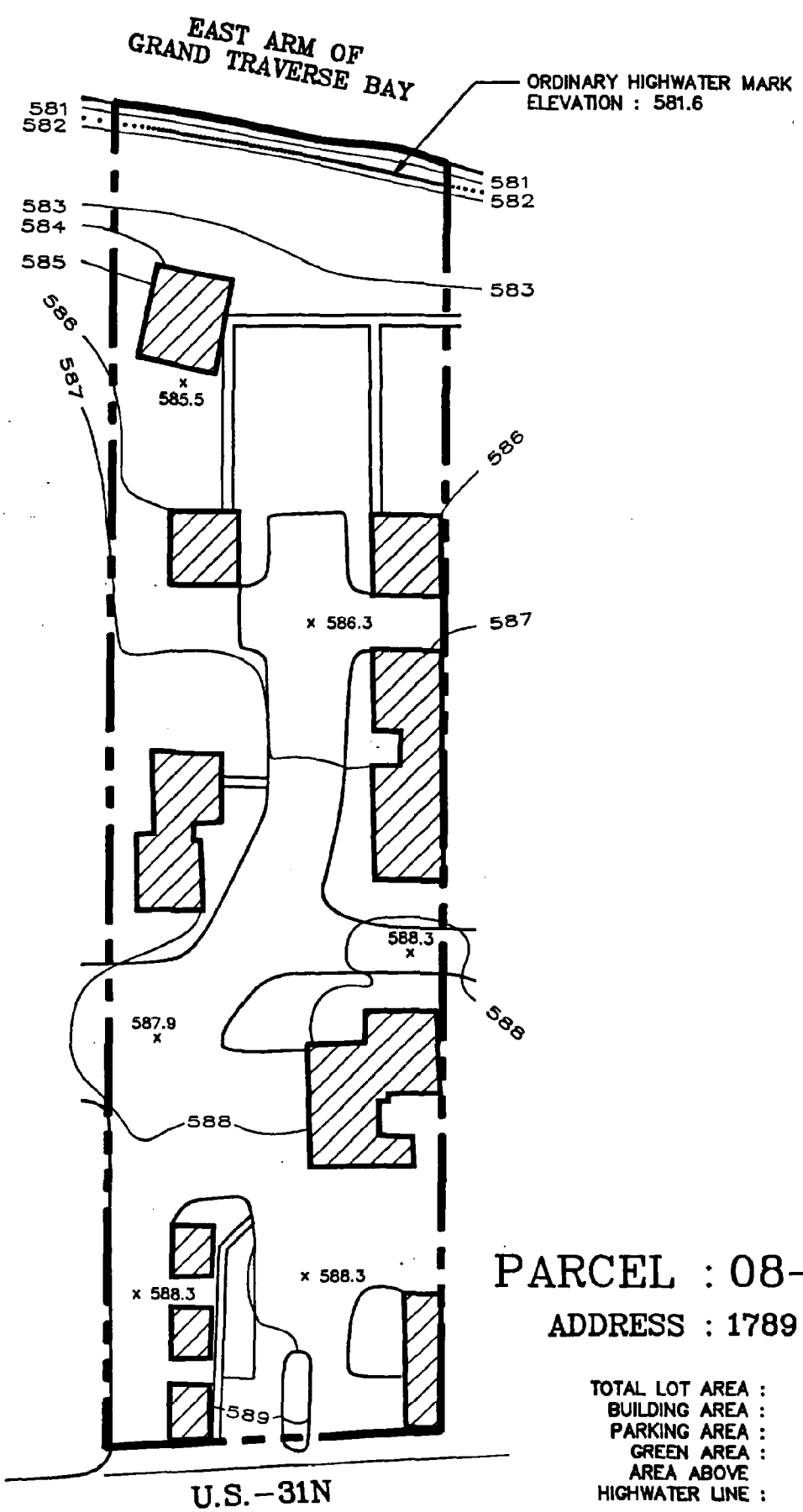
PARCEL : 08-050-00

ADDRESS : 1773 U.S.-31N

TOTAL LOT AREA :	41,145	S.F.
BUILDING AREA :	9,100	S.F.
PARKING AREA :	11,760	S.F.
GREEN AREA :	20,285	S.F.
AREA ABOVE HIGHWATER LINE :	40,635	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



SCALE 1" = 50'

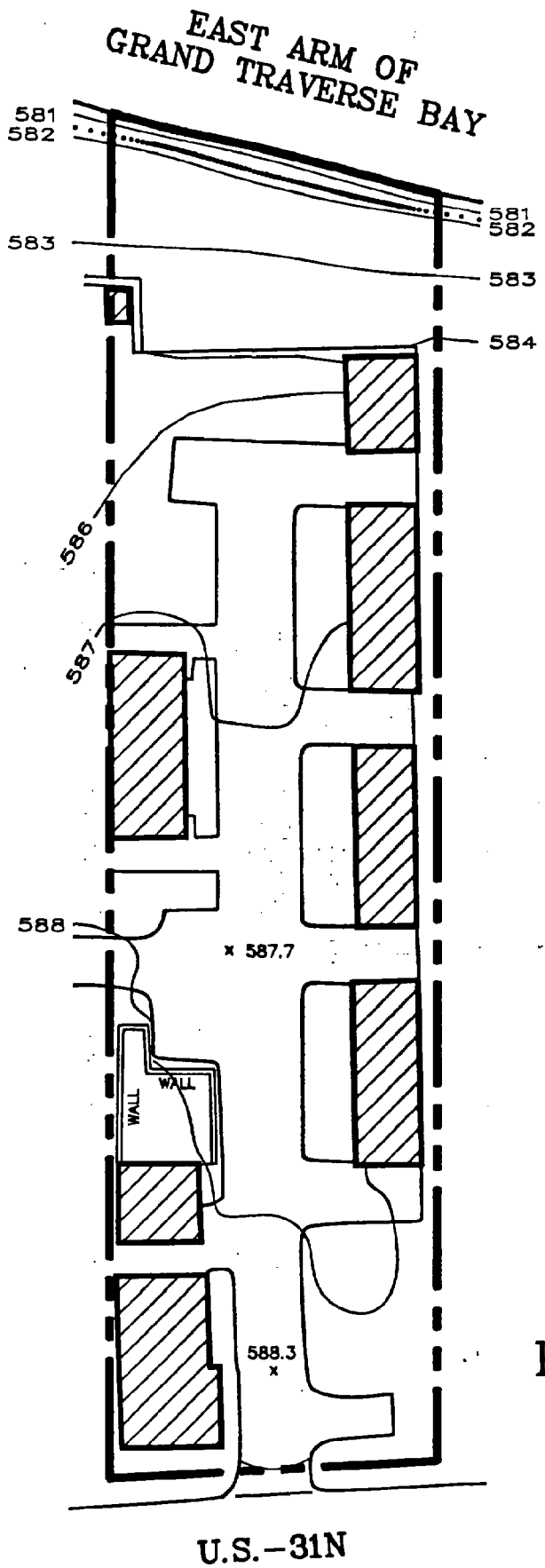
PARCEL : 08-051-00

ADDRESS : 1789 U.S.-31N

TOTAL LOT AREA :	46,620	S.F.
BUILDING AREA :	7,400	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	45,880	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



SCALE 1" = 50'

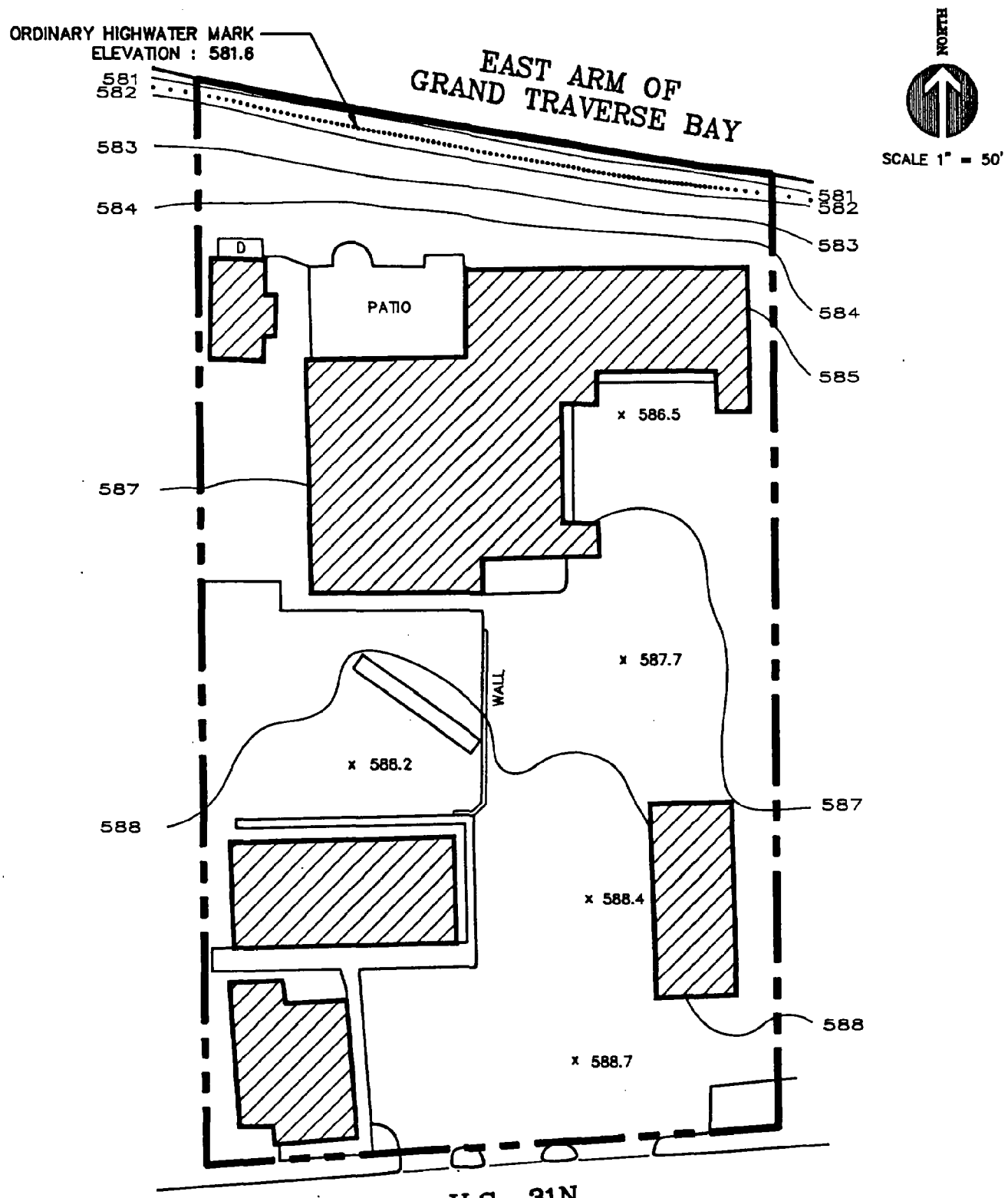
PARCEL : 08-053-00

ADDRESS : 1819 U.S.-31N

TOTAL LOT AREA :	40,630	S.F.
BUILDING AREA :	7,500	S.F.
PARKING AREA :	13,600	S.F.
GREEN AREA :	19,530	S.F.
AREA ABOVE HIGHWATER LINE :	39,940	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-10-87



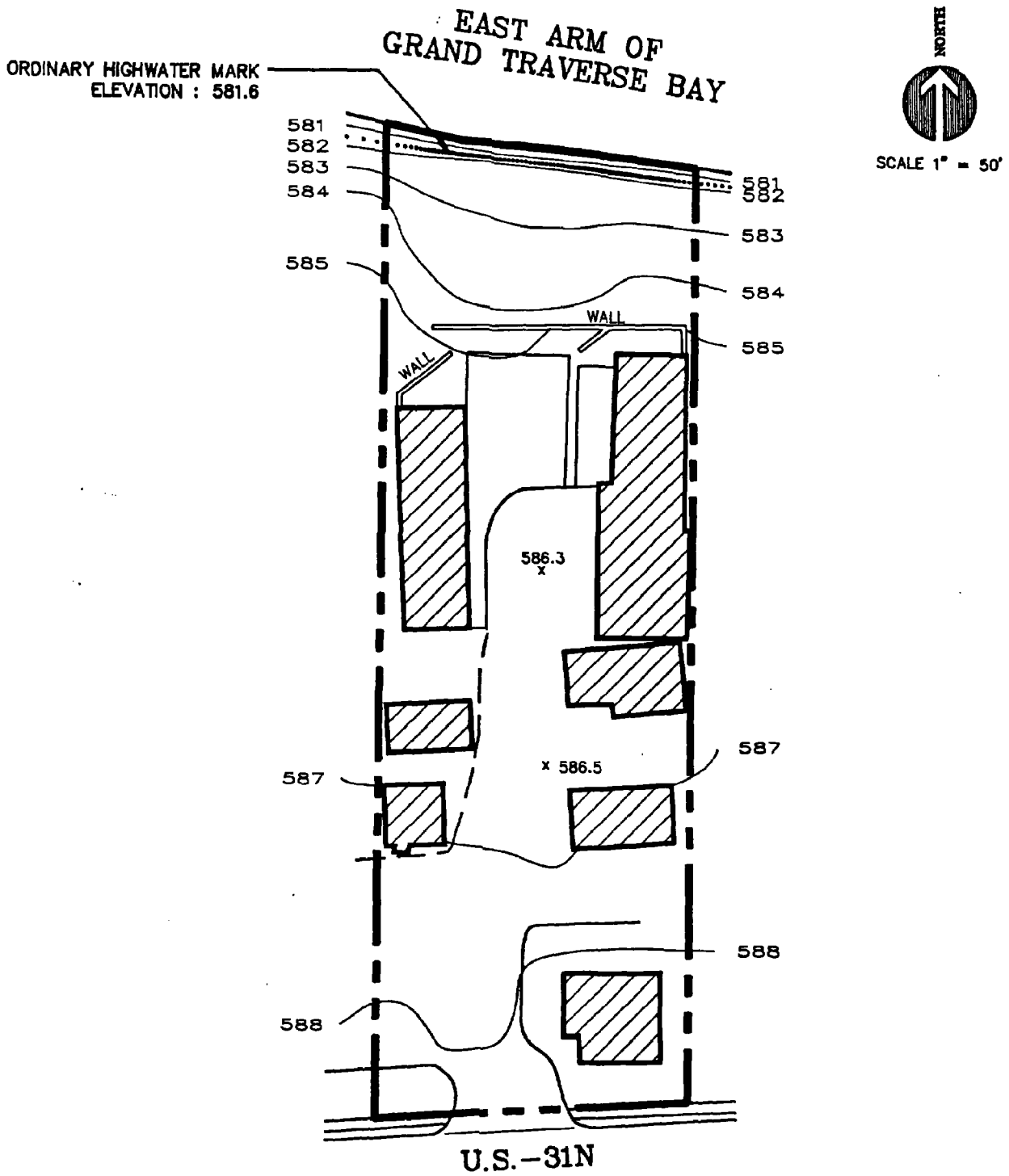
PARCEL : 08-055-00

ADDRESS : 1861 U.S.-31N

TOTAL LOT AREA :	73,520	S.F.
BUILDING AREA :	18,940	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	72,140	S.F.

PREPARED BY :
GOSLING CZUBZK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-11-87



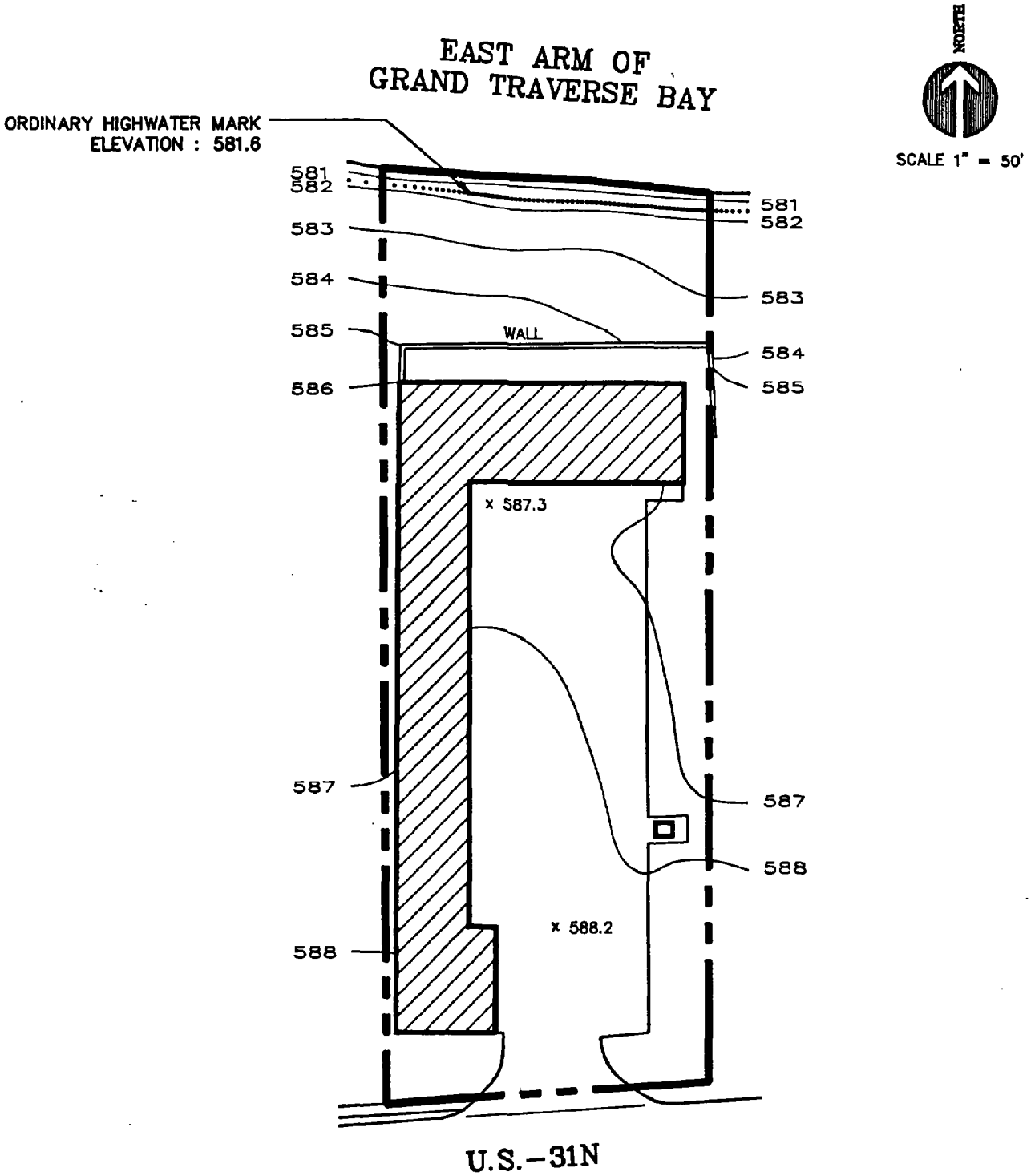
PARCEL : 08-061-00

ADDRESS : 1897 U.S.-31N

TOTAL LOT AREA :	35,000	S.F.
BUILDING AREA :	7,900	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	34,450	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-11-87



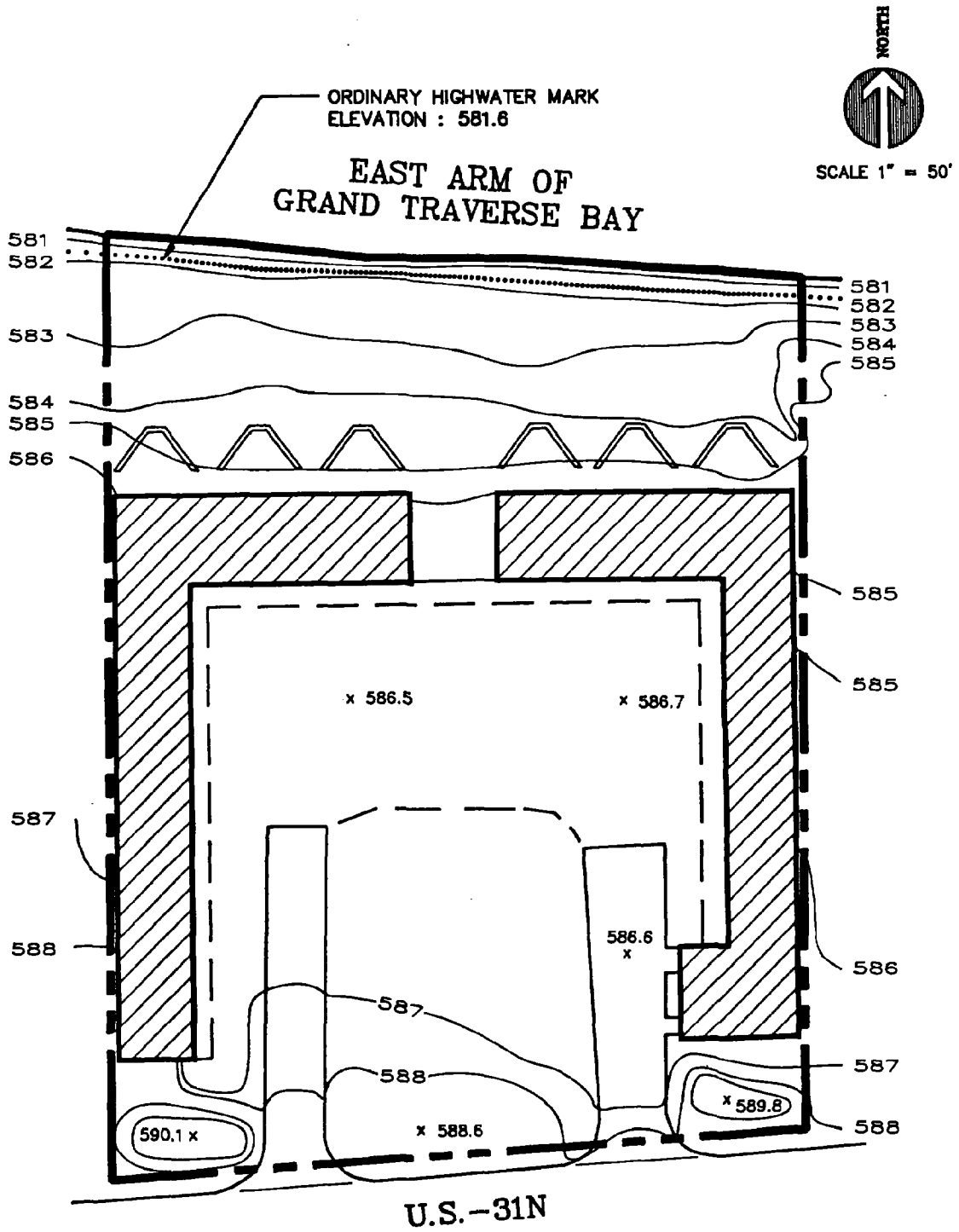
PARCEL : 08-064-00

ADDRESS : 1927 U.S.-31N

TOTAL LOT AREA :	34,340	S.F.
BUILDING AREA :	8,215	S.F.
PARKING AREA :	11,850	S.F.
GREEN AREA :	14,275	S.F.
AREA ABOVE HIGHWATER LINE :	33,600	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-11-87



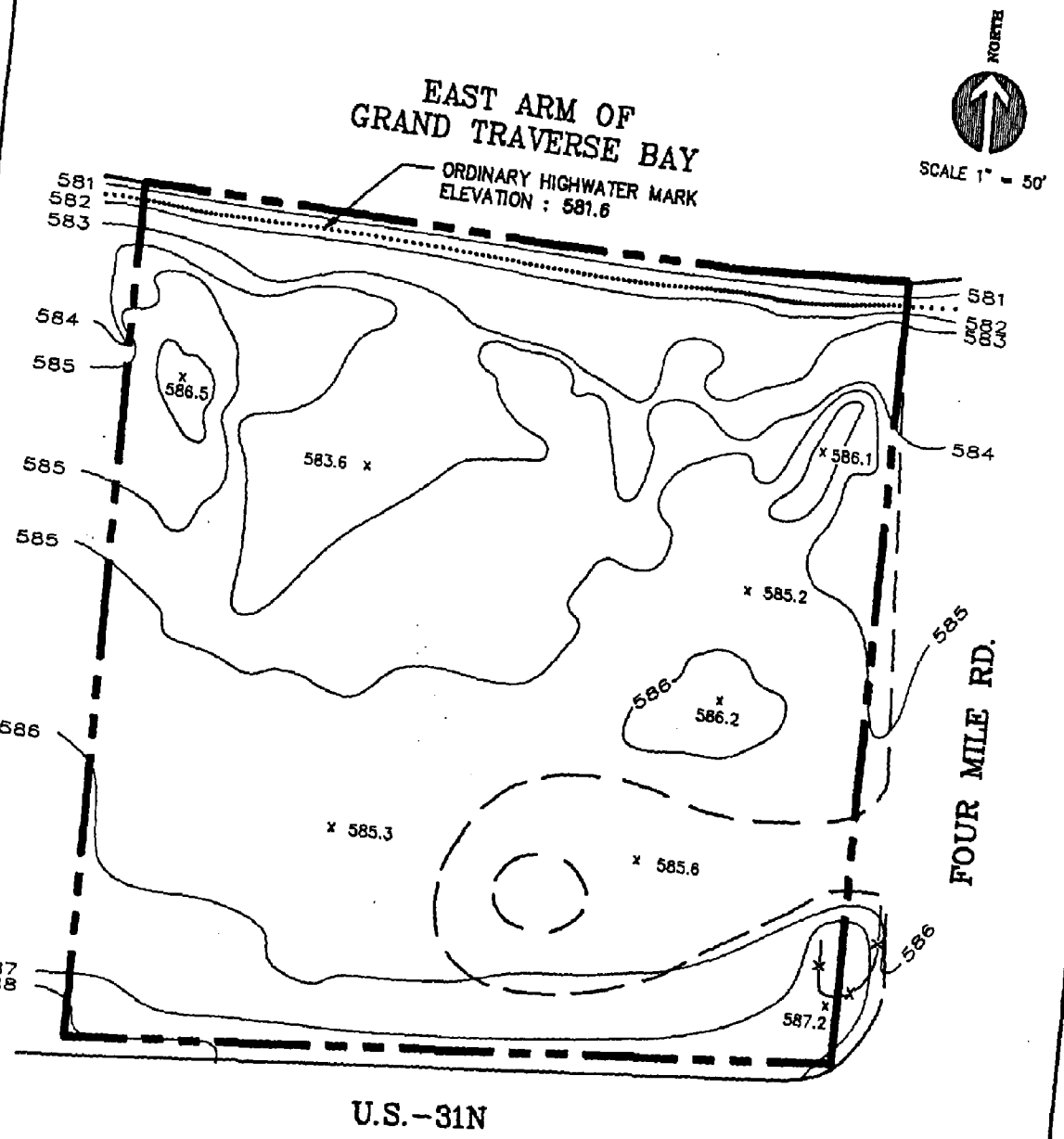
PARCEL : 08-065-00

ADDRESS : 1943 U.S.-31N

TOTAL LOT AREA :	83,750	S.F.
BUILDING AREA :	12,730	S.F.
PARKING AREA :	20,360	S.F.
GREEN AREA :	30,660	S.F.
AREA ABOVE HIGHWATER LINE :	62,300	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-11-87



PARCEL : THE BEACH CONDOMINIUM

ADDRESS : 1995 U.S.-31N

TOTAL LOT AREA :	67,750	S.F.
BUILDING AREA :	--	S.F.
PARKING AREA :	--	S.F.
GREEN AREA :	67,750	S.F.
AREA ABOVE HIGHWATER LINE :	65,845	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-11-87

Task No. 4D-10.5
(Note: all pictures submitted w/CPD)

EAST JORDAN TOURIST PARK PHASE II

The East Jordan Tourist Park is located on the south arm of Lake Charlevoix just north-east of state highways M-32 and M-66. The Park is ten acres in size, with 66 full hook up camp sites and 30 tent sites. Within the Park we have a Public Beach, a large Recreation Hall, 2 Baseball Diamonds, Tennis and Basketball Courts, 2 Restrooms and a Pump out facility. Currently the Park is open year around and employs a full time caretaker.

We feel fortunate to have this good facility and are always on the lookout for new ways to better accomodate the general public and up-grade our grounds, picnic, and viewing areas.

In 1982, with the cooperation of Michigan's Department of Natural Resources Coastal Zone Division, plans were drawn to build a Waterfowl Refuge area, a sheltered small craft harbor, and 17,500 square feet of new picnic and viewing area with sidewalk access for the handicapped. The project was implemented in the fall of 1982 and completed in July of 1983.

The project involved using heavy earth moving equipment, whereas 5000 cubic yards of dredge was removed for the harbor area, and this same 5000 cubic yards were used to build the new island and new picnic and viewing area. This procedure is known as a dredge and balance, as no spoil was hauled off site.

Our dredged harbor is now conducive to boaters in all types of weather, as the island protects it from easterly winds and the picnic viewing (groin) area protects the harbor from northerly blows. The lakeward sides of the groin and island are armored to prevent erosion. The armoring was very critical to soil stabilization. During the course of building these

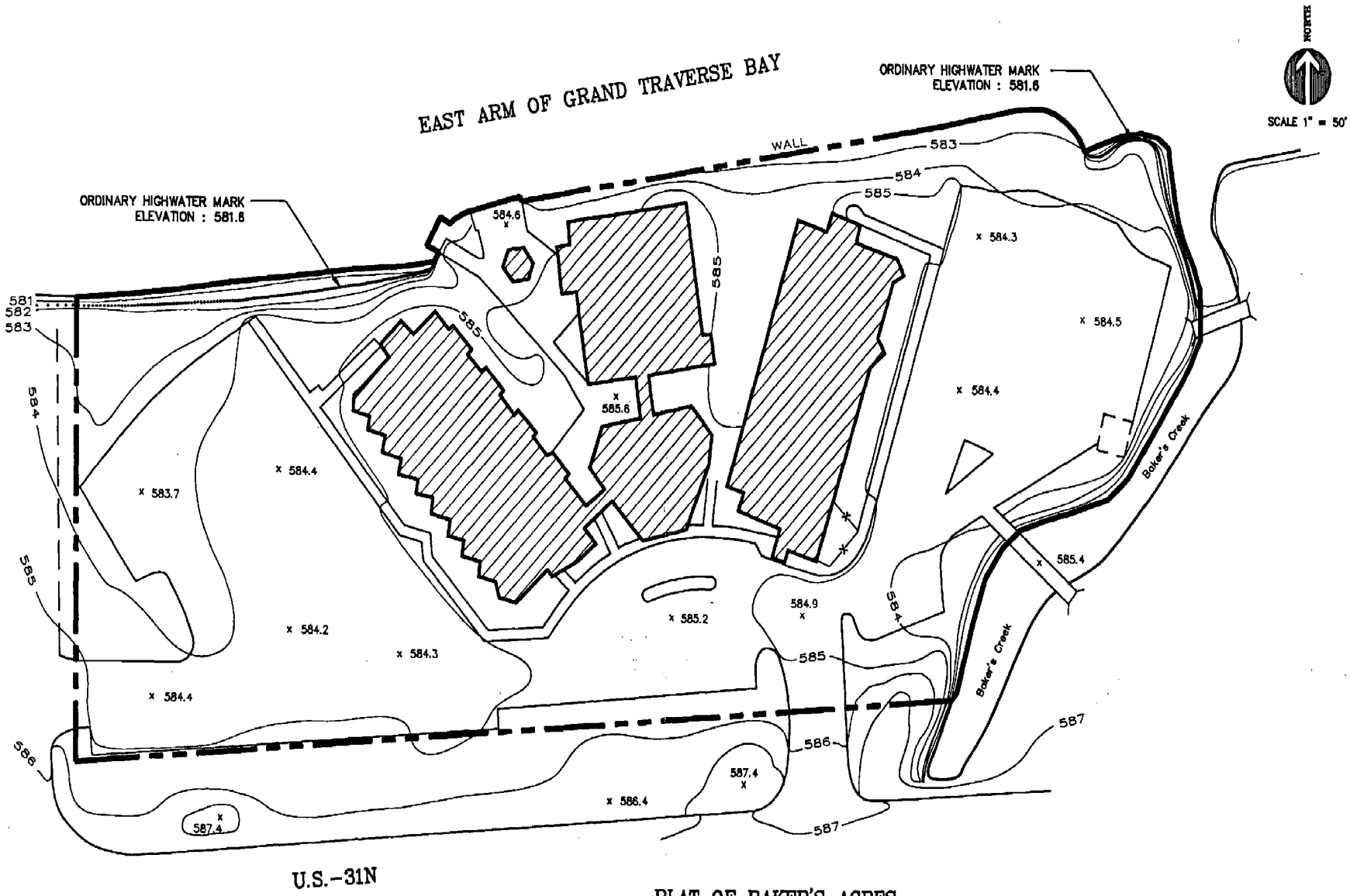
two new land areas, we had to place soil and simultaneously install filter "X" material and place the armor on top, otherwise we were experiencing washout.

Many types of shore line birds and waterfowl are currently using our new island for a resting and nesting area. They provide viewers with hours of interesting observation.

The new groin is being used by picnickers and gives one a whole new viewing perspective of the South Arm of Lake Charlevoix.

The completion of Phase II has greatly enhanced our Tourist Park and is providing the public with an excellent recreation facility.

J. M. Dionne
Supt.



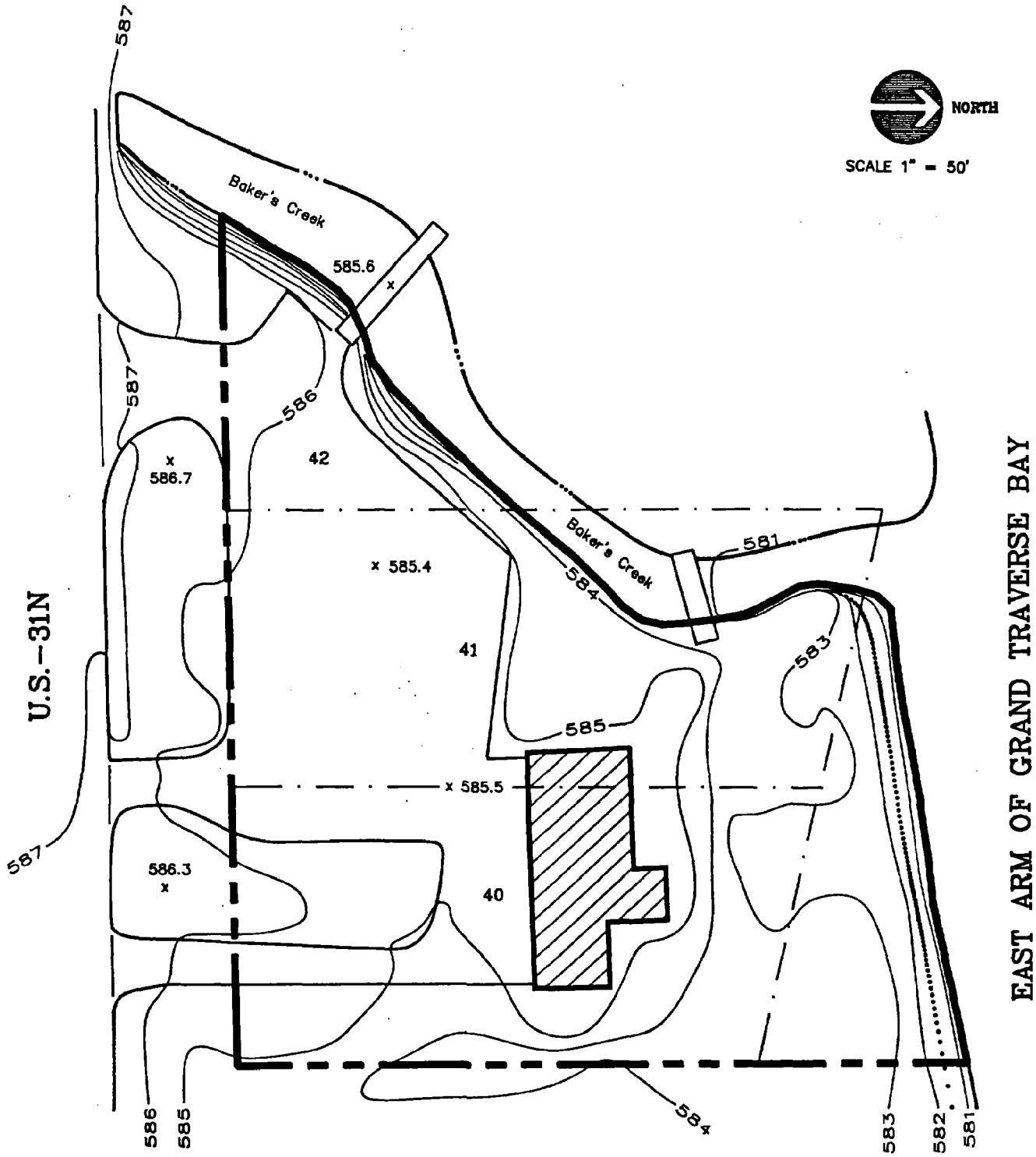
PARCEL : PLAT OF BAKER'S ACRES LOT 43 & PART OF 42

ADDRESS : 2061 U.S.-31N

TOTAL LOT AREA :	132,770	S.F.
BUILDING AREA :	24,600	S.F.
PARKING AREA :	58,660	S.F.
GREEN AREA :	49,510	S.F.
AREA ABOVE HIGHWATER LINE :	131,520	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-11-87



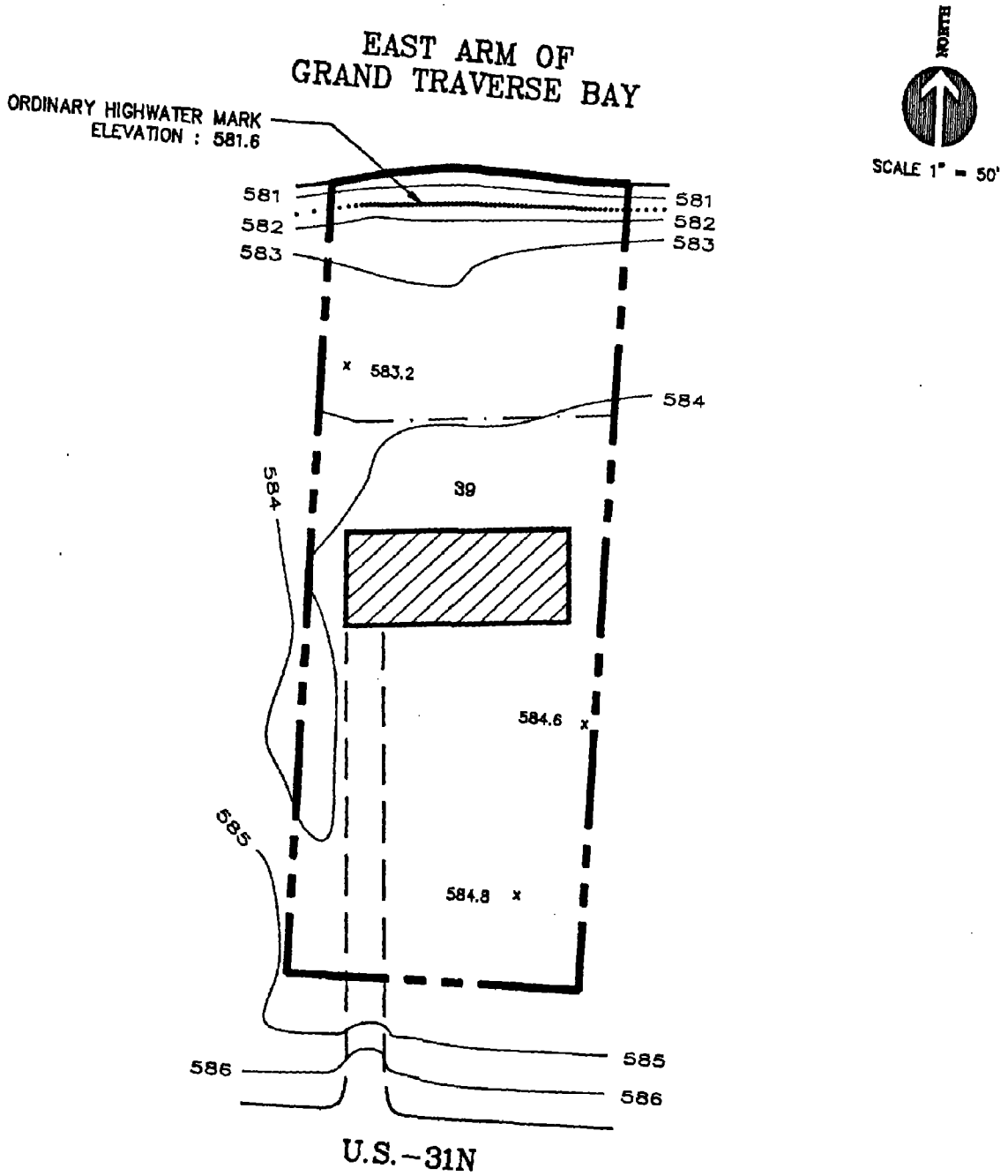
PARCEL : PLAT OF BAKER'S ACRES LOTS 40, 41, & PART OF 42

ADDRESS : 2155 U.S.-31N

TOTAL LOT AREA :	48,680	S.F.
BUILDING AREA :	2,985	S.F.
PARKING AREA :	17,230	S.F.
GREEN AREA :	28,465	S.F.
AREA ABOVE HIGHWATER LINE :	47,450	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



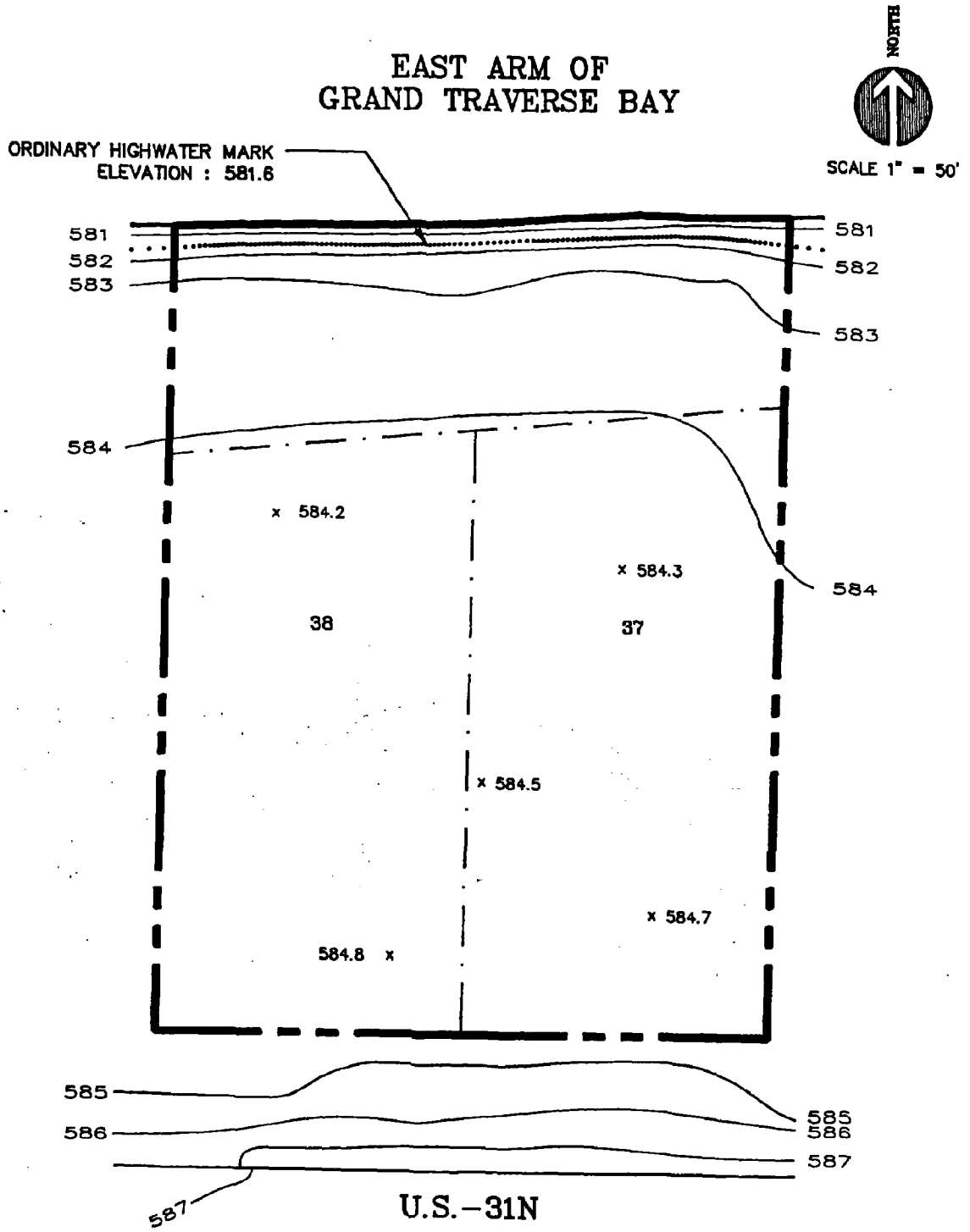
PARCEL : PLAT OF BAKER'S ACRES
: LOT 39

ADDRESS : 2175 U.S.-31N

TOTAL LOT AREA :	26,200	S.F.
BUILDING AREA :	2,280	S.F.
PARKING AREA :	1,400	S.F.
GREEN AREA :	22,520	S.F.
AREA ABOVE HIGHWATER LINE :	25,200	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



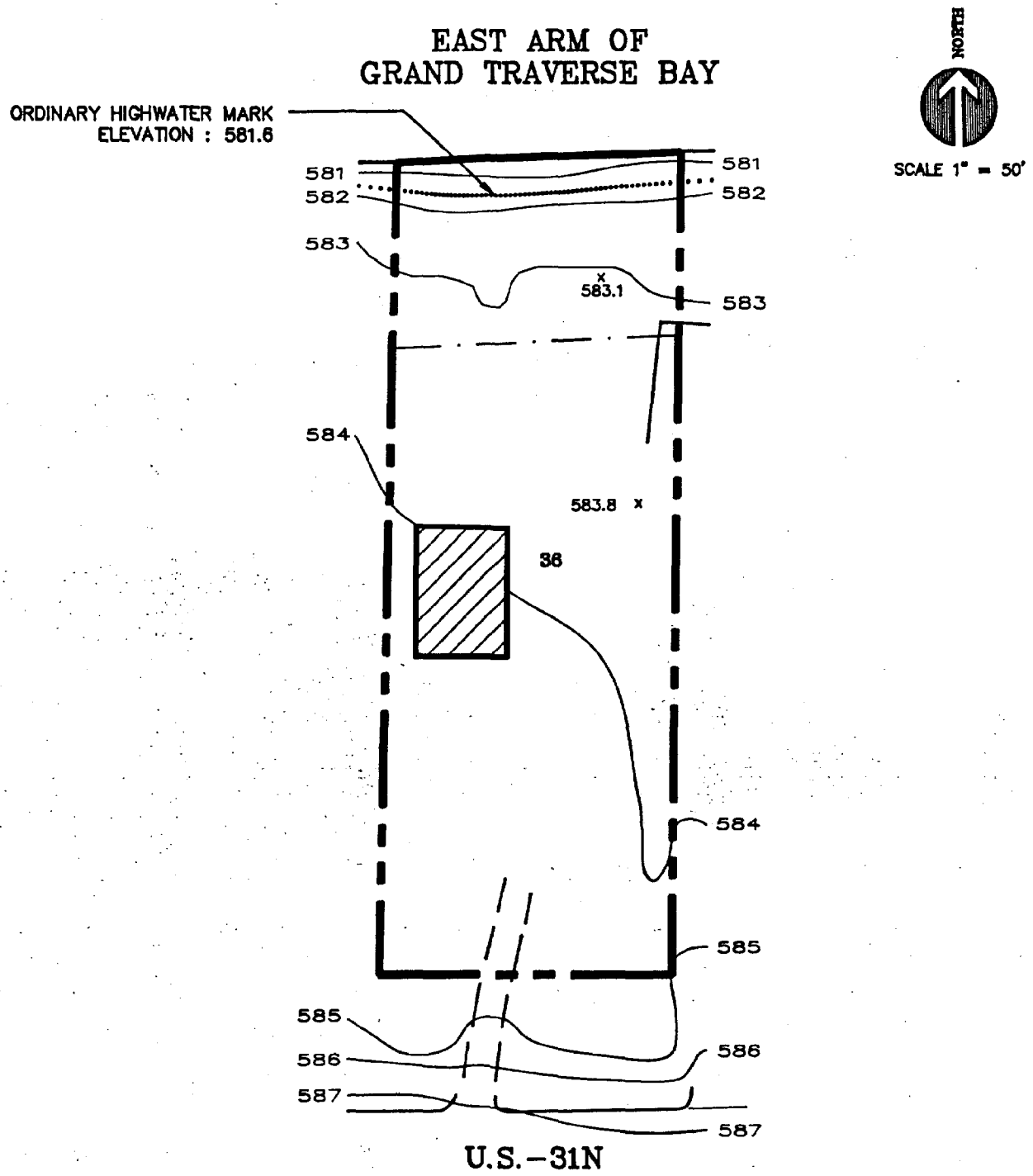
PARCEL : PLAT OF BAKER'S ACRES LOTS 37 & 38

ADDRESS : 2211 U.S.-31N

TOTAL LOT AREA :	53,075	S.F.
BUILDING AREA :	----	S.F.
PARKING AREA :	----	S.F.
GREEN AREA :	53,075	S.F.
AREA ABOVE HIGHWATER LINE :	51,725	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87



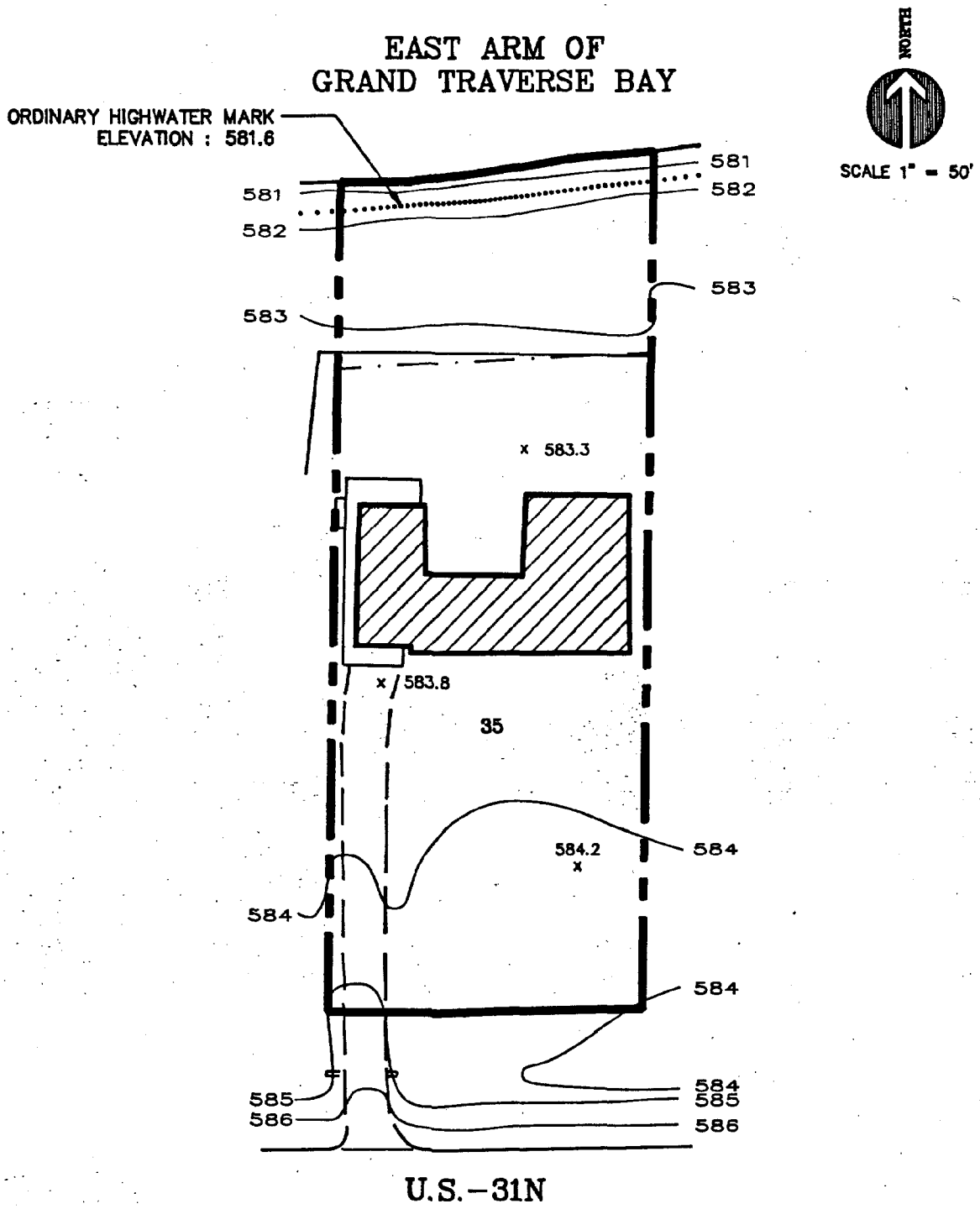
PARCEL : PLAT OF BAKER'S ACRES LOT 36

ADDRESS : 2231 U.S.-31N

TOTAL LOT AREA :	25,675	S.F.
BUILDING AREA :	1,290	S.F.
PARKING AREA :	---	S.F.
GREEN AREA :	24,385	S.F.
AREA ABOVE HIGHWATER LINE :	24,650	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87



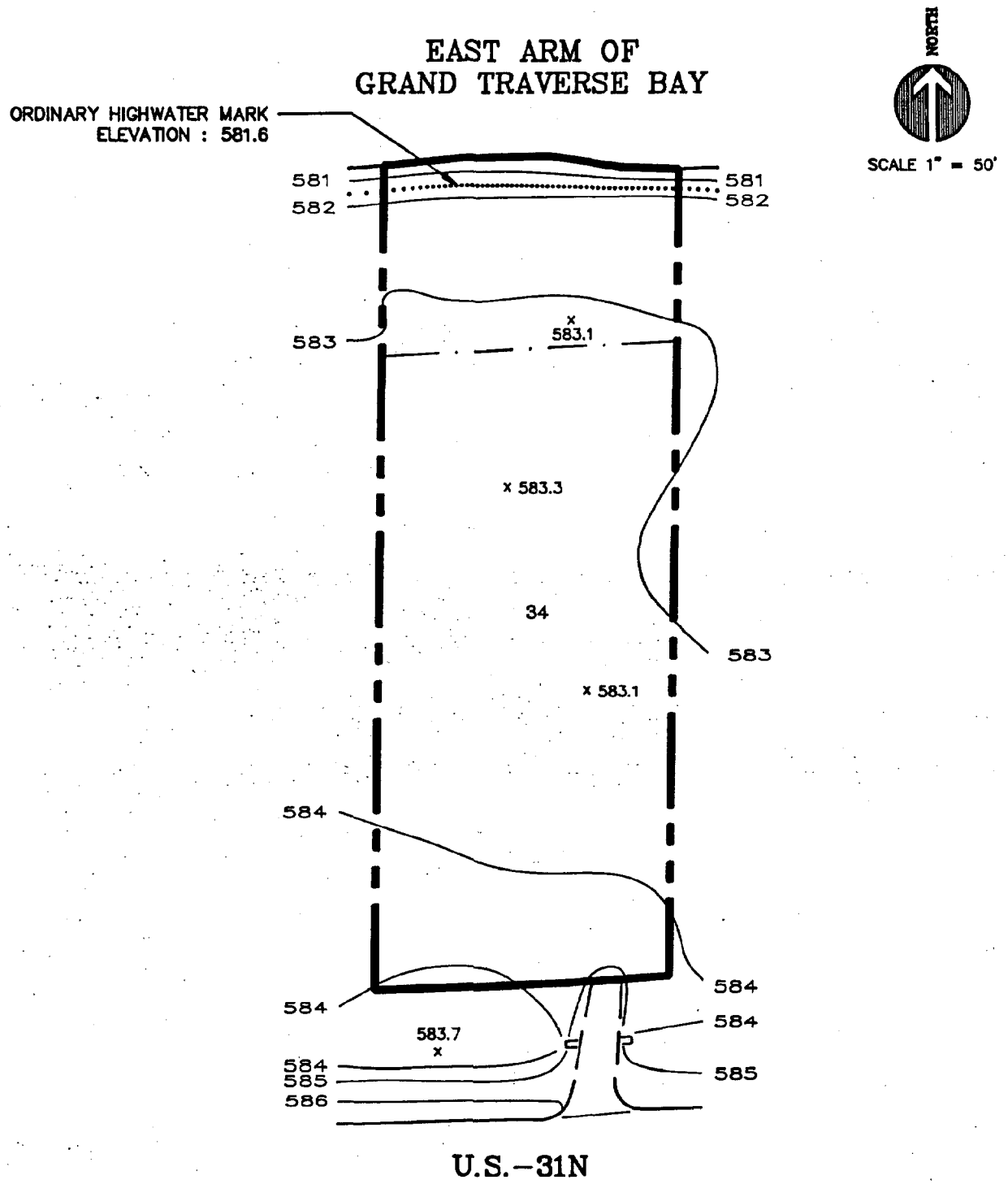
PARCEL : PLAT OF BAKER'S ACRES LOT 35

ADDRESS : 2227 U.S.-31N

TOTAL LOT AREA :	27,870	S.F.
BUILDING AREA :	3,600	S.F.
PARKING AREA :	1,665	S.F.
GREEN AREA :	22,600	S.F.
AREA ABOVE HIGHWATER LINE :	26,920	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87

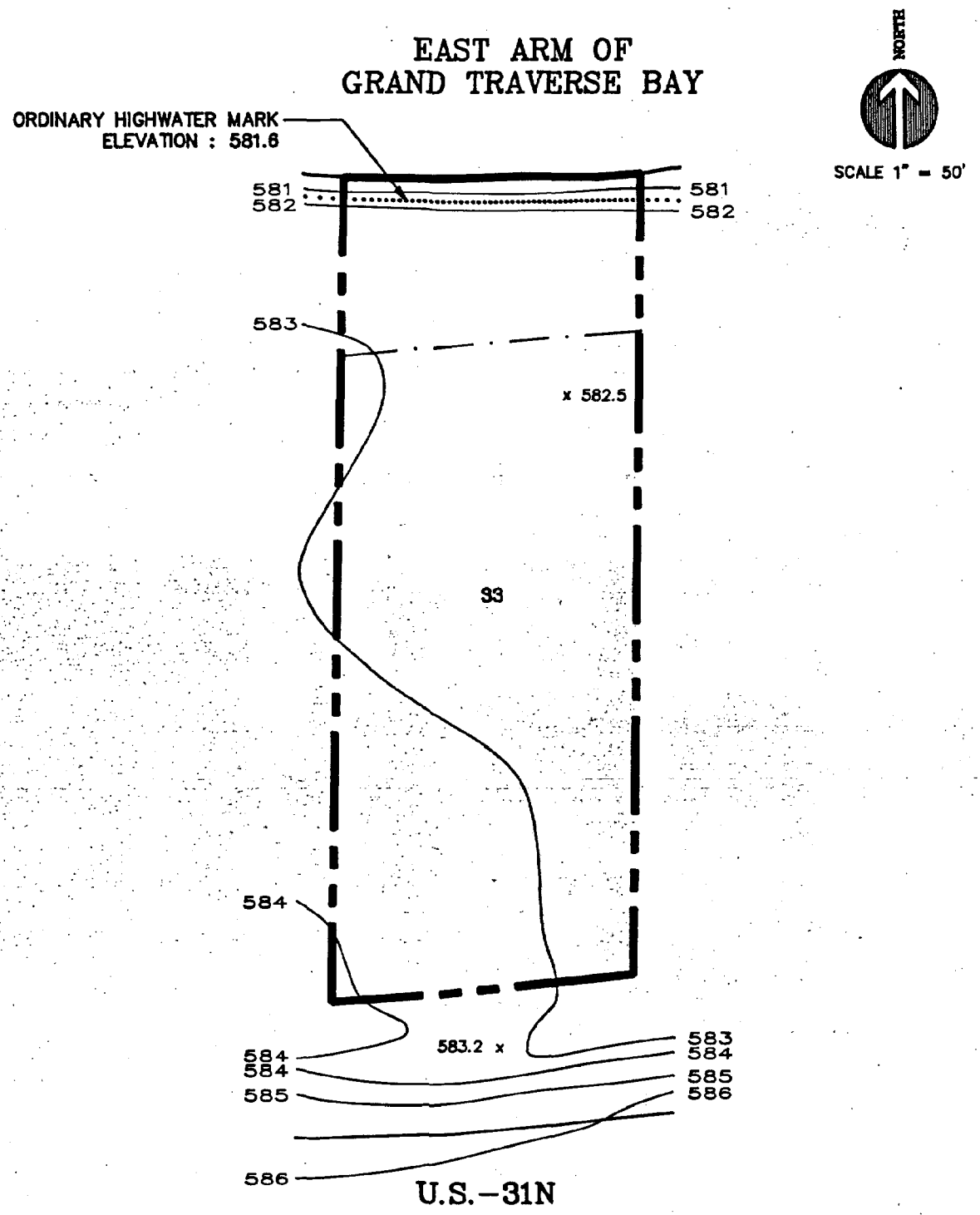


PARCEL : PLAT OF BAKER'S ACRES LOT 34

TOTAL LOT AREA :	27,340	S.F.
BUILDING AREA :	---	S.F.
PARKING AREA :	---	S.F.
GREEN AREA :	27,340	S.F.
AREA ABOVE HIGHWATER LINE :	26,510	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87



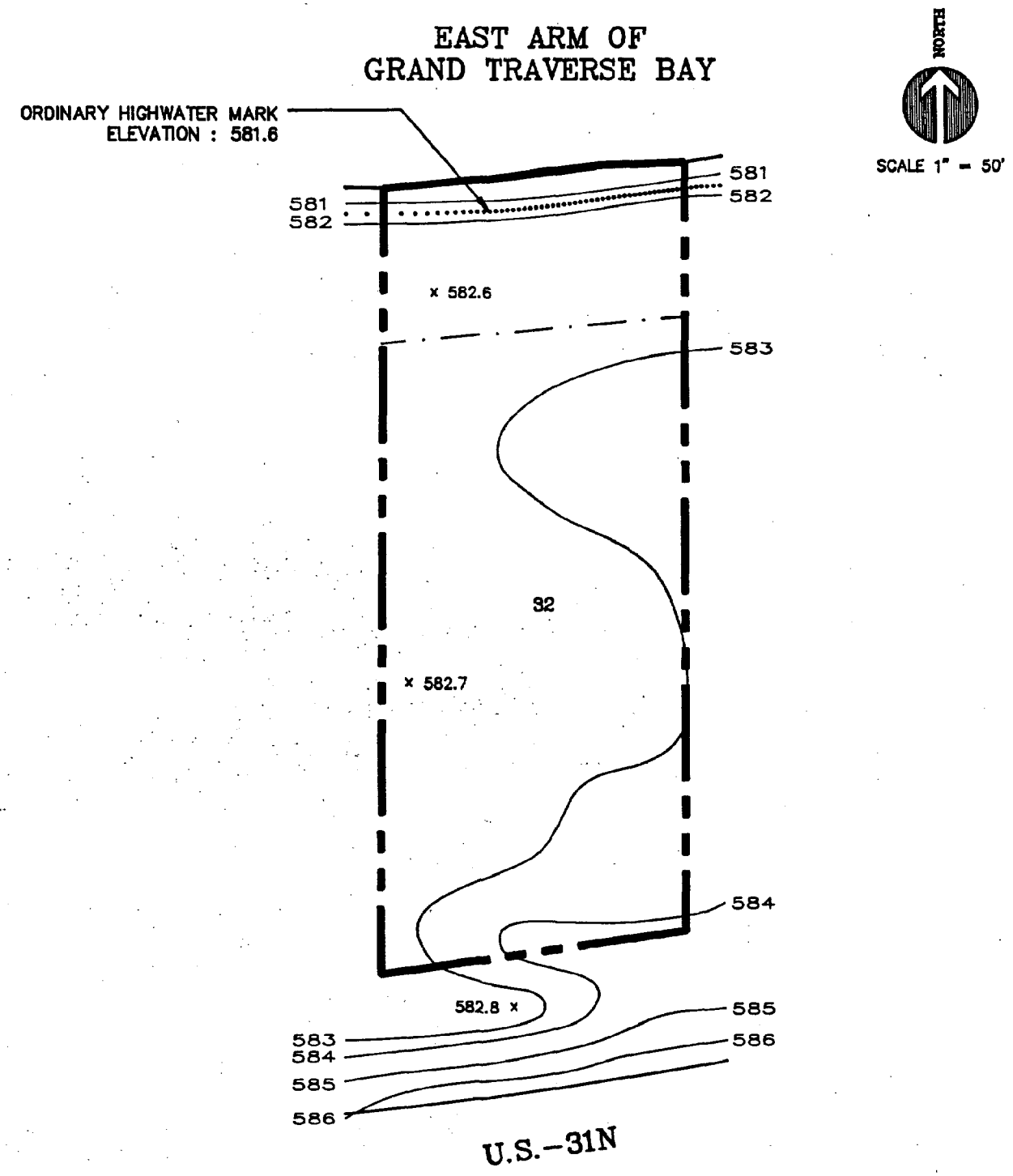
PARCEL : PLAT OF BAKER'S ACRES LOT 33

TOTAL LOT AREA :	26,140	S.F.
BUILDING AREA :	---	S.F.
PARKING AREA :	---	S.F.
GREEN AREA :	26,140	S.F.
AREA ABOVE HIGHWATER LINE :	25,380	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87

EAST ARM OF GRAND TRAVERSE BAY

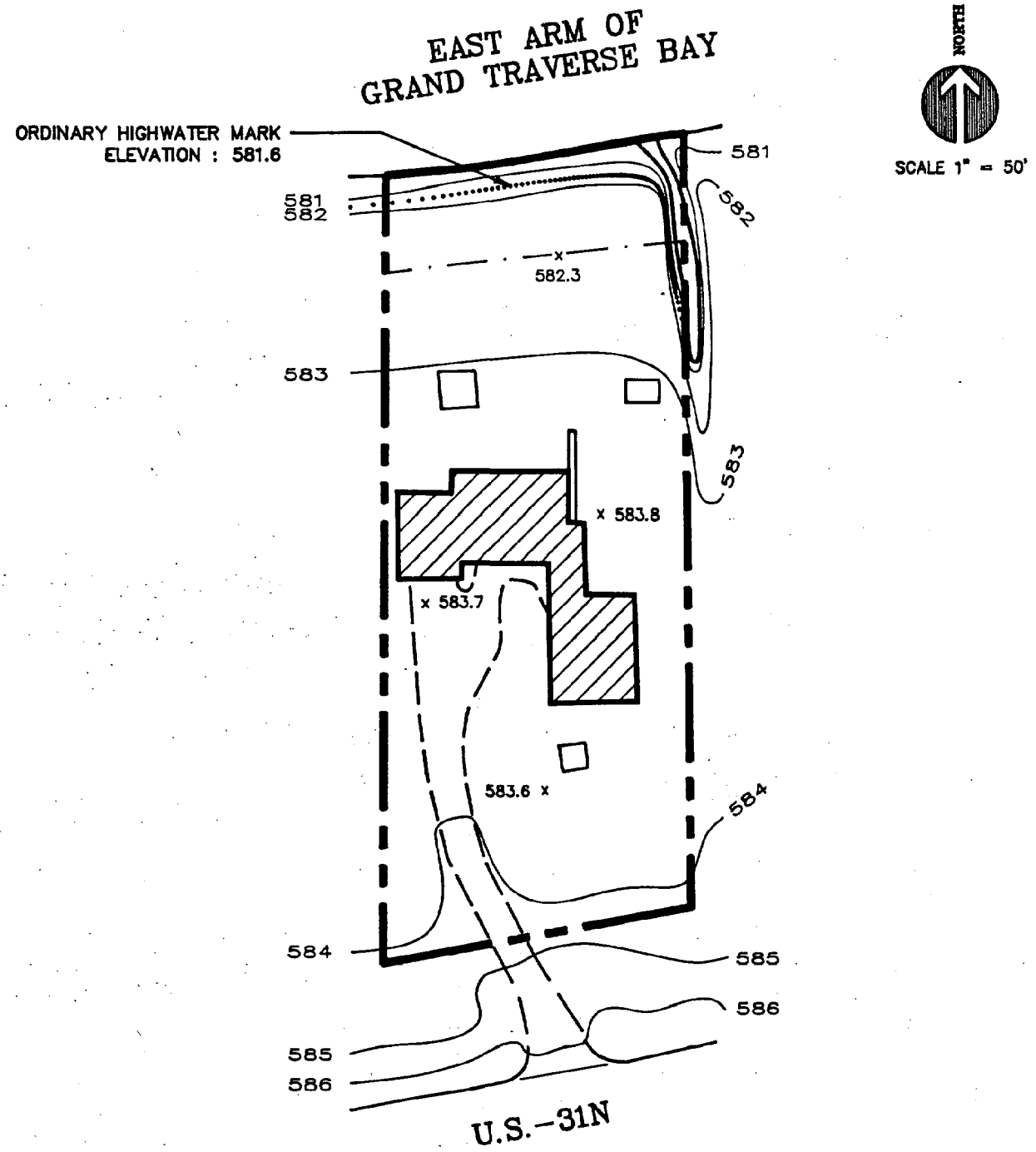


PARCEL : PLAT OF BAKER'S ACRES LOT 32

TOTAL LOT AREA :	26,750	S.F.
BUILDING AREA :	---	S.F.
PARKING AREA :	---	S.F.
GREEN AREA :	26,750	S.F.
AREA ABOVE HIGHWATER LINE :	25,670	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87



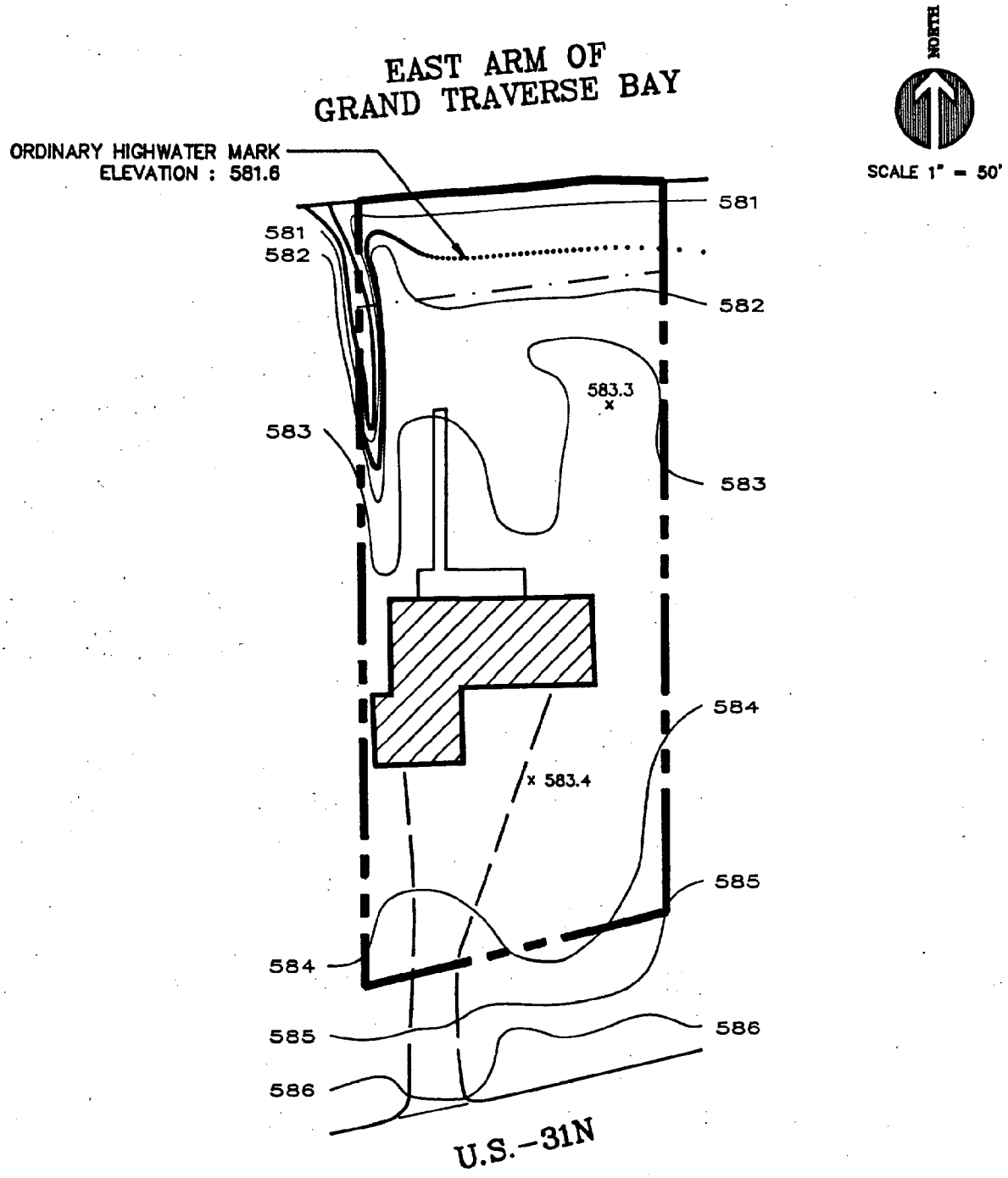
PARCEL : 09-003-00

ADDRESS : 2323 U.S.-31N

TOTAL LOT AREA :	25,320	S.F.
BUILDING AREA :	2,860	S.F.
PARKING AREA :	2,175	S.F.
GREEN AREA :	20,285	S.F.
AREA ABOVE HIGHWATER LINE :	24,180	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87



PARCEL : 09-005-00

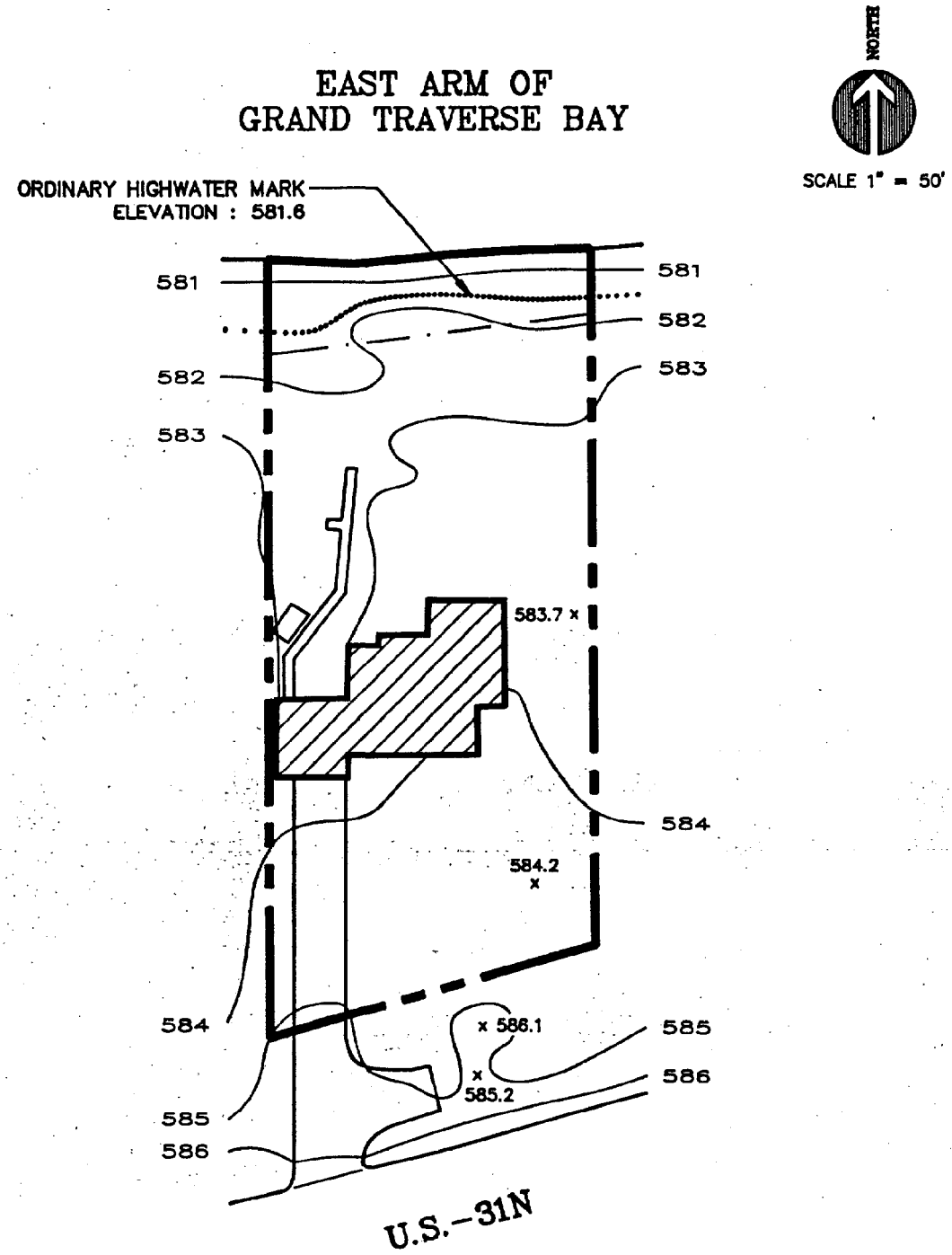
ADDRESS : 2339 U.S.-31N

TOTAL LOT AREA :	23,910	S.F.
BUILDING AREA :	2,550	S.F.
PARKING AREA :	2,300	S.F.
GREEN AREA :	19,060	S.F.
AREA ABOVE HIGHWATER LINE :	21,570	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87

EAST ARM OF GRAND TRAVERSE BAY



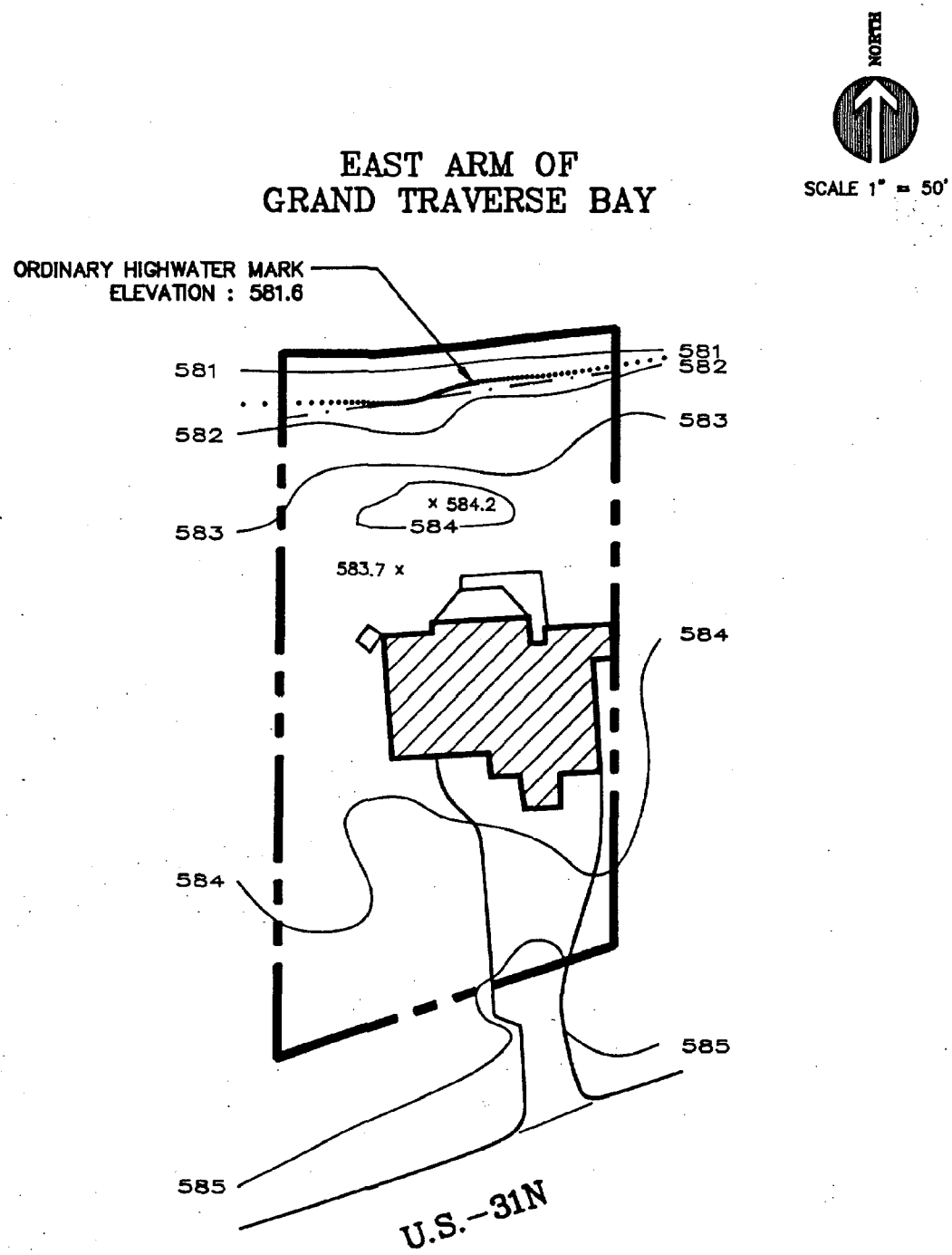
PARCEL : 09-007-00

ADDRESS : 2357 U.S.-31N

TOTAL LOT AREA :	21,950	S.F.
BUILDING AREA :	2,350	S.F.
PARKING AREA :	1,170	S.F.
GREEN AREA :	18,430	S.F.
AREA ABOVE HIGHWATER LINE :	20,500	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87



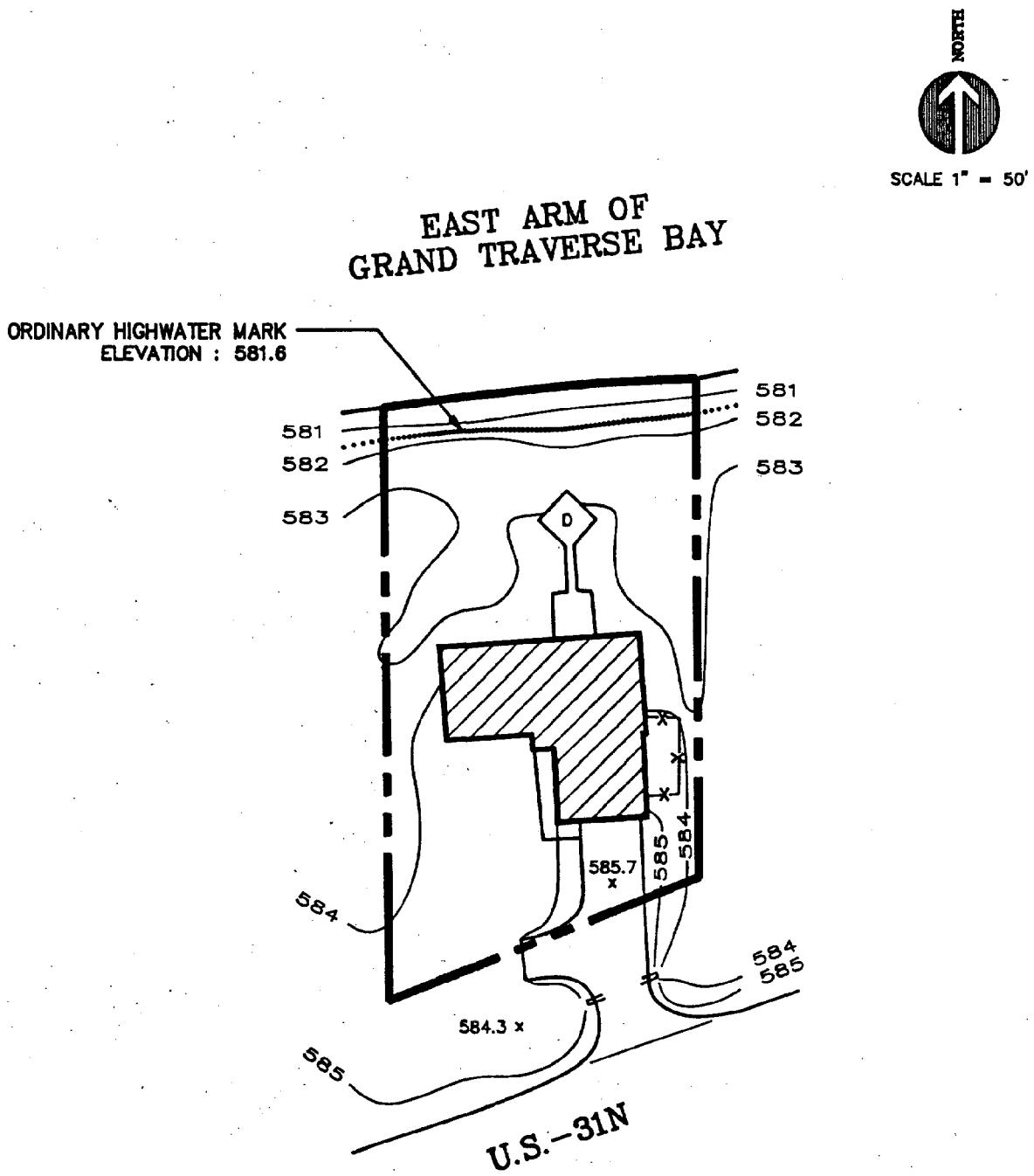
PARCEL : 09-006-00

ADDRESS : 2391 U.S.-31N

TOTAL LOT AREA :	19,960	S.F.
BUILDING AREA :	2,800	S.F.
PARKING AREA :	2,000	S.F.
GREEN AREA :	15,160	S.F.
AREA ABOVE HIGHWATER LINE :	18,645	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-13-87



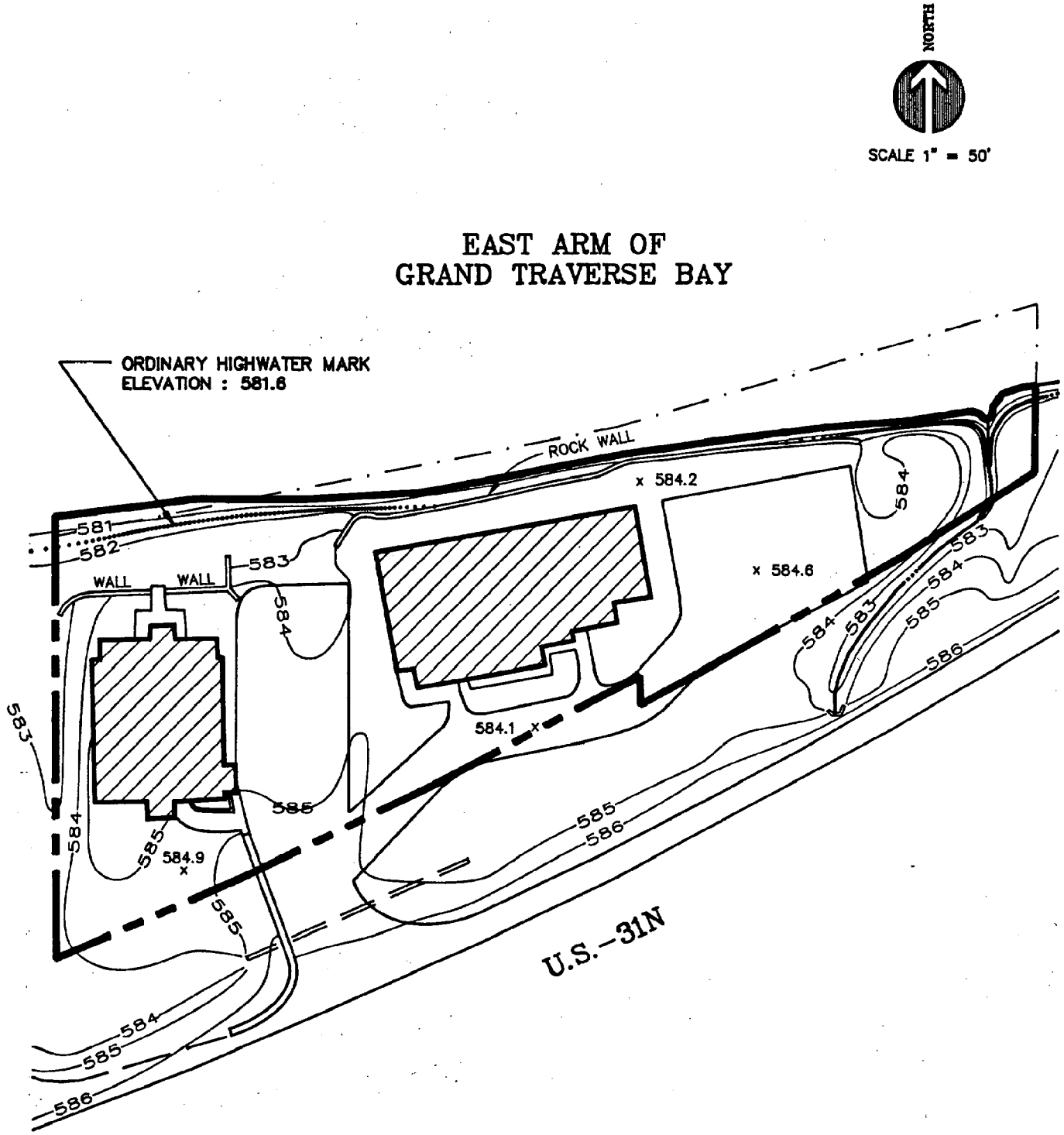
PARCEL : 09-004-00

ADDRESS : 2459 U.S.-31N

TOTAL LOT AREA :	16,630	S.F.
BUILDING AREA :	2,640	S.F.
PARKING AREA :	600	S.F.
GREEN AREA :	13,390	S.F.
AREA ABOVE HIGHWATER LINE :	15,495	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-16-87

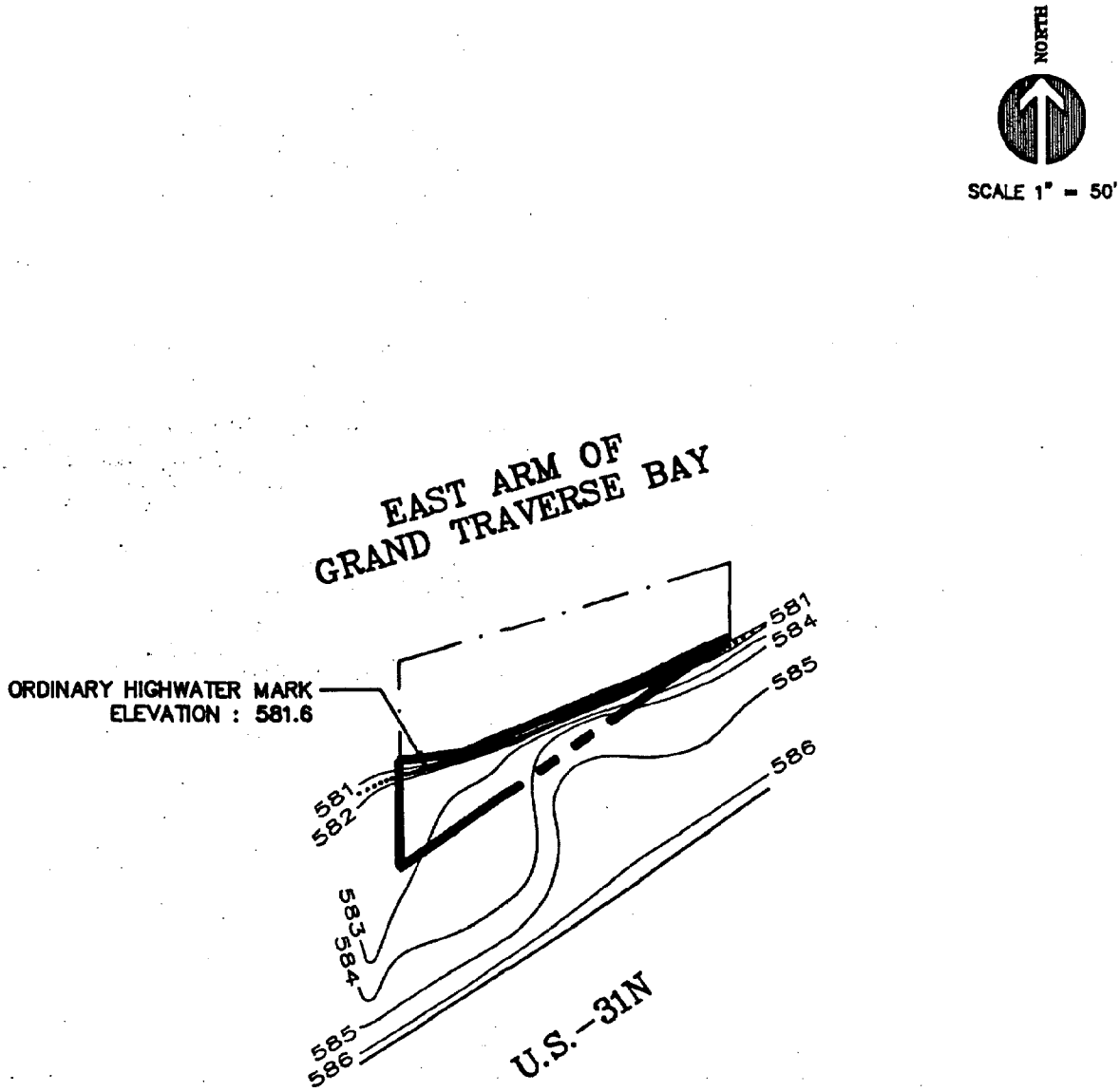


PARCEL : POINTE EAST CONDOMINIUMS

TOTAL LOT AREA :	32,260	S.F.
BUILDING AREA :	6,790	S.F.
PARKING AREA :	8,040	S.F.
GREEN AREA :	17,430	S.F.
AREA ABOVE HIGHWATER LINE :	30,545	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-16-87



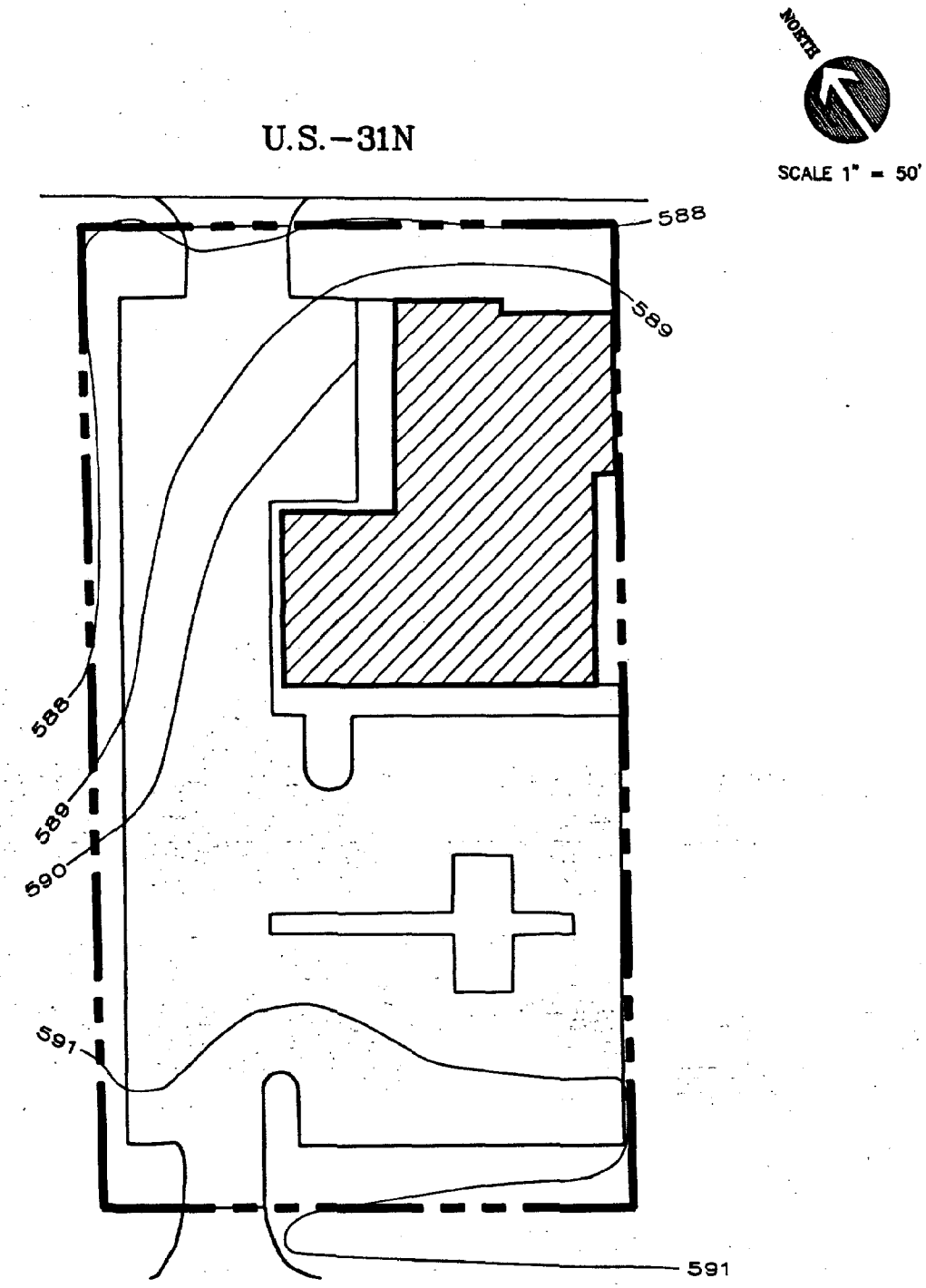
PARCEL : 09-011-00

ADDRESS : 2505 U.S.-31N

TOTAL LOT AREA :	1,230	S.F.
BUILDING AREA :	----	S.F.
PARKING AREA :	----	S.F.
GREEN AREA :	1,230	S.F.
AREA ABOVE HIGHWATER LINE :	1,015	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-17-87



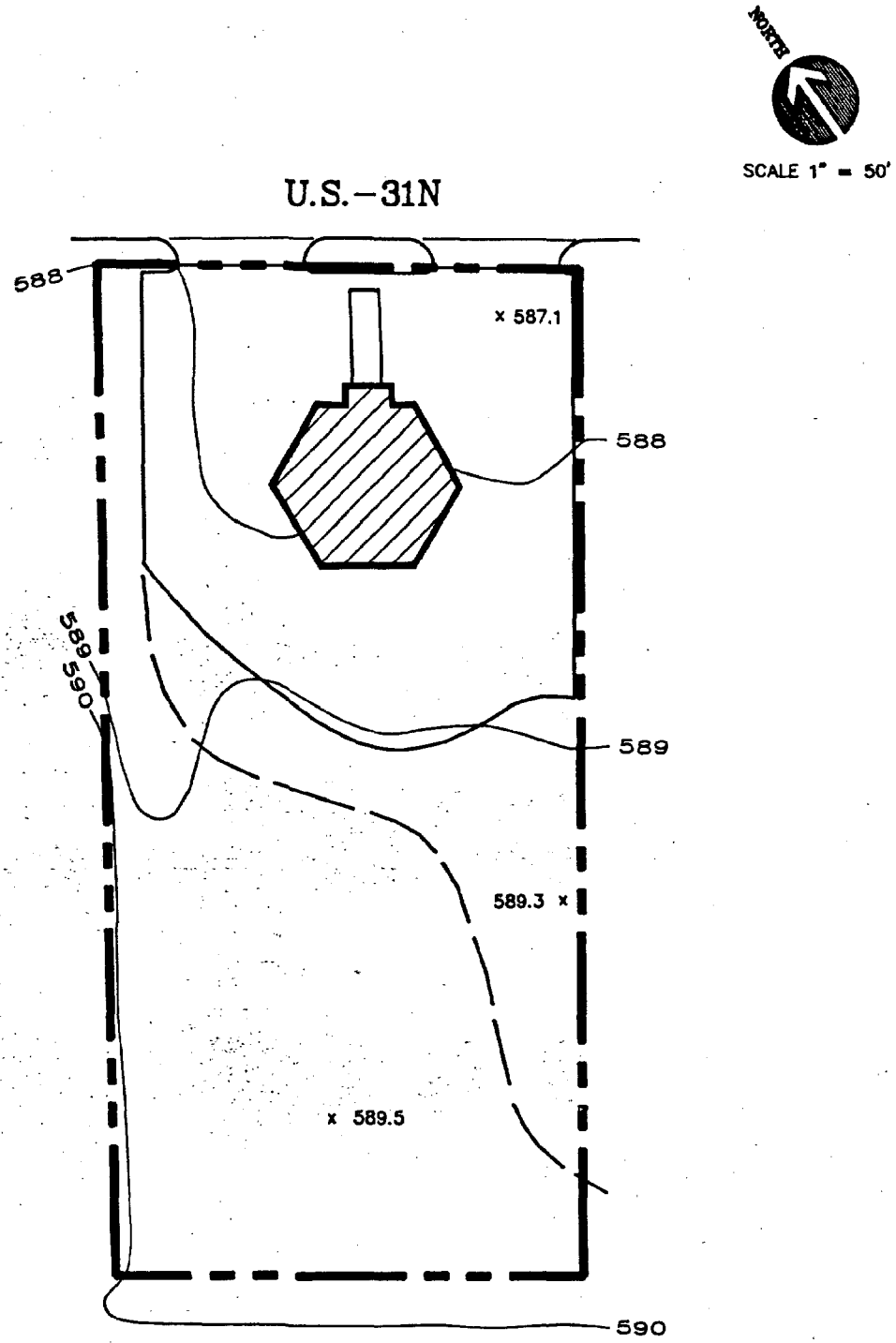
PARCEL : 07-041-00

ADDRESS : 872 U.S.-31N

TOTAL LOT AREA :	47,165 S.F.
BUILDING AREA :	8870 S.F.
PARKING AREA :	29290 S.F.
GREEN AREA :	9005 S.F.
AREA ABOVE HIGHWATER LINE :	N/A S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-02-87



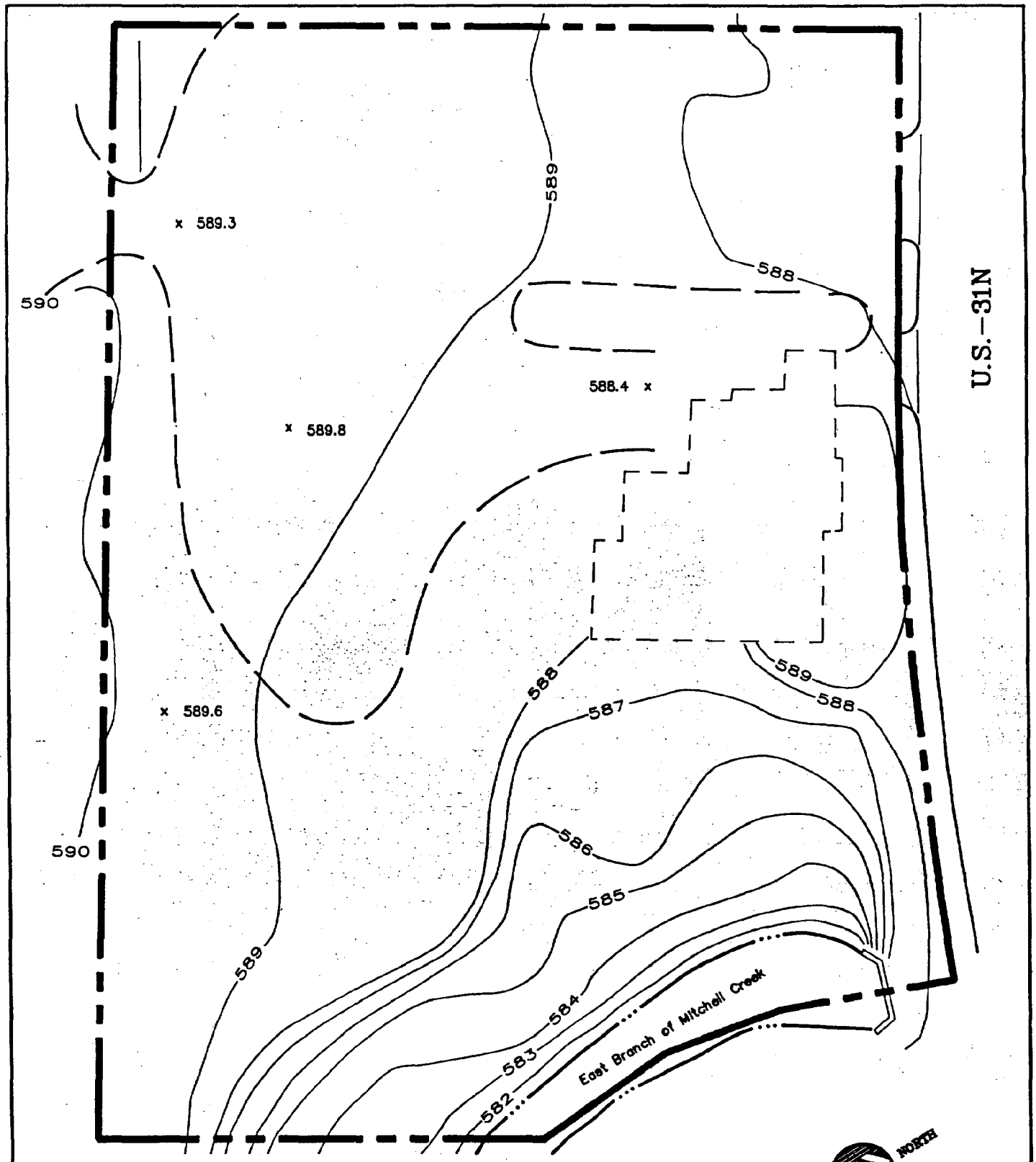
PARCEL : 07-037-00

ADDRESS : 876 U.S.-31N

TOTAL LOT AREA :	40660	S.F.
BUILDING AREA :	2010	S.F.
PARKING AREA :	15600	S.F.
GREEN AREA :	25060	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-02-87



PARCEL : 07-039-00

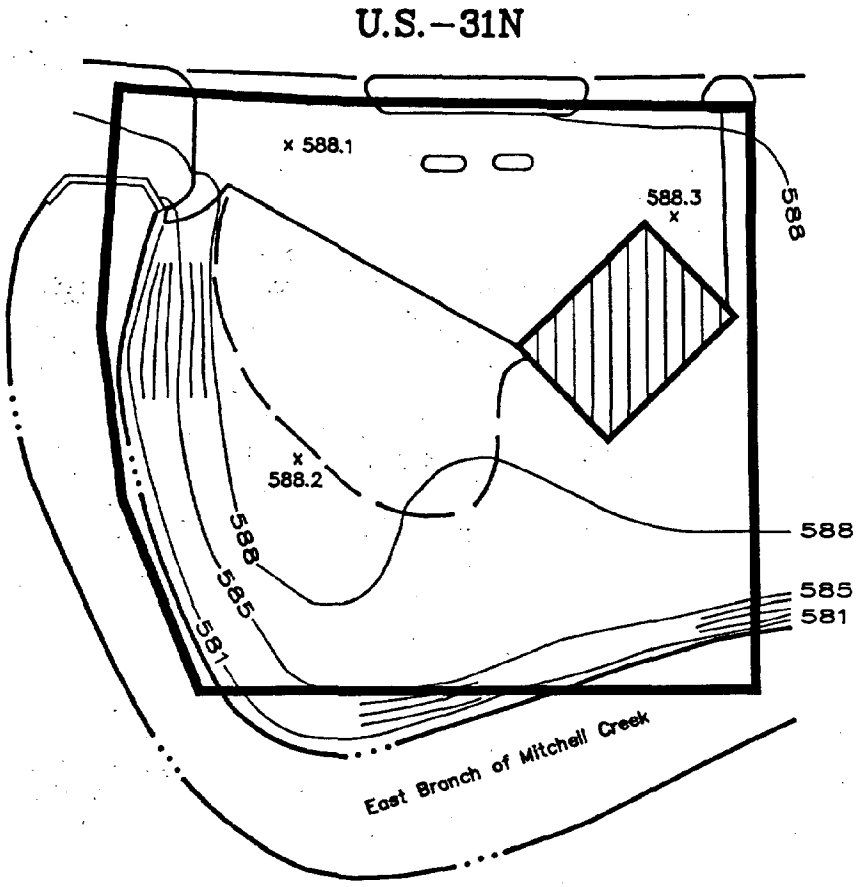
ADDRESS : 880 U.S.-31N

SCALE 1" = 50'

TOTAL LOT AREA :	119,935	S.F.
BUILDING AREA :		S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :		S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-02-87



PARCEL : 07-036-00

ADDRESS : 886 U.S.-31N

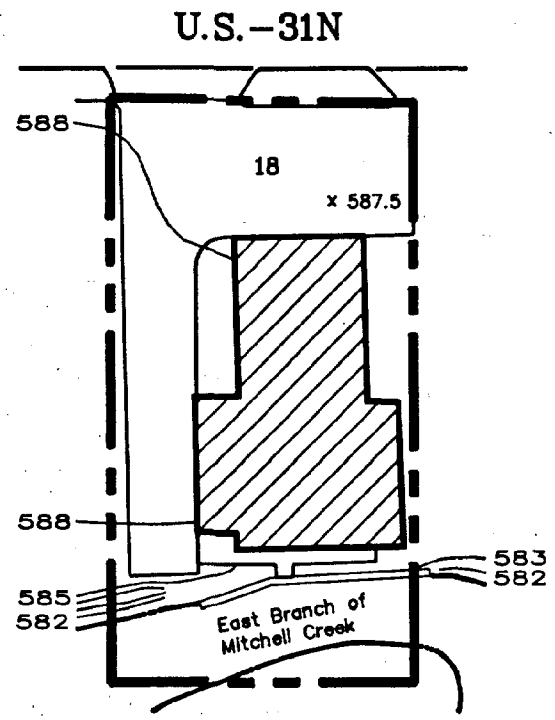
TOTAL LOT AREA :	26200 S.F.
BUILDING AREA :	1700 S.F.
PARKING AREA :	6370 S.F.
GREEN AREA :	18130 S.F.
AREA ABOVE HIGHWATER LINE :	N/A S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-02-87

NORTH

SCALE 1" = 50'



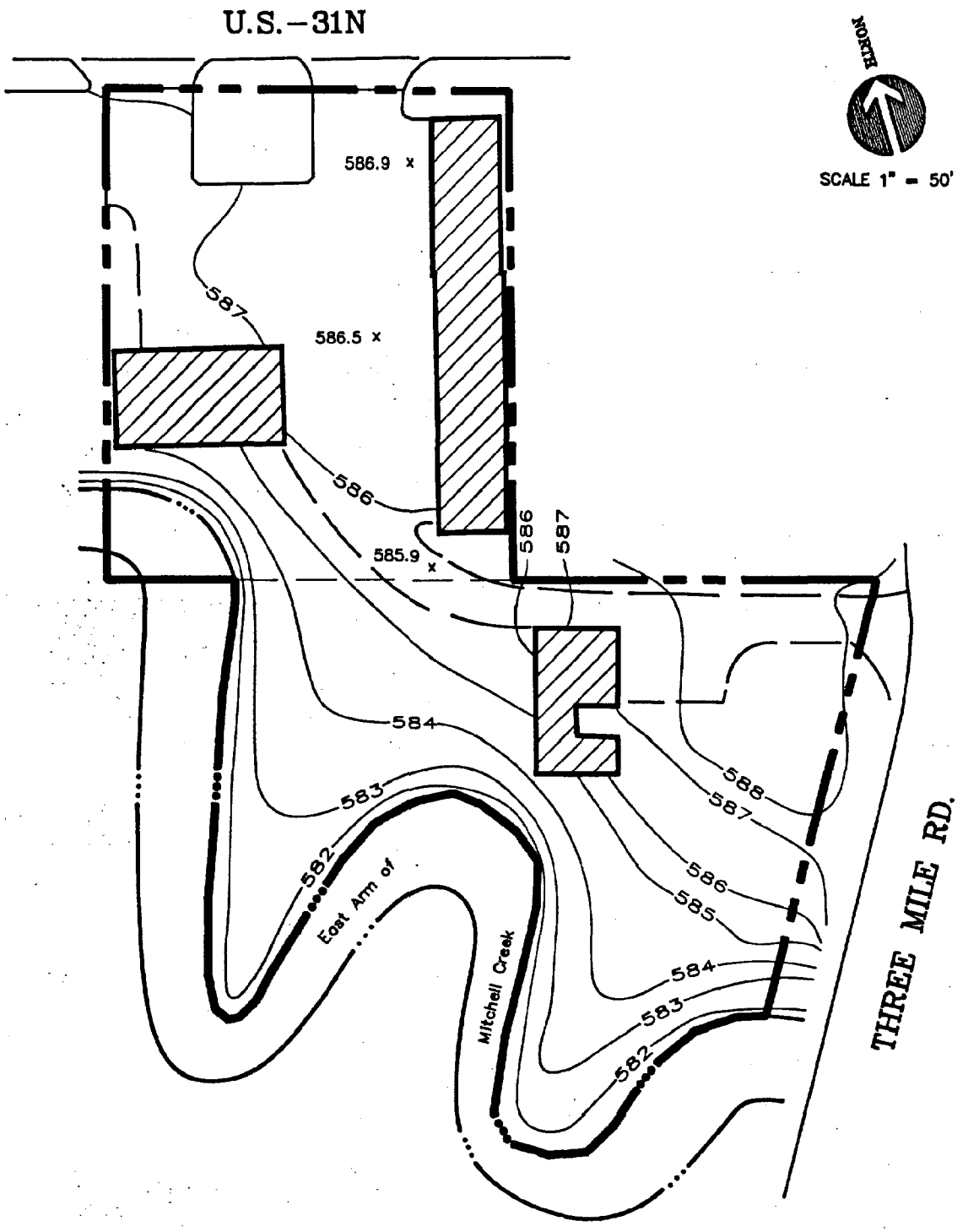
PARCEL : PLAT OF THE VILLAGE OF EAST BAY LOT 18

ADDRESS : 890 U.S.-31N

TOTAL LOT AREA :	13175 S.F.
BUILDING AREA :	3805 S.F.
PARKING AREA :	4990 S.F.
GREEN AREA :	4380 S.F.
AREA ABOVE HIGHWATER LINE :	N/A S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-02-87



PARCEL : 07-017-00

ADDRESS : 894 U.S.-31N

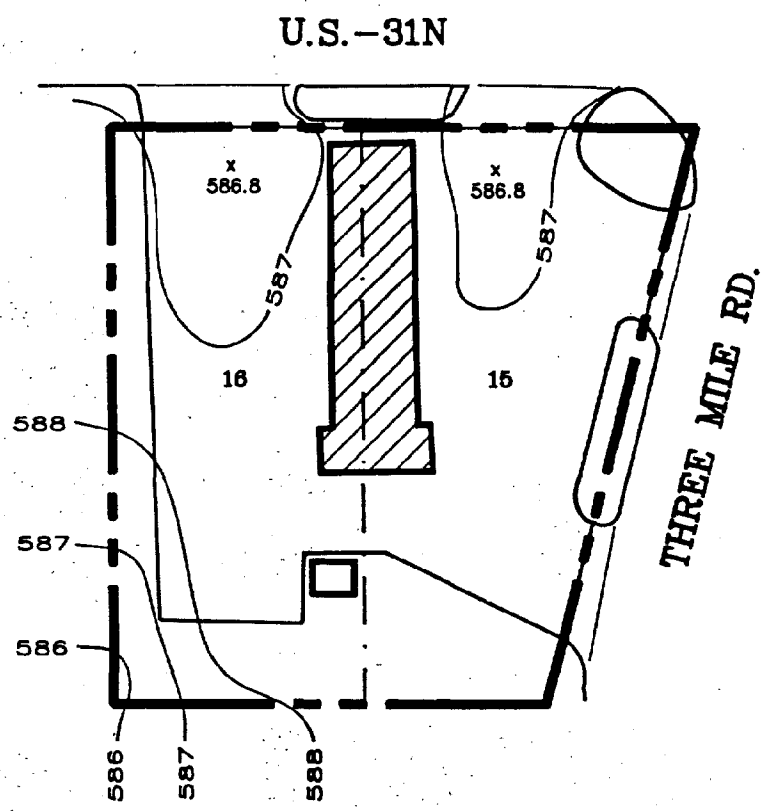
TOTAL LOT AREA :	45,350 S.F.
BUILDING AREA :	5,775 S.F.
PARKING AREA :	12,900 S.F.
GREEN AREA :	26,675 S.F.
AREA ABOVE HIGHWATER LINE :	N/A S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-03-87

NORTH

SCALE 1" = 50'



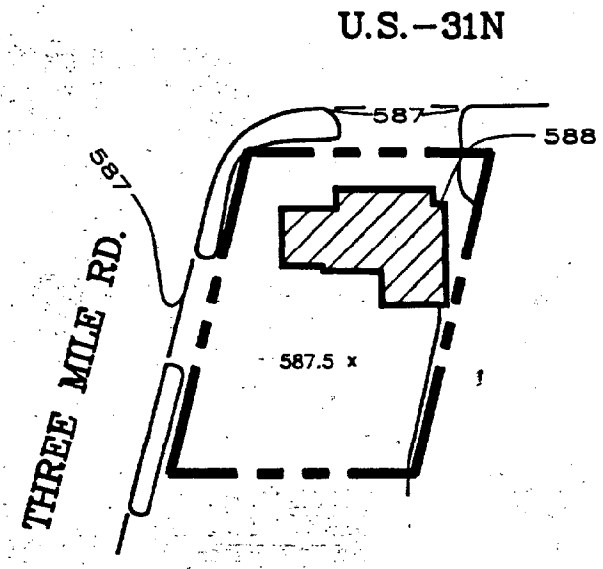
PARCEL : PLAT OF THE VILLAGE OF EAST BAY LOTS 15 & 16

ADDRESS : 896 U.S.-31N

TOTAL LOT AREA :	21,700 S.F.
BUILDING AREA :	2,150 S.F.
PARKING AREA :	13,800 S.F.
GREEN AREA :	5,750 S.F.
AREA ABOVE HIGHWATER LINE :	N/A S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-02-87



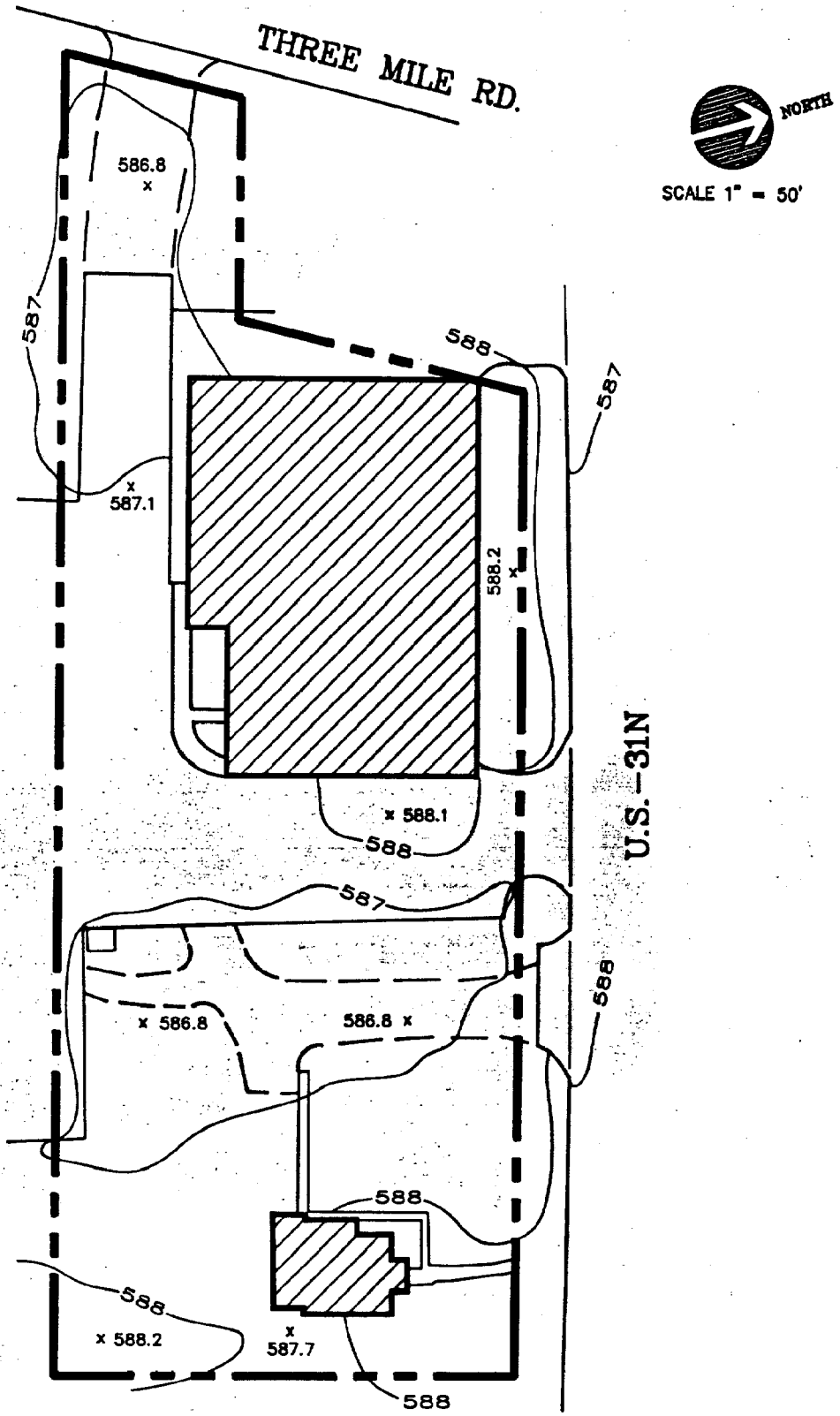
PARCEL : 07-009-00

ADDRESS : 920 U.S.-31N

TOTAL LOT AREA :	5,825 S.F.
BUILDING AREA :	1,050 S.F.
PARKING AREA :	4,575 S.F.
GREEN AREA :	200 S.F.
AREA ABOVE HIGHWATER LINE :	N/A S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-03-87



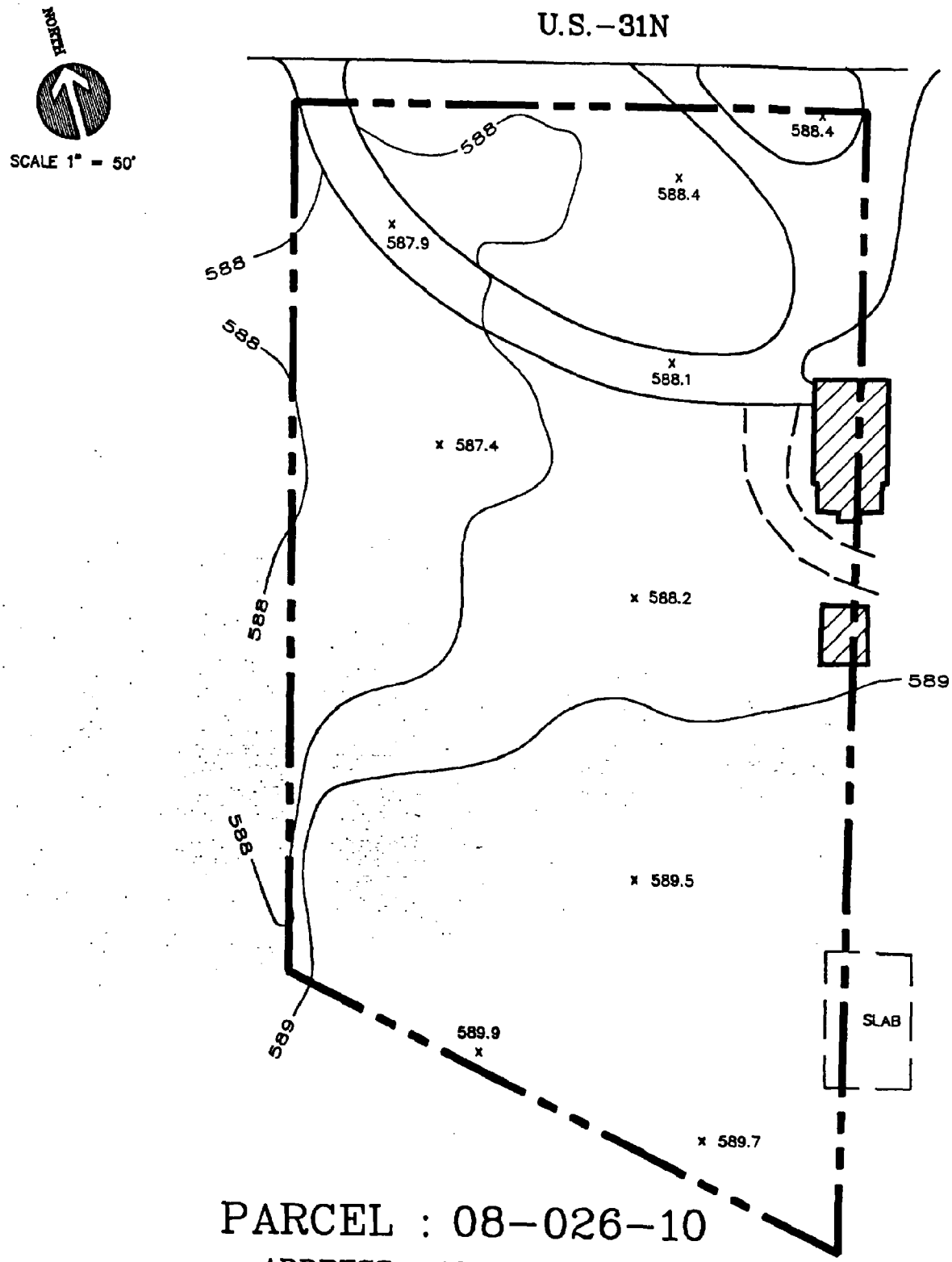
PARCEL : 07-010-00

ADDRESS : 940 U.S.-31N

TOTAL LOT AREA :	49,515	S.F.
BUILDING AREA :	11,445	S.F.
PARKING AREA :	18,830	S.F.
GREEN AREA :	19,240	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-03-87



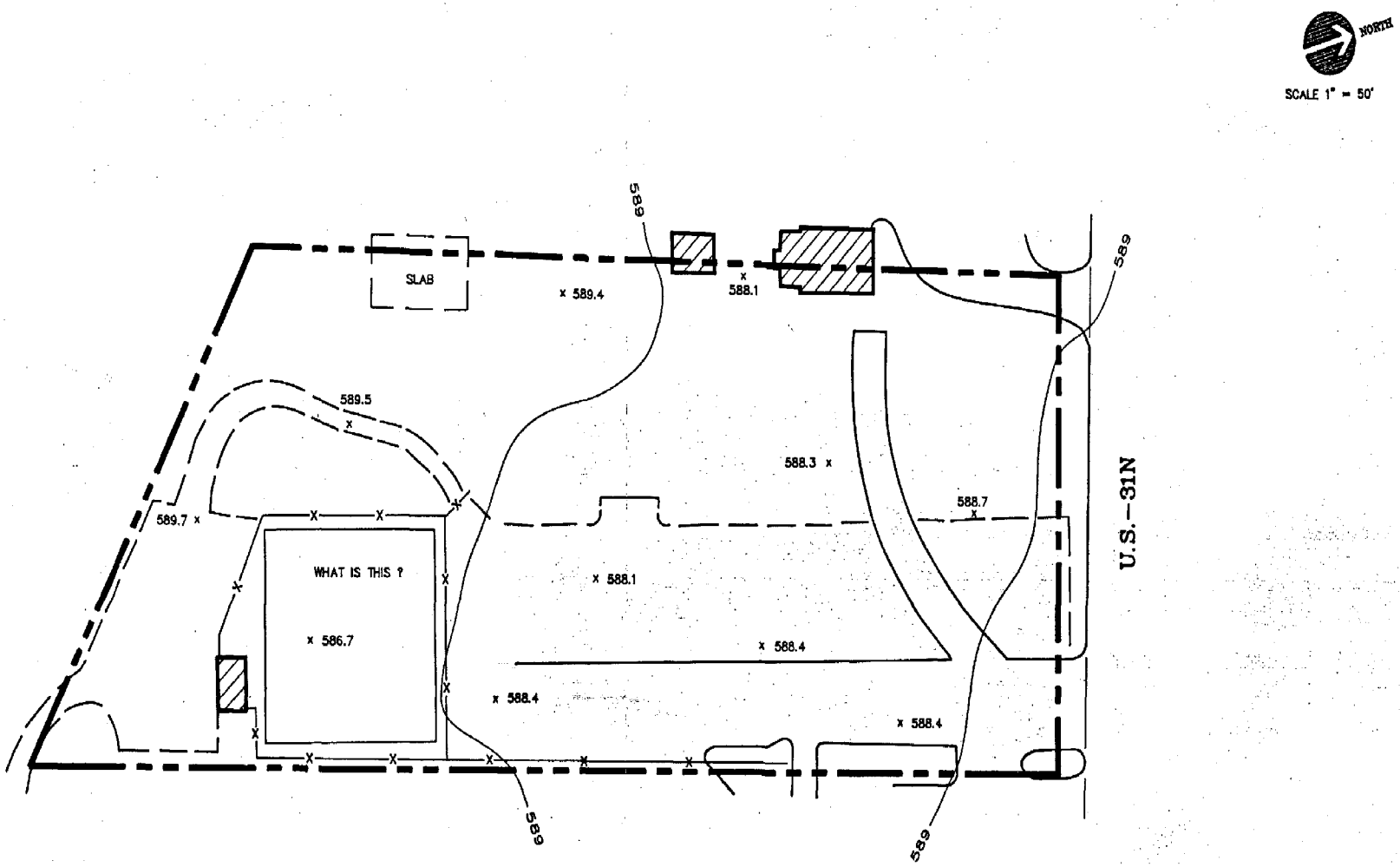
PARCEL : 08-026-10

ADDRESS : 1000 U.S.-31N

TOTAL LOT AREA :	66,925 S.F.
BUILDING AREA :	945 S.F.
PARKING AREA :	6,800 S.F.
GREEN AREA :	59,180 S.F.
AREA ABOVE HIGHWATER LINE :	N/A S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-03-87



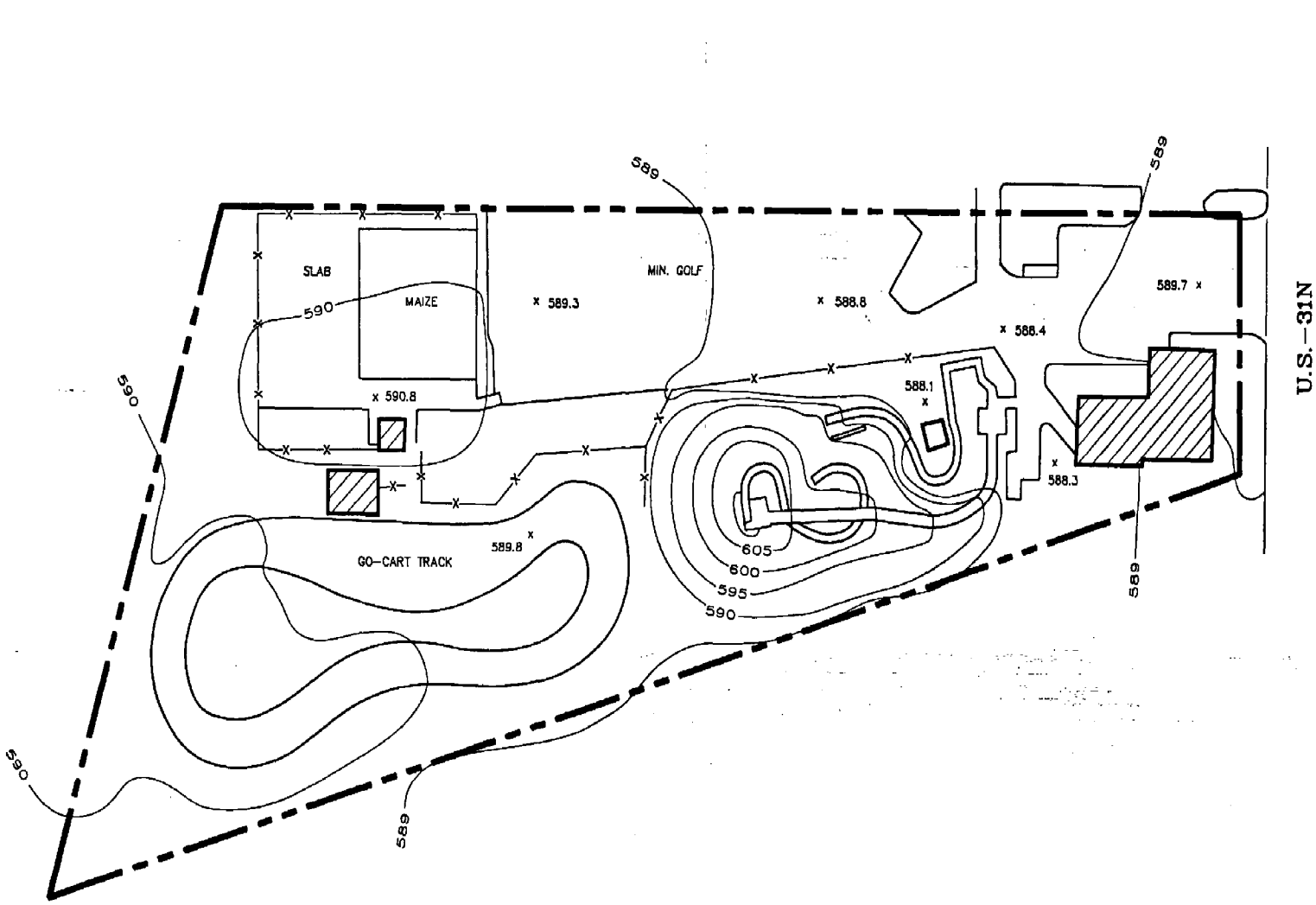
PARCEL : 08-026-00

ADDRESS : 1028 U.S.-31N

TOTAL LOT AREA :	91,780	S.F.
BUILDING AREA :	830±	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-04-87



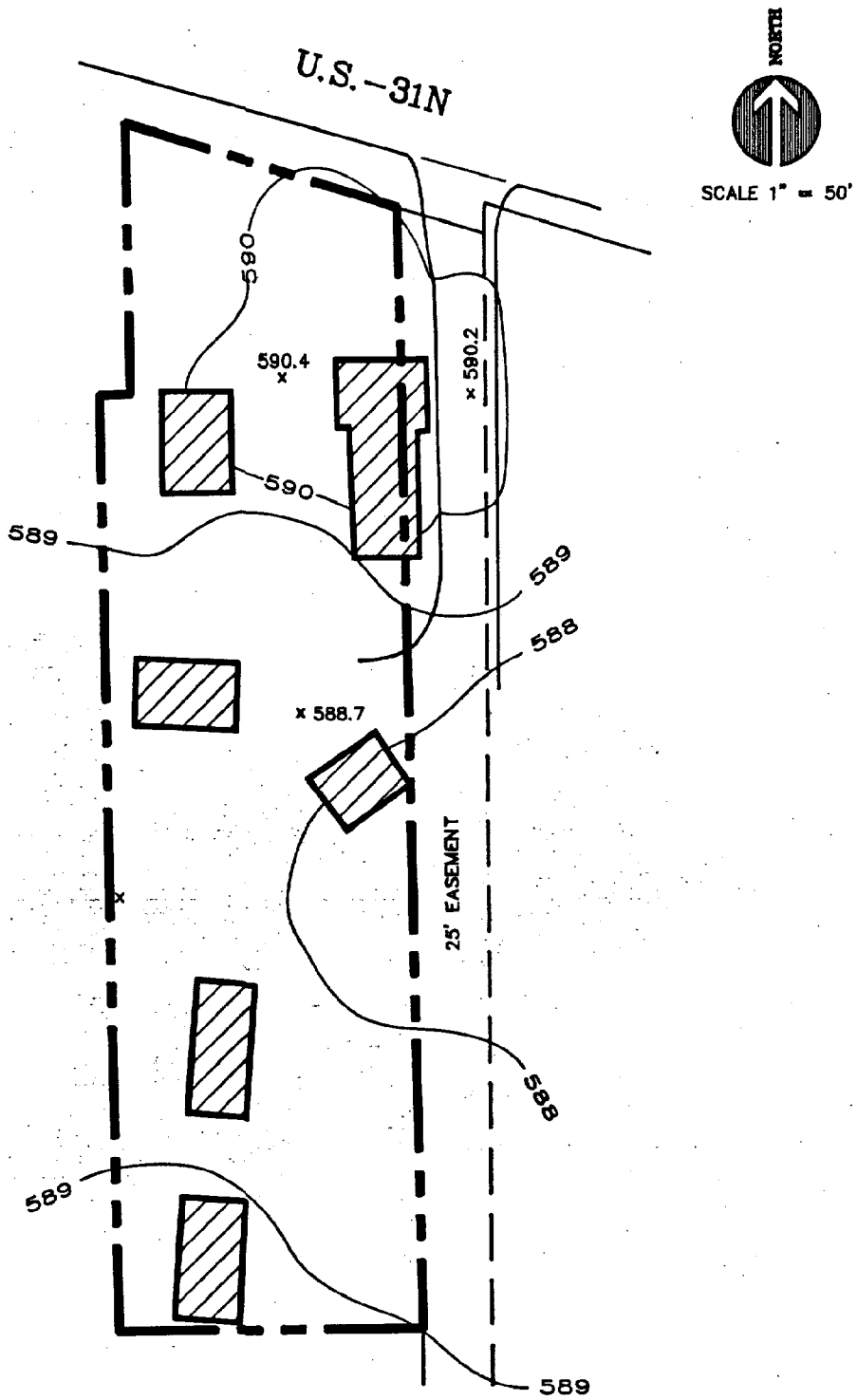
PARCEL : 08-043-00

ADDRESS : 1076 U.S.-31N

TOTAL LOT AREA :	100,075	S.F.
BUILDING AREA :	2,960	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-04-87



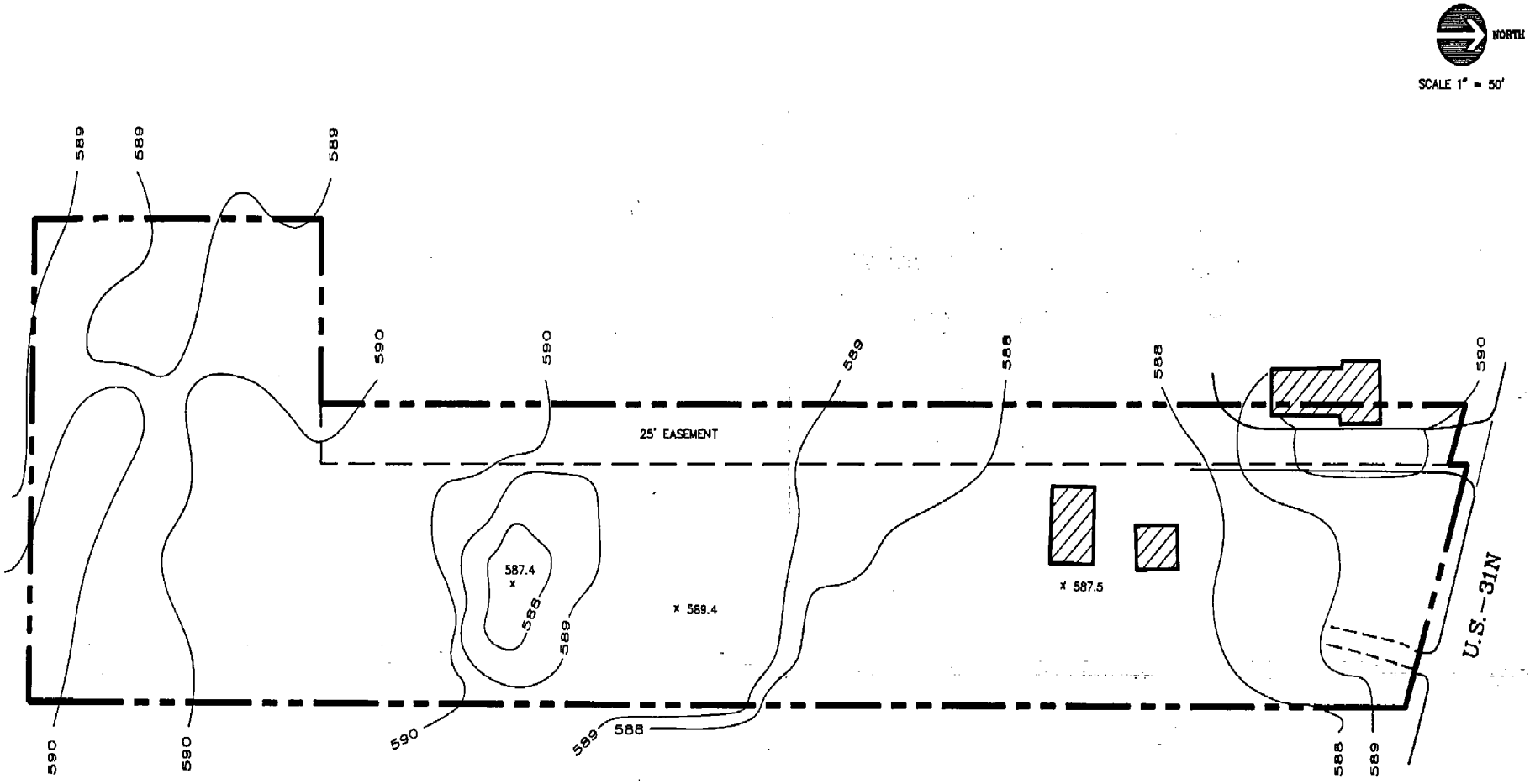
PARCEL : 08-040-00

ADDRESS : U.S.-31N

TOTAL LOT AREA :	28,425	S.F.
BUILDING AREA :	3,750	S.F.
PARKING AREA :		S.F.
GREEN AREA :	24,675	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-05-87



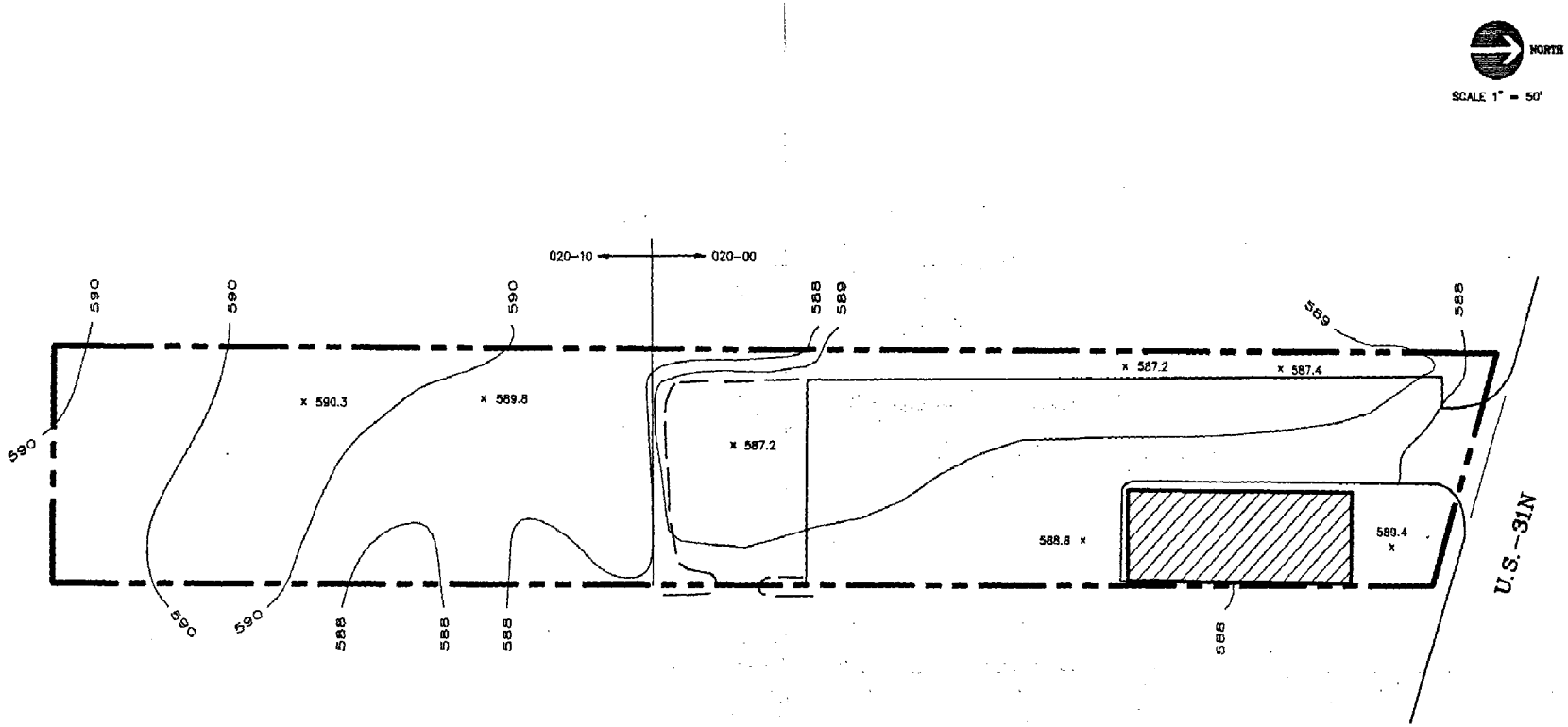
PARCEL : 08-036-00

ADDRESS : 1492 U.S.-31N

TOTAL LOT AREA :	99,300	S.F.
BUILDING AREA :	1,420	S.F.
PARKING AREA :		S.F.
GREEN AREA :	97,880	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-05-87



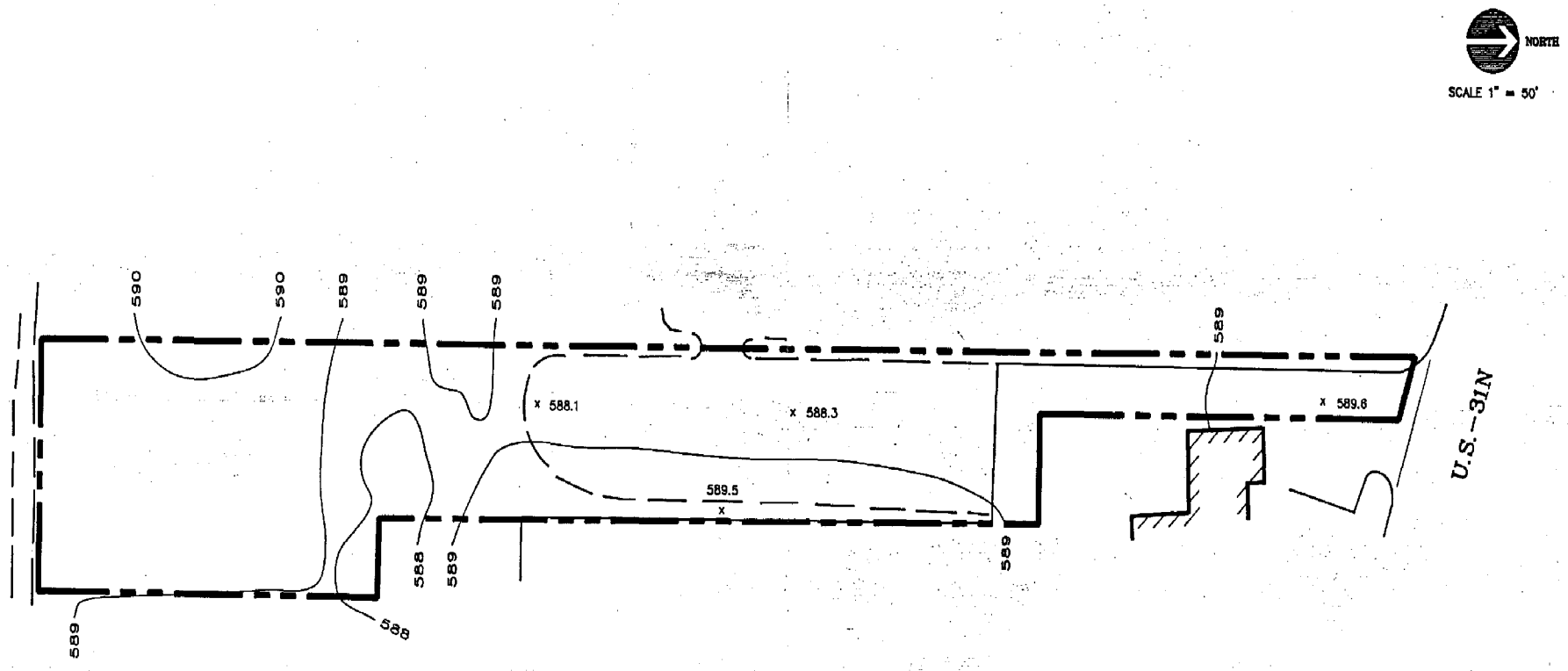
PARCEL : 08-020-00

ADDRESS : 1500 U.S.-31N

TOTAL LOT AREA :	68,800	S.F.
BUILDING AREA :	4,265	S.F.
PARKING AREA :	26,900	S.F.
GREEN AREA :	37,635	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-05-87



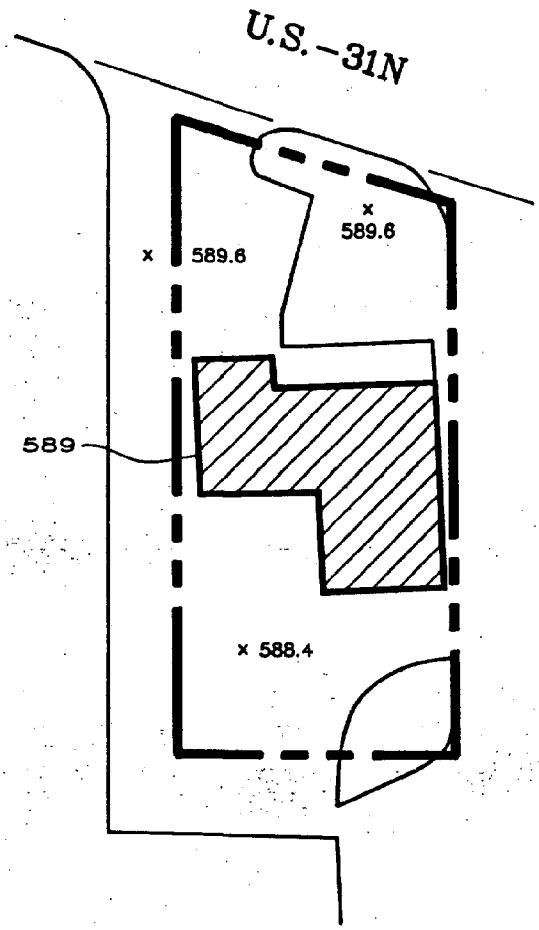
PARCEL : 08-011-10

ADDRESS : U.S.-31N

TOTAL LOT AREA :	42,230	S.F.
BUILDING AREA :		S.F.
PARKING AREA :	17,535	S.F.
GREEN AREA :	24,795	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



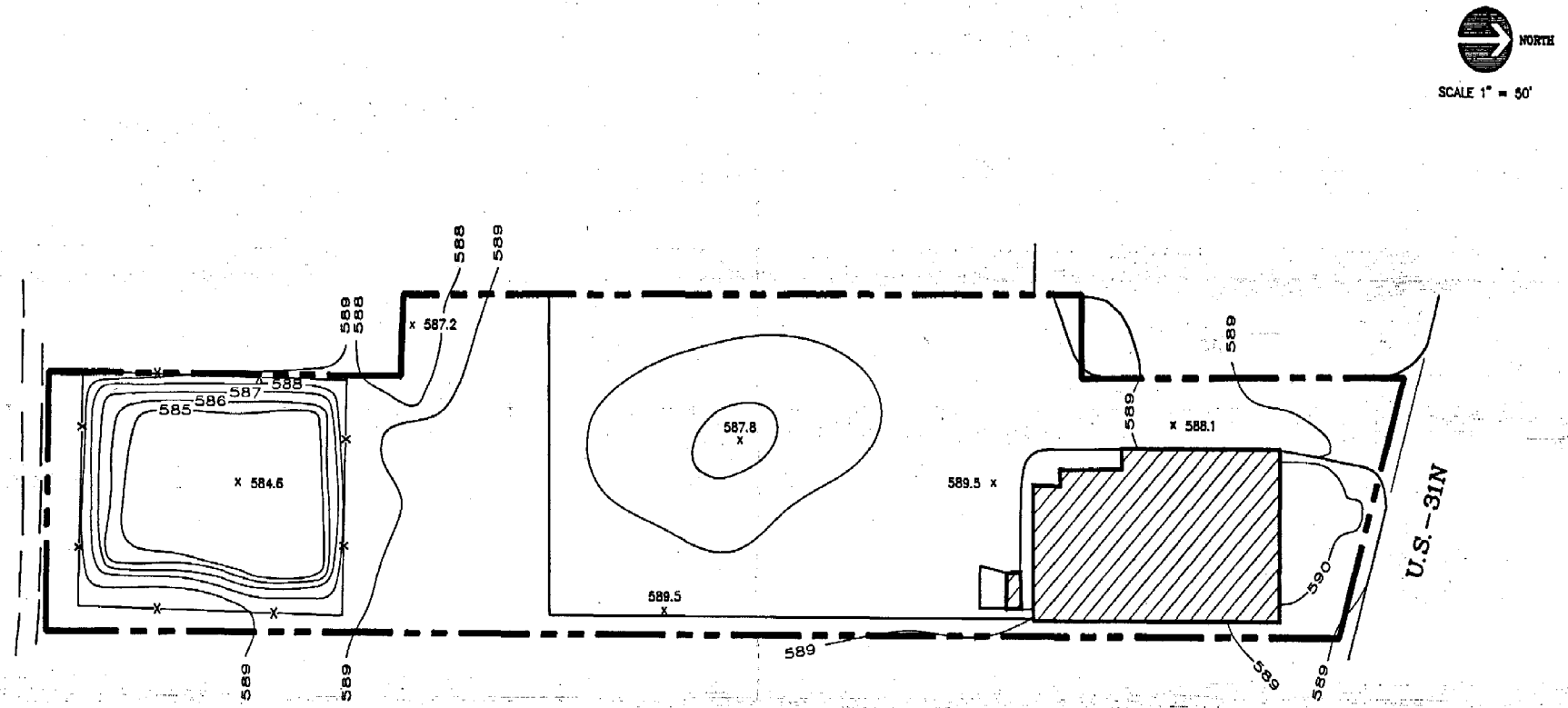
PARCEL : 08-011-20

ADDRESS : 1532 U.S.-31N

TOTAL LOT AREA :	12,270	S.F.
BUILDING AREA :	2,985	S.F.
PARKING AREA :	6,385	S.F.
GREEN AREA :	2,900	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



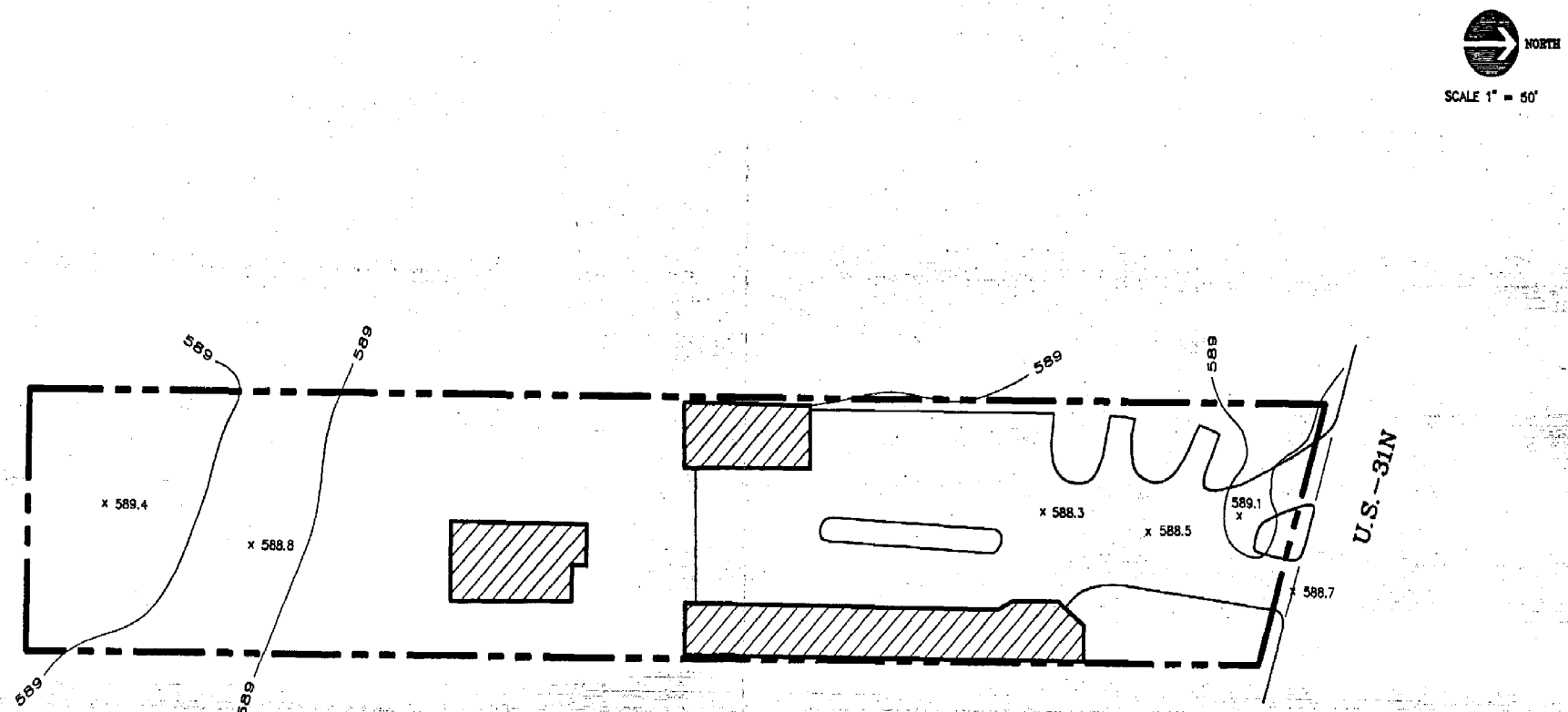
PARCEL : 08-011-00

ADDRESS : 1544 U.S.-31N

TOTAL LOT AREA :	70,900	S.F.
BUILDING AREA :	7,230	S.F.
PARKING AREA :	32,900	S.F.
GREEN AREA :	30,770	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



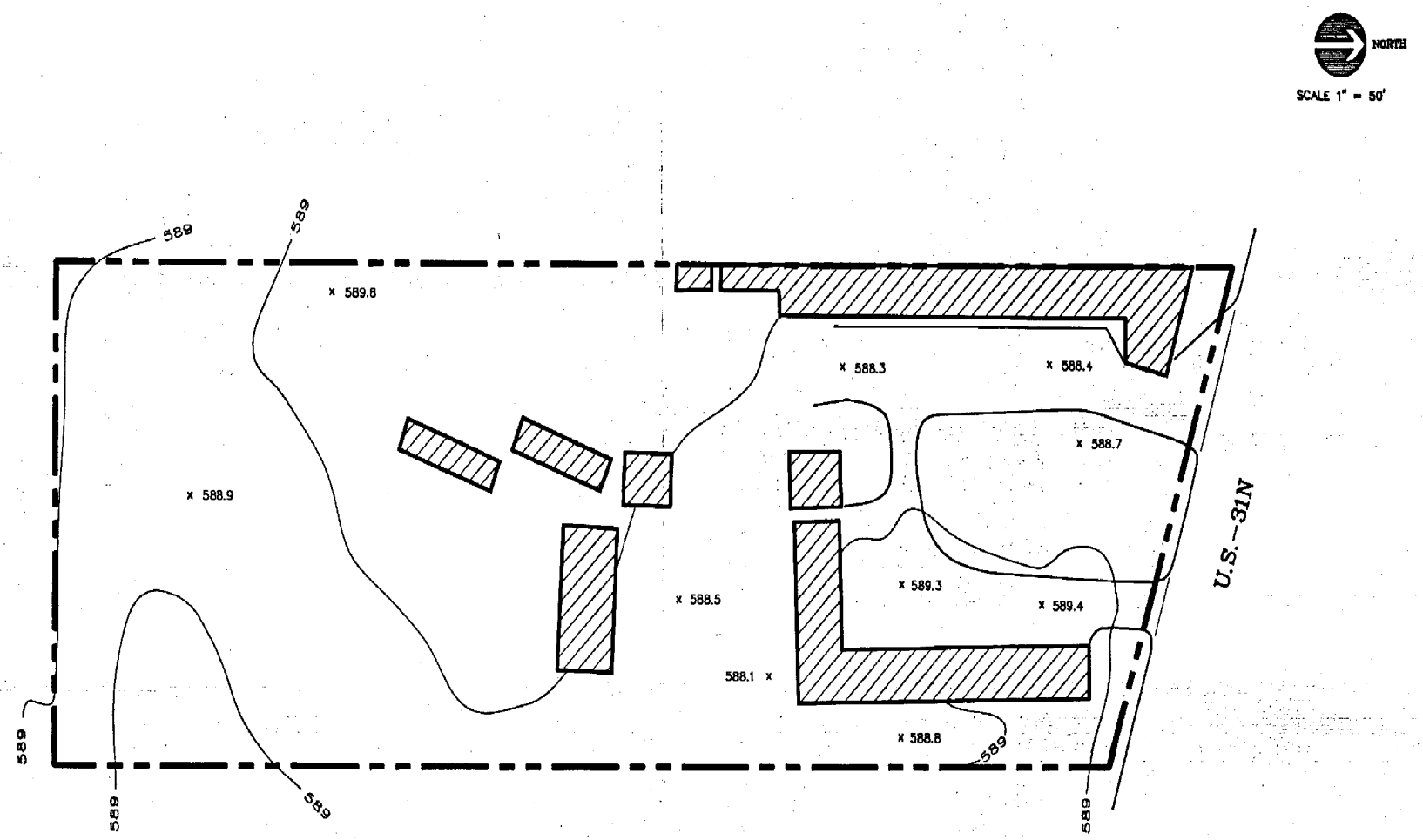
PARCEL : 08-016-00

ADDRESS : 1566 U.S.-31N

TOTAL LOT AREA :	58,800	S.F.
BUILDING AREA :	6,950	S.F.
PARKING AREA :	15,990	S.F.
GREEN AREA :	35,860	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



PARCEL : 08-012-00

ADDRESS : 1582 U.S.-31N

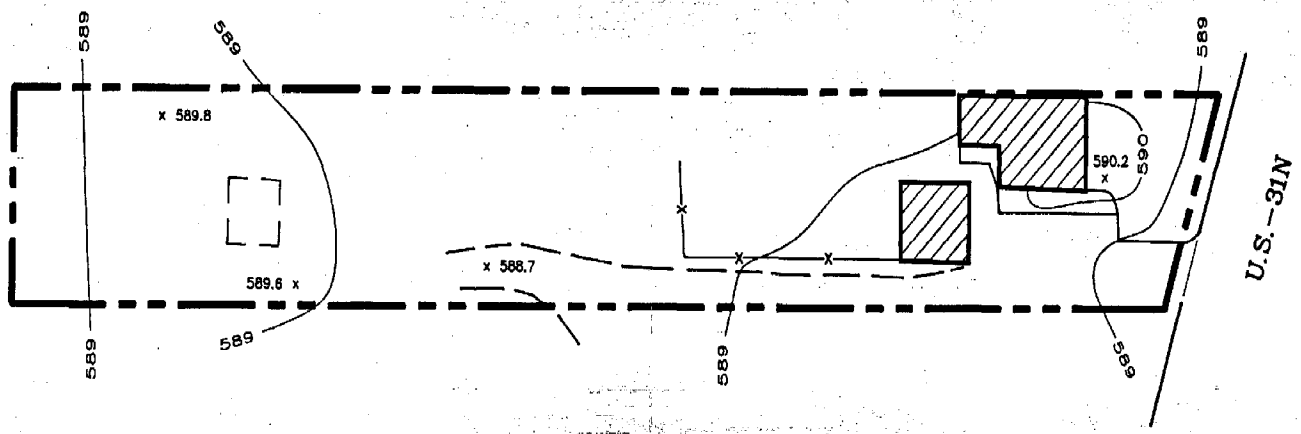
TOTAL LOT AREA :	108,740	S.F.
BUILDING AREA :	12,890	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87

NORTH

SCALE 1" = 50'



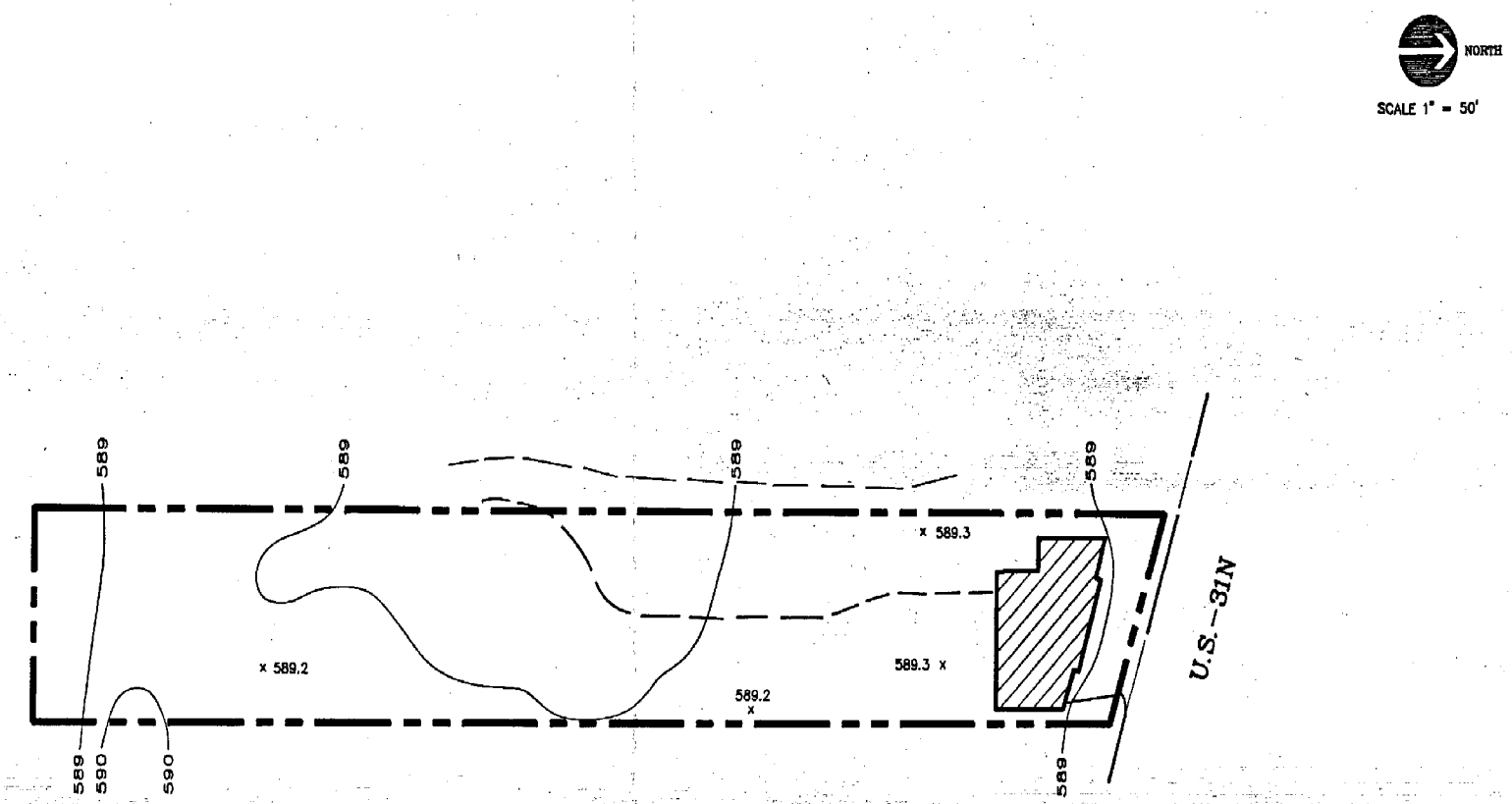
PARCEL : 08-019-00

ADDRESS : 1614 U.S.-31N

TOTAL LOT AREA :	37,480	S.F.
BUILDING AREA :	2,300	S.F.
PARKING AREA :	5,700	S.F.
GREEN AREA :	29,480	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY: : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-06-87



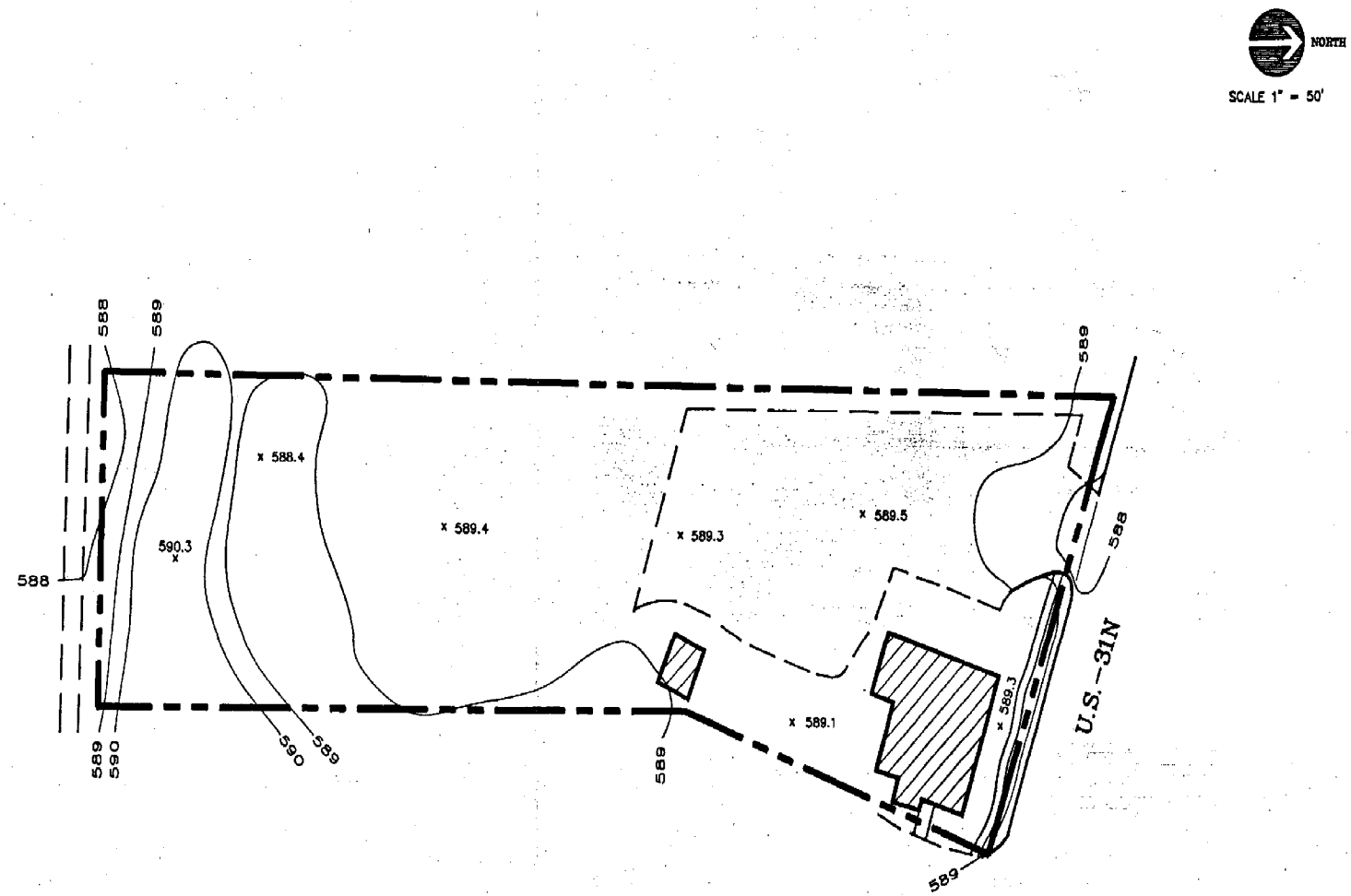
PARCEL : 08-015-00

ADDRESS : 1638 U.S.-31N

TOTAL LOT AREA :	35,730	S.F.
BUILDING AREA :	2,160	S.F.
PARKING AREA :	8,100	S.F.
GREEN AREA :	25,470	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



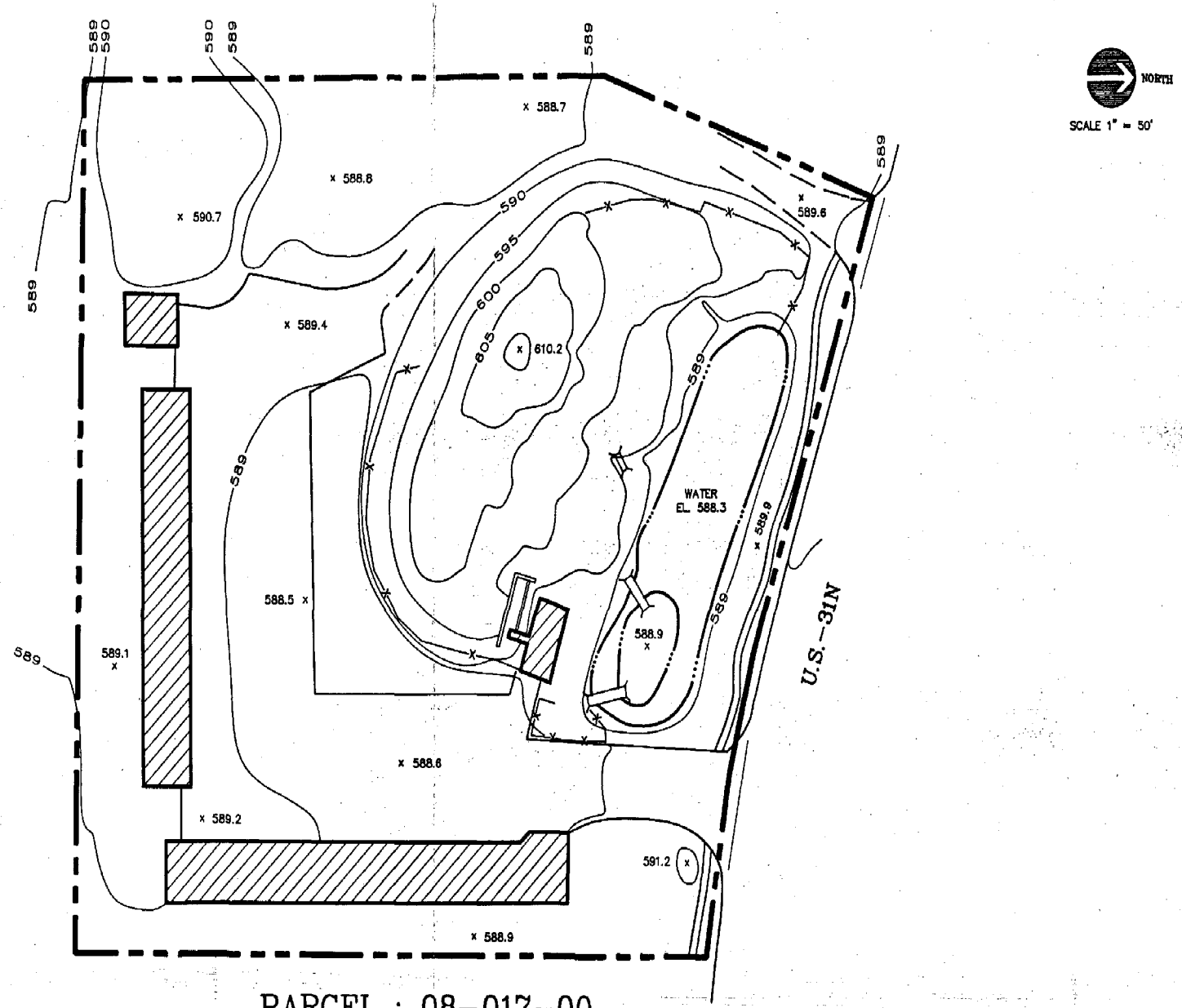
PARCEL : 08-018-00

ADDRESS : 1660 U.S.-31N

TOTAL LOT AREA :	59,025	S.F.
BUILDING AREA :	2,930	S.F.
PARKING AREA :	14,700	S.F.
GREEN AREA :	41,400	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



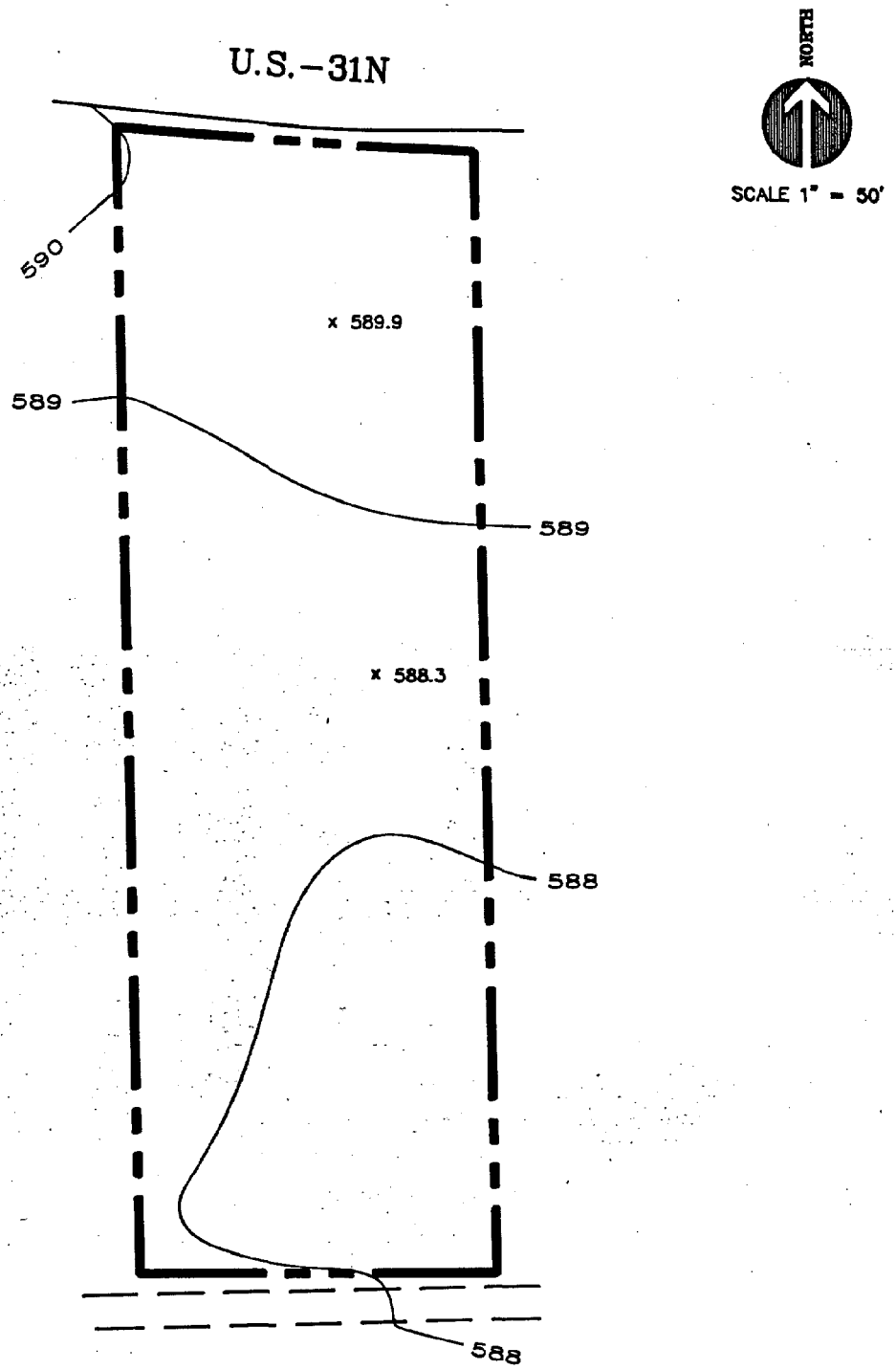
PARCEL : 08-017-00

ADDRESS : 1710 U.S.-31N

TOTAL LOT AREA :	134,500	S.F.
BUILDING AREA :	10,780	S.F.
PARKING AREA :	29,200	S.F.
GREEN AREA :	94,520	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



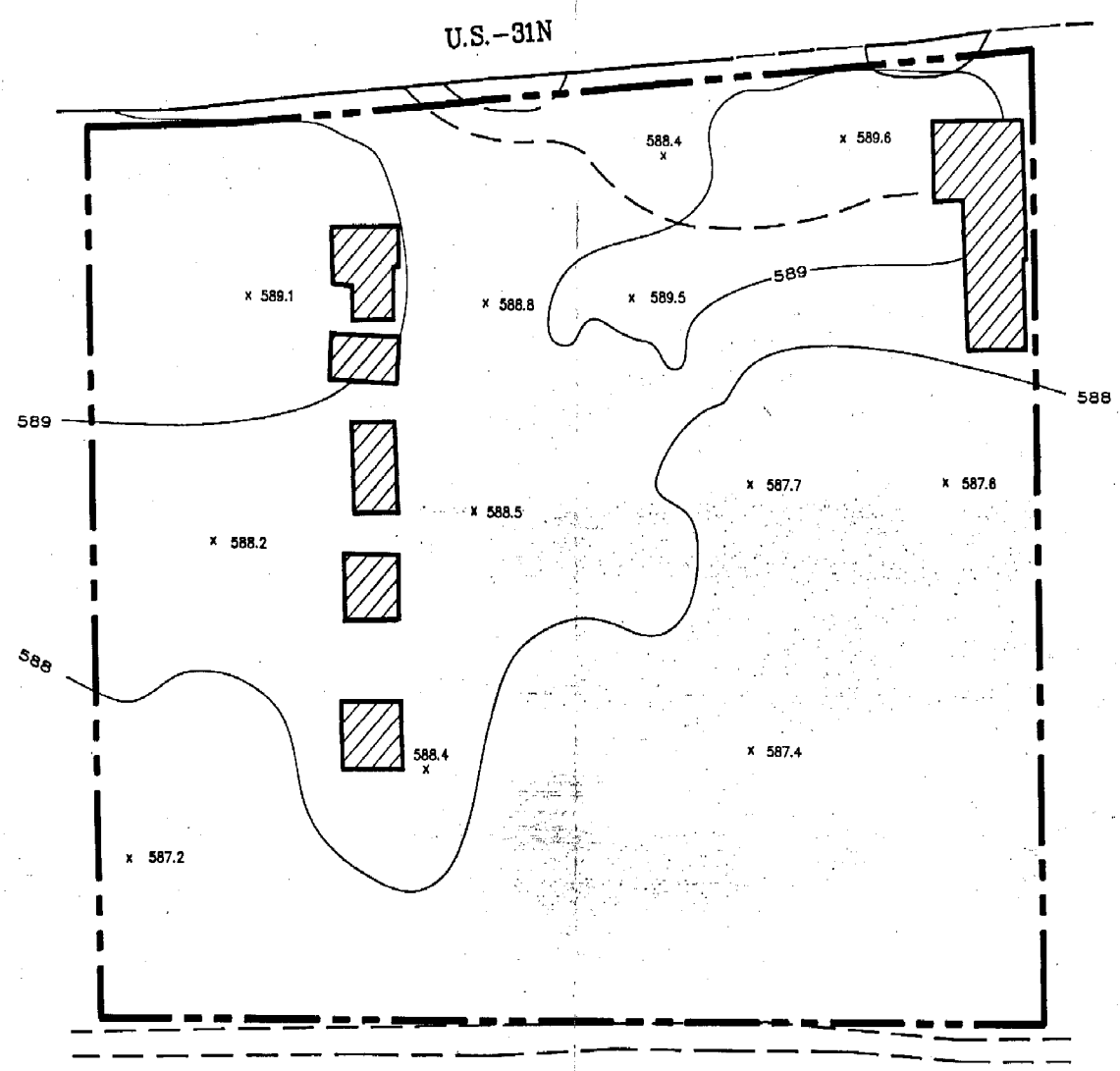
PARCEL : 08-013-00

ADDRESS : 1730 U.S.-31N

TOTAL LOT AREA :	21,580	S.F.
BUILDING AREA :	---	S.F.
PARKING AREA :	---	S.F.
GREEN AREA :	---	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



SCALE 1" = 50'

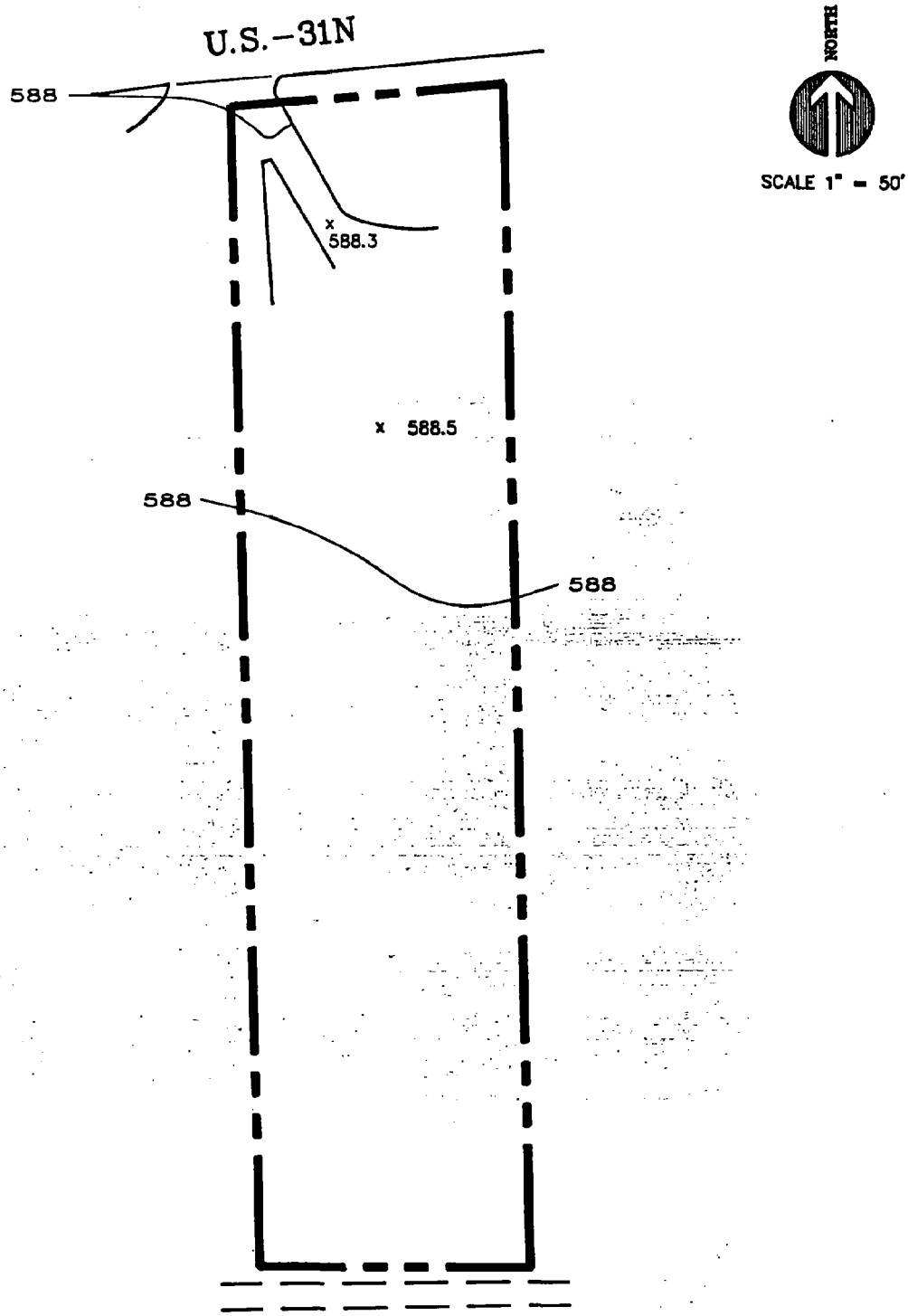
PARCEL : 08-048-00

ADDRESS : 1818 U.S.-31N

TOTAL LOT AREA :	133,800	S.F.
BUILDING AREA :	5,480	S.F.
PARKING AREA :	8,780	S.F.
GREEN AREA :	119,540	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



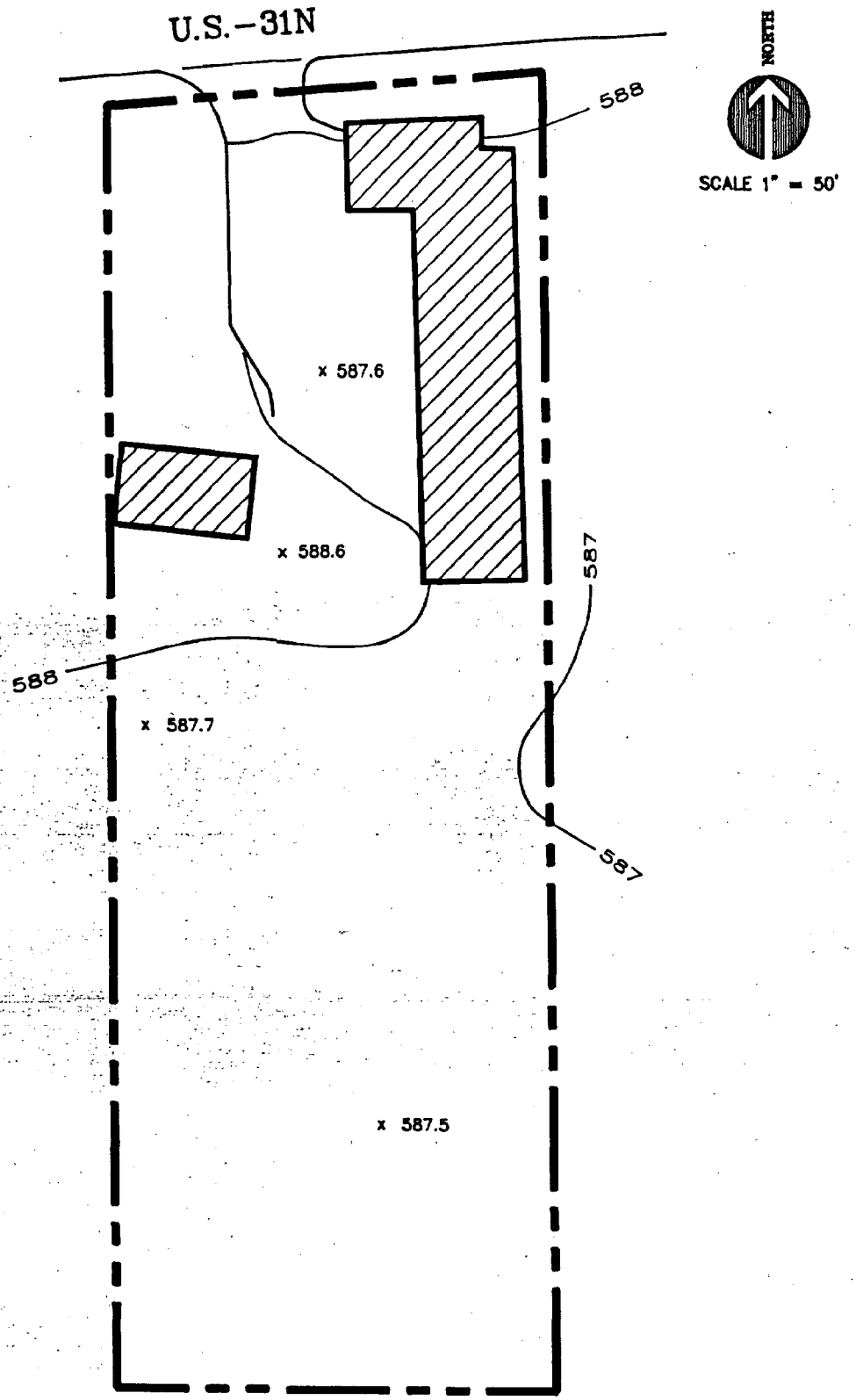
PARCEL : 08-057-00

ADDRESS : U.S.-31N

TOTAL LOT AREA :	28,840	S.F.
BUILDING AREA :		S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



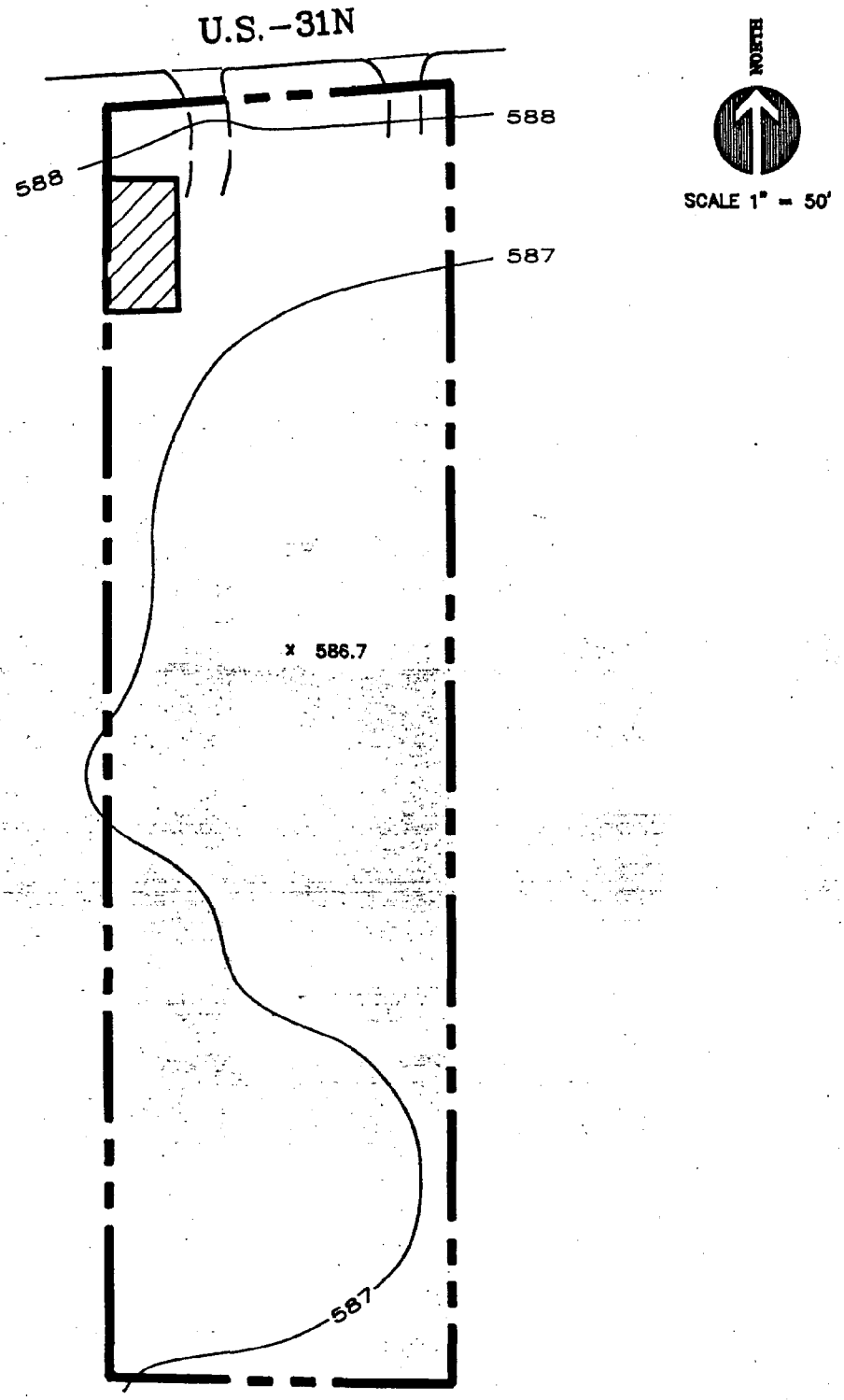
PARCEL : 08-056-00

ADDRESS : 1850 U.S.-31N

TOTAL LOT AREA :	54,900	S.F.
BUILDING AREA :	6,040	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



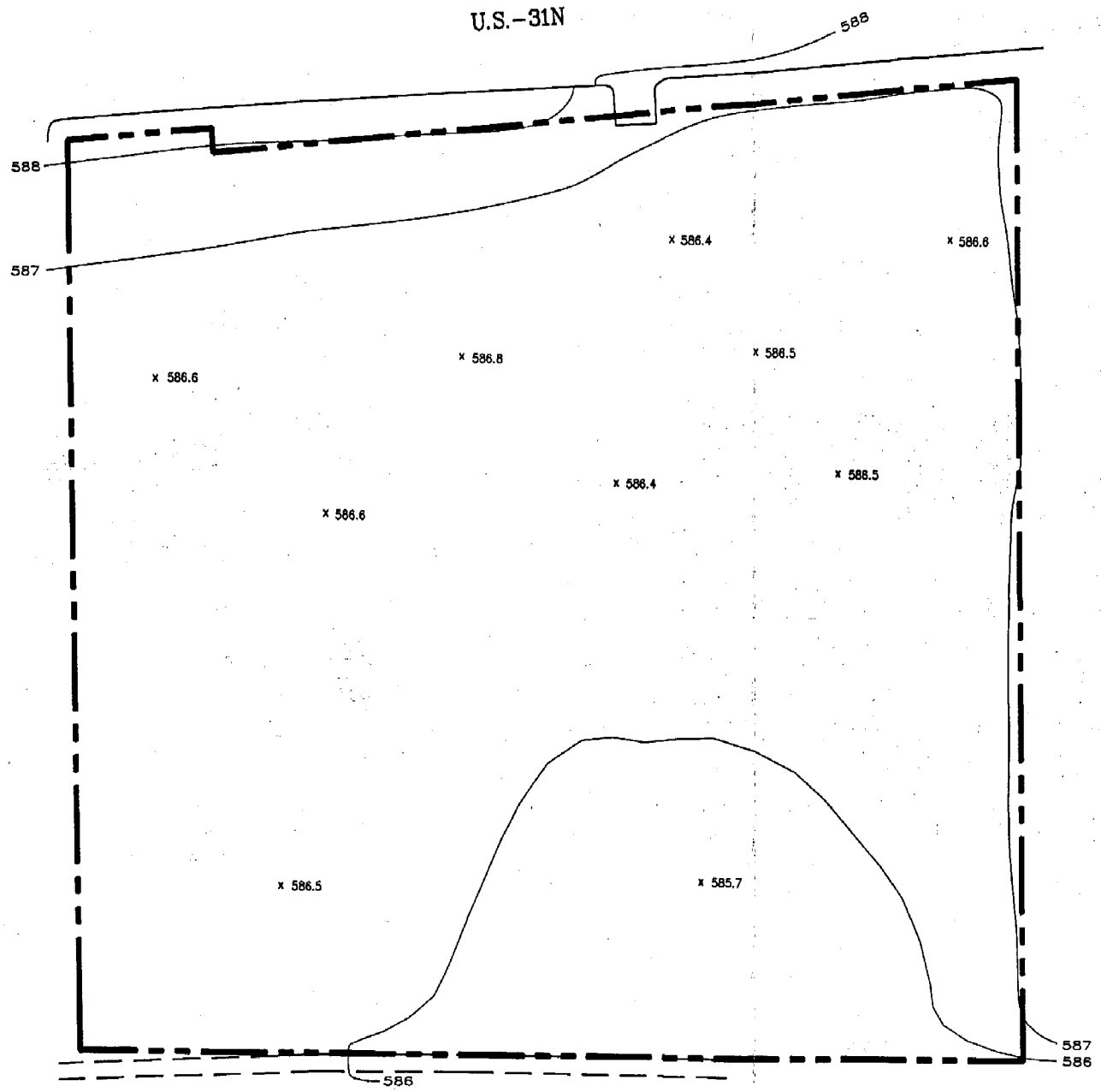
PARCEL : 08-060-00

ADDRESS : 1870 U.S.-31N

TOTAL LOT AREA :	37,480	S.F.
BUILDING AREA :	810	S.F.
PARKING AREA :	440	S.F.
GREEN AREA :	36,230	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-09-87



NORTH

SCALE 1" = 50'

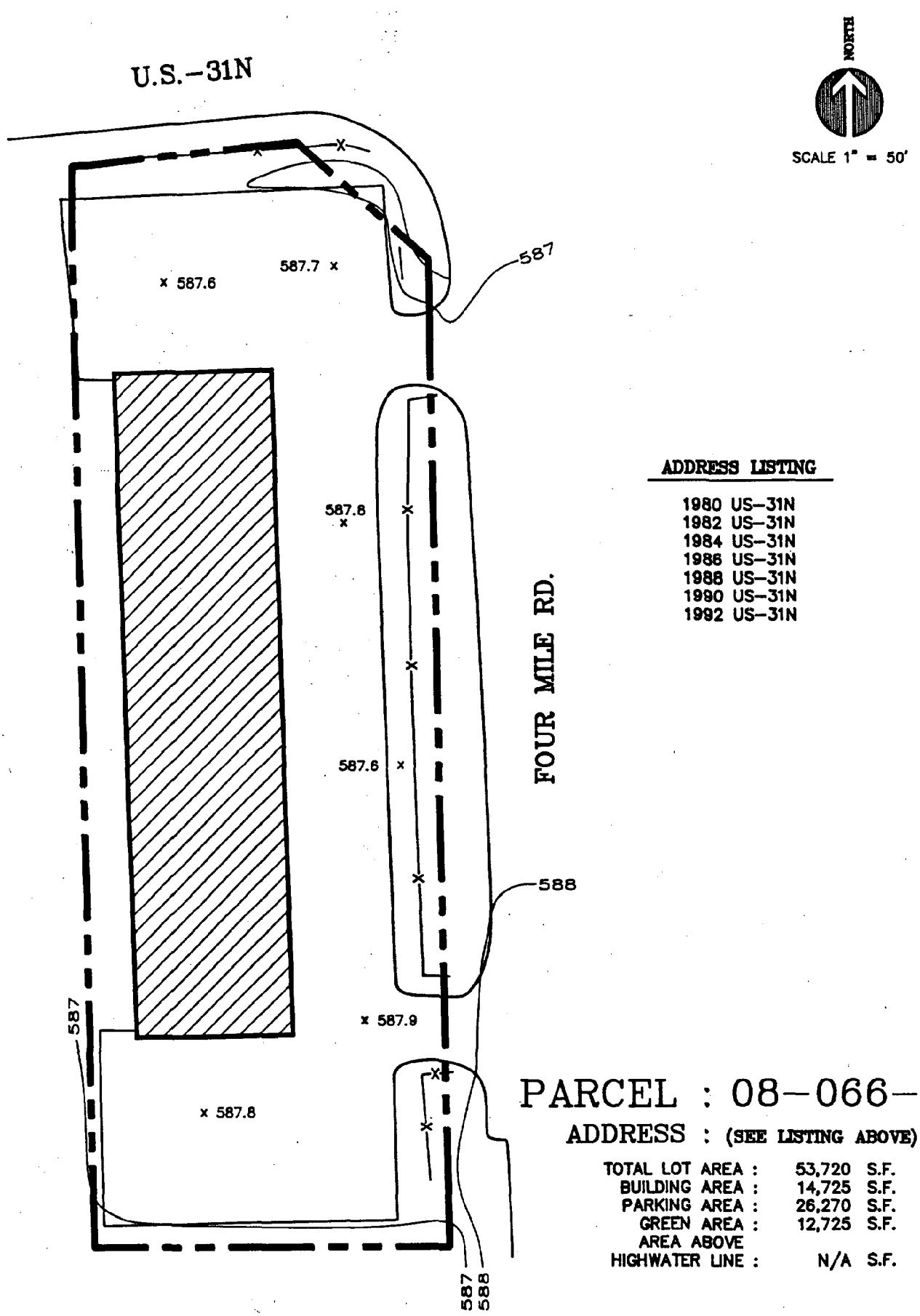
PARCEL : 08-062-00

ADDRESS : 1942 U.S.-31N

TOTAL LOT AREA :	177,550	S.F.
BUILDING AREA :	----	S.F.
PARKING AREA :	----	S.F.
GREEN AREA :	177,550	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



ADDRESS LISTING

1980 US-31N
1982 US-31N
1984 US-31N
1986 US-31N
1988 US-31N
1990 US-31N
1992 US-31N

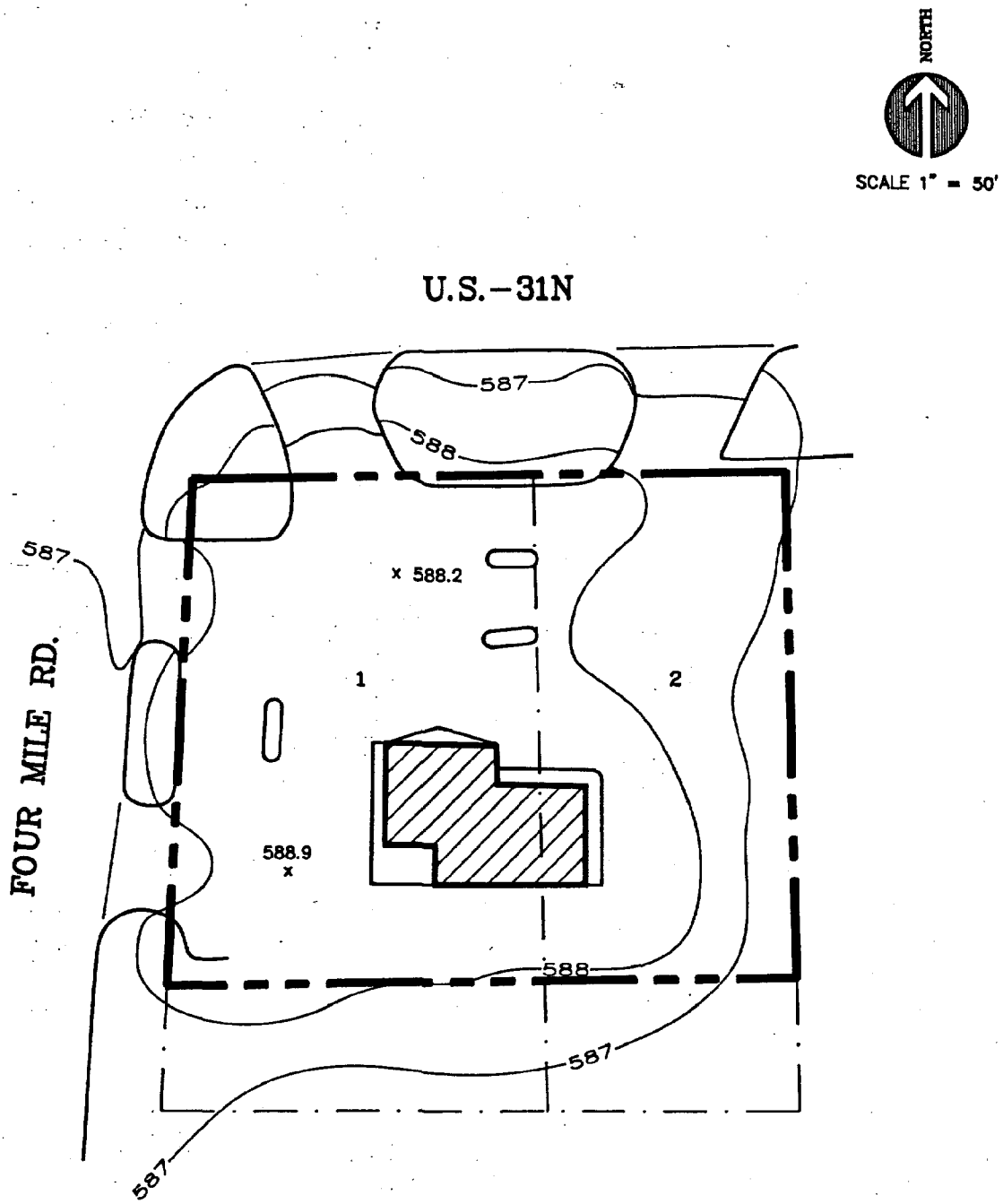
PARCEL : 08-066-00

ADDRESS : (SEE LISTING ABOVE)

TOTAL LOT AREA :	53,720	S.F.
BUILDING AREA :	14,725	S.F.
PARKING AREA :	26,270	S.F.
GREEN AREA :	12,725	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



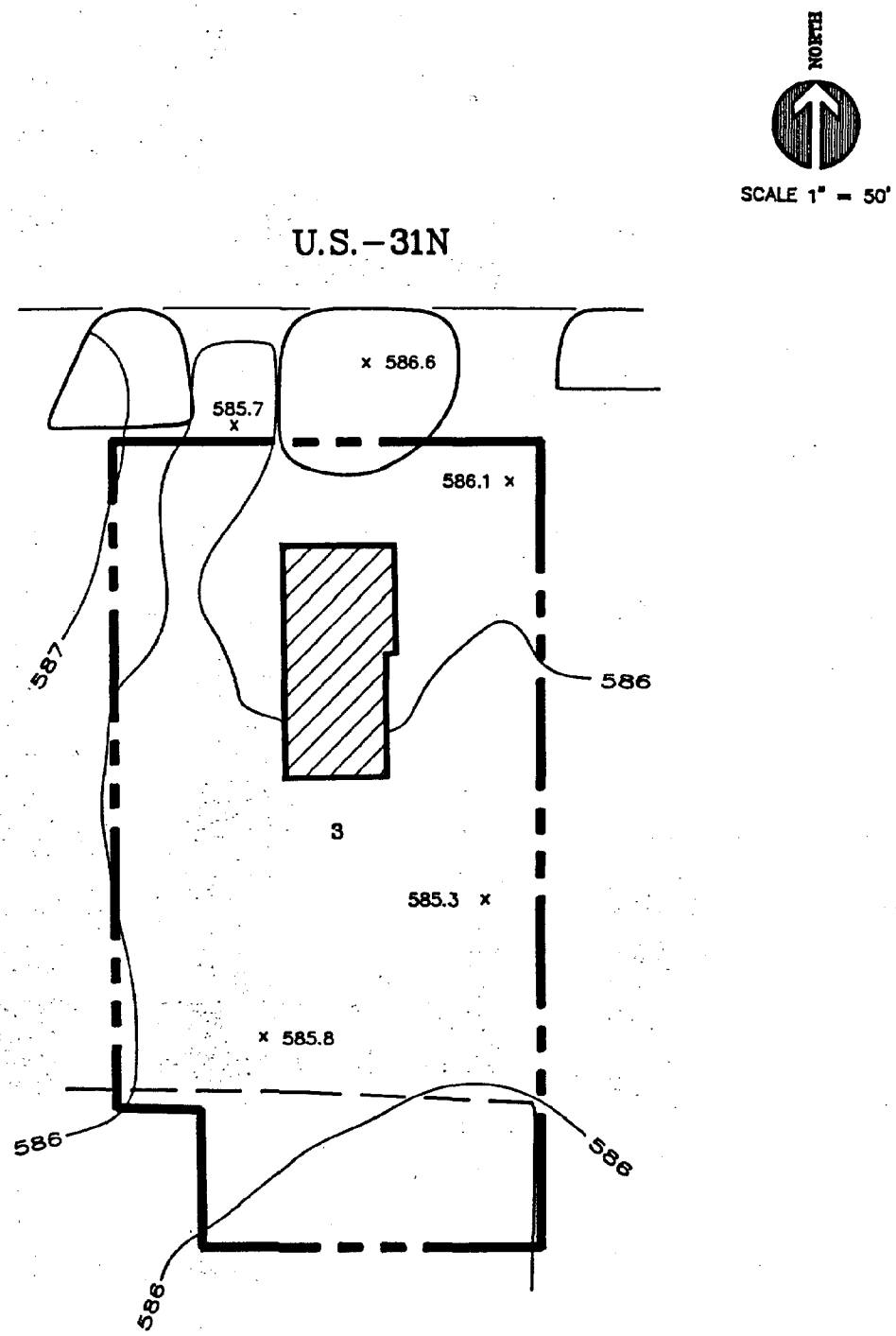
PARCEL : 320-001-00

ADDRESS : 2014 U.S.-31N

TOTAL LOT AREA :	36,015	S.F.
BUILDING AREA :	2,100	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



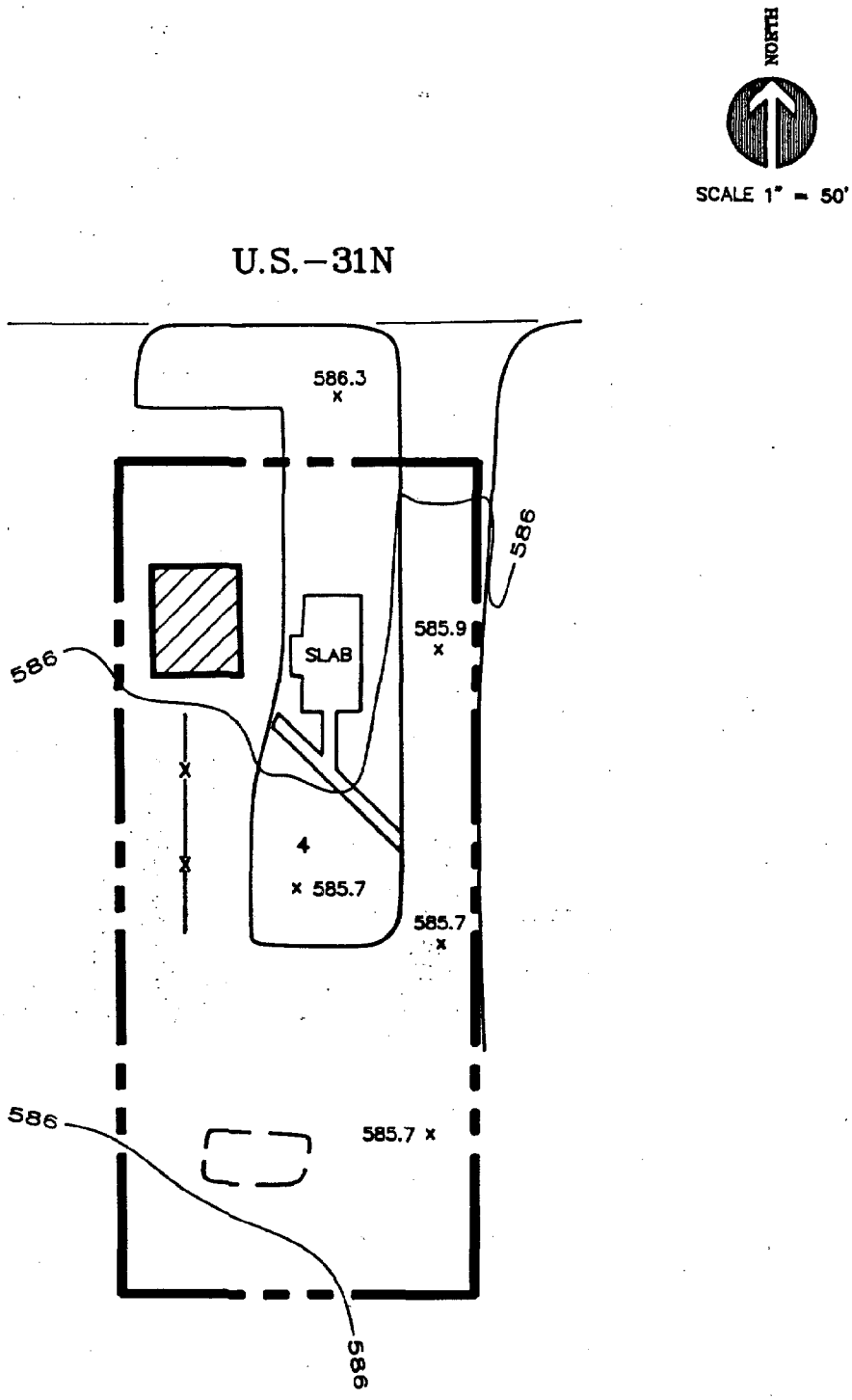
PARCEL : PLAT OF BAKER'S ACRES LOT 3

ADDRESS : 2030 U.S.-31N

TOTAL LOT AREA :	27,580	S.F.
BUILDING AREA :	2,050	S.F.
PARKING AREA :	25,530	S.F.
GREEN AREA :	4,730	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



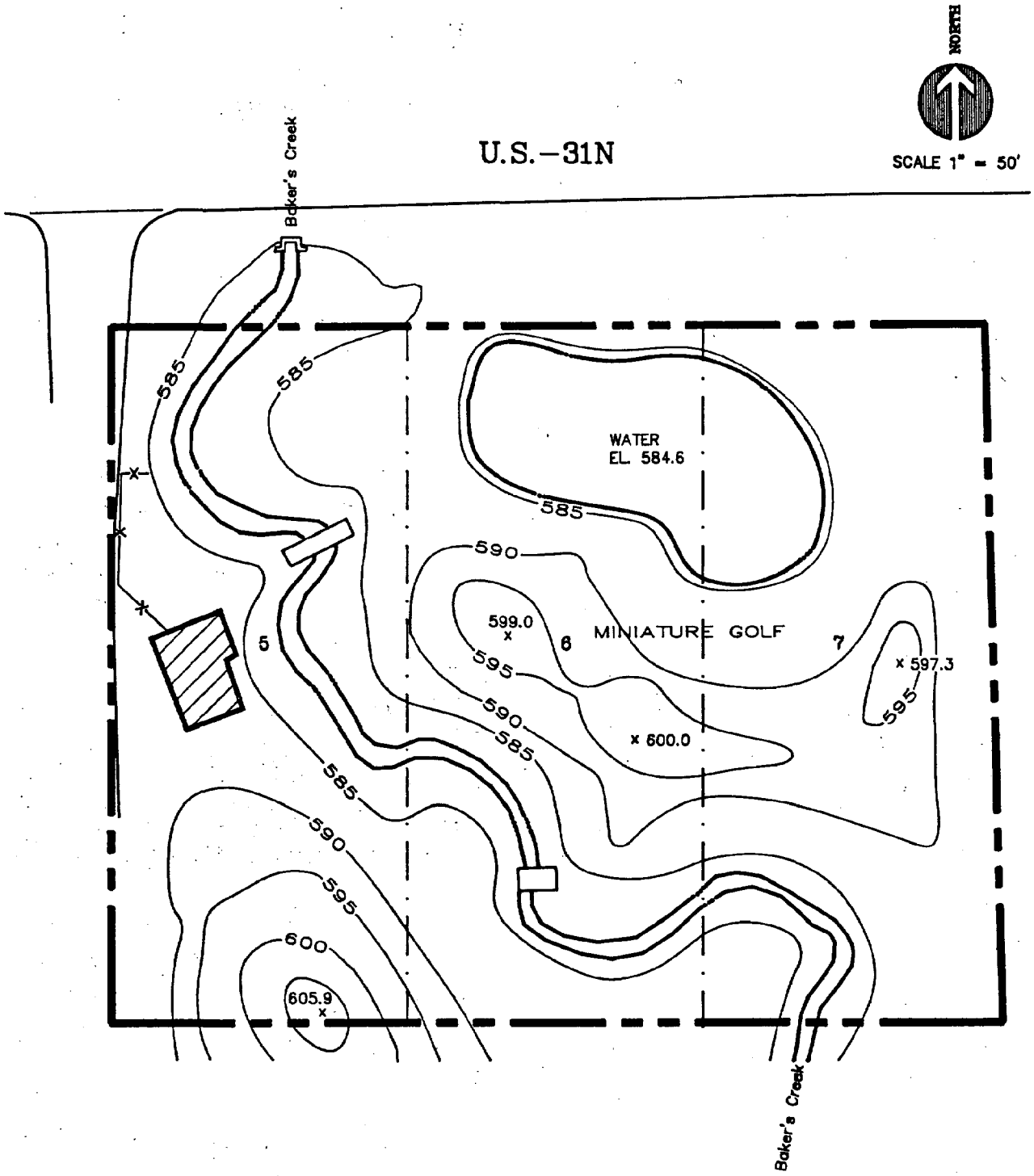
PARCEL : PLAT OF BAKER'S ACRES LOT 4

ADDRESS : 2032 U.S.-31N

TOTAL LOT AREA :	23,630	S.F.
BUILDING AREA :	760	S.F.
PARKING AREA :	17,440	S.F.
GREEN AREA :	5,430	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



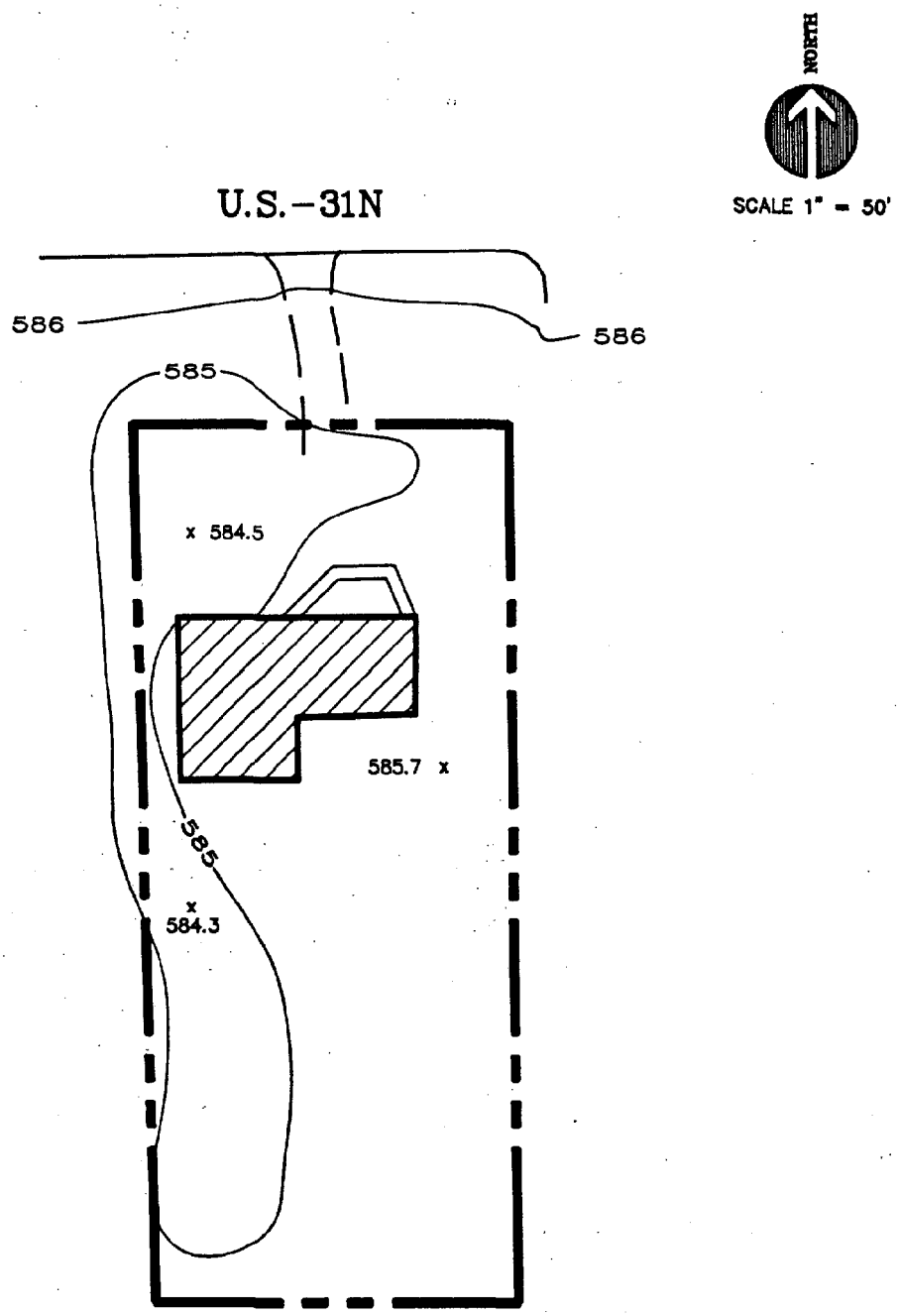
PARCEL : PLAT OF BAKER'S ACRES LOTS 5, 6, & 7

ADDRESS : 2072 U.S.-31N

TOTAL LOT AREA :	70,000	S.F.
BUILDING AREA :	760	S.F.
PARKING AREA :		S.F.
GREEN AREA :		S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



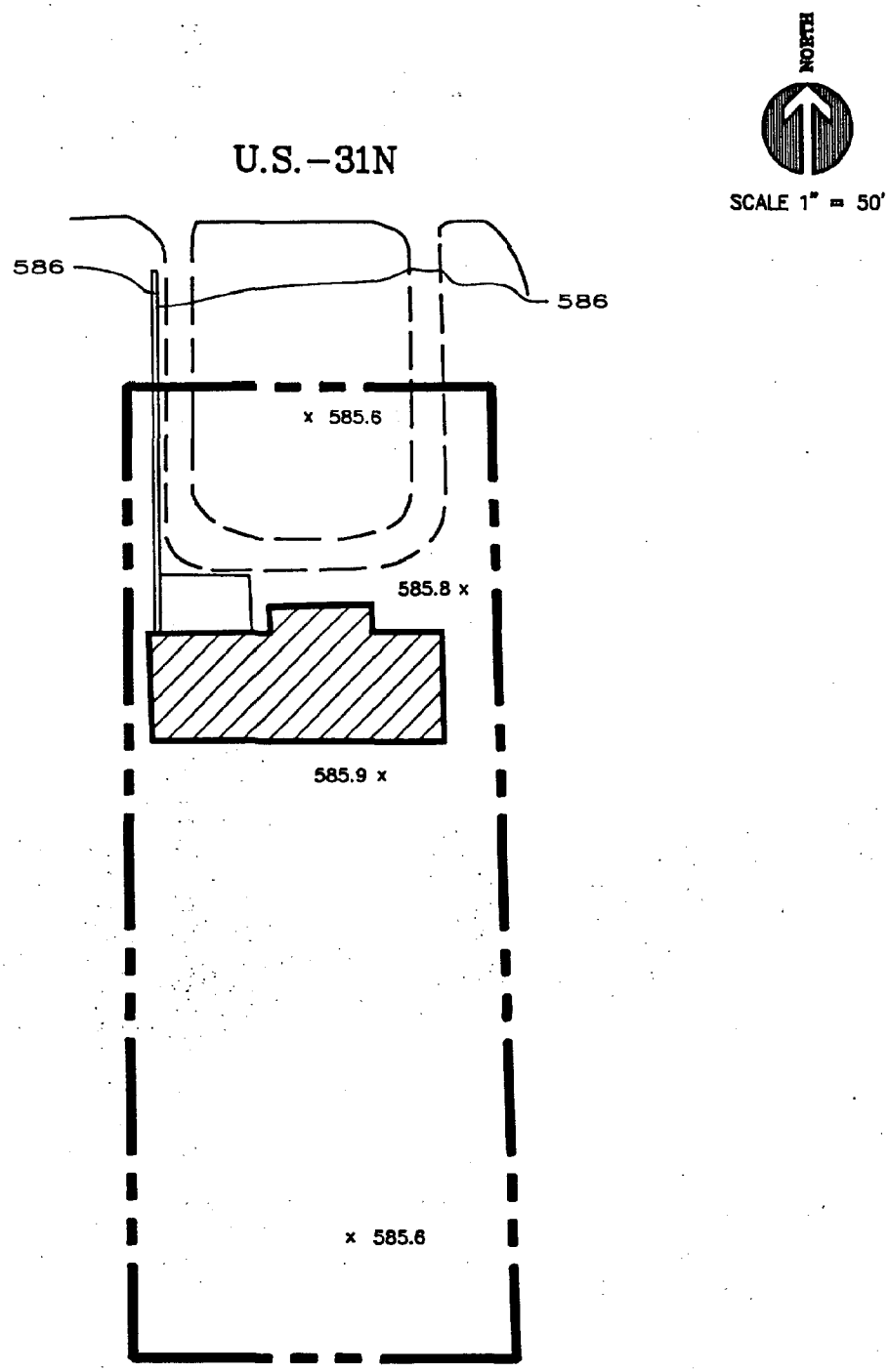
PARCEL : 320-007-00

ADDRESS : 2156 U.S.-31N

TOTAL LOT AREA :	24,620	S.F.
BUILDING AREA :	2,340	S.F.
PARKING AREA :		S.F.
GREEN AREA :	22,280	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



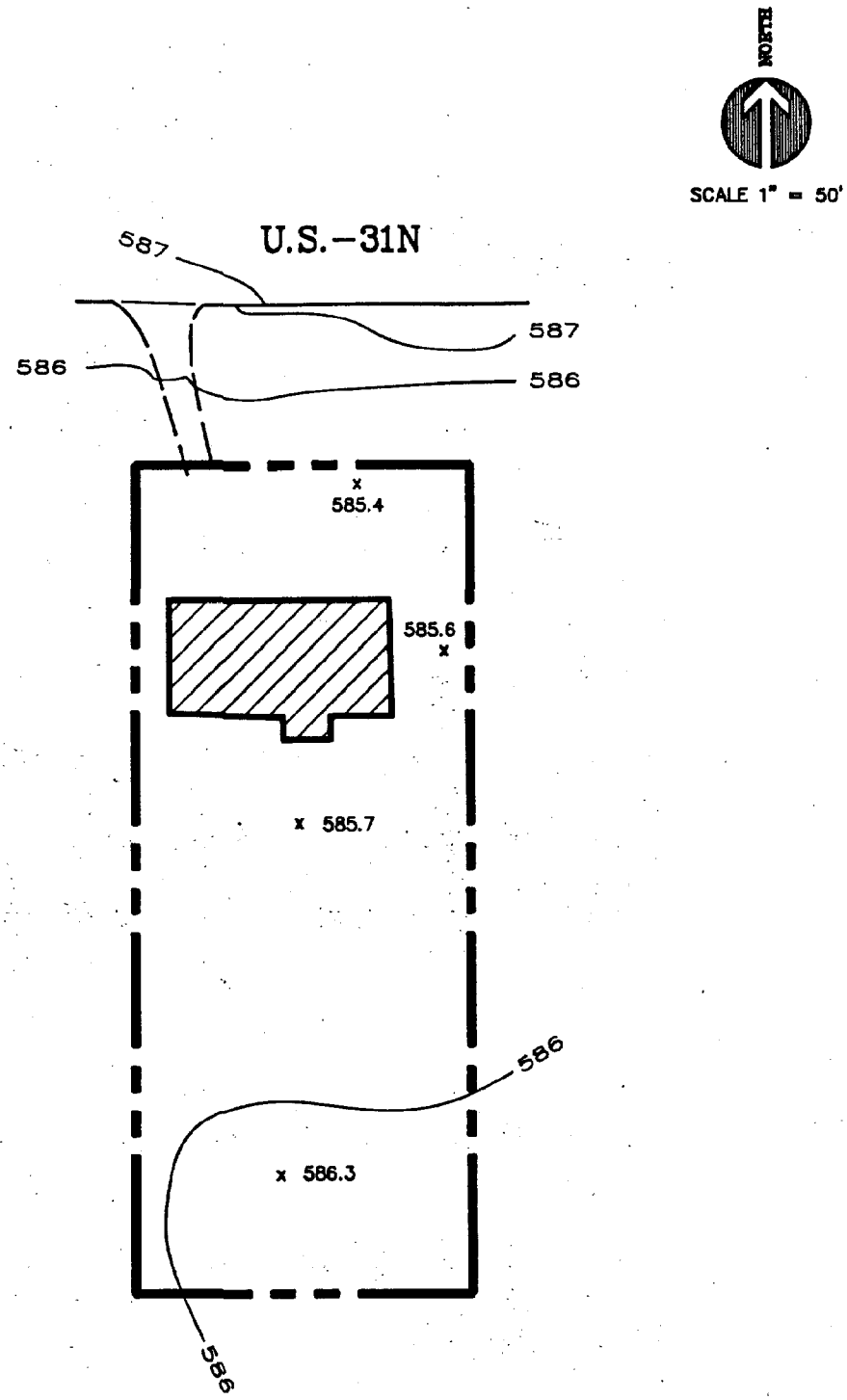
PARCEL : 09-002-00

ADDRESS : 2174 U.S.-31N

TOTAL LOT AREA :	28,350	S.F.
BUILDING AREA :	2,680	S.F.
PARKING AREA :	1,390	S.F.
GREEN AREA :	24,280	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-12-87



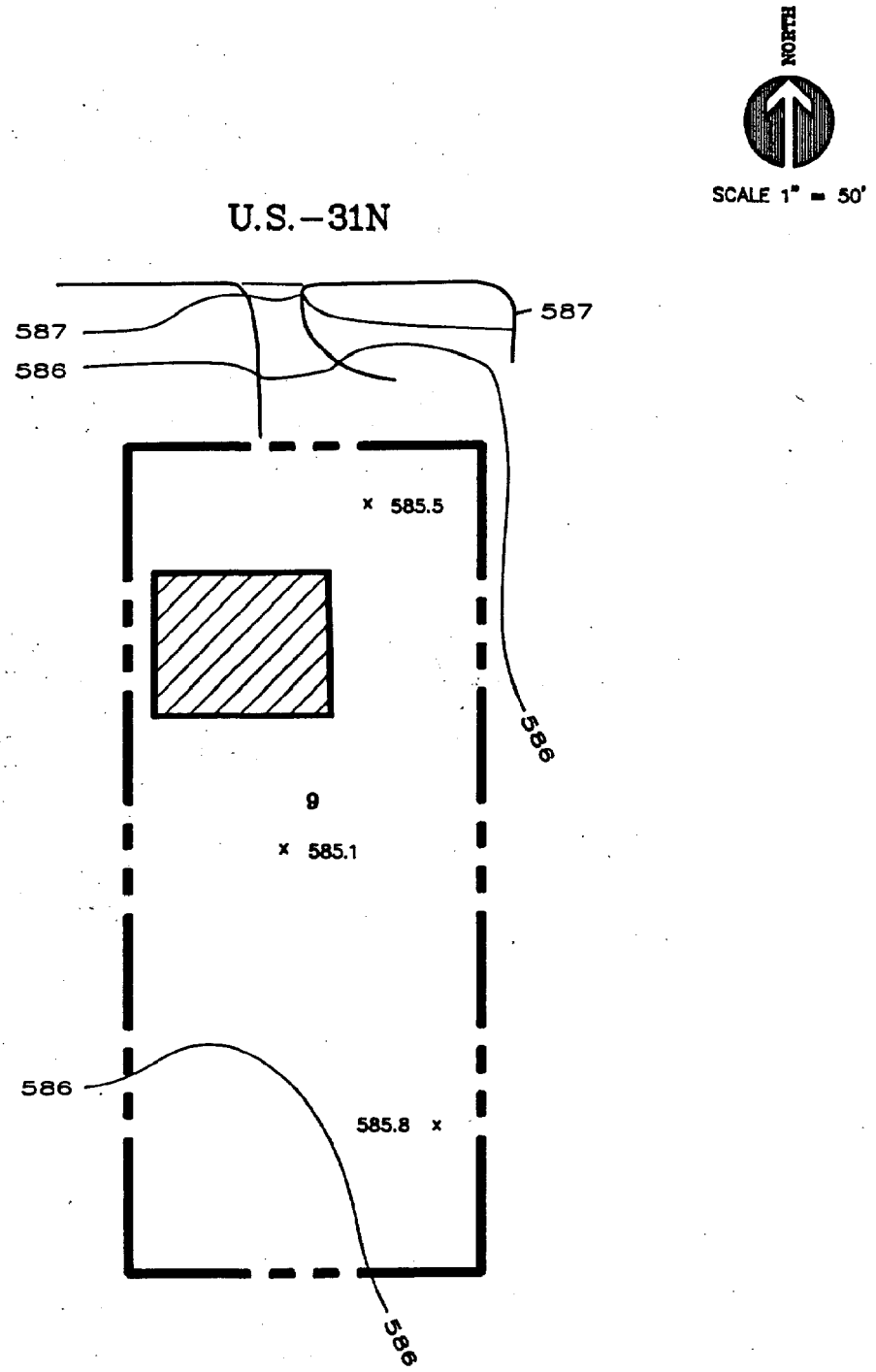
PARCEL : 320-008-00

ADDRESS : 2182 U.S.-31N

TOTAL LOT AREA :	22,300	S.F.
BUILDING AREA :	2,150	S.F.
PARKING AREA :	----	S.F.
GREEN AREA :	2,150	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-16-87



PARCEL : PLAT OF BAKER'S ACRES LOT 9

ADDRESS : 2210 U.S.-31N

TOTAL LOT AREA :	23,110	S.F.
BUILDING AREA :	1,990	S.F.
PARKING AREA :	-----	S.F.
GREEN AREA :	21,120	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY : GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

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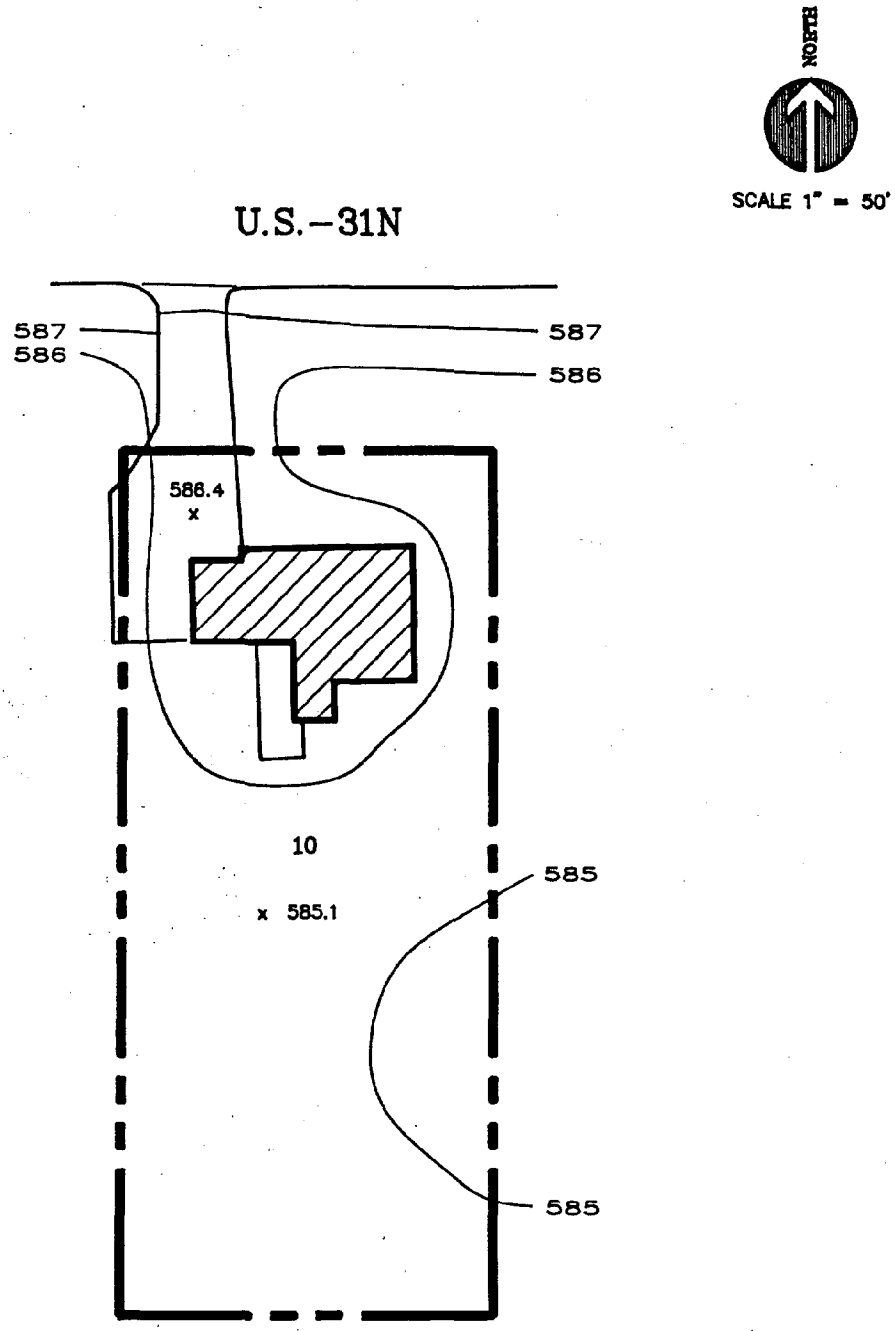

PARCEL : PLAT OF BAKER'S ACRES LOT 10

ADDRESS : 2234 U.S.-31N

TOTAL LOT AREA :	23,905	S.F.
BUILDING AREA :	1,970	S.F.
PARKING AREA :	1,340	S.F.
GREEN AREA :	20,595	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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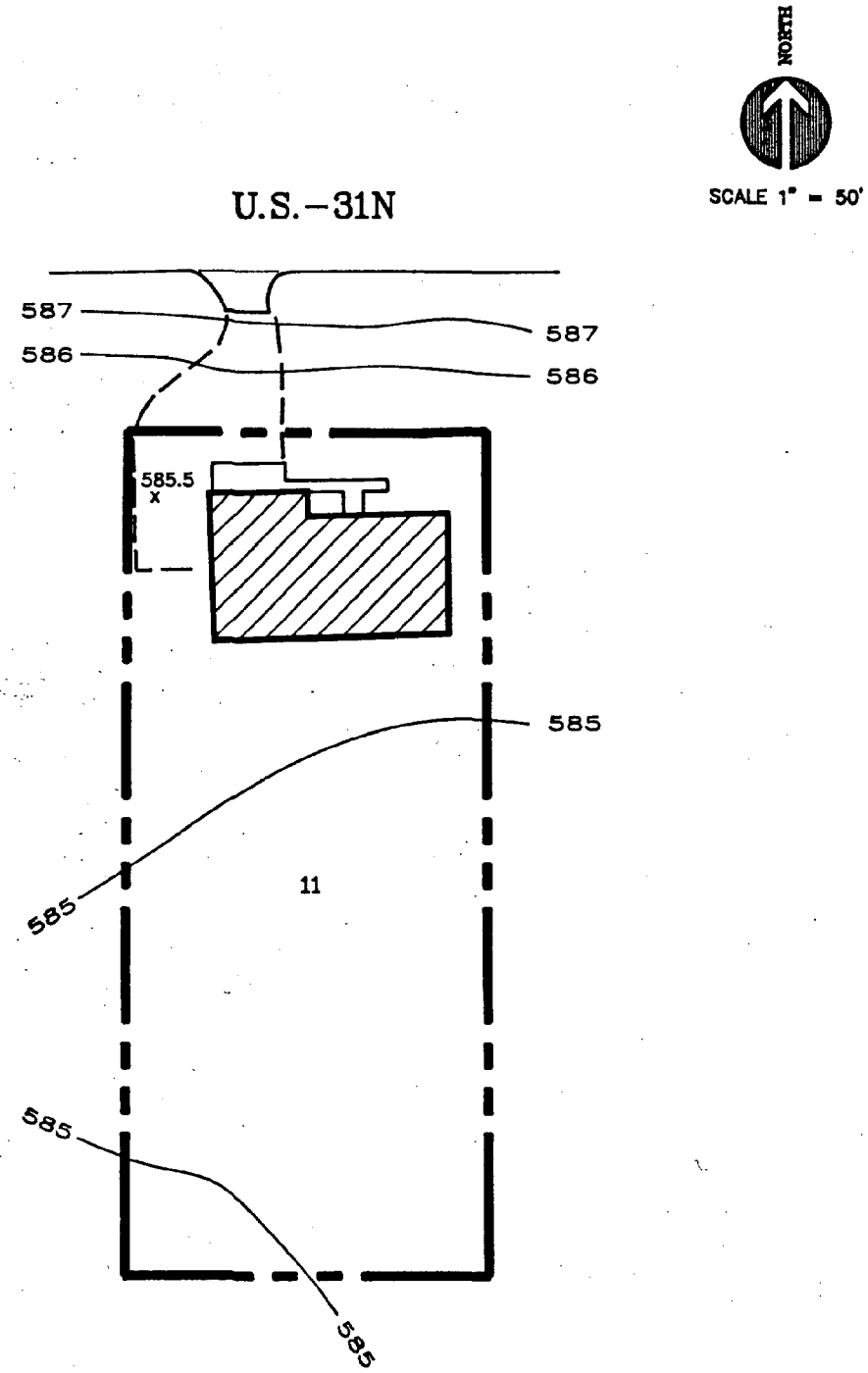

PARCEL : PLAT OF BAKER'S ACRES LOT 11

ADDRESS : 2258 U.S.-31N

TOTAL LOT AREA :	23,580	S.F.
BUILDING AREA :	2,420	S.F.
PARKING AREA :	1,180	S.F.
GREEN AREA :	19,980	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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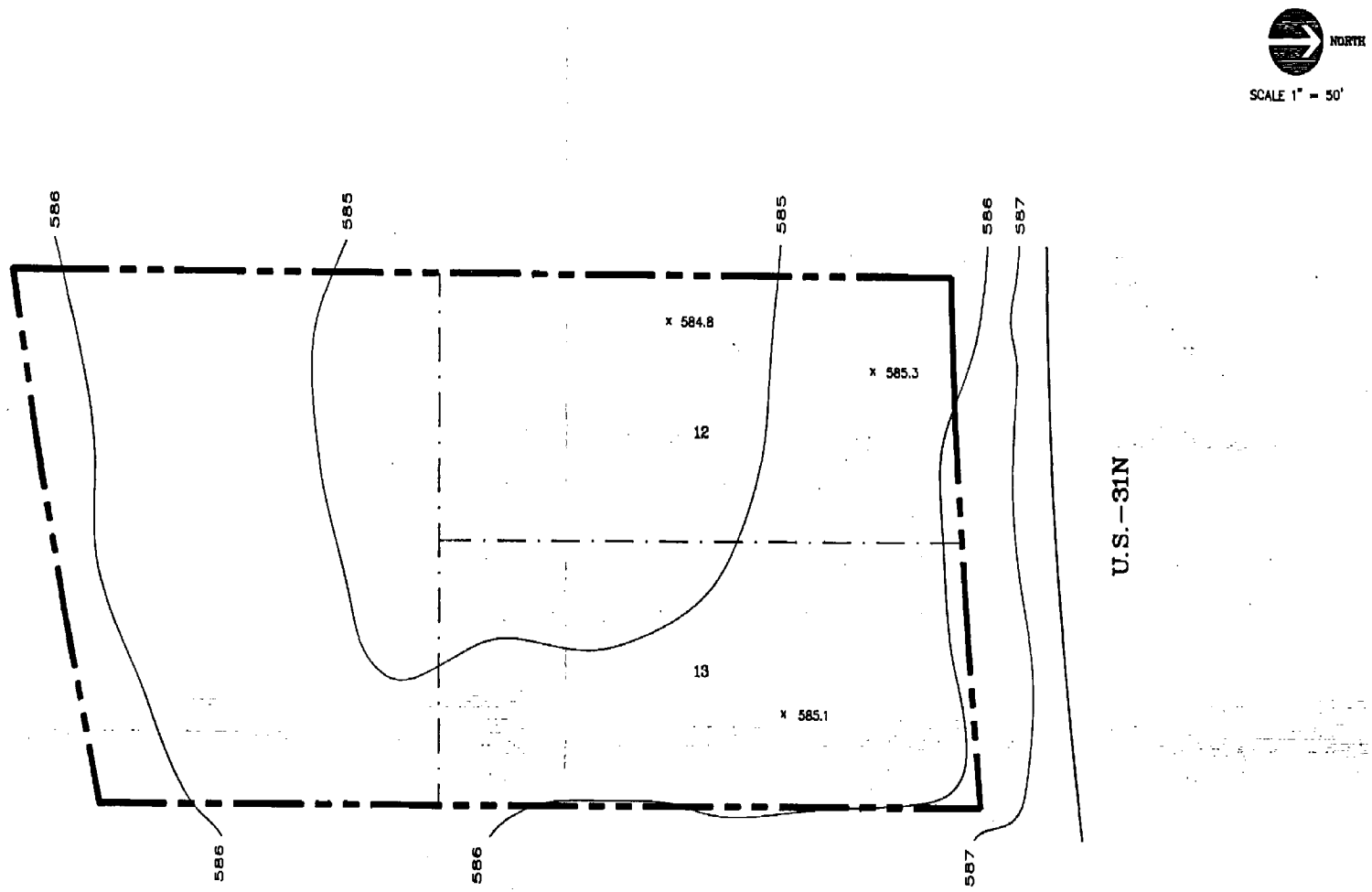

PARCEL : 320-012-00

ADDRESS : 2300 U.S.-31N

TOTAL LOT AREA :	85,100	S.F.
BUILDING AREA :	----	S.F.
PARKING AREA :	----	S.F.
GREEN AREA :	85,100	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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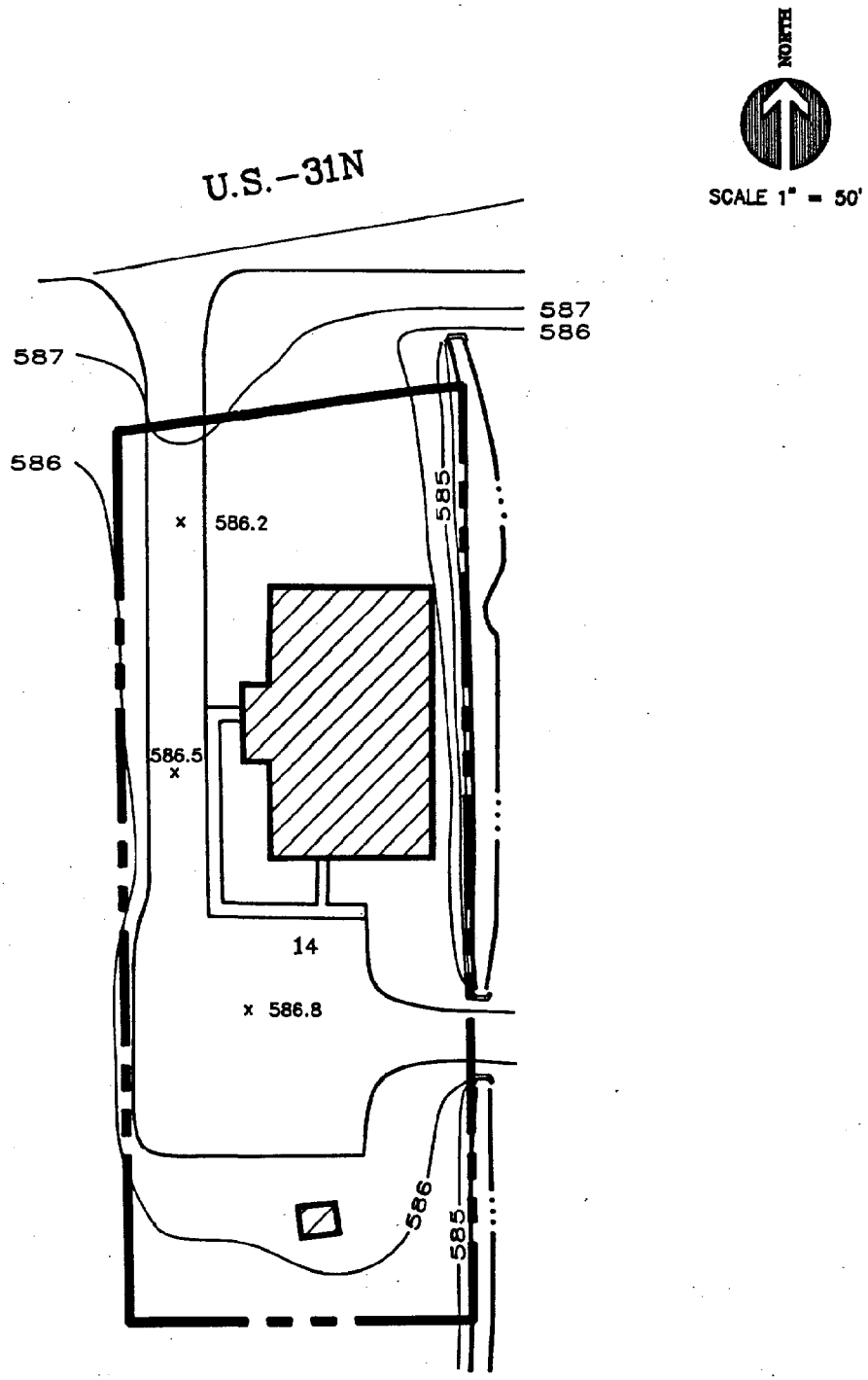
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-16-87



PARCEL : PLAT OF BAKER'S ACRES LOT 14

ADDRESS : 2308 U.S.-31N

TOTAL LOT AREA :	24,860	S.F.
BUILDING AREA :	3,630	S.F.
PARKING AREA :	7,190	S.F.
GREEN AREA :	14,040	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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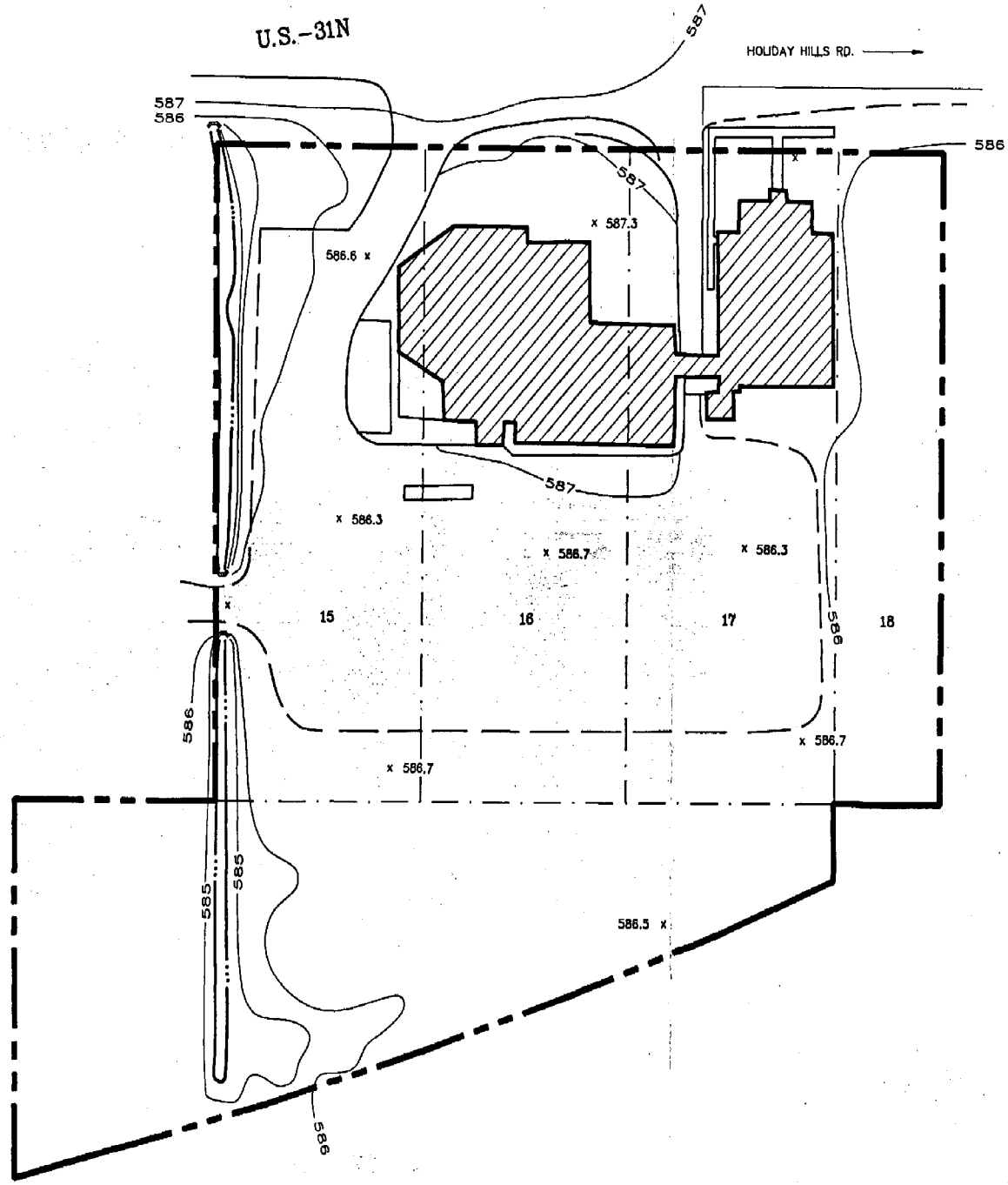

SCALE 1" = 50'

PARCEL : 320-015-00

TOTAL LOT AREA :	131,015	S.F.
BUILDING AREA :	13,150	S.F.
PARKING AREA :	36,700	S.F.
GREEN AREA :	81,165	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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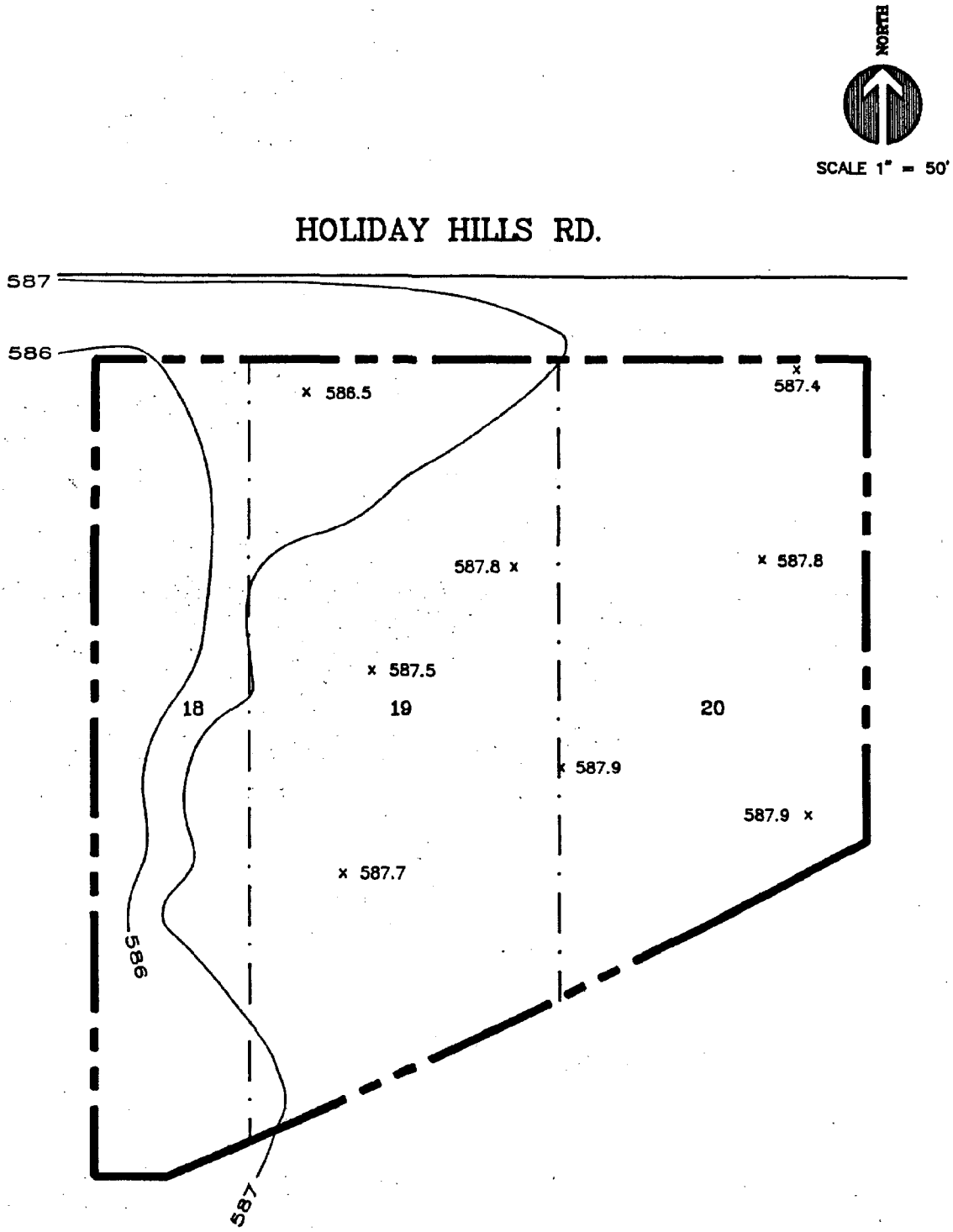

PARCEL :

ADDRESS : 2400 U.S.-31N

TOTAL LOT AREA :	54,440	S.F.
BUILDING AREA :	----	S.F.
PARKING AREA :	----	S.F.
GREEN AREA :	54,440	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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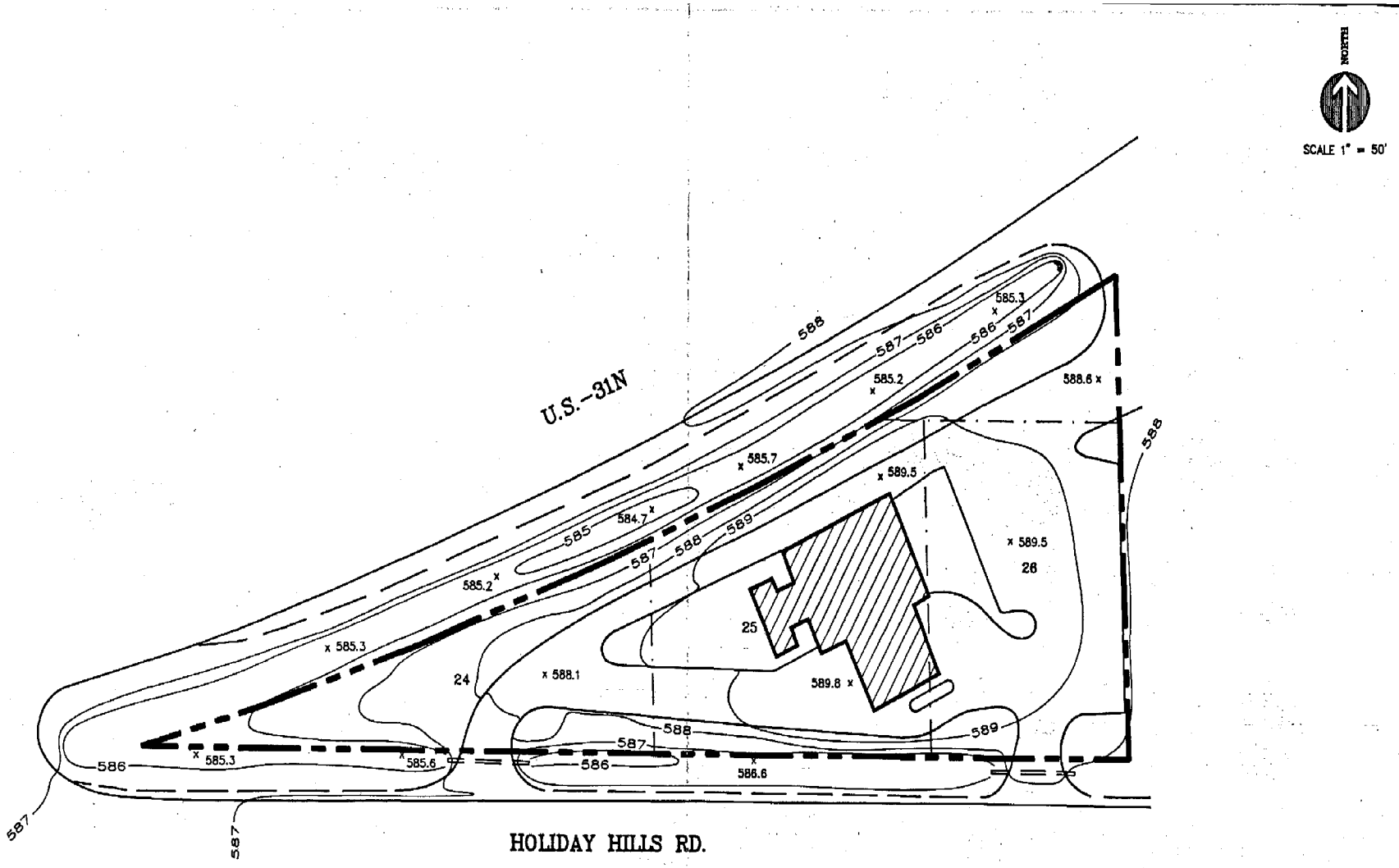

PARCEL : 320-024-00

ADDRESS : 2425 U.S.-31N

TOTAL LOT AREA :	46,900	S.F.
BUILDING AREA :	4,680	S.F.
PARKING AREA :	21,450	S.F.
GREEN AREA :	20,770	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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TRAVERSE CITY, MICHIGAN

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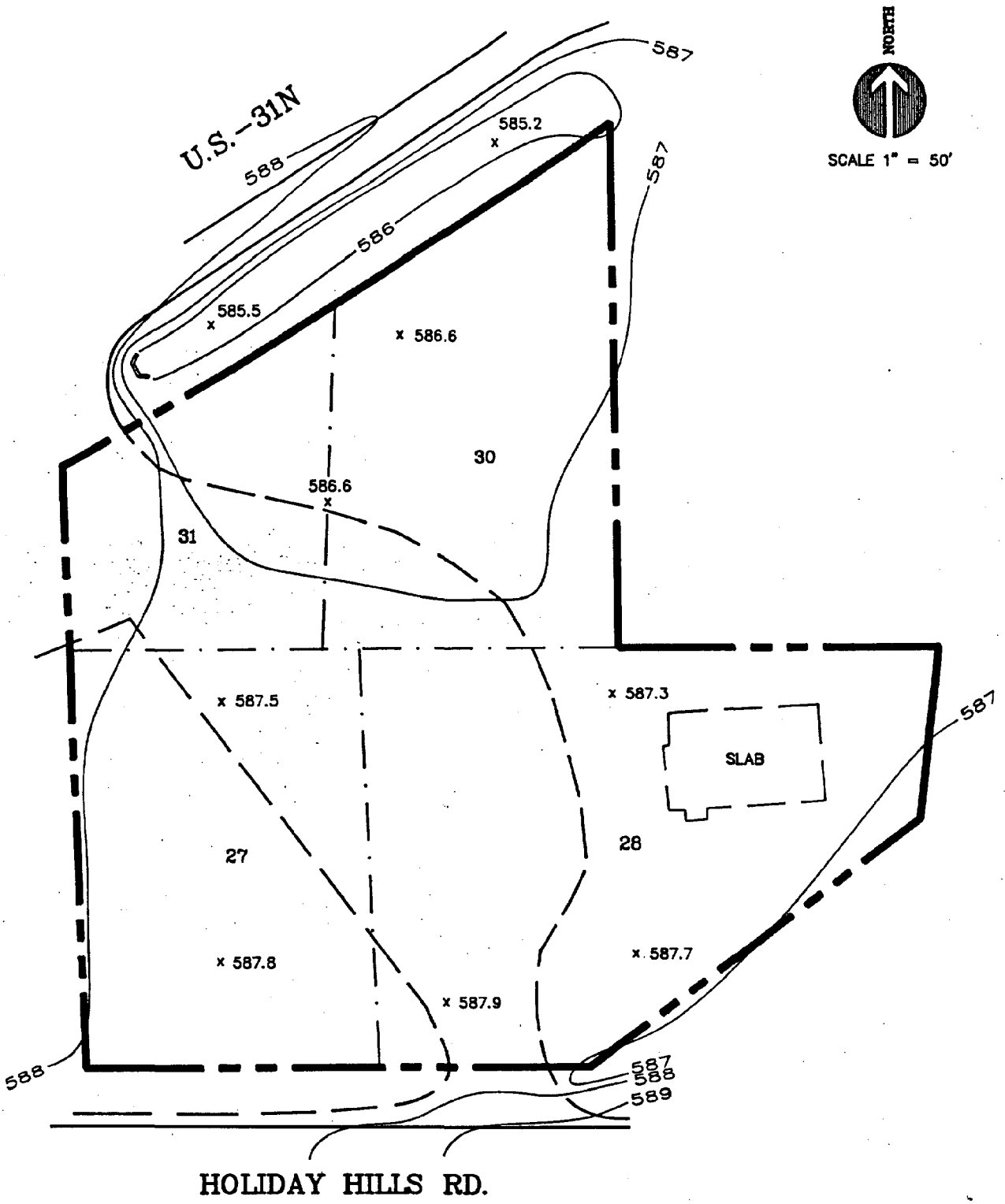


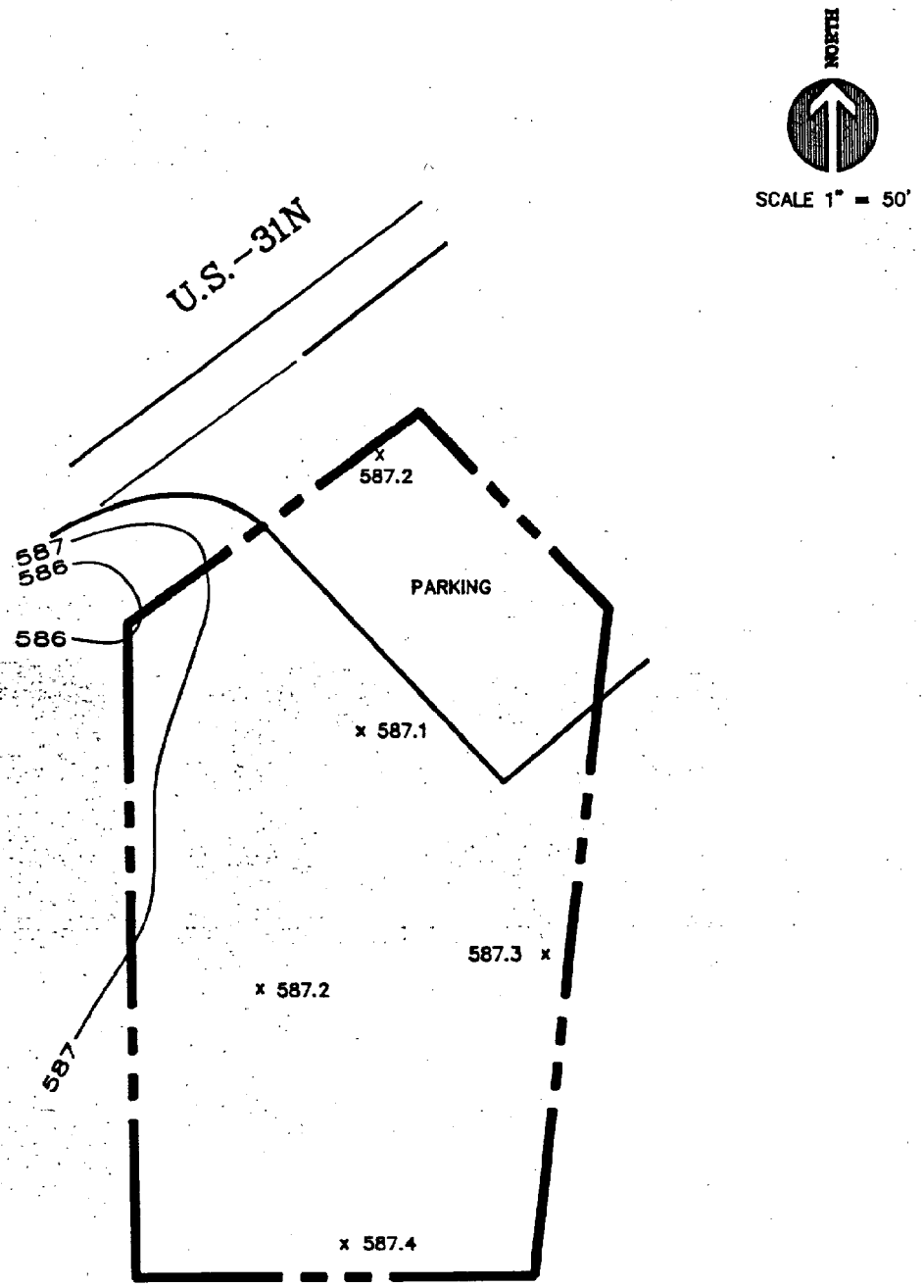
PARCEL : 320-028-00

ADDRESS : 2534 U.S.-31N

TOTAL LOT AREA :	60,500	S.F.
BUILDING AREA :	----	S.F.
PARKING AREA :	19,850	S.F.
GREEN AREA :	40,650	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

PREPARED BY :
GOSLING CZUBAK ASSOCIATES, P.C.
TRAVERSE CITY, MICHIGAN

DATE OF DRAWING : 11-17-87



PARCEL : 320-029-00

ADDRESS : ----U.S.-31N

TOTAL LOT AREA :	26,200	S.F.
BUILDING AREA :	----	S.F.
PARKING AREA :	4,950	S.F.
GREEN AREA :	21,250	S.F.
AREA ABOVE HIGHWATER LINE :	N/A	S.F.

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TRAVERSE CITY, MICHIGAN

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