

cityofnovi.org

## KNIGHTSBRIDGE GATE CITY INITIATED ZONING MAP AMENDMENT 18.697

### KNIGHTSBRIDGE GATE CITY INITIATED - REZONING 18.697

Public hearing on the request of The City of Novi for recommendation to City Council for rezoning of property in Section 18, located at the southeast corner of Twelve Mile Rd. and Napier Road, from the OS-2, Planned Office Service District to the R-4, One-Family Residential District. The subject property is 74.5 acres.

### Required Action

Recommend to City Council approval or denial of rezoning request from OS-2, Planned Office Service to R-4, One-Family Residential.

REVIEW	RESULT	DATE	COMMENTS
Planning	<b>Approval recommended</b>	3/31/11	Request is in compliance with the Master Plan for Land Use
Engineering	Comments provided		Summary of findings provided

## Motion sheet

### Approval

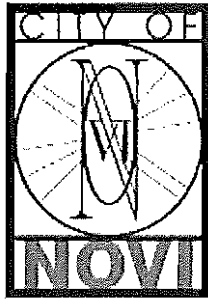
In the matter of Zoning Map Amendment 18.697, City of Novi, motion to **recommend approval** to City Council to rezone the subject property from OS-2, Planned Office Service District to R-4, One-Family Residential, *for the following reasons...*

1. *As the highest density one-family residential district, the proposed R-4 District is consistent with the single family residential use designation in the Master Plan for Land Use 2010;*
2. *The use of the property is regulated by the Paragon Properties verses the City of Novi consent judgment;*
3. *The proposed R-4 District is in harmony the single family residential uses permitted in the above Consent Judgment that permits single family homes and the Knightsbridge Gate site condominium development;*
4. *Rezoning the property does not change any of the terms of the above consent judgment; and*
5. *Adequate infrastructure exists to support the proposed single family homes.*
6. *Other reasons...*

### Denial

In the matter of Zoning Map Amendment 18.697, City of Novi, motion to **recommend denial** to City Council to rezone the subject property from OS-2, Planned Office Service District to R-4, One-Family Residential, *for the following reasons...*

## PLANNING REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

March 31, 2011

Planning Review

KNIGHTSBRIDGE GATE CITY INITIATED

Rezoning 18.697

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### Petitioner

City of Novi

### Review Type

Rezoning request from OS-2, Planned Office Service District to R-4, One-Family Residential District.

### Property Characteristics

- Site Location: Southeast corner of Twelve Mile and Napier Roads
- Site Size: 74.5 acres
- Surrounding Zoning: East: Residential Acreage (RA) and One-Family Residential (R-1); South: One-Family Residential (R-1); West: Residential Agricultural (R-1.0) in Lyon Township; North: Industrial Research Office (IRO) in the City of Wixom.
- Current Site Use: Developed residential site condominium (Knightsbridge Gate).
- Surrounding Land Uses: East: Knightsbridge Gate residential club house and vacant land; South: vacant land and Old Dutch Farms Mobile home Park; West: gravel extraction, single family homes and light industrial in Lyon Township; and North: Catholic girls high school (under construction) and vacant property in City of Wixom.
- School District: South Lyon Community Schools

### Project Summary

The recently adopted amended Master Plan for Land Use divided the previously designated "Office" future land use areas into three new office use areas, "Community Office" to coincide with areas zoned OS-1, Office Service District, "Office Commercial" to coincide with areas zoned OSC, Office Service Commercial District, and "Office, Research, Development and Technology" to coincide with areas zoned OST, Planned Office Service Technology District. Only one area of the City is currently in the OS-2, Planned Office Service District and this area is the Knightsbridge Gate single-family residential development. This property is subject to a Consent Judgment between Paragon Properties and the City of Novi permitting single family residential development at 4.8 dwelling units per acre. Due to these facts, the elimination of the



Knightsbridge Gate

OS-2 District was contemplated during the Master Plan review process and a use designation to match the OS-2 District was not proposed in the Master Plan. As the first step in eliminating the OS-2 district from the Zoning Ordinance, the Planning Staff recommends rezoning the Knightsbridge Gate development to R-4, One-Family Residential to match the use permitted in the Judgment and the Master Plan for Land Use. Rezoning will not change the terms of the Judgment and it will still control the use of the Knightsbridge Gate properties.

Rezoning the property to R-4 will also reduce the number of inquiries the City receives regarding the approved use of the Knightsbridge Gate properties. Appraisers, lending institutions, realtors and potential home owners are often puzzled by the properties being zoned for office uses when the properties are homes or residential lots.

### **Recommendation**

The Planning Department **recommends positive consideration** of the petition to rezone the subject property from OS-2 to R-4 for the following reasons:

- As the highest density one-family residential district, the proposed R-4 District is consistent with the single family residential use designation in the Master Plan for Land Use 2010;
- The use of the property is regulated by the Paragon Properties verses the City of Novi consent judgment;
- The proposed R-4 District is in harmony the single family residential uses permitted in the above Consent Judgment that permits single family homes and the Knightsbridge Gate site condominium development;

- Rezoning the property does not change any of the terms of the above consent judgment; and
- Adequate infrastructure exists to support the proposed single family homes.

### **Planning Commission Options**

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the property to R-4, One-Family Residential (**STAFF RECOMMENDATION**).
2. Recommend denial of the request, with the zoning of the property remaining OS-2, Planned Office Service.
3. Recommend rezoning of the parcel to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option may require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

### **Master Plan for Land Use**

The existing Master Plan for Land Use currently designates the property for single family residential uses with a maximum density of 4.8 dwelling units per acre. A rezoning of the property to R-4 would be consistent with the master plan's land use designation but permit a lower density than the maximum density depicted in the Master Plan. Staff considered asking for a rezoning to RT, Two-Family Residential, since this district permits up to 4.8 dwelling units per acre. This would not be consistent with the one-family development of the property. Therefore, the Planning Staff decided to recommend R-4 since to be consistent with the one-family use.

### **Zoning**

The following table summarizes the zoning and land use status for the property in the petition and the surrounding properties.

**Existing Zoning, Existing Land Use and Future Land Use  
 For Subject Property and Adjacent Properties**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Future Land Use Designation</b>
Subject Site	OS-2, Planned Office Service	Knightsbridge Gate site condominium for single family homes	Single Family Residential
Northern Parcel (City of Wixom)	IRO, Industrial, Research, Office and RC-1, Multiple Family Residential	Catholic Girls High School under construction & Multiple-Family Residential	Industrial/Research/Office and Multiple-Family Residential
Southern Parcel	R1, One-Family Residential	Old Dutch Farms Mobile Home Park	Mobile Home Park
Eastern Parcels	RA, Residential Acreage and R-1, One-Family Residential	vacant	Single Family Residential
Western Parcels in Lyon Township	I-1, Light Industrial and R1.0 Residential Agricultural	Gravel pit and light industrial	Rural Residential and Light Industrial/Research/Office

Compatibility with Surrounding Land Use

The subject property is developed with the Knightsbridge Gate site condominium. The surrounding land uses are shown on the above chart. The compatibility of the R-4, One-Family Residential zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

The property to the **north** of the subject property is located in the City of Wixom and it is developed with multiple-family dwellings and a Catholic girl's high School is under construction.

The property to the **west** of the subject property is in Lyon Township and is developed with single-family residential dwellings, a light industrial building and a gravel extraction site that includes a large lake.

The property to the **south** of the subject property is developed as a mobile home park (Old Dutch Farms) and vacant land.

The property to the **east** of the subject property is vacant land.

Comparison of Zoning Districts

The following chart compares the permitted uses and bulk requirements of the property's current RA zoning and the proposed RM-1 zoning. A comparison of the OS-2 district was provided as an alternative since a nursing home is also a permitted use in this district.

	<b>OS-2</b>	<b>R-4</b>
Principal Permitted Uses	<ol style="list-style-type: none"> <li>1. Office buildings</li> <li>2. Medical offices</li> <li>3. Facilities for human care i.e. sanitariums, hospitals, convalescent homes &amp; assisted living facilities</li> <li>4. Off street parking lots</li> <li>5. Public parks and outdoor recreation</li> </ol>	<ol style="list-style-type: none"> <li>1. One-Family detached dwellings.</li> <li>2. Farms and greenhouses Publicly owned and operated parks and outdoor recreational facilities.</li> <li>3. Cemeteries.</li> <li>4. Home occupations</li> <li>5. Accessory buildings and uses,.</li> <li>6. The keeping of horses and ponies</li> <li>7. Family Day Care Homes</li> </ol>
Special Land Uses	<ol style="list-style-type: none"> <li>1. Accessory retail &amp; service uses in same building as permitted use</li> <li>2. Sit down restaurants</li> <li>3. Public owned buildings</li> <li>4. Banks</li> <li>5. indoor recreation</li> <li>6. Day care centers</li> </ol>	<ol style="list-style-type: none"> <li>1. Churches</li> <li>2. Public, parochial and private elementary intermediate or secondary schools</li> <li>3. Utility and public service buildings and uses</li> <li>4. Group day care homes, day care centers and adult day care centers</li> <li>5. Private noncommercial recreational areas, institutional or community recreation centers, and nonprofit swimming pool clubs</li> <li>6. Golf courses</li> <li>7. Colleges, universities and other such institutions of higher learning, public and private</li> <li>8. Private pools</li> <li>9. Mortuary establishments</li> <li>10. Bed and breakfasts</li> </ol>



	OS-2	R-4
Minimum Lot Size	None	10,000 square feet
Maximum Building Height	42 feet three stories	35 feet 2 ½ stories
Minimum Building Setbacks	Front – 50 feet Side – 50 feet Rear – 50 feet	Front - 30 feet Side - 10 feet minimum 25 feet total Rear – 35 feet

Intent of Zoning Districts

The current OS-2 District is intended to be primarily for various types of office uses performing administrative, professional and personal services and for businesses which provide a service as opposed to selling a product. The R-4 District is intended to be medium density medium size lot single-family dwellings.

Infrastructure Concerns

The area is adequately served by utilities to serve the Knightsbridge Gate development. See the City Engineer's review for details.

Natural Features

Although the area in the petition includes some regulated wetlands and woodlands, all woodland and wetland issues were addressed with the approval of the Knightsbridge Gate development.

Please contact Mark Spencer at (248) 735-5607 or [mspencer@cityofnovi.org](mailto:mspencer@cityofnovi.org) with any questions or concerns.



Prepared by Mark Spencer, AICP, Planner

## ENGINEERING REVIEW

## MEMORANDUM



**TO:** BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.

**FROM:** BRIAN COBURN, P.E.; ENGINEERING MANAGER *BJC*

**SUBJECT:** REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES  
REZONING 18.697 CITY INITIATED REZONING

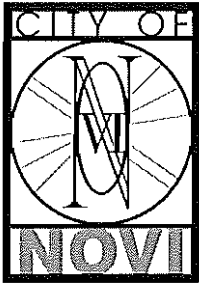
**DATE:** MARCH 30, 2011

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The Engineering Division has reviewed the City initiated rezoning request for the properties located at the southeast corner of Napier Road and 12 Mile Road containing the Knightsbridge Gate development. The City desires to rezone all 74.5 acres of the site from OS-2 to R-4.

The rezoning of these properties to R-4 would match the density that is approved and under construction for the Knightsbridge Gate development. Therefore, there would be no additional demand or impact to the water or sanitary sewer systems.

**PLANNING COMMISSION MINUTES**  
**March 9, 2011**



cityofnovi.org

# PLANNING COMMISSION MINUTES

Approved  
EXCERPTS

CITY OF NOVI  
Regular Meeting

Wednesday, March 9, 2011 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile  
(248) 347-0475

## CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

## ROLL CALL

**Present:** Member Greco, Chairperson Gutman, Member Larson, Member Lynch, Member Meyer

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Kristin Kolb, City Attorney; Kristen Kapelanski, Planner

**Absent:** Member Baratta, Member Cassis, Member Pehrson, Member Prince (all excused)

## MATTERS FOR CONSIDERATION

1. SET A PUBLIC HEARING FOR APRIL 13, 2011 FOR ZONING MAP AMENDMENT 18.697, A CITY-INITIATED REZONING OF THE KNIGHTSBRIDGE GATE CONDOMINIUM PROPERTIES LOCATED IN SECTION 18, SOUTH OF TWELVE MILE ROAD AND EAST OF NAPIER ROAD, FROM OS-2 PLANNED OFFICE SERVICE DISTRICT TO R-4 ONE-FAMILY RESIDENTIAL DISTRICT.

Member Lynch asked whether the Knightsbridge Gate property was already zoned residential and what properties would be rezoned from OS-2.

Planner Kapelanski stated that the only property zoned OS-2 in the City is the Knightsbridge Gate property. The proposal is to rezone the land to be consistent with the R-4 density.

Member Lynch asked about the Consent Judgment covering the property.

City Attorney Kolb answered the Consent Judgment does not change the zoning of the property. The Consent Judgment just dictates what uses are permitted.

Planner Kapelanski stated that the density that is allowed in the Consent Judgment is consistent with the density allowed in R-4.

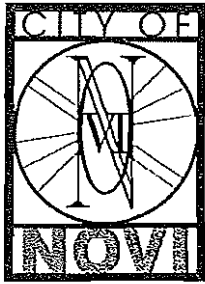
Motion made by Member Meyer and seconded by Member Larson:

**ROLL CALL VOTE ON MOTION TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT 18.697 MADE BY MEMBER MEYER AND SECONDED BY MEMBER LARSON:**

**Motion to set a public hearing for Zoning Map Amendment 18.697 for April 13, 2011. Motion carried 5-0.**

**REQUEST FOR COMMENTS**

**Letters  
Responses**



December 16, 2010

Knightsbridge Gate Association  
1100 Victors Way, Ste. 50  
Ann Arbor, MI 48108

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Justin Fischer

Terry K. Margolis

Andrew Mutch

Dave Staudt

Wayne Wrobel

City Manager  
Clay J. Pearson

City Clerk  
Maryanne Cornelius

Dear Association President:

The City of Novi is considering rezoning all of the properties in Knightsbridge Gate to the R-4, One-Family Residential District from the current OS-2, Planned Office Service District. Placing the development in a new zoning district will not affect or change any of the approvals or stipulations granted to the Knightsbridge Gate development. As you are aware, the development of the Knightsbridge Gate property is regulated by the 2004 consent judgment between Paragon Properties and the City of Novi. The City's attorney has reviewed the terms of the judgment and determined that the judgment does not prohibit the rezoning of the property and that rezoning the property would not change any of the terms of the judgment.

Knightsbridge Gate is the only property in the City that is located in the OS-2 district. In order to streamline the Zoning Ordinance the City is considering eliminating this district. The R-4 district proposed for the Knightsbridge Gate properties is the City's most intense single family zoning district and the closest match to the approved development found in the Zoning Ordinance. Placing the development in a residential zoning district could also reduce the number of zoning questions that the City or the property owners receive about the zoning of properties in the development.

At this time we would like you to provide us with your comments on the proposed change. Please let us know by January 14, 2011 if you have any concerns regarding this proposed zoning district change.

Thanks in advance for your help on this matter. If you have any questions on this matter, please feel free to contact me at 248.735.5607 or [m Spencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org).

Sincerely,

Mark Spencer, AICP  
Planner

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)

CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development



December 16, 2010

Winnick-Knightsbridge Gate, LLC  
121 West Long Lake Rd., 3<sup>rd</sup> floor  
Bloomfield Hills, MI 48304

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Justin Fischer

Terry K. Margolis

Andrew Mulch

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Wayne Wrobel

City Manager  
Clay J. Pearson

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Maryanne Cornelius

Dear Property Manager:

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Sincerely,

Mark Spencer, AICP  
Planner

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)

CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development





December 16, 2010

Grand Sakwa-Jacobson Novi, LLC  
28470 13 Mile Rd., Ste. 220  
Farmington Hills, MI 48334

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

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David B. Landry

Mayor Pro Tem  
Bob Gatt

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Mark Spencer, AICP  
Planner

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)

CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development



December 16, 2010

Hunter-Pasteur Homes, LLC  
32255 Northwestern Hwy., ste. 180  
Farmington Hills, MI 48334

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

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CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development



December 16, 2010

S. E. Michigan Land Holding, L.L.C.  
Knightsbridge Gate Property Manager  
12955 23 Mile Rd.  
Shelby Township, MI 48315

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Goff

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CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development

## Spencer, Mark

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**From:** Spencer, Mark  
**Sent:** Thursday, January 13, 2011 10:15 AM  
**To:** 'David Gans'  
**Subject:** RE: Knightsbridge Gate

David:

Thanks for your reply regarding the proposed rezoning of Knightsbridge Gate to R-4, one-family residential. Regarding a change in SEV, the City Assessor has stated that it is very unlikely that a rezoning would increase the selling price of any of the homes, therefore, it would be very unlikely to effect the SEV. Regarding the terms of the Consent Judgment, our City Attorney has stated that the change would not change any of the terms of the Judgment. Please let me know if you have any additional questions.

Mark Spencer, AICP, Planner  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375  
248-735-5607

---

**From:** David Gans [mailto:dgans@winnickhomes.com]  
**Sent:** Monday, December 20, 2010 2:59 PM  
**To:** Spencer, Mark  
**Subject:** Knightsbridge Gate

I am in receipt of your letter dated Dec. 16, 2010 regarding the proposed re-zoning of Knightsbridge Gate from OS-2 to R-4. so long as the rezoning will not impact any SEV's as well as the that the consent judgment will still control the development of the subject property.

David A. Gans  
121 West Long Lake road  
Third Floor  
Bloomfield Hills, Michigan 48304

Office: 1 248 593 9820  
Fax: 1 248 593 9821

## Spencer, Mark

**From:** Spencer, Mark  
**Sent:** Wednesday, January 12, 2011 3:52 PM  
**To:** 'Linda Martin'  
**Subject:** RE: Knightsbridge Gate - Rezoning

Linda:

Thanks for your response. I confirmed with the City's Assessor that proposed zoning change will have no affect on the assessed value of the homes. Please let me know if you have any other questions. I look forward to your Board's support on this matter.

Mark Spencer, AICP, Planner  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375  
248-735-5607

---

**From:** Linda Martin [mailto:lmartin@kramertriad.com]  
**Sent:** Monday, January 03, 2011 12:16 PM  
**To:** Spencer, Mark  
**Subject:** Knightsbridge Gate - Rezoning

Mark,

I am the Community Association Manager for the Knightsbridge Gate Association at 12 Mile/Napier. We received the attached letter form you regarding rezoning the homes in Knightsbridge Gate from OS-2 (Planned Office Service) to R-4 (One-family Residential).

The Board would like to know what affect this will this have on tax Assessments?

Please advise.

Thank you!

Linda Martin, CMCA, AMS  
Community Association Manager

**Kramer-Triad Management Group, L.L.C., AAMC**  
[www.kramertriad.com](http://www.kramertriad.com)

[www.associaadvantage.com](http://www.associaadvantage.com)

**Providing exceptional discounts on household goods and services to millions of homeowners nationwide**

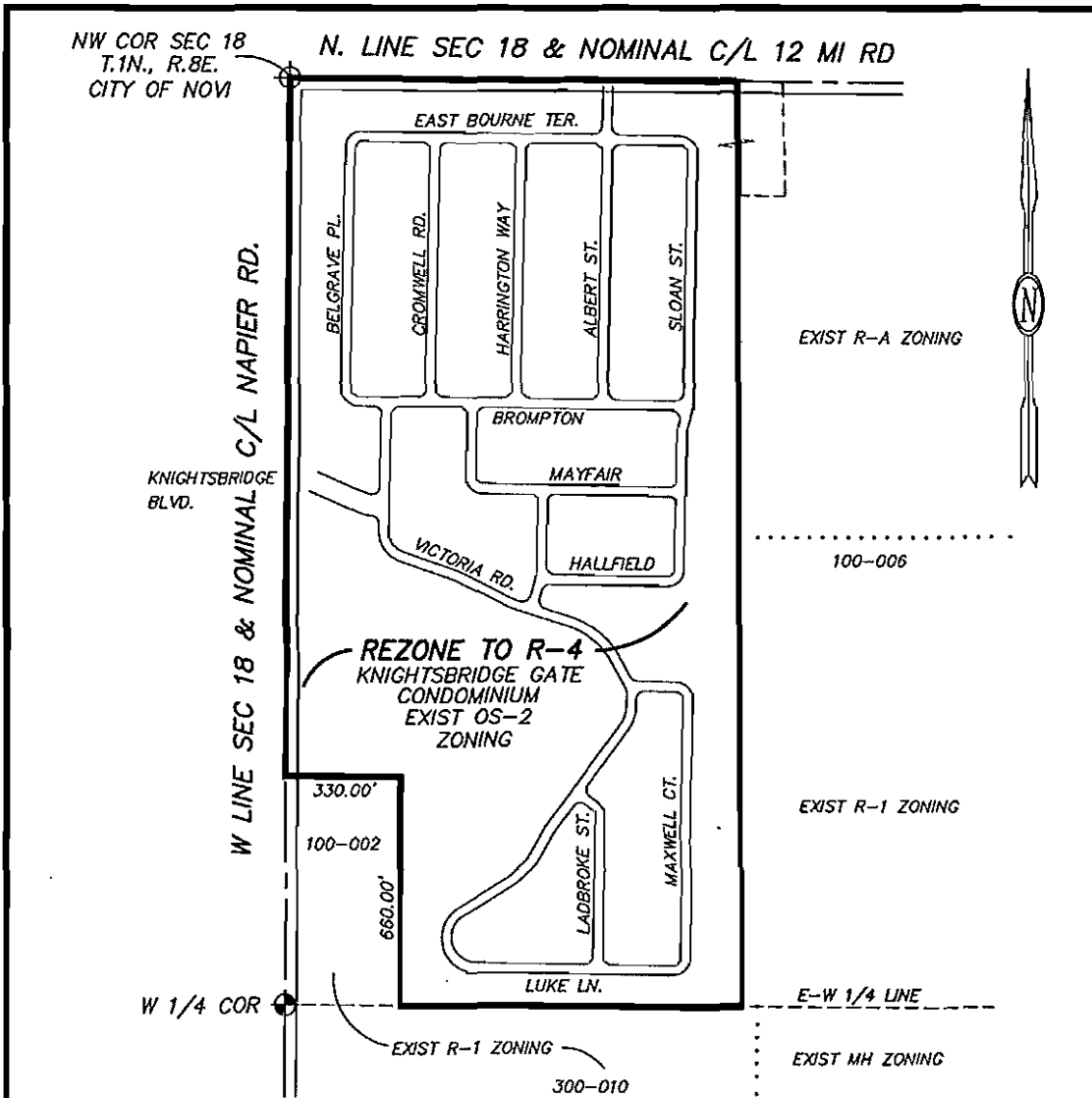
40000 Grand River Ave., Suite 100  
Novi, MI 48375  
Phone (248) 888-4700  
Fax (248) 888-4721

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04/06/2011

# PROPERTY SURVEY



To rezone a part of the Northwest 1/4 of Section 18, T.1N., R.8E., City of Novi, Oakland County, Michigan, more particularly described as follows:

The northwest fractional 1/4 of Section 18, excepting the east 80 acres, also excepting the south 660 feet of the west 330 feet, this includes part of "Knightsbridge Gate" a Oakland County Condominium Subdivision Plan No. 1797, as recorded in Liber 36493, Page 001 and its amendments. Containing 74.5 acres more or less.

FROM: OS-2 PLANNED OFFICE SERVICE DISTRICT

TO: R-4 ONE FAMILY RESIDENTIAL DISTRICT

**MAPS**

**Location**

**Future Land Use**

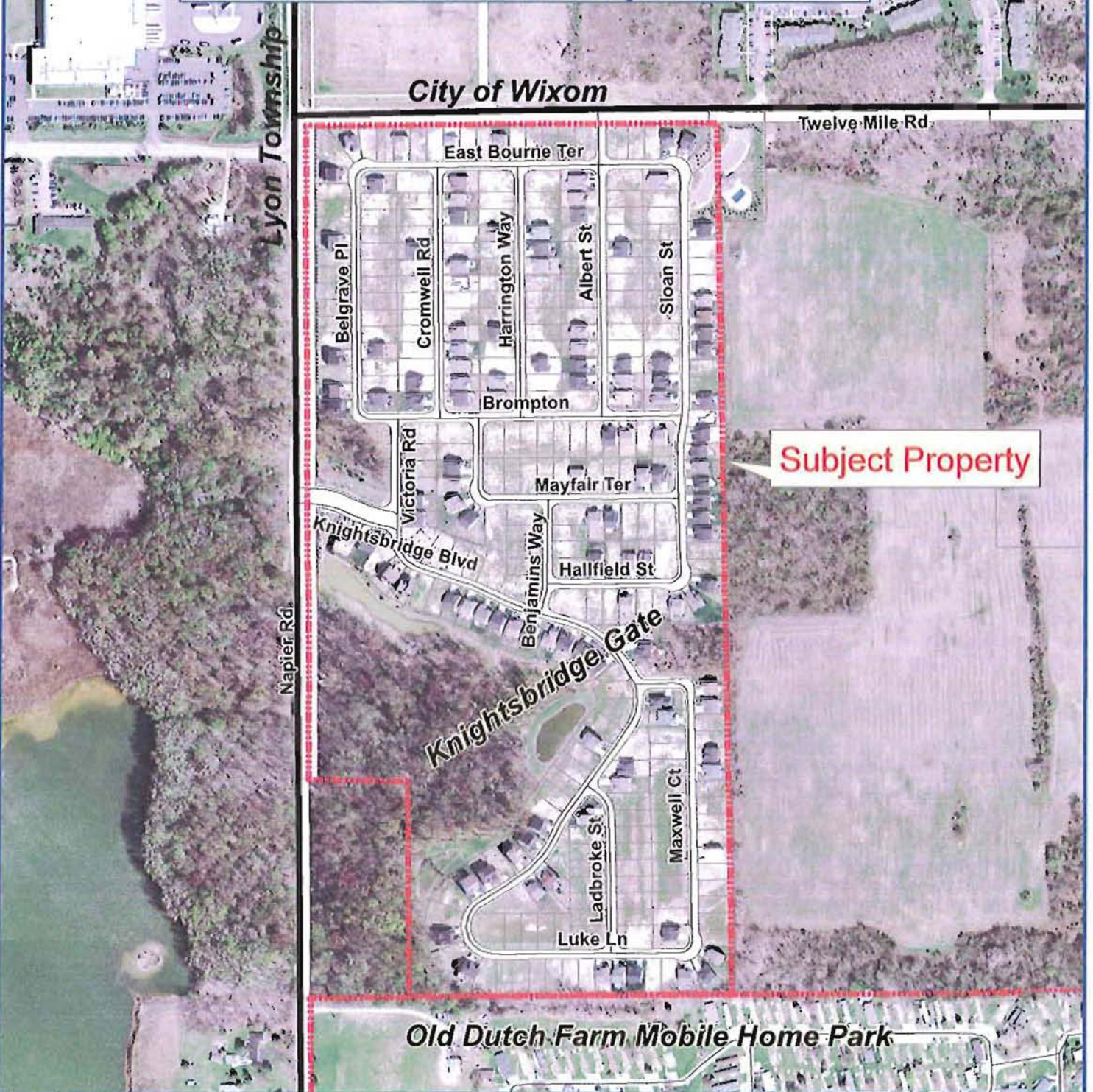
**Zoning**

**Regulated Woodlands and Wetlands**

**Knightsbridge Gate Unit Ownership December 2010**




# Rezoning 18.697 Knightsbridge Gate Location Map



Map Author: Mark Spencer  
 Date: 3/31/11  
 Project: Knightsbridge Gate Location  
 Version #: 1.2

**MAP INTERPRETATION NOTICE**  
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City Clerk Manager to confirm source and accuracy information related to this map.

**Map Legend**

 Tax Parcels

**CITY OF NOVI**  
 City of Novi  
 Planning Division  
 Community Development Dept.  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

0 75 150 300 450 600  
 Feet





# Rezoning 18.697 Knightsbridge Gate Future Land Use Map

COMMUNITY  
BUSINESS

LIGHT INDUSTRIAL/  
RESEARCH/ OFFICE

INDUSTRIAL RESEARCH  
OFFICE

MULTIPLE  
FAMILY

City of Wixom

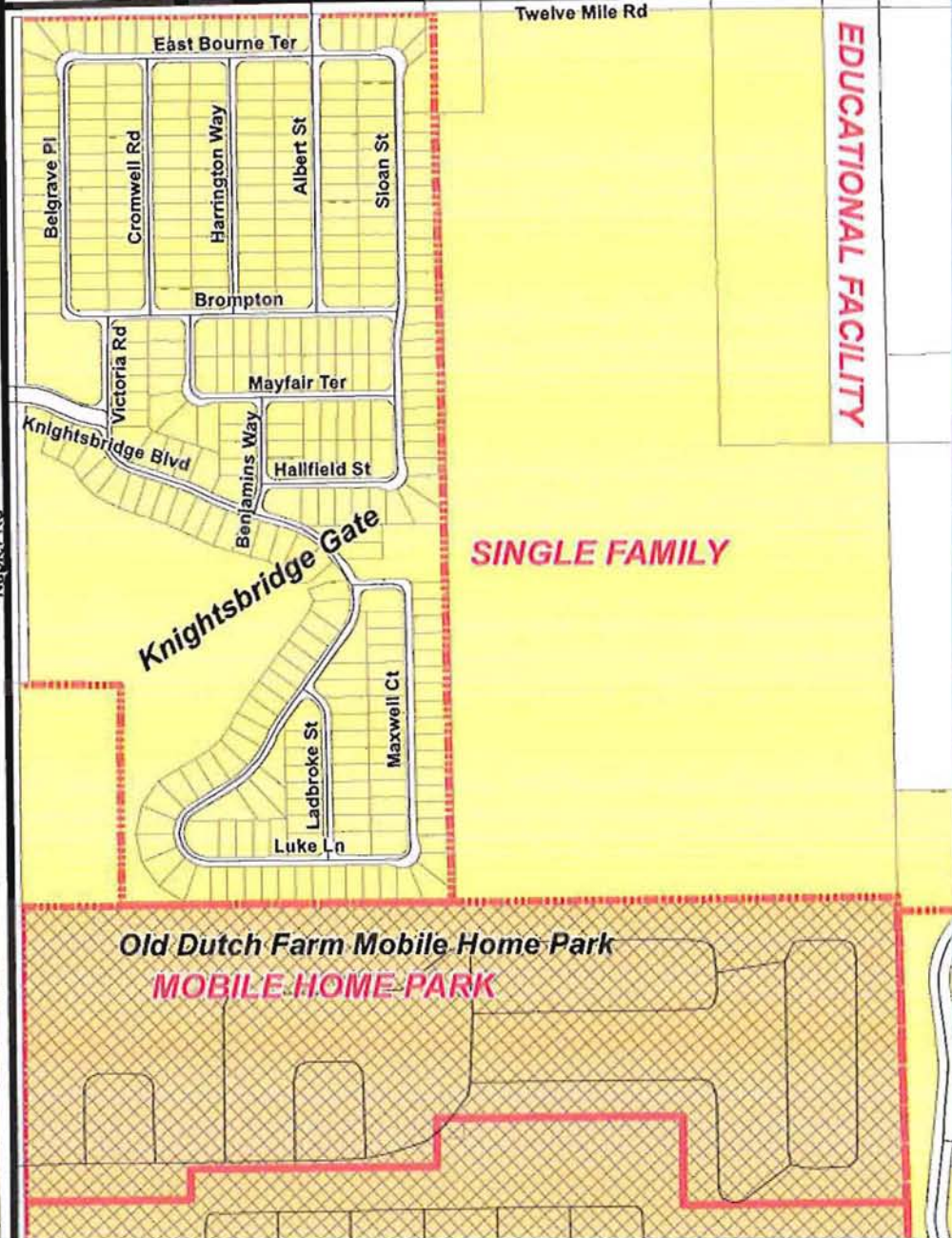
Lyon Township

RURAL RESIDENTIAL

EDUCATIONAL FACILITY

SINGLE FAMILY

Old Dutch Farm Mobile Home Park  
MOBILE HOME PARK



Map Author: Mark Spencer  
Date: 3/11/11  
Project: Knightsbridge Gate FLU  
Version #: 1.2

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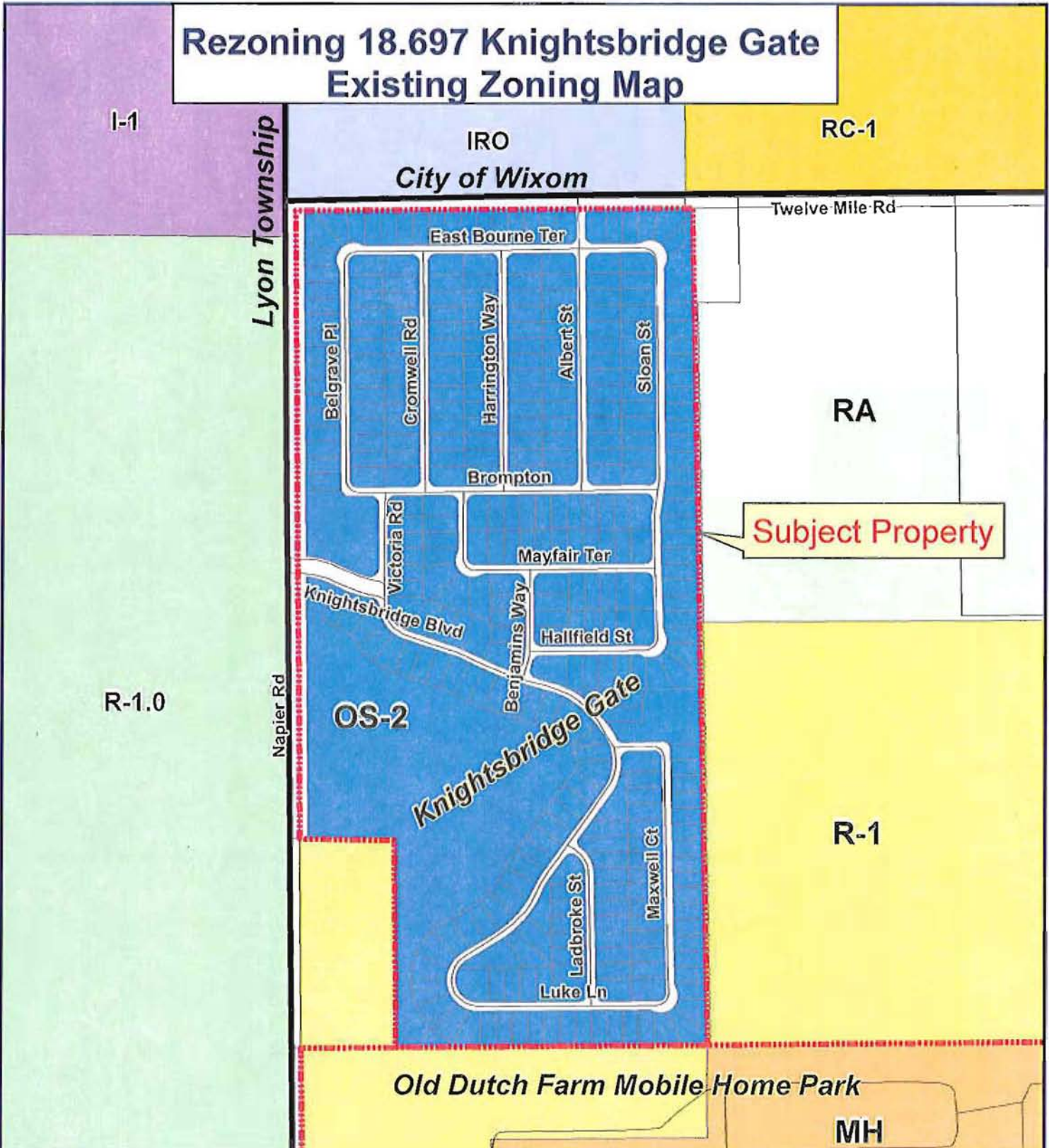


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# Rezoning 18.697 Knightsbridge Gate Existing Zoning Map



Map Author: Mark Spencer  
 Date: 3/31/11  
 Project: Knightsbridge Gate Zoning  
 Version #: 1.2

**MAP INTERPRETATION NOTICE**  
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**Map Legend**

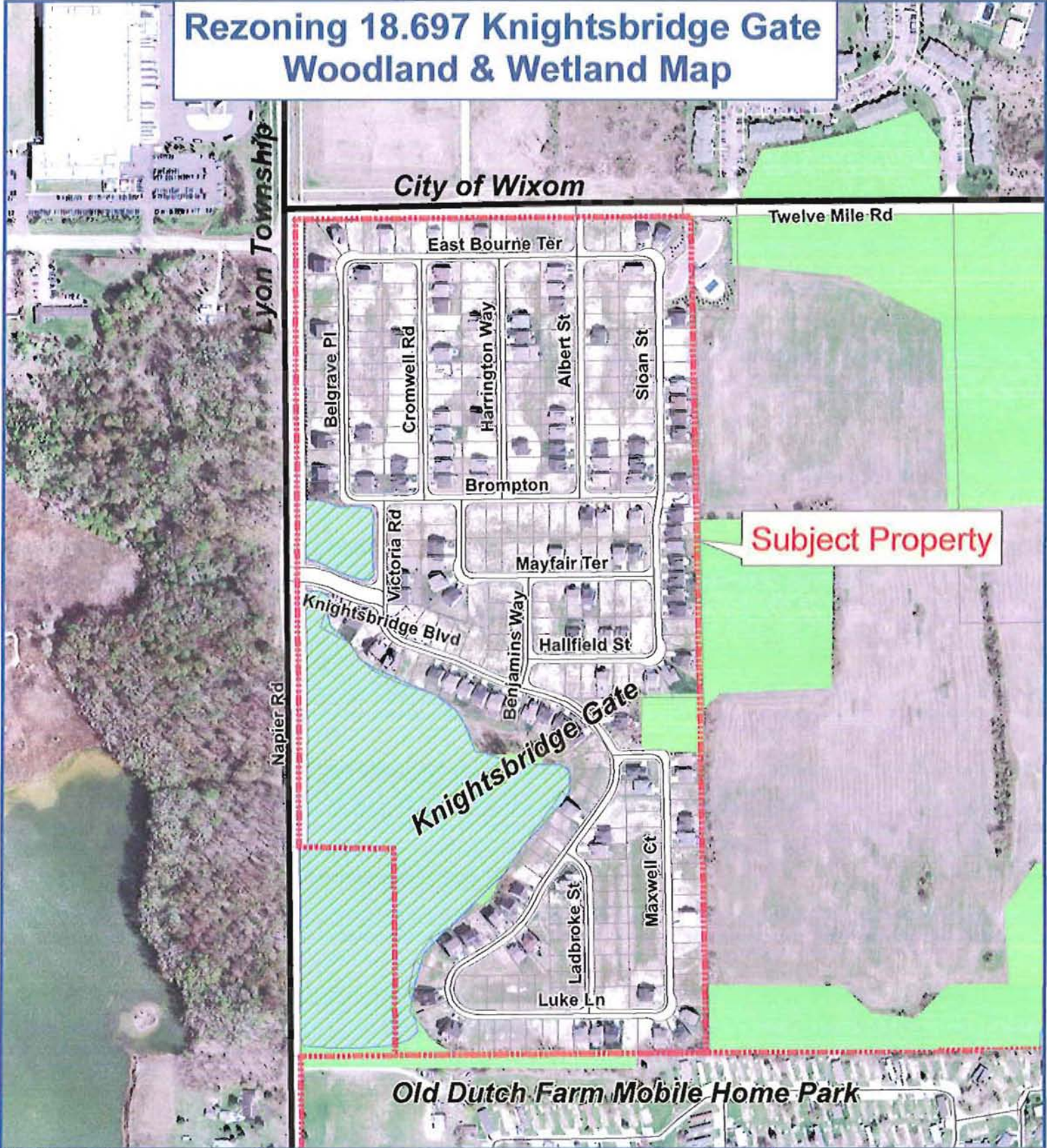
Tax Parcels	<b>Novi Zoning</b>	R-A: Residential Acreage
<b>Wixom Zoning</b>	R-1: One-Family Residential District	MH: Mobile Home District
IRO: Industrial Research Office	OS-2: Planned Office Service	
RC-1: Multiple-Family Residential		
<b>Lyon Twp. Zoning</b>		
I-1: Light Industrial District		
R-1.0: Residential-Agricultural District		

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0 75 150 300 450 600  
 Feet

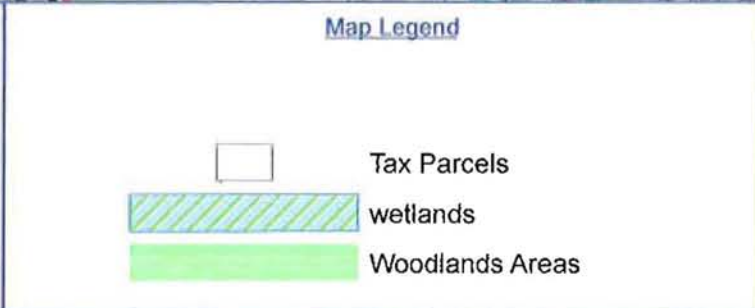


# Rezoning 18.697 Knightsbridge Gate Woodland & Wetland Map



Map Author: Mark Spencer  
 Date: 3/31/11  
 Project: Knightsbridge Gate WoodWet  
 Version #: 1.2

**MAP INTERPRETATION NOTICE**  
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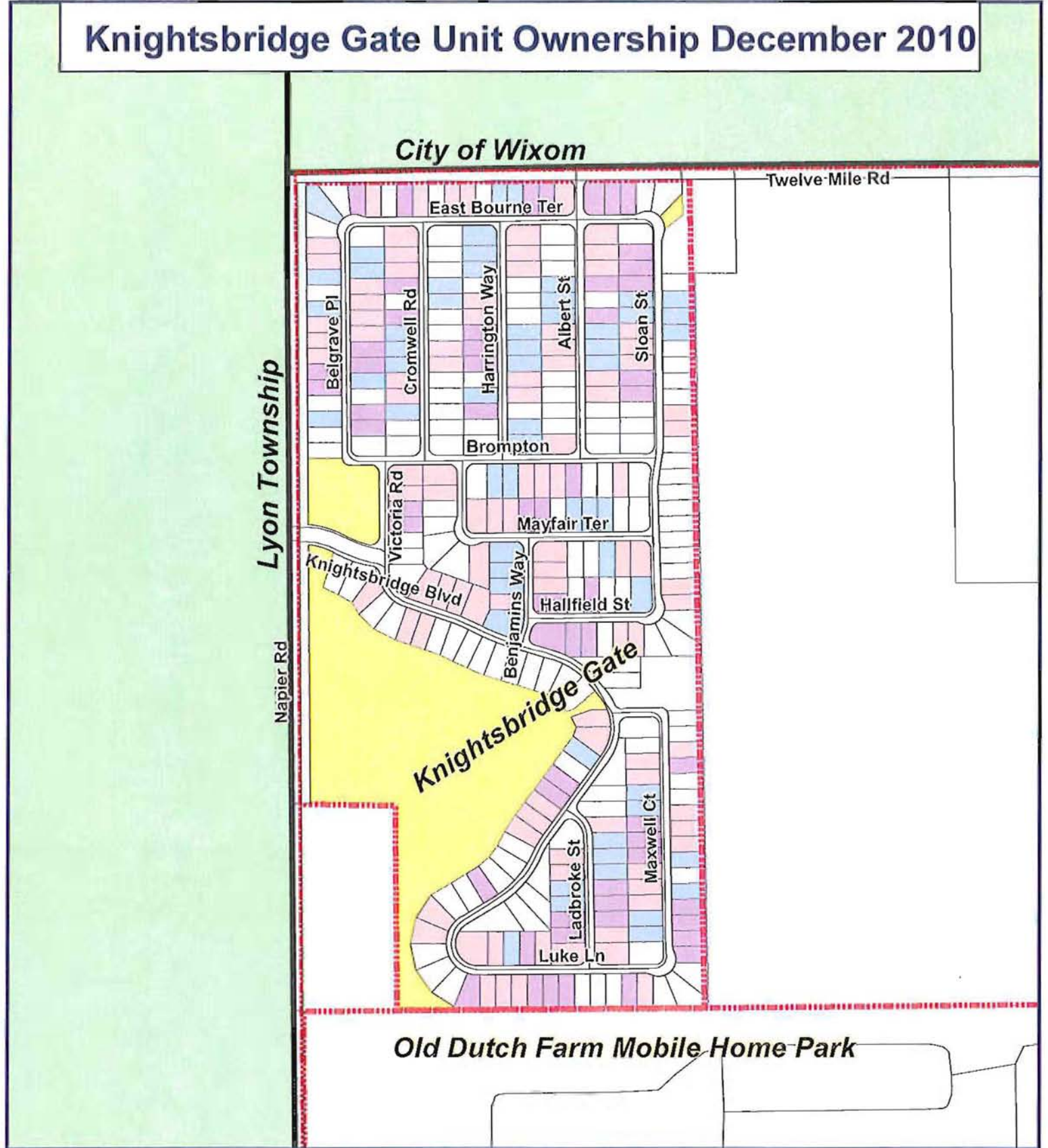


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# Knightsbridge Gate Unit Ownership December 2010



Map Author: Mark Spencer  
 Date: 12/16/10  
 Project: Knightsbridge Gate  
 Version #: 1.2

**MAP INTERPRETATION NOTICE**

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**ownership**

Map Legend	
	OTHER OWNERS
	KNIGHTSBRIDGE GATE COMMON ELEMENT
	HUNTER PASTEUR HOMES LLC
	S. E. MICHIGAN LAND HOLDING LLC
	WINNICK-KNIGHTSBRIDGE GATE LLC



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