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NANCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI.
48843

ASSIGNMENT AND ASSUMPTION OF MASTER DEED

15/2

THIS ASSIGNMENT, made this 11th day of October, 2000, from **SILVERMAN DEVELOPMENT COMPANY, INC.**, a Michigan corporation ("Assignor"), whose address is 30840 Northwestern Highway, Suite 270, Farmington Hills, Michigan 48334, to **THE SELECTIVE GROUP, INC.**, a Michigan corporation ("Assignee"), whose address is 27655 Middlebelt Road, Suite 130, Farmington Hills, Michigan 48334, is based upon the following:

A. On July 15, 1999, Assignor, as developer, executed a certain Master Deed (the "Master Deed"), which was recorded on October 22, 1999 in Liber 2674, at Page 891 et seq., Livingston County Records, establishing Autumn Woods as a "Condominium Project," which Condominium Project was designated Livingston County Condominium Subdivision Plan No. 183, creating the units described on Exhibit A, attached hereto and made a part hereof.

B. Of even date herewith, Assignor is selling to Assignee all of the units in the Condominium Project.

C. Assignor desires to transfer to Assignee, and Assignee desires to receive from Assignor, all of the Assignor's rights under the Master Deed.

NOW, THEREFORE, for good and valuable consideration, the parties hereto hereby agree as follows:

1. Assignor hereby assigns, transfer and conveys to Assignee all of Assignor's rights, as developer or otherwise, under the Master Deed and under the Michigan Condominium Act,

being Act 59 of the Public Acts of 1978, as amended (the "Act") relating to the Master Deed. Assignee acknowledges that it is a "successor developer" under the Act.

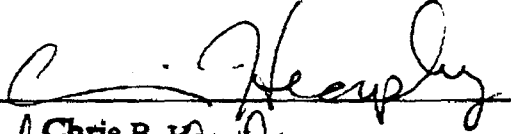

2. Assignee hereby accepts the foregoing assignment and agrees to assume all of the obligations of Assignor, as developer or otherwise, thereunder from and after the date hereof.

3. Assignee hereby releases Assignor from any and all obligation and liability under the Master Deed accruing from and after the date hereof and agrees to indemnify, defend, and hold harmless Assignor from and against any and all such liability and obligation. Assignor agrees to indemnify, defend, and hold harmless Assignee from and against any and all liability or obligation arising out of any breach or default by Assignor under any purchase agreement entered into by Assignor with a prospective homeowner for a unit created by the Master Deed. Notice is hereby given that Assignor shall have no liability for any matters whatsoever arising under the Master Deed or the Act relating to the construction or installation of any improvements, whether "must be built," "may be built," common elements or otherwise.

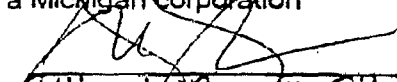
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IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of
the date first above written.

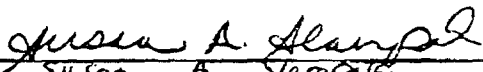

WITNESSES:


Chris B. Heagerty

Teresa L. Dreer

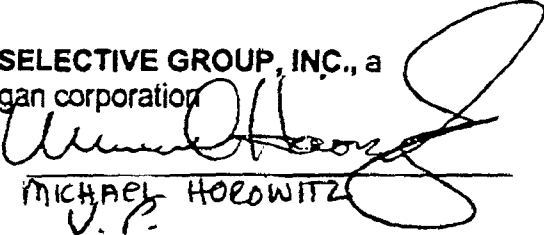
SILVERMAN DEVELOPMENT COMPANY,
INC., a Michigan corporation

By: 
Its: Gilbert "Buzz" Silverman
President

"Assignor"


Susan A. Stampf

Thomas R. Ambus

THE SELECTIVE GROUP, INC., a
Michigan corporation

By: 
Its: MICHAEL HOROWITZ
V.P.

"Assignee"

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 11th day of October, 2000, by Calbert "Buzz" Silverman, the President of Silverman Development Company, Inc., a Michigan corporation, on behalf of said corporation.

TERESA L. DREER
Notary Public, Macomb County, Michigan
Acting in Oakland County
My Commission Expires May 15, 2001

Teresa L. Dreer
Notary Public
County, Michigan
My commission expires: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 11th day of October, 2000, by Michael Horwitz, the V.P. of The Selective Group, Inc., a Michigan corporation, on behalf of said corporation.

Susan A. Stampalk
Susan A. Stampalk, Notary Public
Oakland County, Michigan
My commission expires: 11-21-00

Drafted by and when recorded
return to:

Chris B. Heaphy, Esq.
Miro Weiner & Kramer
38500 Woodward Avenue
Suite 100
Bloomfield Hills, MI 48304

EXHIBIT A

Legal Description

Units 1 through 36, inclusive, AUTUMN WOODS CONDOMINIUM, according to the Master Deed recorded in Liber 2674, Pages 891 through 956, Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 183, together with rights in general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

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TOTAL P.06