



WOODCREST LAKES - A HISTORY

A proper starting point in tracing the history of the Woodcrest Lakes Residential Association is the initial land ownership and development by Walter O. Briggs. His locating of an attractive parcel of vacant land a few miles north of Detroit, Michigan, and the subsequent development of a prestigious summer estate marked the inception, and led to the development of the residential community.

The Briggs Corporation was a major supplier of body parts to the auto industry, with the Ford Motor Company as its leading customer. Four top executives within that organization were Briggs' main contacts, and in line with an appropriate customer-supplier relationship, he did a great deal of entertaining. His summer estate served as an excellent site for this purpose.

This chronology begins with Briggs' biography, his interest in sports, and his major involvement in professional baseball. It deals with development and use of the summer estate, and upon his death, the subsequent purchase by a corporation organized by the Ford officials. They were responsible for the creation and planning of the Woodcrest Lakes residential community, and later year events and changes are itemized and described.

As additional information is forthcoming, revisions will be made, and the author will be grateful for any corrections or additions.

Carl S. Wiedman

Walter Briggs was born in Ypsilanti, Michigan on Feb. 27, 1877. He was the son of Rodney D. Briggs, a locomotive engineer, and at the age of 11, Briggs went to work for the Michigan Central Railroad Company as a yard worker, earning \$20 per month. He advanced to the position of foreman of the car department before he left eleven years later, at age 22.

Later he worked for various concerns with positions of cement plant foreman, shipping clerk, and auto body trimmer. In 1904 he became vice president and general manager of the B. F. Everitt Company, makers of car bodies. He became president in 1906, and three years later organized the Briggs Manufacturing Company, which absorbed the Everitt Company.

The Briggs Company became a large source of supply of automotive bodies for the Ford Motor Company, and grew into a huge company which was the largest auto body producer in the United States and England.

Walter Briggs was a baseball enthusiast, and an avid fan of the Detroit Tigers. He became known in baseball as the fan who bought the baseball club and stadium. In 1907, Briggs had such difficulty in getting tickets to see his beloved Tigers in their first world series at Navin Field that he vowed he would buy the team and enlarge the stadium. As sole owner in 1935 he announced that he would never take a cent of profit from the investment.

Briggs once owned a racing stable and a 265 ft. million dollar yacht. In the early 1920's he invested in a 108 acre parcel of land north of Detroit, and built a hunting lodge and vacation estate.

His primary Detroit residence was on Boston Boulevard. He was confined to a wheelchair for his last twelve years, but did not let the infirmity prevent him from any of his business or other activities.

Walter Briggs passed away at his winter home in Miami Beach, Florida, on January 17, 1952. His funeral in Detroit was attended by G. Mennen Williams, Governor of Michigan, Albert Cobo, Mayor of Detroit, Henry Ford 2nd, President of the Ford Motor Company, K. T. Keller, chairman of the Chrysler Corporation, and Hugh Ferry, president of the Packard Motor Car Company. Baseball notables included Hank Greenberg, Charlie Gehringer, and Red Rolfe.

Surviving family members were his son Walter O. Jr., and four daughters...Mrs Charles T. Fisher (National Bank of Detroit), Mrs. Dean Robinson (Briggs Company), Mrs. E. E. Fisher (Detroit auto agency), Mrs. Philip Hart (attorney), and twenty-two grandchildren.

Briggs will long be remembered for his contributions to the auto industry in Detroit, Michigan, and perhaps even more so, to the sport of baseball.

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Walter Briggs was an active sports enthusiast, with baseball as one of his leading interests. He played and loved sand-lot baseball as a child, and in his early 20's attended many professional games. The professional major league baseball stadium was located a few miles from downtown Detroit, with a history of several owners over the years, including Walter Briggs.

The stadium was constructed in 1895 by George Vanderbeck, and was named 'Bennett Park'. In 1911 it was purchased by Frank Navin, and renamed 'Navin Field'.

In 1920 Briggs bought 25 percent of the Tigers, and in 1935 purchased 50 percent of the stadium, renaming it 'Briggs Stadium'. In 1941 he purchased the balance. Briggs took no money out of the club, and reinvested several million dollars of profits and his own money to expand and improving the stadium.

Bennett Park had a capacity of approximately 5,500 fans, and Navin expanded it to seat 23,000. Finally, Briggs undertook the major expansion to seat a total of 53,000.

In 1961 the stadium was purchased by John Fetzer, and named 'Tiger Stadium'. It was used for all Detroit Tigers home ball games until the last game on September 27, 1999, and the subsequent move to Comerica Park.

In 1947, the famous player Jackie Robinson became the first black player in the all-white major league, and attained the 'Rookie-of-the-Year' award as he led Brooklyn to win the National League pennant.

While other major league teams signed Satchel Paige, Willie Mays, Hank Aaron and other black stars, Briggs did not hire any blacks. The Tigers were the next to last team to integrate (in 1958), and only did so after Briggs had died.

Before baseball integrated, Detroit was one of the top teams in the major leagues, having won the world series in 1935 and 1945. Mickey Cochran was a key player/manager, and Ty Cobb, Hank Greenberg, Buck Newsom, Sam Crawford and Herman Schaeffer were big names in the Tiger's victories. In 1948 the Tigers dropped from second to fifth place, and during the next ten years they would finish among the top three teams only once. In 1952, they wound up in last place.

In the 1960's, when Detroit changed its policy, the Tigers made a comeback. They signed Willie Horton and Earl Wilson, and along with white players Al Kaline and Denny McClain, ended a long drought. In 1968, the Tigers won the pennant and the World Series.

No government mandate was responsible for the entry of talented blacks into the basball arena. Affirmative action was unnecessary - self interest was the key integrating force.



Exclusive historic photo from the archives of The Detroit News

The stadium was called Briggs, but the game belonged to Cobb

June 29, 1941

His playing days were long over, but Ty Cobb was no stranger to the ballpark he made famous.
Here Cobb sits with Tigers owner Walter Briggs.

Order number: 161

Historic Tiger photos appear Monday-Friday in The Detroit News.
Please allow 6-8 weeks for delivery.



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Ty Cobb

Tyrus Raymond Cobb

Born: December 18, 1886, Narrows, Georgia

Died: July 17, 1961, Atlanta, Georgia

Batted: left

Threw: right

Played for: , Philadelphia Athletics

Elected to Hall of Fame by BBWAA: 1936

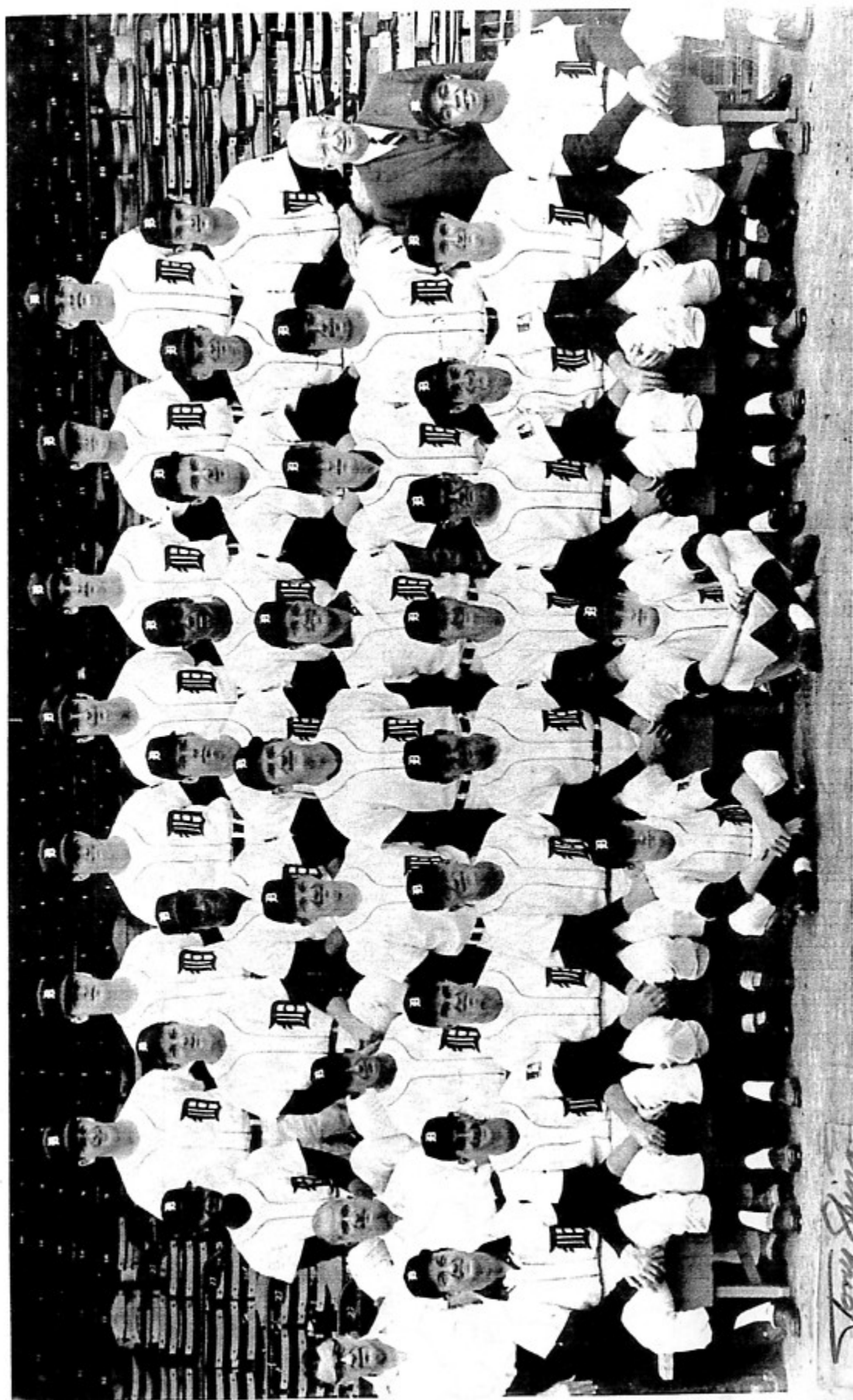
222 votes of 226 ballots cast: 98.23%



Ty Cobb may have been baseball's greatest player, if not the game's fiercest competitor. His batting accomplishments are legendary — a lifetime average of .367, 297 triples, 4,191 hits, 12 batting titles (including nine in a row), 23 straight seasons in which he hit over .300, three .400 seasons (topped by a .420 mark in 1911), and 2,245 runs. Intimidating the opposition, "The Georgia Peach" stole 892 bases during a 24-year career, primarily with the Detroit Tigers.

Did you know ... that on May 5, 1925, Ty Cobb collected 16 total bases (three home runs, a double and two singles), setting a single-game American League record that has yet to be surpassed?

Learn More About Ty Cobb from our Museum Shop Bookshelf



Tony Spina

Photo by Tony Spina
Free Press Chief Photographer
Res. Long Lake & Squirrel Rd.

DETROIT TIGERS 1968 WORLD SERIES WINNERS

Here is the official team portrait of the Detroit Tigers—and most faithful fans can identify the players without looking at the guide at left.

But even the expert fans have trouble naming the non-players in the picture, the men who help the players get ready, keep them in shape and make sure they show up on their road trips.

They are:

John Hand, clubhouse manager.

Bill Behm, trainer.

Julio Moreno, batting practice pitcher.

Charlie Creedon, traveling secretary.

John Sain, pitching coach.

Grover Resinger, third-base coach.

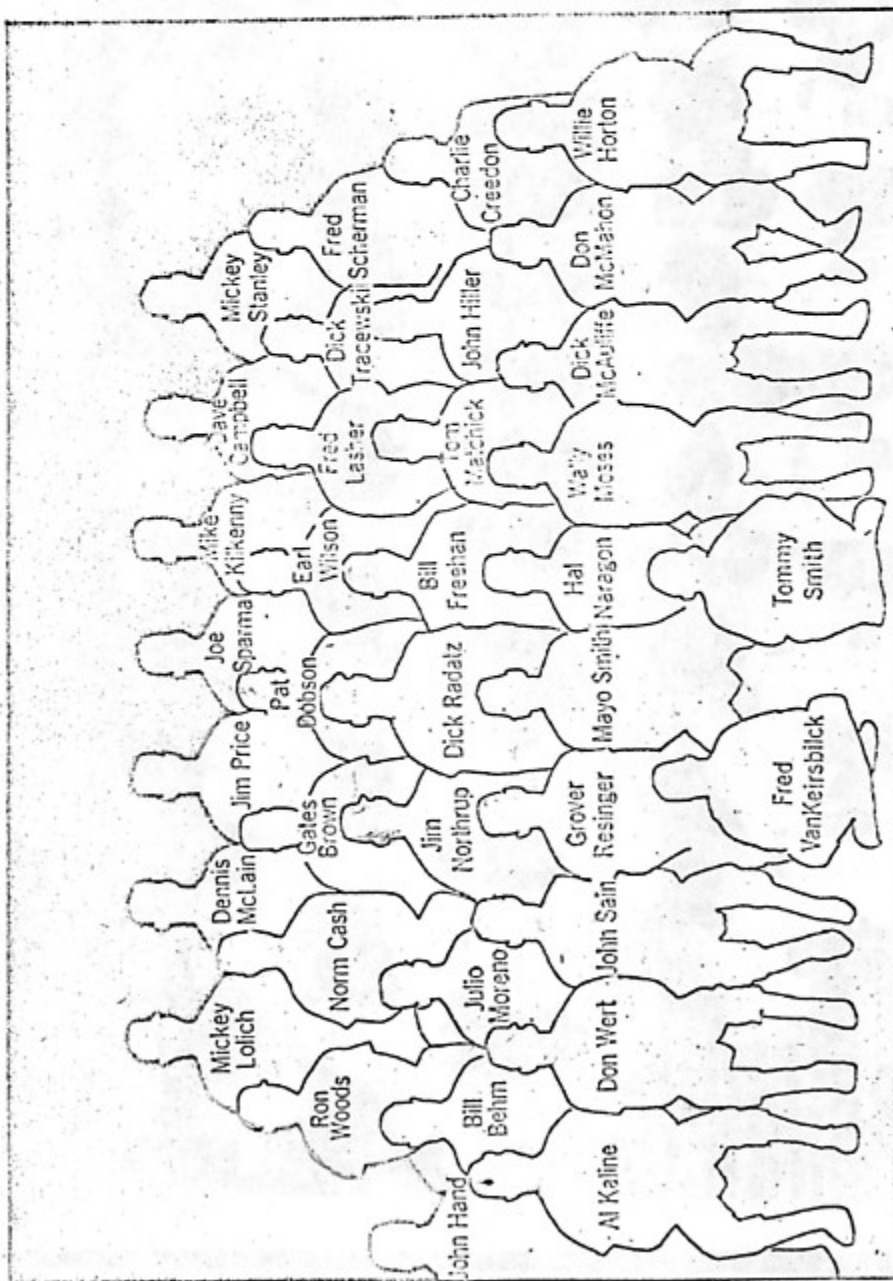
Hal Naragon, bullpen coach.

Wally Moses, hitting and first-base coach.

Tommy Smith and Fred VanKeirsblck, bat boys.

The other men are all players—except for Mayo Smith.

And if you don't know what Mayo Smith does, you're not much of a "tiger fan, are you?"



THE BRIGGS SUMMER HUNTING LODGE AND ESTATE

In the early 1900's, the many regions north of Detroit were largely undeveloped, with extensive wooded areas, farm lands, and unpaved roads. The main north-south thoroughfare was Woodward Avenue, initially a two-lane road extending from downtown Detroit to Pontiac. Birmingham was a small village with hitching posts, and a small two-story school house was located at Long Lake and Woodward. There were a few other one-room school houses in the general area. Birmingham and Pontiac were the closest shopping areas and both had volunteer fire departments. There were no water lines nor sewage systems, and coal and wood were the fuels for heating. Lands were cleared for farming, and the large number of lakes attracted increasing interest in clearing and developing new areas for farming.

As time progressed, and as Detroit's population increased, development of the outlying areas expanded, with more and more roads and residential communities. In the early '30's, Woodward Avenue was widened to four lanes each way, starting at Six-Mile Road and extending northward to Pontiac. At one time there was a trolley car service within the Detroit city limits. Some of the scenic suburban regions began to attract Detroiters from the standpoint of both investment and recreation. During the 1930's, a number of important golf clubs had their origins, and exist to this day.

One of the wealthy Detroiters who was attracted to these northern suburbs was Walter Briggs, who had developed a large and successful manufacturing company for the production of auto bodies for the auto industry. Briggs had a great interest in sports activities, and one of his favorite pastimes was the riding of the hunt with foxes and hounds. He located a largely undeveloped tract of approximately 109 acres bordering on the east side of the incorporated city of Bloomfield Hills.

In the early 1920's, Briggs purchased this site, with the Bloomfield Hills boundary line on the west, Squirrel Rd. on the east, Wattles at the south and Long Lake Rd. on the north. There was a small dairy farm in the southern extreme, and low-lying swampy areas at the north.

Briggs initiated a major development program, starting with the installation of a deep well pumping facility to feed the low areas and develop a pair of lakes, which were given the names of two of his daughters. These later became Wood and Crest Lakes. They occupy approximately 15 acres, with the southern lake several feet higher than the northern lake, and a spillway in-between. The water level is controlled by the operation of the pumping station and by a stone and soil dam at the northern tip, with an out-flow feeding into Whay Lake.

Briggs hired the noted architect Albert Kahn to design a complete riding and hunting estate. Kahn (1869-1942) was German-born and trained, and bought a number of novel design concepts to the Detroit area. One of these was the use of steel rods to reinforce cement. A great number of auto industry facilities were designed by Kahn, as well as stately private homes, the Detroit Athletic Club and the General Motors Building.

Kahn's designs for Briggs consisted of the master hunting lodge on one of the lakes, and a number of adjacent and outlying buildings for the hunting sport and other summer activities. These comprised an enclosed swimming pool, tennis courts, a green house, an estate gate-keepers house, and a stable with an adjoining grooms quarters,

There was an ice-house adjacent to one of the lakes, with large water storage tanks and pumping to circulate the cooled water through piping to the main house. There was an additional water storage tank and pumping facility to supply water from the lakes for watering of the lawns and grounds. At a later date a two-story living quarter was added to the ice-house structure, and as the need for cooling water lessened, it was used for storage of tools and machinery, with the living quarters occupied by the head gardener.

Part of the land acquisition was a separate triangular parcel just north of Long Lake Rd., comprising 3.57 acres. On it, two dwellings were constructed... a house for the 'master-of-the-hunt', and a large dormitory-style building for a number of the estate maintenance hands. During Briggs later years, the smaller of these became the residence of his full-time private nurse. Both of these have gone through several owners, have been completely modernized, and currently are attractive residences. They are located adjacent to the northern end of Walbri Drive.

Most of the Kahn-designed structures are still intact and in use, which speaks well of the concepts and prowess of the architect. As ownership has changed hands over the years, some of the structures have undergone significant design changes and modernization. Of these, a major change has been the construction of a complete house around and over the enclosed swimming pool, including all living quarters and a two-car garage. The original swimming pool filtering, pumping, and water-heating equipment is in a level below the swimming pool. The initial pool heating equipment was in the form of a gigantic boiler that was heated by coal. Huge old-fashioned motors pumped the pool waters through large filters.

The main house has been re-structured extensively by various succeeding owners. The original building had an elevator from the basement level to the upper floor and a sizeable wine-cellar in the lower level. The house had two wings on each side of the 62' X 35' two-story great room. On one side were the family bedrooms, guest quarters and baths, and on the other side, the servants quarters with a number of bedrooms. The shape and size of the structure required three furnaces for winter heating, all fueled initially by coal.

Walls have been removed to make a lesser number of larger rooms. The kitchen and bathrooms modernized, and an elaborate swimming pool has been built behind the main house. The lower level of the northern wing has been rebuilt with a multi-car garage facing the front of the house.

The stables and greenhouse, though no longer used, are still intact and largely unchanged. The groom's house is still in use, as is the two-story living quarter next to the old ice house. The gate house, largely unchanged, has been in full residential use. The green-house glass structure is virtually unchanged. The two lakes are still pump-fed, and provide attractive backgrounds for the Woodcrest Lakes residential properties.

The entire estate, extending one mile north to south, and 1/4 mile east to west, was enclosed by a 6-ft. steel chain-link fence on all sides, some of which remains today. The entrance was at the corner of Long Lake and Squirrel Rds., and aside from the semi-paved entrance drive leading past the gate-keepers house and to the front of the main house, there were only garden paths and no streets. Much of the property was used for hounds and horses chasing foxes.

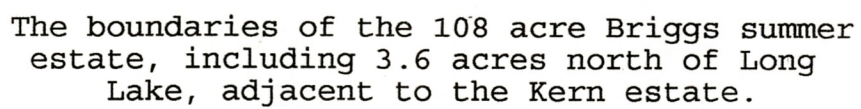
The Briggs family, with a family home on Detroit's Boston Boulevard, spent it's summers on this palatial rural estate, and made good use of all of the facilities - riding, fox-hunting, swimming, tennis, canoeing, and entertainment. There were a number of neighboring 'gentlemen's' estates for wealthy owners having similar interests. Otto Kern (Kern Department Stores in Detroit) purchased a farm of 100 acres just north of Long Lake and bordering on Squirrel Rd. on the east side.

Kern remodeled and expanded the farm house to accommodate a family with three boys for the summer months. In the early 1920's the property blossomed into a estate similar to the Briggs. New buildings included a stable, a chicken coop, a farm implement barn, and a garage with chauffeur's quarters. The estate was named 'Westview'.

When Walter Briggs purchased his acreage, his property included the 3.57 acres north of Long Lake Road. Kern claimed that this property rightfully belonged to him as it was north of Long Lake. The controversy was severe, destroying their friendship. When it was proven to belong to Briggs, it was enclosed it with a 6 ft. wire mesh fence as was the rest of the Briggs' estate.

Other neighboring gentlemen's estates located east of Woodward were the Higbie Estate (south of Long Lake and east of Squirrel), the Alger Estate (north of Quarton and west of Adams), the Francis Palms Estate (north of Long Lake and west of Eastways), and the Hammond Estate (south of Long Lake and east of Kensington). All featured fox hunting, with appropriate buildings to accommodate the sport.

The Briggs family used their 'hunting lodge' estate for summer enjoyment and entertainment until Walter passed away in 1952. A group of Ford Motor Co. executives expressed interest in the property, and the heirs decided it was the proper time to sell.



The boundaries of the 108 acre Briggs summer estate, including 3.6 acres north of Long Lake, adjacent to the Kern estate.



Attractive home of Mr. Walter O. Briggs c 1930

CURRENT ADDRESSES OF ESTATE BUILDINGS

MANOR HOUSE	LOT NO. 52	3578 WALBRI DR.
POOL HOUSE	LOT NO. 54	3610 WALBRI DR.
GREEN HOUSE	LOT NO. 48	
ICE HOUSE	LOT NO. 46	
GROOM'S HOUSE	LOT NO. 46	772 E. LONG LAKE
STABLES	LOT NO. 46	772 E. LONG LAKE
GATE HOUSE	LOT NO. 66	740 E. LONG LAKE
MASTER OF HUNT'S HOUSE	LOT NO.	799 E. LONG LAKE
WORKER'S DORMITORY	LOT NO.	785 E. LONG LAKE

HAMMOND ESTATE

N
1

LONG LAKE ROAD

KERN ESTATE

BRIGGS ESTATE

WOOD LAKE

CREST LAKE

TENNIS COURTS

MANOR HOUSE

SWIMMING POOL

PUMPING
STATION

FUTURE WALBRI

SQUIRREL ROAD

GATE HOUSE

MASTER OF THE
HUNT'S HOUSE

WORKER'S DORMITORY

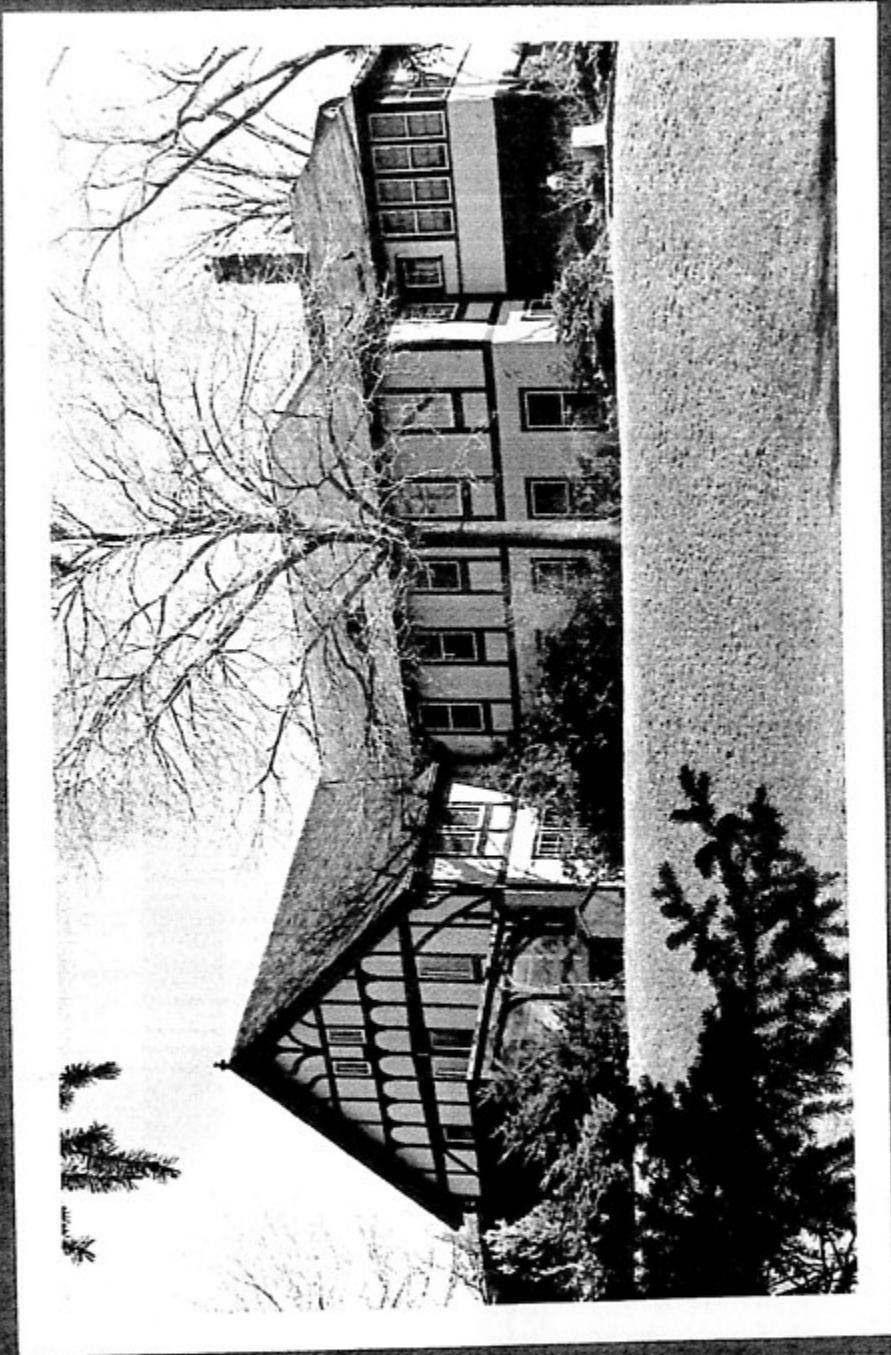
GREEN HOUSE

STABLES

GROOM'S HOUSE

ICE HOUSE

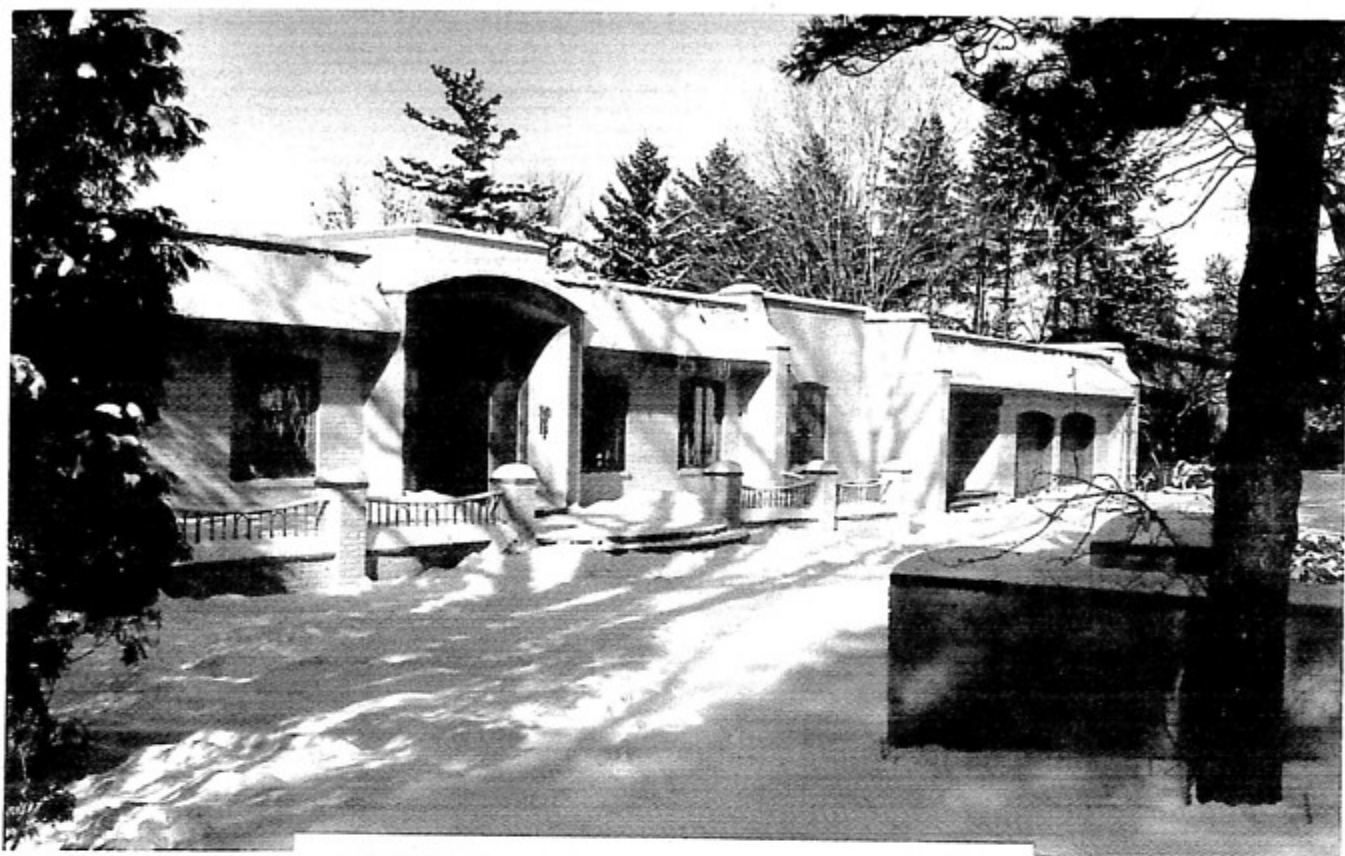
AUXILIARY BUILDINGS ON THE BRIGGS ESTATE



BRIGGS HUNTING LODGE
REAR



BRIGGS HUNTING LODGE



POOL HOUSE -ADDED RESIDENCE



BRIGGS HUNTING LODGE



ICE HOUSE WITH ADDED LIVING QUARTERS

Stable with Groom's Quarters









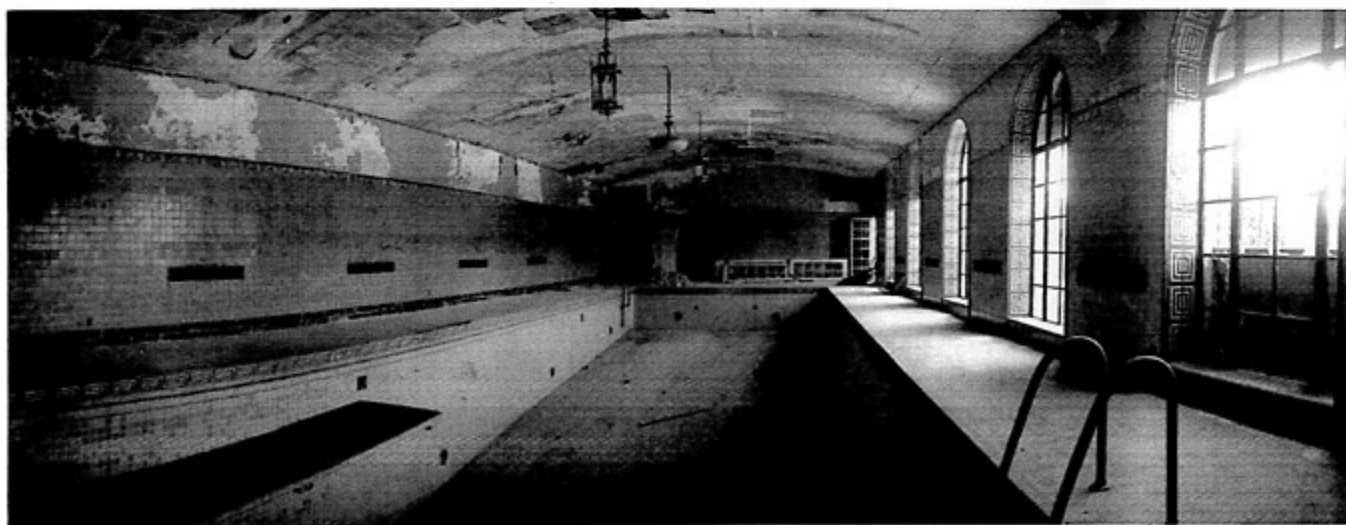
POOL HOUSE REAR VIEW ORIGINAL CONDITION



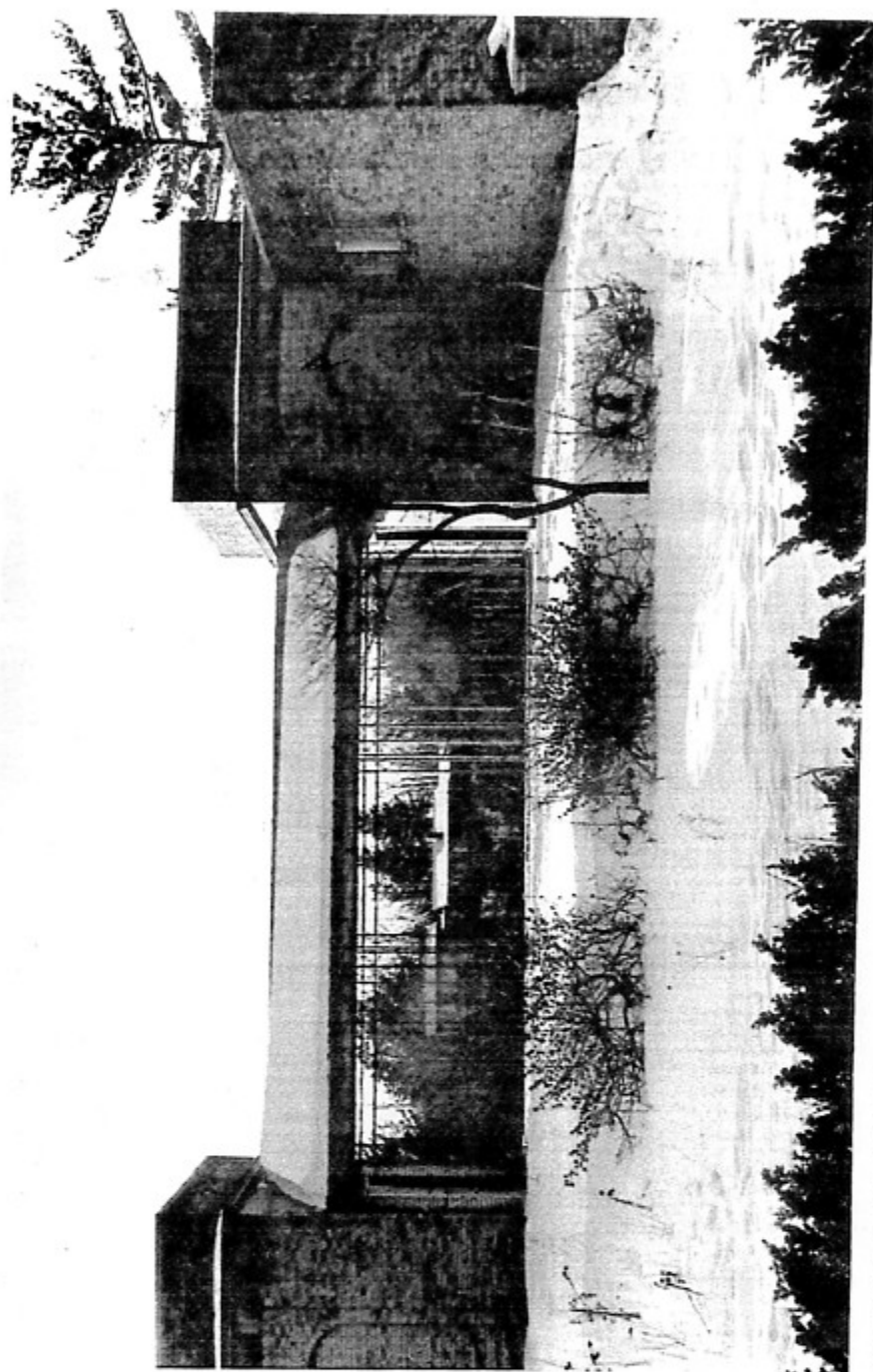
GATE HOUSE



1960
Original 'Gate Hse'
to the Estate. Today

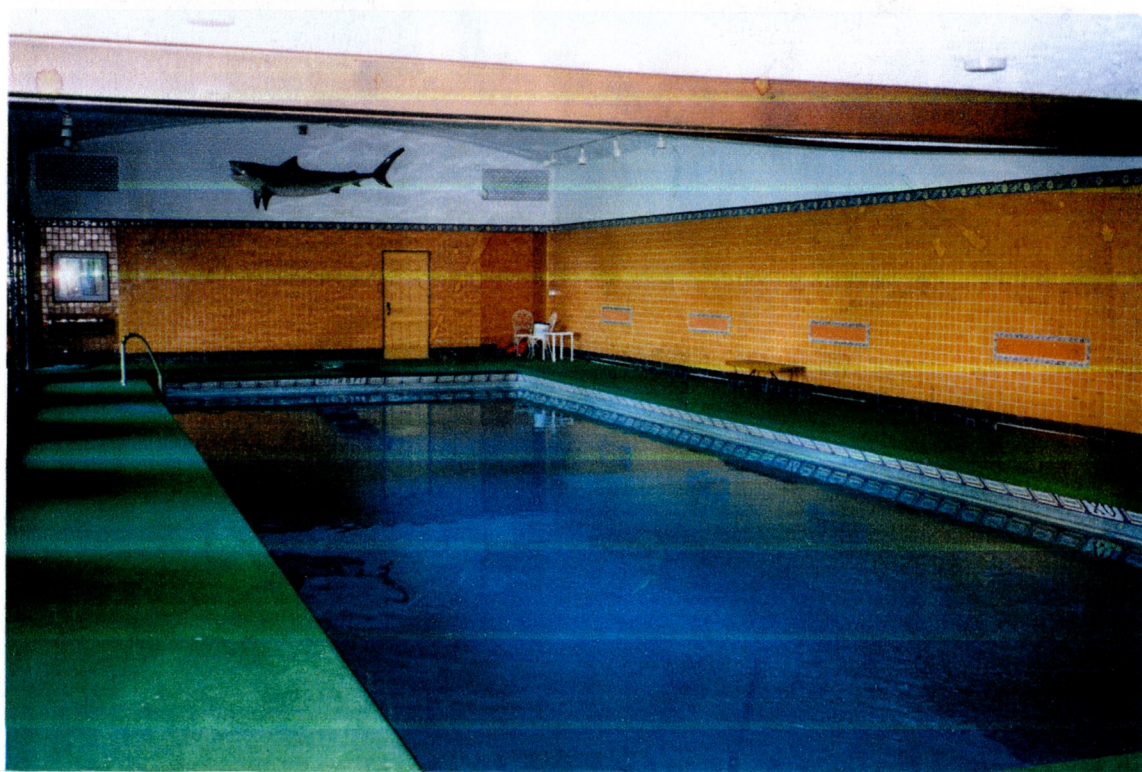


SWIMMING POOL PRE-RESTORATION



POOL HOUSE

ORIGINAL CONDITION





Estate green house
seen from Walbri
Road. Beyond is the
ice house, power
house, storage





FOUNDING OF THE ASSOCIATION

Following the death of Walter O. Briggs in 1952, four Ford Motor Co. executives formed a corporation to invest in and develop real estate properties. They had been major Ford Corporation contacts with Briggs, in connection with the auto body parts requirements, and had made frequent visits to the 109 acre hunting estate in Bloomfield Township.

Henry Ford I's son Edsel was in charge of many Ford operations during Henry's later years. He concentrated on mechanical aspects of the business, such as design, manufacturing and engineering. However, he neglected most of the financial matters, and during this period the company suffered major losses.

With the Ford motor Company still privately owned by the Ford family, Henry's grandson Henry Ford II became president and took over control of the company in 1945. He brought in new teams including the 'Whiz Kids' headed up by John McNamara who, with others, turned the company around after several decades of poor financial performance.

Four of the new management team were the group that later formed the real estate investment corporation.

Ernie Breech	Chief Executive Officer
John R. Davis	Vice President of Sales
John S. Bugas	Vice Pres. of Industrial Relations

Bugas was a former FBI agent. When he was hired, Ford was embroiled in labor problems, with Harry Bennett heading up the fight against the union, including the famous 'Battle of the Bridge'.

Bugas was given the assignment of firing Bennett, and did so in spite of Bennett's claims of promises of total company control dating back to Henry I's time. The courts ruled that Ford's scribbled promises were not valid.

Alan Gornick	Attorney, Ford Director of Tax Affairs
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The four were able to devote time to their real estate investment venture, and searched out various land holdings that could be attractive from an investment perspective. One of these was the Walter Briggs hunting estate.

Briggs passed away in 1952. His heirs consisted of one son and four daughters, and 22 grandchildren. The Ford group had meetings with the heirs, and arranged to purchase the hunting estate at a reported price of \$550,000. Part of the deal, as had been requested by Walter, was the gift of a 22 acre parcel to the Sacred Heart Academy.

The southern 20 acre portion was sold, becoming a residential area around Charing Way and Queens St. The 66 acre northern segment was the sector to be used for development, and a residential association was formed. On Jan. 15, 1954 a warranty deed was issued to Woodcrest Lakes Residential Association.

In the later half of the 1950's, this sector was platted and divided into 66 lots, averaging 1 acre each. Streets were constructed with electric and telephone lines, but there was no sewage system nor city water supply, necessitating septic tanks and water wells. A city water supply was added some years later.

Association By-Laws were formulated, with provisions for Association membership and property acquisition. Easements were defined, and rights and restrictions were included, with lot usage limited to one family residence per lot. A single exception - by prior agreement with the Briggs heirs, four of the northern lots were sold to Marshall Fredericks to be used as a segment of his sculpturing practice. These lots contained the stables, green house and ice-house, and there may have been the desire and intent that, with Frederick's ownership, the Kahn-designed structures could be kept intact instead of being immediately torn down for residential construction.

The by-laws granted the artistic use by Fredericks, but prohibited any selling or commercial aspects of his business. Living quarters were permitted to be rented in the groom's house at the stables and in the two-story ice-house tool shed addition. Upon his death, in the year 2,000 the four lots were acquired by a single purchaser, and currently all of the structures are intact.

Davis and Gornick remained active on the Board of Trustees for a number of years, with Davis as president and Gornick as treasurer. During this period, the annual dues assessment was \$125 per household. The streets in the subdivision were private, and the dues covered various costs, including a security patrolling service.

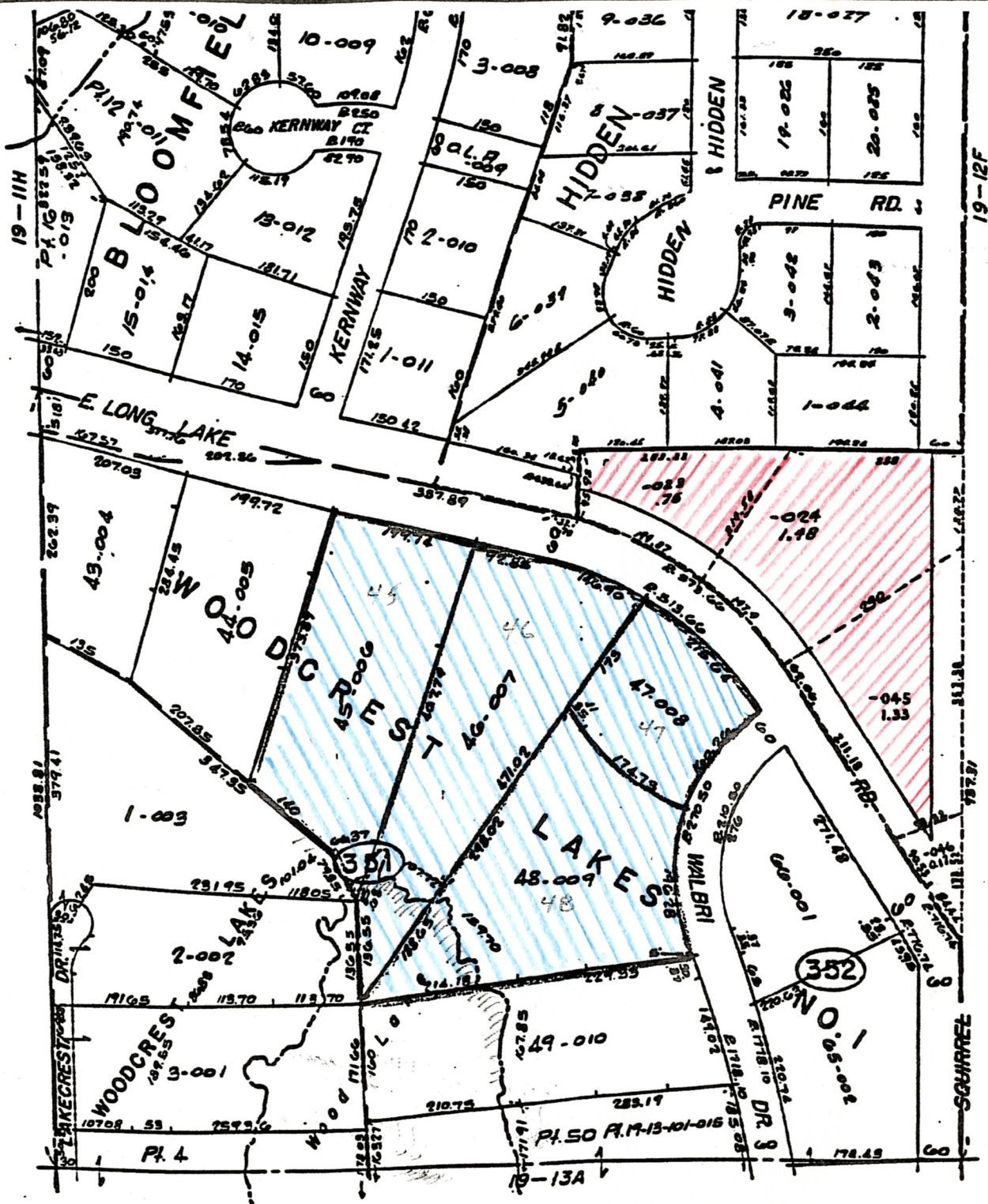
In 1971, the Trustees made the decision to end the privacy condition of the subdivision and to dedicate the streets to Oakland County. A general meeting was called, with Davis presiding and a large group of members in attendance. Most wanted to retain the privacy of the streets, but when a vote was called, Davis' single vote in favor of the dedication prevailed. The dues structure ended, and the patrol service stopped.

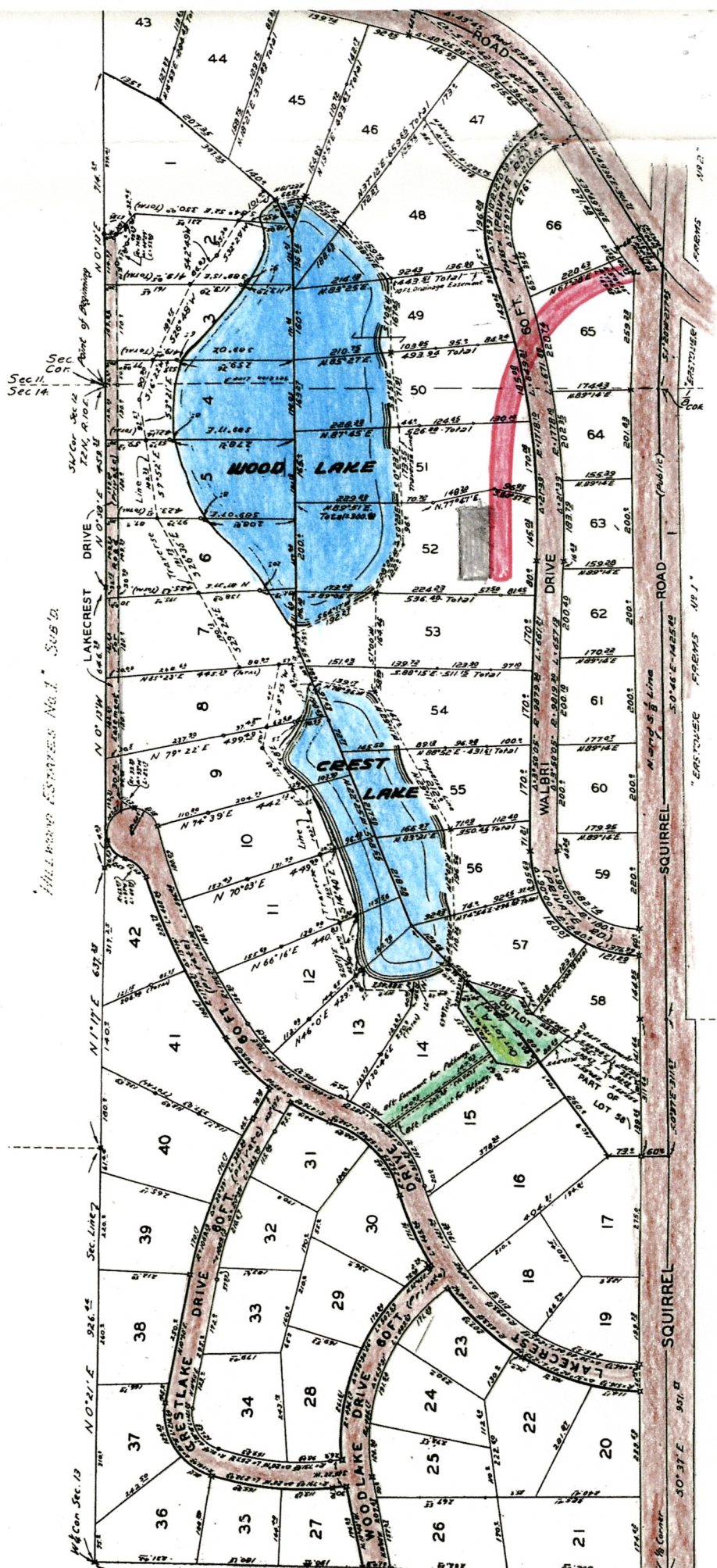
It was later determined by legal counsel that Association By-Laws and governing format was such that as long as any of the four founders retained a residency within the sub-division, he or they would have the controlling vote.



WALTER BRIGGS FAMILY HOME

700 BOSTON BLVD., DETROIT





LEE HARRIS

In the early history of the subdivision, the streets were private, and after a number of the lots were sold and occupied, the trustees hired a security guard to patrol the properties. Mr. Lee Harris resided in the larger of the two buildings north of Long Lake, and received \$50 per year from each member's \$125 dues assessment. Harris patrolled the streets several times nightly, driving a car when he did the rounds. He had a permit to carry a weapon, but there were no incidents during his services of several years.

Harris spoke proudly of his brother living in California, who was a professional vocalist appearing in night clubs, and occasional performing on radio shows. Uniquely, his voice was exactly-exactly like Bing Crosby's, and his renown grew to the point when Crosby's agents filed a major law suit...of which the results are not known. The uniqueness of Harris' voice should not have prevented him from making a living - unless he pretended to be Bing.

THE RUSSIAN AMBASSADOR

Wilhelm Kast was an important contributor to the Republican Party, knew a number of congressmen, and had several framed family pictures taken with U. S. Presidents. On the occasion of a Michigan visit by the Soviet Union Executive Ambassador. and during the time when Kast owned the manor house, it was selected for a formal reception for the ambassador.

A number of notables attended, including the Governor of Michigan. various state and federal congress-people, and others. Extensive security measures were initiated, and Walbri Drive was completely checked out during the day-time hours. Residents were listed, cars identified, and all of the wooded areas were patrolled with guard dogs. It was reported that KGB personnel were among the investigating team. This was not a good time for strolling on Walbri Drive!.

On the evening of the event the surveillance continued, and the notables arrived accompanied by a long entourage of cars, including local police, Detroit police, state police, and national guardsmen. They remained in their vehicles and parked along WALBRI during the reception. Both ends of the street were blocked off, and any resident leaving or arriving was carefully checked and identified. In case there was any doubt about the security requirements for this important gathering, there were helicopters continuously patrolling over the streets and lakes during the event.

All progressed without incident, and it assumed that the Russian dignitary was properly impressed with the 62 by 35 foot living room in an American home. The lengthy chain of vehicles departed from Walbri late in the evening.

There were many talented musicians in the Kast family, and several concerts were held at a local school auditorium. At a private party given by the Kasts, singer Margaret Whiting was a guest. It has been reported that, on the occasion of another of the Kast parties, and in

line with his strong political affiliations, Senator John Warner of Virginia was a guest...as was the senator's wife - movie star Elizabeth Taylor.

SALES PROMOTIONAL PROGRAMS

During the Weinburg residency when the house was scheduled to come on the market, extensive literature was prepared and distributed, and the owner prevailed upon Robin Leach of the program 'Lifestyles of the Rich and Famous' to do one of his televised series on the estate. There were aerial views and closeups, and at least one of the local residents made a video of this presentation.

SWIMMING POOL

In the initial platting and structuring of the association, and during the early period of sales of the lots, John Davis announced that the cost and value of the swimming pool, formal gardens and tennis courts was \$75,000. 1/40 of this amount, or \$1,875 was added to the purchase price of the first 40 lots, and the pool and adjacent properties were not to be sold but would be maintained for the use and pleasure of the entire subdivision. However, with high restoration and maintenance costs, this policy was changed and the lots were sold. It is not known if the first forty got their money back, but it is highly doubtful.

The initial owner of the swimming pool property was J. W. Schenefield, and it was sold several years later to Dr. Daniel Boucher and his wife Blanch, who owned it for three years. The Boucher ownership terminated tragically when Dr. Boucher murdered his wife and son.

The subsequent owner undertook a major restoration program, and a complete home was constructed above and around the swimming pool, with a cocktail lounge on an elevated balcony overlooking the pool. It is interesting to note that the original pool designer was Albert Kahn, who also designed the pool at the Detroit Athletic Club,,,they are the same olympic size.

The owner after restoration, c1970, was Dr. Schulman, a doctor of psychiatry, who used the premises for a portion of his practice. There was a weekly schedule of group therapy sessions, all vocal, and on these occasions both sides of Walbri was filled with cars. At one count there were more than forty, and the only space within the building that could accommodate this number was around the swimming pool itself. A description of these sessions would be invaluable - - did the attendees remove their shoes and stockings and keep their feet in the water during these noisy sessions? In the summertime with open windows, the vocal sessions tended to become quite loud, and one of the adjacent neighbors did some audio taping. Eventually there were enough complaints to curtail this operation.

BRIGGS HOUSE RESIDENTS

Since inception of the Woodcrest Lakes Residential Association there have been a number of owners of the Briggs house. Some have made changes in the structure, and most only used a portion of the many

Most of the interior has been restored, a new cedar shingle roof installed, bedroom walls removed to make larger room, the kitchen and basement remodeled, a 3-car attached garage constructed, and a swimming pool and sauna has been added..

The history of purchase prices is somewhat as follows:

Gornick	12 K
Butterworth	18 K
May	40 K
Staub	75 K
Weinberg	120 K
Kast	750 K
Mortgaging Bank	Default amount (recorded)
Fons	1.2 M

The Kahn-designed Briggs house remains scenic and well-kept, and hopefully will encourage future owners to continue maintaining it in keeping with the Briggs legacy.

FAMOUS RESIDENTS

Marshall Fredericks, who lived near Quarton Lake, was an original owner of several Woodcrest lots, These were in the northern sector, and included the greenhouse, ice-house, and stables. In founding documents he was given the right to use the property and buildings for artistic pursuits, but not in commercial or marketing operations.

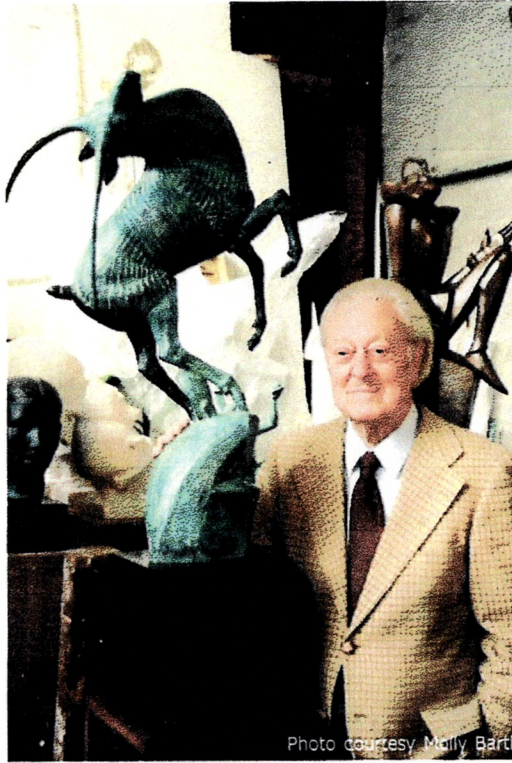
Fredericks is responsible for many great statues, both locally and nationally, with many in the Birmingham area. Two of his most famous are the 'Spirit of Detroit', and the Indian River statue of the 'Body of Christ'.

Minoru Yamasaki was a world renowned architect. A number of important buildings from his designs are in the Detroit area, but there are many others world-wide. Perhaps the most famous was the World Trade Center in New York City. Yamasaki designed his own Woodcrest Lakes residence.

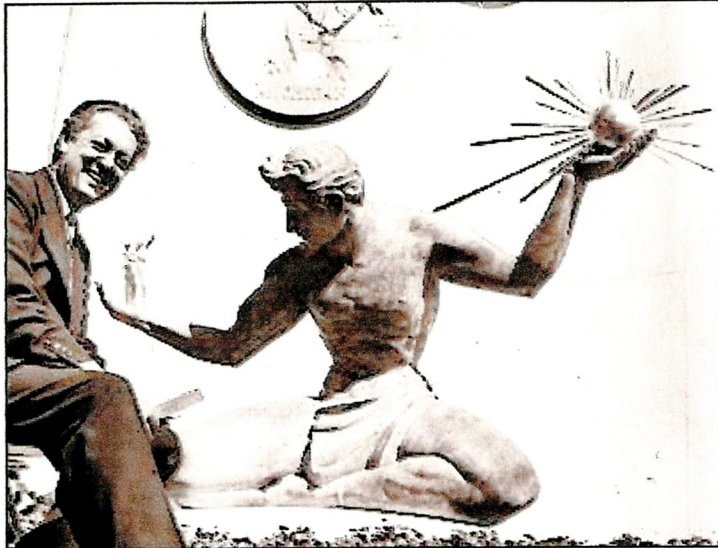
MISCELLANEOUS

A current Woodcrest resident - Robert Munn - reports that as a teenager he worked at the Briggs Manufacturing Co. plant at Connors and Mack in Detroit.

Part of the northern tip of the Woodcrest grounds is still largely undeveloped, with wet-land regions and wooded areas. This location has become the site for a growing herd of deer that occasionally promenade around various yards. At one time a total of eight were counted in the rear of lot 65. These were full grown, and on a later occasion there were four smaller young deer - - the herd is growing!



Marshall Maynard Fredericks, one of America's leading twentieth century figurative sculptors, died in 1998 at the age of 90, after having spent more than sixty years living and working in Michigan. His home on Quarton Lake in Birmingham, and his studio in Royal Oak have since been sold. His private garden that showcased many of his sculptures has been dismantled. Yet Fredericks' legacy remains, dominating sites—from the Spirit of Detroit to Christ on the Cross in Indian River—throughout the state. No where perhaps has that influence been more strongly felt than in Birmingham, where he raised five children, and lived all of his adult life. It is Birmingham's fortune to have been the beneficiary of his longtime presence—his creative genius, and to a large extent, his philanthropy.



Sculptor Marshall Fredericks and his Spirit of Detroit in 1958.

Marshall Fredericks -- the Spirit of Detroit

By Vivian M. Baulch / *The Detroit News*



In 1936, in the midst of the Great Depression, Marshall Fredericks won a national competition to design a sculpture for the garden area on Belle Isle in front of the Ellen Scripps Whitcomb Conservatory. His wounded gazelle, a 16 foot bronze statue leaping in a simple fountain in the center of a formal garden, started the city's long love affair with the artist.

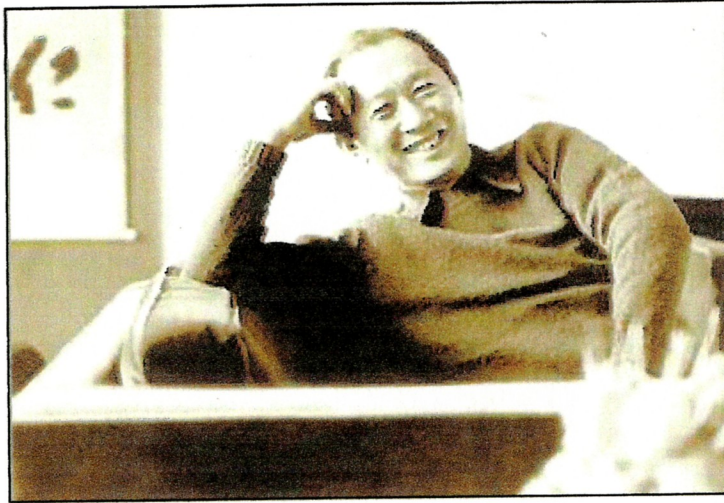
The island's grandiose Scott Fountain attracts much attention, but Fredericks' more humble work, named The Levi L. Barbour Memorial, inspires visitors to pose with the beautiful beast.

"I love people, for I have learned through so many experiences, both happy and sad, how beautiful and wonderful they are," Fredericks, who died April 4, 1998, wrote later in his 1956 "Credo."

"I want more than anything in the world to do sculpture which will have real meaning for other people, many people, and might in some way encourage, inspire or give them happiness."

His two greatest inspirational works, the "Spirit of Detroit" and the huge body of the crucified Christ at Indian River, do indeed inspire viewers.





Architect Minoru Yamasaki experienced poverty while growing up in Seattle, Wash., and was determined to rise above it.

Minoru Yamasaki, world-class architect

By Vivian M. Baulch / The Detroit News



Minoru Yamasaki was born Dec. 1, 1912, in Seattle, Wash., and as a Nisei -- a second-generation Japanese -- he encountered poverty and social injustices that instilled in him a deep-seated need to succeed. His father, John Tsunejiro Yamasaki, was a purchasing agent and his mother, Hana (Ho) Yamasaki, was a pianist.

Yamasaki put himself through the University of Washington by working summers at salmon canneries in Alaska for 17 cents an hour. In a 1982 interview with The Detroit News, he said, "When I looked at the older men (working in the cannery) destined to live out their lives in such uncompromising and personally degrading circumstances, I became all the more determined not to let that be the pattern into which my life would fall."

His uncle, Koken Ito, an architect, visited the young student and showed him plans for the U.S. Embassy building in Tokyo. Impressed, Minoru set his mind on architecture.

After graduating from the University of Washington, he moved to New York and got a master's degree from New York University and went to work for an architectural firm, building a reputation for self-confidence. A slight man of 130 pounds, he was once described in Architectural Forum magazine "as deceptively serene as a sunning panther."

In 1945, at age 33 he came to Detroit as chief of design for Smith Hinchman & Grylls. By now he had impressive credentials from two top New York firms: Shreve, Lamb and Harmon, designers of the Empire State Building, and Harrison, Fouilhoux and Abramovitz, designers of Rockefeller Center.

In 1949, Yamasaki and fellow architects George Hellmuth and Joseph Leinweber left Smith Hinchman & Grylls to form a partnership in Detroit and St. Louis.

Yamasaki's projects were memorable for their delicate jewel-like designs. "When people go into good buildings there should be serenity and delight," he said.

Ironically, his quest for serenity caused him to take on too many projects and he suffered an almost fatal attack of ulcers in 1954.

"I realized there's a danger of an architect getting involved in too many things for the sake of society. He's tempted to forget his real job is beauty."

He took a break from his convalescence and accepted a request from the U.S. State Department to travel to Japan so he could get some ideas for a new consulate building in the Kobe-Osaka area. He spent a month there and studied the concept of the Japanese tokonoma, an alcove that is the spiritual and artistic focus of a Japanese home. It is often used to display hanging scrolls, flowers and objects d'art.

He changed his design philosophy from modern minimalism and began to search for a new style that conveyed softness, nonfunctional decorative romanticism.

In choosing this new direction he rejected the contemporary styles of Mies van der Rohe of Chicago and Eero Saarinen of Detroit, both prominent architects.

Many of his Detroit buildings come from this second style.

The Reynolds Metals Regional Sales Office in Southfield, like the McGregor Building, sits surrounded by a moat. Gold anodized aluminum screens control sunlight and offer more "jewel" qualities.

His first high-rise, the Michigan Consolidated Gas Co. (now the American Natural Resources Building) on Jefferson and Woodward in downtown Detroit, is large, simple and elegant, and offers a pool that features a statue of a nude woman washing her hair by Giacomo Manzù.

Yamasaki's Japanese heritage did not stop him from adopting other ethnic traditional styles easily. His Dhahran Air Terminal in Saudi Arabia combined a forest of concrete canopies with low Arabic arches. And in 1968 his design for a new temple for Congregation Beth El used design ideas from portable tents of the ancient Hebrews.

However, his greatest triumph was the Port Authority's World Trade Center in New York, and landed Yamasaki on the cover of Time Magazine. Thirty years earlier in his career he had worked in New York for the firm that had built what was then the world's tallest building, the Empire State Building.



2.5 ACRE VINTAGE LAKE FRONT ESTATE HOME WITH
FEATURES THAT NO OTHER HOME CAN OFFER!



VIEWS OF THE RESTORED AND UPDATED BRIGGS MANSION

**3570 Walbri Drive
Bloomfield Hills, Michigan**

Old World Craftsmanship with Modern Amenities



Magnificent Great Hall with Cathedral Ceiling



Family Room with Ceramic Fireplace

FAMILY ROOM 29' x 16'

- ❖ Two French door entrances from Great Room
- ❖ Hardwood flooring and crown moldings
- ❖ German oak wainscoting
- ❖ Fireplace with Pewabic tile surround and front and sides of hand-carved German oak with elaborate decorative designs
- ❖ Textured plaster walls and ceiling

NORTH WING KITCHEN SUITE

Butler's Pantry

- ❖ Spacious with sink area and storage area

Kitchen

- ❖ Appliances include Gaggenau cooktop, Tappan double oven, KitchenAid dishwasher, and extra large Sub-Zero refrigerator/freezer

Walk-in Pantry

- ❖ White laminate cabinets and shelves

Breakfast Room 13' x 10'

- ❖ Wrought iron chandelier
- ❖ Door to front grounds

SOUTH WING — Four bedrooms & two full baths

UPPER LEVEL

MASTER SUITE WING

Master Bedroom 35' x 28'

- ❖ Carpeting and recessed lighting
- ❖ Connecting half bath
- ❖ Walk-in wet bar with refrigerator, sink, and microwave

Sitting Room

- ❖ Hardwood flooring
- ❖ Ceramic tile fireplace with carved wood mantel
- ❖ Built-in work area with two desks

Sun Porch

- ❖ Hardwood flooring
- ❖ Cathedral ceiling
- ❖ Windows on three walls

His Master Bath

- ❖ Ceramic shower stall with etched glass door, mirrored vanity with black marble countertop, and dressing area with organizers

Her Master Bath

- ❖ Step-up Kohler whirlpool tub in black ceramic surround
- ❖ Adjacent walk-in closet

NORTH WING — 3 Bedrooms and 2 Full Baths



Upper Level Balcony Library Overlooking Great Hall

GENERAL INFORMATION

- ❖ Tudor style built in 1925
- ❖ Stucco and wood exterior
- ❖ 8,969 square feet of living space
- ❖ Nine bedrooms
- ❖ Seven full and three half baths
- ❖ Three-car attached front-entry garage
- ❖ Lot size: F225' x R218' x R244' x L363' (information from Plat Map)
- ❖ Fenced pool area and covered patio
- ❖ Property backs to Wood Lake

MAIN LEVEL

VESTIBULE

- ❖ Solid wood double door entry
- ❖ Ceramic tile flooring

GREAT ROOM 62' x 35'

- ❖ Beautifully finished hardwood flooring
- ❖ 40-foot high cathedral ceiling with German oak trusses and cross-beams
- ❖ Huge circle chandelier in enter of room
- ❖ Massive fieldstone fireplace with brick hearth
- ❖ French door entry to rear patio with lake views
- ❖ German oak wall paneling

BALCONY LIBRARY 35' x 12'

- ❖ Oak staircase with railing and elaborately carved balusters to upper level balcony
- ❖ Balcony wraps around upper level of Great Hall on three sides and overlooks entire room
- ❖ Library with wall-to-wall bookshelves flanking front windows
- ❖ Access to upper level north and south wings



View of Great Hall from Balcony



Rear Patio Area and In-Ground Pool

SPECIAL INTERIOR FEATURES

- ❖ Views of grounds and lake from many rooms
- ❖ Magnificent German oak paneling and woodwork
- ❖ Ceramic tiled vestibule with double door entry from exterior and double door entry to Great Hall
- ❖ Three fireplaces
- ❖ Beautifully polished hardwood flooring
- ❖ Family room previously used as dining room
- ❖ Updated wiring/electrical system approved (1990)
- ❖ State-of-the-art telephone switching for voice and data communications
- ❖ Westec/Masada System 500 central security and fire alarm system, voice-controlled, with emergency battery back-up and wireless communication to central station.
- ❖ Bryant Plus 90 high-efficiency zoned central heating and air-conditioning systems with electronic air cleaners installed in early 1990's
- ❖ Master bedroom suite overlooking lake
- ❖ Lower level with six storage rooms, including a wine cellar with metal door and lock

ATTACHED POOL HOUSE (1990)

- ❖ Entrances from both pool area and main house
- ❖ Hexagonal terra cotta tile flooring
- ❖ Kohler whirlpool tub in ceramic surround
- ❖ Separate shower stall
- ❖ Sauna, half bath, and laundry room

SPECIAL EXTERIOR FEATURES

- ❖ View of Wood Lake from most rooms
- ❖ Covered rear porch
- ❖ Heated in-ground pool
- ❖ Mechanical pool equipment installed in 1990
- ❖ Redwood decking with superb views of wooded grounds and lake
- ❖ Premium new roof of hand-hewn cedar shingles on plastic snow shields, copper flashings, and copper gutters installed in 1990. Life of roof estimated to be 50-60 years
- ❖ Professionally landscaped grounds
- ❖ Concrete circular driveway installed in 1996
- ❖ Three-car attached direct-entry garage

Data contained herein are believed accurate but cannot be guaranteed.
Interested parties should confirm all information concerning this property.

Realtor promotion
dated about 1970

3570 Walbri Drive
Bloomfield Hills, Michigan 48304



There are few among us fortunate enough to afford the very best of everything. Seldom do even the most fortunate find a quality of utmost excellence in a home we'd like to own.

There is no home now offered for sale in Bloomfield Hills with such architectural excellence, with such exquisite design and living accommodations in so magnificent a setting as the former Walter O. Briggs mansion on Walbri Road.

The world famous architect Albert Kahn designed the residence in 1923 for Walter Briggs, a prominent industrialist and owner of the Detroit Tigers (Briggs Stadium), it was built on the crest of a hill overlooking a lush forest and a 15-acre private lake.

Construction was completed by 1925. The residence resembles a European chalet, such as you will find in Switzerland, Bavaria or the Alpine areas of France.

The residence has a stellar historical past. From its early beginning, it was the informal meeting place of prominent figures and their families in industry, politics and the arts. In the 1920's and 1930's Walter Briggs brought together leaders of the auto industry to enjoy his famous hunting outings on the then 400-acre estate. Later, during the early days of World War II, the Ford family briefly resided at the residence because of concerns regarding German infiltrators from Canada through Lake St. Clair into the Grosse Pointe area. In the late 1970's and 1980's, after the residence had been extensively restored and modernized, it saw the likes of Elizabeth Taylor, George Bush, and many others. Recently, a private dinner was hosted for the Prime Minister of Russia, Viktor Chernomyrdin.

Maybe the primary reason why guests from all over the world feel at home when visiting, comes from the warmth and coziness this beautiful country home in the city so readily offers.

It is an ideal place to enjoy for family, children and pets, in a park-like setting, the private lake and a tranquil neighborhood in the middle of Bloomfield Hills. The residence was completely modernized and is in superior structural and appearance condition.

The following advanced features add additional value:

- Hi-tech on-line security alarm system (fully protected with stand-by power and wireless communication)
- state-of-the-art telephone switch for voice and data communication
- heated swimming pool with attached pool house (Jacuzzi and sauna)
- modern multi-car garage with extensive storage space

THE ENTRANCEWAY: A circular and wide driveway leads up to a doorway framed by bright green ground cover and shrubbery and evergreen trees on each side 50-75 feet high.

THE GREAT GERMAN OAK HALL, one of the most magnificent residential rooms you will ever see, 35 feet wide by 62 feet long and a ceiling that rises to a peak of 40 feet above you. It is spanned by huge cross beams and cantilever trusses approximately 40 feet above your head. All of the wood in these beams and trusses, as well as in all the paneling that surrounds the great hall below, is German Oak. It's a beautifully grained wood of lustrous brown color, a wood that was imported to build this home. The walls in the great hall are paneled with this oak, one inch thick and of tongue-and-groove construction. As you stand in the entranceway a vast, highly polished hardwood floor stretches the full length of the room, over 2,000 feet in area. Remaining at the entranceway for a moment, you will see on the north wall a fine large fieldstone fireplace with brick interior and a hearth of brick, nine feet wide.

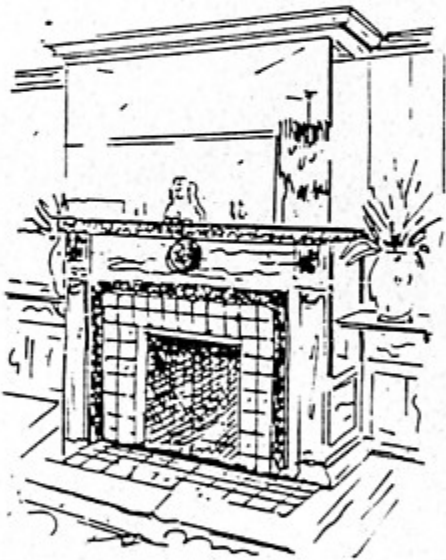


A WIDE GERMAN OAK BALCONY leads to the family and guest sleeping areas in both north and south wings on the second floor.

THE FIRST FLOOR SOUTH WING. A long hall leads south from the great hall, taking you to two suites, each with a connecting bath.

THE FAMILY ROOM. This is a graceful room, with a warm fireplace. The room is surrounded by a wainscoting in the same German Oak manner as in the great hall. The fireplace and hearth is decorated in rare Cobalt Pewabic tile. The mantel is, of course, of German Oak; side columns of the same rich-colored wood are decorated by hand-carved designs.

THE FIRST FLOOR NORTH WING SERVICE AREAS. These include — we move northward in the hall — a guest bathroom combined with cloakroom and, moving further northward, a large closet and a breakfast or informal dining room which is a convenient area for family meals. morning

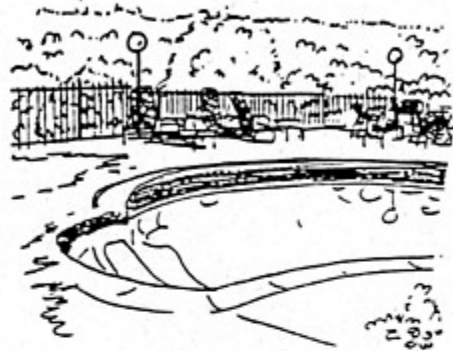


MODERN KITCHEN AND TWO BUTLER'S PANTRIES. In one pantry, the freezer and refrigerator are placed. In the other pantry, leading to the dining room, are facilities for storage of glass and silverware, numerous cabinets and shelves, a sink, and a generous amount of counter space from which service to the dining room is facilitated. The kitchen is spacious and cheerful, and has a splendid view of the lake, woods and the pool area.

THE BASEMENT, which is shipboard clean and spacious. Here we find three high performance, late model gas-fired furnaces (including air conditioning and electronic air filtering). the residence.

The floor of the basement is painted throughout. The area has six separate storage rooms including a wine storage room equipped with a heavy metal door and a built-in combination lock.

A HEATED OUTDOOR SWIMMING POOL is reached from the great hall, where it is the center of a large recreation deck overlooking the lawn and forest below. This area is part of a cantilever-constructed redwood deck providing dramatic views of the natural surroundings of the property. A covered porch extends from the pool area southward along the mansion. Steps in the hillside lead the visitor part of the way down the hill toward the lake. Let's re-enter the house now from the outside porch into the great hall. On the south wall a wide carpeted stairway leads upward to the second floor master bedroom wing, family, guest, and servant rooms. From the top of the stairs, the view of the balcony library is dramatic. At our right, leading south, is the hall leading to...



THE MASTER BEDROOM WING. First, on our left is a lady's dressing room with a connecting bath. Across the hall, is a master bedroom with a half bath and bidet. Its windows have a magnificent view of the woods and the lake below. A door in this bedroom connects with a snack bar for the preparation and storage of coffee and refrigerated foods, a convenient feature for all residents because it is also available from the hallway. From the snack bar, the hall leads south to...

THE MASTER BEDROOM SITTING ROOM. With space for a large television set in the wall, and a connecting bath, this area serves as an informal work and reading area. On the west end of the room is a long built-in desk with copious space for filing family records and financial papers. At the center of the sitting room is another fireplace, this one with a cream-color hearth and surround of Pewabic tile. Moving southward from the sitting room, we come to...

THE MASTER WING STUDIO. Located at the south end of the home, it is surrounded by large windows giving the occupant a magnificent view of the areas below and around the house. Adjustable lights in the ceiling allow excellent illumination of the work areas. On the west side of the studio, a raised platform is surfaced with black tile, providing a working platform for painters, writers, designers, or other craft practitioners. It is connected to generous areas for filing and storage with built-in drawers and wall-mounted shelves. The room with its many windows and its 180 degree view of the world outside seems more a part of nature than of a mansion.

In the hall, we move back northward to the balcony that leads to the north hall. As we walk, we pass the east end of the balcony, which has been designed as a library and reading area. Here are adjustable down-lights and many shelves for books and magazines. All woodwork here, as in the rest of this magnificent mansion, is of the same rich-looking German Oak. We move past this 35-foot long reading and library area to...

THE NORTH WING, which features two hallways leading to rooms in the north end of the residence. The easterly hallway leads immediately into a large storage area for linens and other materials. It has several large cabinets and numerous drawers. At the end of this east hall are guest quarters, a bedroom and connecting bath.

The westerly hall, starting from the north side of the balcony, leads to attractive guest rooms, two bedrooms and a bath and a stairway to the kitchen area below. From these rooms, there are also splendid views of the woods and the lake to the West.

SUMMARY: Preparing to leave, we return to the front doorway area and take a final look at the magnificent craftsmanship in this unique residence. It has the finest quality in all its details and in design and construction throughout. Should you be fortunate enough to acquire this property, your life, the lives of your family and your friends will be the richer for it.



VARIOUS BOARD ACTIVITIES

Since formation of the association there has been a regular board of directors with appointed officers and committee personel. Unfortunately the board meetings and annual membership meetings are becoming infrewuent, but there have been some accomplishments.

1971 A general meeting was called regarding the paving of Walbri Drive and the northern narrow extension of Lakecrest, including dedication of all the streets to Oakland County. Jack Davis had called the meeting. It proved to be largely informative, as his single vote carried, in accordance with the legal structure of the warranty deed, as explained in the appendix.

1975 As a result of the paving of Walbri and the non-paving of Squirrel, the amount of traffic on Walbri became excessive. It was decided to install a barricade at the southern end of Walbri Drive so that only the Long Lake entrance could be used. This lasted about three days when the initial association warranty deed and bylaws was shown to have a paragraph for the use of all streets 'by its members', which included those living on Lakecrest, Woodlake and Crestlake.

Subsequent Oakland County paving of Squirrel solved the problem.

1982 A committee was organized to handle the treatment of the lakes. There was an annual assessment to all lake front property owners and a separate bank account established for this purpose. The assessment was for chemical treatments and the maintenance of the pumping system that supplied all of the lake's water.

1985 Association President Ernest Schwartz wrote letters to all members, with good explanations of the organization, its goals and requirenents, and defined the purposes of our association.

1990 During Del Ruth's term as President, the subject of the lot 20 building plans by owner Cedar became an issue. Its design appeared to be a sizeable departure from the other houses in Lakecrest, and Ruth decided that all members should have a say. Photos were distributed to all 64 homeowners and a request for an opinion or vote as to acceptance of the Cedar design. Only half the members even responded, and most of them did not object to the design. However, Cedar did not build and sold the property.

1992 President Richard Weber created an amendment to the Articles of Incorporation which absolved board members from financial liability for a breach of fiduciary duties.

1993 The board was concerned with alleged speeding on Squirrel Rd. and requested a police survey to see if a stop sign should be installed. In a one-day recording of all speeds on Squirrel

near the Lakecrest intersection, the police decision was that a stop sign was not warranted.

1997 A number of residents inquired as to legal access to the lakes, citing Outlot A and the easement leading to it as the general entrance-way to Crest Lake. It was pointed out that Outlot A is the location site of the pumping station, and that it was many feet from the lake front, with private property in-between.

2004 There has been correspondence issued to Bloomfield Hills regarding concerns for the filling of wet-lands near our northern border. This region is important for the outflow from our lakes, and the City will consult with us before issuing any building permit.

Other matters have come before the board over the years. Board meetings and general meetings have become less frequent, and there appears to be a general lack of concern and of knowledge regarding the association - its purposes, its aims, and its restrictions. We are living in a beautiful area, and that beauty should be preserved.

A comment by the writer - in realtor literature pertaining to the sale of one of the homes, there is a term 'And a magnificent view of the Lake'. This term simply does not apply to most of the lake-front homes in our Association.

WOODCREST LAKES ASSN. - FILE COPY ARCHIVES

8 31 4 Eschbach property schedule - Lakecrest.

8 12 04 Board Meeting Minutes

6 12 04 Letters to Township and Bloomfield Hills re; development
of wetlands on property at Hills eastern boundary.

04 Proposed Safety Path map, incl Squirrel Rd. previously stopped
by petition and Township hearing - Jarislaw & Gilbert.

5 9 03 Letter to Fons regarding lawn maintenance

6 4 02 Board Meeting Minutes

6 10 02 Letters to and from Township regarding cats

6 7 00 Matters relating to sale of Fredericks property

12 2 00 News article - various association lawsuits (interesting)

4 15 97 Ltrs. regarding Thomas Residence swimming pool

12 3 97 Annual meeting - Township Offices - 12 showed up.

11 12 97 Letter regarding 'Access to Lakes' (none, and realtors could
be liable if part of purchase deal)

10 28 97 Board Meeting Minutes

9 12 97 Letters regarding sanitary sewers, costs, etc.

8 6 96 Frontal elevation view of Iacobelli rebuilding, incl letters

10 23 95 Letter from Gilbert to Eschbach re: cutting of tree limb.

4 28 94 Letters regarding Threlkeld 'garden house'

6 22 94 Letters regarding location of Baumkel site plans, lot 20
(in view of Nixon concerns)

7 25 94 Approval matters relating to Eschbach pergola around swimmin
pool - Board approved, Gilbert objected (at Township mtg)

11 3 93 Police speed survey - Squirrel Rd. Said Stop sign nor warranted.

3 4 93 Board Meeting Minutes

93 Hubbard letter with copies of warranty deed to all members

93 Hubbard letter with copies of warranty deed to all members
 3 93 Letter to all, incl. by-laws, rules & restrictions
 93 Thomas front-yard swimming pool not approved.
 3 26 92 Amendment to Articles of Incorporation
 3 25 92 Annual meeting 13 attended.
 3 27 92 Board Meeting Minutes
 4 9 92 Letter to Oakland County Road Commission re: leveling of
 Squirrel Rd.
 12 17 92 Letters regarding burying of Walbri electric lines
 12 13 91 Weber letter re: by-laws, meetings, treasury, liability
 11 12 91 Board Meeting Minutes
 6 10 91 Assoc. & Township letters re: lot maintenance - lot 20
 Ticket issued by Township!
 4 25 91 Ahmed Ismael plans, incl. Assoc view, Township letters, etc.
 91 Annual Meeting 23 attended
 91 Extensive study of lake water condition.
 10 29 90 Gypsy Moth Township Symposium
 5 1 90 Letter to various members describing Outlot A easement.
 7 25 90 Matters regarding lot 20 d. Cedar plans - ALL members sent
 photo of proposed plans, along with 'vote' for acceptance.
 Only 1/2 responded, and 2/3 of these said OK.
 Cedar later elected not to build.
 2 23 90 Re-subdivision of Schwartz/Weber property.
 5 8 90 Board Meeting Minutes
 5 9 88 Board Meeting Minutes
 6 27 87 Board Meeting Minutes
 8 8 86 Board Meeting Minutes
 8 7 85 Board Meeting Minutes
 6 27 85 Board Meeting Minutes
 10 13 83 Board Meeting Minutes
 8 12 85 Letter to Ordonio regarding drawing water from lakes for
 sprinkling.
 9 75 Walbri Drive Barricade
 5 10 71 Dedication of streets to Oakland County, paving.

FILES

- 1 Lake Matters
- 2 Lake Maintenance Annual Letters
- 3 Association Maps
- 4 By-Laws
- 5 Membership Lists
- 6 Michigan Annual Reports
- 7 Association Founding - Letters, documents
- 8 Dells of Bloomfield - How another residential
association operates.

WOODCREST LAKES

Summary of Protective Provisions, Restrictions, Conditions and Plan of Operation

WOODCREST LAKES RESIDENTIAL ASSOCIATION, INC.
BLOOMFIELD HILLS, MICHIGAN

FOREWORD

"WOODCREST LAKES" is the former country estate of the late Walter O. Briggs known as "Walbri." It comprises approximately 108 acres of beautifully rolling country surrounding two fresh water lakes in Bloomfield Township and the City of Bloomfield Hills, Oakland County, Michigan. In order to make this superb estate available for the enjoyment of a selected group of congenial families, Woodcrest Lakes Residential Association, Inc., a Michigan membership corporation, (hereinafter called "the Association") was formed. This booklet is designed to present a brief summary of the general plan and the underlying principles which have been envisioned for "Woodcrest Lakes."

The estate, it is understood, was acquired by Mr. Briggs, and practically the entire acreage has been landscaped and improved by him, at a cost totalling several million dollars, with formal gardens, tennis courts, oak-panelled stables, all-year-round tiled swimming pool in a modern brick swimming pool building containing separate dressing rooms for men and women, a steel and glass greenhouse, and, in addition to the main house, three small houses for the manager and other help, a tool house and other miscellaneous buildings. All the plantings are now in full maturity. Except for a small portion, the entire estate is surrounded by cyclone fence assuring complete privacy.

To assemble, landscape, improve and develop such another estate today is, of course, an impossibility. Not only does it represent a large investment by Mr. Briggs in terms of money, but many years of discriminating planning and painstaking care. It is the basic plan that the estate which he has so tastefully built, may, but only if the members of the Association so desire and so elect, ultimately be retained by it and used in its entirety and with all its facilities for the common benefit and enjoyment of the members comprising the Association. The basic plan, in brief, therefore, is to protect and preserve this superb estate for the enjoyment of at least the present and the next generation of that limited group of families who, as members of the Association, desire to make it their home.

I

THE ASSOCIATION

WOODCREST LAKES RESIDENTIAL ASSOCIATION, INC., is a Michigan corporation organized and existing under and by virtue of Act 69 of the Public Acts of Michigan, 1887 (being Sections 455.101 Compiled Laws of Michigan, 1948 et seq.). It is a not for profit membership corporation without capital stock.

In order to become a member each applicant must fill out an application for membership, a copy of which is reproduced in the Appendix as Exhibit "A". One of the prerequisites for membership in the Association is ownership of a lot in Woodcrest Lakes and in his application each prospective member designates the lot which he desires to acquire in the event his application is approved. If the application for membership is approved and accepted, then, upon conveyance of the residential site to the applicant, the applicant as purchaser becomes a member of the Association and agrees to abide by the rules, regulations, restrictions and objects of the Association. No person may become a member of the Association except through approval and acceptance of membership application and the purchase of a lot. The purpose of the Association is to insure to each purchaser of a lot, and other members of the Association, that the Association's property and all other property in Woodcrest Lakes shall at all times be occupied by a colony of congenial persons who are members of the Association, and the further purpose of benefitting lands owned by the Association and each member and developed under the same general plan.

II

CHARTER MEMBERS

It is contemplated that the estate be divided into between 40 and 70 lots for the erection of residences by those persons approved and accepted for membership in the Association. Initially, however, only about 40 members will be accepted, and, therefore, only about 40 lots will initially be available for purchase by them. These 40 members will comprise the charter members of the Association.

The Association has acquired for itself, and thus the common use and benefit of its members, the swimming pool building, tennis courts, the swimming pool formal garden and its statuary

and furnishings and the lot on which they are located having access to the lake. Thus, these recreational and social facilities will permanently be assured to all of the members of the Association.

After the initial 40 lots shall have been transferred to members, but in no event later than January 1, 1956, the then members of the Association may elect not to dispose of the remaining property but to retain it also for the common benefit and enjoyment of its then members. By this means, the Association through its 40 charter members may retain for their common use and benefit but only if they so desire and elect, any part or all of the remaining property, including the main house (for possible use as a clubhouse and guest house), the greenhouse and formal gardens (to provide flowers the year round and a floral recreational area), the manager's house (to provide a permanent caretaker on a cooperative basis), the stables (to be used for that purpose or possibly a guest house) and any part or all of the other facilities.

If the Association elects not to retain the balance of the estate, this remaining portion may possibly be divided into not more than 30 additional residential sites and made available to that number of additional members. Thus, it is contemplated that enjoyment of Woodcrest Lakes will be limited in any event to between 40 and 70 members.

III

PROTECTIVE RESTRICTIONS

To many people the word "restriction" means simply a building restriction, that is, a minimum arrangement or cost requirement for the buildings placed upon a lot. In most cases this is the only thing provided for. But it is easily seen that for real protection a number of other matters must be considered as well, such as the use to which the lot may be put--the size, character and materials of the building--the placing of the building upon the lot and the area which it may occupy--and provisions for sanitation, prevention of nuisances and general residence welfare.

With this larger understanding of the word has grown up an appreciation of the fact that to an owner who likes the finest of home surroundings and who does not wish to have undesirable "improvements" on nearby lots or to have the general character of the neighborhood changed, such restrictions when carefully drawn are a real protection and add greatly to the desirability and value of his property and the community in which he lives.

The purpose of the restrictive covenants adopted by the Association is:

To insure the best use and the most appropriate development and improvement of each building site on the property of the Woodcrest Lakes Residential Association, Inc., to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property, to preserve, as far as practicable, the natural beauty of said property, to guard against the erection thereon of poorly designed and poorly proportioned structures, and structures built of improper or unsuitable materials, to insure the highest and best development of said property, to encourage and secure the erection of attractive homes thereon, with appropriate location on building sites, to prevent the haphazard and inharmonious improvements of building sites, and in general to provide adequately for a high type and quality of improvement on said property, and thereby to enhance the value of investments made by purchasers of building sites therein.

The principal building and use restrictions may be summarized as follows:

1. USE: No building may be erected or constructed on any lot in Woodcrest Lakes except a family dwelling house for the use of one family only (with the usual out-buildings for use in connection therewith).

2. BOATS, BOATHOUSES AND ANCHORAGE: No boathouse or dock building may be erected and no motor or power driven boat of any kind may be permitted on the lakes. The Association reserves the right to regulate the size and type of all boats, vessels or objects which may be permitted on the lakes or moored to any dock or mooring along the lakes.

3. NUISANCES: Nothing shall be done on any lot which may be or may become an annoyance or nuisance to the neighborhood such as the keeping of animals other than household pets, or the display of signs other than a "For Sale" or "For Rent" sign.

Sewage is always a problem. To control it, no individual sewage disposal system may be installed before the plan location is approved in writing by the Association, and no sewage disposal system may be permitted to drain into the lakes.

4. BUILDING PLANS: For the purpose of further insuring the development of lands in Woodcrest Lakes as a residential area of high standards, the Association has reserved the power to control the quality, size, height, design, material, location and character of all buildings, structures, and other improvements placed on each lot. No building, wall or other structure may be erected or placed on any residential lot unless and until the plans and specifications therefor and the plot plan have been approved in writing by the Association.

5. TYPE OF ARCHITECTURE: The merit of building plans and drawings when submitted will be judged by an architectural committee which will remain anonymous. Traditional types of architecture, whether one floor or multi-level, are decidedly preferred. Advanced "contemporary" architecture ("moderne" or "futuristic" with flat roofs, roofs of extremely low pitch and butterfly roofs) will not be acceptable.

IV

SALE PROTECTION

No member is required to build a residence upon the lot acquired by him, nor is any member prohibited from re-selling his property. However, in order to protect the Association and its members against the possible conveyance of a residence to a person who might not be approved for membership therein, Section 15 of the Restrictions gives the Association the right to purchase the property, in the event it is offered for sale by any member, at the same price and terms upon which it is proposed to sell the property. The Association is given a period of thirty (30) days from the receipt of notice of intent to sell in which to exercise this option. Any variance in the price or terms of the offer to sell thereafter made by the seller automatically renews the option for another thirty (30) days. If the lot offered for sale is not improved by a residence and less than five (5) years from the date of the recording of the plat has not expired, the Association may purchase the premises for the same price and upon the same terms as it is offered for sale by the member desiring to sell, or for an amount equal to the price at which the Association first sold the premises subsequent to recording the plat, whichever amount is the lesser.

To further insure that Woodcrest Lakes shall at all times be occupied by a colony of congenial persons who are members of the Association, each member in his application for

membership agrees not to dispose of the property purchased by him to any person not at that time a member of the Association, or approved for membership therein.

V

SALE PRICE OF LOTS

The price at which each lot may be sold by the Association to persons approved for membership therein has been or will be established by Snyder, Kinney & Bennett, Inc., Real Estate Brokers, Birmingham, Michigan, and the former owners of the property from whom the Association acquired it. Out of such price the Association retains 10% which will be used for maintenance and other expenses.

If the Association desires to retain for the common benefit of its members and their joint use any of the property in Woodcrest Lakes, it may similarly acquire it for a price 10% less than the price established for its sale to third parties.

The Association, as above stated, acquired the swimming pool house, the tennis courts, the pool house formal garden, statuary and furnishings, and the lot on which they are located which adjoins the lake and thus affords access to the lake to all members of the Association. Thus, these recreational and social facilities will be permanently preserved for the use of the members and their families. The Association has acquired all of this property for the nominal cost of \$75,000 - far below its original or replacement cost. This has been allocated between the forty (40) proposed original members equally, or, in other words, \$1,875 each. Consequently, each member acquiring a lot will pay the established price of his lot, and upon the approval of his membership, will also reimburse the Association for \$1,875 as his 1/40th portion of the cost of the swimming pool, tennis courts, furnishings, formal gardens, lot, etc.

MAINTENANCE

Maintenance charges, as approved, for one year after November 14, 1953, will be paid out of the proceeds from the sale of lots to members. To finance its maintenance work thereafter, the Association is empowered to levy an annual maintenance charge which shall be used solely for the following Association maintenance expenses or purposes:

- (a) The maintaining of streets and other property retained or used for park, athletic, recreation, or other community purposes or uses, including among other things, the planting of or caring for trees, shrubbery and flowers, the cutting and removing of grass and weeds from vacant land and the doing of such other things as may seem to the Association necessary, advisable or proper to keep such property neat and in good order and to promote its convenience, attractiveness and usefulness to the owners of lots.
- (b) The paying of expenses incident to the enforcement of, or the compliance with, any restrictions, conditions, covenants, charges and agreements.
- (c) The paying of taxes and other assessments, if any, which may be levied upon any of the roads, parks, paths or other community places or property used for the general comfort and convenience of the owners of lots whether the same be taxed separately or as a part of some other tax.

Such annual maintenance charges may be levied upon land only (not improvements thereon) and shall be based upon the assessed valuation placed annually by the city or county assessor upon each lot or upon the basis of cost or such other basis as from time to time may be adopted by the Association.

VII

TRUSTEES AND MEETINGS

The charter of WOODCREST LAKES RESIDENTIAL ASSOCIATION, INC., provides for a Board of Trustees consisting of six (6) members. The annual meeting for the election of trustees is to be held in November of each year. Appropriate notice is to be given to each member of the time and place of all meetings. All members have a right to vote at all meetings of the Association and, thus, a right to participate in its affairs.

APPLICATION FOR MEMBERSHIP

IN

WOODCREST LAKES RESIDENTIAL ASSOCIATION, INC.

The undersigned hereby makes application for membership in WOODCREST LAKES RESIDENTIAL ASSOCIATION, INC., a Michigan Corporation organized and existing under and by virtue of Act 69 of the Public Acts of Michigan, 1887 (being Sections 455.101 Compiled Laws of Michigan, 1948 et seq.) and submits the "Information Sheet" (attached hereto as Exhibit A) in support of said application.

The undersigned understands that one of the prerequisites for membership in said Association is ownership of a lot in the residential section of WOODCREST LAKES, and if this application is approved and accepted by the Trustees of said Association, the undersigned agrees to purchase from the said Association land therein described as:

Lot _____ of WOODCREST LAKES

(but subject to the uniform easements and restrictions placed thereon) upon the following terms and conditions:

- (a) \$ _____, deposited herewith;
- (b) \$ _____ upon notification that the application for membership has been accepted by the Association; and
- (c) the balance of \$ _____
 - (1) by cash, cashier's or certified check upon delivery of a Warranty Deed conveying marketable title to said lot, subject to the easements and restrictions as aforesaid; or
 - (2) by executing a standard form land contract providing for payment of the said remainder of the purchase price in monthly payments of not less than \$ _____ each, which includes interest on the unpaid principal balance at _____%; the full purchase price shall be paid not later than _____.
- (d) Following acceptance of the application for membership the Association shall furnish to undersigned for examination and approval a complete certified Abstract

of Title and Tax History, or commitment for a Policy of Title Insurance with premium fully paid, showing a marketable title, or guaranteeing title; within ten days thereafter, the undersigned agrees to complete the purchase in accordance with the terms of the offer herein made.

If this application for membership is approved and accepted, then, upon conveyance of said property to the undersigned, the undersigned as Purchaser will become a member of Woodcrest Lakes Residential Association, Inc. and hereby agrees to abide by the rules, regulations, restrictions and objects of said Association. It is a condition of this agreement and of membership in said Association that the Purchaser herein shall not rent, lease, give, convey or in any wise transfer, the property covered by this agreement to any person not at the time of such transfer, lease, gift or conveyance a member of said Association or approved for membership therein, or to any concern or corporation in which any member or stockholder is not at the time of such transfer, lease, gift or conveyance a member of said Association or approved for membership therein; it being expressly understood and agreed that a similar condition will be made by the Purchaser in any reconveyance of this property; the purpose of this and such other conditions being to insure to the Purchasers and all other members of Woodcrest Lakes Residential Association, Inc., and to the Association itself, that the Associations' property and all other property in said residential section shall at all times be occupied by a colony of congenial persons who are members of said Association, and the further purpose of benefitting lands owned by the Association and developed under the same general plan with the property covered by this agreement.

In cases where the Purchaser is a corporation, every stockholder in such corporation must be a member of Woodcrest Lakes Residential Association, Inc., and the by-laws and stock certificates of such Purchaser-corporation must provide that the stock in said corporation is transferable only to members of Woodcrest Lakes Residential Association, Inc..

In the event of a violation or breach of any of these covenants and agreements by any person or concern claiming by, through or under the Purchaser, or by virtue of any judicial proceedings, Woodcrest Lakes Residential Association, Inc., its members and the owners of lots in the Residential Section of Woodcrest Lakes Estates, or any of them jointly or severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them.

EXHIBIT A

INFORMATION SHEET

Accompanying Application for Membership in
Woodcrest Lakes Residential Association, Inc.

Name:

If married, name of
husband or wife:

Names and ages of
children, if any:

Home address:

Business address:

Occupation and Title:

Present club or
association memberships:

Personal references:

Banking reference:

Signed _____

If this application is not accepted within thirty (30) days from the date hereof, or if the application is denied, the deposit as hereinabove made shall be returned to the undersigned forthwith.

Dated: _____

Deposit received

Agent for WOODCREST LAKES
RESIDENTIAL ASSOCIATION, INC.

Bloomfield Hills, Michigan

_____, 195__

The application of _____
for membership in WOODCREST LAKES RESIDENTIAL ASSOCIATION, INC. is approved
and accepted, and the Association accepts the offer to purchase Lot _____
in WOODCREST LAKES upon the terms and conditions set forth in said applica-
tion dated _____, 195__.

WOODCREST LAKES RESIDENTIAL ASSOCIATION, INC.

By _____

Its _____

WOODCREST LAKES RESIDENTIAL ASSOCIATION PROPERTY OWNERS
8/31/0004

MAY NOT BE
UP-TO-DATE

LOT. NO		ADDRESS	PROPERTY OWNER	PHONE
1	Lake	3501 LAKECREST	LOBSINGER, Michael & Fran	5401743
2	L	3511 LAKECREST	LIN, Richard & Linda	6476135
3	L	3541 LAKECREST	BECK, Christinedana	6447447
4	L	3653 LAKECREST	TRUXELL, Linda	
5	L	3665 LAKECREST	HULSMAN, Howard	7238526
6	L	3677 LAKECREST	JOHNSON, R.A.	6472205
7	L	3689 LAKECREST	ESCHBACH, Rudolf	
8	L	3701 LAKECREST	MYERS, Terry & Donna	6451133
9	L	3717 LAKECREST	CHARFOOS, Ronald	6460910
10	L	3725 LAKECREST	RIEMER, Dennis & Susan	6449066
11	L	3737 LAKECREST	WEBER, Dick & Mary Ellen	6455396
12	L	3750 LAKECREST	PARDALES, Clemon	6443773
13	L	3761 LAKECREST	IACOBELLI, Davide & Elena	5943375
14	L	3773 LAKECREST	ESCHBACH, Reinhard & Lisa	6428714
15		3785 LAKECREST	HAUBERREICH, Garrelt	4333814
16		3797 LAKECREST	GOODWIN, Warren & Carolin	6422829
17		3780 SQUIRREL	METZGER?	
18		3809 LAKECREST	ALBERTS, Rod & Tammy	6465398
19		3821 LAKECREST	BLANK, Bob & Susan	6462797
20		3826 LAKECREST	BAUMKEL, Mark	
21		3876 SQUIRREL	BUTTS, Alger & Joanne	6447712
22		3818 LAKECREST	THRELKELD, Bob & Ailene	6423074
23		3810 LAKECREST	WEBSTER, Marilyn	6447085
24		3831 WOODLAKE	DALY, Pat	6445409
25		3845 WOODLAKE	NIXON, Barby & Bill	5409153
26		3861 WOODLAKE	CHAPMAN, Ron	2030182
27		4858 CRESTLAKE	GEORGE, Ray & Carol Jean	
28		3840 WOODLAKE	GRASL, Joe & Donna	6447472
29		3820 WOODLAKE	BUDDEN, Douglas & Joan	5948898
30		3790 CRESTLAKE	McISAAC, Paul & Marilyn	6450941
31		3770 CRESTLAKE	NORI, Carol	
32		3788 CRESTLAKE	JACOBS, Dennis & Sue	2583497
33		3795 CRESTLAKE	MILES, Bill & Jane	5408174
34		3821 CRESTLAKE	BENZ, Karla & William	5404787
45		3844 CRESTLAKE	VACANT	
36		3830 CRESTLAKE	RAVIKANT, Thammadi & Sarah	
37		3816 CRESTLAKE	BEIER, P.	6426181
38		3788 CRESTLAKE	JACOBS, Dennis & Susan	2583497
39		3781 CRESTLAKE	OKUMURA, Yoshia	2588567
40		3774 CRESTLAKE	ANGELLI, Marion BAUMANN, Michael	6460043
41		3750 LAKECREST	PARDALES, Clemon	6425992
42		3730 LAKECREST		
43		718 E.LONG LAKE		
44		736 E.LONG LAKE		
45	L	754 E.LONG LAKE	ESCHBACH, Reinhard	
46	L	772 E.LONG LAKE	ESCHBACH, Reinhard	
47		790 E.LONG LAKE	ESCHBACH, Reinhard	
48	L	3440 WALBRI	ESCHBACH, Reinhard	
49	L	3504 WALBRI	DARIN, Dennis & Judith	6455890
50	L	3526 WALBRI	PRUCHER, Ferd	6424855
51	L	3548 WALBRI	ORDONO, Robinson & Carol	5404050
52	L	3570 WALBRI	FONS, Dan & Alice	7922148
53	L	3592 WALBRI	SALCICCIOLI, Gino & Terry	5403357
54	L	3618 WALBRI	SAHNEY, Krishna & Pamela	5936323

51	L	3548 WALBRI	ORDONO, Robinson & Carol	5404050
52	L	3570 WALBRI	FONS, Dan & Alice	7922148
53	L	3592 WALBRI	SALCICCIOLI, Gino & Terry	5403357
54	L	3618 WALBRI	=	5936323
55	L	3636 WALBRI	ENDRESS, Zachary & Carmine	5407397
56	L	3654 WALBRI	BICE, Lois	6424357
57	L	3672 WALBRI	GILBERT, Gwen	6441715
58		3690 WALBRI	JAROSLAW, Ben & Sandy	6444823
59		3773 WALBRI	LEE, Hee	6450122
60		3637 WALBRI	BINKLEY, David & Pat	6475166
61		3617 WALBRI	KOREMAN, Case & Joyce	6427107
62		3578 WALBRI	McCARDLE, Marilyn	6448702
63		3565 WALBRI	UPTON, Ernie & Connie	6467130
64		3539 WALBRI	WILSON, Ann	5941994
65		3515 WALBRI	WIEDMAN, Carl	6462756
66		740 E.LONG LAKE	PETERSON, Heidi	6447685
		772 E.LONG LAKE	SLOCUM, Scott	8442616

North of Long Lake - Not Mbrs.

799 E. Long Lake	WALSH, Harry	6446460
785 E. Long Lake	BERMAN	

DIRECTORS

RICHARD WEBER	PRES.	645 5396	MARY ELLEN
GINO SALCICCIOLI	TREAS.	540 3357	TERRY
BARBY NIXON	VICE PRES.	540 9153	BILL
CARL WIEDMAN	SECT.	646 2756	
GWEN GILBERT		644 1715	

FRED KORZON
 WILMA S. COTTON, CLERK
 BLOO4200 TELEGRAPH RD
 P.O.BOX 489
 BLOOMFIELD HILLS, 38303-0489
 443 7715

BOARD OF DIRECTORS, OFFICERS

YR.	PRES.	V. PRES	TREAS.	SECT.	DIRECT	DIRECT	DIRECT
65-82	DAVIS			GORNICK			
83-84	DAVIS	FREDERICKS	BRASHEAR	PRUCHER			
1985	SCHWARTZ	HUBBARD	SALCICCIOLI	WIEDMAN	PRUCHER	KIEL	FREDERICKS
1986	SCHWARTZ	HUBBARD	SALCICCIOLI	WIEDMAN	PRUCHER	KIEL	
1987	SCHWARTZ	HUBBARD	SALCICCIOLI	WIEDMAN	PRUCHER	KIEL	
1988	HUBBARD	RUTH	SALCICCIOLI	WIEDMAN	PRUCHER		SCHWARTZ
1989	RUTH	GRASL	SALCICCIOLI	WIEDMAN	PRUCHER		
1990	RUTH	PRUCHER	SALCICCIOLI	WIEDMAN	GRASL		
91-96	WEBER	PRUCHER	SALCICCIOLI	WIEDMAN	GILBERT	WITUCKI	DOYLE
'-01	WEBER	NIXON	SALCICCIOLI	WIEDMAN	GILBERT	WITUCKI	
02-04	WEBER	NIXON	SALCICCIOLI	WIEDMAN	GILBERT		

