

RECORDED

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*D. J. ...*  
REGISTER OF DEEDS  
OTTAWA COUNTY, MI

## FIRST AMENDMENT TO MASTER DEED

## BROOKMEADOW OFFICE CONDOMINIUMS

This First Amendment to Master Deed has been executed on November 28, 1994 on behalf of Brookmeadow Office Condominium Association, Inc., a Michigan nonprofit corporation (the "Association"), and Brookmeadow Limited Partnership, a Michigan limited partnership, (the "Developer") by and through its general partner, Land & Co., a Michigan corporation, of 4555 Wilson Avenue, S.W., Grandville, Michigan, in accordance with MCLA 559.190, §40 of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Act"), and Article VII of the Master Deed of Brookmeadow Office Condominiums (the "Condominium"), recorded February 12, 1993 at Liber 1685, Pages 397 to 444, Ottawa County Records (the "Master Deed").

## RECITALS

A. The Association, on behalf of the owner of all units in the Condominium and the Developer, as developer of the Condominium desire to expand the Condominium by adding certain undeveloped area to the Condominium, adopt a replat of the Condominium pursuant to MCLA 559.167, §67 of the Act, and reassign percentages of value among the units of the Condominium.

B. The Association and Developer desire to allow the Developer to make nonmaterial amendments to the Master Deed of the Condominium to the extent allowed by the Michigan Condominium Act.

Therefore, the Association and Developer hereby amend the Master Deed as follows:

## ARTICLE 1

The real property described and depicted on the Replat of the Condominium Subdivision Plan attached as Exhibit A (the "Expansion Area"), is hereby added to the Condominium, subject to an easement over and through the Expansion Area for Par 5 Drive and utility easements for the benefit of the adjoining Par 5 Condominium. The Developer shall have the right to relocate all or any part of Par 5 Drive and utilities to any location within the Expansion Area as it determines to be reasonable, in its sole discretion, at its own expense. Any future development in the Expansion Area shall have the right to use Par 5 Drive and the utilities within the Expansion Area which now or in the future

serve Par 5 Condominium. The replat of the Condominium Subdivision Plan of the Condominium attached as Exhibit A is hereby adopted.

ARTICLE 2

All percentages of value assigned to units within the Condominium are hereby reassigned so that all units in the Condominium, including the Expansion Area have an equal percentage of value, as required by Article V of the Master Deed.

ARTICLE 3

Article VII of the Master Deed is amended by replacing subsection B.(1) with the following:

The Master Deed, including Exhibits A and B thereto, the Articles of Incorporation and the Association Bylaws (collectively the "Condominium Documents") may be amended without the consent of co-owners or mortgagees for any purpose if the amendment does not materially alter or change the rights of a co-owner or mortgagee. The Developer, for itself and for the Association of co-owners (and the Board, to the extent permitted by the Condominium Documents), hereby expressly reserve the right to amend the Condominium Documents for such a purpose. Amendments which do not materially alter or change the rights of a co-owner or mortgagee include, but are not limited to, amendments modifying the types and sizes of unsold units and their appurtenant common elements, correcting survey or other errors made in the Condominium Documents, or for the purpose of facilitating mortgage loan financing of for existing or prospective co-owners and to enable the purchase of insurance of such mortgage loans by any institutional participant in the secondary mortgage market which purchases or insures mortgages.

In Witness Whereof, this First Amendment to Master Deed has been executed on the date first written above.

Witnesses:

Kenneth L. Kregel  
Kenneth L. Kregel

Harina L Redman  
Harina L Redman

BROOKMEADOW OFFICE CONDOMINIUM ASSOCIATION, INC., a Michigan nonprofit corporation

BY [Signature]  
Daniel T. Hibma  
Its Secretary

Kenneth L. Kregel  
Kenneth L. Kregel  
Harina A. Redman  
Harina L Redman

BROOKMEADOW LIMITED PARTNERSHIP,  
a Michigan limited partnership, by  
and through its general partner,  
Land & Co., a Michigan corporation

By Daniel T. Hibma  
Daniel T. Hibma  
Its Secretary

STATE OF MICHIGAN )  
                          ) ss.  
COUNTY OF OTTAWA )

The foregoing instrument was acknowledged before me, a  
notary public, on November 28, 1994, by Daniel T. Hibma,  
the Secretary of both Brookmeadow Office Condominium Association,  
Inc., and Land & Co., a Michigan corporation, the general partner  
of Brookmeadow Limited Partnership, a Michigan limited  
partnership.

Rebecca A. Snider  
Rebecca A. Snider  
Notary Public  
Ottawa County, Michigan  
My commission expires:

\_\_\_\_\_  
2-4-96

PREPARED BY AND RETURN TO:  
Randall S. Schipper  
CUNNINGHAM DALMAN, P.C.  
321 Settlers Road  
P.O. Box 1767  
Holland, MI 49422-1767  
(616) 392-1821

Ottawa County )  
Treasurer's Office ) ss. 3-6-95  
I hereby certify that there are no tax liens or dues held by the State  
or individuals on lands described in this instrument and that all  
taxes for five years preceding date of instrument are paid according  
to records of this office. This certificate does not apply to taxes, if  
any now in process of collection by local unit collecting officers.  
And does not apply to Act 223, P.A. 1979 or Act 363, P.A. 1979  
Deferred Spec. Assessments.

\_\_\_\_\_  
MARY RICHARDSON      SA      Treasurer

**1994 DELINQUENT TAX NOT AVAILABLE FOR EXAMINATION**

## EXHIBIT A

## Legal Description of Expansion Area:

That part of the SE¼, S24, T6N, R13W, and that part of the NE¼, S25, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as beginning at a point on the South line of said SE¼, which is N89°39'28"W 1087.55 feet from the SE corner of S24; thence S00°11'16"E 304.92 feet; thence S45°00'E 103.62 feet; thence S39°58'37"W 468.27 feet along the Northerly line of 44th Street (100 feet wide); thence N00°11'16"W 738.39 feet along the West line of the NE¼ of said NE¼; thence N51°44'E 177.36 feet; thence N03°34'33E 51.12 feet; thence S60°00'E 99.53 feet; thence S00°11'16"E 112.47 feet to the place of beginning

LIBER 1943 PG 705

REPLAT NO. 1 OF  
OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 153  
EXHIBIT "B" TO THE AMENDED MASTER DEED OF:

# BROOKMEADOW OFFICE CONDOMINIUMS

GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MI.

ENGINEER:	DEVELOPER:
EXXEL ENGINEERING INC.	BROOKMEADOW LIMITED PARTNERSHIP
5252 CLYDE PARK S.W.	4693 SPARTAN INDUSTRIAL DRIVE
GRAND RAPIDS MI. 49509	GRANDVILLE MI 49418

**Description of Brookmeadow Office Condominiums:**

That part of the SE 1/4, Section 24, T6N, R13W, and that part of the NE 1/4, Section 25, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: BEGINNING at a point on the South line of said SE 1/4, which is N89°39'28"W 943.83 feet from the SE corner of Section 24; thence S37°00'E 220.74 feet; thence Southwesterly 228.42 feet along the Northerly line of 44th Street (100.00 feet wide) on a 1004.93 foot radius curve to the left, the chord of which bears S46°29'19"W 227.92 feet; thence S39°58'37"W 525.84 feet along said Northerly line; thence N00°11'16"W 738.39 feet along the West line of the NE 1/4 of said NE 1/4; thence N51°44'E 177.36 feet; thence N03°34'33"E 51.12 feet; thence Northeasterly 34.19 feet along a 362.00 foot radius curve to the left, the chord of which bears N67°44'31"E 34.17 feet; thence N65°02'12"E 154.18 feet; thence Easterly 59.49 feet along a 338.00 foot radius curve to the right, the chord of which bears N70°04'44"E 59.41 feet; thence S00°02'12"W 257.13 feet; thence S37°00'E 5.28 feet to the place of beginning. This parcel contains 6.151 Acres.

Subject to an Easement for Ingress, Egress, and Utilities described as follows:

**Description of Easement for Ingress, Egress and Utilities:**

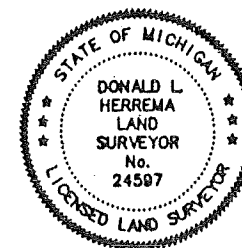
That part of the SE 1/4, Section 24, T6N, R13W, and that part of the NE 1/4, Section 25, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: BEGINNING at a point on the South line of said SE 1/4, which is N89°39'28"W 1087.55 feet from the SE corner of Section 24; thence S00°11'16"E 304.92 feet; thence S45°00'E 103.62 feet; thence S39°58'37"W 60.00 feet along the Northwesterly R.O.W. line of 44th Street (100.00 feet wide); thence Northerly 183.05 feet along a 215.00 foot radius curve to the right, the chord of which bears N24°34'42"W 177.57 feet; thence N00°11'16"W 267.44 feet; thence Northerly 121.85 feet along a 138.00 foot radius curve to the left, the chord of which bears N25°28'56"W 117.93 feet; thence N03°34'33"E 51.12 feet; thence S60°00'E 99.53 feet; thence S00°11'16"E 112.47 feet to the place of beginning.

70-14-24-460-018  
 70-14-25-226-001  
                   002  
                   003  
                   004  
                   005  
                   006

THE ASTERISK \* INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE DATED DEC. 22, 1994. THESE SHEETS TOGETHER WITH THIS SUBMITTAL ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY ISSUED.

**SHEET INDEX**

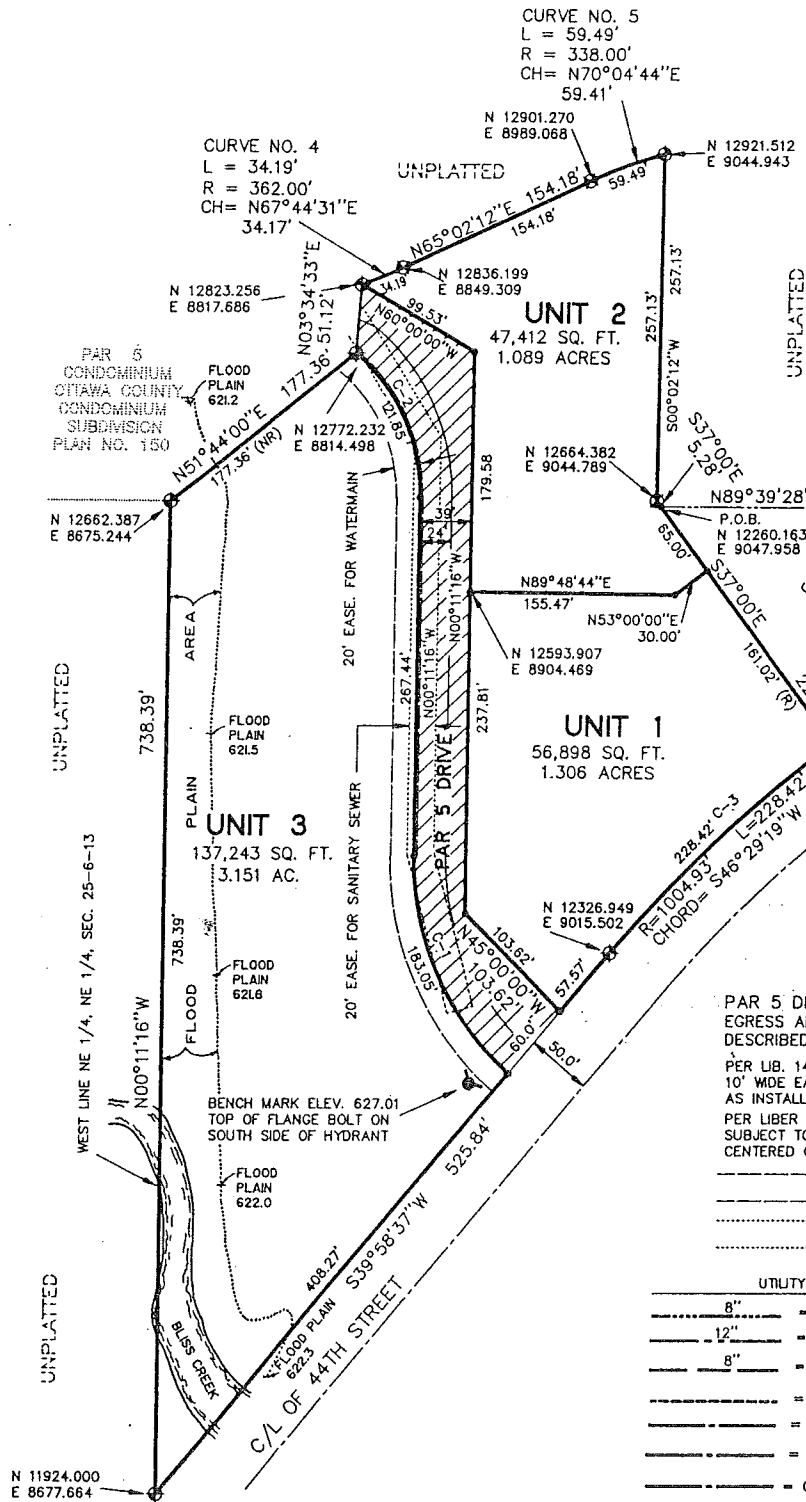
- \* 1 FACE SHEET
- \* 2 SITE, SURVEY AND UTILITY PLAN



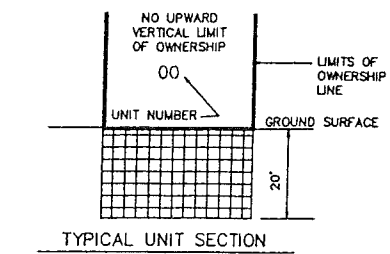
*Donald L. Herrema*

PROPOSED SEPT. 25, 1992  
AMENDED DEC. 22, 1994

LIBER 1943 PD 100



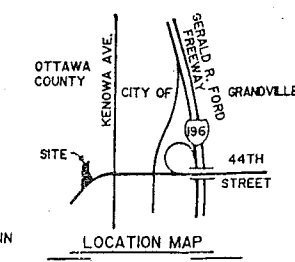
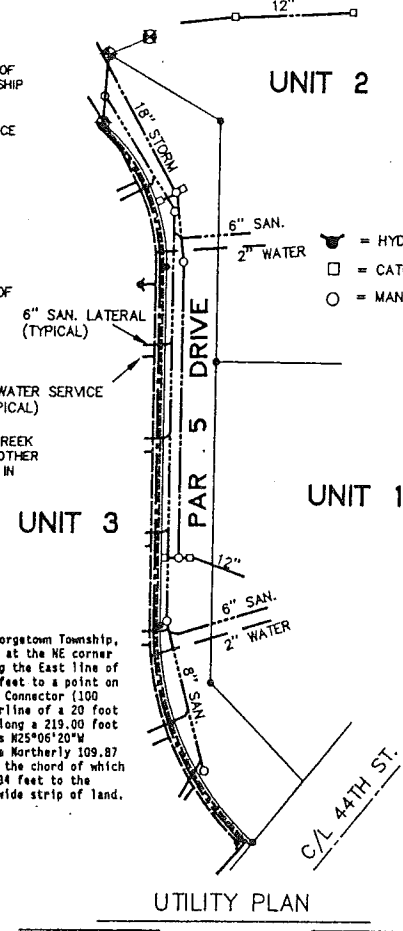
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	215.00'	183.05'	177.57'	N24°34'42"W	48°46'51"
C-2	138.00'	121.85'	117.93'	N25°28'56"W	50°35'21"
C-3	1004.93'	228.42'	227.93'	N46°29'19"E	13°01'23"
C-4	362.00'	34.19'	34.17'	N67°44'31"E	05°24'38"
C-5	338.00'	59.49'	59.41'	N70°04'44"E	10°05'02"



ANY UNIT EMBRACING THE WATERS OF BLISS CREEK IS SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS, AND TO THE PUBLIC TRUST IN THESE WATERS.

**Description of Easement for Watermain:**  
 That part of Sections 24 and 25, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the NE corner of Section 25; thence S00°10'39"E 420.74 feet along the East line of the NE 1/4 of Section 25; thence N90°00'0"W 1055.68 feet to a point on the Northwesterly line of 44th Street-Port Sheldon Connector (100 feet wide) and the PLACE OF BEGINNING of the centerline of a 20 foot wide strip of land; thence Northerly 190.48 feet along a 219.00 foot radius curve to the right, the chord of which bears N25°06'20"W 184.54 feet; thence N00°11'16"W 264.86 feet; thence Northerly 109.87 feet along a 131.00 foot radius curve to the left, the chord of which bears N24°12'52"W 106.68 feet; thence N18°24'W 25.34 feet to the place of ending of the centerline of said 20 foot wide strip of land.

**Description of Easement for Sanitary Sewer:**  
 That part of Sections 24 and 25, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the NE corner of Section 25; thence S00°10'39"E 366.53 feet along the East line of the NE 1/4 of Section 25; thence N90°00'W 1090.32 feet to the PLACE OF BEGINNING of the centerline of a 20 foot wide strip of land; thence N13°47'W 128.00 feet; thence N00°51'W 300.00 feet; thence N32°50'W 98.00 feet to the place of ending of the centerline of said 20 foot wide strip of land.



- = IRON STAKE
- ⊕ = CONCRETE MONUMENT
- (R) = RADIAL LINE
- (NR) = NON-RADIAL LINE

- = GENERAL COMMON ELEMENT
- = LIMITED COMMON ELEMENT
- = LIMITS OF OWNERSHIP

**SURVEYORS CERTIFICATE:**  
 I, DONALD L. HERREMA, LICENSED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 153 AS SHOWN ON THE ACCOMPANYING SURVEY PLAN REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LAND AND PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS HAVE BEEN PLACED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1978, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142, ACT 59 OF THE PUBLIC ACTS OF 1978

December 22, 1994  
 Donald L. Herrema  
 DONALD L. HERREMA LLS#24597  
 5252 CLYDE PARK S.W.  
 GRAND RAPIDS MI. 49509



PROPOSED SEPT. 25, 1992  
 AMENDED DEC. 22, 1994

UTILITY	SOURCE OF INFORMATION
8" = SANITARY SEWER	CALVIN BECKSVOORT P.E.
12" = STORM SEWER	CALVIN BECKSVOORT P.E.
8" = WATERMAIN	CALVIN BECKSVOORT P.E.
— = GAS MAIN	MICH. CON. GAS CO.
— = ELEC. LINE	CONSUMERS POWER CO.
— = TELEPHONE LINE	MICH. BELL TEL. CO.
— = CATV LINE	U.A. CABLEVISION

**NOTE: ALL UTILITIES ARE BUILT.**

NOTE: UTILITY INFORMATION SHOWN HEREON IS PER AVAILABLE RECORD AND SHOULD NOT BE MISCONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. ELEC. LINE, CATV LINE, AND TELEPHONE LINE SHARE A COMMON TRENCH AND ARE THEREFORE SHOWN AS ONE LINE ON THIS DRAWING.

FLOOD PLAIN ELEVATIONS ARE SHOWN PER MDNR PERMIT NO. 88-09-0405 AND F.E.M.A. LETTER OF MAP REVISION. FLOOD PLAIN LOCATION SHOWN IS BASED ON EXISTING CONDITIONS ON-SITE AUGUST 15, 1992.

— = 100 YEAR FLOOD PLAIN CONTOUR

**SITE, SURVEY, AND UTILITY PLAN**  
**BROOKMEADOW OFFICE CONDOMINIUMS**  
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509