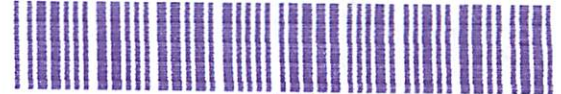


14  
TSFG



\*0057310\*

**FIRST AMENDMENT TO MASTER DEED**

**OF ROOSEVELT RIDGE CONDOMINIUM**

This First Amendment to Master Deed of Roosevelt Ridge Condominium is made and executed on this 30th day of September, 2004, by Treeline Properties, LLC, a Michigan limited liability company, of 937 Bluff Creek Drive, Grand Haven, Michigan 49417 (the "**Developer**" or "**Successor Developer**"), as the Successor Developer to Danny Lamb, with reference to the following facts and circumstances:

A. Roosevelt Ridge (the "**Project**") was established by recording the Master Deed of Roosevelt Ridge Condominium dated February 25, 1993, recorded March 5, 1993 in Liber 1690, Pages 669-716, inclusive, Ottawa County, Michigan records (the "**Master Deed**") establishing the real property described in Article II of the Master Deed, together with the improvements located and to be located thereon in the appurtenance thereto, as a Condominium Project under the provisions Act 59 of the Michigan Public Acts of 1978, as amended (the "**Act**").

B. The Successor Developer desires to clarify and amend certain provisions of the Master Deed changing the number of units, the dimensions of the new units to be built, and address various other matters.

C. This Amendment is being made pursuant to Section B(2) of Article VIII of the Master Deed with the affirmative vote of two thirds (2/3) of the co-owners of the existing condominium units.

NOW THEREFORE, the Developer does hereby amend the Master Deed as follows:

1. Number of Units. Articles I and V of the Master Deed and Article I of the Condominium Bylaws are hereby amended to provide that Project will comprise a maximum of 36 units.

2. Legal Description. To amend an error in the legal description of the Master Deed, the legal description of the land dedicated to the Project is described as follows:

The land on which Phase I of the Project is situated, and which is hereby submitted to condominium ownership pursuant to the provisions of the Act, is described as follows:

That part of the East one-half (1/2 ) of the Southwest one-quarter of Section 9, Town 8 North, Range 16 West, City of Ferrysburg, Ottawa County, Michigan, described as beginning at a point on the South line of said Section 9 that is 44.08 feet South 87 degrees 59 minutes 44 seconds West from the South one-quarter corner of said Section 9; thence South 87 degrees 59 minutes 44 seconds West, along said South line 535.92 feet, thence North 00 degrees 00 minutes 00 seconds East 460.00 feet, thence South 87 degrees 59 minutes 44 seconds West 162.50 feet, thence North 00 degrees 00 minutes 00 seconds East 200.00 feet, thence North 87 degrees 59 minutes 44 seconds East 706.37 feet to the West line of the C & O Railroad right-of-way, thence South 00 degrees 41 minutes 23 seconds West, along said West right-of-way line, 660.33 feet to the point of beginning. Except any part taken, used or deeded for road purposes. Containing 8.92 acres of land, except that part taken, used or deeded for road purposes.

3. Limited Common Elements. A new subsection (7) is hereby added to Section B of Article IV to add the following to the limited common elements:

(7) The landscaping in the area within four feet of the perimeter of the buildings, if altered from original landscaping by the co-owner, as approved by the Association.

4. Handicap Accommodations. A new Article, Article IX is hereby added to the Master Deed to read in its entirety as follows:

ARTICLE IX  
IMPROVEMENTS AND MODIFICATIONS FOR HANDICAPPED PERSONS

9.1 Improvements and Modifications. Pursuant to MCL 559.147a, MSA 26.50(147a), a Co-owner may make improvements or modifications to his or her Condominium unit, including improvements or modifications to the common elements and to the route from the public way to the door of the Co-owner's unit, at his or her expense, if the purpose of the improvements or modification is to facilitate access to or movement within the unit for handicapped persons, or to alleviate conditions that could be hazardous to handicapped persons. The improvement or modification shall not impair the structural integrity of a structure or otherwise lessen the support of a portion of a condominium project. The Co-owner shall be liable for the cost of repairing any damage to a common element caused by building or maintaining the improvement or modification, unless the damage could reasonably be expected in a normal course of building or maintaining the improvement or modification. The improvement or modification may be made notwithstanding any prohibitions or restrictions in the

condominium documents. The improvement or modification shall comply with all applicable state and local building code requirements and health and safety laws and ordinances and shall be made as closely as reasonably possible in conformity with the intent of applicable prohibitions and restrictions regarding safety and aesthetics of the proposed improvement or modification. An improvement or modification that affects the exterior of the Condominium unit shall not unreasonably prevent passage by other residents of the condominium project.

9.2 Timely Notice of Conveyance or Lease. A Co-owner who has made exterior improvements or modifications must notify the association of Co-owners in writing of his or her intention to convey or lease his or her Condominium unit to another not less than thirty (30) days before the conveyance or lease. Within thirty (30) days of receiving notice, the Association may require that the Co-owner remove the improvement or modification at his or her own expense. If the Co-owner fails to give timely notice of a conveyance or lease, the Association may at any time remove or require the Co-owner to remove the improvement or modification at the Co-owner's expense. However, the Association may not remove or require the removal of the improvement or modification if the Co-owner conveys or leases his or her Condominium unit to a handicapped person who needs the same type of improvement or modification, or to a person whose parent, spouse, or child is handicapped, requires the same type of improvement or modification, and reside with the person.

9.3 Maintenance of Liability Insurance. If a Co-owner makes an exterior improvement or modification, he or she shall maintain liability insurance, underwritten by an insurer authorized to do business in this state, in an amount adequate to compensate for personal injuries caused by the exterior improvement or modification. The Co-owner shall not be liable for acts or omissions of the Association with respect to the exterior improvement or modification. The Co-owner shall not be required to maintain liability insurance with respect to any common element. The Association shall be responsible for the cost of any maintenance of the improvement or modification, unless the maintenance cannot reasonably be included within the regular maintenance performed by or paid for by the Association, in which case the Co-owner shall be responsible for the cost of the maintenance of the improvement or modification.

9.4 Submission of Plans. Before an improvement or modification is made, the Co-owner shall submit plans and specifications to the Association for review and approval. The Association shall determine whether a proposed improvement or modification substantially conforms to the provisions of MCL559.147a, MSA 26.50(147a), but shall not deny a proposed improvement or modification without

good cause. If the Association denies a proposed improvement or modification, the Association shall list in writing the changes needed to make the proposed improvement or modification conform and shall deliver that list to the Co-owner. The Association shall approve or deny the proposed improvement or modification within sixty (60) days after the plans and specifications are submitted. If the Association does not approve or deny within the 60-day period, the Co-owner may make the proposed improvement or modification without the Association's approval. A Co-owner may bring an action against the Association and its officer and directors to compel them to comply with the provisions of MCL 559.147a, MSA 26.50(147a) if the Co-owner disagrees with the denial.

5. Condominium Subdivision Plan. Sheets number 1 through 9 of the First Replat of the Ottawa County Subdivision Plan No. 155, attached to this Amendment, will upon recordation in the office of the Ottawa County Register of Deeds with this First Amendment to the Master Deed, replace and supersede Sheets number 1 through 7 of the Ottawa County Subdivision Plan No. 155, as recorded in Liber 1690, Pages 709 – 715, inclusive, Ottawa County Records.

6. Condominium Bylaws. The Condominium Bylaws attached to the Master Deed as Exhibit A are amended as follows:

a. A new subsection (n) is hereby added to Section 3 of Article VII to provide in its entirety as follows:

(n) no member shall perform any landscaping or plant any trees, shrubs or flowers or replace any ornamental materials upon a common elements, except that a member may landscape or plant in the four-foot curtilage area around his or her unit, with the approval of the Board of Directors, which will then be a limited common element of the unit.

b. A new subsection (o) of Section 3 of Article VII is hereby added to provide in its entirety as follows:

(o) the Developer or the Association may require a common mailbox system be used for the units which may require mail boxes to be located at a central location or at separate locations in front of the units. The Developer or the Association may determine the design and location of the mailbox system or individual mailboxes.

c. Subsection (b) of Section 2 of Article VI is amended to provide in its entirety as follows:

(b) All common elements of the Project shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the maximum insurable replacement value, excluding land, landscaping,

blacktopping, foundation and excavation costs, as determined annually by the Board of Directors of the Association. Such coverage shall also include interior walls within any Unit and the pipes, wires, conduits and ducts contained therein. Any improvements made by a Co-owner within his Unit shall be covered by insurance obtained by and at the expense of said Co-owner; provided that, if the Association elects to include owner improvements under its insurance coverage, any additional premium cost to the Association attributable thereto shall be assessed to and borne solely by said Co-owner and collected as a part of the assessments against said Co-owner as provided herein.

7. Continuing Effect. Except as amended and modified by this First Amendment to Master Deed, all terms and conditions of the Master Deed, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has executed this First Amendment to Master Deed as to the day and year first written above.

TREELINE PROPERTIES, LLC  
a Michigan limited liability company

By: David Dornbos  
David Dornbos

Its: Member

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OTTAWA     )

The foregoing instrument was acknowledged before me, a Notary Public, this 22nd day of September, 2004, by David Dornbos, member of Treeline Properties, L.L.C., a Michigan limited liability company, on behalf of the Company.

Mark A. Kleist

Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

Prepared By:  
Mark A. Kleist, Esq.  
SCHOLTEN AND FANT, P.C.  
233 Washington, Suite 202  
P.O. Box 454  
Grand Haven, MI 49417-0454



REPLAT NO. 1 OF OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO 155

EXHIBIT B TO THE MASTER DEED OF

ROOSEVELT RIDGE CONDOMINIUM

CITY OF FERRYSBURG, OTTAWA COUNTY, MICHIGAN.

LEGAL DESCRIPTION  
ROOSEVELT RIDGE CONDOMINIUM

THAT PART OF THE EAST ONE HALF OF THE SOUTHWEST ONE  
QUARTER OF SECTION 9, TOWN 8 NORTH, RANGE 16 WEST, CITY  
OF FERRYSBURG, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 9  
THAT IS 44.08 FEET SOUTH 87 DEGREES 59 MINUTES 44  
SECONDS WEST FROM THE SOUTH ONE QUARTER CORNER OF  
SAID SECTION 9; THENCE SOUTH 87 DEGREES 59 MINUTES 44  
SECONDS WEST, ALONG SAID SOUTH LINE 535.92 FEET, THENCE  
NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 460.00  
FEET, THENCE SOUTH 87 DEGREES 59 MINUTES 44 SECONDS  
WEST 162.50 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00  
SECONDS EAST 200.00 FEET, THENCE NORTH 87 DEGREES 59  
MINUTES 44 SECONDS EAST 706.37 FEET TO THE WEST LINE OF  
THE C & O RAILROAD RIGHT-OF-WAY, THENCE SOUTH 00  
DEGREES 41 MINUTES 23 SECONDS WEST, ALONG SAID WEST  
RIGHT-OF-WAY LINE, 660.33 FEET TO THE POINT OF BEGINNING.  
EXCEPT ANY PART TAKEN, USED OR DEDED FOR ROAD  
PURPOSES. CONTAINING 8.92 ACRES OF LAND, EXCEPT THAT PART  
TAKEN, USED OR DEDED FOR ROAD PURPOSES.

MILANOWSKI AND ENGLERT  
ENGINEERING & SURVEYING, INC.  
927 BEECHTREE STREET, SUITE 3  
GRAND HAVEN, MICHIGAN 49417

ENGINEER AND SURVEYOR

A MICHIGAN LIMITED LIABILITY COMPANY  
TREELINE PROPERTIES LLC  
937 BLUFF CREEK DRIVE  
GRAND HAVEN, MICHIGAN 49417

DEVELOPER

THE ASTERISK (\*) INDICATES AMENDED  
SHEETS WHICH ARE DATED JULY 23, 2004  
THESE SHEETS WITH THIS SUBMISSION ARE  
TO REPLACE OR BE SUPPLEMENTAL TO  
THOSE PREVIOUSLY RECORDED.

NOTE

- \* 1. COVER SHEET
- \* 2. SURVEY PLAN
- \* 3. SITE PLAN
- \* 4. UTILITY PLAN
- \* 5. BUILDING FLOOR PLANS AND SECTIONS (UNITS 1-4)
- \* 6. BUILDING FLOOR PLANS AND SECTIONS (UNITS 5-8)
- \* 7. BUILDING FLOOR PLANS AND SECTIONS (UNITS 9-12)
- \* 8. BUILDING FLOOR PLANS AND SECTIONS (UNITS 13-14)
- \* 9. BUILDING FLOOR PLANS AND SECTIONS (UNITS 15-36)

SHEET INDEX

ATTENTION: COUNTY REGISTER OF DEEDS:  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED  
IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN  
ASSIGNED TO THE PROJECT IT MUST BE PROPERLY SHOWN  
IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S  
CERTIFICATE ON SHEET 2.

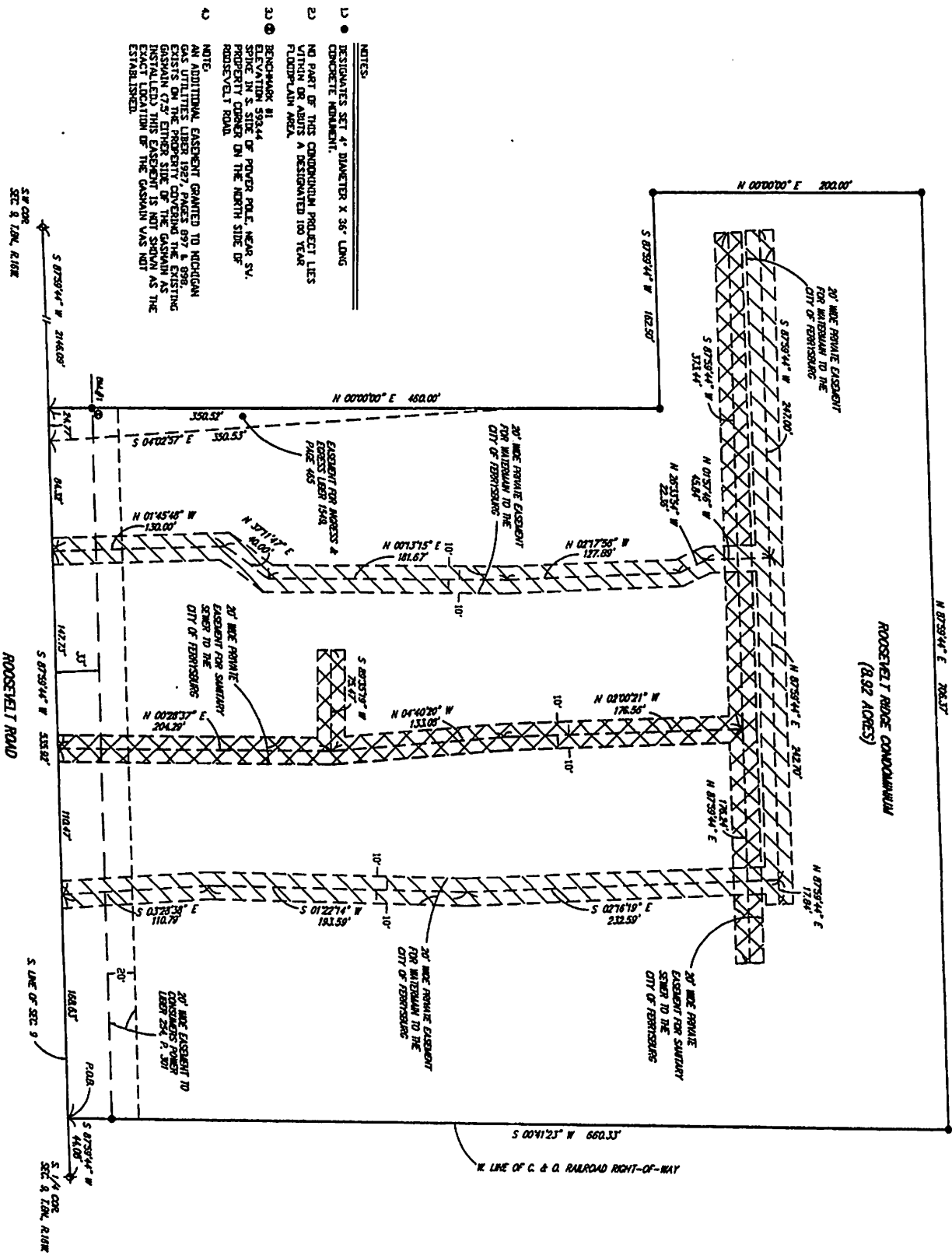
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7-23-2004



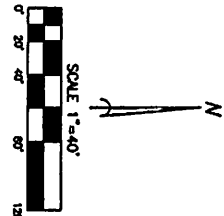
CARL P. ENGLERT, JR.  
PROFESSIONAL SURVEYOR  
REGISTRATION NUMBER 18987  
MILANOWSKI AND ENGLERT  
ENGINEERING AND SURVEYING, INC.  
927 BEECHTREE, SUITE 3  
GRAND HAVEN, MICHIGAN 49417

PROPOSED DATED: JULY 23, 2004	
THIS SHEET PREPARED BY:	
MILANOWSKI & ENGLERT	
ENGINEERING & SURVEYING, INC.	
927 Beechtree Street, Suite 3	
Grand Haven, Michigan 49417	
Phone: 616-847-4070 Fax: 616-847-6626	
FOR ROOSEVELT RIDGE CONDOMINIUM	
SECTION 9, T8N, R16W	
CITY OF FERRYSBURG, OTTAWA COUNTY, MICHIGAN	
DATE	JULY 23, 2004
DRAWN BY	TV
JOB NO.	11113
SHEET	1 of 9

SURVEY PLAN



- NOTES:
1. DESIGNATES SET 4" DIAMETER X 36" LONG CONCRETE MONUMENT.
  2. NO PART OF THIS CONDOMINIUM PROJECT LIES WITHIN OR ADJACENT TO A DESIGNATED 100 YEAR FLOODPLAIN AREA.
  3. BENCHMARK #1 ELEVATION 593.44 SPINE IN S. SIDE OF POWER POLE, NEAR SV. PROPERTY CORNER ON THE NORTH SIDE OF ROOSEVELT ROAD.
- NOTE:  
AN ADDITIONAL EASEMENT GRANTED TO MICHIGAN GAS UTILITIES LIBER 1927, PAGES 897 & 898, EXISTS ON THE PROPERTY GOVERNING THE EXISTING EASEMENT. THE LOCATION OF THIS EASEMENT IS NOT SHOWN AS THE EXACT LOCATION OF THE GASMAIN WAS NOT ESTABLISHED.

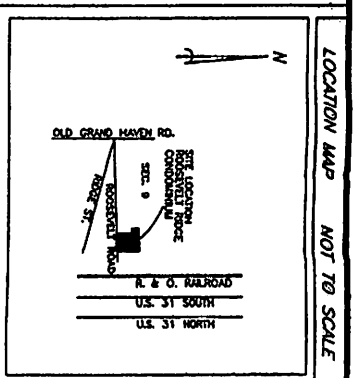


APPROVED DATE: 4/17/21 2004  
 THIS SHEET REPRODUCED BY:  
**MILANOWSKI & ENGLERT**  
 ENGINEERING & SURVEYING, INC.  
 927 Beaudette Street, Suite 3  
 Grand Haven, Michigan 49417  
 Phone: 616-947-4070 Fax: 616-947-6626  
 ROOSEVELT RIDGE CONDOMINIUM  
 SECTION 9, T20N, R10W  
 CITY OF FORTSTEWART, OTTAWA COUNTY, MICHIGAN  
 DATE: 4/17/21 2004 DRAWN BY: JV  
 SHEET: 2 of 9 JOB NO.: 1113

DATE: 7-23-2004  
 CAROL P. ENGLERT, JR.  
 PROFESSIONAL SURVEYOR  
 REGISTRATION NUMBER 18967  
 MICHIGAN BOARD OF SURVEYORS  
 927 BEAUBETTE STREET, SUITE 3  
 GRAND HAVEN, MICHIGAN 49417



**SURVEYOR'S CERTIFICATE**  
 I, CAROL P. ENGLERT, JR., PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBMITTAL PLAN KNOWN AS REPLAT NO. 1 OF THE ROOSEVELT RIDGE CONDOMINIUM, AS SHOWN ON THE ACCOMPANYING PLAN, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.  
 THAT THE REQUIRED MONUMENTS AND BORN MARKERS HAVE BEEN LOCATED IN THE MANNER 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 ACT NO. 59 OF THE PUBLIC ACTS OF 1978.  
 THAT THE BEARINGS, AS SHOWN, ARE NOTED BY THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.



SITE PLAN

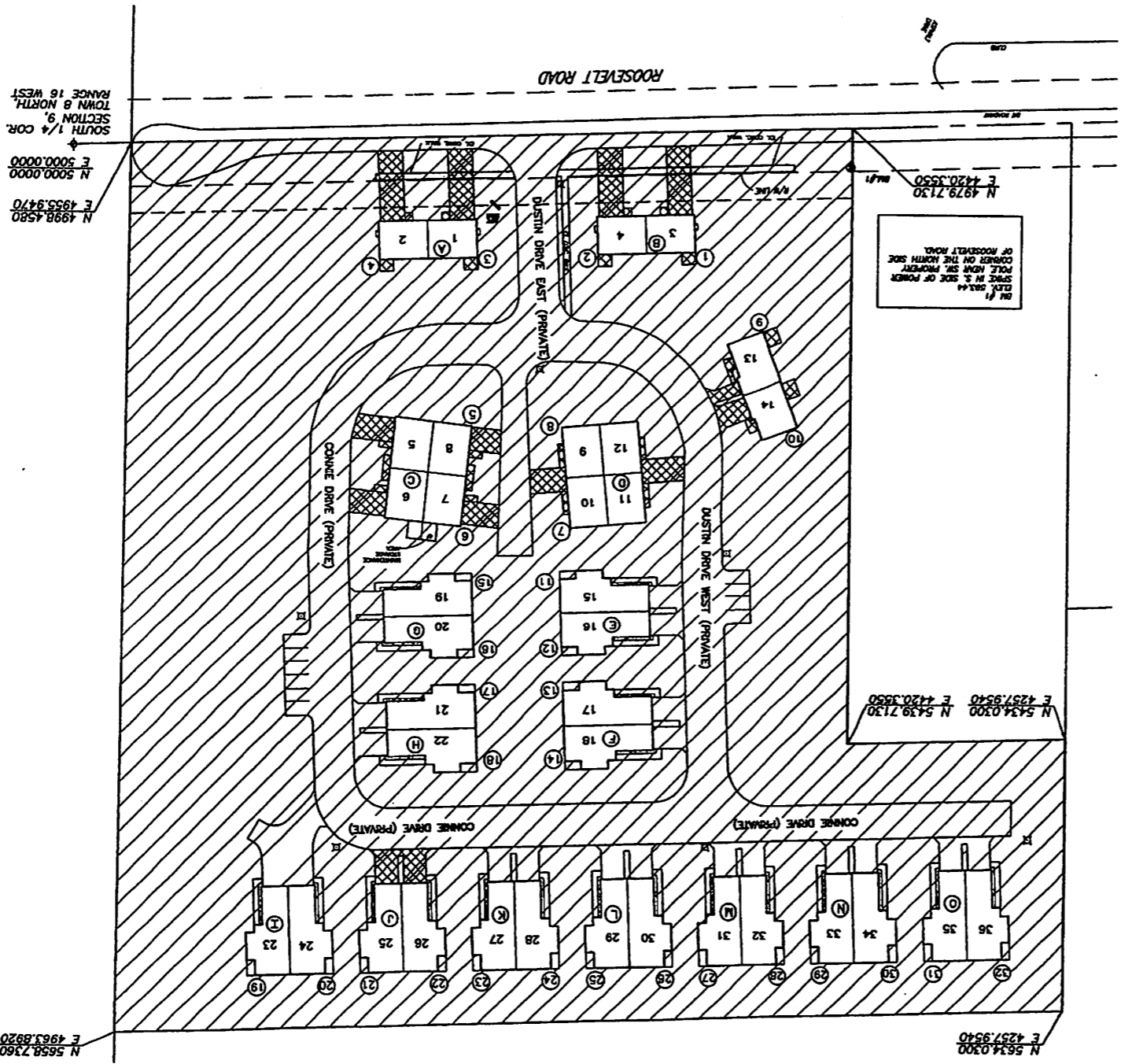


DATE: 7-23-2004  
 Carl F. Englert, Jr.  
 PROFESSIONAL SURVEYOR  
 REGISTRATION NUMBER 1987  
 MILANOWSKI AND ENGLERT  
 ENGINEERING & SURVEYING, INC.  
 927 BECHTOLD SUITE 3  
 GRAND HAVEN, MICHIGAN 49417

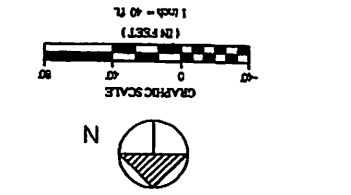
THIS SHEET PREPARED BY:  
 MILANOWSKI & ENGLERT, INC.  
 927 BECHTOLD STREET, SUITE 3  
 GRAND HAVEN, MICHIGAN 49417  
 PHONE: 616-847-4070 FAX: 616-847-8826  
 ROOSEVELT RIDGE CONDOMINIUM  
 SECTION 9, TOWN 8 NORTH, RANGE 16 WEST  
 CITY OF FERRISBURG, OTTAWA COUNTY, MICHIGAN  
 DRAWN BY: TV  
 DATE: JULY 23, 2004  
 SHEET 3 of 9  
 JOB NO. 1113

- LEGEND
- 1) CONDOMINIUM BUILDING UNIT DESIGNATION
  - 2) CONDOMINIUM BUILDING UNIT DESIGNATION
  - 3) BOUNDARY COORDINATE DESIGNATION
  - 4) BUILDING COORDINATE DESIGNATION
  - 5) GENERAL COMMON ELEMENT
  - 6) LIMITED COMMON ELEMENT
  - 7) SITE LIGHTS

COORDINATE	NORTHING	EASTING
1	5075.6010	4536.8255
2	5078.0860	4609.1860
3	5081.2925	4698.6260
4	5083.6605	4770.9840
5	5204.4815	4701.8585
6	5280.4490	4709.4710
7	5280.6255	4628.1290
8	5204.5790	4634.9905
9	5133.1840	4485.8624
10	5202.4548	4459.8325
11	5319.0486	4635.6786
12	5371.0168	4633.8598
13	5402.9972	4632.7406
14	5454.9654	4630.9219
15	5321.3384	4701.1075
16	5373.3066	4699.2888
17	5405.2870	4698.1696
18	5457.2552	4696.3508
19	5615.0619	4859.6101
20	5613.2432	4807.6420
21	5612.1239	4775.6615
22	5610.3052	4723.6934
23	5609.1859	4691.7129
24	5607.3672	4639.7447
25	5606.2480	4607.7643
26	5604.4292	4555.7961
27	5603.3100	4523.8157
28	5601.4912	4471.8475
29	5600.3720	4439.8671
30	5598.5532	4387.8989
31	5597.4340	4355.9185
32	5595.6153	4303.9503



- NOTES:
- 1) Units 1 through 12 and Units 19 through 22 (including driveways, sidewalks, porches, stoops, decks, steps and all appurtenant facilities) MUST BE BUILT.
  - 2) Units 13 through 18 and Units 23 through 36 (including driveways, sidewalks, porches, stoops, decks, steps and all appurtenant facilities) NEED NOT BE BUILT.
  - 3) All roadway and pedestrian sidewalks serving Units 1 through 36, MUST BE BUILT.
  - 4) The following items are LIMITED COMMON ELEMENTS:
    - a.) Each unit's driveway in front of the garage
    - b.) Each unit's connecting sidewalk from the driveway to the unit. (All connecting sidewalks because of possible curbing locations.)
    - c.) Each unit's porch and/or stoop.
    - d.) Each unit's deck.
  - 5) Information on Limited Common Elements and exterior items (exclusive of Limited Common Elements) within the Condominium property lines are GENERAL COMMON ELEMENTS.
  - 6) No part of the condominium property lies within 100 year floodplain area.
  - 7) All roadways within the condominium property lines are private.
  - 8) The storage building attached to the side of building "C" and irrigation system and related equipment are general common elements.

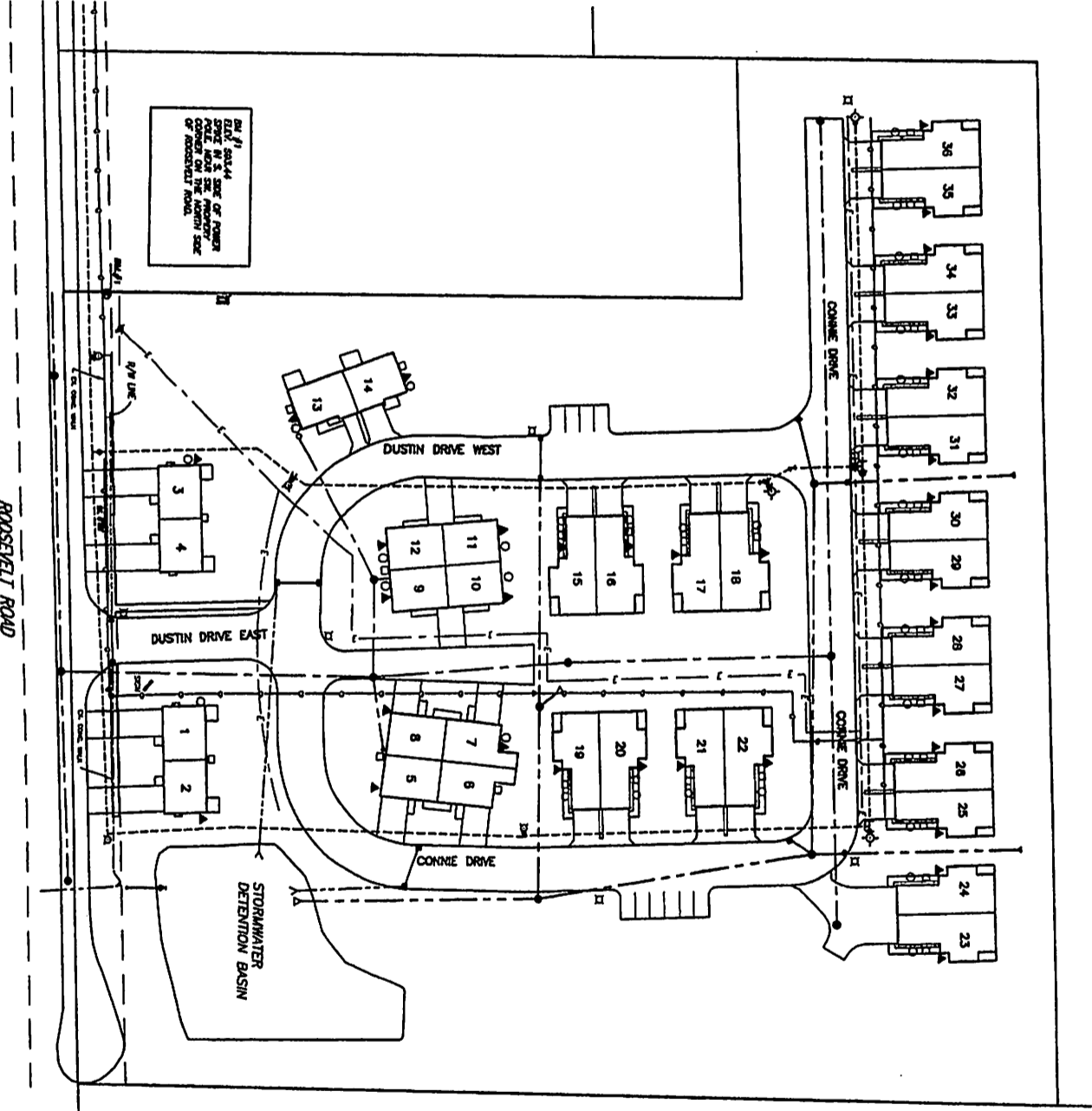




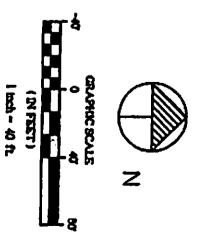
UTILITY PLAN

NOTES:

- 1) Units 1 through 12 and Units 19 through 22 (including driveways, sidewalks, porches, stoops, decks, steps and all appurtenant features), "MUST BE BUILT."
- 2) Units 13 through 18 and Units 23 through 36 (including driveways, sidewalks, porches, stoops, decks, steps and all appurtenant features), "NEED NOT BE BUILT."
- 3) All roadways and pedestrian sidewalks serving Units 1 through 36, "MUST BE BUILT."
- 4) All mainline utilities serving Units 1-36 (including sanitary sewer, watermain, storm sewer, gas, electric, telephone and cablevision lines), "MUST BE BUILT."
- 5) All utility service leads serving Units 1 through 12 and Units 19 through 22, "MUST BE BUILT."
- 6) Utility service leads serving Units 13 through 18 and 23 through 36, "NEED NOT BE BUILT."
- 7) Final location of gas, electric, telephone and cablevision lines may be subject to change, dependent upon field placement.
- 8) Utility service leads for sanitary sewer, water, gas, electric, telephone and cablevision are not shown. Service will be provided to each unit off the mainline of each respective utility.
- 9) No part of the condominium property lies within or abuts a designated 100 year floodplain area.



SEE #1  
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 SEE #36



- LEGEND
- WATERMAIN
  - STORM SEWER
  - SANITARY SEWER
  - GAS MAIN
  - ELECTRIC TELEPHONE CABLEVISION
  - WAREHOLE
  - ⊗ DITCH BASIN
  - WATER VALVE
  - ⊗ MANSUET
  - ⊗ LIGHT POLE
  - ELECTRIC METER LOCATION
  - ▲ WATER METER LOCATION
  - GAS METER LOCATION

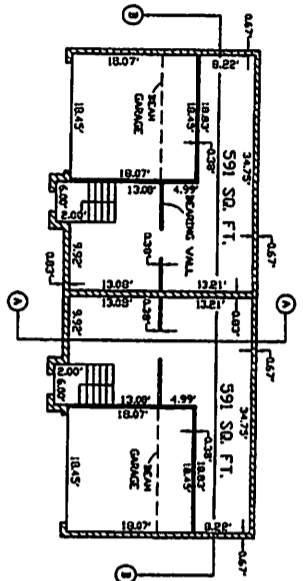
7-23-2004  
 DATE

CARL P. ENGERT, JR.  
 PROFESSIONAL SURVEYOR  
 REGISTRATION NUMBER 18987  
 MILANOWSKI & ENGLERT  
 ENGINEERING & SURVEYING, INC.  
 927 BEECHCREE, SUITE 3  
 GRAND HAVEN, MICHIGAN 49417

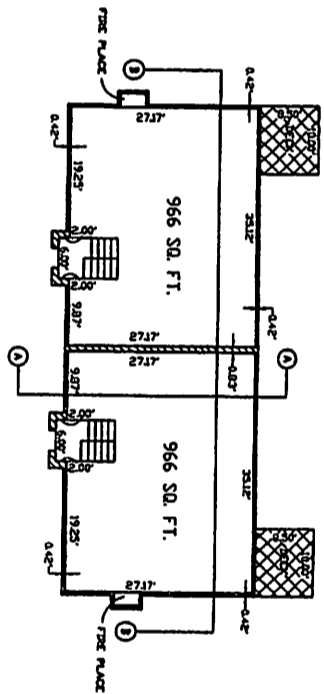
PROPOSED DATED: JULY 23, 2004

THIS SHEET PREPARED BY:  
 MILANOWSKI & ENGLERT  
 ENGINEERING & SURVEYING, INC.  
 927 Beechcree, Suite 3  
 Grand Haven, Michigan 49417  
 Phone: 616-847-4070 Fax: 616-847-6828

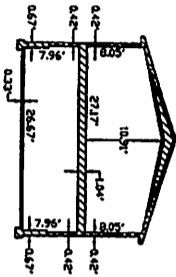
ROOSEVELT RIDGE CONDOMINIUM  
 SECTION 9, TOWN 8 NORTH, RANGE 16 WEST  
 CITY OF FERRISBURG, OTTAWA COUNTY, MICHIGAN  
 DATE: JULY 23, 2004 DRAWN BY: DBV  
 SHEET 4 of 9 JOB NO. 11113



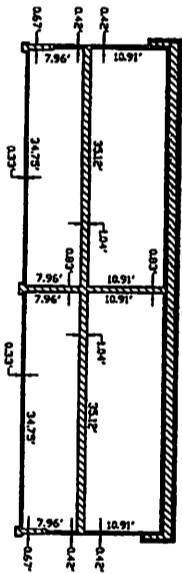
LOWER LEVEL - FLOOR PLAN  
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MAIN LEVEL - FLOOR PLAN  
<TYPICAL>



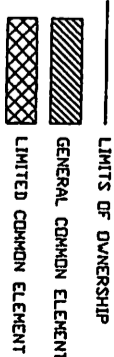
SECTION A-A



SECTION B-B

NOTES:

1. OWNERSHIP LINES ARE AT 90° ANGLES UNLESS OTHERWISE NOTED.
2. WALL THICKNESS AS NOTED.
3. INTERIOR OWNERSHIP AREAS NOTED ARE ROUNDED OFF TO THE NEAREST SQUARE FOOT. (AREAS NOTED INCLUDE THE STAIRWELL BUT DO NOT INCLUDE THE INTERIOR GARAGE SPACE)
4. ALL EXTERIOR ELEMENTS OF THE STRUCTURES ARE GENERAL COMMON ELEMENTS EXCEPT FOR DRIVEWAYS, WALKWAYS, DECKS, STEPS, PORCHES AND/OR STOPS ARE LIMITED COMMON ELEMENTS. (SEE LIMITED COMMON ELEMENT SECTION OF THE MASTER DEED FOR MORE DETAILED INFORMATION.)
5. UNITS 1-4, MUST BE BUILT.



BUILDING FLOOR PLANS AND SECTIONS (UNITS 1-4)

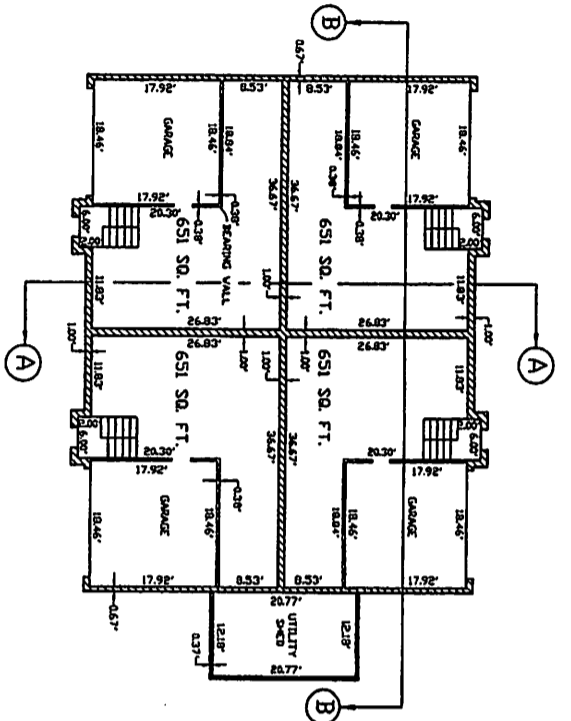
7-23-2004  
DATE



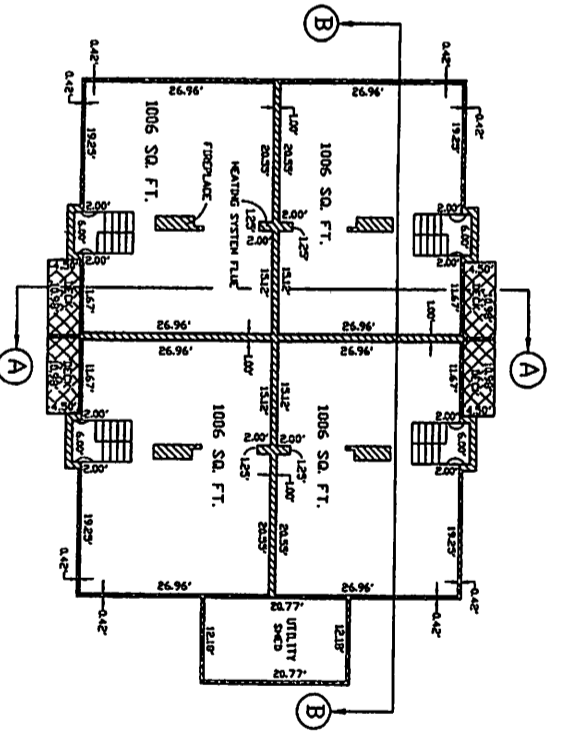
CARL P. ENGLERT, JR.  
PROFESSIONAL SURVEYOR  
REGISTRATION NUMBER 18997  
MILANOWSKI & ENGLERT  
ENGINEERING & SURVEYING, INC.  
927 BEECHCREST, SUITE 3  
GRAND HAVEN, MICHIGAN 49417

*Carl P. Englert, Jr.*

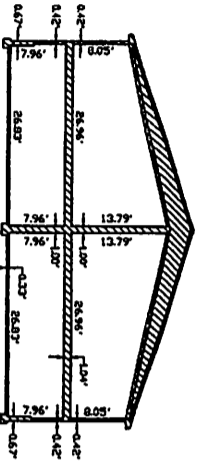
PROPOSED DATED, JULY 23, 2004	THIS SHEET PREPARED BY:	MILANOWSKI & ENGLERT ENGINEERING & SURVEYING, INC.
227 Pouchette Street, Suite 3 Grand Haven, Michigan 49417 Phone: 616-947-1070 Fax: 616-947-6626	ROOSEVELT AVE CONDOMINIUM SECTION 5, ROW 8 NORTH RANGE 18 WEST CITY OF FRANKENMUTH, OTTAWA COUNTY, MI	DATE 04/12/2004 DRAWN BY TP
SHEET 5	d 9	JOB NO. 11115



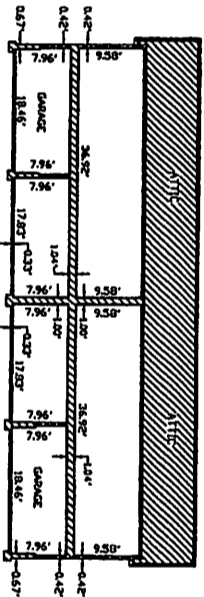
LOWER LEVEL - FLOOR PLAN



MAIN LEVEL - FLOOR PLAN



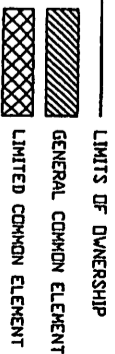
SECTION A-A



SECTION B-B

NOTES:

1. OWNERSHIP LINES ARE AT 90° ANGLES UNLESS OTHERWISE NOTED.
2. WALL THICKNESS AS NOTED.
3. INTERIOR OWNERSHIP AREAS NOTED ARE ROUNDED OFF TO THE NEAREST SQUARE FOOT. GARAGES NOTED INCLUDE THE STAIRWELL BUT DO NOT INCLUDE THE INTERIOR GARAGE SPACE)
4. ALL EXTERIOR ELEMENTS OF THE STRUCTURES ARE GENERAL COMMON ELEMENTS EXCEPT FOR DRIVEWAYS, VALKWAYS, DECKS, STEPS, PORCHES AND/OR STAIRS ARE LIMITED COMMON ELEMENTS. (SEE LIMITED COMMON ELEMENT SECTION OF THE MASTER DEED FOR MORE DETAILED INFORMATION.)
5. UNITS 5-8, \*MUST BE BUILT\*



BUILDING FLOOR PLANS AND SECTIONS UNITS (5-8)

Z-235-2604  
DATE:



CARL P. ENGLERT, JR.  
REGISTERED PROFESSIONAL ENGINEER  
NORTH CAROLINA  
ENGINEERING & SURVEYING, INC.  
927 BEECHTREE, SUITE 3  
GRAND HAVEN, NORTH CAROLINA 28547

PROPOSED DATE: JULY 23, 2004

THIS SHEET PREPARED BY:  
MILANOWSKI & ENGLERT  
ENGINEERING & SURVEYING, INC.

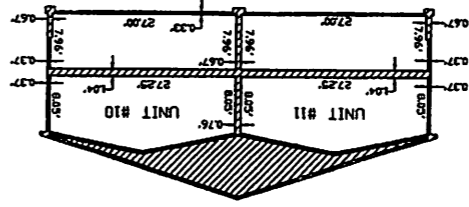
927 Beechtree Street, Suite 3  
Grand Haven, Michigan 49417  
Phone: (616) 471-4070 Fax: (616) 471-6226

PROSPECTIVE OWNER CONDOMINIUM  
SECTION 5 TOWN & HERRY RANGES 18 WEST  
CITY OF BEAVERSBURG, OTTAWA COUNTY, MICHIGAN

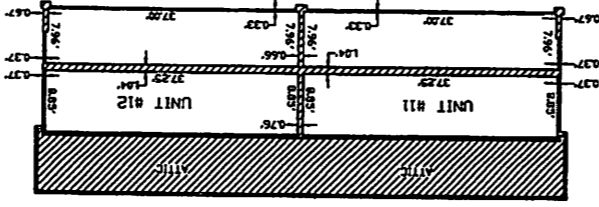
DATE: JULY 21, 2004 DRAWN BY: TV

SHEET 6 of 9 JOB NO. 1113

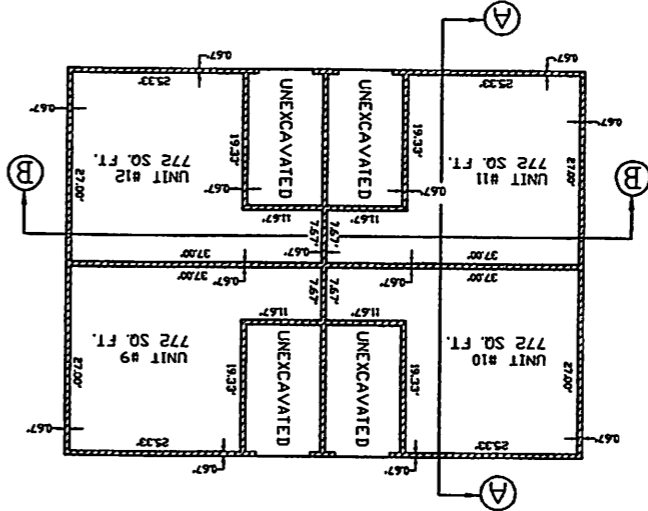
SECTION A-A



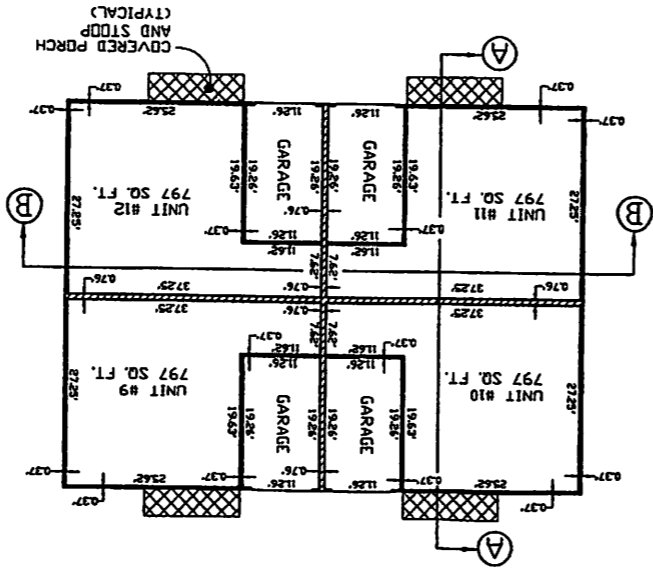
SECTION B-B



LOWER LEVEL - FLOOR PLAN

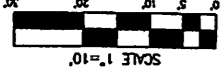
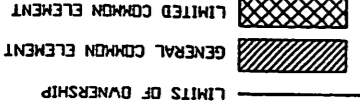


MAIN LEVEL - FLOOR PLAN



NOTES:

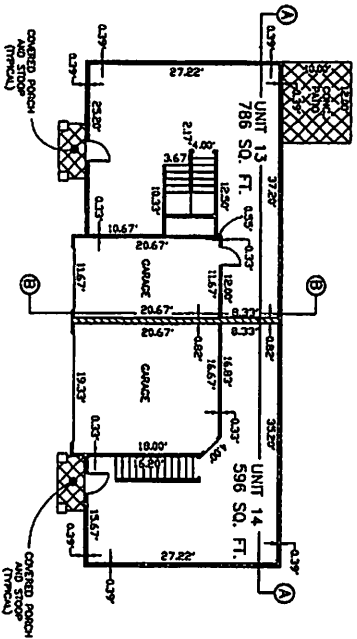
- 1) OWNERSHIP LINES ARE AT 90° ANGLES UNLESS OTHERWISE NOTED.
- 2) WALL THICKNESS AS NOTED.
- 3) INTERIOR OWNERSHIP AREAS NOTED ARE ROUNDED OFF TO THE NEAREST SQUARE FOOT. GARAGES NOTED INCLUDE THE STAIRWELL BUT DO NOT INCLUDE THE INTERIOR GARAGE SPACE)
- 4) ALL EXTERIOR ELEMENTS OF THE STRUCTURES ARE GENERAL COMMON ELEMENTS EXCEPT FOR DRIVEWAYS, WALKWAYS, DECKS, STEPS, PORCHES AND/OR STODPS ARE LIMITED COMMON ELEMENTS. (SEE LIMITED COMMON SECTION OF THE MASTER DEED FOR MORE DETAILED INFORMATION)
- 5) UNITS 9 THRU 12, "MUST BE BUILT."



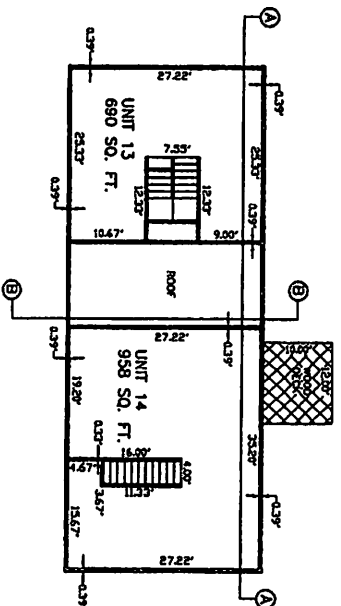
PROPOSED DATED: JULY 23, 2004  
 THIS SHEET PREPARED BY:  
 MILANOWSKI & ENGLERT  
 ENGINEERING & SURVEYING, INC.  
 927 Boonville Street, Suite 3  
 Grand Haven, Michigan 49417  
 Phone: 616-047-4070 Fax: 616-047-6226  
 ROOSEVELT ROAD CONDOMINIUM  
 SECTION 9, TOWN 8 NORTH, RANGE 18 WEST  
 CITY OF FERRISBURG, OTTAWA COUNTY, MICHIGAN  
 DRAWN BY: IV  
 DATE: JULY 21, 2004  
 SHEET 7 of 9  
 JOB NO. 11113

DATE: 7-23-2004  
 CARL P. ENGLERT, JR.  
 PROFESSIONAL SURVEYOR  
 REGISTRATION NUMBER 18987  
 MILANOWSKI AND ENGLERT  
 ENGINEERING & SURVEYING, INC.  
 927 BEECHCREST, SUITE 3  
 GRAND HAVEN, MICHIGAN 49417

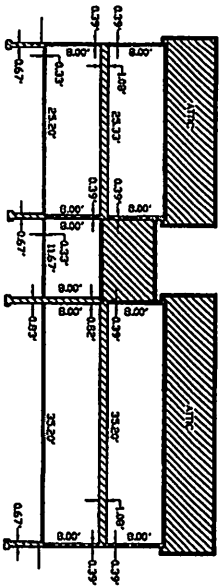




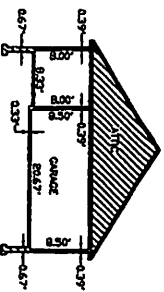
MAIN LEVEL - FLOOR PLAN



SECOND STORY - FLOOR PLAN

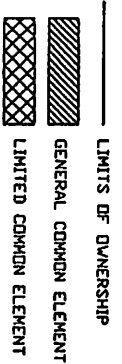


SECTION A-A



SECTION B-B

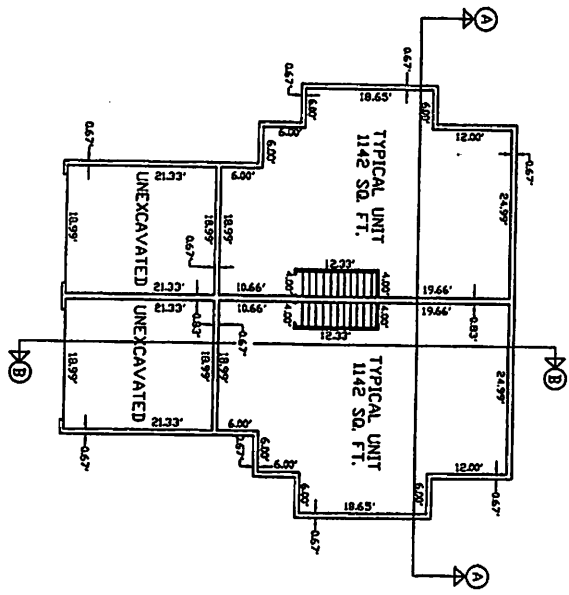
- NOTES:
- 1) OWNERSHIP LINES ARE AT 90° ANGLES UNLESS OTHERWISE NOTED.
  - 2) WALL THICKNESS AS NOTED.
  - 3) INTERIOR OWNERSHIP AREAS NOTED ARE ROUNDED OFF TO THE NEAREST SQUARE FOOT. GARAGES NOTED INCLUDE THE STAIRWELL BUT DO NOT INCLUDE THE INTERIOR GARAGE SPACE.
  - 4) ALL EXTERIOR ELEMENTS OF THE STRUCTURES ARE GENERAL COMMON ELEMENTS EXCEPT FOR DRIVEWAYS, WALKWAYS, DECKS, PATIOS, STEPS, PORCHES AND/OR STOPS ARE LIMITED COMMON ELEMENTS. (SEE LIMITED COMMON ELEMENT SECTION OF THE MASTER DEED FOR MORE DETAILED INFORMATION.)
  - 5) UNITS 13 THRU 14, 'NEED NOT BE BUILT.'



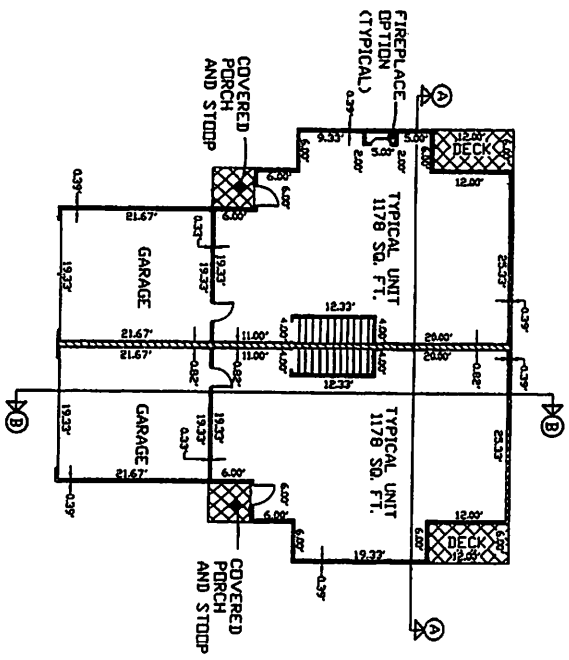
BUILDING FLOOR PLANS AND SECTIONS - (UNITS 13-14)

7-23-2004  
DATE  
CARL P. ENGLERT, INC.  
PROFESSIONAL SURVEYOR  
REGISTRATION NUMBER 18987  
ILLINOIS AND ENGINEER  
SURVEYING, INC.  
927 BENTLEY CENTER DRIVE  
GRAND HAVEN, INDIANAPOLIS 49417

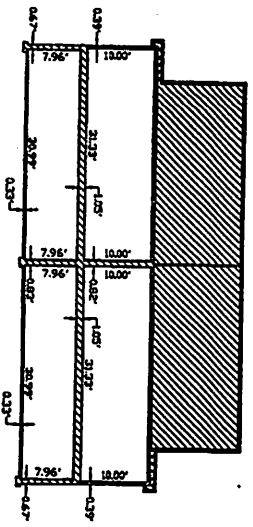
PROPOSED DATED: JULY 23, 2004  
THIS SHEET PREPARED BY:  
MILANOWSKI & ENGLERT  
ENGINEERING & SURVEYING, INC.  
2927 Beechtree Street, Suite 3  
Grand Haven, Michigan 49417  
Phone: 616-647-4070 Fax: 616-647-6626  
REGISTERED PROFESSIONAL  
SECTION 9, TOWN & MARINE PLANNING ACT, 16 WEST  
CITY OF BENTLEY CENTER DRIVE, GRAND HAVEN, MI 49417  
DATE: JULY 21, 2004  
DRAWN BY: JV  
SHEET: 8 OF 9  
JOB NO.: 1113



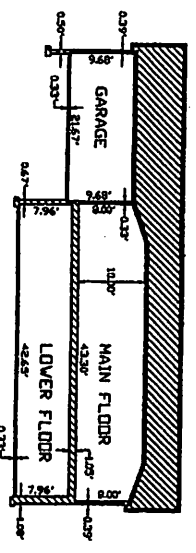
LOWER LEVEL - FLOOR PLAN  
(TYPICAL)



MAIN LEVEL - FLOOR PLAN  
(TYPICAL)



SECTION A - A

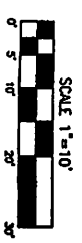
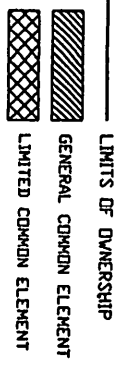


SECTION B - B

BUILDING FLOOR PLANS AND SECTIONS (UNITS 15-36)

NOTES:

- 1) OWNERSHIP LINES ARE AT 90° ANGLES UNLESS OTHERWISE NOTED.
- 2) WALL THICKNESS AS NOTED.
- 3) INTERIOR OWNERSHIP AREAS NOTED ARE ROUNDED OFF TO THE NEAREST SQUARE FOOT. (AREAS NOTED INCLUDE THE STAIRWELL BUT DO NOT INCLUDE THE INTERIOR GARAGE SPACE)
- 4) ALL EXTERIOR ELEMENTS OF THE STRUCTURES ARE GENERAL COMMON ELEMENTS EXCEPT FOR DRIVEWAYS, WALKWAYS, DECKS, STEPS, PORCHES AND/OR STODPS ARE LIMITED COMMON ELEMENTS. (SEE LIMITED COMMON ELEMENT SECTION OF THE MASTER DEED FOR MORE DETAILED INFORMATION)
- 5) UNITS 19 THRU 22, \*MUST BE BUILT.\*
- 6) UNITS 15 THRU 18 AND 23 THRU 36, \*NEED NOT BE BUILT.\*



7-23-2004  
DATE



CARL P. ENGLEBERT, JR.  
PROFESSIONAL SURVEYOR  
REGISTRATION NUMBER 10987  
MICHIGAN  
ENGINEERING & SURVEYING, INC.  
927 BEECHTREE, SUITE 3  
GRAND HAVEN, MICHIGAN 49417

PROPOSED DATE: JUN 23, 2004  
THIS SHEET PREPARED BY:  
MILANOWSKI & ENGLEBERT  
ENGINEERING & SURVEYING, INC.  
927 Beechtree Street, Suite 3  
Grand Haven, Michigan 49417  
Phone: 616-947-4070 Fax: 616-947-6626  
REGISTERED PROFESSIONAL SURVEYOR  
SECTION 8, TOWN & NORTH RANGE 10 WEST  
CITY OF FERRISBURG, OTTAWA COUNTY, MICHIGAN  
DATE: JUN 23, 2004 DRAWN BY: JV  
SHEET 9 OF 9 JOB NO. 1113