

- Peggy -

COPY

**SECOND AMENDMENT TO MASTER DEED
OF
BROOKSIDE OF SUPERIOR TOWNSHIP**

**A SINGLE FAMILY RESIDENTIAL CONDOMINIUM
WASHTENAW COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 343**

The Selective Group, Inc. a Michigan corporation, whose address is 27655 Middlebelt Road, Suite 130, Farmington Hills, Michigan 48334 ("Developer"), being the Developer of BROOKSIDE OF SUPERIOR TOWNSHIP, a single family residential condominium project located in the Township of Superior, Washtenaw County, Michigan and established pursuant to the Master Deed thereof, recorded on September 21, 2000 in Liber 3969, Page 295, Washtenaw County Records, and designated as Washtenaw County Condominium Subdivision Plan No. 343 (the "Original Master Deed"), said Master Deed having been amended by the recording of a certain First Amendment to Master Deed (the "First Amendment") on October 27, 2000 at Liber 3976, Page 249, Washtenaw County Records, hereby further amends the Original Master Deed pursuant to the authority reserved in Articles VII and VII of the Original Master Deed to provide for the establishment of certain public utility easements necessary or beneficial to the development of the Project and to show the extent of the existing right-of-way of Geddes Road. Upon the recording of this Second Amendment to Master Deed ("Second Amendment") in the office of the Washtenaw County Register of Deeds, the Original Master Deed (including the Condominium By-Laws and the Condominium Subdivision Plan which are attached to the Original Master Deed as Exhibits "A" and "B", respectively), as amended by the First Amendment, will be amended, as follows:

1. Sheets 1, 4, 5 and 7 of the Condominium Subdivision Plan of Brookside of Superior Township (Exhibit "B" to the Original Master Deed) are superseded in their entirety by Sheets 1, 4, 5 and 7 of the First Amendment to the Condominium Subdivision Plan (which is attached hereto). Sheets 4 and 5 of the attached First Amendment to the Condominium Subdivision Plan more clearly depict the extent of the existing Geddes Road right-of-way. Sheet 7 of the attached First Amendment to the Condominium Subdivision Plan provides for the extension of 12-foot wide public utility easements across the south portions of Units 28 and 71 as shown on the aforesaid Sheet 7 and Developer shall have the right to grant easements for the installation, maintenance, repair and replacement of public utilities within the aforesaid easement areas (and all other proposed public utility easement areas shown on the Condominium Subdivision Plan) without the consent of any Co-owner, mortgagee or other person.

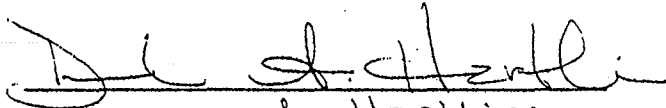
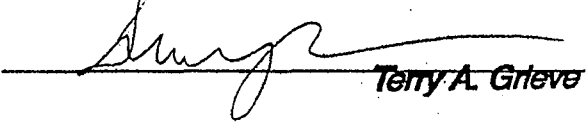
2. Except as set forth in this Second Amendment, the Original Master Deed (including the Condominium By-Laws and Condominium Subdivision Plan attached thereto), as amended by the First Amendment, is hereby ratified and confirmed.

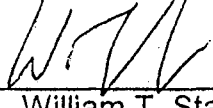
Dated this 28 day of February, 2001.

WITNESSES:

SIGNED BY:

THE SELECTIVE GROUP, INC., a Michigan corporation


Dayna A. Hertzline

Terry A. Grieve

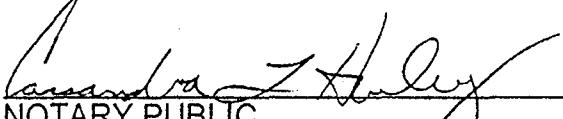
By: 
William T. Stapleton
Its: President

STATE OF MICHIGAN)
: SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28 day of February, 2001, by William T. Stapleton, the President of THE SELECTIVE GROUP, INC., a Michigan corporation, on behalf of the corporation.

CASSANDRA L. HURLEY
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXP. 08/15/2001

ACTING IN Oakland COUNTY


NOTARY PUBLIC
County of Oakland, State of Michigan
My Commission Expires:

DRAFTED BY AND WHEN RECORDED RETURN TO:

Dean J. Gould, Esq.
George W. Day, Esq.
Jackier, Gould, Bean, Upfal & Eizelman
Second Floor, 121 West Long Lake Road
Bloomfield Hills, Michigan 48304-2719
(248) 642-0500

F:\DOC\GEORGE\CONDOS\BROOKSIDE\SECOND AMD TO MD.wpd
February 23, 2001

FIRST AMENDMENT TO
WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 343
EXHIBIT "B" TO THE MASTER DEED OF
BROOKSIDE OF SUPERIOR TOWNSHIP
SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SURVEYOR
MILLETICS AND ASSOCIATES
40399 GRAND RIVER AVENUE
SUITE 110
NOVI, MICHIGAN 48375-2123

ENGINEER
SEIBER, KEAST AND ASSOCIATES, INC.
40399 GRAND RIVER AVENUE
SUITE 110
NOVI, MICHIGAN 48375-2123

DEVELOPER:
THE SELECTIVE GROUP, INC.
27655 MIDDLEBELT ROAD, SUITE 130
FARMINGTON HILLS, MICHIGAN 48334

NOTE:
THE ASTERISK (*) AS SHOWN IN THE SHEET
INDEX INDICATES AMENDED OR NEW SHEETS
WHICH ARE REVISED, DATED NOVEMBER 21,
2000. THESE SHEETS WITH THIS SUBMISSION
ARE TO REPLACE OR BE SUPPLEMENTAL
SHEETS TO THOSE PREVIOUSLY RECORDED.

LEGAL DESCRIPTION:

A part of the North 1/2 of Section 34, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; more particularly described as commencing at the Northeast Corner of said Section 34, thence South 87°49'18" West, 1923.20 feet, along the Northerly line of said Section 34 and the centerline of Geddes Road, to the Point of Beginning; thence South 02°10'42" East, 602.00 feet; thence South 87°49'18" West, 180.00 feet; thence South 02°10'42" East, 120.00 feet; thence South 17°18'54" West, 50.40 feet; thence South 25°48'15" East, 117.00 feet, thence South 09°06'39" West, 117.00 feet; thence South 44°22'42" West, 105.92 feet; thence South 54°58'55" West, 59.02 feet; thence South 35°01'05" East, 203.09 feet; thence South 09°47'25" East, 71.16 feet; thence South 16°11'56" East, 240.00 feet; thence South 41°50'04" East, 91.48 feet; thence South 71°20'55" East, 120.00 feet; thence South 18°39'05" West, 186.00 feet; thence North 71°20'55" West, 12.25 feet; thence South 18°39'05" West, 120.31 feet, to the Northerly boundary of "Woodland Acres Sub. No. 9", as recorded in Liber 21 of Plats, on Pages 78, 79 and 80 of Washtenaw County Records; thence the following courses: along the Northerly boundary of said "Woodland Acres Sub. No. 9", North 70°49'33" West, 166.92 feet; and North 62°59'14" West, 114.49 feet; and North 55°53'08" West, 112.33 feet; and North 30°18'10" West, 89.19 feet; and North 06°31'11" West, 246.60 feet; and North 22°48'16" West, 95.46 feet; and North 35°01'05" West, 189.43 feet; and North 66°50'09" West, 420.67 feet; and 41.09 feet along a curve to the left, said curve having a radius of 266.00 feet, a central angle of 08°51'00", and a chord bearing and distance of South 36°14'11" West, 41.05 feet, along the Northerly boundary of said "Woodland Acres Sub. No. 9", to the Northeast corner of Lot 931 of "Woodland Acres Sub. No. 11", as recorded in Liber 27 of Plats, on Pages 20, 21, 22 and 23 of Washtenaw County Records; thence North 66°50'09" West, 129.68 feet, along the Northerly boundary of said "Woodland Acres Sub. No. 11"; thence South 23°09'51" West, 80.00 feet, along the Northerly boundary of said "Woodland Acres Sub. No. 11"; thence North 66°50'09" West, 328.37 feet, along the Northerly boundary of said "Woodland Acres Sub. No. 11" and an extension thereof; thence North 23°09'51" East, 204.59 feet; thence North 87°35'20" East, 89.26 feet; thence North 02°24'40" West, 750.00 feet, to the North line of said Section 34 and the centerline of said Geddes Road; thence North 87°35'20" East, 558.26 feet, along the North line of said Section 34 and the centerline of said Geddes Road, to the North 1/4 Corner of said Section 34; thence North 87°49'18" East, 736.33 feet, along the North line of said Section 34 and the centerline of said Geddes Road, to the Point of Beginning. All of the above being subject to the rights of the public in Geddes Road. All of the above containing 37.925 Acres. All of the above being subject to easements, restrictions, and rights-of-ways of record.

INDEX

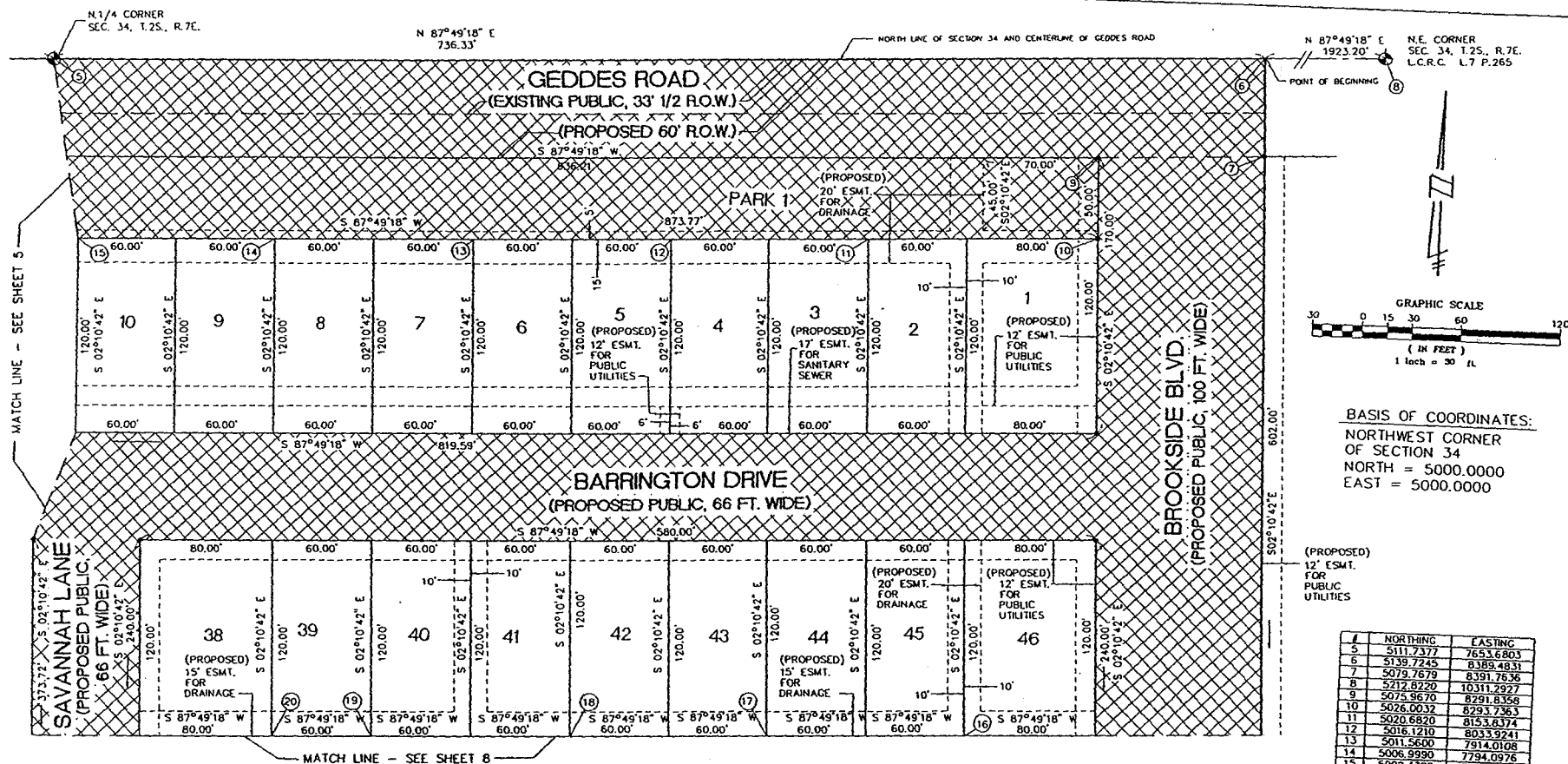
- * 1. TITLE PAGE, DESCRIPTIONS
- 2. SURVEY PLAN
- 3. COMPOSITE PLAN
- * 4. SITE PLAN - UNITS 1 - 10, 38 - 46
- * 5. SITE PLAN - UNITS 11 - 20, 33 - 37
- * 6. SITE PLAN - UNITS 21 - 24, 30 - 32
- * 7. SITE PLAN - UNITS 25 - 29, 67 - 71, 72
- * 8. SITE PLAN - UNITS 47 - 63
- * 9. SITE PLAN - UNITS 64 - 66, 73 - 76, 101 - 111
- 10. SITE PLAN - UNITS 77 - 81, 95 - 100
- 11. SITE PLAN - UNITS 82 - 84
- 12. AREA AND VOLUME DATA
- 13. UTILITY PLAN - PHASE I (NORTH)
- 14. UTILITY PLAN - PHASE I (SOUTH)

PROPOSED DATED
02-01-2001

BROOKSIDE OF SUPERIOR TOWNSHIP	
TITLE PAGE	
 MARK A. YOUNG ENGINEER NO. 27861	 SEIBER, KEAST & ASSOCIATES, INC. CONSULTING ENGINEERS 40399 GRAND RIVER AVENUE, SUITE 110, NOVI, MI 48375-2123
SHEET 1 OF 14	

N 87°49'18" E
1923.20' 

N.E. CORNER
SEC. 34, T.2S., R.7E.
L.C.R.C. L.7 P.265



BASIS OF COORDINATES:
NORTHWEST CORNER
OF SECTION 34
NORTH = 5000.0000
EAST = 5000.0000

#	NORTHING	EASTING
4	5111.7377	7653.6803
5	5139.7245	8189.4830
6	5079.7676	8391.7626
8	5212.8220	10311.2927
9	5075.9670	8291.9369
10	5026.0032	8293.7363
11	5020.6820	8153.8374
12	5016.1210	8033.9241
13	5011.5600	7914.0008
14	5006.9990	7794.0797
15	5002.4380	7674.1843
16	4717.1836	8225.4246
17	4712.6726	8100.8515
18	4708.0616	7985.9589
19	4703.5006	7865.6847
20	4701.2201	7805.7281

NOTES:

ALL ROADS MUST BE BUILT AND ARE SUBJECT TO AN EASEMENT FOR PUBLIC USE GRANTED TO THE WASHTENAW COUNTY ROAD COMMISSION.

ALL UTILITY MAINS AND LEADS LOCATED WITHIN THE GENERAL COMMON ELEMENT, AS DEPICTED, MUST BE BUILT. UTILITY LEADS LOCATED OUTSIDE EASEMENT AREAS NEED NOT BE BUILT.

SEE SHEET 12 FOR AREA DATA AND VOLUME
DATA AND TYPICAL UNIT CROSS SECTION.

① DENOTES COORDINATE POINT NUMBER.

- INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER.



GENERAL COMMON ELEMENT.



LIMITED COMMON ELEMENT.

PROPOSED DATE:
02-01-2001

BROOKSIDE OF SUPERIOR TOWNSHIP

SITE PLAN - UNITS 1 - 10, 38 - 46



SEIBER, KEAST &
ASSOCIATES, INC.
CORPORATE ENGINEERS



NO SHEET 4 of 14

N.W. CORNER
SEC. 34, T.2S., R.7E.
L.C.R.C. L.7 P.48

N 87°35'20" E
2097.77'

2682.04'

PROSPECT ROAD
(33 1/2' R.O.W.)

WEST LINE OF SECTION 34 AND
CENTERLINE OF PROSPECT ROAD

N.1/4 CORNER
SEC. 34, T.2S., R.7E.
L.C.R.C. L.7 P.49

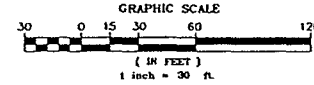
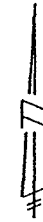
GRANICARE
FACILITY

PART OF
10-34-100-004

N 87°35'20" E 558.26'

GEDDES ROAD
(EXISTING PUBLIC, 33 1/2' R.O.W.)
(PROPOSED 60' R.O.W.)

N.1/4 CORNER
SEC. 34, T.2S., R.7E.



BASIS OF COORDINATES:
NORTHWEST CORNER
OF SECTION 34
NORTH = 5000.0000
EAST = 5000.0000

NOTES:

ALL ROADS MUST BE BUILT AND ARE SUBJECT
TO AN EASEMENT FOR PUBLIC USE GRANTED
TO THE WASHTENAW COUNTY ROAD COMMISSION

ALL UTILITY MAINS AND LEADS LOCATED
WITHIN THE GENERAL COMMON ELEMENT,
AS DEPICTED, MUST BE BUILT. UTILITY
LEADS LOCATED OUTSIDE EASEMENT AREAS
NEED NOT BE BUILT.

SEE SHEET 12 FOR AREA DATA AND VOLUME
DATA AND TYPICAL UNIT CROSS SECTION.

(1) DENOTES COORDINATE POINT NUMBER.

• INDICATES POINT OF CURVATURE
AND/OR BOUNDARY CORNER.

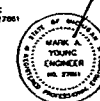
GENERAL COMMON ELEMENT.
 LIMITED COMMON ELEMENT.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
1	36.96	263.00	88°03'06"	S83°47'46"W	36.93
2	54.89	263.00	11°57'30"	S73°47'28"W	54.79
3	54.89	263.00	11°57'30"	S61°49'58"W	54.79
4	54.89	263.00	11°57'30"	S49°52'28"W	54.79
5	54.89	263.00	11°57'30"	S37°54'58"W	54.79
6	54.89	263.00	11°57'30"	S25°57'28"W	54.79
7	54.89	263.00	11°57'30"	S13°59'58"W	54.79
8	42.86	197.00	12°28'01"	S81°15'18"W	42.78
9	97.89	197.00	28°28'13"	S61°07'11"W	96.89
10	97.89	197.00	28°28'13"	S32°38'58"W	96.89

#	NORTHING	EASTING
1	5000.0000	5000.0000
2	2320.3322	5112.7799
3	5088.2519	7095.9128
4	5028.3051	7098.4370
5	5111.7377	7653.6803
15	5002.4380	7674.1843
29	4997.8770	7554.2710
30	4992.7925	7420.5947
31	4937.3776	7268.6956
32	4870.0199	7155.7794
33	4665.0457	7113.7326
34	4629.8518	7436.0581
35	4688.4259	7469.3533
36	4692.6303	7579.8914

Mark A. Young

MARK A. YOUNG
ENGINEER NO. 27861



PROPOSED DATE
02-01-2001

BROOKSIDE OF SUPERIOR TOWNSHIP

SITE PLAN - UNITS 11 - 20, 33 - 37



SEIBER, KEAST &
ASSOCIATES, INC.

CONSULTING ENGINEERS
4800 GRAND OAK AVENUE SUITE 100
ANN ARBOR MI 48106-3400



MALLEKS AND
ASSOCIATES

LAND SURVEYORS
4800 GRAND OAK AVENUE SUITE 100
ANN ARBOR MI 48106-3400

SHEET
5
OF
14

MATCH LINE - SEE SHEET 6

NOTES:

ALL ROADS MUST BE BUILT AND ARE SUBJECT TO AN EASEMENT FOR PUBLIC USE GRANTED TO THE WASHTENAW COUNTY ROAD COMMISSION.

ALL UTILITY MAINS AND LEADS LOCATED WITHIN THE GENERAL COMMON ELEMENT, AS DEPICTED, MUST BE BUILT. UTILITY LEADS LOCATED OUTSIDE EASEMENT AREAS NEED NOT BE BUILT.

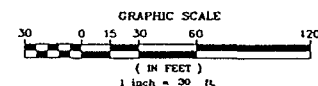
SEE SHEET 12 FOR AREA DATA AND VOLUME DATA AND TYPICAL UNIT CROSS SECTION.

① DENOTES COORDINATE POINT NUMBER.

• INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER.

 GENERAL COMMON ELEMENT.

 LIMITED COMMON ELEMENT.



BASIS OF COORDINATES:

NORTHWEST CORNER OF SECTION 34
NORTH = 5000.0000
EAST = 5000.0000

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
14	135.96	197.00	39°32'34"	N21°17'25"E	133.28
15	75.29	263.00	16°24'12"	S32°51'36"W	75.04
16	199.55	263.00	43°28'22"	N19°19'31"E	194.80
17	56.40	197.00	16°24'12"	S32°51'36"W	56.21
18	64.62	197.00	18°47'34"	N72°40'06"E	64.33
19	89.41	263.00	19°28'46"	N72°19'30"E	88.98
20	123.32	200.00	35°19'45"	S64°24'01"W	121.38
21	17.00	266.00	03°39'44"	S80°14'01"W	17.00
22	54.94	266.00	11°50'05"	S72°29'06"W	54.85
23	54.94	266.00	11°50'05"	S60°39'02"W	54.85
24	54.94	266.00	11°50'05"	S48°48'57"W	54.85
25	10.38	266.00	02°14'12"	S41°46'49"W	10.38

#	NORTHING	EASTING
39	4414.7447	7124.2720
40	4338.9159	7017.4649
41	4335.1608	7038.2848
42	4277.6340	7013.6713
43	4147.0684	6957.8075
44	4017.8584	7259.7048
45	4091.4490	7291.1741
46	4040.4374	7410.3989
47	4073.5446	7434.6626
48	4215.3784	7413.5708
49	4280.4792	7558.4018
50	4335.7770	7584.1090
51	4256.3262	7624.1175
59	4043.4248	7750.9975

Mark A. Young
MARK A. YOUNG
ENGINEER NO. 27661



PROPOSED DATE: 02-01-2001
BROOKSIDE OF SUPERIOR TOWNSHIP

SITE PLAN - UNITS 25 - 29, 67 - 71, 72



SEIBER, KEAST &
ASSOCIATES, INC.
CONSULTING ENGINEERS



MELLENES AND
ASSOCIATES
LAND SURVEYORS

SHEET
7
OF
14