



RECORDED
 06/27/2006 12:46:34 PM
 LAKE COUNTY, MI
 SHELLY MYERS, REGISTER OF DEEDS



Liber 307 Page 1694

**FIFTH AMENDMENT TO MASTER DEED OF
 PERE MARQUETTE OAKS CONDOMINIUM RV PARK**

This Fifth Amendment to Master Deed has been executed on June 27, 2006, on behalf of GEMS Development Co., Inc. a/k/a GEM Development, L.L.C., of 507 E. Loomis St., Ludington, Michigan 49431 (hereinafter referred to as "Developer"), pursuant to the provisions of the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended (hereinafter referred to as the "Act").

WHEREAS, the Developer of Pere Marquette Oaks Condominium RV Park, a condominium project established pursuant to the Master Deed recorded in Liber 246, Page 0646, Lake County Records, as amended, and known as Lake County Condominium Subdivision Plan No. 7, desires to expand the Condominium by amending the said Master Deed and the Condominium Subdivision Plan attached thereto as Exhibit B, pursuant to the authority reserved in Articles IX and X of the said Master Deed.

NOW, THEREFORE, upon execution and recordation in the office of the Lake County Register of Deeds of this Amendment, no co-owners nor mortgagees being materially affected, the Master Deed is hereby amended by substituting the attached Replat No. 5 (Replat No. 2 was erroneously referred to as Replat No. 1 in the Second Amendment to Master Deed) of Lake County Condominium Subdivision Plan No. 7, Exhibit B to the said Master Deed and by amending Articles II, VI B and IX A by substituting the following in lieu thereof.

**ARTICLE II
 LEGAL DESCRIPTION**

The real property which is dedicated to the Condominium Project established hereby is situated in Lake County, Michigan and is legally described as follows:

Situated in Lake Township, Lake County, Michigan

That Part of the Northeast Quarter of Section 24, Town 17 North, Range 14 West, Described as Commencing at the East Quarter Post of Section 24; Thence North 89° 35' 10" West on the East and West Quarter Line, 853.50 Feet (Deeded as 854.48 Feet); Thence North 01° 05' 16" West (Deeded as North 01° 04' 15" West), 422.55 Feet to the Place of Beginning of this Description; Thence North 27° 05' 31" East, 116.78 Feet (Deeded as North 27° 35' 35" East, 119.35 Feet); Thence North 01° 01' 34" West (Deeded as North 00° 53' 47" West), 66.32 Feet; Thence South 89° 13' 24" East (Deeded as South 89° 05' 09" East), 78.82 Feet; Thence North 00° 48' 08" West, 50.00 Feet (Deeded as North 00° 40' 35" West, 50.01 Feet); Thence South 89° 13' 11" East (Deeded as South 89° 05' 09" East), 44.00 Feet; Thence North 00° 26' 19" West, 86.37 Feet (Deeded as North 00° 40' 35" West, 86.99 Feet); Thence South 89° 24' 40" East, 160.00 Feet (Deeded as South 89° 05' 09" East, 159.90 Feet); Thence North 01° 10' 10" West, 88.08 Feet (Deeded as North 00° 36' 26" West, 88.01 Feet); Thence South 89° 12' 52" East, 80.06 Feet (Deeded as South 89° 05' 09" East, 78.16 Feet); Thence North 01° 10' 10" West, 504.61 Feet (Deeded as 503.56 Feet); Thence North 89° 38' 56" West (Deeded as North 89° 42' 40" West), 818.43 Feet; Thence South 01° 05' 16" East, 806.62 Feet; Thence South 89° 35' 10" East Parallel to the East and West Quarter Line 400.00 Feet; Thence South 01° 05' 16" East 90.45 Feet to the Place of Beginning.



**ARTICLE VI
UNIT DESCRIPTION AND PERCENTAGE OF VALUE**

B. Percentage of Value.

The total value of the project is 100%. Based upon their market value, size and allocable expenses of maintenance, the respective units have been assigned the following percentages of value:

Units 1- 77 (inclusive) 1.30% each

These percentages of value shall be determinative of the proportionate share of each unit in the common expenses and proceeds of administration, the value of such unit's vote at certain meetings of the Association of co-owners, and of such unit's undivided interest in the common elements (which is hereby allocated to each unit). The percentages of value allocated to the units may be changed only with the prior written approval of each holder of a first mortgage lien on any unit in the project and with the unanimous consent of all of the co-owners expressed in a duly recorded amendment to this Master Deed (other than resulting from an expansion of the Condominium pursuant to Article IX G).

**ARTICLE IX
EXPANDABLE CONDOMINIUM**

A. Area of Future Development: The Condominium Project established pursuant to the Master Deed consisting of 77 units (as amended) may be the first phase of an Expandable Condominium under the Act to contain in its entirety a maximum of 137 units. Additional units, if any, for recreational vehicle purposes only, will be established upon all or some portion or portions of the land described as (hereinafter referred to as "area of future development):

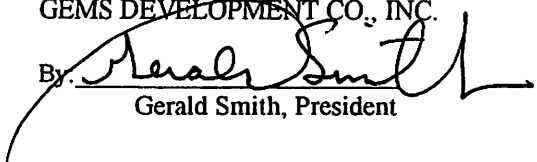
The East 433 Feet of the South Half of the Northeast Quarter, Section 24, Town 17 North, Range 14 West, and the Northeast Quarter of the Northeast Quarter of Section 24, Town 17 North, Range 14 West, Also Beginning on the East and West Quarter Line of Section 24, Town 17 North, Range 14 West at a Point 853.50 Feet North 89° 35' 10" West of the East Quarter Post of the Section; Thence North 01° 05' 16" West, 513.00 Feet; Thence North 89° 35' 10" West, 44.85 Feet; Thence North 01° 01' 00" West, 104.56 Feet; Thence South 89° 24' 40" East, 100.16 Feet; Thence North 01° 10' 10" West, 636.00 Feet; Thence North 89° 24' 40" West, 46.00 Feet; Thence North 01° 10' 10" West, 66.76 Feet to the East and West Eighth Line; Thence North 89° 38' 56" West on Same, 408.12 Feet; Thence South 01° 05' 16" East along the Easterly Line of Kimberly Subdivision to the East and West Quarter Line; Thence South 89° 35' 10" East on Same to the Place of Beginning (except any portion thereof lying within the description set forth in Article II).

In all other respects, the original Master Deed of Pere Marquette Oaks Condominium RV Park shall continue in full force and effect. Any approvals to this Amendment required by the Michigan Condominium Act have been obtained.



IN WITNESS WHEREOF, the Developer has executed this Fifth Amendment to Master Deed.

GEMS DEVELOPMENT CO., INC.

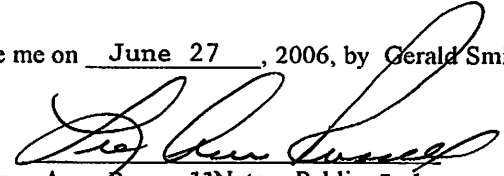
By: 
Gerald Smith, President

STATE OF MICHIGAN

ss.

COUNTY OF ~~MASON~~ LAKE

The foregoing instrument was acknowledged before me on June 27, 2006, by Gerald Smith, President, on behalf of GEMS Development Co., Inc.


Lee Ann Russell Notary Public Lake
Mason County, Michigan
My commission expires: January 27, 2012
Acting in ~~Mason~~ County, Michigan
Lake

Document prepared by:
J. Glenn Sperry
SPERRY & BOWMAN
317 Center Street
South Haven, MI 49090
(616) 637-1151

061206



ATTEN

THE
MUST
WHEN
PROJ
TITLE
CERT

REPLAT NO. 5 OF
 LAKE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 7
 EXHIBIT B TO THE MASTER DEED OF
 PERE MARQUETTE OAKS
 CONDOMINIUM RV PARK
 LAKE TOWNSHIP, LAKE COUNTY, MICHIGAN

DEVELOPER

GEMS DEVELOPMENT CO., INC.
507 E. LOOMIS STREET
LUDINGTON, MICHIGAN 49431

SURVEYOR

MITCHELL SURVEYS INC.,
404 BROADWAY
SOUTH HAVEN, MICHIGAN 49090

SHEET INDEX

- † □ ○ Δ * 1.) TITLE & PROPERTY DESCRIPTION
- † □ ○ Δ * 2.) SURVEY PLAN & FUTURE DEVELOPM
- † □ ○ Δ * 3.) SITE PLAN
- † □ 3A.) SITE PLAN
- † □ ○ Δ * 4.) UTILITY PLAN

NOTE:

THE CROSS † AS SHOWN IN THI
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DATED JUNE 5, 2006. THESE SH
SUBMISSION ARE TO REPLACE T

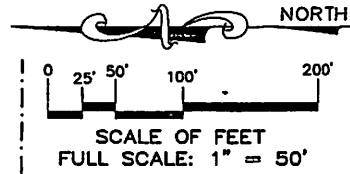
PROPERTY DESCRIPTION

SITUATED IN LAKE TOWNSHIP, LAKE COUNTY, MICHIGAN

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 17 NORTH, RANGE 14 WEST, DESCRIBED AS COMMENCING AT THE EAST QUARTER POST OF SECTION 24; THENCE NORTH 89° 35' 10" WEST ON THE EAST AND WEST QUARTER LINE, 853.50 FEET (DEEDED AS 854.48 FEET); THENCE NORTH 01° 05' 16" WEST (DEEDED AS NORTH 01° 04' 15" WEST), 422.55 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 27° 05' 31" EAST, 116.78 FEET (DEEDED AS NORTH 27° 35' 35" EAST, 119.35 FEET); THENCE NORTH 01° 01' 34" WEST (DEEDED AS NORTH 00° 53' 47" WEST), 66.32 FEET; THENCE SOUTH 89° 13' 24" EAST (DEEDED AS SOUTH 89°05' 09" EAST), 78.82 FEET; THENCE NORTH 00° 48' 08" WEST, 50.00 FEET (DEEDED AS NORTH 00° 40' 35" WEST, 50.01 FEET); THENCE SOUTH 89° 13' 11" EAST (DEEDED AS SOUTH 89° 05' 09" EAST), 44.00 FEET; THENCE NORTH 00° 26' 19" WEST, 86.37 FEET (DEEDED AS NORTH 00° 40' 35" WEST, 86.99 FEET); THENCE SOUTH 89° 24' 40" EAST, 160.00 FEET (DEEDED AS SOUTH 89°05' 09" EAST, 159.90 FEET); THENCE NORTH 01° 10' 10" WEST, 88.08 FEET (DEEDED AS NORTH 00° 36' 26" WEST, 88.01 FEET); THENCE SOUTH 89° 12' 52" EAST, 80.06 FEET (DEEDED AS SOUTH 89° 05' 09" EAST, 78.16 FEET); THENCE NORTH 01° 10' 10" WEST, 504.61 FEET (DEEDED AS 503.56 FEET); THENCE NORTH 89° 38' 56" WEST (DEEDED AS NORTH 89° 42' 40" WEST), 818.43 FEET; THENCE SOUTH 01° 05' 16" EAST, 806.62 FEET; THENCE SOUTH 89° 35' 10" EAST PARALLEL TO THE EAST AND WEST QUARTER LINE 400.00 FEET; THENCE SOUTH 01° 05' 16" EAST 90.45 FEET TO THE PLACE OF BEGINNING.

PROPOSED

DATED—JUNE 5, 2006



SCALE OF FEET
FULL SCALE: 1" = 50'



13.59 ACRES

COORDINATES

POINT	NORTHING	EASTING
1.	10,000.00	10,000.00
2.	10,003.13	9,566.85
3.	10,006.17	9,146.52
4.	10,428.64	9,138.50
5.	10,532.60	9,191.68
6.	10,598.91	9,190.49
7.	10,597.84	9,269.29
8.	10,647.84	9,268.59
9.	10,647.24	9,312.60
10.	10,733.60	9,311.93
11.	10,731.96	9,471.93
12.	10,820.02	9,470.12
13.	10,818.92	9,550.19
14.	11,323.42	9,539.90
15.	11,328.44	8,721.48
16.	10,521.96	8,736.80
17.	10,519.07	9,136.79

NOTES

- 1.) BEARINGS ARE REFERENCED TO THE E.-W. 1/4 LINE OF THE RECORDED PLAT OF "KIMBERLY", A SUBDIVISION RECORDED IN LIBER 3 OF PLATS, PAGE 24, LAKE COUNTY REGISTER OF DEEDS.
- 2.) COORDINATE ORIGIN IS ASSUMED.
- 3.) THE COMMON ELEMENTS AND EASEMENTS OF BOTH CONDOMINIUMS SHALL BE CONSIDERED AS COMMON ELEMENTS AND EASEMENTS OF EACH CONDOMINIUM AS PER EXHIBIT "C".

LEGEND

- o CONCRETE MONUMENT
- M MEASURED
- D DEEDED
- PROPERTY LINE
- ⑫ COORDINATE POINT (SEE SHEET 3 FOR LIST)
- ▨ GENERAL COMMON ELEMENT

E. 1/4 POST
SECTION 24
T. 17 N., R. 14 W.
LAKE TOWNSHIP
LAKE COUNTY

AVENUE

76 TH

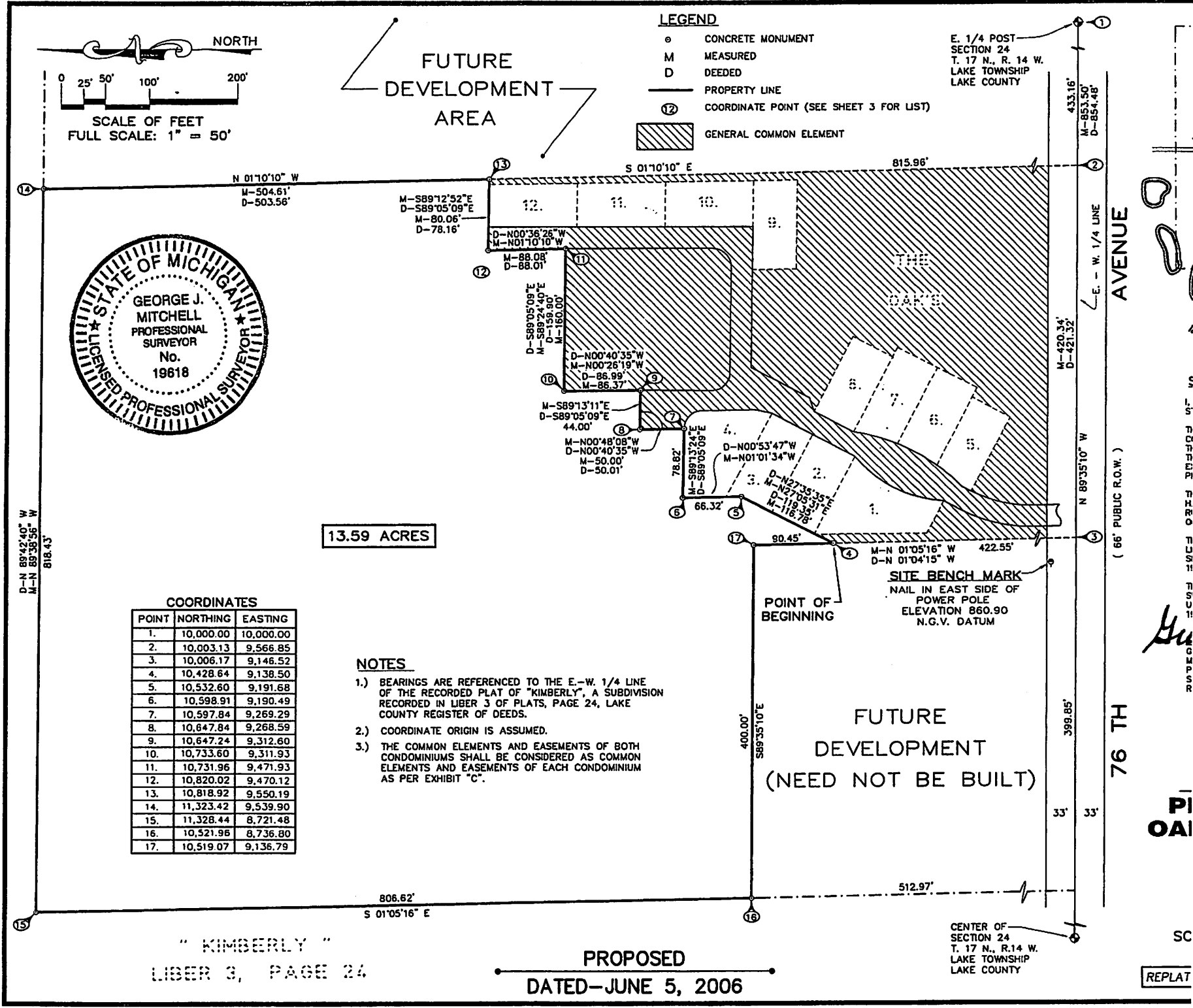
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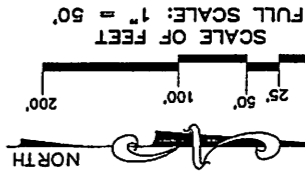
REPLAT

" KIMBERLY "
LIBER 3, PAGE 24

PROPOSED
DATED-JUNE 5, 2006

CENTER OF
SECTION 24
T. 17 N., R.14 W.
LAKE TOWNSHIP
LAKE COUNTY

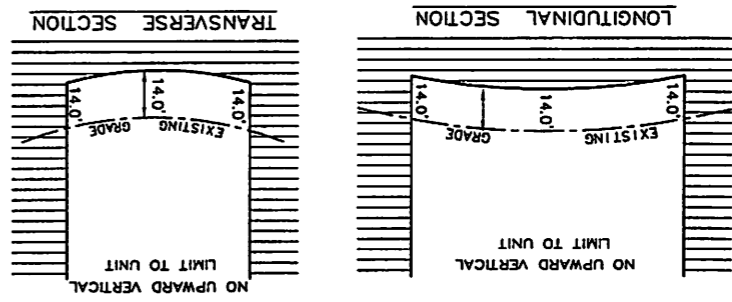
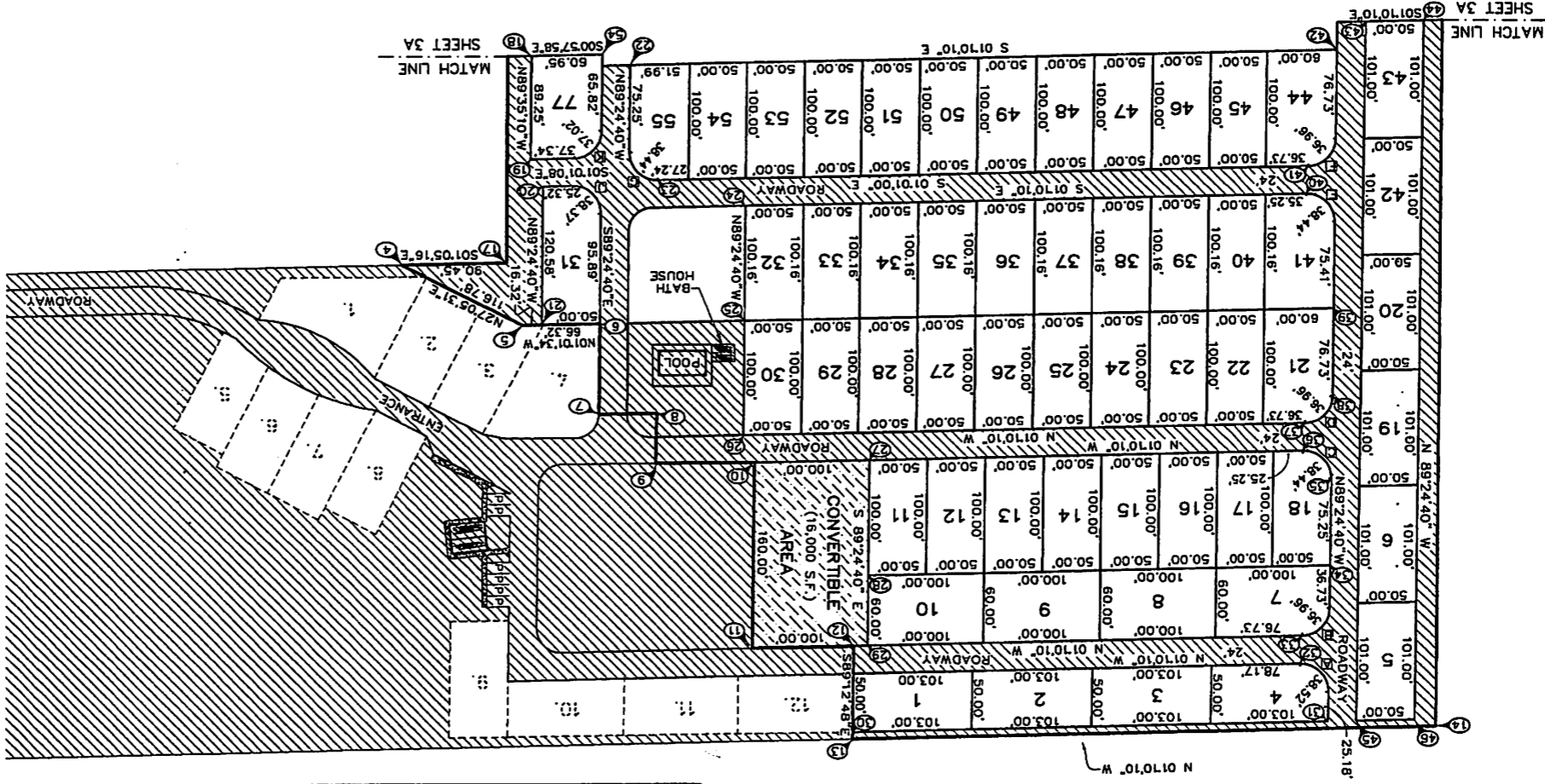
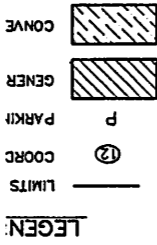




NOTES:

- 1.) A PRIVATE ROADWAY FOR UNITS 1 THRU 31 MUST BE BUILT.
- 2.) COORDINATE ORIGIN IS ASSUMED.
- 3.) CURVILINEAR DISTANCES ARE ARC LENGTHS.
- 4.) THE COMMON ELEMENTS AND EASEMENTS OF BOTH CONDOMINIUMS SHALL BE CONSIDERED AS COMMON AS PER EXHIBIT "C".
- 5.) SEE SHEET 3A FOR COORDINATE LIST.

CURVE LETTER	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
A	24.00'	91° 57' 22"	34.52'	N 44° 48' 31" E
B	24.00'	88° 14' 30"	33.42'	N 45° 17' 25" W
C	24.00'	91° 45' 30"	34.46'	S 44° 42' 35" W
D	24.00'	88° 14' 30"	33.42'	N 45° 17' 25" W
E	24.00'	91° 45' 30"	34.46'	S 44° 42' 35" W
F	24.00'	88° 14' 30"	33.42'	N 45° 17' 25" W
G	24.00'	91° 45' 30"	34.46'	S 44° 42' 35" W



NOTE:
 LOT SECTIONS ARE DELINEATED FOR PURPOSES OF SHOWING THE UPPER AND LOWER LIMITS OF THE UNIT. EACH UNIT HAS ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 14' BELOW EXISTING GRADE AND NO VERTICAL LIMIT ABOVE EXISTING GRADE.

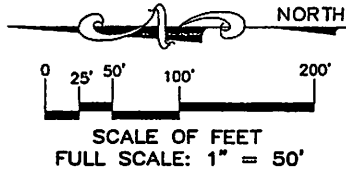
PROPOSED

DATED-JUNE 5, 2006

REPLAT

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OAK PE



LEGEND

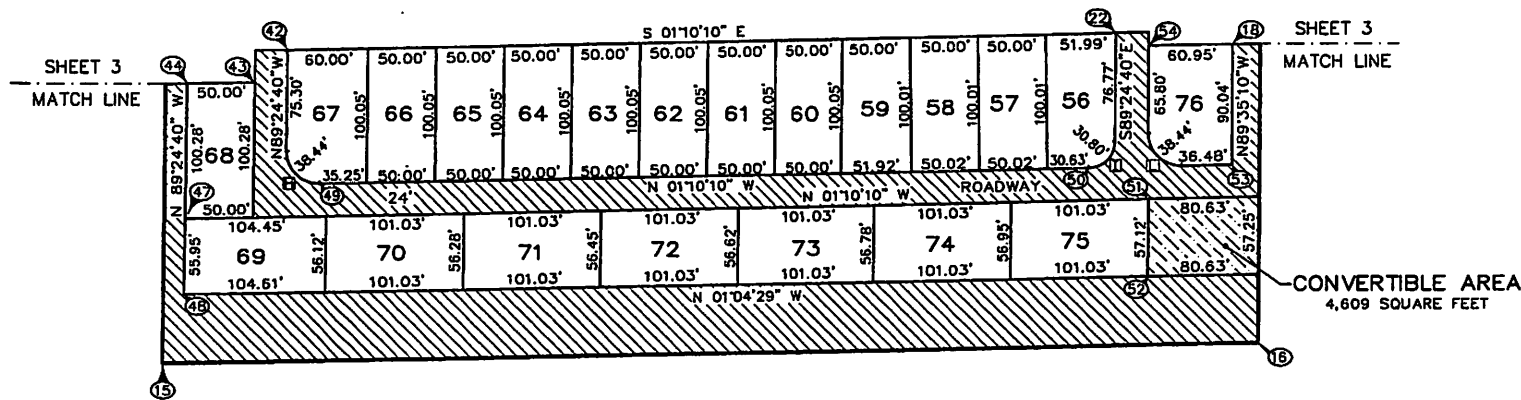
- LIMITS OF OWNERSHIP
- Ⓢ COORDINATE POINT
- GENERAL COMMON ELEMENT
- CONVERTIBLE AREA

NOTES:

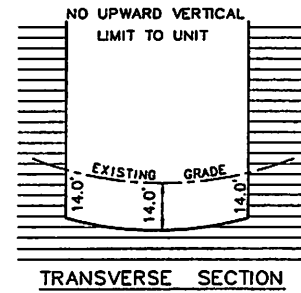
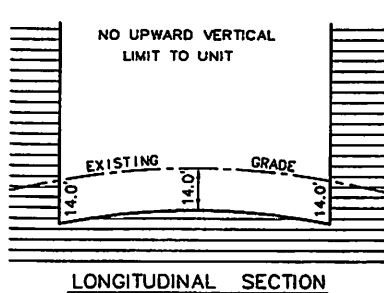
- 1.) A PRIVATE ROADWAY FOR UNITS 1 THRU 31 'MUST BE BUILT'.
- 2.) COORDINATE ORIGIN IS ASSUMED.
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COORDINATES

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1.	10,000.00	10,000.00	19.	10,539.72	9,047.05	37.	11,210.47	9,278.21
2.	10,003.13	9,566.85	20.	10,550.15	9,070.82	38.	11,233.98	9,254.46
3.	10,006.17	9,146.52	21.	10,548.91	9,191.39	39.	11,234.77	9,177.74
4.	10,428.64	9,138.50	22.	10,625.21	8,966.07	40.	11,211.06	9,078.09
5.	10,532.60	9,191.68	23.	10,648.93	9,065.56	41.	11,212.78	9,054.05
6.	10,598.91	9,190.49	24.	10,725.90	9,087.99	42.	11,237.07	8,953.58
7.	10,597.84	9,269.29	25.	10,724.88	9,188.15	43.	11,261.31	8,929.26
8.	10,647.84	9,268.59	26.	10,723.85	9,288.14	44.	11,311.30	8,928.24
9.	10,647.24	9,312.60	27.	10,833.58	9,309.90	45.	11,255.08	9,535.23
10.	10,733.60	9,311.93	28.	10,832.55	9,409.89	46.	11,305.07	9,534.21
11.	10,731.96	9,471.93	29.	10,831.93	9,469.89	47.	11,312.33	8,827.97
12.	10,820.02	9,470.12	30.	10,819.00	9,544.13	48.	11,312.91	8,772.02
13.	10,818.92	9,550.19	31.	11,320.92	9,535.73	49.	11,213.36	8,853.99
14.	11,323.42	9,539.90	32.	11,206.78	9,486.23	50.	10,645.63	8,865.58
15.	11,328.44	8,721.48	33.	11,208.58	9,462.20	51.	10,601.80	8,842.47
16.	10,521.96	8,736.80	34.	11,232.47	9,401.73	52.	10,602.21	8,785.35
17.	10,519.07	9,136.79	35.	11,233.24	9,326.48	53.	10,541.01	8,867.72
18.	10,540.37	8,957.80	36.	11,208.75	9,302.24	54.	10,601.30	8,956.72



CURVE LETTER	RADIUS	DELT
H	24.00'	91'
I	20.00'	88'
J	24.00'	91'
K	24.00'	88'
L	24.00'	91'



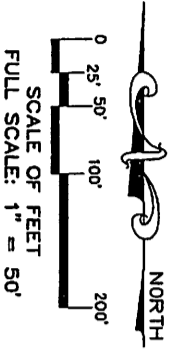
NOTE
 LOT SECTIONS ARE DELINEATED FOR PURPOSES OF SHOWING THE UPPER AND LOWER LIMITS OF THE UNIT. EACH UNIT HAS ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 14' BELOW EXISTING GRADE AND NO VERTICAL LIMIT ABOVE EXISTING GRADE.

PEI OAKS

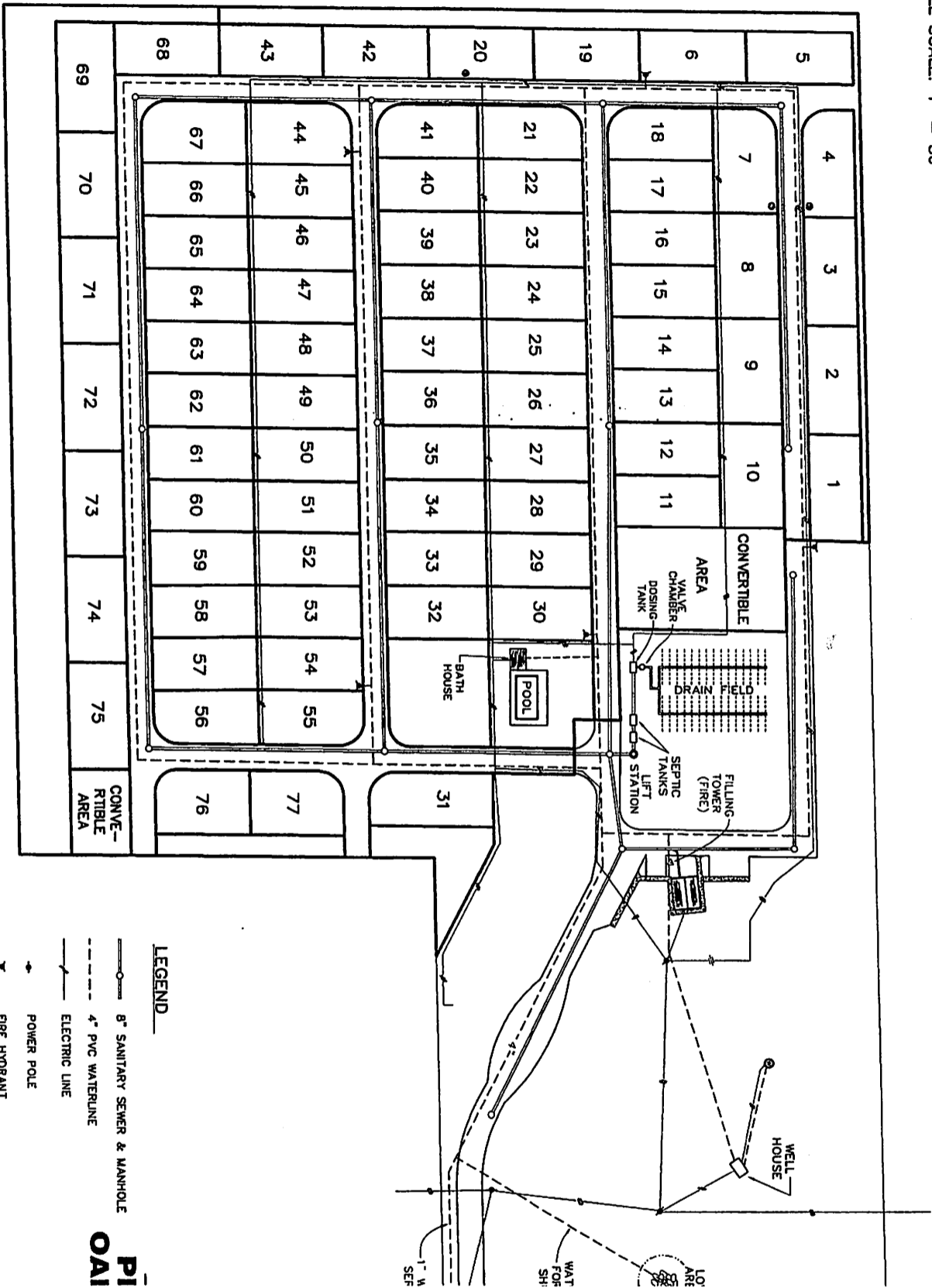
PROPOSED
 DATED—JUNE 5, 2006

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REPLAT



- NOTES:**
- 1.) ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM FIELD OBSERVATIONS, ENGINEERING PLANS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOT SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 - 2.) SEE SHEET 3 FOR AREA OF GENERAL COMMON ELEMENT.



LEGEND

- 8" SANITARY SEWER & MANHOLE
- - - - 4" PVC WATERLINE
- - - - ELECTRIC LINE
- ◆ POWER POLE
- ▼ FIRE HYDRANT
- LEACHING BASIN
- ⊙ WATER WELL

PI OAI

PROPOSED

DATED--JUNE 5, 2006

REPLAT

SI