



RECORDED
06/09/2005 1:00:06 PM
LAKE COUNTY, MI
SHELLY MYERS, REGISTER OF DEEDS



Liber 296

Page 1557

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

This Fourth Amendment to Master Deed has been executed on June 9, 2005, 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. 4 (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), 611.99 Feet; Thence South 01° 10' 10" East, 65.87 Feet; Thence South 89° 24' 40" East, 100.23 Feet; Thence South 01° 10' 10" East, 660.00 Feet; Thence South 89° 24' 40" East, 248.01 Feet; Thence South 01° 01' 00" East, 80.56 Feet; thence South 89° 35' 10" East Parallel to the East and West Quarter Line 44.85 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- 67 (inclusive) 1.49% 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 67 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 Fourth Amendment to Master Deed.

GEMS DEVELOPMENT CO., INC.

By: Gerald Smith
Gerald Smith, President

STATE OF MICHIGAN

ss.

COUNTY OF ~~MASON~~ LAKE

The foregoing instrument was acknowledged before me on June 9, 2005, by Gerald Smith, President, on behalf of GEMS Development Co., Inc.

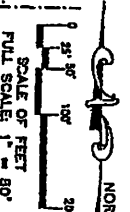
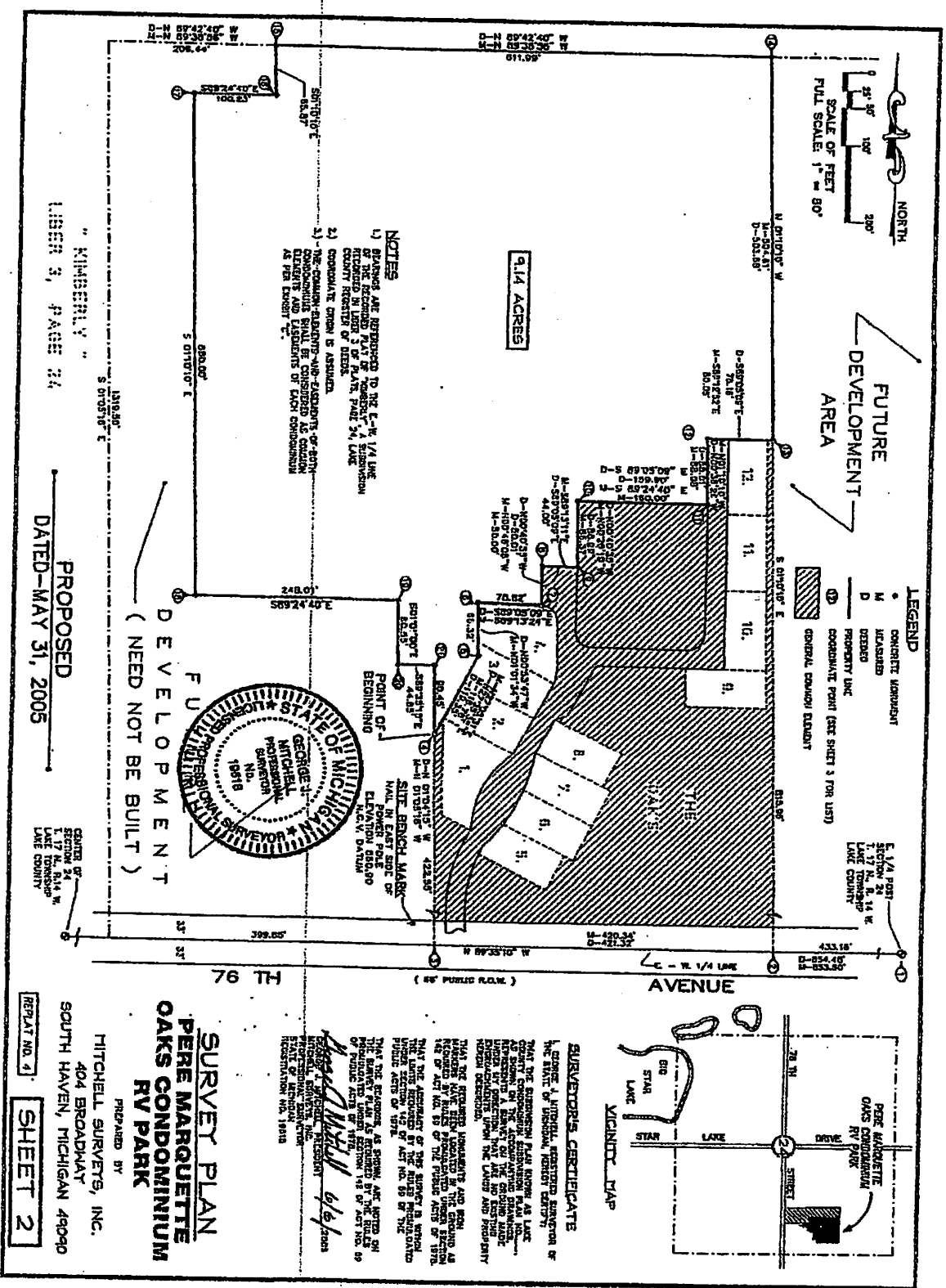
Lee Ann Russell

Lee Ann Russell Notary Public Lake
Mason County, Michigan

My commission expires: January 27, 2006
Acting in ~~Mason~~ County, Michigan
Lake

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

060705

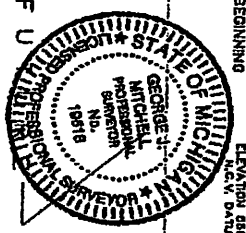


FUTURE DEVELOPMENT AREA

- LEGEND**
- CONCRETE UPHOUST
 - LEASED
 - D DEED
 - PROPERTY LINE
 - ① GENERAL POINT (SEE SHEET 3 FOR LIST)
 - ▨ GENERAL DRAIN ELEVARY

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

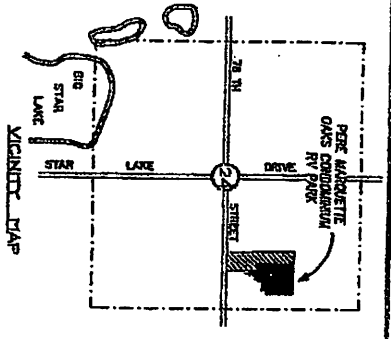
- NOTES**
- 1) REVISIONS ARE REFERENCED TO THE E-W 1/4 LINE RECORDED IN LIBER 37 OF COUNTY 4 SURVEYOR COUNTY REGISTER OF DEEDS.
 - 2) CONDUIT CROSS IS ASSUMED.
 - 3) THE COMMON-PLACEMENT AND ELEVATION OF ALL ELEVARY AND ELEVATIONS OF EACH CONDOMINIUM AS PER EXHIBIT "C".



"KIMBERLY"
LIBER 37, PAGE 34

PROPOSED
DATED - MAY 31, 2005

FUTURE DEVELOPMENT
(NEED NOT BE BUILT)

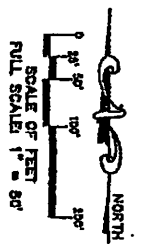


SURVEYOR'S CERTIFICATE

I, GEORGE H. MITCHELL, REGISTERED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SURVEYING PLAN SHOWING AS LOTS AND COMMON-PLACEMENTS, ELEVATIONS AND ELEVATIONS OF ALL ELEVARY AND ELEVATIONS OF EACH CONDOMINIUM AS PER EXHIBIT "C" WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE REQUIRED MEASUREMENTS AND BENCH MARKS HAVE BEEN LOCATED IN THE GROUND AS SHOWN ON THE SURVEYING PLAN AND THAT THE SURVEYING PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYING PLAN AND THAT THE SURVEYING PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYING PLAN AND THAT THE SURVEYING PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYING PLAN.

George H. Mitchell 6/6/2005
REGISTERED SURVEYOR
STATE OF MICHIGAN
REGISTRATION NO. 18918

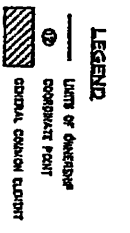
SURVEY PLAN
PERE MARQUETTE OAKS CONDOMINIUM RV PARK
PREPARED BY
HITCHELL SURVEYS, INC.
404 BROADWAY
SOUTH HAVEN, MICHIGAN 49090
REPEAT NO. 4 **SHEET 2**



- NOTES**
- 1) A PRIVATE ROADWAY FOR UNITS 1 THRU 31 MUST BE BUILT.
 - 2) COORDINATE GIVEN IS ASSUMED.
 - 3) CURVATURE DISTANCES ARE ARC LENGTHS.
 - 4) THE OWNER, ENGINEER AND SURVEYOR OF ANY CONDOMINIUM SHALL BE CONSIDERED AS COMMON ELEMENTS AND LEGISLATIVE OF EACH CONDOMINIUM AS PER CHAPTER 211.

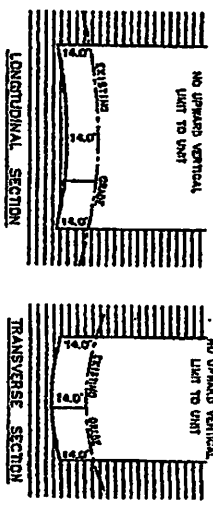
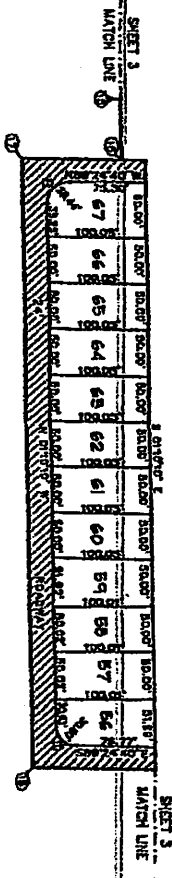
CURVE DATA

CURVE LETTER	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
1	24.00'	81° 45' 30"	34.44'	N 48° 17' 25" W
2	20.00'	82° 14' 30"	27.85'	S 47° 42' 35" W



AREA OF UNITS

UNIT	SQ. FT.
1	5,251
2	5,251
3	5,251
4	5,251
5	5,251
6	5,251
7	5,251
8	5,251
9	5,251
10	5,251
11	5,251
12	5,251
13	5,251
14	5,251
15	5,251
16	5,251
17	5,251
18	5,251
19	5,251
20	5,251
21	5,251
22	5,251
23	5,251
24	5,251
25	5,251
26	5,251
27	5,251
28	5,251
29	5,251
30	5,251
31	5,251
32	5,251
33	5,251
34	5,251
35	5,251
36	5,251
37	5,251
38	5,251
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41	5,251
42	5,251
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79	5,251
80	5,251
81	5,251
82	5,251
83	5,251
84	5,251
85	5,251
86	5,251
87	5,251
88	5,251
89	5,251
90	5,251
91	5,251
92	5,251
93	5,251
94	5,251
95	5,251
96	5,251
97	5,251
98	5,251
99	5,251
100	5,251



NOTE

1) ALL DIMENSIONS ARE INDICATED TO THE FACE OF THE UNIT.

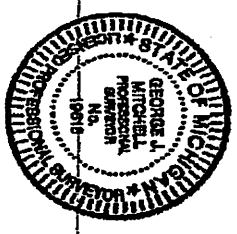
2) THE UNIT SHALL BE CONSIDERED AS COMMON ELEMENTS AND LEGISLATIVE OF EACH CONDOMINIUM AS PER CHAPTER 211.

COORDINATES

POINT	NORTHING	EASTING
1	11,823.11	8,883.21
2	11,823.11	8,883.21
3	11,823.11	8,883.21
4	11,823.11	8,883.21
5	11,823.11	8,883.21
6	11,823.11	8,883.21
7	11,823.11	8,883.21
8	11,823.11	8,883.21
9	11,823.11	8,883.21
10	11,823.11	8,883.21
11	11,823.11	8,883.21
12	11,823.11	8,883.21
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93	11,823.11	8,883.21
94	11,823.11	8,883.21
95	11,823.11	8,883.21
96	11,823.11	8,883.21
97	11,823.11	8,883.21
98	11,823.11	8,883.21
99	11,823.11	8,883.21
100	11,823.11	8,883.21

PROPOSED

DATED-MAY 31, 2005



SITE PLAN

PERE MARQUETTE OAKS CONDOMINIUM R/V PARK

PREPARED BY

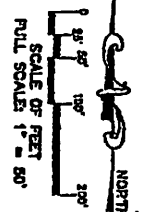
MITCHELL SURVEYS, INC.

404 BROADWAY

SOUTH HAVEN, MICHIGAN 49090

REPORT NO. 1

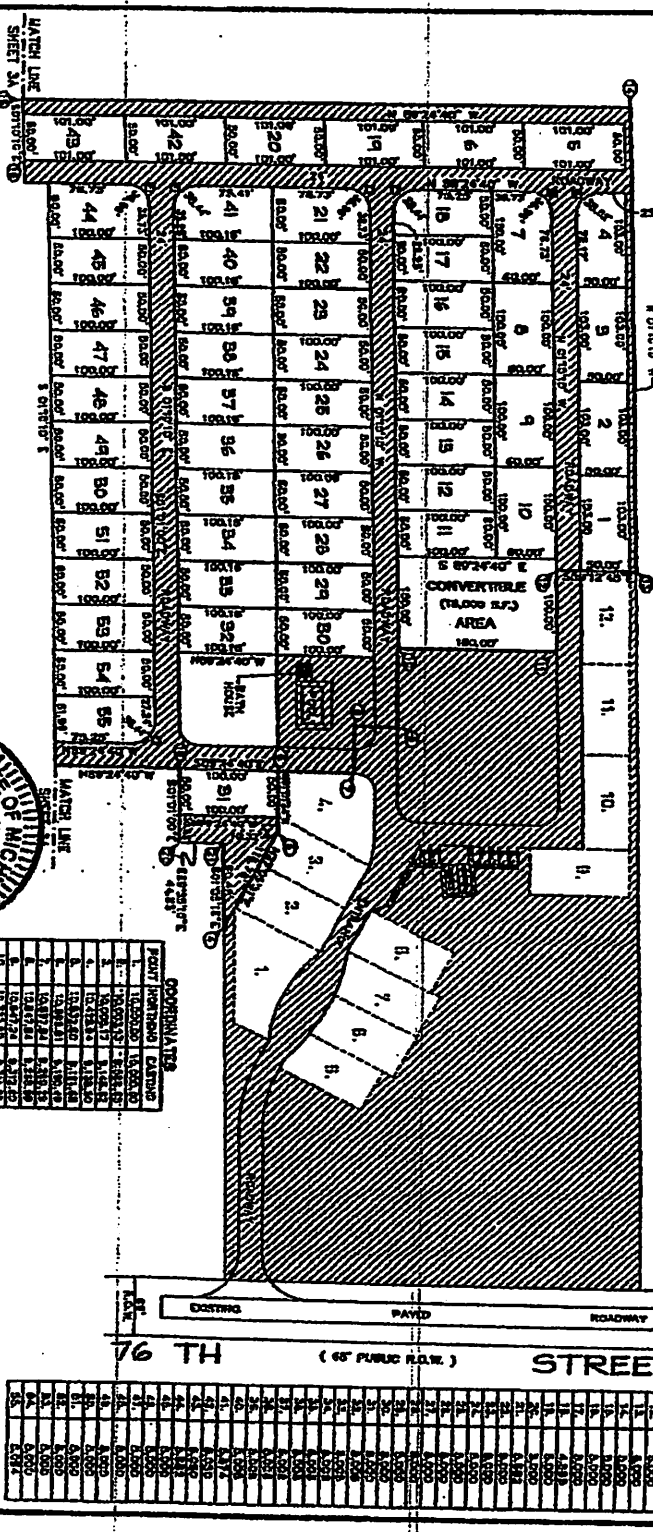
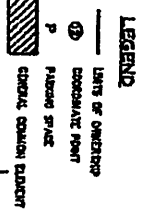
SHEET 3A



- NOTES**
- 1) A PRIVATE ROADWAY FOR UNITS 1 THRU 31 VERT. BY SUCT.
 - 2) DOMINANT CHAIN IS SHOWN.
 - 3) CURVEDICULAR DISTANCES ARE AS SHOWN.
 - 4) THE CHAIN DISTANCES AND BEARINGS OF ANY CONDOMINIUM SHALL BE CONSIDERED AS CORRECT UNLESS OTHERWISE SPECIFIED AS SHOWN ON THIS PLAN.

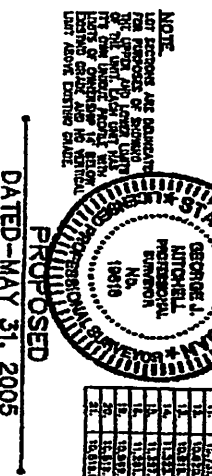
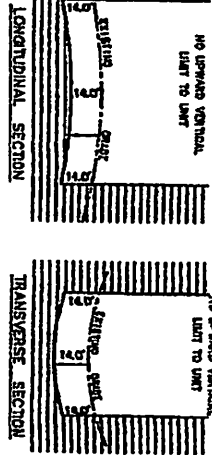
CURVE DATA

CURVE LETTER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD BEARING
A	34.00'	81° 57' 22"	34.42'	N 44° 42' 27" W
B	34.00'	82° 17' 30"	33.47'	N 43° 17' 25" W
C	34.00'	81° 43' 25"	34.48'	N 42° 42' 28" W
D	34.00'	82° 14' 28"	33.48'	N 42° 17' 28" W
E	34.00'	81° 42' 28"	34.48'	N 42° 42' 28" W
F	34.00'	82° 14' 28"	33.48'	N 42° 17' 28" W
G	34.00'	81° 42' 28"	34.48'	N 42° 42' 28" W



COMMONALITIES

POINT	BEARING	DISTANCE
1	N 0° 00' 00" W	10.00'
2	N 0° 00' 00" W	10.00'
3	N 0° 00' 00" W	10.00'
4	N 0° 00' 00" W	10.00'
5	N 0° 00' 00" W	10.00'
6	N 0° 00' 00" W	10.00'
7	N 0° 00' 00" W	10.00'
8	N 0° 00' 00" W	10.00'
9	N 0° 00' 00" W	10.00'
10	N 0° 00' 00" W	10.00'
11	N 0° 00' 00" W	10.00'
12	N 0° 00' 00" W	10.00'
13	N 0° 00' 00" W	10.00'
14	N 0° 00' 00" W	10.00'
15	N 0° 00' 00" W	10.00'
16	N 0° 00' 00" W	10.00'
17	N 0° 00' 00" W	10.00'
18	N 0° 00' 00" W	10.00'
19	N 0° 00' 00" W	10.00'
20	N 0° 00' 00" W	10.00'
21	N 0° 00' 00" W	10.00'
22	N 0° 00' 00" W	10.00'
23	N 0° 00' 00" W	10.00'
24	N 0° 00' 00" W	10.00'
25	N 0° 00' 00" W	10.00'
26	N 0° 00' 00" W	10.00'
27	N 0° 00' 00" W	10.00'
28	N 0° 00' 00" W	10.00'
29	N 0° 00' 00" W	10.00'
30	N 0° 00' 00" W	10.00'
31	N 0° 00' 00" W	10.00'



DATED—MAY 31, 2005

SITE PLAN
PERE MARQUETTE OAKS CONDOMINIUM RV PARK
 PREPARED BY
FITCHELL SURVEYORS, INC.
 404 BROADWAY
 SOUTH HAVEN, MICHIGAN 49090

REVISION NO. 1 SHEET 3



NOTE
 ALL DISTANCES ARE SHOWN TO THE CENTER OF THE UNIT UNLESS OTHERWISE NOTED.
 THE CHAIN DISTANCES AND BEARINGS OF ANY CONDOMINIUM SHALL BE CONSIDERED AS CORRECT UNLESS OTHERWISE SPECIFIED AS SHOWN ON THIS PLAN.

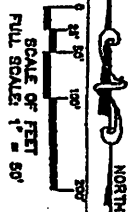
AREA OF UNITS

UNIT	AREA (SQ. FT.)
1	4,100
2	4,100
3	4,100
4	4,100
5	4,100
6	4,100
7	4,100
8	4,100
9	4,100
10	4,100
11	4,100
12	4,100
13	4,100
14	4,100
15	4,100
16	4,100
17	4,100
18	4,100
19	4,100
20	4,100
21	4,100
22	4,100
23	4,100
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29	4,100
30	4,100
31	4,100

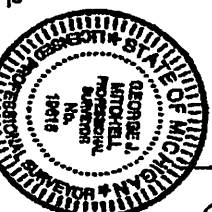
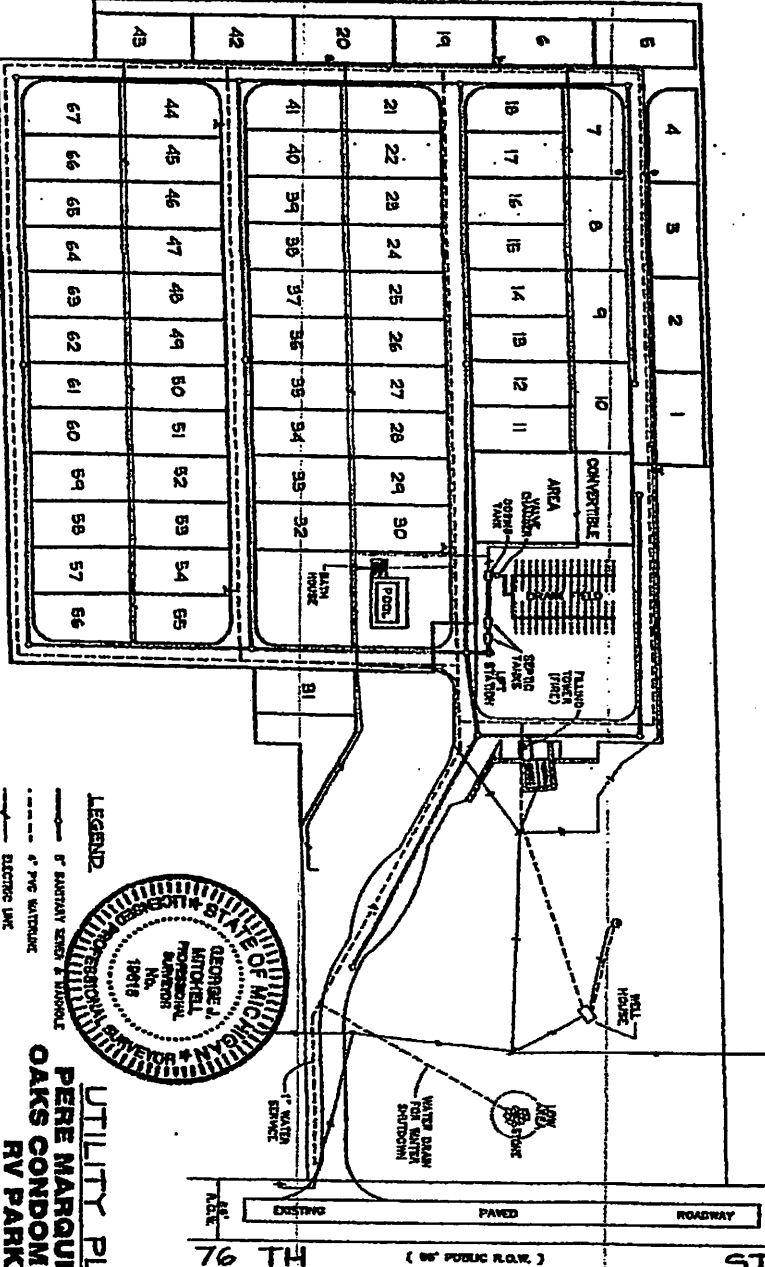


Lib 296

1564



- NOTES:
- 1) ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS OF OPENED RECORDS. FIELD SURVEY SHOULD BE CONDUCTED TO VERIFY EXACT LOCATIONS NOT SHOWN. IT IS ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 - 2) SEE SHEET 3 FOR AREA OF GENERAL COURSE ELECTION.



UTILITY PLAN
PERE MARQUETTE OAKS CONDOMINIUM
RV PARK

PREPARED BY
MITCHELL SURVEYORS, INC.
404 BROADWAY
SOUTH HAVEN, MICHIGAN 49090

- LEGEND**
- OF SANITARY SEWER & WASTEWATER
 - - - - - ELECTRIC LINE
 - ◆ POWER POLE
 - ▲ FIRE HYDRANT
 - LANDING BASIN
 - WATER WELL

PROPOSED
DATED—MAY 31, 2005

REPORT NO. 4
SHEET 4