



<p>RECORDED LAKE COUNTY, MI 8 APR 2003 2:14:49 PM</p> <p>SHELLY MYERS REGISTER OF DEEDS</p>

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

This First Amendment to Master Deed has been executed on Feb. 4, 2003, 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, 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. 1 of Lake County Condominium Subdivision Plan No. , Exhibit B to the said Master Deed and by amending Articles II and VI B 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, Twn 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° 03' 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), 410.02 Feet; Thence South 01° 10' 10" East, 66.76 Feet; Thence South 89° 24' 40" East 46.00 Feet; Thence South 01° 10' 10" East 334.00 Feet; Thence North 89° 24' 40" West 124.16 Feet; Thence South 01° 10' 10" East 326.00 Feet; Thence South 89° 24' 40" East 24.00 Feet; Thence South 01° 01' 00" East 86.56 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.

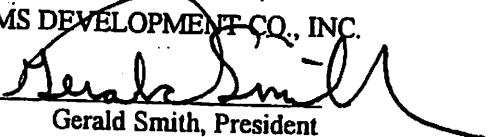
The total value of the project is 100%. Based upon their market value, size and allocable expenses of maintenance, the respective units have been assigned the following percentages of value:

Units 1- 35 (inclusive) 2.86% 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).

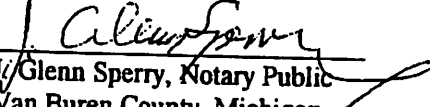
In all other respects, the original Master Deed of Pere Marquette Oaks Condominium RV Park shall continue in full force and effect.

IN WITNESS THEREOF, the Developer has executed this First Amendment to Master Deed.

GEMS DEVELOPMENT CO., INC.
By: 
Gerald Smith, President

STATE OF MICHIGAN
ss.
COUNTY OF VAN BUREN

The foregoing instrument was acknowledged before me on 2-4, 2003, by Gerald Smith, President, on behalf of GEMS Development Co., Inc.


J. Glenn Sperry, Notary Public
Van Buren County, Michigan
My commission expires: 11-1-2000

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

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



Liber 272

Page 1010

REPLAT NO. 1 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

- * 1.) TITLE & PROPERTY DESCRIPTION
- * 2.) SURVEY PLAN & FUTURE DEVELOPMENT
- * 3.) SITE PLAN
- * 4.) UTILITY PLAN

NOTE:

THE ASTERISK * AS SHOWN IN THE SHEET INDEX
 INDICATES AMENDED SHEETS WHICH ARE REVERSED.
 DATED JANUARY 27, 2003. THESE SHEETS WITH THIS
 SUBMISSION ARE TO REPLACE THOSE PREVIOUSLY ISSUED.

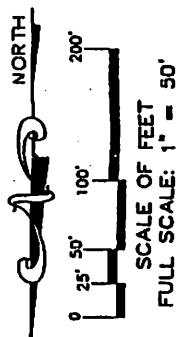


PROPERTY DESCRIPTION

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' 08" 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° 28' 19" WEST, 86.37 FEET (DEEDED AS NORTH 00° 40' 35" WEST, 86.99 FEET); THENCE SOUTH 89° 24' 40" EAST, 180.00 FEET (DEEDED AS SOUTH 89° 05' 09" EAST, 159.90 FEET); THENCE NORTH 01° 10' 10" WEST, 84.08 FEET (DEEDED AS NORTH 00° 36' 28" WEST, 88.01 FEET); THENCE SOUTH 89° 38' 56" WEST (DEEDED AS SOUTH 89° 05' 09" EAST, 78.16 FEET); THENCE NORTH 01° 10' 10" WEST, 504.81 FEET (DEEDED AS 503.56 FEET); THENCE NORTH 89° 12' 52" EAST, 80.06 FEET (DEEDED AS SOUTH 89° 05' 09" EAST, 78.16 FEET); THENCE NORTH 01° 10' 10" WEST, 328.00 FEET; THENCE SOUTH 89° 24' 40" EAST, 46.00 FEET; THENCE SOUTH 01° 10' 10" WEST, 124.16 FEET; THENCE SOUTH 01° 10' 10" EAST, 44.85 FEET; THENCE SOUTH 01° 05' 16" EAST 90.45 FEET TO THE PLACE OF BEGINNING.

PROPOSED



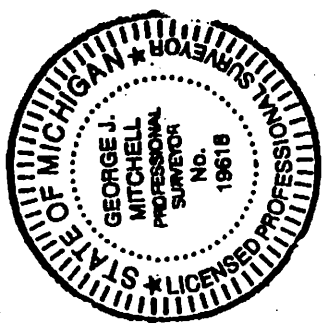
FUTURE DEVELOPMENT AREA

6.33 ACRES

FUTURE DEVELOPMENT
(NEED NOT BE BUILT)

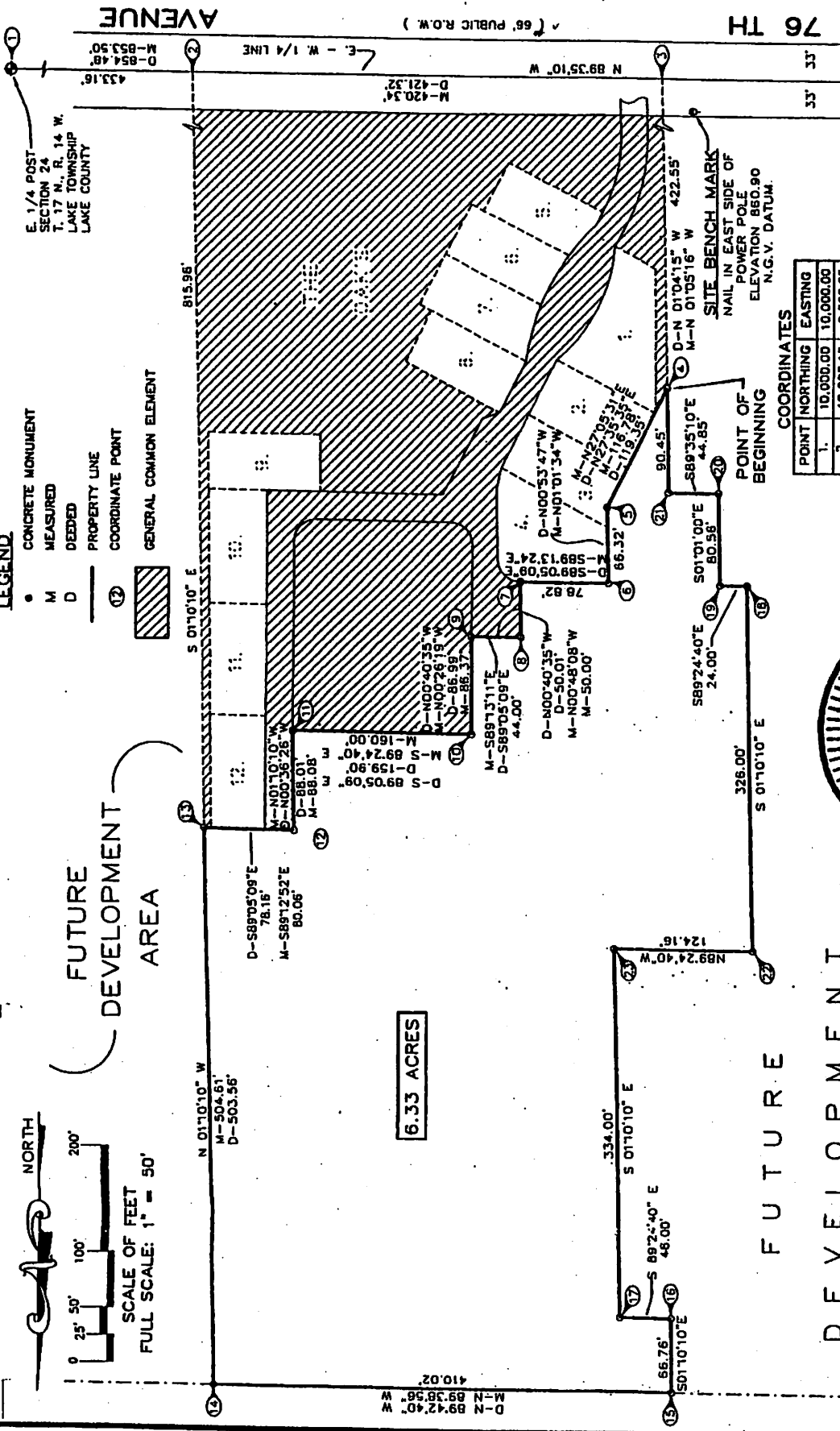
NOTES

- 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".



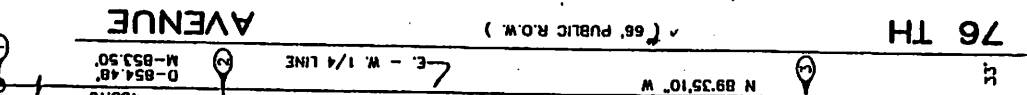
POINT	NORTHING	EASTING
1.	10,000.00	10,000.00
2.	10,003.13	9,586.85
3.	10,006.17	9,148.52
4.	10,428.64	9,138.50
5.	10,532.60	9,191.68
6.	10,598.91	9,190.49
7.	10,597.84	9,268.59
8.	10,647.84	9,268.59
9.	10,647.24	9,312.60
10.	10,733.60	9,311.93
11.	10,731.98	9,471.93
12.	10,820.02	9,470.12
13.	10,818.92	9,550.19
14.	11,323.42	9,539.90
15.	11,325.94	9,129.88
16.	11,259.24	9,131.25
17.	11,258.77	9,177.25
18.	10,600.18	9,066.54
19.	10,599.04	9,090.49
20.	10,519.40	9,081.83
21.	10,519.08	9,136.78
22.	10,926.12	9,059.89
23.	10,924.84	9,184.05

- LEGEND
- CONCRETE MONUMENT
 - M MEASURED
 - D DEEDED
 - PROPERTY LINE
 - ⊙ COORDINATE POINT
 - ▨ GENERAL COMMON ELEMENT



COORDINATES

POINT	NORTHING	EASTING
1.	10,000.00	10,000.00
2.	10,003.13	9,586.85
3.	10,006.17	9,148.52
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	9,268.59
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21.	10,519.08	9,136.78
22.	10,926.12	9,059.89
23.	10,924.84	9,184.05



SURVEYOR'S CERTIFICATE
 I, GEORGE J. MITCHELL, REGISTERED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBMISSION PLAN KNOWN AS LAKE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION THAT ADE NO EXISTING ENCUMBRANCES UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED 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 ACT NO. 59 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 OF ACT NO. 59 OF PUBLIC ACTS OF 1978.
 GEORGE J. MITCHELL, PRESIDENT
 MITCHELL SURVEYS, INC.
 PROFESSIONAL SURVEYOR
 STATE OF MICHIGAN
 REGISTRATION NO. 19618

SURVEY PLAN
PERE MARQUETTE
OAKS CONDOMINIUM
RV PARK

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

REPLAT NO. 1 **SHEET 2**

PROPOSED DATED - JANUARY 27, 2003

LIBER 3, PAGE 24





SCALE OF FEET
FULL SCALE: 1" = 50'

NOTES:

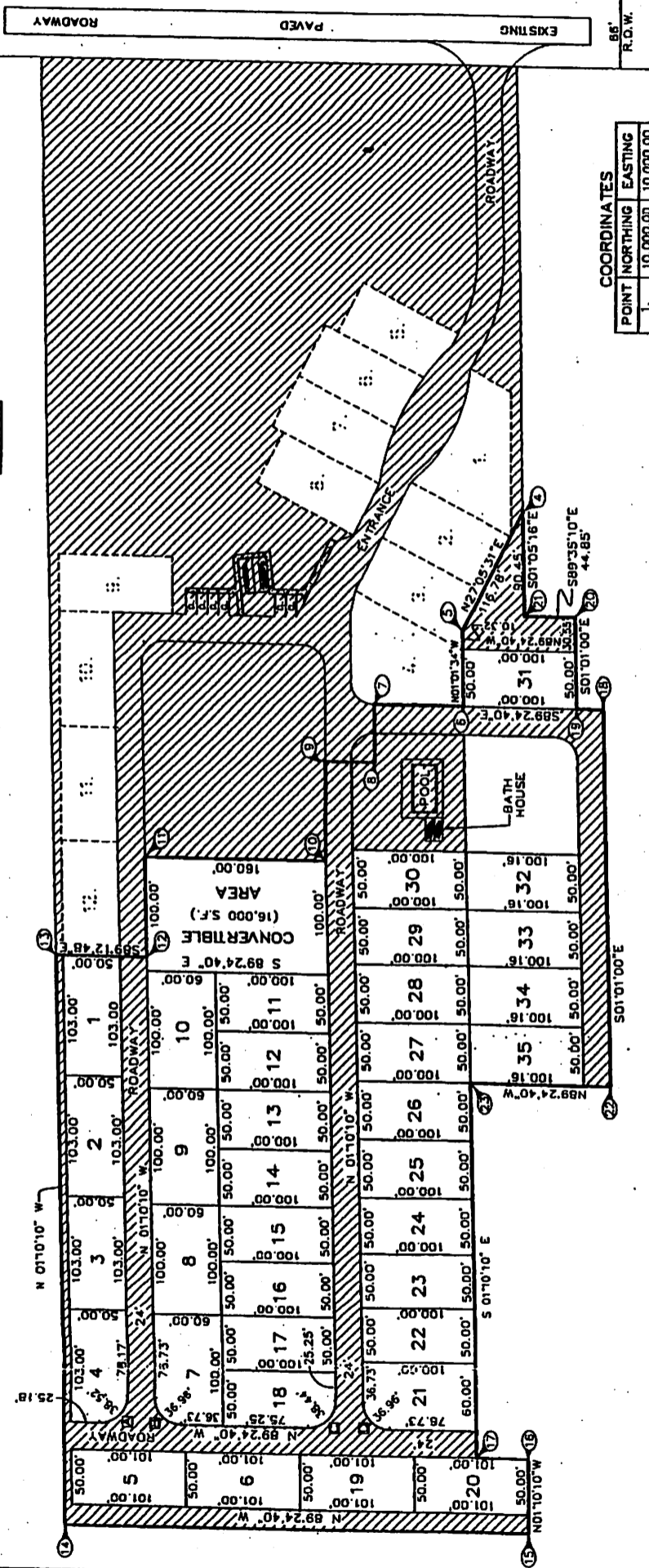
- 1.) A PRIVATE ROADWAY FOR UNITS 1 THRU 31 MUST BE BUILT.
- 2.) COORDINATE ORIGIN IS ASSUMED.
- 3.) CURVILINEAR DISTANCES ARE ARC LENGTHS.
- 4.) THE COMMON ELEMENTS AND EASEMENTS OF BOTH CONDOMINIUMS SHALL BE CONSIDERED AS COMMON ELEMENTS AND EASEMENTS OF EACH CONDOMINIUM AS PER EXHIBIT 'C'.

LEGEND

- LIMITS OF OWNERSHIP
- ⊙ COORDINATE POINT
- P PARKING SPACE
- ▨ GENERAL COMMON ELEMENT

UNIT	SQUARE FEET
1.	5,150
2.	5,150
3.	5,150
4.	5,014
5.	5,050
6.	5,050
7.	5,882
8.	6,000
9.	6,000
10.	6,000
11.	5,000
12.	5,000
13.	5,000
14.	5,000
15.	5,000
16.	5,000
17.	5,000
18.	4,865
19.	5,000
20.	5,000
21.	5,882
22.	5,000
23.	5,000
24.	5,000
25.	5,000
26.	5,000
27.	5,000
28.	5,000
29.	5,000
30.	5,000
31.	5,000
32.	5,008
33.	5,008
34.	5,008
35.	5,008

76 TH STREET (66' PUBLIC R.O.W.)



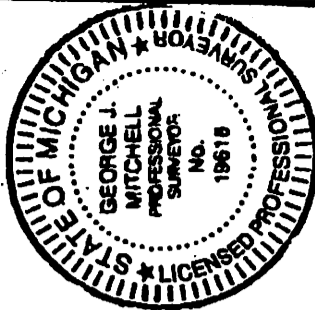
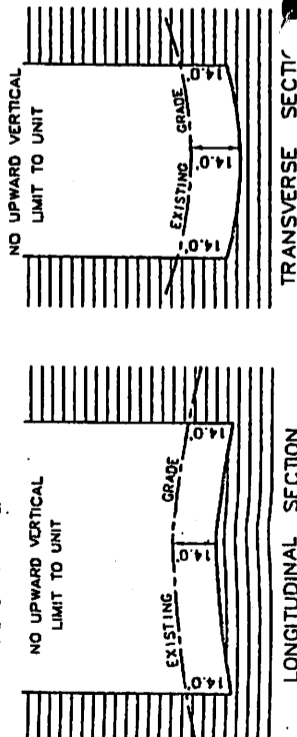
COORDINATES

POINT	NORTHING	EASTING
1.	10,000.00	10,000.00
2.	10,003.13	9,986.85
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22.	10,924.84	9,059.89
23.	10,924.84	9,184.05

CURVE DATA

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

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.



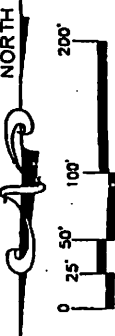
SITE PLAN
PERE MARQUETTE
OAKS CONDOMINIUM
RV PARK

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

REPLAT NO. 1 **SHEET 3**

PROPOSED
DATED - JANUARY 27, 2003

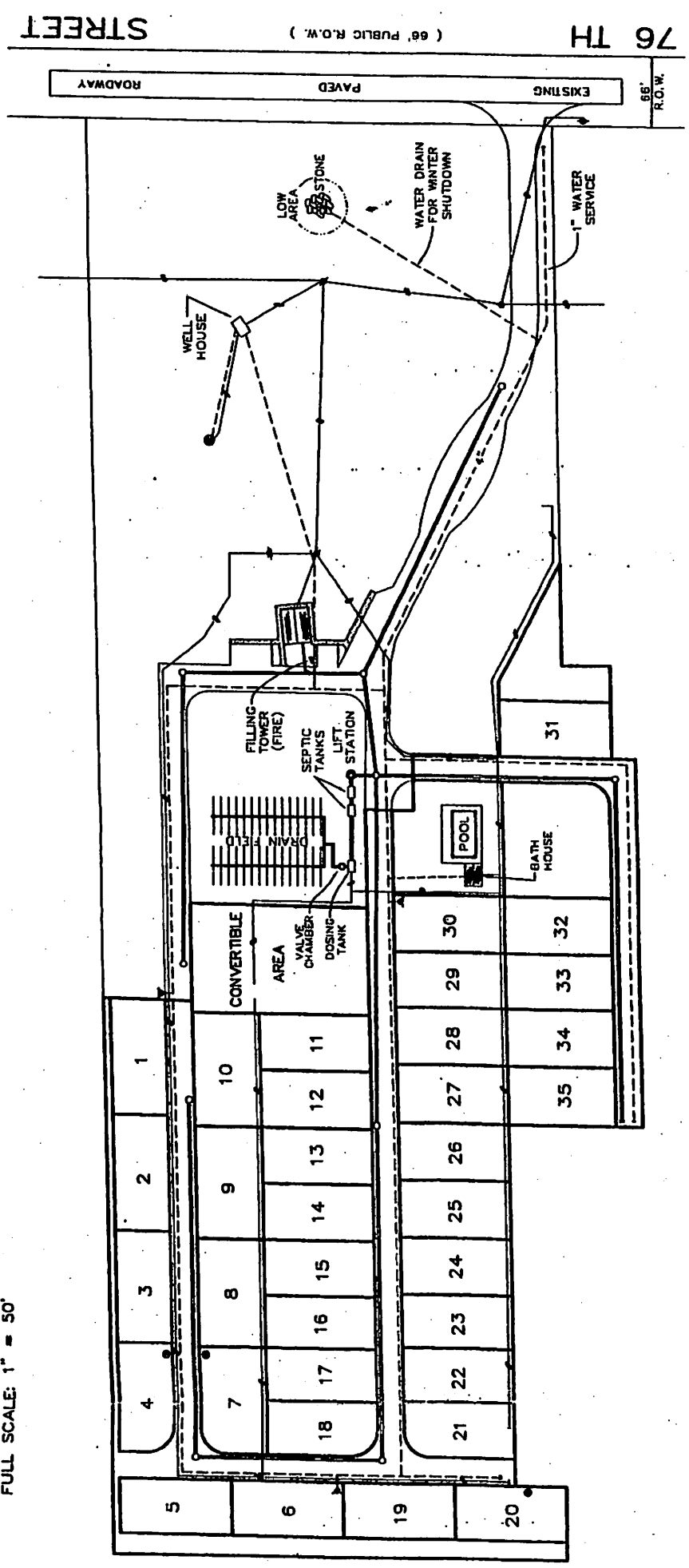




SCALE OF FEET
FULL SCALE: 1" = 50'

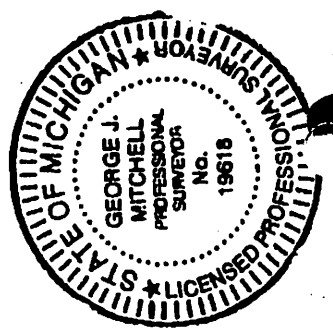
NOTES:

- 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



UTILITY PLAN
PERE MARQUETTE
OAKS CONDOMINIUM
RV PARK

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

REPLAT NO. 1 **SHEET 4**

PROPOSED
L. 1. FED - JANUARY 27, 2003

