

STATE OF MICHIGAN  
COUNTY OF KENT  
RECORDED FOR RECORD

2003 MAR -6 PM 1:25

*Mary Holmquist*  
REG. OF DEEDS

SIXTH AMENDMENT TO MASTER DEED OF  
ADA MOORINGS

(Act 59, Public Acts of 1978)  
as amended

Amendment No. 6 to Kent County Condominium Subdivision Plan No. 408.

- (1) Sixth Amendment to Master Deed of Ada Moorings.
- (2) Exhibit A to Amended Master Deed: Affidavit of Mailing as to Notices required by Section 90(5).
- (3) Exhibit B to Amended Master Deed: Replat No. 3 to Condominium Subdivision Plan of Ada Moorings.
- (4) Exhibit C to Amended Master Deed: Consent by Mortgagee to Sixth Amendment to Master Deed.
- (5) Exhibit D to Amended Master Deed: Consent by Titleholder to Sixth Amendment to Master Deed.

No interest in real estate is conveyed by this document, so no revenue stamps are required.

This Instrument Drafted By:

Mark C. Hanisch  
Charron & Hanisch, P.L.C.  
5242 Plainfield, N.E. - Suite D  
Grand Rapids, MI 49525  
(616) 363-0300

## SIXTH AMENDMENT TO MASTER DEED OF ADA MOORINGS

(Act 59, Public Acts of 1978, as amended)

THIS SIXTH AMENDMENT TO MASTER DEED OF ADA MOORINGS is made this 27<sup>th</sup> day of February 2003, by Eastbrook Development Company, a Michigan corporation, of 2130 Enterprise Drive, S.E., Grand Rapids, Michigan 49508.

Recitals

A. Ada Moorings is a residential site condominium project (the "Project") established by Master Deed dated January 8, 1998, and recorded January 9, 1998, in Liber 4240, Pages 826-893, inclusive, Kent County Records (the "Master Deed"), by Ada Moorings Development, L.L.C.

B. Eastbrook Development Company (the "Developer") is the successor developer of the Project, as evidenced by the Certificate of Successor Developer dated August 4, 1999, and recorded January 19, 2000, in Liber 4958, Pages 722-725, Kent County Records and by the Assignment of Developer's Rights attached as Exhibit A to the certificate.

C. The Master Deed has been amended five times for the purposes of, among others, adding land and Units to the Project and adjusting boundary lines between the Units.

D. In Article XI of the Master Deed, the Developer has reserved the right, among others, to amend the Master Deed to modify the sizes of the Units in the Project and to correct errors in the boundaries.

E. The Developer desires to adjust or correct certain boundary lines of Units 68 through 74, which are owned by the Developer, and Unit 34, which is owed by the Co-owner who executed the Titleholder's Consent attached as Exhibit C.

F. The mortgagee affected by this Sixth Amendment has executed and delivered its consent to this Amendment. The Mortgagee's Consent is attached as Exhibit D.

Provisions

The Developer amends the Master Deed as follows:

1. Units 34 and 68 - 74. The boundary lines of Units 34 and 68 through 74, inclusive, are moved as set forth on the attached Exhibit B and the dimensions and other characteristics of Units 34 and 68 through 74, inclusive, are revised as set forth on the revised Condominium Subdivision Plan attached as Exhibit B.

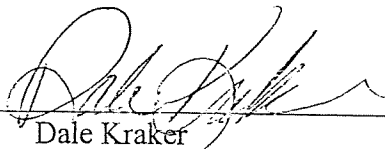
2. Percentage of Value. Article VI, Paragraph B and any other provisions of the Master Deed which provide that all Units have equal percentages of value are ratified and confirmed.

3. Condominium Subdivision Plan. The Condominium Subdivision Plan attached as Exhibit B to the Master Deed, as previously amended, is amended as shown on the revised Condominium Subdivision Plan attached as Exhibit B to this Amendment which contains new and amended sheets.

4. Continuing Effect. In all other respects, the provisions of the Master Deed as previously amended and as recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 408, are ratified and confirmed.

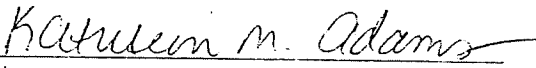
The Developer has duly executed this Sixth Amendment to Master Deed on the day, and year set forth in the opening paragraph of this Sixth Amendment.

EASTBROOK DEVELOPMENT COMPANY,  
a Michigan corporation

By:   
Dale Kraker  
Its: President

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF KENT        )

Acknowledged before me in Kent County, Michigan, on February 27 \_\_\_\_\_, 2003,  
by Dale Kraker, the President of Eastbrook Development Company, a Michigan corporation, on  
behalf of the corporation.

  
\* Kathleen M. Adams  
Notary Public, Kent County, MI  
My commission expires: 04/07/04

\*Please print or type name under signature line

## EXHIBIT A

## AFFIDAVIT OF MAILING

STATE OF MICHIGAN     )  
   ) ss.  
COUNTY OF KENT         )

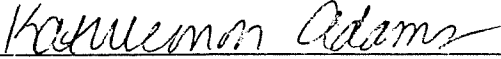
Carole M. Schad, being duly sworn, deposes and says that:

1. She is employed by Eastbrook Development Company, a Michigan corporation, and acts as secretary to Dale Kraker, President of the company.
2. On February 13, 2003, notices were mailed to all Co-owners of record in the Ada Moorings project as required by Section 90(5) of the Michigan Condominium Act, pursuant to a list of owners supplied by the Ada Moorings Condominium Association. Such notices were sent by first class mail, postage fully prepaid.

Further, deponent saith not.

  
\_\_\_\_\_  
Carole M. Schad

Subscribed and sworn to before me this 13th day of February 2003.

  
\_\_\_\_\_  
Kathleen M. Adams  
Notary Public, Kent County, Michigan  
My commission expires: 4/7/2004

Drafted by:  
Kathleen M. Adams  
Eastbrook Development Company  
2130 Enterprise  
Kentwood MI 49508

REPLAT NO. 3 OF:  
 KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 408  
 EXHIBIT "B" TO THE AMENDED MASTER DEED OF

# ADA MOORINGS

ADA TOWNSHIP, KENT COUNTY MICHIGAN.

**SURVEYOR:**  
 EXXEL ENGINEERING INC.  
 5252 CLYDE PARK S.W.  
 GRAND RAPIDS MI 49509

**DEVELOPER:**  
 EASTBROOK DEVELOPMENT COMPANY  
 2130 ENTERPRISE DRIVE S.E.  
 GRAND RAPIDS MI 49508

THE ASTERISK (\*) INDICATES AMENDED OR ARE  
 NEW SHEETS WHICH ARE DATED FEB. 7, 2003  
 THESE SHEETS TOGETHER WITH THIS SUBMITTAL  
 REPLACE OR SUPPLEMENT THOSE PREVIOUSLY  
 ISSUED.

**SHEET INDEX**

- \* 1 COVER SHEET
- 2 SURVEY PLAN (PHASE 1)
- 3 SITE PLAN (PHASE 1)
- 4 UTILITY AND FLOOD PLAIN PLAN (PHASE 1)
- 5 EXPANSION AREA
- \* 6 SURVEY PLAN (PHASES 2 & 4)
- \* 7 SITE PLAN & FLOOD PLAIN PLAN (PHASES 2 & 4)
- \* 8 UTILITY PLAN (PHASES 2 & 4)
- 9 SURVEY PLAN (PHASE 3)
- 10 SITE PLAN & FLOOD PLAIN PLAN (PHASE 3)
- 11 UTILITY PLAN (PHASE 3)

**Description:**

That part of Section 34 and 35, T7N, R10W, Ada Township, Kent County, Michigan, described as: Commencing at the SE corner of Section 34; thence N01°57'23"E 54.04 feet, along the East line of said Section 34; thence N49°00'00"W 1581.18 feet along the Northeastly line of Grand Trunk Western Railroad R.O.W. (100 feet wide) to the PLACE OF BEGINNING of this description; thence N49°00'00"W 881.83 feet along said Northeastly line; thence N41°04'53"E 400.00 feet; thence S74°55'54"E 60.95 feet; thence N79°30'00"E 160.75 feet; thence S10°30'00"E 151.00 feet; thence S36°13'41"E 140.42 feet; thence N79°48'00"E 156.17 feet; thence N50°50'00"E 41.00 feet; thence N01°50'44"E 20.73 feet; thence N37°21'40"W 67.82 feet; thence N52°38'20"E 140.00 feet; thence N67°03'01"E 30.97 feet; thence N52°38'20"E 127.00 feet to Reference Point "C"; thence N52°38'20"E 68 feet, more or less, to the proposed waters edge of a pond; thence meandering Southeastly along said waters edge to its intersection with a line which bears N17°00'00"W from Reference Point "D";

(Reference Point "D" is located S38°41'20"E 159.65 feet and S46°27'35"E 79.14 feet and S57°44'04"E 330.63 feet and S49°36'15"E 199.87 feet and S34°00'00"E 100.95 feet and S64°29'08"E 126.71 feet along an intermediate traverse line from above described Reference Point "C");

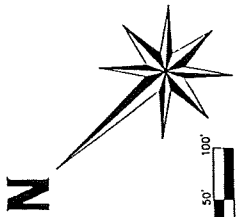
thence S17°00'00"E 14 feet, more or less, to Reference Point "D"; thence S17°00'00"E 15.00 feet; thence N73°00'00"E 20.00 feet to Reference Point "E"; thence N73°00'00"E 19 feet, more or less to the waters edge of a pond; thence meandering South along said waters edge to its intersection with a line which bears N04°15'00"E from Reference Point "B"; (Reference Point "B" is located S16°08'07"W 184.79 feet and S38°43'00"E 75.77 feet and S62°34'05"E 196.30 feet and S36°44'17"E 179.84 feet and S24°06'40"E 180.69 feet and N77°23'58"E 53.07 feet along an intermediate traverse line from above described Reference Point "E");

thence S04°43'00"W 59 feet, more or less, to Reference Point "B"; thence S04°15'00"W 109.34 feet; thence S17°29'44"W 284.14 feet; thence S84°30'00"W 189.06 feet along the Northeastly line of Thornapple Club Condominium; thence Westerly 31.31 feet on a 238.00 foot radius curve to the right, the chord of which bears S88°16'06"W 31.28 feet; thence Northeastly 47.83 feet on a 30.0 foot radius curve to the left, the chord of which bears N46°21'44"E 42.92 feet; thence Northerly 98.70 feet along the Westerly line of Thornapple Club Drive (private) on a 265.0 foot radius curve to the right, the chord of which bears N1°21'26"E 98.13 feet; thence N72°00'18"W 103.41 feet along the Northeastly line of Thornapple Club Condominium; thence N49°28'43"W 70.96 feet and N17°05'17"W 174.90 feet and N35°26'19"W 150.12 feet and N77°40'35"W 35.89 feet and N09°40'15"E 131.57 feet and N62°42'00"E 69.31 feet and N00°40'17"E 140.00 feet along said Northeastly line of Thornapple Club to the NE corner of Unit 33, Thornapple Club; thence N65°14'31"W 102.96 feet along the Northerly line of Thornapple Club Condominium; thence N49°05'06"W 38.41 feet and N71°22'00"W 181.82 feet and N81°51'58"W 84.60 feet and N63°00'00"W 234.95 feet and N7°50'55"W 64.85 feet and N66°28'25"W 68.72 feet and N60°43'00"W 72.06 feet and S31°47'00"W 140.00 feet and S37°27'30"W 30.15 feet and S31°47'00"W 173.87 feet along said Northerly line of Thornapple Club Condominiums to the place of beginning. Subject to easements of record.



*Rodney D. Urema*

- PROPOSED DEC. 5, 1997
- AMENDED JULY 10, 2000
- AMENDED NOV. 14, 2001
- AMENDED JULY 1, 2002
- AMENDED NOV. 12, 2002
- AMENDED DEC. 17, 2002
- AMENDED FEB. 7, 2003



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C12	92°23'00"	1024.00'	167.66'	S53°41'30"E	167.66'
C13	97°13'18"	1024.00'	169.53'	S53°26'30"E	169.53'
C14	104°07'18"	535.00'	70.86'	S44°47'39"W	70.86'
C15	104°07'18"	535.00'	80.08'	S45°03'38"W	80.08'
C16	45°27'21"	35.00'	27.77'	N28°23'25"E	27.05'
C17	27°6'14.47"	40.00'	192.85'	N38°13'09"W	53.40'
C18	51°19'04"	35.00'	31.35'	S74°11'50"W	30.31'
C19	38°29'58"	520.00'	349.41'	S29°44'59"E	342.87'
C20	38°29'58"	550.00'	369.57'	S29°44'59"E	362.86'

BEARINGS ARE BASED ON THORNAPPLE CLUB  
 KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 201

\* = PROPOSED IRON STAKE  
 ○ = PROPOSED CONCRETE MONUMENT  
 ○ = SECTION CORNER MONUMENT  
 (R) = RADIAL LINE  
 (NR) = NON-RADIAL LINE

- 66' WIDE EASEMENT FOR INGRESS,  
 EGRESS AND PUBLIC & PRIVATE  
 UTILITIES.

\* 60' WIDE ESMAT TO  
 ADA TMP FOR SEWER  
 AND WA. PER LIB  
 30223, PG. 159

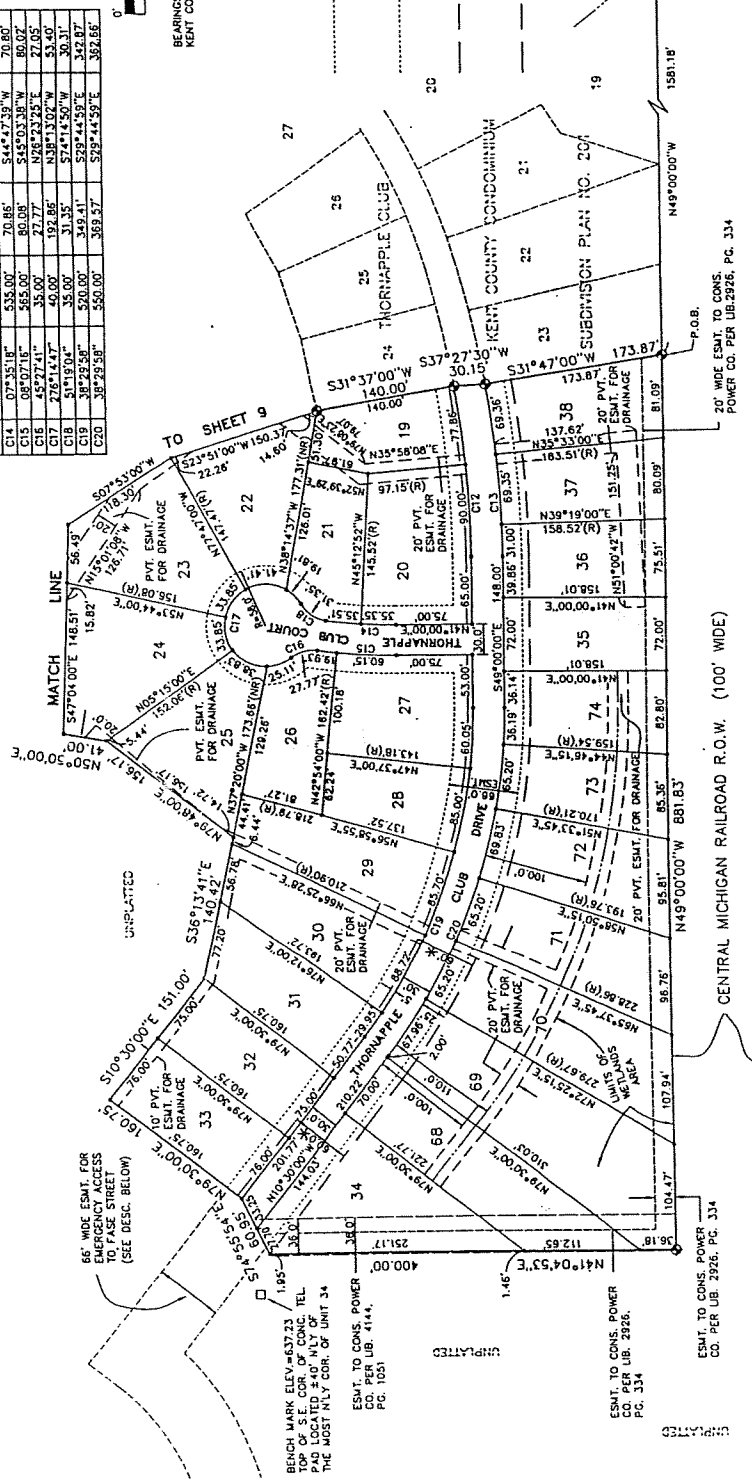
E. LINE, SECTION 34

SE. COR. SEC. 34,  
 T7N, R10W



PROPOSED JULY 10, 2000  
 AMENDED NOV. 14, 2001  
 AMENDED DEC. 17, 2002  
 AMENDED FEB. 7, 2003

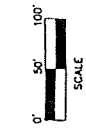
**SURVEY PLAN**  
**ADA MOORINGS**  
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509



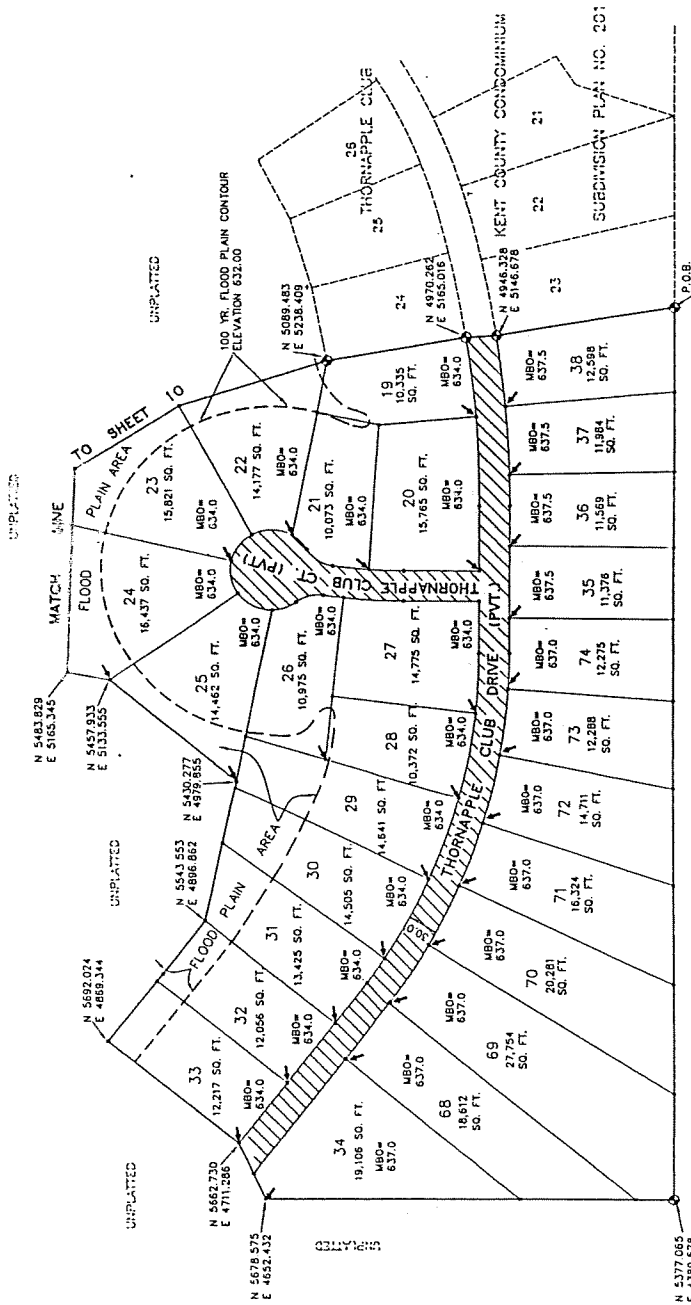
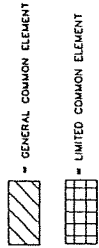
Description of 66.00 Foot Wide Easement for Emergency Access.  
 That part of the Section 34 and part of Section 35, T7N,  
 R10W, Ada Township, Kent County, Michigan, described as:  
 Commencing at the SE corner of Section 34; thence N01°57'23"E  
 54.04 feet along the East line of the Northern line of the  
 Central Michigan Railroad R.O.W. (100 foot wide); thence  
 N41°04'53"E 400.00 feet; thence N45°00'00"W 235.00 feet  
 along the Northern line of the Central Michigan Railroad R.O.W.  
 (100 foot wide); thence S10°30'00"E 179.55 feet to the PLACE OF BEGINNING  
 along the Northern line of the Central Michigan Railroad R.O.W.  
 (100 foot wide); thence S49°00'00"E 168.63 feet  
 thence Eastern 224.71 feet along a 250.00 foot wide strip of  
 the left, the shore of which bears N41°04'53"E 177.22 feet  
 to a point previously called Point  
 "A"; thence S10°30'00"E 179.55 feet to the Western line of Ada  
 Moorings Condominiums and the place of ending of the centerline  
 of said 66.00 foot wide strip of land.

ADORN 71410 075

N



- COORDINATE ORIGIN IS ARBITRARY
- = PROPOSED IRON STAKE
- ⊕ = PROPOSED CONCRETE MONUMENT
- ⊙ = UNIT COORDINATE LOCATION
- MBO = MINIMUM BUILDING OPENING ELEVATION



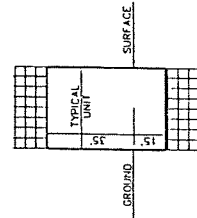
CENTRAL MICHIGAN RAILROAD R.O.W. (100' WIDE)

BUILDING SETBACK INFORMATION

- P.U.D. REQUIREMENTS:
  - 40' (EDGE OF PAVEMENT TO STRUCTURE)
  - 10' (20' STRUCTURE TO STRUCTURE)
  - 25' (STRUCTURE TO PROPERTY LINE)

UNIT COORDINATE LOCATION

UNIT NO.	N. COORD.	E. COORD.
19	N 5013.558	E 5100.374
20	N 5028.667	E 4705.439
21	N 5184.698	E 5054.099
22	N 5228.742	E 5128.651
23	N 5290.345	E 5148.233
24	N 5352.150	E 4758.358
25	N 5374.495	E 4788.713
26	N 5430.277	E 4978.855
27	N 5350.684	E 4938.638
28	N 5208.575	E 4975.232
29	N 5275.122	E 4782.753
30	N 5435.013	E 4754.243
31	N 5514.258	E 4738.804
32	N 5588.002	E 4775.136
33	N 5678.575	E 4825.784
34	N 5120.300	E 4952.173
35	N 5072.064	E 4952.173
36	N 5026.919	E 5008.965
37	N 4928.769	E 5008.965
38	N 4871.939	E 4871.939



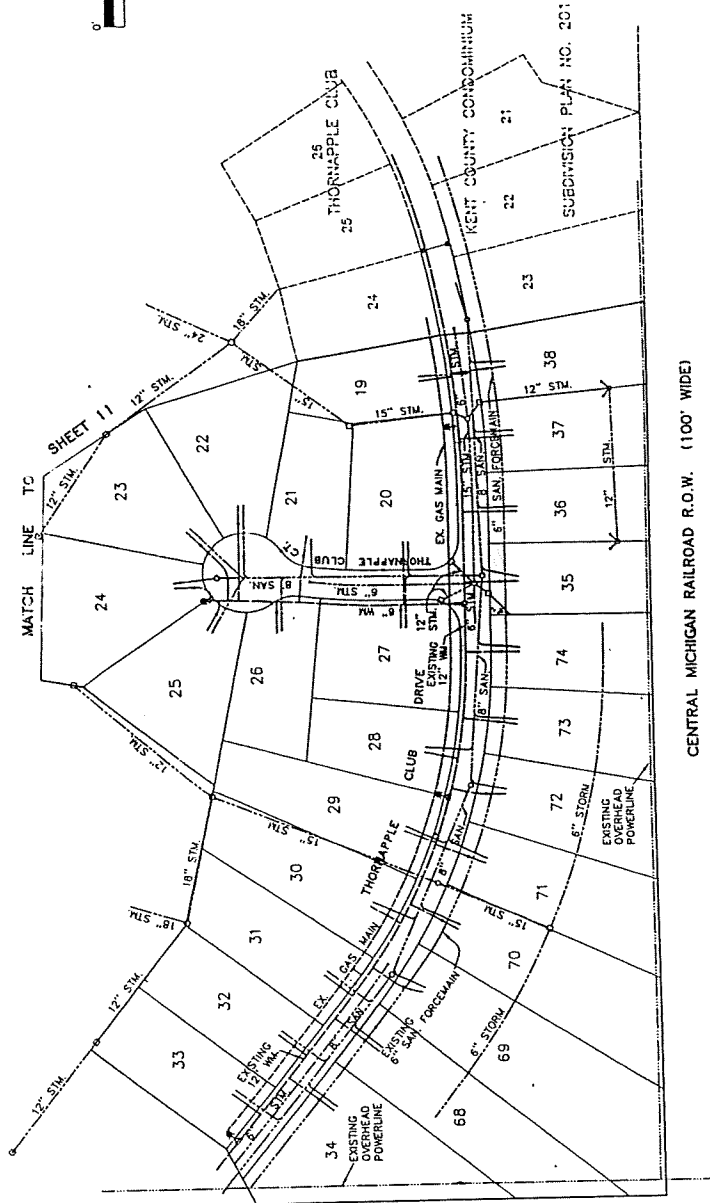
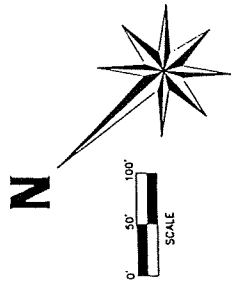
CROSS SECTION THRU TYPICAL UNIT

UNIT COORDINATE LOCATION

UNIT NO.	N. COORD.	E. COORD.
35	N 5332.150	E 4758.358
36	N 5374.495	E 4788.713
37	N 5430.277	E 4978.855
38	N 5468.684	E 4978.855

PROPOSED JULY 10, 2000  
 AMENDED NOV. 14, 2001  
 AMENDED DEC. 17, 2002  
 AMENDED FEB. 7, 2003

**SITE PLAN AND FLOOD PLAIN PLAN**  
**ADA MOORINGS**  
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509



CENTRAL MICHIGAN RAILROAD R.O.W. (100' WIDE)

UTILITY	SOURCE OF INFORMATION
- SANITARY SEWER	EXCEL ENGINEERING INC.
- STORM SEWER	EXCEL ENGINEERING INC.
- WATERMAIN	EXCEL ENGINEERING INC.
- GAS MAIN	MICH. CON. GAS CO.

ALL WATER SERVICES ARE 1"  
ALL SANITARY SEWER LATERALS ARE 6"

- = HYDRANT
- = CATCH BASIN
- = MANHOLE

NOTE: UTILITY INFORMATION SHOWN HEREON IS PER AVAILABLE RECORD AND SHOULD NOT BE CONSIDERED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY.



*Richard D. Moorings*  
PROPOSED JULY 10, 2000  
AMENDED NOV. 15, 2001  
AMENDED DEC. 17, 2002  
AMENDED FEB. 7, 2003

UTILITY PLAN  
ADA MOORINGS  
EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509



EXHIBIT C  
CONSENT TO AMENDMENT  
TO CONDOMINIUM PROJECT

WHEREAS, Eastbrook Development Company, a Michigan corporation, of 2130 Enterprise, Kentwood, Michigan 49508, as Developer, intends to record an amendment to the Subdivision Plan of Ada Moorings, a site condominium project, by recordation in the Office of the Kent County Register of Deeds of a Sixth Amendment to the Master Deed of Ada Moorings, and

WHEREAS, The Huntington National Bank, a Michigan banking corporation, of 50 Monroe Avenue NW, Grand Rapids, Michigan 49503, is the holder of a mortgage lien on the aforesaid property under a certain mortgage executed by Eastbrook Development Company, a Michigan corporation, recorded September 20, 2001 in Liber 5621, Page 1235, and subsequent amendments.

NOW, THEREFORE, The Huntington National Bank, Michigan hereby consents to the recordation of the Sixth Amendment to the Master Deed of Ada Moorings in the Office of the Register of Deeds for Kent County, Michigan.

THE HUNTINGTON NATIONAL BANK  
By Robert L. Doran  
Robert L. Doran  
Its Senior Vice President

STATE OF MICHIGAN )  
                                  ) ss.  
COUNTY OF KENT     )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of February 2003, by Robert L. Doran, the Senior Vice President of The Huntington National Bank, on behalf of the corporation.

Amy Scott  
\*  
Notary Public, Kent County, Michigan  
My commission expires: 07-06-07

Prepared by:  
Kathleen M. Adams  
Eastbrook Companies  
2130 Enterprise  
Kentwood, Michigan 49508

AMY SCOTT  
NOTARY PUBLIC  
KENT COUNTY, MI  
MY COMMISSION EXPIRES  
JULY 6, 2007

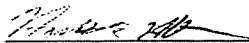
**EXHIBIT D**

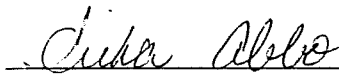
**CONSENT TO AMENDMENT  
TO CONDOMINIUM PROJECT**

WHEREAS, Eastbrook Development Company, a Michigan corporation, of 2130 Enterprise, Kentwood, Michigan 49508, as Developer, intends to record an amendment to the Subdivision Plan of Ada Moorings, a site condominium project, by recordation in the Office of the Kent County Register of Deeds of a Sixth Amendment to the Master Deed of Ada Moorings, and

WHEREAS, Anthony E. Abbo and Erika Abbo, husband and wife, of 7690 Thornapple Club Drive, Ada, Michigan 49301, are the title holders of Unit 34 Ada Moorings Site Condominiums.

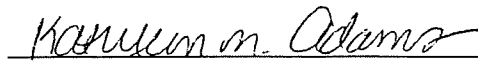
NOW, THEREFORE, Anthony E. Abbo and Erika Abbo, husband and wife, consent to the recordation of the Sixth Amendment to the Master Deed of Ada Moorings in the Office of the Register Deeds for Kent County, Michigan.

  
\_\_\_\_\_  
Anthony E. Abbo

  
\_\_\_\_\_  
Erika Abbo

STATE OF MICHIGAN )  
                              ) ss.  
COUNTY OF KENT )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of February 2003, by Anthony E. Abbo and Erika Abbo, husband and wife.

  
\_\_\_\_\_  
Kathleen M. Adams  
Notary Public, Kent County, Michigan  
My commission expires: 4/7/2004

Prepared by:  
Kathleen M. Adams  
Eastbrook Companies  
2130 Enterprise  
Kentwood MI 49508