

**TENTH AMENDMENT TO MASTER DEED OF
ADA MOORINGS**

(Act 59, Public Acts of 1978)
as amended

Amendment No. 10 to Kent County Condominium Subdivision Plan No. 408.

- (1) Tenth 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. 7 to Condominium Subdivision Plan of Ada Moorings.

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

TENTH AMENDMENT TO MASTER DEED OF ADA MOORINGS

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

THIS TENTH AMENDMENT TO MASTER DEED OF ADA MOORINGS is made this 29 day of October, 2004, 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. Developer has reserved the right, without the consent of any Co-owner or other person, to amend the Master Deed to decrease the number of Units in the Project and to change the dimensions and layouts of Units in the Project as provided in Articles VIII, X and XI of the Master Deed and as provided in the Michigan Condominium Act (the "Act"), as amended.
- D. By First Amendment to Master Deed of Ada Moorings dated August 4, 2000, and recorded on September 22, 2000, in the office of the Kent County Register of Deeds in Liber 5159, pages 60-76, inclusive, and by Second Amendment to Master Deed of Ada Moorings dated December 12, 2001, and recorded on December 17, 2001, in the office of the Kent County Register of Deeds in Liber 5757, pages 1108-1124, inclusive, Developer, among other actions, amended the Master Deed to increase the number of Units in the Project to sixty-seven (67) and added certain land to the Project.
- E. By Third Amendment to Master Deed of Ada Moorings dated August 19, 2002, and recorded on August 29, 2002, in the office of the Kent County Register of Deeds in Liber 6213, pages 1038-1047, inclusive, and by Fourth Amendment to Master Deed of Ada Moorings dated November 23, 2002, and recorded on December 9, 2002, in the office of the Kent County Register of Deeds in Liber 6470, page 638, Developer, among other actions, amended the Master Deed to address certain boundary issues between certain Units in the Project.
- F. By Fifth Amendment to Master Deed of Ada Moorings dated December 19, 2002, and recorded on December 30, 2002, in the office of the Kent County Register of Deeds in Liber

6518, Pages 223-233, inclusive, Developer, among other actions, amended the Master Deed to increase the Number of Units in the Project to seventy-four (74) and added certain land to the Project.

- G. By Sixth Amendment to Master Deed of Ada Moorings dated February 27, 2003, and recorded on March 6, 2003 in the office of the Kent County Register of Deeds in Liber 6704, pages 870-879, inclusive, Developer, among other actions, adjusted or corrected certain boundary lines of Units in the Project.
- H. By Seventh Amendment to Master Deed of Ada Moorings dated October 28, 2003, and recorded on November 5, 2003, in the office of the Kent County Register of Deeds as document number 200311005-0226403, Developer, among other actions, increased the number of units in the Project from seventy-four (74) to one hundred eighteen (118) and added certain land to the Project.
- I. By Eighth Amendment to Master Deed of Ada Moorings dated December 23, 2003, and recorded on December 30, 2003, in the office of the Kent County Register of Deeds as document number 20031230-0252268, Developer, among other actions, increased the number of units from one hundred eighteen (118) to one hundred forty (140), added certain land to the Project and established certain provisions regarding certain units known as "villa units."
- J. By Ninth Amendment to Master Deed of Ada Moorings dated January 5, 2004 and recorded on January 8, 2004 in the office of the Kent County Register of Deeds as document number 20040108-0002551 Developer, among other things, added land to the Project and increased the number of Units from one hundred forty (140) to two hundred (200).
- K. Developer desires to decrease the number of Units in the Project from two hundred (200) Units to one hundred ninety nine (199) Units, and to change the dimensions and layout of Units 141 through 151.

Provisions

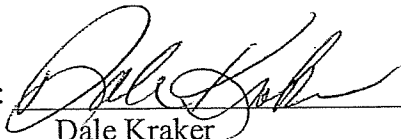
The Developer amends the Master Deed as follows:

- 1. Phase VIII; Condominium Subdivision Plan. The Condominium Subdivision Plan, as amended by the prior amendments to the Master Deed, is amended as shown on the Condominium Subdivision Plan attached as Exhibit B to this Tenth Amendment which contains five (5) amended sheets - - sheets 1, 5, 18, 20 and 22. Such amended Plan shows the re-configured Units 141 through 151, the elimination of former Unit 152 from the Project, the creation of, and relocation of, various easements and utilities and a slight re-configuration of certain General Common Elements located near such Units, such as the private road known as West Dogwood Meadows Court.

- 2. Percentage of Value. Article VI, Paragraph B and Article IX, Paragraph C1 of the Master Deed which provide that all Units have equal percentages of value are ratified and confirmed.
- 3. Continuing Effect. In all other respects, the provisions of the Master Deed, as previously amended, are ratified and confirmed.

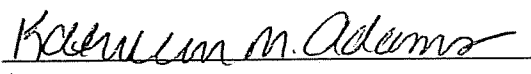
The Developer has duly executed this Tenth Amendment to Master Deed on the day and year set forth in the opening paragraph of this Tenth Amendment.

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 October 29, 2004, by Dale Kraker, the President of Eastbrook Development Company, a Michigan corporation, on behalf of the corporation.


*
Notary Public, Kent County, MI
Acting in Kent County, Michigan
My commission expires: _____

S:\MCH\EastbrookDevelopment\AdaMoorings\Tenth Amendment to Master Deed.wpd

KATHLEEN M. ADAMS
Notary Public, State of Michigan
County of Kent
My Commission Expires Apr. 7, 2008
Acting in the County of _____

EXHIBIT A

TENTH AMENDMENT TO MASTER DEED OF ADA MOORINGS

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

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

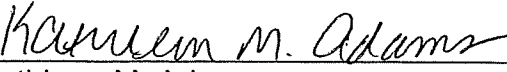
- 1. She is employed by Eastbrook Development Company, a Michigan corporation.
- 2. On October 27, 2004, notices of the proposed Tenth Amendment to Master Deed of Ada Moorings were mailed to all Co-owners of record in the Ada Moorings project as required by Section 90(5) of the Michigan Condominium Act, pursuant to a list of owners and mortgagees maintained by the Developer of the project. 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 27th day of October 2004.



Kathleen M. Adams
Notary Public, Kent County, Michigan
My commission expires: 4/7/2008

REPLAT NO. 7 OF:
KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 408
EXHIBIT "B" TO THE AMENDED MASTER DEED OF

ADA MOORINGS

ADA TOWNSHIP, AND CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN.

SURVEYOR: EXCEL ENGINEERING INC. DEVELOPER: EASTBROOK DEVELOPMENT COMPANY

5252 CLYDE PARK S.W. 2130 ENTERPRISE DRIVE S.E.

GRAND RAPIDS MI 49509 GRAND RAPIDS MI 49508

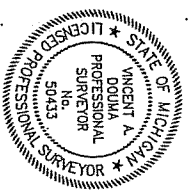
Description of Ada Moorings:

That part of Sections 34 and 35, T7N, R10W, Ada Township, and that part of the N 1/2, Section 2, T8N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SW corner of Section 35, thence N01°57'23"E 54.04 feet along the West line of Section 35 to the Northeastly line of the Central Michigan Railway Company R.O.W. (100 feet wide); thence S49°00'00"E 318.15 feet along said Northeastly R.O.W. line to the PLACE OF BEGINNING of this description; thence N05°30'00"W 130.00 feet along the Eastly line of Thomapple Club Condominiums to Reference Point "B"; thence along said Eastly line N05°30'00"W 268 feet, more or less, to the waters edge of a pond; thence meandering Southwesterly along said waters edge to its intersection with a line which bears N84°30'00"E from Reference Point "A"; (Reference Point "A" is located N18°13'09"W 250.70 feet along an intermediate traverse line from above described Reference Point "B"); thence S84°30'00"W 15.00 feet and N19°23'28"W 20.00 feet and thence S94°30'00"W 5 feet, more or less, to Reference Point "A"; thence S84°30'00"W 49.00 feet along the Northeastly line of Thomapple Club Condominiums, thence Westly 31.31 feet on a 328.00 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 50.0 foot radius curve to the left, the chord of which bears N46°21'44"E 42.92 feet; thence Northly 98.70 feet along the Westly line of Thomapple Club Drive (private) on a 265.0 foot radius curve to the right, the chord of which bears N11°21'26"E 98.13 feet; thence N17°05'17"W 174.90 feet and N35°28'19"W 150.12 feet and N77°40'35"W 53.89 feet and N09°40'15"E N49°26'43"W 70.96 feet and N17°05'17"W 174.90 feet and N35°28'19"W 150.12 feet and N77°40'35"W 53.89 feet and N09°40'15"E 131.57 feet and N62°42'00"E 69.31 feet and N09°40'17"E 140.00 feet along said Northeastly line of Thomapple Club to the NE corner of Unit 33, Thomapple Club; thence N85°14'31"W 102.56 feet along the Northly line of Thomapple Club Condominiums; thence N49°05'08"W 38.41 feet and N71°22'00"W 181.82 feet and N81°45'15"W 84.60 feet and N83°00'00"W 234.95 feet and N77°06'55"W 64.85 feet and N69°28'25"W 38.41 feet and N60°43'00"W 72.06 feet and S3°37'00"W 140.00 feet and S37°27'30"W 30.15 feet along the Northeastly line of the Central Michigan Railroad R.O.W. (100 feet wide); thence N41°04'53"E 400.00 feet; thence N49°00'00"W 435.00 feet; thence S41°04'53"W 194.75 feet; thence N49°00'00"W 66.00 feet; thence N41°04'53"E 260.73 feet; thence S49°00'00"E 158.00 feet; thence N41°04'53"E 580.88 feet; thence N89°52'50"W 737.77 feet; thence N48°58'20"W 759.84 feet; thence N75°33'21"E 973.84 feet; thence S42°38'44"E 5831.29 feet; thence S41°00'00"W 723.15 feet; thence N49°00'00"W 1706.71 feet along the Central Michigan Railroad R.O.W. to the place of beginning. Subject to assessments of record.

- SHEET INDEX**
- *1 COVER SHEET
 - 2 SURVEY PLAN (PHASE 1)
 - 3 SITE PLAN (PHASE 1)
 - 4 UTILITY AND FLOOD PLAN PLAN (PHASE 1)
 - 5 COMPOSITE PLAN
 - *6 SURVEY PLAN (PHASES 2 & 4)
 - 7 SITE PLAN & FLOOD PLAN PLAN (PHASES 2 & 4)
 - 8 UTILITY PLAN (PHASES 2 & 4)
 - 9 SURVEY PLAN (PHASE 3)
 - 10 SITE PLAN & FLOOD PLAN PLAN (PHASE 3)
 - 11 UTILITY PLAN (PHASE 3)
 - 12 SURVEY PLAN (PHASES 5 & 6)
 - 13 SITE PLAN & FLOOD PLAN PLAN (PHASES 5 & 6)
 - 14 UTILITY PLAN (PHASES 5 & 6)
 - 15 SURVEY PLAN (PHASE 7)
 - 16 SITE PLAN (PHASE 7)
 - 17 UTILITY PLAN (PHASE 7)
 - *18 SURVEY PLAN (PHASE 8)
 - 19 SURVEY PLAN (PHASE 8)
 - *20 SITE PLAN & FLOOD PLAN PLAN (PHASE 8)
 - 21 SITE PLAN & FLOOD PLAN PLAN (PHASE 8)
 - *22 UTILITY PLAN (PHASE 8)
 - 23 UTILITY PLAN (PHASE 8)

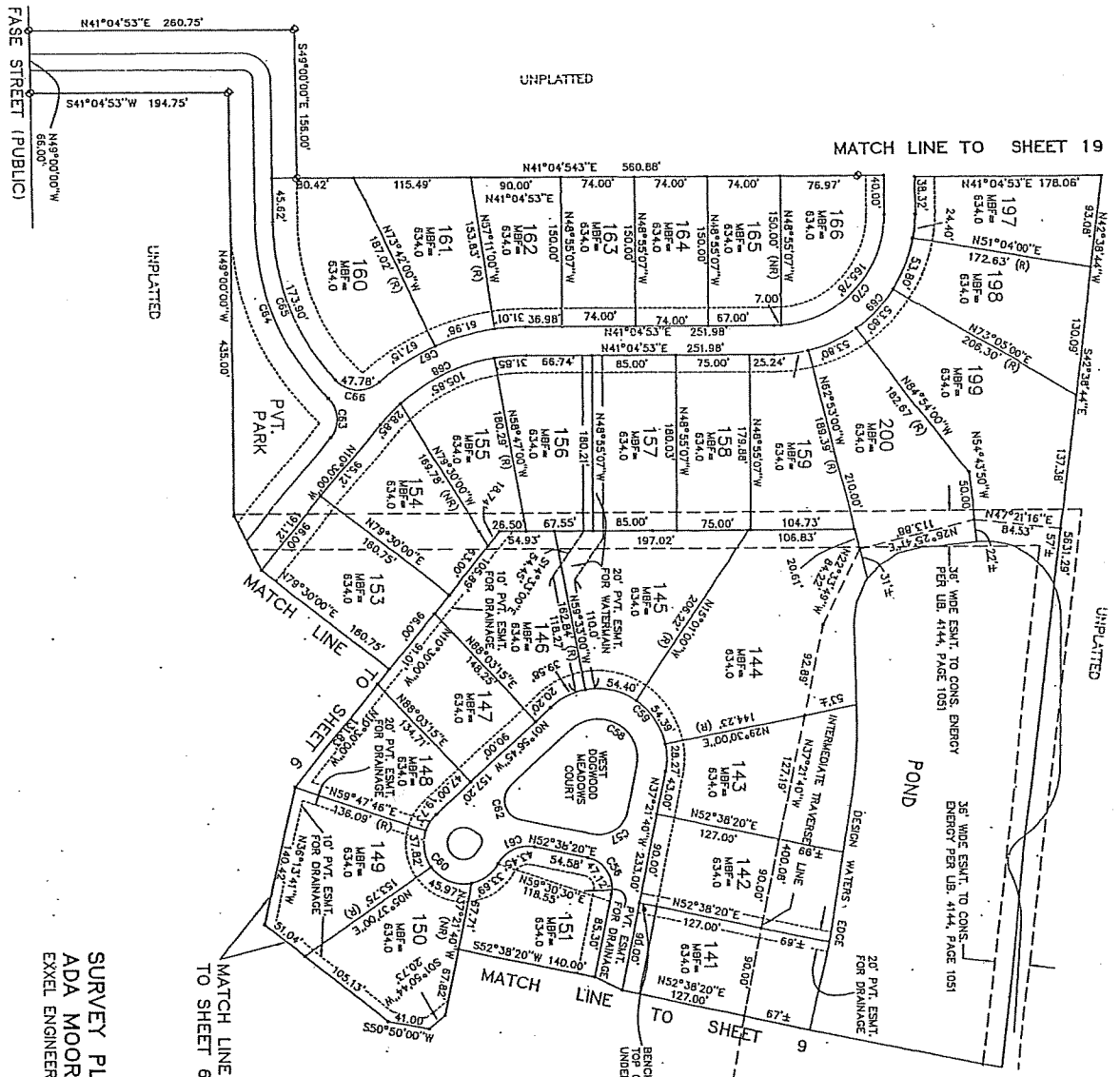
THE ASTERISK (*) INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE DATED SEPT. 30, 2004 THESE SHEETS TOGETHER WITH THIS SUBMITTAL REPLACE OR SUPPLEMENT THOSE PREVIOUSLY ISSUED.

- 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
- AMENDED MAY 1, 2003
- AMENDED SEPT. 25, 2003
- AMENDED DEC. 10, 2003



David A. Deane
AMENDED DEC. 29, 2003
AMENDED SEPT. 30, 2004

SHEET 1



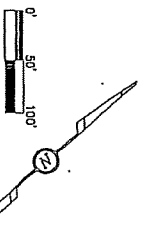
SURVEY PLAN
ADA MOORINGS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509 SHEET 18

PROPOSED DEC. 29, 2003
 AMENDED SEPT. 30, 2004



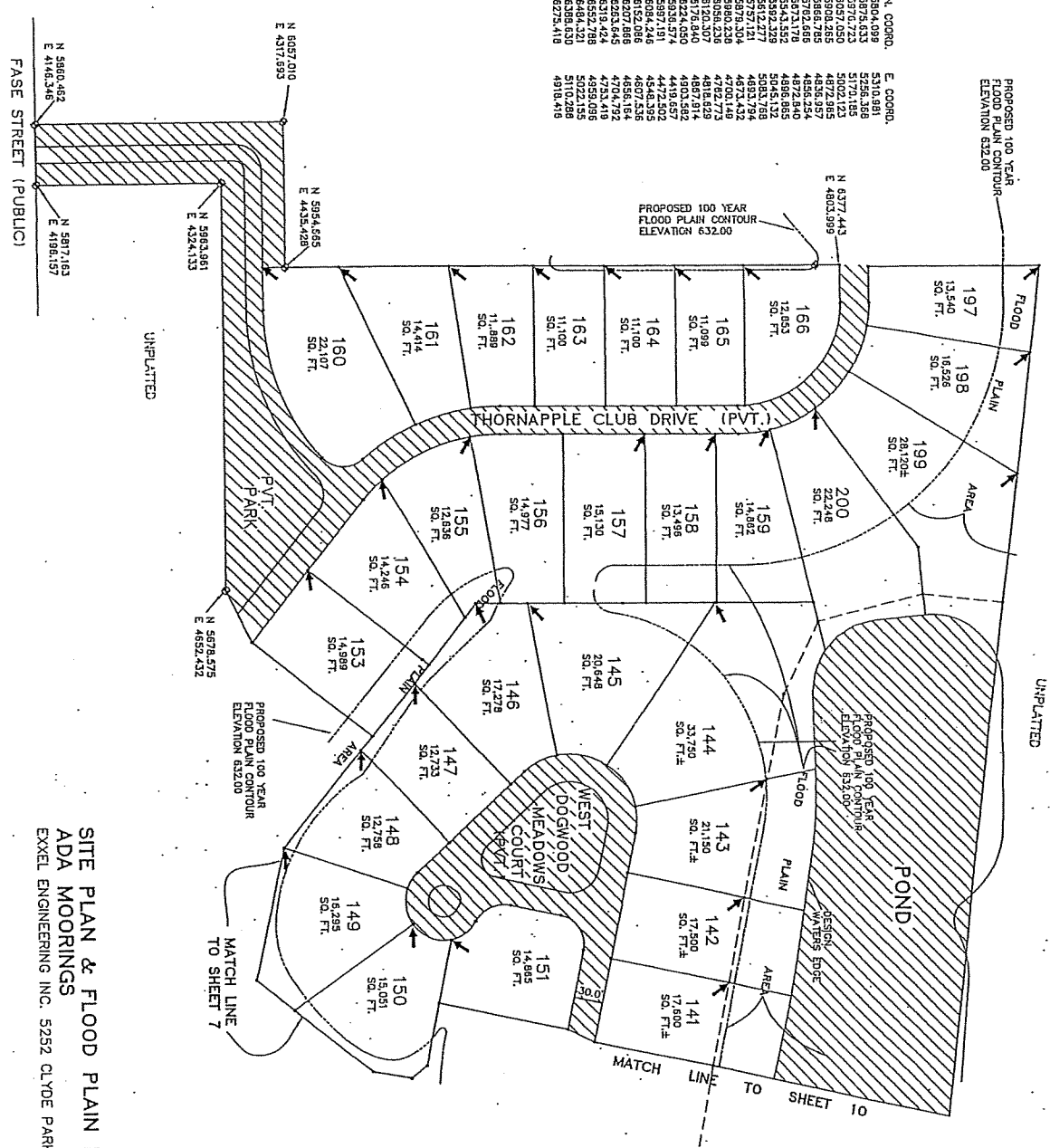
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C56	90°00'00"	30.00'	47.12'	N82°21'40"W	42.43'
C57	90°00'00"	30.00'	47.12'	N07°38'20"E	42.43'
C58	144°39'08"	40.00'	100.54'	N72°00'47"E	76.21'
C59	144°39'08"	40.00'	100.54'	N72°00'47"E	76.21'
C60	196°52'21"	40.00'	137.21'	N79°47'04"E	79.17'
C61	71°07'27"	35.00'	43.45'	N17°04'37"E	40.71'
C62	128°24'54"	20.00'	43.78'	N84°58'13"W	35.55'
C63	92°00'43"	20.00'	42.84'	N51°00'42"W	35.52'
C64	43°30'43"	20.00'	39.02'	N59°07'28"W	32.72'
C65	81°16'08"	30.00'	42.28'	N64°01'50"E	42.88'
C66	42°46'37"	215.00'	160.14'	N15°17'26"E	156.47'
C67	51°14'53"	185.00'	160.55'	N03°55'07"W	157.99'
C68	50°00'00"	140.00'	219.92'	N03°55'07"W	197.99'
C70	90°00'00"	110.00'	172.78'	N03°55'07"W	155.55'

- PVT. EASEMENT
- FOR DRAINAGE
- EASEMENT FOR INGRESS, EGRESS, AND PUBLIC & PRIVATE UTILITIES (ESMT. WIDTH IS VARIABLE IN CUT-OR-SAC)
- PROPOSED IRON STAKE
- PROPOSED CONCRETE MONUMENT
- SECTION CORNER MONUMENT
- (R) — RADIAL LINE
- (NR) — NON-RADIAL LINE
- MBF — MINIMUM BASEMENT FLOOR ELEV.



BEARINGS ARE BASED ON THORNTONIAN CLUB
 KENT COUNTY COMMUNALITY SUBDIVISION PLAN NO. 201

UNIT	N. COORD.	E. COORD.
141	5804.039	5310.981
142	5807.222	5310.981
143	5807.050	5170.185
144	5808.265	4872.985
145	5807.178	4858.957
146	5808.265	4858.957
147	5807.178	4872.985
148	5804.039	4872.985
149	5804.039	4872.985
150	5804.039	4872.985
151	5804.039	4872.985
152	5804.039	4872.985
153	5804.039	4872.985
154	5804.039	4872.985
155	5804.039	4872.985
156	5804.039	4872.985
157	5804.039	4872.985
158	5804.039	4872.985
159	5804.039	4872.985
160	5804.039	4872.985
161	5804.039	4872.985
162	5804.039	4872.985
163	5804.039	4872.985
164	5804.039	4872.985
165	5804.039	4872.985
166	5804.039	4872.985
167	5804.039	4872.985
168	5804.039	4872.985
169	5804.039	4872.985
170	5804.039	4872.985

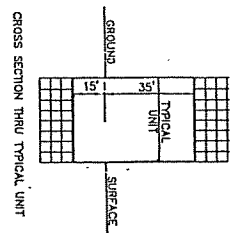


SITE PLAN & FLOOD PLAN PLAN
ADA MOORINGS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509

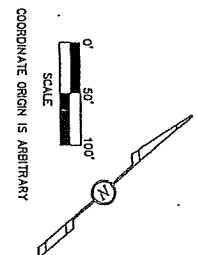
PROPOSED DEC. 29, 2003
 AMENDED SEPT. 30, 2004

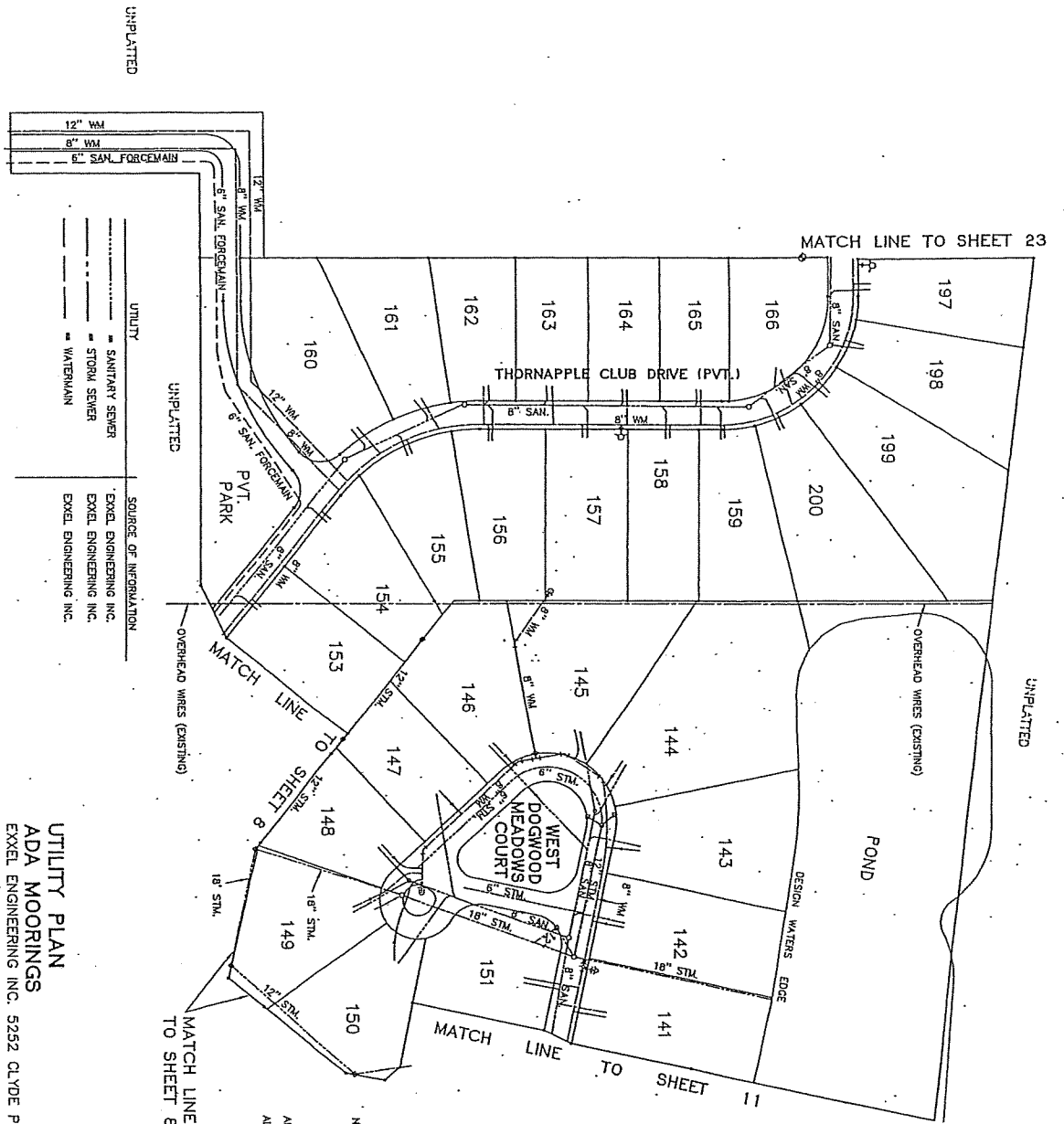


WEST DOGWOOD MEADOWS COURT PAVEMENT MUST BE BUILT.
 THORNAPPLE CLUB DRIVE PAVEMENT NEED NOT BE BUILT.



- ◆ PROPOSED IRON STAKE
- ◆ PROPOSED CONCRETE MONUMENT
- SECTION CORNER LOCATION
- UNIT CORNER LOCATION
- LIMITED COMMON ELEMENT
- ▨ GENERAL COMMON ELEMENT





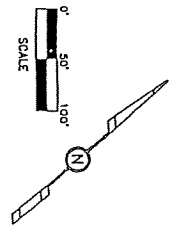
UTILITY PLAN
ADA MOORINGS

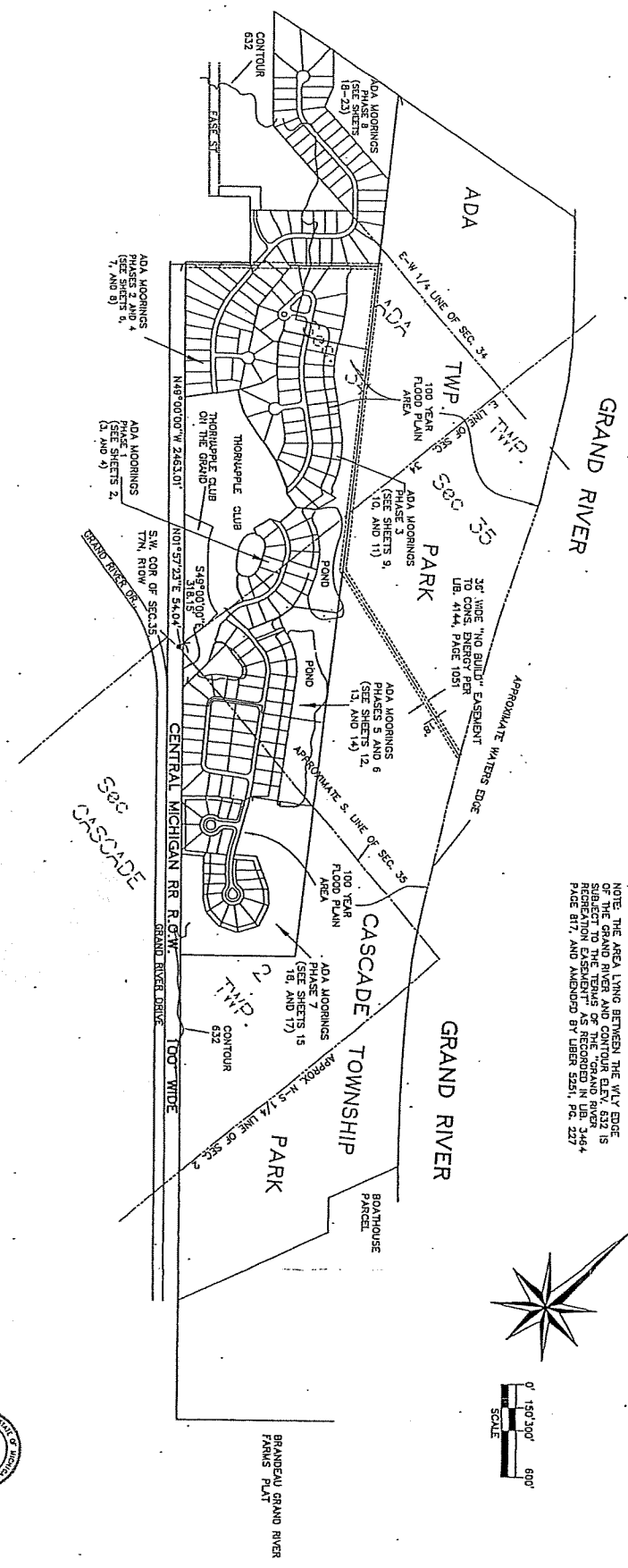
EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509 SHEET 22

PROPOSED DEC. 29, 2003
 AMENDED SEPT. 30, 2004

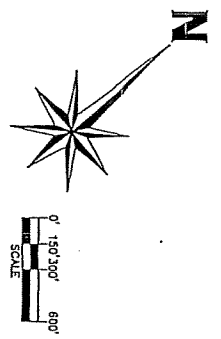


ALL WATER SERVICES ARE 1" ALL SANITARY SEWER LATERALS ARE 6"
 Δ = HYDRANT
 □ = CATCH BASIN
 ○ = MANHOLE
 NOTE: UTILITY INFORMATION SHOWN HEREON IS PER AVAILABLE RECORD AND SHOULD BE CONSIDERED TO BE A COMPARATIVE OF COMPLETENESS OR ACCURACY.
 ALL UTILITIES SERVING UNITS 141 THRU 151 MUST BE BUILT.
 ALL OTHER UTILITIES NEED NOT BE BUILT.





NOTE: THE AREA LYING BETWEEN THE NLY EDGE OF THE GRAND RIVER AND CONTOUR ELEV. 627 IS SUBJECT TO THE TERMS OF THE "GRAND RIVER RECREATION EASEMENT" AS RECORDED IN LIB. 348+ PAGE 817, AND AMENDED BY ORDER 5251, P.C. 227



- PROPOSED DEC. 5, 1997
- AMENDED JULY 10, 2000
- AMENDED NOV. 14, 2001
- AMENDED DEC. 17, 2002
- AMENDED SEPT. 25, 2003
- AMENDED DEC. 10, 2003
- AMENDED DEC. 29, 2003
- AMENDED SEPT. 30, 2004

COMPOSITE PLAN
ADA MOORINGS
EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509 SHEET 5