

JUN 9 4 29 PM '00

Penny A. Pepera  
Register of Deeds  
Manistee, Michigan 49660

**SECOND AMENDMENT TO THE MASTER DEED OF  
PORTAGE POINT INN CONDOMINIUMS**

**THIS AMENDMENT** is made and executed on the 7th day of June, 2000, by **Northwoods Development, LLC** (the "Developer"), an Indiana limited liability company, the developer of that certain condominium project commonly known as Portage Point Inn Condominiums located at 8513 South Portage Point Drive, Onekama, Michigan 49675 (the "Condominium Project"), whose principal office is situated at 4371 East 82nd Street, Suite D, Indianapolis, Indiana 46250;

**WITNESSETH:**

**WHEREAS**, the Master Deed of the Condominium Project was originally recorded on 8/2, 1996, in Liber 635, Pages 397 through 465, of the Manistee County Records, and has been amended by that certain First Amendment to the Master Deed recorded on January 26, 1998, in Liber 666, Pages 800 through 820, of the Manistee County Records (the "Master Deed"); and

**WHEREAS**, pursuant to Article X of the Master Deed, the Developer has reserved the right to expand the Condominium Project at any time within six (6) years of the date that the Master Deed was first recorded by amending the Master Deed so as to add to the Condominium Premises all or any portion of the land identified therein as being the Adjacent Parcel and designating such units and general and limited common elements as shall be located thereon; and

**WHEREAS**, the Developer desires to expand the size of the Condominium Premises and to add eleven (11) additional apartment units to the Condominium Project;

**NOW, THEREFORE**, know all persons by these presents that:

1. The condominium subdivision plan of the Project attached to the Master Deed as Exhibit B is hereby amended by substituting therefor and adding thereto replatted Sheets 1, 2, 3, 12, 17, 18, 19, 20, 21, 22, 23, 24, and 25 which are attached hereto as Exhibit A.

2. Article II of the Master Deed is amended so as to add the following parcel of land to the real property dedicated to the Condominium Project:

**Parcel 13**

**BEECH LODGE BUILDING**

That part of Lot 8, Block 18, of the Plat of Portage Point, according to the Plat thereof, being described as:

Commencing at the NW corner of Lot 8, Block 18 of the Plat of Portage Point, as recorded in Liber 2B of Plats, page 68, Manistee Records; thence South 87 degrees 07 minutes 45 seconds East along the south line of 9th Street 91.00 feet; thence South 41 degrees 08 minutes 53 seconds East 22.76 feet to the Point of Beginning; thence South 83 degrees 25 minutes 02 seconds East 38.67 feet; thence South 06 degrees 34 minutes 58 seconds West 22.37 feet; thence North 83 degrees 25 minutes 02 seconds West 7.42 feet; thence South 06 degrees 34 minutes 58 seconds West 19.85 feet; thence South 83 degrees 25 minutes 02 seconds East 7.42 feet;; thence South 06 degrees 34 minutes 58 seconds West 22.37 feet; thence North 83 degrees 25 minutes 02 seconds West 38.67 feet; thence North 06 degrees 34 minutes 58 seconds East 21.92 feet; thence 83 degrees 25 minute;; 02 seconds West 7.00 feet; thence North 06 degrees 34 minutes 58 seconds East 28.00 feet; thence South 83 degrees 25 minutes 02 seconds East 7.00 feet; thence North 06 degrees 34 minutes 58ss East 14.67 feet to the point of beginning.

3. follows: Section C of Article VI of the Master Deed is amended in its entirety to read as

C. Percentages of Value. Set forth below are:

- (1) Each unit number as it appears on the Condominium Subdivision Plan.
- (2) The percentage of value assigned to each unit.

<u>Unit Number</u>	<u>Percentage of Value Assigned</u>
1	3%
2	3%
3	3%
4	3%
5	6%
6	4%
7	4%
8	4%
9	1%
10	1%

11	1%
12	2%
13	2%
14	2%
15	2%
16	2%
17	2%
18	2%
19	2%
20	2%
21	2%
22	2%
23	2%
24	3%
25	3%
26	3%
27	3%
28	3%
29	3%
30	3%
31	3%
32	3%
33	3%
34	3%
35	2%
36	2%
37	6%
Total	100%

4. Existing Article VIII, Section I, of the Master Deed, as added thereto by the First Amendment to the Master Deed recorded on January 26, 1998, in Liber 666, Pages 800 through 820, of the Manistee County Records, is hereby re-designated Article VIII, Section H.

5. The following is hereby added as new Section I of Article VIII of the Master Deed:

I. Unit 37 shall be used solely for general meeting room purposes; provided, however, that by appropriate amendment of this Master Deed, the owner of such unit shall be entitled to convert such it to a single family residence so long as such conversion is effected pursuant to plans and specifications approved by the Developer or its successors and assigns.



IN WITNESS WHEREOF, the undersigned managing member of the Developer has caused this amendment to be executed as of the day and year first above written.

WITNESSES:

NORTHWOODS DEVELOPMENT, LLC, an Indiana Limited Liability Company

By Northwoods Development Company, Inc., an Indiana Corporation, its Managing Member

Charles E. Scholl  
Name: Charles E. Scholl

Kathryn L. Walton  
Name: Kathryn L. Walton

By Michael C. DeVoe  
Michael C. DeVoe, President

State of Michigan )  
County of Kent ) ss.

On this 7th day of June, 2000, the foregoing First Amendment to the Master Deed of Portage Point Inn Condominiums was acknowledged before me by Michael C. DeVoe, the President of Northwoods Development Company, Inc. which is the managing member of Northwoods Development, LLC, on behalf of said limited liability company.

Kathryn L. Walton  
, Notary Public  
Kent County, Michigan

My commission expires: 9-12-02

This instrument drafted by:  
Charles E. Scholl  
Miller, Johnson, Snell & Cummiskey, PLC  
250 Monroe Avenue, N.W.  
Suite 800  
P.O. Box 306  
Grand Rapids, Michigan 49501-0306  
(616) 831-1700

KATHY L. WALTON  
Notary Public, Ottawa County, MI  
Acting in Kent County, MI  
My Commission Expires Sept. 12, 2002

Date June 8 2000  
This is to certify that there are no tax liens or taxes on this property and that the taxes are paid for FIVE YEARS previous to the date of this instrument. This certification does not include taxes, if any now in the process of collection by the City, Village or Township Treasurer, or any denied Homestead Property Affidavit.

MANISTEE COUNTY TREASURER  
Francis Holmes Day



MANISTEE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. **13-96**  
 EXHIBIT "A" TO THE MASTER DEED OF:

MARCH 2000 REPLAT NO. 2 OF BEECH LODGE (UNITS 31 THRU 37) LIBER 0729 PAGE 0641

MARCH 2000 REPLAT NO. 2 OF TERRACE BUILDING (UNITS 24 & 25 THRU 29)

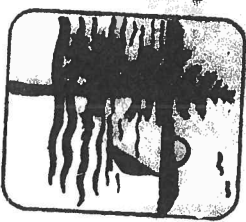
AUGUST 1997 REPLAT NO. 1 OF TERRACE BLDG. & UNIT 25 (UNITS 21 THRU 24)

# Portage Point Inn

A CONDOMINIUM LOCATED IN  
 ONEKAMA TOWNSHIP, MANISTEE COUNTY, MICHIGAN

DEVELOPER:  
**NORTHWOODS DEVELOPMENT, L.L.C.**  
 8513 S. PORTAGE POINT ROAD  
 ONEKAMA, MICHIGAN 49675  
 231-889-4222

SURVEYOR:  
**NORDLUND & ASSOCIATES, INC.**  
 267 RIVER STREET  
 MANISTEE, MI 49660  
 231-723-6480  
 813 E. LUDINGTON AVENUE  
 LUDINGTON, MI 49431  
 231-843-3485



**DESCRIPTION:**

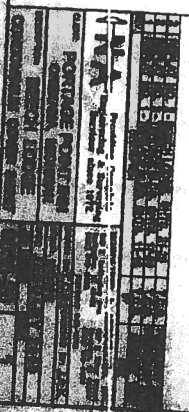
Lots 3, 4, and 5, Block 3; Lots 10, 11, 12, 13, 14, 15, the East 1/2 of Lot 16 (except the West 3 ft. thereof) and the South 20 ft. of Lot 8, Block 5; Lots 8, 9, 10, 11, 12, 13, 14 and that part of Lot 15 lying East of the West line of Lot 8 extended South, all in Block 16; Lot 6, Block 16; Lots 1, 2, 3, and 4, or the beginning of a well, on the Eastern line of South Park, 160 ft. North from the Southeast corner and running West to a point on the West line of said South Park Avenue "A" between South Park and Block 25; that part of wooded South Street in Portage Point lying East of Avenue "A" or two rods (and the wooded portion of Portage Point) according to this plat thereof as Recorded in Liber 29 of plats Page 88, Manistee County Records.

More particularly described as commencing at the Southwest corner of Lot 4, Block 25 of the Recorded Plat of Portage Point for the "Point of Beginning" Thence N-72°07'39"-W, 488.78 ft. to the West line of South Park; thence N-07°57'29"-E, 302.88 ft. thence N-82°54'47"-W, 28.01 ft. thence N-12°03'01"-E, 30.13 ft. thence N-82°54'47"-W, 44.80 ft. to the North R.O.W. of North Street; thence N-07°43'52"-E, 271.84 ft. to the South R.O.W. of North Street; thence S-89°53'49"-E, doing certificate of Tench Street, thence N-15°44'49"-E, 154.49 ft. to the West line of Tench Street, thence S-89°53'49"-E, North 07°08'-E, 72.82 ft. to the Eastern R.O.W. of Avenue "A"; thence S-71°17'28"-E, 100 ft. North from the Southeast corner of Lot 16, Block 16; thence S-72°07'07"-E, 86.84 ft. thence S-32°41'02"-E, Lot 3, Block 3 to a Tower line of Portage Point; thence S-03°31'02"-W, 32 ft. thence S-72°07'07"-E, 86.84 ft. thence to the Point of Beginning containing 10.25 acres more or less and is subject to the rights of the public and of the State of Michigan as shown on any part thereof taken, used or devoted for street, road or highway purposes.

REPLAT NO. 2	REPLAT NO. 1	REPLAT NO. 2	REPLAT NO. 1
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37

THE ATTORNEY • INDICATES AMENDED OR NEW SHEETS DATED MARCH 2000 WHICH RECORDED. THESE SHEETS WILL REPLACE THE SHEETS PERIODICALLY RECORDED.

**RICHARD L. HAYS**  
 REGISTERED LAND SURVEYOR  
 MANISTEE, MICHIGAN 49661







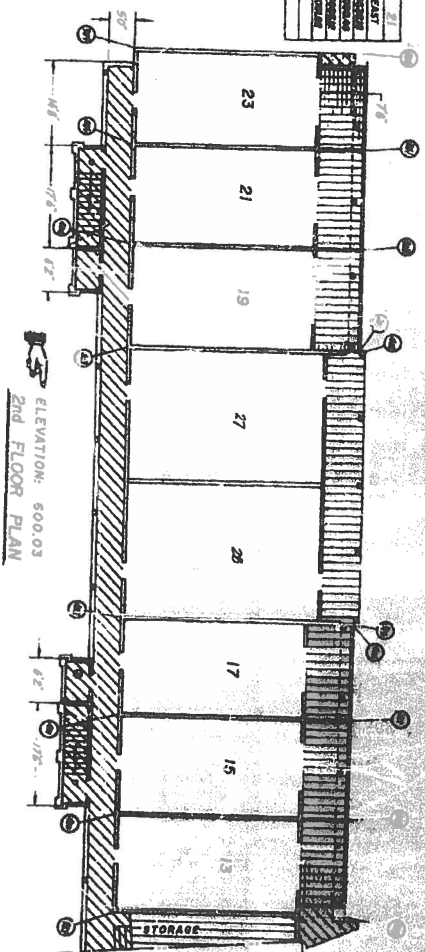


LIBR 0729: PAGE 0641

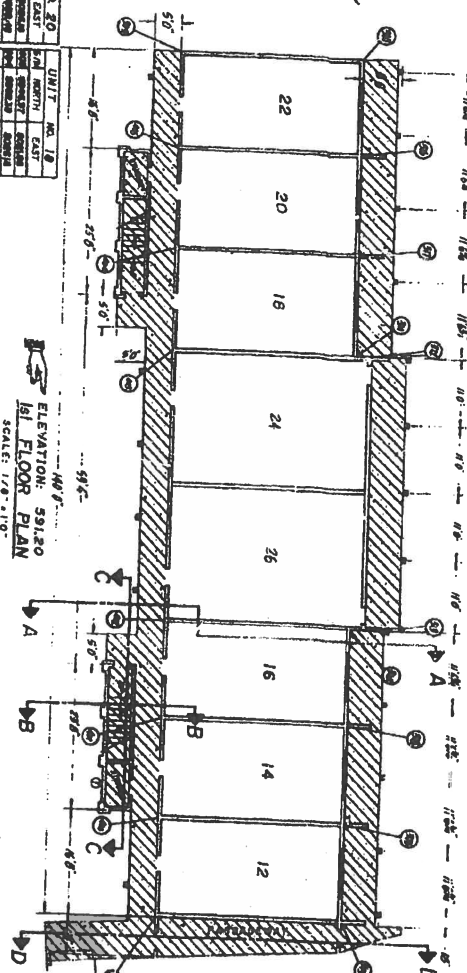
UNIT NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
UNIT NO. 23	UNIT NO. 21	UNIT NO. 19	UNIT NO. 17	UNIT NO. 15	UNIT NO. 13	UNIT NO. 11	UNIT NO. 9	UNIT NO. 7	UNIT NO. 5
NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH
NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST
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UNIT NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
UNIT NO. 23	UNIT NO. 21	UNIT NO. 19	UNIT NO. 17	UNIT NO. 15	UNIT NO. 13	UNIT NO. 11	UNIT NO. 9	UNIT NO. 7	UNIT NO. 5
NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH
NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST
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UNIT NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
UNIT NO. 23	UNIT NO. 21	UNIT NO. 19	UNIT NO. 17	UNIT NO. 15	UNIT NO. 13	UNIT NO. 11	UNIT NO. 9	UNIT NO. 7	UNIT NO. 5
NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH
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ELEVATION: 500.03  
2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

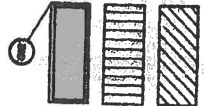


ELEVATION: 591.20  
2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
UNIT NO. 23	UNIT NO. 21	UNIT NO. 19	UNIT NO. 17	UNIT NO. 15	UNIT NO. 13	UNIT NO. 11	UNIT NO. 9	UNIT NO. 7	UNIT NO. 5
NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH
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NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH
NO. WEST	NO. WEST	NO. WEST	NO. WEST	NO. WEST	NO. WEST	NO. WEST	NO. WEST	NO. WEST	NO. WEST

UNIT NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
UNIT NO. 14	UNIT NO. 12	UNIT NO. 10	UNIT NO. 8	UNIT NO. 6	UNIT NO. 4	UNIT NO. 2	UNIT NO. 1	UNIT NO. 3	UNIT NO. 5
NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH
NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST	NO. EAST
NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH	NO. SOUTH
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UNIT NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
UNIT NO. 14	UNIT NO. 12	UNIT NO. 10	UNIT NO. 8	UNIT NO. 6	UNIT NO. 4	UNIT NO. 2	UNIT NO. 1	UNIT NO. 3	UNIT NO. 5
NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH	NO. NORTH
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GENERAL NOTES:  
GENERAL COMMON ELEMENT  
LIMITED COMMON ELEMENT  
LIMITS OF OWNERSHIP  
STAIRS OR GARAGE LOCATION

NA  
ENGINEERING & ARCHITECTURE  
SERVICES

CONTRACT NO. 274  
HOLLAND & ASSOCIATES  
395 E. UNIVERSITY AVENUE  
ANN ARBOR, MI 48106  
TEL: 734-763-1100  
FAX: 734-763-1101

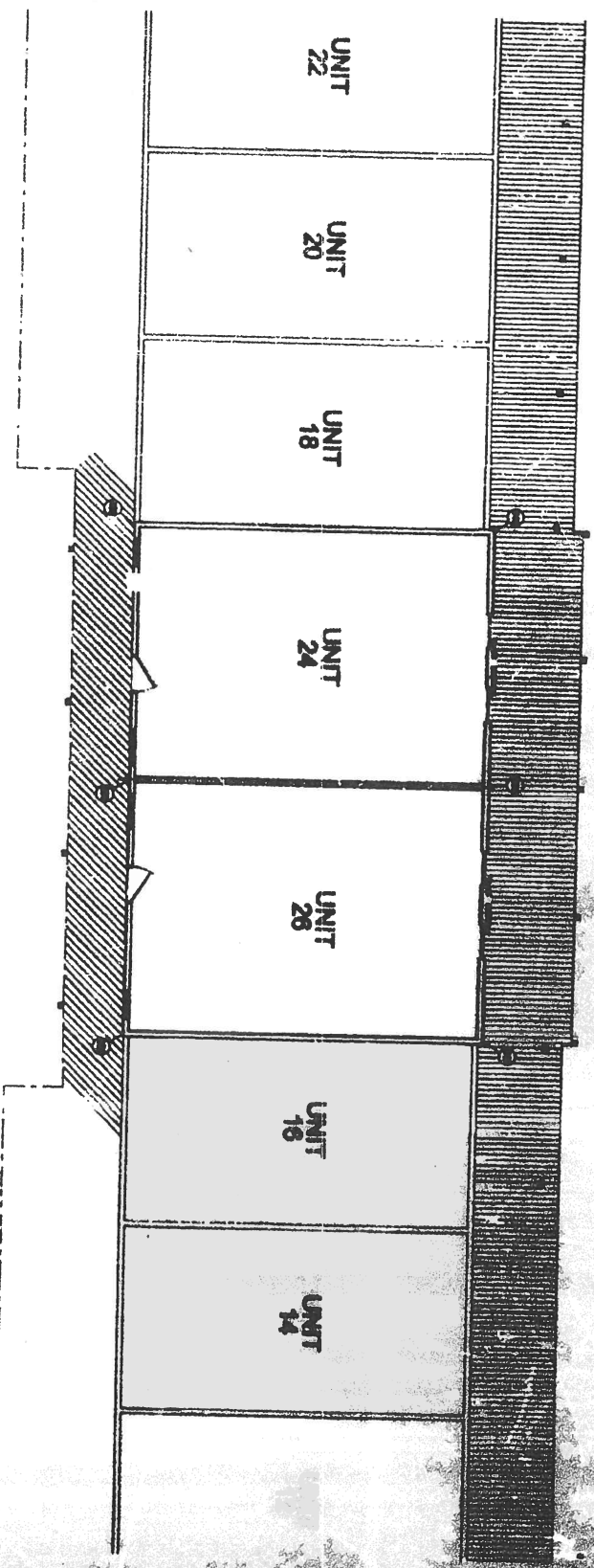
LIBER 0729 PAGE 0645

UNIT 24

UNIT	24
AREA	1,200
NO. OF UNITS	1
NO. OF STAIRS	1
NO. OF ELEVATORS	1
NO. OF PARKING SPACES	1
NO. OF STORAGE SPACES	1
NO. OF BICYCLE SPACES	1
NO. OF GARAGE SPACES	1
NO. OF MECHANICAL SPACES	1
NO. OF ELECTRICAL SPACES	1
NO. OF TELEPHONE SPACES	1
NO. OF CABLE TV SPACES	1
NO. OF INTERNET SPACES	1
NO. OF SECURITY SPACES	1
NO. OF OTHER SPACES	1

UNIT 26

UNIT	26
AREA	1,200
NO. OF UNITS	1
NO. OF STAIRS	1
NO. OF ELEVATORS	1
NO. OF PARKING SPACES	1
NO. OF STORAGE SPACES	1
NO. OF BICYCLE SPACES	1
NO. OF GARAGE SPACES	1
NO. OF MECHANICAL SPACES	1
NO. OF ELECTRICAL SPACES	1
NO. OF TELEPHONE SPACES	1
NO. OF CABLE TV SPACES	1
NO. OF INTERNET SPACES	1
NO. OF SECURITY SPACES	1
NO. OF OTHER SPACES	1



UNITED  
OWNERS  
ELEMENT

COMMERCIAL  
OWNERS  
ELEMENT

Unit is  
OF  
OWNERSHIP

OWNERSHIP  
CO-OPERATIVE  
LOCATION

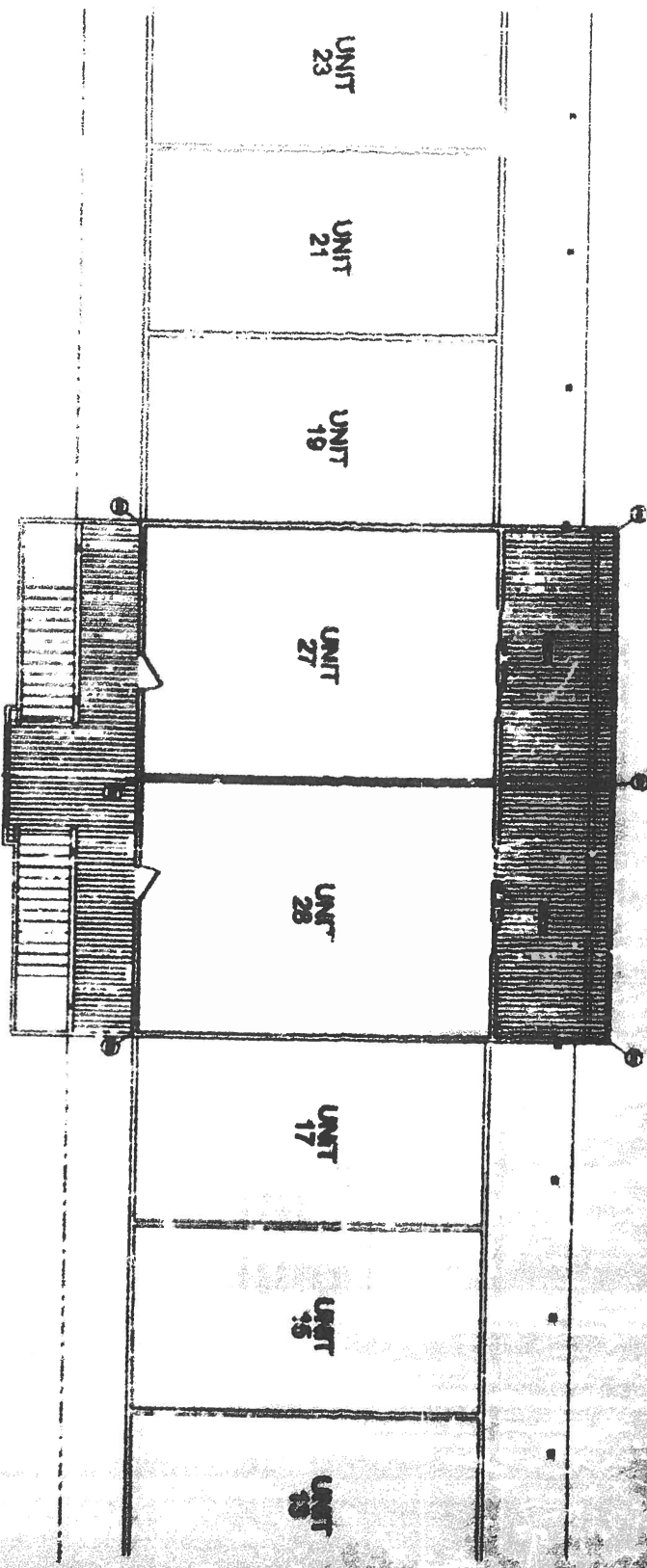
UNIT 14

UNIT	14
AREA	1,200
NO. OF UNITS	1
NO. OF STAIRS	1
NO. OF ELEVATORS	1
NO. OF PARKING SPACES	1
NO. OF STORAGE SPACES	1
NO. OF BICYCLE SPACES	1
NO. OF GARAGE SPACES	1
NO. OF MECHANICAL SPACES	1
NO. OF ELECTRICAL SPACES	1
NO. OF TELEPHONE SPACES	1
NO. OF CABLE TV SPACES	1
NO. OF INTERNET SPACES	1
NO. OF SECURITY SPACES	1
NO. OF OTHER SPACES	1

LIBER 0729 PAGE 0646

UNIT 27	
1	2
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17	18
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21	22
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99	100

UNIT 28	
1	2
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95	96
97	98
99	100



**2ND FLOOR**  
ELEVATOR: 8028



NORTH

UNITED  
COASTAL  
ELEVATOR

GENERAL  
CORPORATION  
ELEVATOR

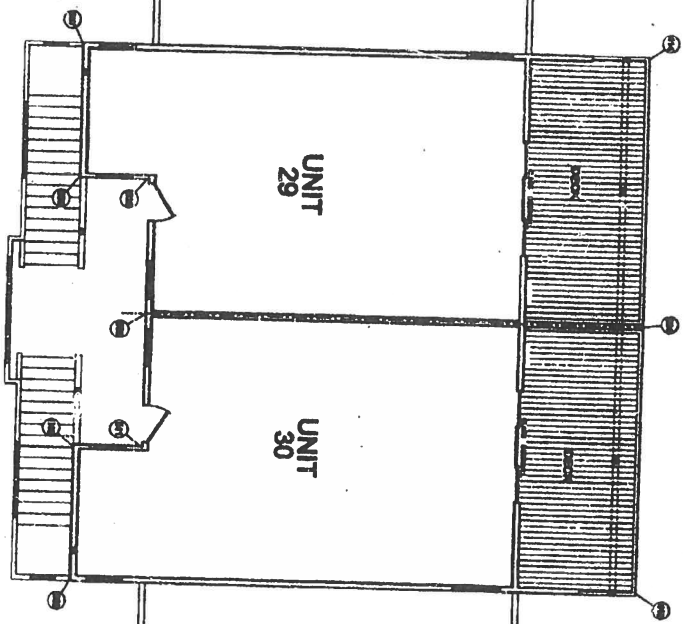
LIMITS  
OF  
CONVEYANCE

CONVEYANCE  
OF  
ELEVATOR



**UNIT 29**

STW	NORTH	EAST
414	0904.29	0904.29
034	0914.21	0904.29
032	0914.09	0914.04
030	0914.73	0914.02
029	0904.12	0914.09
027	0904.19	0914.02



**3RD FLOOR**  
ELEVATION: 009.42



UNITED COMMON ELEMENT



GENERAL COMMON ELEMENT



LIMITS OF OWNERSHIP

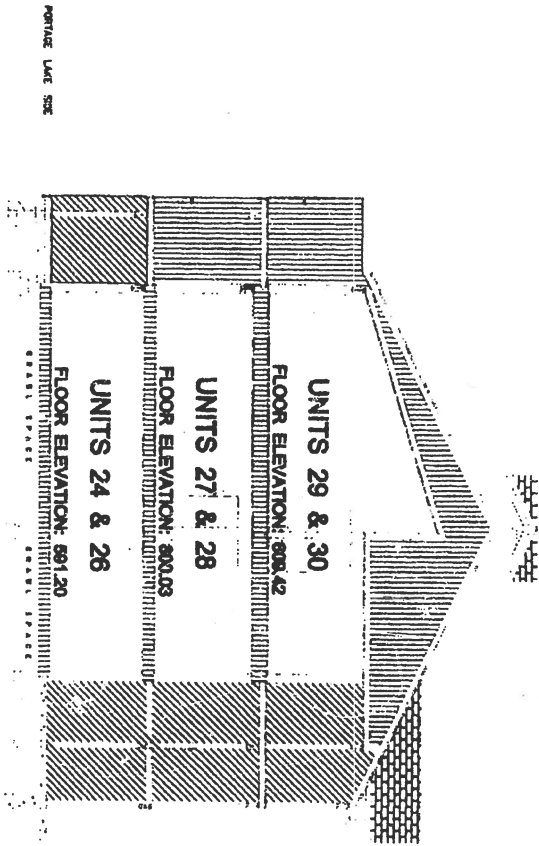


(25) OWNERSHIP CO-ORDINATE LOCATION

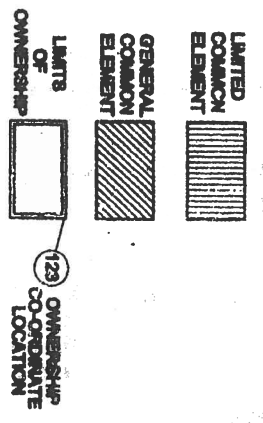
**UNIT 30**

STW	NORTH	EAST
414	0904.29	0904.29
034	0914.21	0904.29
032	0914.09	0914.04
030	0914.73	0914.02
029	0904.12	0914.09
027	0904.19	0914.02

**INA** Insurance Agency  
**PORTAGE POINT INN**  
 125 CO-ORDINATE LOCATION  
 0904.29



**TERRACE BUILDING**  
 TYPICAL SECTION - LOOKING SOUTH  
 SCALE: 1/4"=1'-0"



	CONSULTING & ASSOCIATES, INC. ARCHITECTS 1234567890 1234567890
	PORTAGE POINT INN SERVICE BUILDING COMMON TYPICAL SECTION



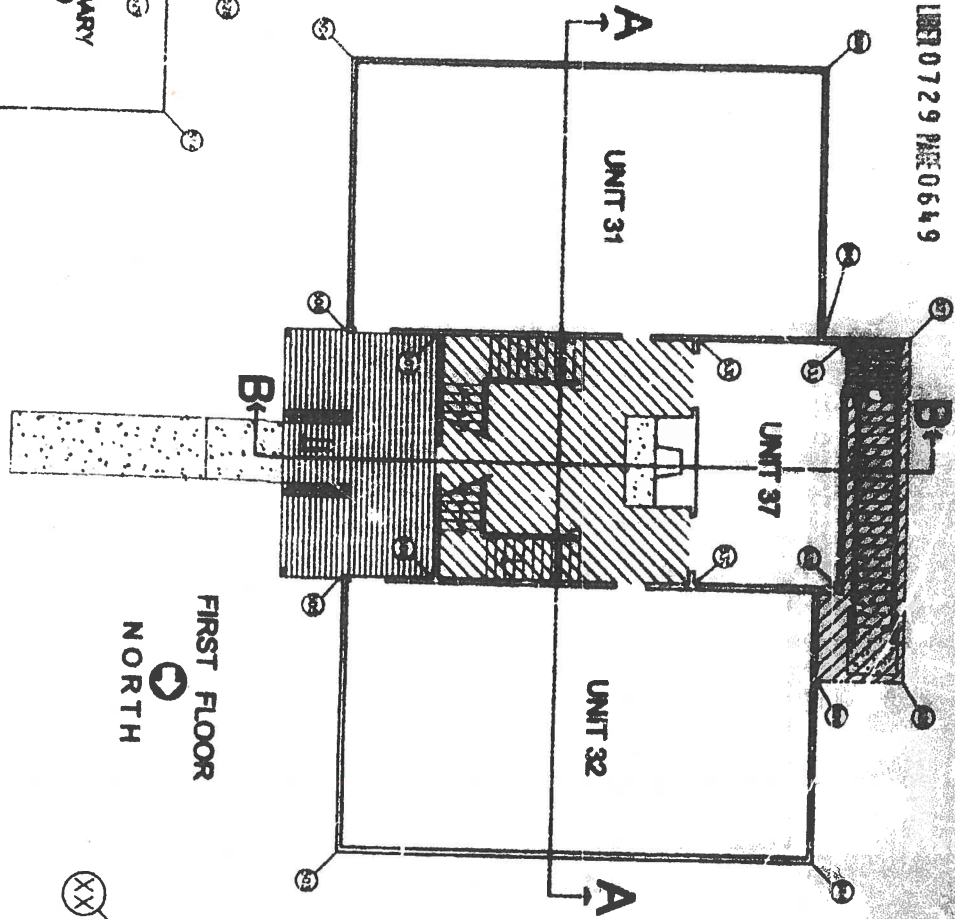
ELEVATION: 899.58

UNIT NO. 31		EAST	
504	5778.50	4772.56	
506	5700.18	4688.65	
508	5700.72	4728.06	

ELEVATION: 899.80

UNIT NO. 31		EAST	
504	5778.50	4772.56	
506	5700.18	4688.65	
508	5700.72	4728.06	
510	5704.71	4686.63	
522	5705.51	4678.64	
528	5733.33	4682.85	
529	5733.53	4689.81	
514	5747.11	4691.43	
503	5742.67	4728.90	
505	5720.44	4727.34	
506	5721.29	4719.97	
507	5701.57	4717.69	
509	5700.72	4725.06	

LIBER 0729 PAGE 0649






1ST FLOOR BOUNDARY  
(see for bldg. sheet)

FIRST FLOOR  
NORTH

XX OWNERSHIP CO-ORDINATE  
LOCATION

**SYMBOLS**

-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP

ELEVATION: 899.80

UNIT NO. 37		EAST	
530	5704.02	4896.51	

ELEVATION: 899.80

UNIT NO. 37		EAST	
530	5704.02	4896.51	
531	5723.74	4898.79	
532	5728.06	4887.38	
533	5705.51	4685.10	

ELEVATION- 608.81  
UNIT NO. 33

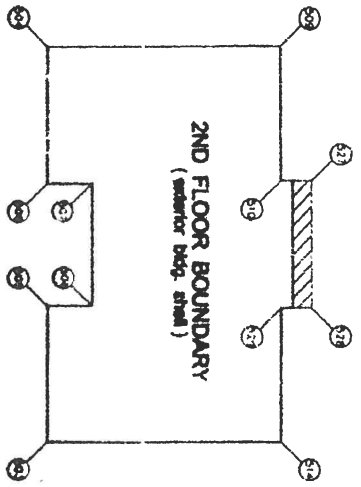
SYM	NORTH	EAST
504	5678.50	4722.50
509	5682.93	4684.08
517	5705.16	4686.85
508	5700.72	4725.06

2ND FLOOR BOUNDARY  
ELEVATION- 608.81

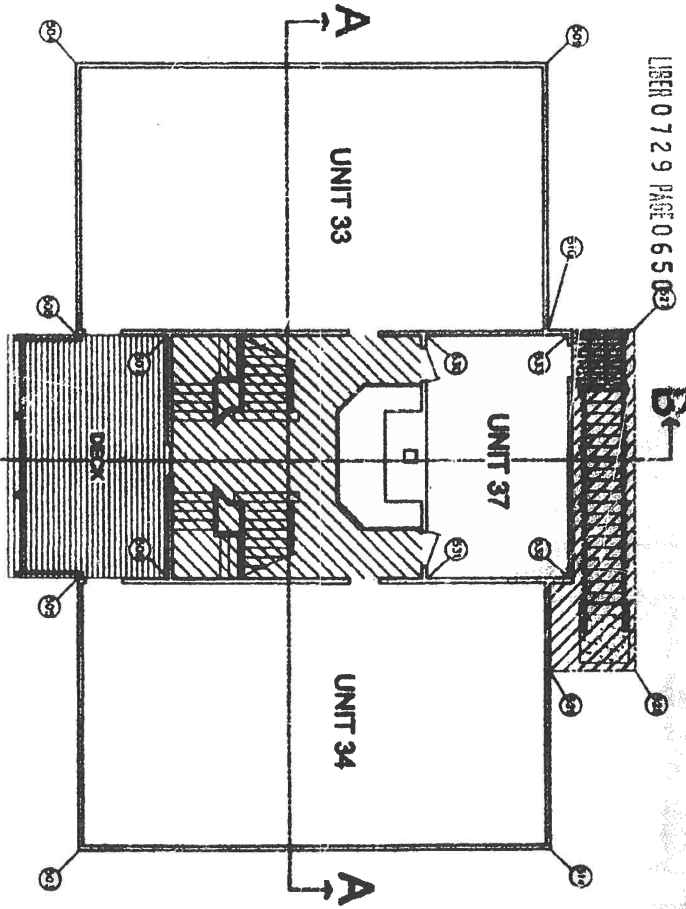
SYM	NORTH	EAST
504	5678.50	4722.50
509	5682.93	4684.08
510	5704.71	4686.50
527	5705.51	4679.54
528	5733.33	4682.85
529	5732.53	4689.81
514	5747.11	4691.49
503	5742.67	4729.90
505	5720.44	4727.71
506	5721.29	4719.97
507	5701.57	4717.89
508	5700.72	4725.06

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2ND FLOOR BOUNDARY  
(indoor bldg. shell)



SECOND FLOOR  
NORTH







ELEVATION- 608.81  
UNIT NO. 37

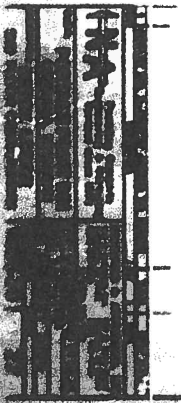
SYM	NORTH	EAST
504	5724.50	4684.08
510	5747.11	4686.85
503	5742.67	4729.90
530	5700.72	4725.06

ELEVATION- 608.81  
UNIT NO. 34

SYM	NORTH	EAST
510	5704.71	4686.50
527	5705.51	4679.54
528	5733.33	4682.85
529	5732.53	4689.81
514	5747.11	4691.49
503	5742.67	4729.90
505	5720.44	4727.71
506	5721.29	4719.97
507	5701.57	4717.89
508	5700.72	4725.06

**SYMBOLS**

-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP
-  OWNERSHIP COORDINATE LOCATION

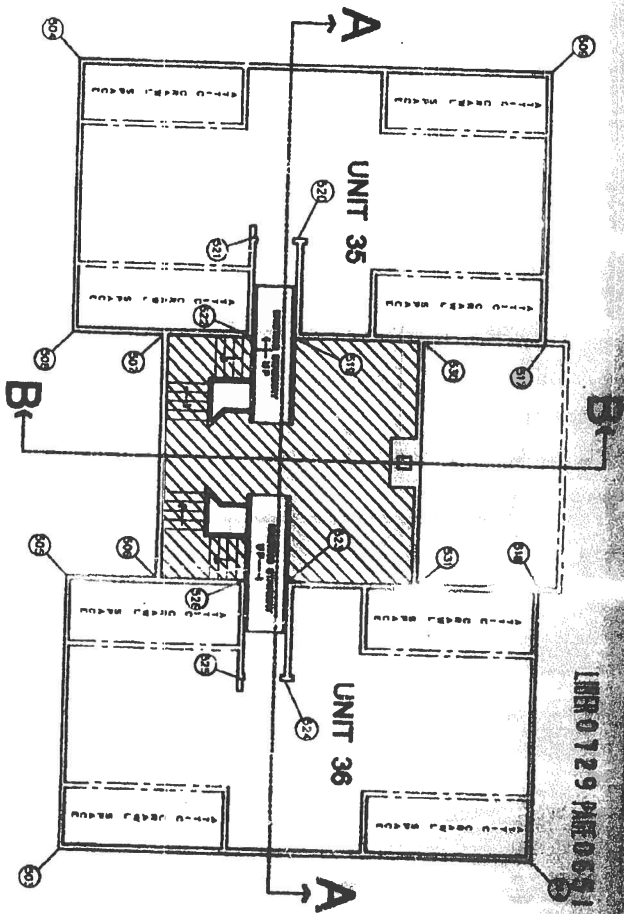


ELEVATION- 014.07

UNIT NO. 35		
SYM	NORTH	EAST
509	5682.93	4684.08
517	5705.16	4686.65
519	5702.84	4706.72
520	5695.13	4705.83
521	5694.71	4709.42
522	5702.43	4710.31
508	5700.72	4725.06
504	5678.50	4722.50

3RD FLOOR BOUNDARY  
ELEVATION- 014.07

SYM	NORTH	EAST
509	5682.93	4684.08
517	5705.16	4686.65
530	5704.02	4696.51
531	5723.74	4698.79
518	5724.88	4688.93
514	5747.11	4691.49
503	5742.67	4729.90
505	5720.44	4727.34
506	5721.29	4719.97
507	5701.57	4717.69
508	5700.72	4725.06
504	5678.50	4722.50

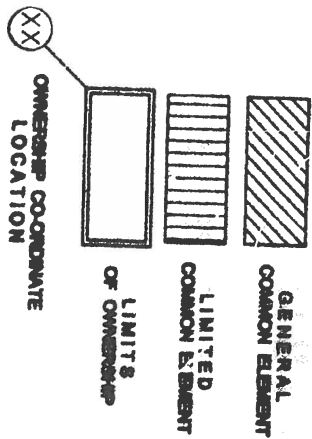


LNBR 0129 P1E0571

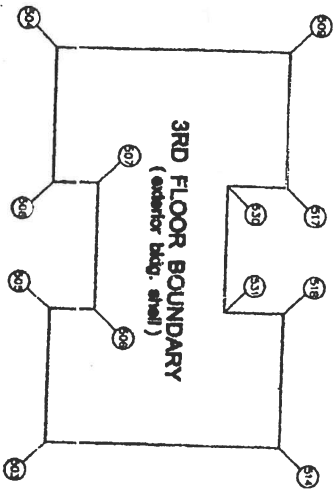
ELEVATION- 014.07

UNIT NO. 36		
SYM	NORTH	EAST
516	5724.88	4684.08
514	5747.11	4691.49
503	5742.67	4729.90
505	5720.44	4727.34
506	5722.15	4712.58
525	5729.87	4713.47
524	5730.26	4709.89
523	5722.56	4709.00

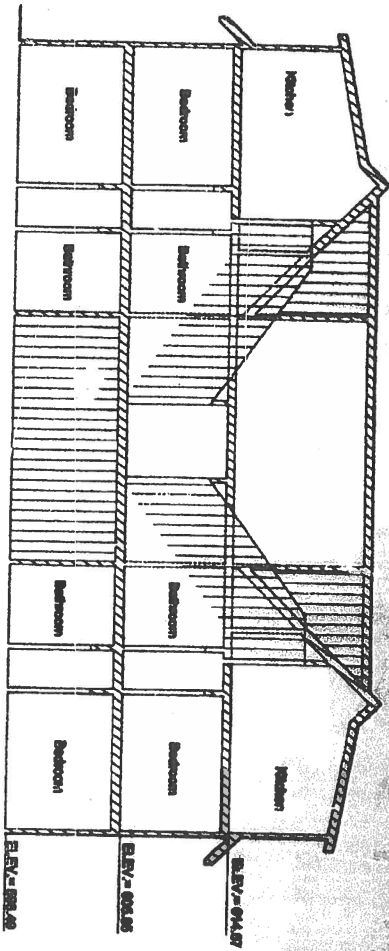
**SYMBOLS**



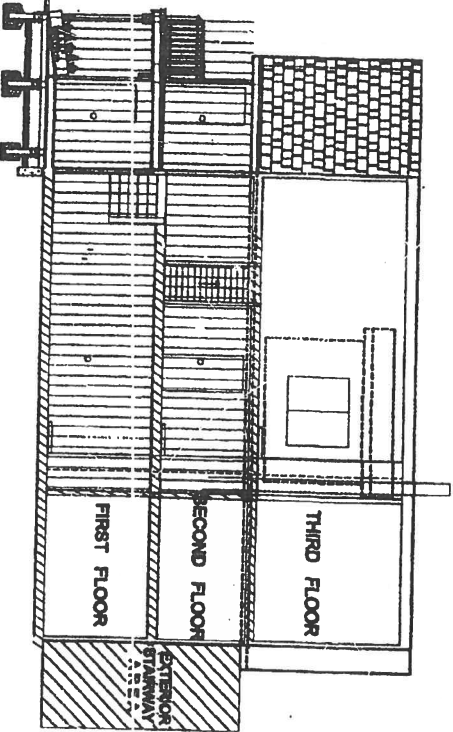
THIRD FLOOR  
NORTH



NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/88
2	REVISED	10/1/88
3	REVISED	10/1/88
4	REVISED	10/1/88
5	REVISED	10/1/88
6	REVISED	10/1/88
7	REVISED	10/1/88
8	REVISED	10/1/88
9	REVISED	10/1/88
10	REVISED	10/1/88



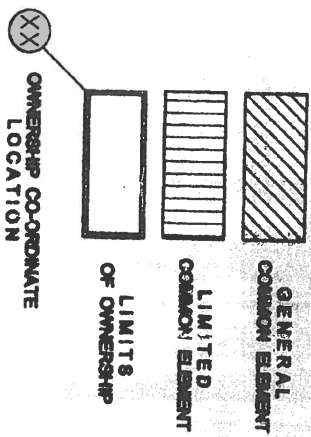
SECTION A-A



SECTION B-B

107 0128 R010652

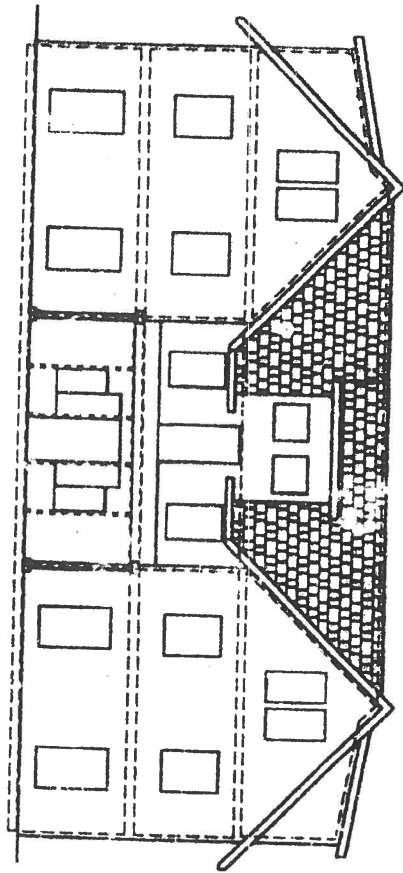
SYMBOLS



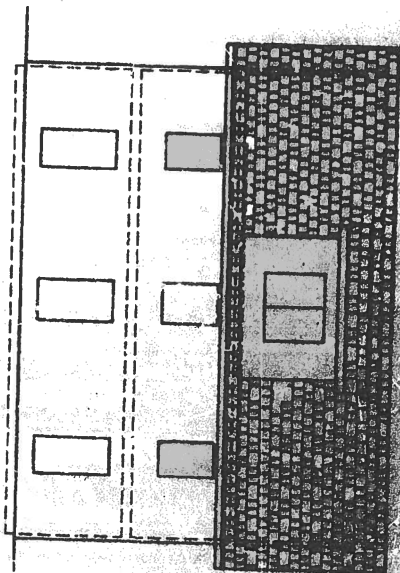
PROJECT NO. 107 0128 PROJECT NAME: R010652 SHEET NO. 107 0128	DATE: 10/10/01 DRAWN BY: [Name] CHECKED BY: [Name]



1100729 AREOS



EAST ELEVATION



NORTH ELEVATION

