USER 20927 196

OAKLUID CONDITITITIES SUPERS CERTIFICATE HERRITY CERTIFY Last those : At Ital IAX LENS or TITLES held by he state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except ris stated.

DEC 2 3 1999

C. HUGH JOHANY, County Treasurer Sec. 135, Not 208, 1893 as amended

455142

LINER 20927 MARE 1% 939.00 HINC RECORDING

PATA WE HERE, RECEIPED 110227

12.00 REPROMENTATION

13.00 PATRICULAR CONTROL OF DEEDS

14.00 PATRICULAR CONTROL CHARTY

6. WILLIAM CONTROL CLEMANEE ISTER OF DEEDS

FIFTH AMENDMENT TO MASTER DEED OF **OAKHURST**

Oakhurst Land, L.L.C., a Michigan limited liability company, the address of which is, 1400 N. \Voodward, Suite 270, Bloomfield Hills, Michigan 48304-2856, being the Developer of Oakhurst, a Condominium Froject established pursuant to the Master Deed thereof, recorded on March 20, 1997 in Liber 17072, Pages 18 through 95, Oakland County Records, as amended by the First Amendment to Master Deed recorded in Liber 19691, Pages 837 through 868, Second Amendment to Master Deed recorded in Liber 20695, Pages 346 through 356, Third Amendment to Master Deed recorded in Liber 20798, Pages 172 through 217, and Fourth Amendment to Master Deed recorded in Liber 2017 Pages 1716 through 193, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 1036, hereby amends the Master Deed of Oakhurst, pursuant to the authority reserved in Article VI thereof for the purpose of enlarging the Condominium Project from 353 Units to 415 Units by the addition of the land described in paragraph 1 below and adjusting the percentages of value as a result thereof. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:

Part of the S.E. 1/4 of Section 24, T. 4 N., R. 9 E., Independence Township, Qaldand County, Michigan described as beginning at a point said point being the S.E. corner of said Section 24; thence S. 88°36'56" W. 814.83 feet along the South line of said Section 24; thence N. 01"34'48" W.1690,02 feet; thence N. 88"36'56" E. 664.44 feet; thence S. 46°12'09"E. 214.10 feet; thence S. 01°34'48" E. 1,538.15 feet along the East line of said Section 24 to the Point of Beginning and containing 31.35 acres.

408-24-200-006 Part of the S.W. 1/4 of Section 19, T. 4 N., R. 10 E., Orion Township, Oakland County, Michigan described as beginning at a point said point being the S.W. corner of said Section 19; thence N. 01*34'48" W. 1,238.66 feet along the West line of said Section 19; thence S. 46"12"09" E. 765.89 feet; thence S. 43"47"51" W. 139.52 feet; thence S. 46°12'09" E. 21.19 feet; thence 386.47 feet along an arc of a curve to the right, radius 250.00 feet, central angle 83"59"21", chord length 334.53 feet and a chord bearing of S. 04°12'30" E.; thence S. 37"47"08" W. 48.49 feet; thence 135.36 feet along an arc of a curve to the left, radius 200.00 feet, central angle 38"46"39", chord length 132.79 feet and a chord bearing of S. 18*23'49" W.; thence S. 00°59'31" E. 88.02 feet; thence S. 89°00'29" W. 391.91 feet along the South line of said Section 19 to the Point of Beginning and containing 10.83 acres.

09-19-300-001 D1 04

4 09 - 19 - 300 - 002 Article VB of the Oakhurst Master Deed shall be replaced in full with the following: 2.

O.K. - ML

O.K. - F.C

153 20927 197

B. <u>Percentage of Value</u>. (i) The Project consists of Units 1 through 415, inclusive. Since Units 1 through 353, inclusive, are expected to make the same demands on the common resources of the Condominium, the percentage of value assigned to these Units shall be equal ("Full Value Units"). Since Units 354 through 415, inclusive, are expected to make fewer demands on the common resources of the Condominium compared to the Full Value Units, the percentage of value assigned to these Units shall be one-half of the value assigned to a Full Value Unit. The percentages of value shall be determinative of each Coowner's respective share of the Common Elements, the proportionate share of each respective Unit in the proceeds and expenses of administration, and the value of each Coowner's vote at meetings of the Association.

(ii) The listing of the Units and the percentage of value assigned to each Unit is as follows:

<u>Units</u>	Percentage of Value	
1 through 353	.2604	
354 through 413	.1303	
414 and 415 *	.1304	
	100.00%	

The percentage of value assigned to Units 414 and 415 were adjusted so that the total value of all Units in the Condominium is maintained at 100%.

- 3. Amended Sheets 1, 2, 9 and 10 of the Condominium Subdivision Plan for Oakhurst Condominium attached hereto shall replace Sheets 1, 2, 9 and 10 as previously amended and the previously amended Sheets 1, 2, 9 and 10 shall no further force and effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.
- 4. Sheets 68 through 77 of the Condominium Subdivision Plan of Oakhurst Condominium, as attached hereto, shall supplement and be incorporated in the Condominium Subdivision Plan of Oakhurst Condominium, as amended.

In all respects, other than as hereinabove indicated, the original Master Deed of Oakhurst Condominium, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, as amended, is hereby ratified, confirmed and redeclared.

LIBER 20927 198

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Dated, 1999.	
WITNESSES:	OAKHURST LAND, L.L.C., a Michigan limited liability company
Karen a. Harr KAREN A. HART	By: OAKHURST MANAGEMENT INC.,a Michigan corporation, Member By: D. Craig Valassis, President
STATE OF MICHIGAN))SS. COUNTY OF ()AKLAND)	
The foregoing Fifth Amendment to Master D before me this day of	
	Notary Public, Marie Dounty, Michigan My commission expires: CAPEN A. HART Notary Public, Macorib County, Mi My Commission Expires Feb. 28, 2002

Fifth Amendment to Master Deed drafted by:

C. Kim Shierk, Esq. MYERS NELSON DILLON & SHIERK PLLC 1701 North Woodward Ave., Suite 235 Bloomfield Hills, Michigan 48304-2820

When recorded, return to drafter

REPLAT NO. 5 OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1036 EXHIBIT ''B' TO THE AMENDED MASTER DEED OF OAKHURST

INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SURVEYOR (REPLATING 5 ONLY)
ZEWET/MOZNAK AND ASSOCIATES
ZB450 FRANKLIN ROAD
SOUTHFELD, MICHIGAN 48034

GAKHURST LAND, E.L.C. 1400 N. WOODWARD AVENUE SUITE 270 BLOOMFIELD HILLS, MICHIGAN 49304-2856

LEGAL DESCRIPTION

Part of Section 24, Township 4 North, Range 9 East, independence

BCGAL DESCRIPTION

Port of Section 24. Township 4 North, Ronge 9 East, Independence
Commencing of the Southwest Corner of Section 24. and point
being the Point of Beginning, trience glong the West Line of solid
Section 24. In 1931/26" w. 2551:23 lest to the West 1/4 Corner of
and Section 24. thence along the West Line of acid Section 24. In 1931/26" w. 2551:23 lest to the West 1/4 Corner of
and Section 24. Inherical process of the Section 24. In 1931/26" w. 270 86 feet, thence North B31/238" E. 84.56 feet
N 79 43.16" c. 564.645 feet, thence North B31/238" E. 84.56 feet
N 79 43.16" c. 564.645 feet, thence North B31/238" E. 84.56 feet
N 79 43.16" c. 564.06 feet, thence North B31/238" E. 84.56 feet
N 79 43.16" c. 564.07 feet, thence N 881/244" E. 130.00 feet to anon-trangent curve. thence 84.55 feet
on-trangent curve. thence 84.55 feet drong a curve to the
right, redus 1150.00 feet, central ongle 32/0611", chord bearing
S 10/3427" E. 283.64 feet; thence S 26/1852", chord bearing
S 10/3427" E. 283.64 feet; thence S 26/1852", chord bearing
S 10/3427" E. 283.64 feet; thence S 26/1852", chord bearing
S 10/3427" E. 283.64 feet; thence S 26/1852", chord bearing
S 10/3427" E. 283.64 feet; thence S 26/1852", chord bearing
S 10/3427" E. 283.64 feet; thence S 26/1852", chord bearing
S 10/3427" E. 283.64 feet; thence S 26/1852", chord bearing
S 10/3427" E. 283.64 feet; thence S 10/355", chord bearing
S 10/3427" E. 283.64 feet; thence S 10/355", chord bearing
S 10/3427" E. 283.64 feet; thence S 10/355", chord bearing
S 10/3506" E. 25.67 feet; thence S 10/355", chord bearing
S 10/3506" E. 22.5 feet; thence S 10/355", chord bearing
S 10/3506" E. 21.25 feet; thence S 10/3509" E. 18/355 feet;
thence N 77/2744" E. 28/87 feet; thence S 16/3509" E. 18/35 feet;
thence S 26/19/27" E. 55/80 feet; thence S 16/3509" E. 18/35 feet;
thence S 26/19/27" E. 55/80 feet; thence S 16/3509" E. 18/35 feet;
thence S 26/19/27" E. 55/80 feet; thence S 16/3509" E. 18/35 feet;
thence S 26/19/27" E. 55/80 feet; thence S 16/3509" E. 18/35 feet;
thence S

And sites, A part of the Northwest 1/4 of Section 24, Town 4 North, Range 9 East, Independence Township, Oskiand County, Michigan, being more porticularly described as commencing at the West 1/4 Corner of said Section 24, 16ence North 0179/31" West, 420/22 feet, doing the West 1/40 Corner of Section 24 and the centerline of Clintonville Road (80.00 feet 1/2 injth-of-way), to the Point of Beginning, thence continuing further 1/21 (1791) "West, 1555/94 feet, good the West, thin of said Section 24 and the mattern of said olona the West time of soid Section 24 and the centerine of soid: Cintonville Rood, to the Scothwest corner of "Wolfate" Cintonville Rood, to the Scothwest corner of "Wolfate" Cintonville Rood, to the Scothwest corner of "Wolfate" Cintonville Roods, themee North 881:326" (sat, 1320.79 feet (previously recorded as North 881:24.07" (sat, 1320.79 feet), soing the Southerly line of soid "Wolfate" Cintonville Rooth Cinton (1975.55" West, 1320.79 feet), and Wolfate's Cinton (1975.55" West, 1320.79 feet), soing the Southerly line, 507.29 feet drong soid "Wolfate" Cintonville Rooth Cinton (1975.55" Cin fest, thence 238.76 feet along a curve to the left, splid curve having a radius of 200.00 feet, a central angle of 88°20"34" and a chord bearing and distance of South 34°0.09" west, 22.4.87 test, thence 15.780 feet doing a curve to the right, soil curve of the control of the

soid Section 24 and the centerline of acid Waldon Road. To the Point of Beginning Air of the dove containing 25.739. Area Air of the above being supert to the rights of the public in wadon. Road. Air of the obove being subject to ensements, restrictions and right of received.

(SEE SHEETS TA AND TO FOR CONTINUATION)

THE (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED, DATED DEC. 22, 1999 THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE SHEETS PREVIOUSLY RECORDED

PROFESSIONAL ENGINEERING ASSOCIATES
PREPARED THE ORIGINAL OAKHURST CONDOMINIUM SHEETS 1 THROUGH 25 (UNITS 1-82)

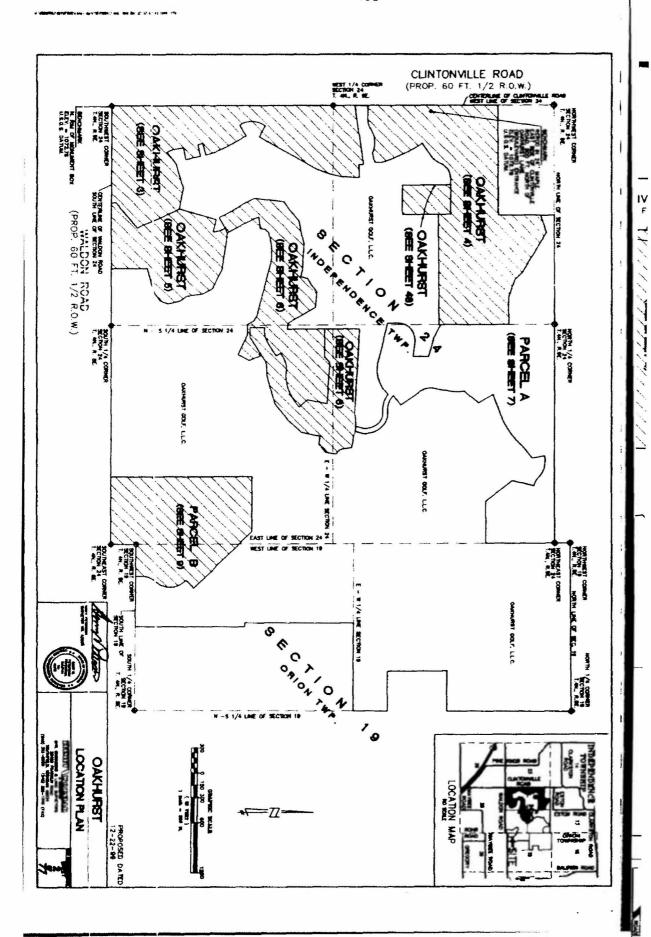
SEIBER, KEAST AND ASSOCIATES AND MILLITICS AND ASSOCIATES PREPARED REPLATS 1 THROUGH 4 (UNITS 83-353) 40399 GRAND RIVER AVE, SUITE 110 NOVI, MICHIGAN 48375-2123

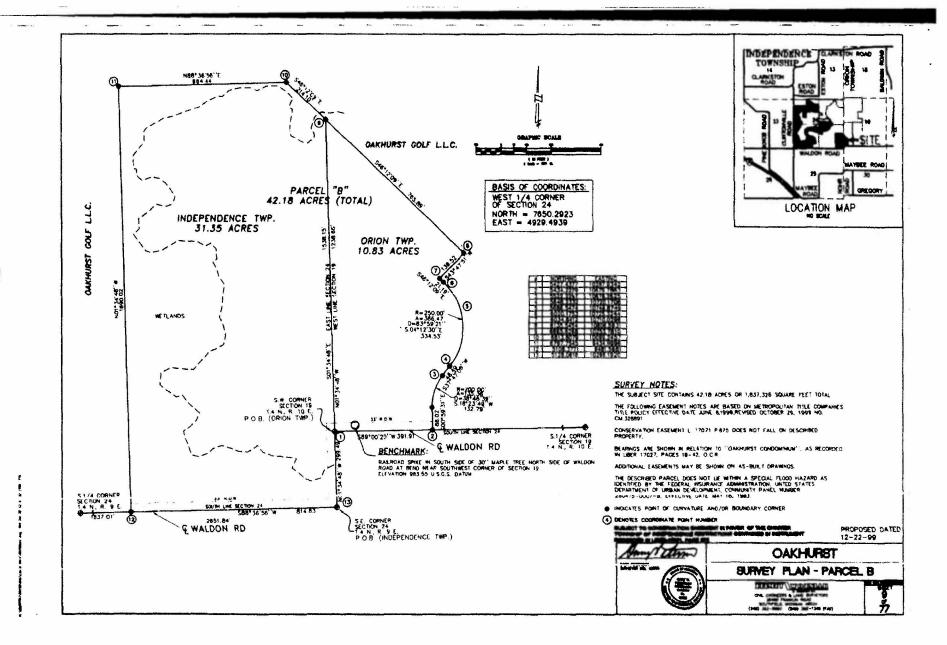
ZEINET/WOZNIAK AND ASSOCIATES PREPARED REPLAT No. 5 (UNITS 354-415)

•1. BILE PAGE, DESCRIPTIONS
14. RITLE PAGE, DESCRIPTIONS
•2. LOCATION PLAN COMPOSITE PLAN - UNITS 177 - 211 TITLE PAGE, CESS, REPTICALS
LOCATION FLAN
SURVEY PLAN
SITE PLA OMPOSITE PLAN - UNITS 177 - 179, 203 - 211
SITE PLAN - UNITS 180 - 188, 199 - 202
SITE PLAN - UNITS 187 - 190, 197 - 196
SITE PLAN - UNITS 191 - 196
SITE PLAN - UNITS 191 - 196
SITE PLAN - PARK
AREA AND VOLUME DATA - UNITS 177 - 211 AREA AND VOLUME DETA - UNITS 1.77 - UTILITY PLAN - UNITS 1.77 - 211
SITE PLAN - UNITS 212 - 210
SITE PLAN - UNITS 220 - 220
SITE PLAN - UNITS 220 - 220
SITE PLAN - UNITS 230 - 224, 280 - 267
SITE PLAN - UNITS 245 - 255, 286 - 27
SITE PLAN - UNITS 245 - 255, 286 - 27
SITE PLAN - UNITS 245 - 255, 272 - 276
SITE PLAN - UNITS 255 - 250, 272 - 276
SITE PLAN - UNITS 255 - 250, 272 - 276
SITE PLAN - UNITS 275 - 310 SITE PLAN - UNITS 279-310
URLITY PLAN - UNITS 279-270
URLITY PLAN - UNITS 242-259, 267-276
URLITY PLAN - UNITS 242-259, 267-276
URLITY PLAN - UNITS 277-310
COMPOST PLAN - UNITS 311-355
SITE PLAN - UNITS 317-321
SITE PLAN - UNITS 317-321
SITE PLAN - UNITS 317-325, 351-353
SITE PLAN - UNITS 326-330, 350
SITE PLAN - UNITS 326-330, 350
SITE PLAN - UNITS 326-330, 350
SITE PLAN - UNITS 326-349, 331-334
SITE PLAN - UNITS 335-348
SITE PLAN - UNITS 335-348 AREA AND VOLUME DATA - UNITS 311-35 UTBLITY PLAN - UNITS 311-353 COMPOSITE PLAN - UNITS 354-355 SITE PLAN - UNITS 354-363, 365-386 SITE PLAN - UNITS 354-363, 365-386 SITE PLAN - UNITS 386-40 SITE PLAN - UNITS 382-395, 402-415 UTRETT PLAN - UNITS 364-384 SITE PLAN - UNITS 163 - 170 SITE PLAN - UNITS 163 - 170 SITE PLAN - UNITS 121 - 132 AREA AND VOLUME DATA - UNITS 83 - 176 UTDITY PLAN - UNITS 83 - 176, 212-219 UTILITY PLAN - UNITS 396-401 UTILITY PLAN - UNITS 389-395, 402-415 AREA AND VOLUME DATA - UNITS 354-415

> PROPOSED DATED 12-22-1999 OAKHURST







LEGAL DESCRIPTION:

DESCRIPTION

PART OF THE S.E. 1/4 OF SECTION 24, T 4 N., R. 9 E., INDEPENDENCE TOWNSHIP.

OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT SAID POINT

BEING THE S.E. CORNER OF SAID SECTION 24; THENCE S. 88'36'56" W. 814.83

FEET ALONG THE SOUTH LINE OF SAID SECTION 24; THENCE N. 01'34'48" W.

1,690.02 FEET; THENCE N. 88'36'56" E. 664.44 FEET; THENCE S. 46'12'09"

E. 214.10 FEET; THENCE S. 01'34'48" E. 1,538.15 FEET ALONG THE EAST LINE

OF SAIO SECTION 24 TO THE POINT OF BEGINNING AND CONTAINING 31.35 ACPES.

DESCRIPTION
PART OF THE S.W. 1/4 OF SECTION 19, T. 4 N., R. 10 E., ORION TOWNSHIP,
OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT SAID POINT
BEING THE S.W. CORNER OF SAID SECTION 19; THENCE N. 01'34'48" W.
1,238.66 FEET ALONG THE WEST LINE OF SAID SECTION 19; THENCE S.
46'12'09" E. 765.89 FEET; THENCE S. 43'47'51" W. 139.52 FEET; THENCE S.
46'12'09" E. 21.19 FEET; THENCE 366.47 FEET ALONG AN ARC OF A CURVE TO
THE RIGHT, RADIUS 250.00 FEET, CENTRAL ANGLE 83'59'21", CHORD LENGTH
334.53 FEET AND A CHORD BEARING OF S. 04'12'30" E.; THENCE S.
37'47'08" W. 48.49 FEET; THENCE 135.36 FEET ALONG AN ARC OF A CURVE TO
THE LEFT, RADIUS 200.00 FEET, CENTRAL ANGLE 38'46'39", CHORD LENGTH
132.79 FEET AND A CHORD BEARING OF S. 18'23'49" W.: THENCE S. 00'59'31" E.
88.02 FEET; THENCE S. 89'00'29" W. 391.91 FEET ALONG THE SOUTH LINE OF
SAID SECTION 19 TO THE POINT OF BEGINNING AND CONTAINING 10.83 ACRES.

SURVEYOR'S CERTIFICATE

I, Gary W. Peterson, Professional Surveyor of the State of Michigan, hereby certify:

That the Subdivision Plan known as Oakland County Condominium Subdivision Plan No. 1035, as shown on the accompanying drawings, represents a survey on the ground made under my direction; that there are no existing encroachments upon the lands and property herein described;

That the required manuments and iron markers have not been located in the ground as required by rules promulgated under Section 142 of Act Number 59 of the Public Acts of 1978, as amended;

That the accuracy of this survey is within the limits required by rules promulgated under Section 142 of Act Number 59 of the Public Acts of 1978, as amended;

That the bearings as shown are noted on Survey Plan as required by the rules promulgated under Section 142 of Act Number 59 of the Public Acts of 1975 as amended.

Dec. 22,1999 Samy Voltan

Date

Gary W. Peterson Professional Surveyor Megistration Number 43065 Zeimet/Wazniak & Associates 28450 Franklin Road Southfield, Michigan 48034

NOTE: BEARINGS ARE SHOWN IN RELATION TO "OAKHURST CONDOMINIUM", AS RECORDED IN LIBER 17072, PAGES 18-42, O.C.R.

ADDITIONAL EASEMENTS MAY BE SHOWN ON AS-BUILT DRAWINGS.

THE DESCRIBED PARCEL DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES DEPARTMENT OF URBAN DEVELOPMENT, COMMUNITY PANEL NUMBER 260475-0007-B, EFFECTIVE DATE MAY 16, 1963.

PROPOSED DATED



OAKHURST

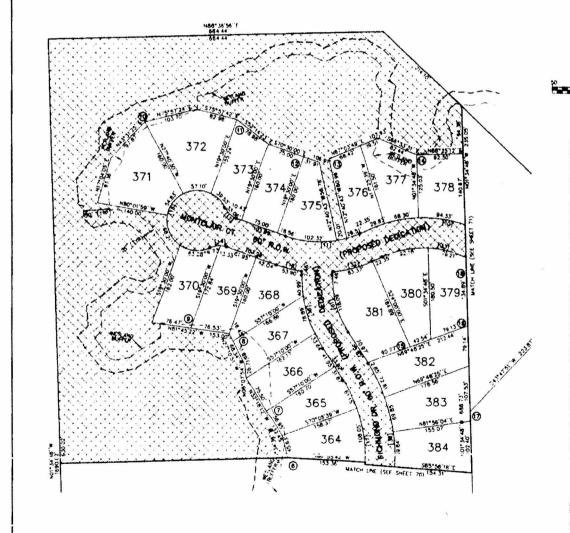
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(Page 8 of 17)



GRAPHIC SCALE

O 75 50 100

ALL ROADS MUST BE BUILT ALL DIGUTS MAINS AND LEADS LOCATED WITHIN THE CLIEBAL COMMON FLEMENT, AS DEPICTED, MUST BE BUILT UTILITY FLADS LOCATED OUTSIDE EASEMENT AREAS NOT BE BUILT WITHIN THE BUI

[11] DENOTES CLIRVE IDENTIFICATION NUMBER

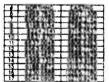
1 DENOTES COORDINATE POINT NUMBER

. INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER

CENTRAL COMMON ELEMENT

ALL PRIVATE ROADHAYS SERVING THE CORDONAMAIR REQUIPMENT HE EASTLEYN TOR HAMPES SECREES AND COMMUNITY AREAS AND FACELIES ARE SUBJECT TO AN CASSEMENT FOR PUBLIC UTLITES HECUDING BUT NOT LIMITED TO EASTLEYN SCHE AND WATTER MAIN TO ADDRESSENCE TOWNSHIP THE ALL TOWNSHIP TOWNSHI

BASIS OF COORDINATES.
WEST 1/4 CORNER
OF SECTION 24
NORTH = 7650 2923
FAST = 4929,4939



			JANE TABLE		
CURAL	LENGTH	RADIUS	DELTA	COORG BEARING	COORD
10	307.86	260.00	067"47"51"	NB0 06 04 5 W	290 0
11	151 84	200.00	043,30,00	587 45 50 6 W	146 2
12	33, 06	42.00	045*05 57"	144757 DI 5 W	12. 2
13	282. 95	60.00	270111 34"	510 30 00 0 W	64.7
14	33. Q6	42.00	045'05'57"	N66" 57 01 5 E	32. 2
15	53.90	260.00	011'52'36"	576" 28 18.0'T	33.5
18	153 52	780.00	1072, 40, 21,	S15"55 04. 5"	151.3
17	260.75	770.00	055"20 00"	505-10'00 O'T	250. 7
30	318.70	330 50	022, 50, 00.	W 0 00 01 COM	308 48
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37	83. 37	280.00	018.33.18.	1 11 24 11 04 0 E	83.0
33	236.65	200 00	067 47 51"	SAY 08 04 5 1	223 0

NOTE WE LAND LOCATION DETERMINED BY BROOKS HILLIAMSON

PROPOSED DATED 12-22-1999

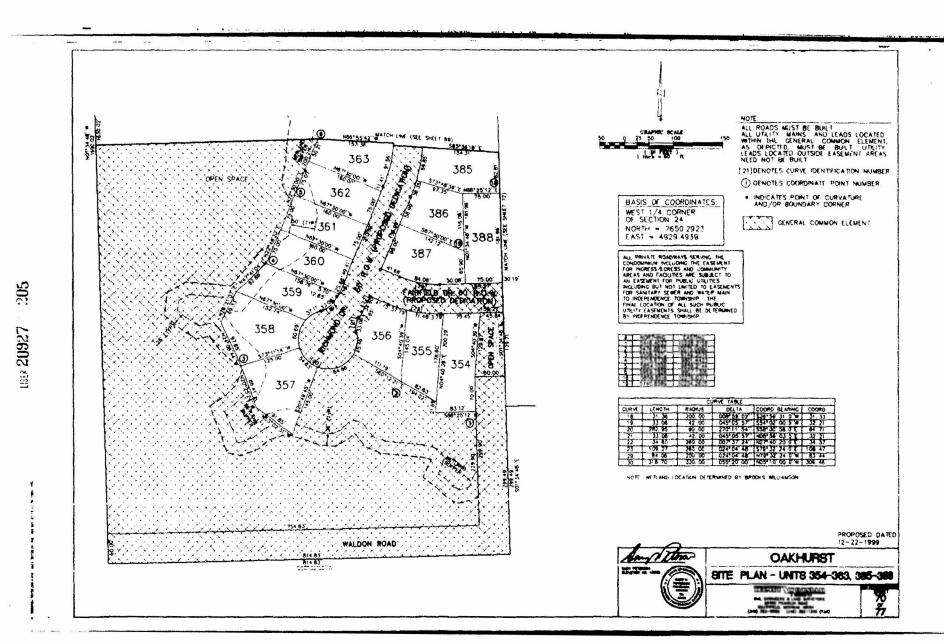


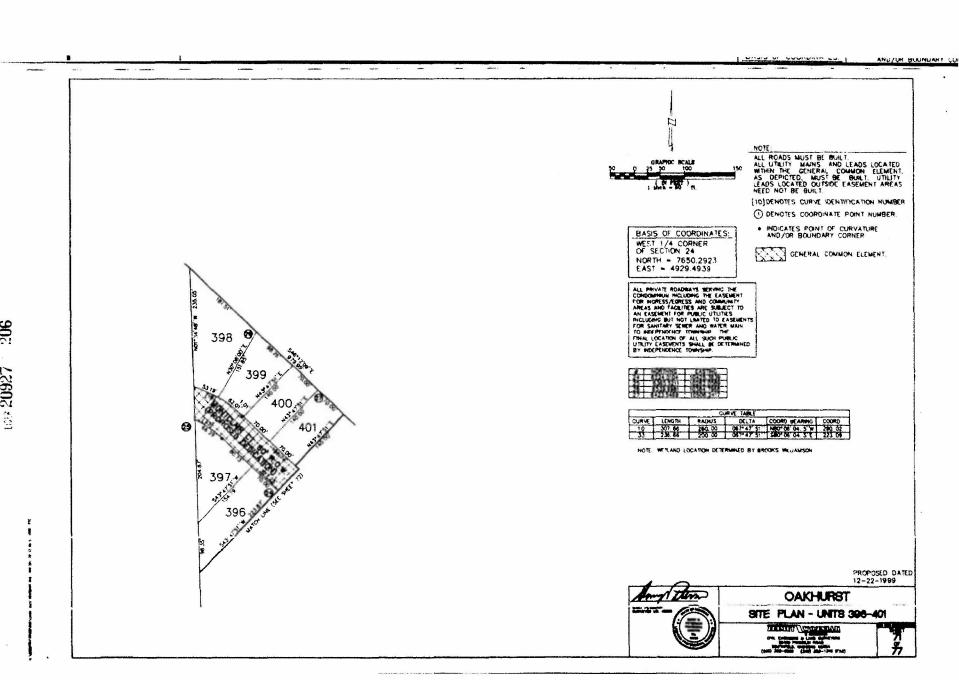
OAKHURST

SITE PLAN - UNITS 364-364

TO THE OWNER OF THE OWNER OWNER OF THE OWNER OWNE

80 77

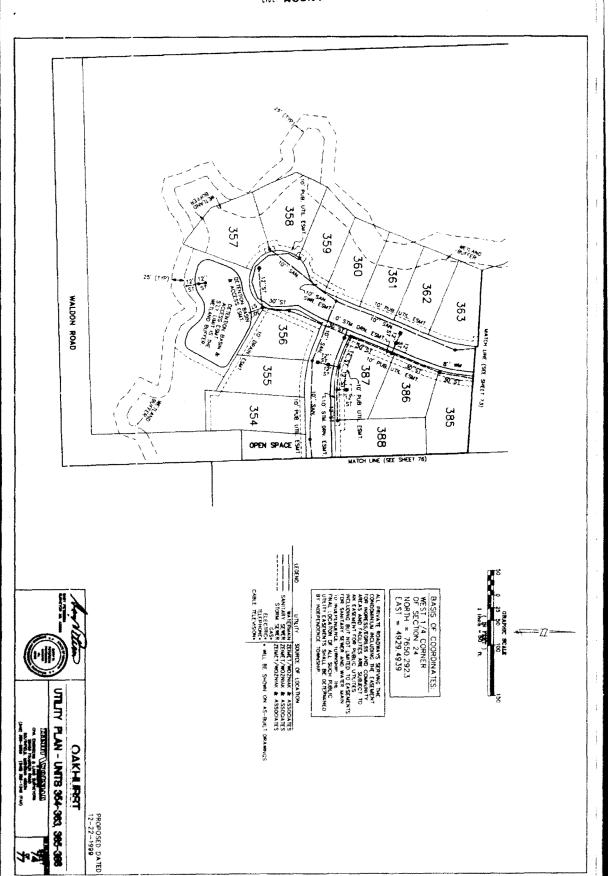




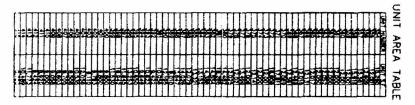
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commercial contract contract



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AND YOUNG DATA

12-22-1999

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