

17 JUL-20 AM11:02

Bernard J. Youngblood  
Wayne County Register of Deeds  
2017255386 L: 53840 P: 388  
07/20/2017 11:02 AM MDA Total Pages: 12

EXAMINED AND APPROVED  
DATE JUL 20 2017  
BY SSK A/V W/V  
AMY L. MILLER-VANDAWAKER  
PLAT ENGINEER

**FIRST AMENDMENT TO MASTER DEED OF  
BRUSH PARK VILLAGE NORTH CONDOMINIUM**

This First Amendment to Master Deed of Brush Park Village North Condominium is made this 5th day of May, 2017, by Brush Park Development, LLC, a Michigan limited liability company, whose address is 1249 Prosper Dr. Troy, Michigan 48098, as Assignee of the original Developer.

**BACKGROUND**

- A. The original Developer of Brush Park Village North Condominium (the "Condominium Project" or "Condominium" or "Project"), Brush Park Village North, L.L.C., a Michigan limited liability company (the "Original Developer"), recorded the Master Deed for the Condominium Project in Liber 46770, Page 1443 through 1516, Wayne County Register of Deeds, being Wayne County Condominium Subdivision Plan No. 962 (the "Condominium Project").
- B. Original Developer reserved the right to assign all or part of its rights reserved to the Developer under the Master Deed and Bylaws as provided in Master Deed, Article I, and Bylaws, Article IV.
- C. Original Developer assigned its rights under the Master Deed to Brush Park Development, LLC, a Michigan limited liability company, located at 1249 Prosper Dr. Troy, MI 48098, by the Assignment of Developer's Rights for Brush Park Village North Condominium dated 10/11/2015.
- D. Brush Park Development, LLC is the Owner of **100% Units** of the Condominium Project.
- E. Brush Park Development, LLC as Owner of more than 66 2/3% of the Units and pursuant to the reserved rights of the Developer to amend the Master Deed as set forth in Master Deed Article VIII, Sections (b) and (c) is amending the Master Deed, as set forth below.

**AMENDMENT**

**Now Therefore**, Brush Park Development, LLC amends the Master Deed as follows:

- A. Article VI of the Master Deed shall, upon recording of this Amendment, be deleted in its entirety and replaced with following new Article VI:

**WAYNE COUNTY TREASURER**  
4/24/2017

**ARTICLE VI CONDOMINIUM UNIT DESCRIPTION AND PERCENTAGE OF VALUE**

The Condominium consists of eighteen (18) Units numbered 1 through 18 inclusive.

Each Unit is described in this paragraph with reference to the Condominium Subdivision Plan as prepared by Mason Brown & Associates, a copy of which is attached hereto as Exhibit B. Each Unit shall consist of the interior air space measured from the entire interior surface enveloping the Unit air space, including basement and garage areas; including (i) interior unpainted surfaces of inside walls; (ii) the inside surfaces of windows, doorwalls, doors and access panels; (iii) the unpainted interior surfaces of ceilings; and (iv) the interior and unfinished surfaces of the sub/floors and/or basement floor. In addition to the above described air space, each Unit shall also include all items, components, fixtures and mechanisms, from the point of connection inward, which provide the Unit with its plumbing, electrical, waste disposal, water, heating and air conditioning services, and a garage space will be dedicated to each unit either contained within a specific unit or dedicated and contained within a different building. Additionally, there are six (6) additional garage spaces contained within one structure will be available; one (1) garage space in said structure will be dedicated to a condominium unit, and five (5) spaces are "for sale" to residents in brush The Village of Brush Park. For all purposes, individual Units may hereafter be defined and described by reference to this Master Deed and the individual number assigned to the Unit in the Condominium Subdivision Plan.

The Percentage of Value assigned to each Unit shall be determinative of the proportionate share of each respective Co-owner in the proceeds and expenses of the Association and the Value of such Co-owner's vote at meetings of the Association and the undivided interest of the Co-owner in the Common Elements. Rights to use the General Common Elements shall not be increased or decreased as between Co-owners as a result of disparate assigned values; nor shall the assigned value of ownership in the Limited Common Elements increase or decrease the right to use Limited Common Elements as prescribed in this Master Deed and the Act. The total percentage value of the Condominium is one hundred (100%) percent.

Based on the nature of the Condominium Project and the fact that the Association's responsibility for maintenance of Common Elements will not be substantially different among all of the Units, the Percentages of Value assigned to the 18 Units are the following:

Unit Number	Square Footage	Percentage of Value
1	1,712 sq. ft.	6.2 %
2	1,712 sq. ft.	6.2 %
3	1,712 sq. ft.	6.2 %
4	866 sq. ft.	3.1 %
5	815 sq. ft.	2.9 %
6	1846 sq. ft.	6.7 %
7	1,712 sq. ft.	6.2 %
8	1,712 sq. ft.	6.2 %
9	1,712 sq. ft.	6.2 %
19	1,712 sq. ft.	6.2 %
20	1,712 sq. ft.	6.2 %
21	1,712 sq. ft.	6.2 %
22	1,712 sq. ft.	6.2 %
23	1,712 sq. ft.	6.2 %
24	1,712 sq. ft.	6.2 %
25	1,204 sq. ft.	4.3 %
26	1,204 sq. ft.	4.3 %
27	1,204 sq. ft.	4.3 %

- B. Exhibit B of the Master Deed shall, upon recording of this Amendment, be modified to include the following:
- Units 10-18 shall be modified based upon size, location and elevation.
  - An additional seven (7) car garage will be added as a limited common element as described in the attached chart.
- C. Except as set forth in this First Amendment, the Master Deed originally recorded and subsequently amended is confirmed, ratified and re-declared.

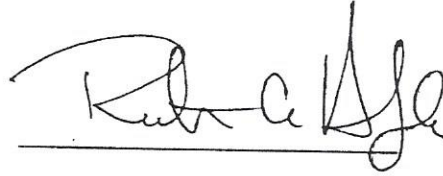
This First Amendment to Master Deed for The Village at Brush Park was acknowledged before me in Wayne County, Michigan this 20th day of July, 2017, by Alexander Mansour Manager of BRUSH PARK DEVELOPMENT, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:  
 Alexander Mansour   
 Owner/Operating Manager Brush Park Development, LLC

Return to:  
 Alexander Mansour  
 Brush Park Development, LLC  
 1249 Prosper Dr. Troy, MI 48098

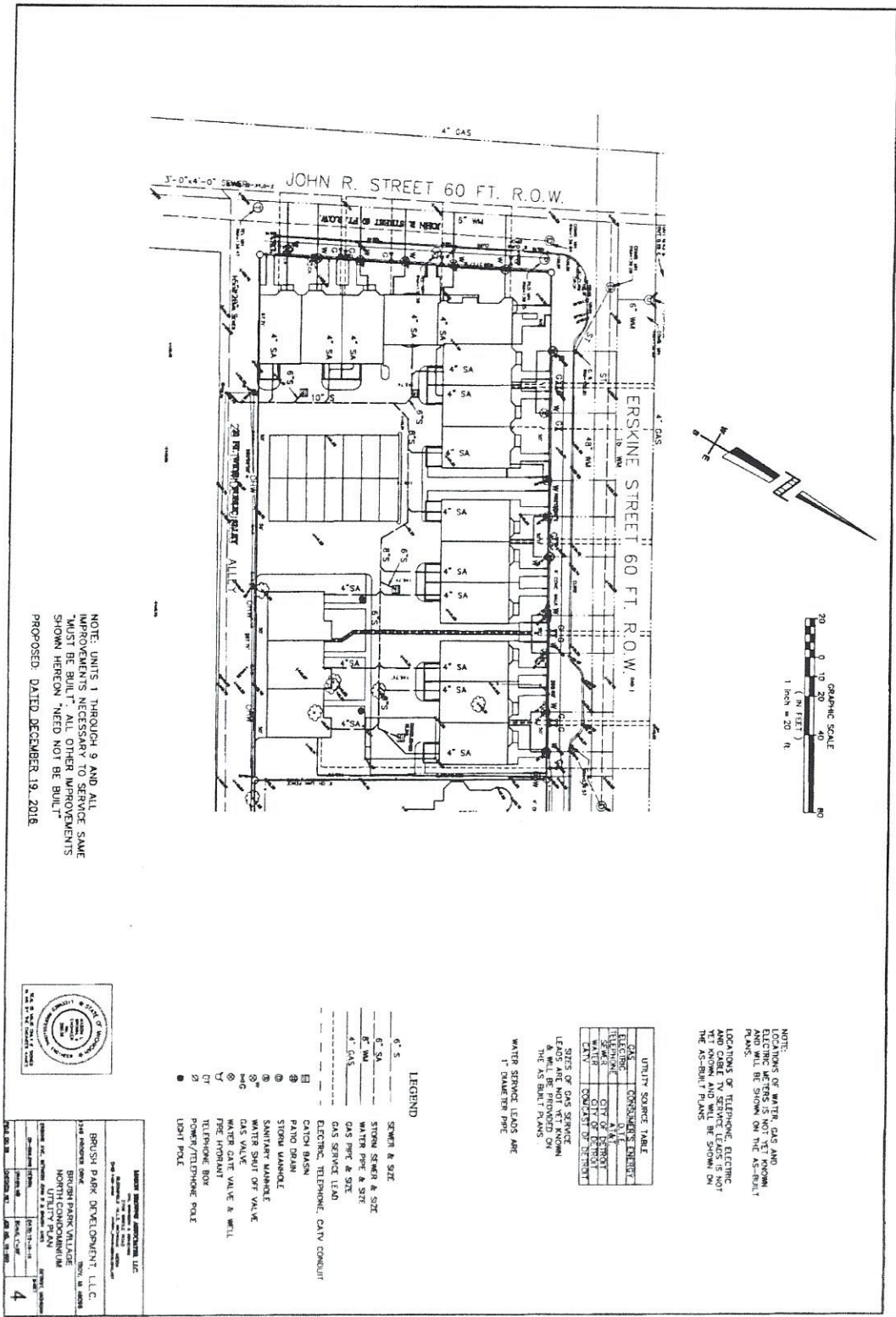
Ruth A. Hufnagle  
NOTARY PUBLIC, OAKLAND COUNTY, MI  
My Commission Expires 10/2/2022  
Acting in the County of Wayne

Notary's Stamp  
(NOTARY NAME, COUNTY, ACTING IN COUNTY  
AND DATE COMMISSION EXPIRES)



Notary's Signature  
Notary Public, Oakland County, MI  
Acting in Wayne County, Michigan  
My Commission Expires: 10/2/2022





WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 962  
REPLAT NUMBER 1

EXHIBIT B TO THE MASTER DEED OF  
BRUSH PARK VILLAGE NORTH CONDOMINIUM  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

**SUCCESSOR DEVELOPER:**

BRUSH PARK DEVELOPMENT, LLC  
1249 PROSPER DR.  
TROY, MI 48098

ENGINEER/SURVEYOR:

MASON BROWNS ASSOCIATES, LLC.  
2708 BRIDLE ROAD  
BLOOMFIELD HILLS, MICHIGAN 48304

## DESCRIPTION

THROUGH 17 TO THE EAST, WARNE COUNTY, NEBOKAN BEING DESCRIBED AS LOTS 1 THROUGH 17, PART OF THE SUBDIVISION OF PART OF PRAIRIE LOTS 15, 16 AND 17 AND PART OF BRUSH PRAIRIE, BEING MORE PARTICULARLY OF LOTS 15 AND 16, AND COUNTY RECORDS, BEING MORE PARTICULARLY OF LOTS 15 AND 16, AND THE INTERSECTION OF THE EASTERN LINE OF JOHN R. STREET, 60 FEET WIDE, WITH THE SOUTHERLY LINE OF PRESERVE 57, 80 FEET WIDE, SAID CORNER BEING ALSO THE CORNER OF SAID LOT 13, THENCE N 60°00'00" E 260.0 FT, ALONG THE SOUTHERLY LINE TO THE NORTHEASTLY CORNER OF SAID LOT 13, THENCE S 30°00'00" E 149.24 FT, ALONG THE EASTERN LINE OF SAID LOT 13, THENCE S 60°00'00" E 268.84 FT, ALONG THE SOUTHERLY LINE OF A PUBLIC ALLEY, 20 FT WIDE, SAID POINT BEING ALSO THE SOUTHEASTLY CORNER OF SAID LOT 17, THENCE S 60°00'00" E 268.84 FT, ALONG THE NORTHERLY LINE TO THE SOUTHWESTLY CORNER OF SAID LOTS 13 THROUGH 17, ALONG THE EASTERN LINE OF SAID JOHN R. STREET, 60 FEET WIDE, TO THE POINT OF BEGINNING, CONTAINING 39.39535 ACRES, BEING THE EASTERN LINE OF LOTS 15, 16 AND 17 AND

EXAMINED AND APPROVED  
MAY 20 1967

DATE JUL 20 2017

BY SK w/c A/c  
AMY L. MILLER-VANDAWAKER

PLAT ENGINEER

NOTE: THE ASTERISK (\*) AS SHOWN ON THE SHEET INDEX

INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED 12-19-16, THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

NOTE UNITS 10, 11, 1, 13, 14, 15, 16, 17 AND 18 ARE WITHDRAWN FROM THE CONDOMINIUM.

PROPOSED FUTURE DEVELOPMENT  
NORTH OF ERSKINE ST.

LOTS 1, 1, THROUGH 12, OF THIRTEEN IN SAID COUNTRY, EACH BEING DESCRIBED AS  
 1. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 84

PROPOSED FUTURE DEVELOPMENT  
SOUTH OF ERSKINE ST.

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN DESCRIBED AS:  
LOTS 18 THROUGH 24 OF "BRUSH'S SUBDIVISION OF PART OF PLYMOUTH 15, 16  
AND 17, 1887," BEING AGRICULTURAL ADJOINING AS RECORDED IN MAPS 3 OF  
PLATS, PAGE 24, BEGINNING AT THE NORTHEASTLY CORNER OF LOT 18,  
DESCRIBED AS: 26.75 AC. (REC. AS 37.71 AC.) ALONG THE SOUTHERLY  
THENCE N 69.00 D. TO 73.54 FT. (REC. AS 73.71 FT.) TO THE SOUTHERLY  
THROUGH 24 TO THE N. E. CORNER, BEING ALSO THE NORTHERLY LINE OF SAID LOTS 18  
S 26.27 D. TO 150.04 FT. (REC. AS 150.01 FT.) ALONG THE EASTERN  
S 26.27 D. TO SAID LINE BEING ALSO THE WETTERLY LINE OF BRUSH STREET, 60  
FOOT WIDE, S 26.27 D. TO 150.04 FT. (REC. AS 150.01 FT.) TO THE N. E. CORNER,  
BEING ALSO THE SOUTHWESTERLY CORNER OF SAID LOTS 18, 19, 20, 21, 22, 23,  
S 60.00 D. W. 369.03 FT. (REC. AS 369.46 FT.) ALONG THE N. E. CORNER,  
S 60.00 D. W. 369.03 FT. (REC. AS 369.46 FT.) TO THE SOUTHERLY LINE OF  
SAID PUBLIC ALLEY, BEING ALSO THE SOUTHERLY CORNER OF SAID LOTS 18,  
N 30.00 D. W. 149.74 FT. (REC. AS 149.74 FT.) TO THE SOUTHERLY LINE OF  
SAID POINT OF BEGINNING, CONTAINING 55.9733 AC. SQUARE, BEING 1.269 ACRES OF

SHEET INDEX

- \*1 COVER SHEET
- \*2 SURVEY PLAN
- \*3 SITE PLAN
- \*4 UTILITY PLAN
- 5 FLOOR PLAN UNITS 1-9
- 6 FLOOR PLAN AND CROSS SECTIONS UNITS 1-9
- 7 FLOOR PLAN UNITS 10-11, 14-15 DELETED
- 8 FLOOR PLAN UNITS 10-11, 14-15 DELETED
- 9 CROSS SECTIONS UNITS 10-11, 14-15 DELETED
- 10 FLOOR PLAN UNITS 12-13, 14-15 DELETED
- 11 FLOOR PLAN UNITS 12-13, 14-15 DELETED
- 12 CROSS SECTIONS UNITS 12-13, 14-15 DELETED
- 13 FLOOR PLAN UNITS 25-27 DELETED
- 14 FLOOR PLAN UNITS 16-16 DELETED
- 15 CROSS SECTIONS UNITS 25-27
- 16 FLOOR PLANS & CROSS SECTIONS UNITS 19-24

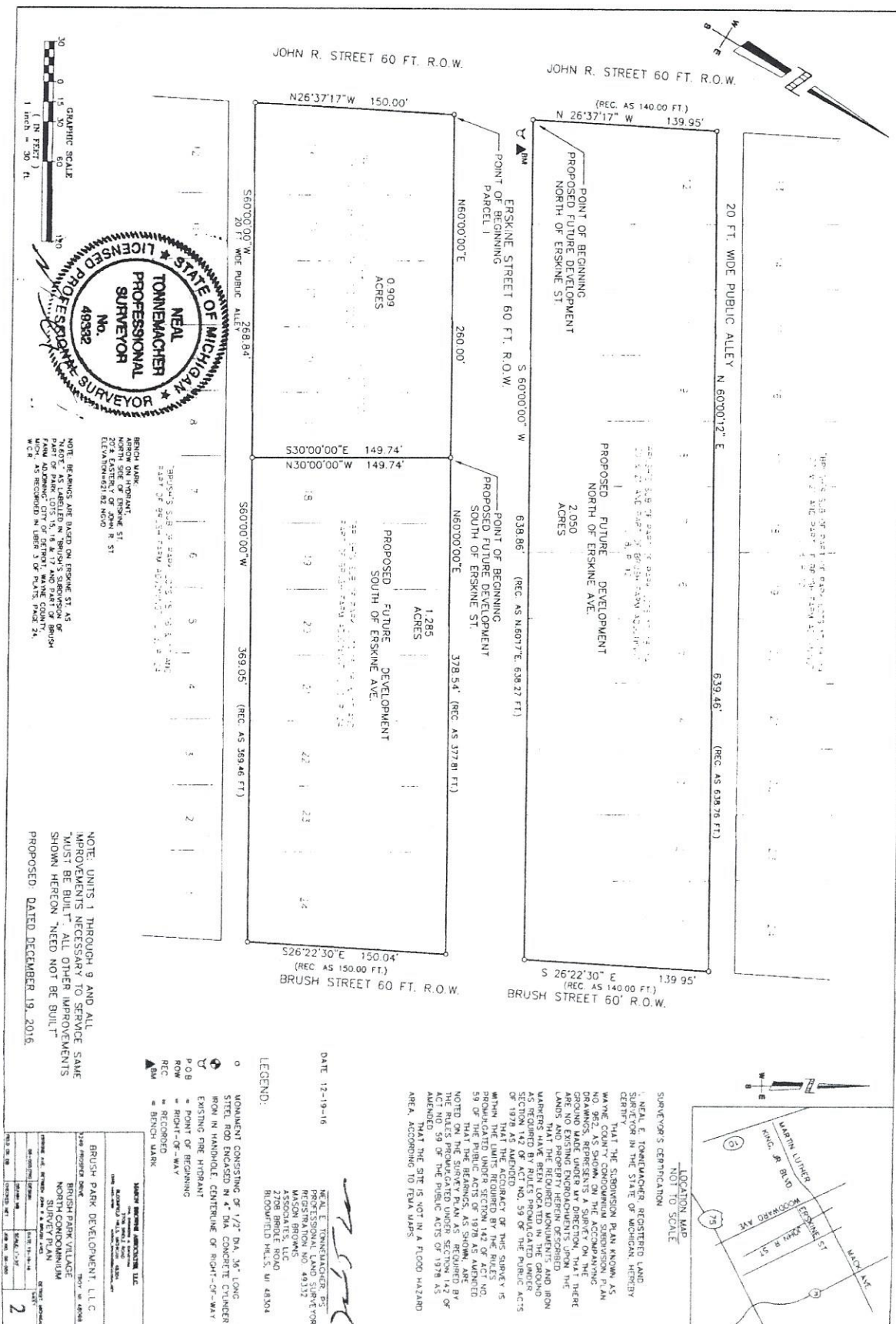
THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

NOTE: UNITS 10 THROUGH 18 ARE WITHDRAWN  
UNITS 19 THROUGH 27 ARE NEW UNITS.

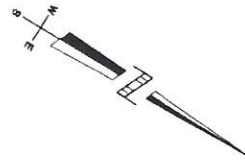
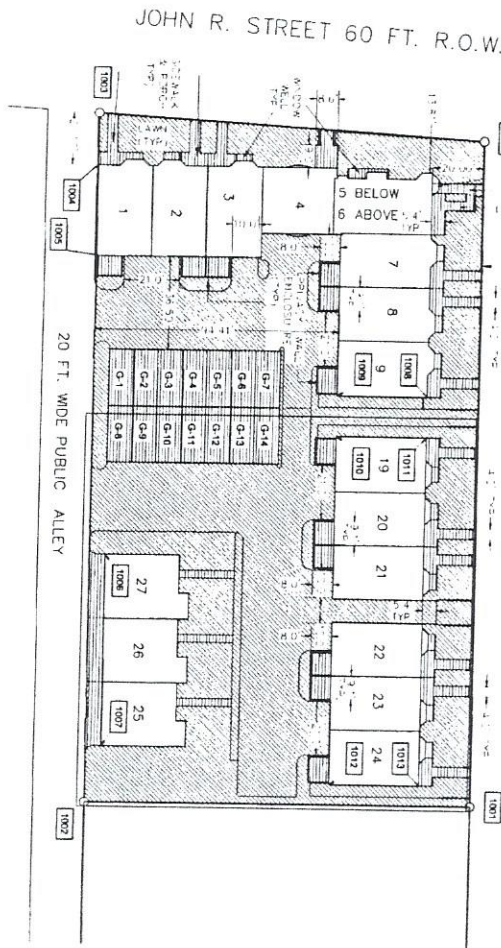
NOTE: UNITS 1 THROUGH 9 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME "MUST BE BUILT" ALL OTHER IMPROVEMENTS SHOWN HEREON "NEED NOT BE BUILT"

PROPOSED: DATED DECEMBER 19, 2016









NOTE: UNITS 1 THROUGH 9 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT.

PROPOSED: DATED DECEMBER 19, 2016



NOTE: ALL LIMITED COMMON ELEMENTS SHOWN ARE FOR THE BENEFIT OF THE ADJOINING UNIT.

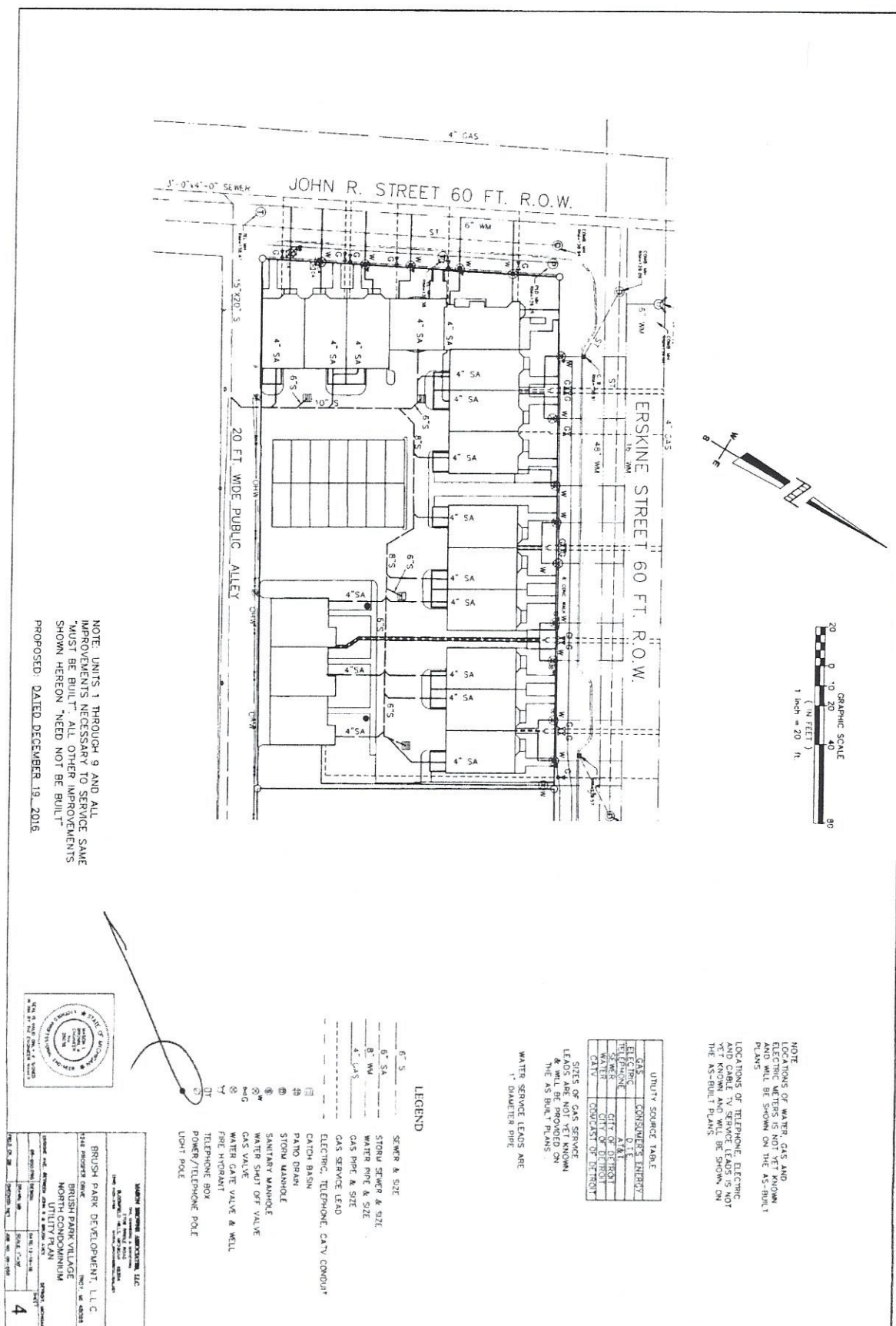
- LEGEND:
- MOMENT CONSISTING OF 1/2" DIA. 36" LONG STEEL ROD ENCASED IN 4" DIA. CONCRETE CYLINDER
  - GENERAL COMMON ELEMENT
  - LIMITED COMMON ELEMENT
  - TYPICAL
  - LIMITED COMMON ELEMENT FOR BENEFIT OF UNIT 5
  - LIMITED COMMON ELEMENT FOR BENEFIT OF UNIT 6

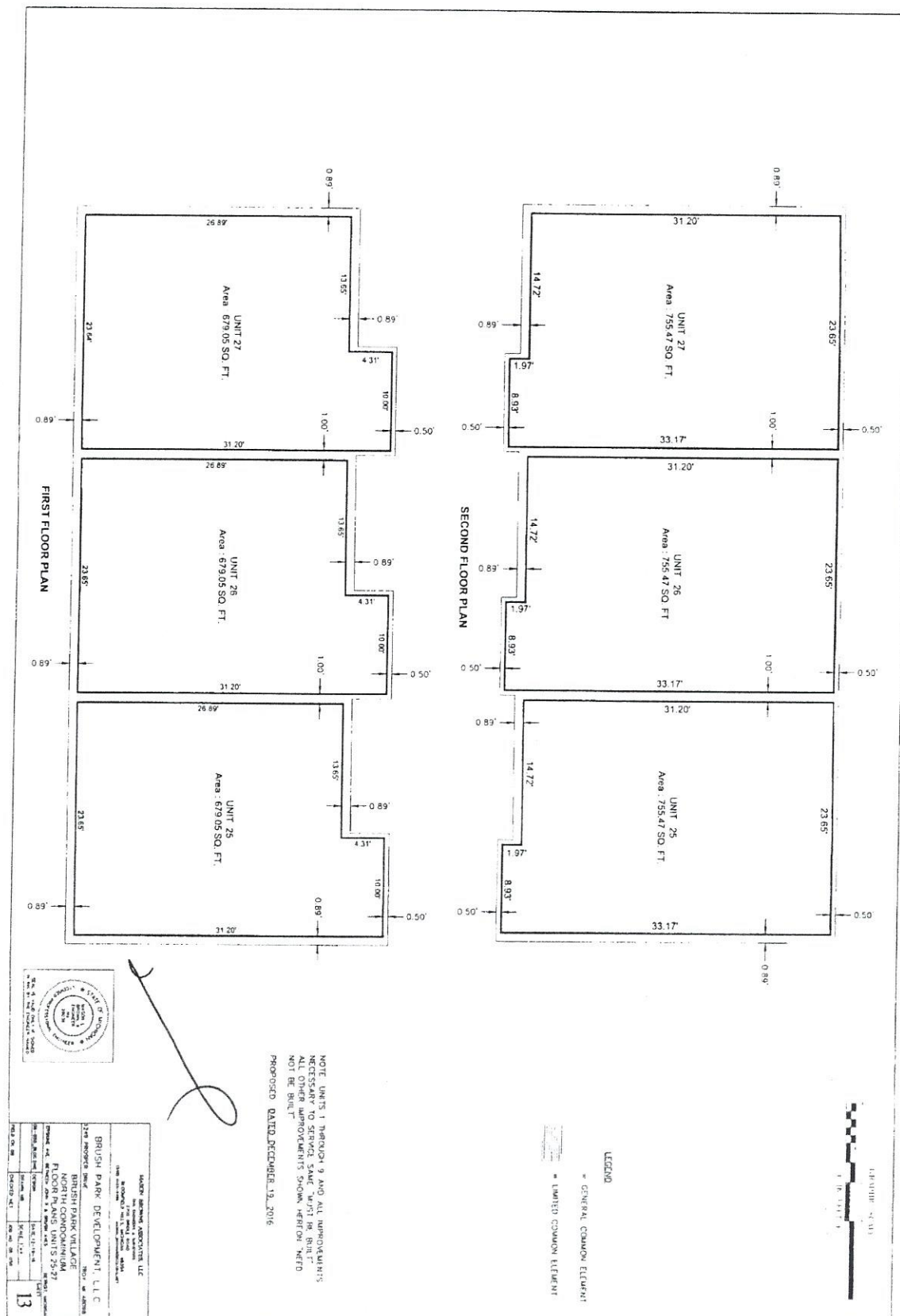
| Point # | Nothing  | Existing | New Description |
|---------|----------|----------|-----------------|
| 1000    | 5000.000 | 5000.000 | PROPERTY CORNER |
| 1001    | 5130.000 | 5221.198 | PROPERTY CORNER |
| 1002    | 5000.000 | 5200.000 | PROPERTY CORNER |
| 1003    | 4868.878 | 4867.214 | PROPERTY CORNER |
| 1004    | 4875.904 | 5004.600 | PROPERTY CORNER |
| 1005    | 4883.847 | 5115.278 | PROPERTY CORNER |
| 1006    | 4987.127 | 5213.205 | PROPERTY CORNER |
| 1007    | 4994.500 | 5277.905 | PROPERTY CORNER |
| 1008    | 5032.733 | 5306.664 | PROPERTY CORNER |
| 1009    | 5052.138 | 5114.554 | PROPERTY CORNER |
| 1010    | 5070.104 | 5128.208 | PROPERTY CORNER |
| 1011    | 5040.732 | 5110.534 | PROPERTY CORNER |
| 1012    | 5078.096 | 5245.908 | PROPERTY CORNER |
| 1013    | 5106.604 | 5228.237 | PROPERTY CORNER |

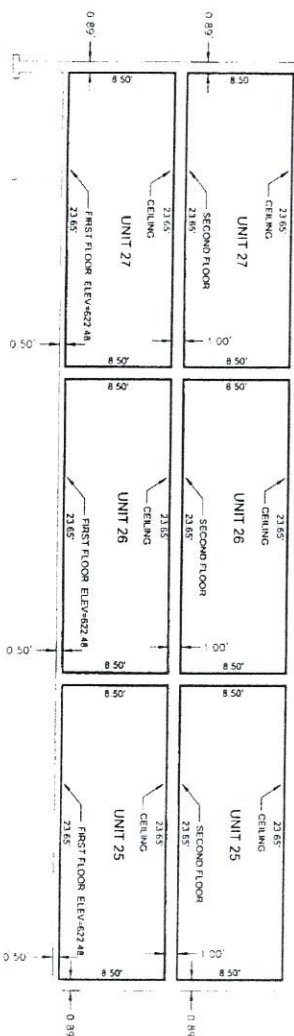
### GARAGE ASSIGNMENT

| GARAGE NUMBER | UNIT NUMBER |
|---------------|-------------|
| G-1           | 1           |
| G-2           | 2           |
| G-3           | 3           |
| G-4           | 6           |
| G-5           | 7           |
| G-6           | 8           |
| G-7           | 9           |
| G-8           | 5           |
| G-9           | 15          |
| G-10          | 14          |
| G-11          | 13          |
| G-12          | 12          |
| G-13          | 11          |
| G-14          | 10          |









LEGEND

- GENERAL COMMON ELEMENT
- UNIT COMMON ELEMENT



NOTE: UNITS 1 THROUGH 9 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME MUST BE BUILT. ALL OTHER IMPROVEMENTS SHOWN HEREON "NEED NOT BE BUILT"

PROPOSED DATED: DECEMBER 19, 2016



|                                     |                   |
|-------------------------------------|-------------------|
| MICHAEL BROWN ASSOCIATES, LLC       |                   |
| Professional Engineer               |                   |
| State of Michigan License No. 62083 |                   |
| 2745 PROGRESS DRIVE                 |                   |
| NORTH CONCORDIA, MI 48134           |                   |
| CROSS SECTIONS UNITS 25-27          |                   |
| DATE: 12-19-16                      | BY: MJB           |
| CHECKED BY: MJB                     | DATE: 12-19-16    |
| SCALE: AS SHOWN                     | PROJECT: 2016-001 |
| 15                                  |                   |



