

STATE STREET CROSSING CONDOMINIUM

FIRST AMENDMENT TO MASTER DEED

REPLAT NO. 1 WASHTENAW COUNTY

CONDOMINIUM SUBDIVISION PLAN NO. 543

This First Amendment to Master Deed and Replat No. 1 is made this _____ day of December, 2019, by BBRB1, LLC, a Michigan limited liability company (the "Owner"), whose office address is 42690 Woodward Avenue, Suite 255, Bloomfield Hills, Michigan 48304.

WITNESSETH:

WHEREAS, Owner's predecessor in interest, State Street Crossing, LLC, a Michigan limited liability company (the "Developer") established State Street Crossing Condominium as a commercial condominium (the "Condominium") consisting of Units 1 through 6 on the land described in Exhibit "A" attached hereto and made a part hereof, and designated Washtenaw County Condominium Subdivision Plan No. 543, by recordation of the Master Deed thereof, on January 22, 2007 in Liber 4603, Page 304, Washtenaw County Records; and

WHEREAS, the Master Deed contemplated the formation of an association of co-owners to be known as the State Street Crossing Condominium Association, which is a Michigan non-profit corporation (the "Association") to administer, operate, manage and maintain the Condominium; and

WHEREAS, in Article VII (e) of such Master Deed, the Developer reserved, among other things, the right to amend the Master Deed or any of its Exhibits without the consent of Co-Owners or mortgagees for certain specific purposes, including amending the Condominium Bylaws and to make, define or limit easements for the development of the Condominium and for the untended use of the Units therein; and

WHEREAS, pursuant to the Master Deed, any modifications to Units and Common Elements in the Condominium shall be given effect by an appropriate amendment to the Master Deed; and

WHEREAS, the Owner, acting under the rights reserved by the Developer as Owner's predecessor in interest, has determined that it wishes to relocate and/or eliminate certain Conservation Easement Areas as defined and depicted in the Master Deed, all with Pittsfield Township's written consent as evidenced by the Consent attached hereto.

NOW, THEREFORE, the Owner (as Developer's successor in interest) does hereby amend the Master Deed and Bylaws as follows:

1. The foregoing recital of facts is specifically incorporated herein.
2. Capitalized terms, unless otherwise specifically defined herein, shall have the meanings ascribed to them in the Master Deed as originally recorded.
3. The Conservation Easement Area in the Condominium located on a portion of Unit 4 and labeled as "Tree and Park Easement A" is hereby terminated, vacated and eliminated from Unit 4 in its entirety.
4. The Conservation Easement Area in the Condominium located on a portion of Unit 4 and labeled as "Tree and Park Easement B" is hereby terminated, vacated and eliminated from Unit 4 in its entirety.
5. A new Conservation Easement Area located on a portion of Unit 1 to be known as "Tree and Park Easement D" is established as shown on the attached substitute Sheet 16 and as described on the attached substitute Sheet 17.
6. All references to "Conservation Easement Areas" in the Master Deed and Bylaws shall be deemed to mean and refer to the "Tree and Park Easement D" as hereby established and Tree and Park Easement C, both as shown on the attached substitute Sheet 16 and as described on the attached substitute Sheet 17.
7. The Washtenaw County Condominium Subdivision Plan Number 543 shall include the Condominium Subdivision Plan sheets attached hereto designated on the cover sheet as "Replat No. 1, Exhibit "B" to the Master Deed Sheet Nos. 16 and 17" replacing in their entirety those specific sheets of the Condominium Subdivision Plan previously recorded with the original Master Deed.
8. Except as otherwise modified and amended herein, the Master Deed and Bylaws, as originally constituted, remain in full force and effect.

IN WITNESS WHEREOF, the Owner (as Developer's successor in interest) has caused this First Amendment of Master Deed and Replat No. 1 to be executed the day and year first above written.

BBRB1, LLC , a Michigan limited liability company

By: _____
Basam Binno
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF)

On this ____ day of December, 2019, the foregoing First Amendment to Master Deed and Replat No. 1 was acknowledged before me by Basim Binno, the Manager of BBRB1, LLC, a Michigan limited liability company, on behalf of said limited liability company.

Printed Name:
Notary Public: _____ County, Michigan
My commission expires: _____
Acting in _____ County

FIRST AMENDMENT TO MASTER
DEED DRAFTED BY AND
WHEN RECORDED RETURN TO:

Laura C. Ragold, Esq.
Barris, Sott, Denn & Driker, P.L.L.C.
333 W. Fort Street, Suite 1200
Detroit, Michigan 48226-3281

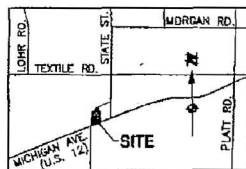
EXHIBIT A

Land located in the Charter Township of Pittsfield, Washtenaw County, Michigan described as follows:

REPLAT No. 1 TO STATE STREET CROSSING CONDOMINIUM

Unit Nos. 1 through 6, both inclusive, of “State Street Crossing Condominium”, a condominium according to the Master Deed thereof, dated January 17, 2007 and recorded January 22, 2007 in Liber 4603, Page 304, Washtenaw County Records, and designated as Washtenaw County Condominium Subdivision Plan No. 543, together with the an undivided interest in the common elements, as set forth in said Master Deed (and amendments thereto) and as described in Act 59 of the Public Acts of 1978, as amended.

EXHIBIT B
Sheets Nos. 16 and 17



VICINITY MAP
NOT TO SCALE



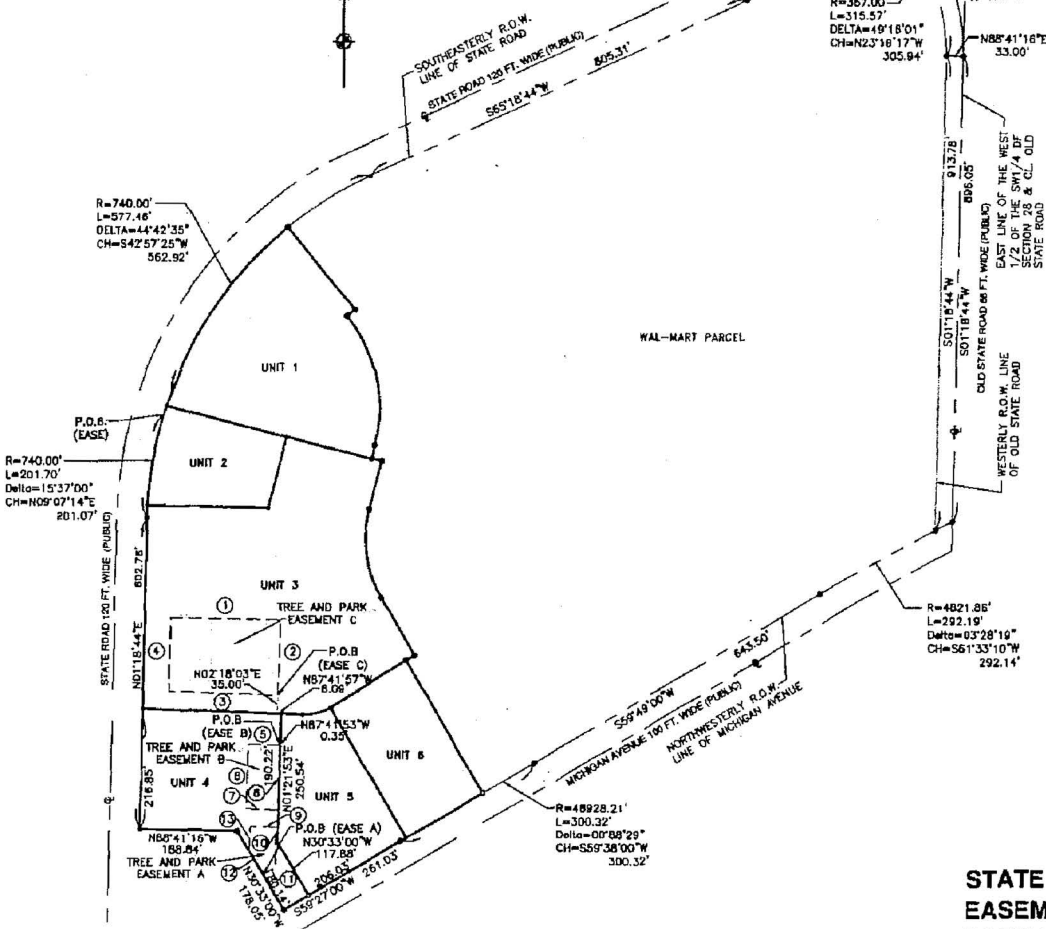
EAST 1/4 CORNER - SECTION 29
T3S., R6E., PITTSFIELD TOWNSHIP
(PER LCRB - LIRN 4, PAGE 318)
WEST 1/4 CORNER - SECTION 28
T3S., R6E., PITTSFIELD TOWNSHIP
P.O.C.

EAST-WEST 1/4 LINE OF SECTION 28
& EXISTING OCCUPATIONAL FENCE LINE
EAST 1/4 CORNER
SECTION 28
T3S., R6E.
PITTSFIELD TOWNSHIP

SOUTHEAST CORNER
SECTION 28
T3S., R6E.
PITTSFIELD TOWNSHIP

NOTES: SEE SHEET 15
FOR DESCRIPTIONS.

LINE TABLE		
LINE	LENGTH	BEARING
1	212.58	S88°41'16"E
2	145.86	S62°18'03"W
3	210.35	N87°41'57"W
4	142.21	N01°24'59"E
5	60.66	S87°41'53"E
6	124.76	S02°18'03"W
7	60.66	N87°41'53"W
8	124.76	N02°18'03"E
9	50.35	S87°41'53"E
10	78.87	S02°18'03"W
11	26.52	S59°27'00"W
12	51.75	N30°33'00"W
13	49.79	N02°18'03"E



PROPOSED DATE: MARCH 31, 2007
Mark O. Pascoe
MARK O. PASCOE
LICENSED PROFESSIONAL ENGINEER NO. 34033
ATWELL-HICKS
500 AYS DRIVE, SUITE 100
ANN ARBOR, MICHIGAN 48108
(313) 994-4000

STATE STREET CROSSING CONDOMINIUM EASEMENT PLAN - EASEMENTS FOR TREES AND PARK LAYOUT AND TABLES

ATWELL-HICKS
Engineering • Surveying • Planning • Environmental • Water/Wastewater
11110 4000
MICHIGAN • ILLINOIS • OHIO • FLORIDA

SECTION 28
TOWN 3 SOUTH, RANGE 6 EAST
PITTSFIELD TOWNSHIP
WASHINGTON COUNTY, MICHIGAN

OWNER: REGENCY REALTY GROUP, INC.
STATE STREET CROSSING CONDOMINIUM
EASEMENT PLAN
EASEMENTS FOR TREES AND PARK LAYOUT AND TABLES

DATE: 03-31-2007
BY: MARCH 31, 2007

SCALE: 1" = 100 FEET
OR: 1/8" = 10'-0" (HORIZONTAL)
1/4" = 10'-0" (VERTICAL)
DRAWN BY: M. PASCOE
CHECKED BY: M. PASCOE
FILE NO.: 130-587-16

**DESCRIPTION OF A VARIABLE WIDTH TREE AND PARK EASEMENT A
FOR PITTSFIELD TOWN CENTER
IN THE SW ¼ OF SECTION 28, T3S, R6E, OF
PITTSFIELD TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN**

DESCRIPTION OF A VARIABLE WIDTH TREE AND PARK EASEMENT OVER UNIT 4

Commencing at the West ¼ corner of Section 28, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, said point lying S01°16'42"W 13.00 feet from the East ¼ corner of Section 29, T3S, R6E, as recorded in Liber 4, Page 316 of Land Corner Recordation Certificates, Washtenaw County Records; thence S89°25'36"E 1331.24 feet along the East-West ¼ line of said Section 28 & an existing occupational fence line; thence S01°18'44"W 1768.36 feet along the East line of the West ¼ of the Southwest ¼ of said Section 28, and the centerline of Old State Street (66 feet wide); thence Southwesterly along the Northwesterly right-of-way line of Michigan Avenue / U.S.-12 (100 feet wide) the following 3 courses: 292.19 feet along the arc of a 4821.86 foot radius circular curve to the left, having a chord bearing S81°33'10"W 282.14 feet; S59°49'00"W 643.50 feet, and 300.32 feet along the arc of a 46,928.21 foot radius circular curve to the left, having a chord bearing S59°38'00"W 300.32 feet; thence S59°27'00"W 261.03 feet; thence N30°33'00"W 80.14 feet for a PLACE OF BEGINNING; thence continuing N30°33'00"W 51.75 feet; thence N02°18'03"E 49.79 feet; thence S87°41'53"E 50.35 feet; thence S02°18'03"W 78.87 feet; thence S59°27'00"W 26.52 feet to the Place of Beginning, containing 0.08 acres of land, being a part of the Southeast ¼ of said Section 29 and a part of the Southwest ¼ of said Section 28, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan.

**DESCRIPTION OF A VARIABLE WIDTH TREE AND PARK EASEMENT B
FOR PITTSFIELD TOWN CENTER
IN THE SW ¼ OF SECTION 28, T3S, R6E, OF
PITTSFIELD TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN**

DESCRIPTION OF A VARIABLE WIDTH TREE AND PARK EASEMENT OVER UNIT 4

Commencing at the West ¼ corner of Section 28, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, said point lying S01°16'42"W 13.00 feet from the East ¼ corner of Section 29, T3S, R6E, as recorded in Liber 4, Page 316 of Land Corner Recordation Certificates, Washtenaw County Records; thence S89°25'36"E 1331.24 feet along the East-West ¼ line of said Section 28 & an existing occupational fence line; thence S01°18'44"W 1768.36 feet along the East line of the West ¼ of the Southwest ¼ of said Section 28, and the centerline of Old State Street (66 feet wide); thence Southwesterly along the Northwesterly right-of-way line of Michigan Avenue / U.S.-12 (100 feet wide) the following 3 courses: 292.19 feet along the arc of a 4821.86 foot radius circular curve to the left, having a chord bearing S81°33'10"W 282.14 feet; S59°49'00"W 643.50 feet, and 300.32 feet along the arc of a 46,928.21 foot radius circular curve to the left, having a chord bearing S59°38'00"W 300.32 feet; thence S59°27'00"W 266.03 feet; thence N30°33'00"W 117.88 feet; thence N01°21'53"E 190.22 feet; thence N87°41'53"W 0.35 feet for a PLACE OF BEGINNING; thence S02°18'03"W 124.76 feet; thence N87°41'53"W 60.66 feet; thence N02°18'03"E 124.76 feet; thence S87°41'53"E 60.66 feet to the Place of Beginning, containing 0.17 acres of land, being a part of the Southeast ¼ of said Section 29 and a part of the Southwest ¼ of said Section 28, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan.

**DESCRIPTION OF A VARIABLE WIDTH TREE AND PARK EASEMENT C
FOR PITTSFIELD TOWN CENTER
IN THE SW ¼ OF SECTION 28, T3S, R6E, OF
PITTSFIELD TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN**

DESCRIPTION OF A VARIABLE WIDTH TREE AND PARK EASEMENT OVER UNIT 3

Commencing at the West ¼ corner of Section 28, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, said point lying S01°16'42"W 13.00 feet from the East ¼ corner of Section 29, T3S, R6E, as recorded in Liber 4, Page 316 of Land Corner Recordation Certificates, Washtenaw County Records; thence S89°25'36"E 1331.24 feet along the East-West ¼ line of said Section 28 & an existing occupational fence line; thence S01°18'44"W 1768.36 feet along the East line of the West ¼ of the Southwest ¼ of said Section 28, and the centerline of Old State Street (66 feet wide); thence Southwesterly along the Northwesterly right-of-way line of Michigan Avenue / U.S.-12 (100 feet wide) the following 3 courses: 292.19 feet along the arc of a 4821.86 foot radius circular curve to the left, having a chord bearing S81°33'10"W 282.14 feet; S59°49'00"W 643.50 feet, and 300.32 feet along the arc of a 46,928.21 foot radius circular curve to the left, having a chord bearing S59°38'00"W 300.32 feet; thence S59°27'00"W 266.03 feet; thence N30°33'00"W 117.88 feet; thence N01°21'53"E 250.54 feet; thence N87°41'53"W 8.08 feet; thence N02°18'03"E 35.00 feet for a PLACE OF BEGINNING; thence N87°41'53"W 210.35 feet; thence N01°24'59"E 142.21 feet; thence S88°41'16"E 212.58 feet; thence S02°18'03"W 145.85 feet to the Place of Beginning, containing 0.70 acres of land, being a part of the Southeast ¼ of said Section 29 and a part of the Southwest ¼ of said Section 28, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan.



PROPOSED DATE: MARCH 31, 2007

me OR
MARK D. PASCOE
LICENSED PROFESSIONAL ENGINEER NO. 34033
ATWELL-HICKS
300 AVIS DRIVE, SUITE 100
ANN ARBOR, MICHIGAN 48108
(313) 994-4000

**STATE STREET CROSSING CONDOMINIUM
EASEMENT PLAN - EASEMENTS FOR TREES AND
PARK DESCRIPTIONS**

ATWELL-HICKS
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www.atwell-hicks.com
MICHIGAN ILLINOIS OHIO FLORIDA

SECTION 28
TOWN J BIRTH, WANCE & EAST
PITTSFIELD TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

LEGEND
RESIDENCY REALTY GROUP, INC.
STATE STREET CROSSING
CONDOMINIUM
EASEMENT PLAN
EASEMENTS FOR TREES AND PARK
DESCRIPTIONS

DATE FILED
MARCH 19, 2008

DATE
MARCH 31, 2008

SCALE
1" = 100 FEET
NAD 83
PASCOE
100814.25
FILE NO.
136-567-17