

LIVINGSTON COUNTY TREASURER'S CERTIFICATE  
I hereby certify that there are no TAX  
LIENS or TITLES held by the state or any  
individual against the within description,  
and all TAXES are same as paid for five  
years previous to the date of this instrument  
or appear on the records in this  
office except as stated. 12/26/07  
Dianne H. Hardy, Treasurer  
Sec. 185 Act 266, 1893 as Amended  
Taxes not examined



2007R-002552

RECORDED ON  
01/22/2007 12:27:30PM  
SALLY REYNOLDS  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI 48843  
RECORDING: 31.00  
RENON: 4.00  
PAGES: 8

8

HOMESTEAD DENIALS NOT EXAMINED

**SECOND AMENDMENT TO MASTER DEED**

**HARTLAND COMMERCE CENTER**

✓

**THIS SECOND AMENDMENT TO MASTER DEED** ("Second Amendment") is made and executed on this 12<sup>th</sup> day of January, 2007, by **Wil-Pro Development Company, L.L.C.**, a Michigan limited liability company (hereinafter referred to as "Developer"), whose address is 19100 W. Ten Mile Road, Suite 204, Southfield, Michigan 48075, pursuant to the provisions of the Michigan Condominium Act (Act 59 of the Public Acts of 1978, as amended).

**RECITALS:**

A. Developer established Hartland Commerce Center (the "Condominium Project") as a condominium project pursuant to a Master Deed recorded on July 12, 2002, in Liber 3451, Page 395, Livingston County Records, Livingston County Subdivision Plan No. 253 (the "Master Deed"), and recorded the First Amendment To Hartland Commerce Center Condominium Master Deed on September 11, 2006, in document 2006R-019394, Livingston County Records. Capitalized terms used in this Second Amendment and not otherwise defined herein shall have the meanings given to such terms in the Master Deed, as amended.

B. Pursuant to the authority reserved to Developer under Sections 6.4, 6.5 and 10.2 of the Master Deed and under Section 90(1) of the Act, Developer desires to amend the Master Deed (including the Condominium Subdivision Plan attached thereto as Exhibit B) for the purpose of expanding the Condominium.

NOW, THEREFORE, Developer, by recording this Second Amendment, hereby amends the Master Deed as follows:

**ARTICLE I**

**PROPERTY ADDED BY THIS SECOND AMENDMENT**

Pursuant to the authority reserved by Developer in Article VI of the Master Deed, additional land is added to the Condominium by this Second Amendment, which land is legally described as follows:

Part of the Southwest ¼ of Section 28, T3N-R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest corner of said Section 28; thence along the West line of said Section 28, N02°49'15"W, 438.12 feet to the point of beginning of the parcel to be described; thence continuing along said West section line, N02°49'15"W, 323.00 feet; thence N87°10'45" E, 630.46 feet; thence S02°49'15" E, 323.00 feet; thence S87° 10' 45" W, 630.46 feet to the point of beginning, containing 4.67 acres more or less.

08-28-300-028 CML

## **ARTICLE II**

### **LEGAL DESCRIPTION**

Article II of the Master Deed is amended in its entirety to provide as follows:

The land which is subject to the Condominium Project established by this Master Deed is described as follows:

Part of the Southwest ¼ of Section 28, T3N-R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Beginning at the Southwest corner of said Section 28; thence along the west line of said Section 28, N02°49'15" W, 761.12 feet; thence N87°10'45" E, 630.46 feet; thence S02°49'15" E, 767.80 feet to the centerline of Bergin Road also being the South line of said Section 28; thence on said South line S87°47'11" W, 630.50 feet to the point of beginning, containing 11.06 acres more or less, subject to building use and restriction requirements and easements of record, if any and the rights of the public within the public right of way of existing Bergin Road.

## **ARTICLE III**

### **ADDITION OF UNITS**

Pursuant to the authority reserved to Developer in Article VI of the Master Deed, Developer hereby increases the number of Units in the Condominium Project by adding Units 37-72, inclusive, from the Area of Future Development. The modified size, boundaries and configuration of the Condominium Project and the additional Units are delineated on the attached Exhibit B.

## **ARTICLE IV**

### **EXPANSION OR CONTRACTION OF THE CONDOMINIUM**

The legal description contained in Section 6.1 of the Master Deed is amended in its entirety to provide as follows:

Part of the Southwest ¼ of Section 28, T3N-R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest corner of said Section 28; thence along the West line of said Section 28, N02° 49'15" W, 761.12 feet to the point of beginning; thence N02°49'15" W, 585.00 feet; thence N87°47'56" E, 868.13 feet; thence S02°12'49" E, 15.21 feet; thence N88°43'36" E, 581.94 feet to the centerline of OLD US-23 (120 feet wide); thence on said centerline S20°36'51" E, 516.55 feet; thence S87°47'11" W, 977.09 feet; thence S02°49'15" E, 63.20 feet; thence S87°10' 45" W, 630.46 feet to the point of beginning, containing 18.72 acres more or less.

**ARTICLE V**

**PERCENTAGE OF VALUE**

The percentage of value for each Unit shall continue to be equal. The determination that the percentages of value should be equal was made after reviewing the comparative characteristics of each Unit in the Project, with additional Units 37-72, inclusive, and concluding that there are no material differences among the Units where the allocation of percentage of value is concerned.

**ARTICLE VI**

**CONDOMINIUM SUBDIVISION PLAN**

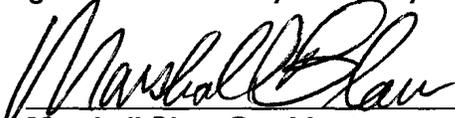
Sheets 1 through 4, inclusive, of Livingston County Subdivision Plan 253, attached hereto shall, upon the recording of this Second Amendment with the Livingston County Register of Deeds, replace and supersede sheets 1 through 4, inclusive, of Livingston County Subdivision Plan 253. Each Unit in the Condominium Project is described in the Livingston County Condominium Subdivision Plan 253 recorded on July 12, 2002, in Liber 3451, Page 395, Livingston County Records.

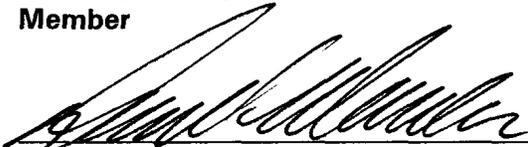
**ARTICLE IX**

**RATIFICATION**

Except as provided in this Second Amendment, the Master Deed of Hartland Commerce Center, as amended, including the Condominium Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B, shall continue in full force and is hereby ratified and confirmed. In the event that there is any conflict between the provisions of this Second Amendment and the provisions of the Master Deed, and the exhibits thereto, the provisions of this Second Amendment shall control.

**Wil-Pro Development Company, L.L.C.**  
**a Michigan limited liability company**

By:   
**Marshall Blau, President**  
**Progressive Properties, Inc.**  
**a Michigan corporation**  
Its: **Member**

By:   
**David L. Willacker, President**  
**Woodstream Development Company, Inc.**  
**a Michigan corporation**  
Its: **Member**

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12th day of January, 2007, by Marshall Blau, the President of Progressive Properties, Inc., and David L. Willacker, the President of Woodstream Development Company, Inc., members of Wil-Pro Development Company, L.L.C., a Michigan limited liability company, on behalf of said company.



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Susan M. Viers, Notary Public,  
Oakland County, Michigan  
My Commission Expires: May 22, 2011  
Acting in Oakland County

DRAFTED BY:

Duncan P. Ogilvie, Esq.  
Seyburn, Kahn, Ginn, Bess and Serlin, P.C.  
2000 Town Center, Suite 1500  
Southfield, Michigan 48075-1195  
(248) 353-7620

WHEN RECORDED RETURN TO:

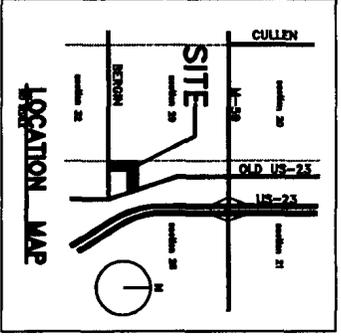
Marshall Blau  
Wil-Pro Development Company, L.L.C.  
19100 W. Ten Mile Road, Suite 204  
Southfield, Michigan 48075  
(248) 358-2210

REPLAT NO. 1 OF  
 LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 253  
 EXHIBIT 'B' TO THE SECOND AMENDMENT TO THE MASTER DEED OF

# Hartland Commerce Center

## A CONDOMINIUM

### SECTION 28, T3N-R6E, HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN



**DRAWING INDEX**

NO.	TITLE
* 1	COVER SHEET
* 2	SITE PLAN
* 3	SURVEY AND UTILITY PLAN
* 4	BUILDING FLOOR PLAN AND SECTION

\* REVISED 01-17-07

**CONDOMINIUM PROJECT (PHASE 1 AND PHASE 2 COMBINED)**

PART OF THE SOUTHWEST 1/4 OF SECTION 28, T3N-R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE ALONG THE WEST LINE OF SAID SECTION 28, N62°49'15"W, 791.12 FEET, THENCE N67°0'45"E, 630.46 FEET, THENCE S02°49'15"E, 787.80 FEET TO THE CENTRAL LINE OF BEHON ROAD ALSO BEING THE SOUTH LINE OF SAID SECTION 28, THENCE ON SAID SOUTH LINE SERVING THE 630.46 FEET TO THE POINT OF BEGINNING, CONTAINING 11.08 ACRES MORE OR LESS, SUBJECT TO BUILDING USE AND RESTRICTION REQUIREMENTS AND EASEMENTS OF RECORD, P# ANY AND THE NORTH OF THE PUBLIC WITHIN THE PUBLIC RIGHT OF WAY OF EXISTING BEHON ROAD.

**PLURER DEVELOPMENT AREA(118.86ACRES):**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. SAID PARCEL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE ALONG THE WEST LINE OF SAID SECTION 28, N62°49'15"W, 438.12 FEET, THENCE N67°0'45"E, 630.46 FEET, THENCE S02°49'15"E, 444.80 FEET TO THE CENTRAL LINE OF BEHON ROAD ALSO BEING THE SOUTH LINE OF SAID SECTION 28, THENCE ON SAID SOUTH LINE SERVING THE 630.46 FEET TO THE POINT OF BEGINNING, CONTAINING 2.58 ACRES MORE OR LESS, SUBJECT TO BUILDING USE AND RESTRICTION REQUIREMENTS OF RECORD, P# ANY AND THE NORTH OF THE PUBLIC WITHIN THE PUBLIC RIGHT OF WAY OF EXISTING BEHON ROAD.

**EXISTING PHASE 1 PROJECT**

PART OF THE SOUTHWEST 1/4 OF SECTION 28, T3N-R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE ALONG THE WEST LINE OF SAID SECTION 28, N62°49'15"W, 438.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTAINING ALONG SAID WEST LINE, N62°49'15"W, 438.12 FEET TO THE POINT OF BEGINNING, THENCE N67°0'45"E, 630.46 FEET, THENCE S02°49'15"E, 444.80 FEET TO THE CENTRAL LINE OF BEHON ROAD ALSO BEING THE SOUTH LINE OF SAID SECTION 28, THENCE ON SAID SOUTH LINE SERVING THE 630.46 FEET TO THE POINT OF BEGINNING, CONTAINING 2.58 ACRES MORE OR LESS, SUBJECT TO BUILDING USE AND RESTRICTION REQUIREMENTS OF RECORD, P# ANY AND THE NORTH OF THE PUBLIC WITHIN THE PUBLIC RIGHT OF WAY OF EXISTING BEHON ROAD.

**PROPOSED PHASE 2 PROJECT**

PART OF THE SOUTHWEST 1/4 OF SECTION 28, T3N-R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE ALONG THE WEST LINE OF SAID SECTION 28, N62°49'15"W, 438.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTAINING ALONG SAID WEST LINE, N62°49'15"W, 438.12 FEET TO THE POINT OF BEGINNING, THENCE N67°0'45"E, 630.46 FEET, THENCE S02°49'15"E, 444.80 FEET TO THE CENTRAL LINE OF BEHON ROAD ALSO BEING THE SOUTH LINE OF SAID SECTION 28, THENCE ON SAID SOUTH LINE SERVING THE 630.46 FEET TO THE POINT OF BEGINNING, CONTAINING 4.57 ACRES MORE OR LESS, SUBJECT TO BUILDING USE AND RESTRICTION REQUIREMENTS AND EASEMENTS OF RECORD, P# ANY.

**DEVELOPER**

WE-PRO DEVELOPMENT CO., L.L.C.  
 19100 WEST TEN MILE ROAD, #204  
 SOUTHFIELD, MICHIGAN 48075  
 (248) 388-2210

**CIVIL ENGINEERS:**

ADVANTAGE CIVIL ENGINEERING, INC.  
 110 E. GRAND RIVER  
 HOWELL, MI 48843  
 (817) 846-4141



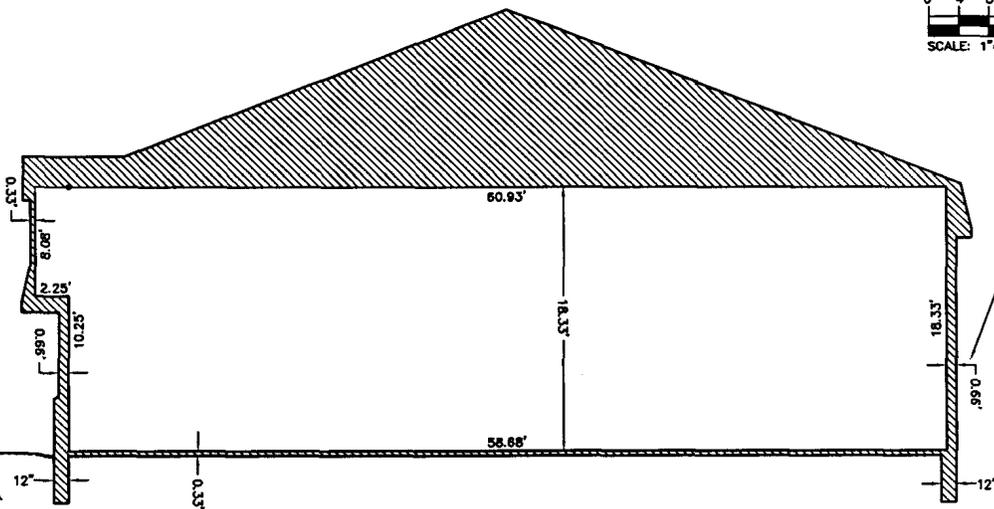
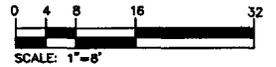
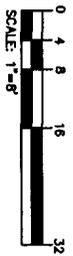
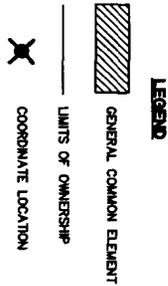
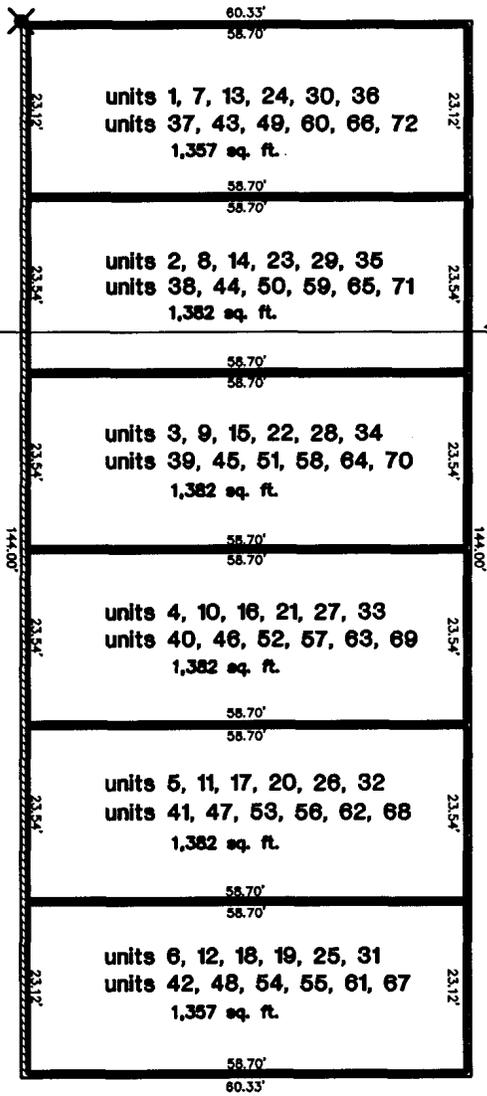
AMENDED DATED 01-17-07

<b>ADVANTAGE</b> ENGINEERING	<b>HARTLAND COMMERCE CENTER</b> CONDOMINIUM COVER SHEET	SHEET NO. 1 OF 1
		DATE: 01-17-07





**BUILDINGS 1 - 12 FLOOR PLAN**  
SCALE 1"=8'



NOTE: EXTERIOR WALL DIMENSION DOES NOT INCLUDE THICKNESS OF EXTERIOR SIDING

**BUILDING SECTION 'A'**  
SCALE 1"=8'

AMENDED DATED 04-17-07



*Signature*