

**SECOND AMENDMENT TO FIRST AMENDED
MASTER DEED OF TOWER PLAZA CONDOMINIUM**

Ann Arbor Tower Plaza Condominium Association, a Michigan non-profit corporation, whose address is 339 E. Liberty Street, Suite 300, Ann Arbor, Michigan, being charged with the management and administration of Tower Plaza Condominium, a condominium project established in pursuance of the provisions of the Michigan Condominium Act, as amended (being Act 59 of the Public Acts of 1978, as amended), and of the First Amended Master Deed thereof, as recorded on August 5, 1987, in Liber 2162, Pages 590 through 653, inclusive, as amended, Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No 71, hereby amends said First Amended Master Deed, and Condominium By-Laws attached thereto, pursuant to the authority reserved in paragraph TENTH for the purpose of eliminating Unit 298, as it is currently owned by the Association, and converting its space into a general common element. Said First Amended Master Deed is amended in the following manner:

1. Upon recording of this Second Amendment to First Amended Master Deed in the Office of the Washtenaw County Register of Deeds, the following paragraphs FOURTH (1) (k) and FIFTH (1), (2) and (3) (a), (b), (c) and (d) (i) and (iii), of said First Amended Master Deed shall replace and supersede the original paragraphs FOURTH (1) (k) and FIFTH (1), (2) and (3) (a), (b), (c) and (d) (i) and (iii), as originally recorded in said First Amended Master Deed of Tower Plaza Condominium, and the following Article I, Section 4 (a) (6) and Article VI, Section 1(c), of the Condominium By-Laws attached to said First Amended Master Deed as Exhibit "B" shall replace and supersede the original Article I, Section 4 (a) (6) and Article VI, Section 1(c), (d) and (e), as originally recorded in said Condominium By-Laws of Tower Plaza Condominium, and said paragraphs and Articles as originally recorded shall have no further force or effect:

FIRST AMENDED MASTER DEED

FOURTH: The common elements of the project described in Exhibit "B" attached hereto and the respective responsibilities for the maintenance, decoration, repair, or replacement thereof are as follows:

(1) The general common elements are:

(k) The roof (or "penthouse") of the building and the area (or "crawl space") between the roof of the building and the 26th floor;

FIFTH:

(1) Each unit in the project is described in this paragraph with reference to the Condominium Subdivision Plan of Tower Plaza Condominium as surveyed by Fred White Engineering Co. and attached hereto as Exhibit "B". Each unit shall include all that space

contained within the interior finished unpainted walls and ceilings and from the finished subfloor, all as shown on the floor plans and sections in Exhibit "B" hereto and delineated with heavy outlines. The dimensions shown on plans in Exhibit "B" have been physically measured by Fred White Engineering Co. The architectural plans and specifications for the project have been filed with the City of Ann Arbor.

(2) The percentage of value assigned to each unit is set forth in subparagraph (3) below. The percentage of value assigned to each unit shall be determinative of the proportionate share of each respective co-owner in the common elements, proceeds and expenses of administration, except as otherwise provided in the Condominium By-Laws, and the value of such co-owner's vote at meetings of the Association. The percentage of value assigned to each unit is based upon the fraction of the square footage of floor space contained in said unit (as is set forth on Exhibit "B") to the total square footage of floor space in all units in the condominium project. The total value of the project is 99.7191. Each co-owner's maximum percentage value of undivided interest in the common elements in the condominium project is set forth below and will not vary, except as shall be necessary to recalculate percentages of value when the Association acquires title to certain units as provided hereinbelow

(3) Set forth below are:

(a) Each condominium unit number as it appears on the Condominium Subdivision Plan.

(b) The former apartment number used to describe the unit.

(c) The percentage of value assigned to each condominium unit.

<u>Unit Number</u>	<u>Unit Address</u>	<u>Percentage of Value Assigned</u>
1	340 Maynard Street	.5439
2	Ground Floor Office	.1793
3	2D Tower Plaza	.3982
4	2E Tower Plaza	.2560
5	2F Tower Plaza	.2870
6	2G Tower Plaza	.2870
7	2H Tower Plaza	.2560
8	2I Tower Plaza	.3982
9	2C Tower Plaza	.3982
10	2B Tower Plaza	.2638
11	2A Tower Plaza	.4635
12	2L Tower Plaza	.2875
13	2K Tower Plaza	.2606
14	2J Tower Plaza	.3982
15	3D Tower Plaza	.3982

16	3E Tower Plaza	.2560
17	3F Tower Plaza	2870
18	3G Tower Plaza	.2870
19	3H Tower Plaza	.2560
20	3I Tower Plaza	3982
21	3C Tower Plaza	3982
22	3B Tower Plaza	.2638
23	3A Tower Plaza	4635
24	3L Tower Plaza	2875
25	3K Tower Plaza	.2606
26	3J Tower Plaza	3982
27	4D Tower Plaza	.3982
28	4E Tower Plaza	2560
29	4F Tower Plaza	.2870
30	4G Tower Plaza	.2870
31	4H Tower Plaza	.2560
32	4I Tower Plaza	.3982
33	4C Tower Plaza	.3982
34	4B Tower Plaza	2638
35	4A Tower Plaza	4635
36	4L Tower Plaza	2875
37	4K Tower Plaza	.2606
38	4J Tower Plaza	.3982
39	5D Tower Plaza	.3982
40	5E Tower Plaza	.2560
41	5F Tower Plaza	2870
42	5G Tower Plaza	2870
43	5H Tower Plaza	.2560
44	5I Tower Plaza	.3982
45	5C Tower Plaza	.3982
46	5B Tower Plaza	.2638
47	5A Tower Plaza	4635
48	5L Tower Plaza	2875
49	5K Tower Plaza	2606
50	5J Tower Plaza	.3982
51	6D Tower Plaza	3982
52	6E Tower Plaza	.2560
53	6F Tower Plaza	.2870
54	6G Tower Plaza	.2870
55	6H Tower Plaza	.2560
56	6I Tower Plaza	3982
57	6C Tower Plaza	.3982
58	6B Tower Plaza	.2638
59	6A Tower Plaza	.4635
60	6L Tower Plaza	.2875
61	6K Tower Plaza	.2606
62	6J Tower Plaza	.3982
63	7D Tower Plaza	.3982
64	7E Tower Plaza	2560
65	7F Tower Plaza	.2870
66	7G Tower Plaza	.2870
67	7H Tower Plaza	.2560

68	7I Tower Plaza	.3982
69	7C Tower Plaza	.3982
70	7B Tower Plaza	2638
71	7A Tower Plaza	.4635
72	7L Tower Plaza	.2875
73	7K Tower Plaza	.2606
74	7J Tower Plaza	3982
75	8D Tower Plaza	.3982
76	8E Tower Plaza	.2560
77	8F Tower Plaza	2870
78	8G Tower Plaza	2870
79	8H Tower Plaza	.2560
80	8I Tower Plaza	.3982
81	8C Tower Plaza	.3982
82	8B Tower Plaza	2638
83	8A Tower Plaza	4635
84	8L Tower Plaza	.2875
85	8K Tower Plaza	2606
86	8J Tower Plaza	.3982
87	9D Tower Plaza	.3982
88	9E Tower Plaza	.2560
89	9F Tower Plaza	.2870
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91	9H Tower Plaza	.2560
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96	9L Tower Plaza	.2875
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98	9J Tower Plaza	.3982
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107	10A Tower Plaza	4635
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118	11B Tower Plaza	.2638
119	11A Tower Plaza	.4635

120	11L Tower Plaza	2875
121	11K Tower Plaza	.2606
122	11J Tower Plaza	.3982
123	12D Tower Plaza	.3982
124	12E Tower Plaza	.2560
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131	12A Tower Plaza	4635
132	12L Tower Plaza	.2875
133	12K Tower Plaza	.2606
134	12J Tower Plaza	.3982
135	13D Tower Plaza	.3982
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165	15C Tower Plaza	.3982
166	15B Tower Plaza	2638
167	15A Tower Plaza	.4635
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169	15K Tower Plaza	.2606
170	15J Tower Plaza	.3982
171	16D Tower Plaza	.3982

172	16E Tower Plaza	2560
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174	16G Tower Plaza	.2870
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219	20D Tower Plaza	.3982
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227	20A Tower Plaza	4635
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229	20K Tower Plaza	.2606
230	20J Tower Plaza	3982
231	21D Tower Plaza	.3982
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249	22C Tower Plaza	.3982
250	22B Tower Plaza	.2638
251	22A Tower Plaza	.4635
252	22L Tower Plaza	.2875
253	22K&J Tower Plaza	.6862
254	23D Tower Plaza	.3982
255	23E Tower Plaza	2560
256	23F Tower Plaza	2870
257	23G Tower Plaza	2870
258	23H Tower Plaza	.2560
259	23I Tower Plaza	.3982
260	23C Tower Plaza	.3982
261	23B Tower Plaza	.2638
262	23A Tower Plaza	.4635
263	23L Tower Plaza	.2875
264	23K&J Tower Plaza	.6862
265	24D Tower Plaza	.3982
266	24E Tower Plaza	.2560
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271	24C Tower Plaza	.3982
272	24B Tower Plaza	2638
273	24A Tower Plaza	.4635
274	24L Tower Plaza	.2875
275	24K&J Tower Plaza	.6862

276	25D Tower Plaza	.3982
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287	26D Tower Plaza	.3982
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294	26B Tower Plaza	.2638
295	26A Tower Plaza	.4635
296	26L Tower Plaza	.2875
297	26K&J Tower Plaza	.6862

(d) Subject to any further limitations imposed by applicable Michigan laws or local ordinances, and the restrictions contained in Article VI of the Condominium By-Laws, the units in the Condominium project may be used and occupied for residential and limited office and commercial purposes as set forth below:

(i) It is the intent of the Developer that eventually all units in the Condominium, except Unit 1 and Unit 2 on the ground floor of the building, shall only be used for residential purposes.

(iii) Units 1 and 2 may continue to be used for commercial purposes indefinitely.

CONDOMINIUM BY-LAWS

ARTICLE I.

ASSOCIATION OF CO-OWNERS

Section 4. (a)

(6) To acquire, maintain and improve and to buy, sell, convey, assign, mortgage, or lease any real or personal property (including any unit in the Condominium, easements, rights-of-way, and licenses, or lease of the mezzanine level

general common element office space or roof general common element area for antenna use) on behalf of the Association in furtherance of any of the purposes of the Association.

ARTICLE VI.

RESTRICTIONS

Section 1. No condominium unit shall be used for other than residential purposes (except as permitted under paragraph FIFTH(3)(d) of the First Amended Master Deed).


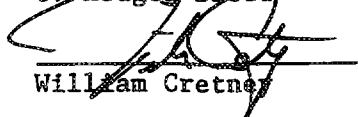
(c) Unit 1, serviced by a separate entrance off of Maynard Street, and Unit 2, serviced off of the Main Lobby, may continue to be used for commercial purposes indefinitely

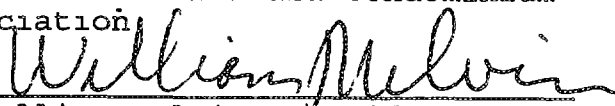
2 Sheets 1, 10 and 11 of Replat No. 3 of Washtenaw County Condominium Subdivision Plan No. 71, marked Exhibit B to the Master Deed of Tower Plaza Condominium, a condominium, attached hereto, shall, upon recordation in the Office of the Washtenaw County Register of Deeds of this Second Amendment to First Amended Master Deed, replace, supersede and supplement Sheets 1, 10 and 11, of the Condominium Subdivision Plan of Tower Plaza Condominium, as previously recorded in Liber 2223, Page 811 and Liber 2162, Pages 652 and 653, Washtenaw County Records, and said previously recorded Sheets 1, 10 and 11 shall be of no further force or effect

In all other respects, other than as hereinbefore indicated, the original First Amended Master Deed of Tower Plaza Condominium, a condominium, as amended, including all Exhibits attached thereto, as amended, recorded as aforesaid, is hereby ratified, confirmed and redeclared

Dated: December 6, 1996

WITNESSES:


G. Hedger Broad

William Gretney

Ann Arbor Tower Plaza Condominium Association
By 
William Melvin, President

STATE OF MICHIGAN, COUNTY OF WASHTENAW

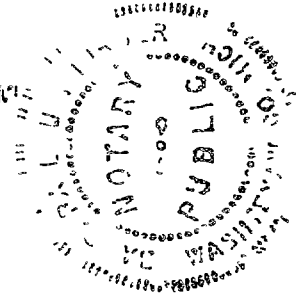
The foregoing document was acknowledged before me this 6th day of December, 1996, by William Melvin, President of Ann Arbor Tower

Plaza Condominium Association, a Michigan non-profit corporation, on behalf of said corporation

Barbara Lou Thurber
, Notary Public
Washtenaw County, Michigan
My commission expires:

This document was prepared by
and when recorded return to
Karl R. Frankena
Conlin, McKenney & Philbrick, P.C
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2108

BARBARA LOU THURBER
NOTARY PUBLIC - WASHTENAW COUNTY, MI
MY COMMISSION EXPIRES 04/30/09



13.condos:aatpmd.2am

RECORDED
WASHTENAW COUNTY DEEDS
BOOK 3 | PAGE 108
DATE 11/15/88

RECORDED
WASHTENAW COUNTY DEEDS
BOOK 3 | PAGE 108
DATE 11/15/88

23rd 111
PAGE 5 of 7
ATTENTION WASHTENAW COUNTY REGISTER OF DEEDS: THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYORS CERTIFICATE ON SHEET NUMBER TWO

REPLAT No 3 OF CONDOMINIUM SUBDIVISION PLAN NO 71
EXHIBIT 'B' TO THE MASTER DEED OF
TOWER PLAZA CONDOMINIUM *as recorded in Liber 2223 of Records on Pages 807 thru 813*
CITY OF ANN ARBOR, WASHTENAW COUNTY,
MICHIGAN

PROPERTY AND LAND LOCATED AT

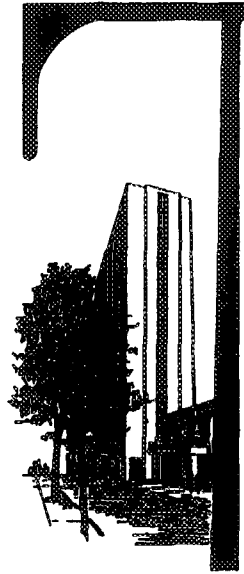
555 EAST WILLIAM STREET
ANN ARBOR, MICHIGAN
DESCRIBED AS-

BEGINNING AT THE SW CORNER OF LOT 8, BLOCK 3 SOUTH RANGE 9 EAST OF ANN ARBOR LAND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR AS RECORDED IN LIBER 11 OF DEEDS PAGE 486, WASHTENAW COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 8, 9, AND 10 OF SAID ADDITION (S&2 4); THENCE EASTERLY DEFLECTING 89° 38' 30" TO THE RIGHT 38.09 FEET; ALONG A LINE 62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE SOUTHERLY DEFLECTING 90° OF 30" TO THE RIGHT 4.90 FEET; THENCE EASTERLY DEFLECTING 90° OF 30" TO THE LEFT 19.25 FEET; THENCE SOUTHERLY DEFLECTING 90° OF 30" TO THE RIGHT 69.74 FEET; THENCE EASTERLY 75.5 FEET, DEFLECTING TO THE LEFT 90° 24' 30"; THENCE SOUTHERLY DEFLECTING TO THE RIGHT 63.00 FEET ALONG THE WEST LINE OF HAYWARD STREET; THENCE WESTERLY DEFLECTING 89° 38' 30" TO THE RIGHT 132.04 FEET ALONG THE NORTH LINE OF WILLIAM STREET TO THE PLACE OF BEGINNING; BEING LOT 8 AND PART OF LOTS 9 AND 10, BLOCK 3 SOUTH, RANGE 9 EAST, ANN ARBOR LAND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, WASHTENAW COUNTY RECORDS;
SUBJECT TO AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS OVER THE COVERED DRIVEWAY ON THE WEST PORTION OF LOT 8, THE SERVICE PARKING AREA AND WALKWAY ON THE WEST PORTION OF LOT 9, AND THE SOUTHWESTERLY PORTION OF LOT 10 FOR THE BENEFIT OF THE OWNER AND OCCUPANTS OF THE BALANCE OF LOTS 9 AND 10 AS ORIGINALLY INCLUDED IN THE LEGAL DESCRIPTION APPEARING IN LIBER 2094 PAGE 97 WASHTENAW COUNTY RECORDS.

DEVELOPER
CHOAN, LTD
555 EAST WILLIAM STREET
ANN ARBOR, MICHIGAN 48104

SURVEYOR
FRED N WHITE RLS #12034
FRED WHITE ENGINEERING COMPANY
2300 N GRAND RIVER AVE
LANSING, MICHIGAN 48906

NOTE: THE STRUCTURES AND IMPROVEMENTS SHOWN IN THIS PLAN ARE AS BUILT UNLESS OTHERWISE INDICATED



SHEET INDEX

SHEET NO	TITLE
01	COVER SHEET
2	SURVEY PLAN
3	SITE PLAN
4	UTILITY PLAN
5	BASEMENT PLAN
6	GROUND FLOOR PLAN
7	MEZZANINE PLAN
8	2ND THRU 21ST FLOOR PLAN
9	22ND THRU 26TH FLOOR PLAN
10	PENTHOUSE AND ROOF PLAN
11	SECTIONS

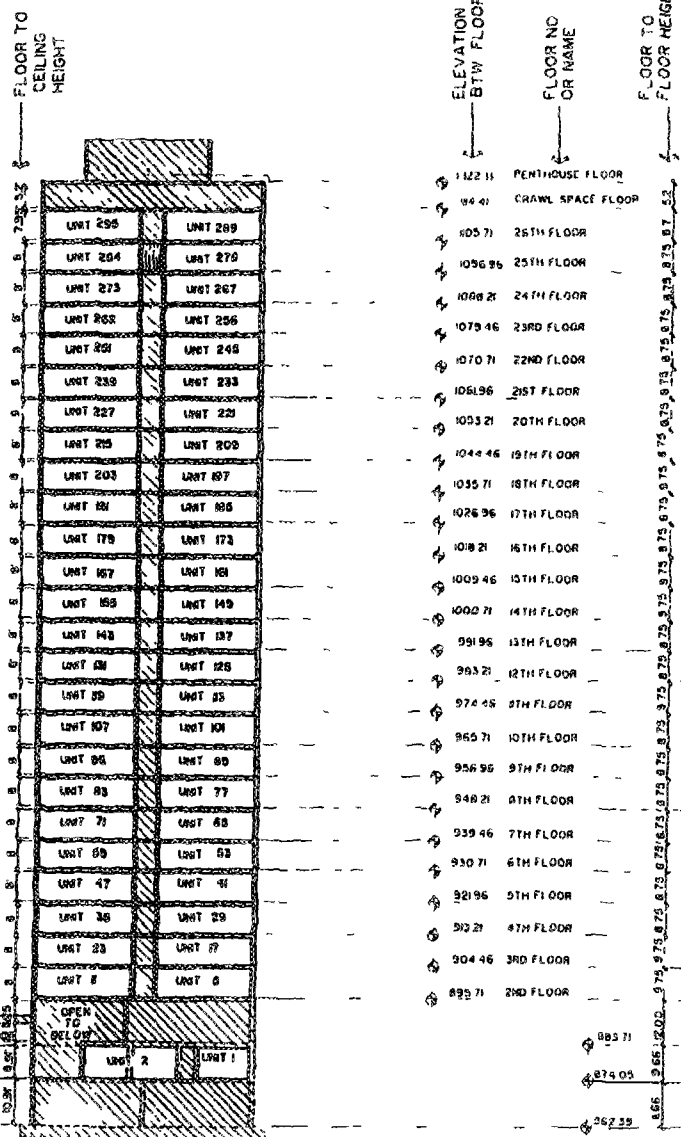
THE ASTERISK (*) INDICATES NEW OR AMENDED SHEETS WHICH ARE REVISED DATED 2-8-88. THE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

AS-BUILT

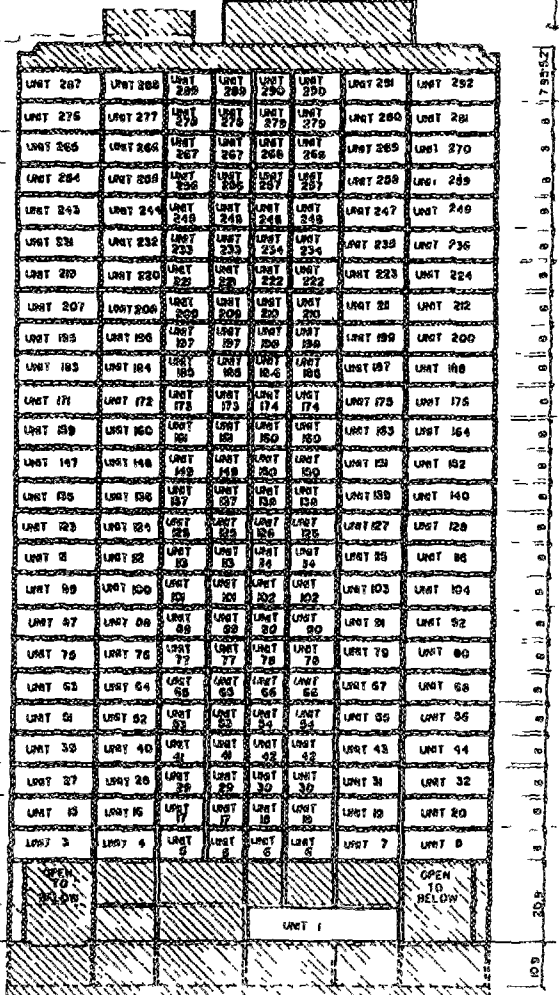


AS-BUILT	CHOAN, LTD.
TOWER PLAZA CONDOMINIUM	COVER SHEET
CITY OF ANN ARBOR	
FRED WHITE ENGINEERING COMPANY INC.	
ANN ARBOR, MICHIGAN	
DATE: 11/15/88	
BY: [Signature]	

NOTE
 ALL LINES OF OWNERSHIP ARE
 AT 90° TO EACH OTHER



CROSS SECTION A-A



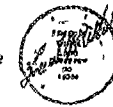
CROSS SECTION B-B

LIMITS OF OWNERSHIP

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

SCALE IN FEET



AS-BUILT	
CHOWAN LTD.	
DATE: 1997	TOWER PLAZA CONDOMINIUM SECTIONS
AND ARBOR MORGAN	
FORD, WATKINS, BRUNSWICK & COMPANY INC.	
100 WEST 86th STREET, NEW YORK, N.Y. 10024	