

13/01/17

20150824-0074654

Mary Hollinrake P: 1/13 4:34PM
Kent Cnty MI Rgstr 08/24/2015 SEAL

RECORDED KENT COUNTY, MI REG

2015 2015 AUG 24 AM 9:02

I HEREBY CERTIFY that there are No Tax Liens or Titles held by the State or any individual against this instrument description, and all taxes shown are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply to current taxes, if any now in process of collection.
DATE 8-19-2015

Deputy, Kent County Treasurer, Grand Rapids, Michigan

RECORDED KENT COUNTY, MI REG
2015 JUL 16 AM 9:05
RECORDED KENT COUNTY, MI REG
2015 JUL 27 AM 9:15
RECORDED KENT COUNTY, MI REG
2015 AUG 18 AM 9:11

FIRST AMENDMENT TO MASTER DEED

OF

TRAIL RIDGE CONDOMINIUM

(Act 59, Public Acts of 1978, as amended.)

Amendment No. 1 to Kent County Subdivision Plan No. 977 containing:

1. First Amendment to Master Deed of Trail Ridge Condominium, a residential Condominium Project.
2. First Amendment to Condominium Bylaws, which is attached as Exhibit A to the First Amendment to Master Deed.
3. Amended Exhibit B to Master Deed: The Condominium Subdivision Plan for Trail Ridge Condominium.

SP/it
PPM 41-23-33-101-018 '14
VERIFIED BY PD&R LB

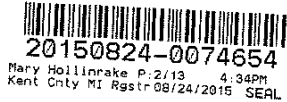
from 101-017 '10

103-015 thru 023 incl '05

No interest in real estate is being conveyed hereby, and no revenue stamps are required. 103-031 thru 044 incl '05

This instrument drafted by:

Holly A. Jackson
DURELL & JACKSON PLC
644 Lovett St SE, Suite A
Grand Rapids, MI 49506



**FIRST AMENDMENT TO MASTER DEED
OF
TRAIL RIDGE CONDOMINIUM**

(Act 59, Public Acts of 1978, as amended.)

This First Amendment to the Master Deed of Trail Ridge Condominium (the "Master Deed") is made on June 30, 2015, by MWH Investments, LLC, a Michigan limited liability company, of 15 Ionia Ave SW, Suite 340, Grand Rapids, Michigan 49503 (the "Developer") as set forth below.

RECITALS

- A. Trail Ridge Condominium is a residential condominium project known as Kent County Condominium Subdivision Plan No. 977 (the "Project") established by Master Deed recorded in the office of the Kent County Register of Deeds on June 26, 2014 under Instrument Number 2014-0626-0050196.
- B. The Developer has reserved, among other rights, the rights, without consent of any Co-Owner or other person, to amend the Master Deed to expand the Project, as provided in Section 9 of the Master Deed. The Developer has also reserved the right to amend the Condominium Bylaws.
- C. The Developer wishes to add Units 13 through 16 to the Project, in accordance with Section 90(3) of the Michigan Condominium Act.
- D. The Developer wishes to amend the Condominium Bylaws, which are identified as Exhibit A to the Master Deed, to eliminate Section 5.4(b).

AMENDMENT

The Developer hereby amends the Master Deed, Exhibit A, and Exhibit B, pursuant to the rights granted in the Michigan Condominium Act.

- 1. **Condominium Bylaws.** The Condominium Bylaws attached as Exhibit A to the Master Deed are hereby amended to correct language in Section 5.4, and the
- 2. **New Overall Description.** Section 2.1 of the Master Deed is deleted in its entirety and replaced with the following:

"Condominium Property. The legal description of the Project is described as

Part of Unit 3, "The Crossroads of Caledonia Condominium", a condominium according to the Master Deed recorded in Instrument No. 20040929-0130720, as amended, in the Office of the Kent County Register of Deeds and designated as Kent County

20150824-0074654

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Kent Cnty MI Rgstr 08/24/2015 SEAL

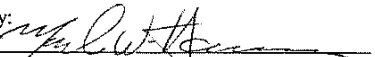
Condominium Subdivision Plan No. 685, together with rights in the general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended, being described as: Beginning at the Southwest corner of Unit 3 of said "The Crossroads of Caledonia Condominium", also being the Southeast corner of "The Trails at Crossroads Condominium", a condominium according to the Master Deed recorded in Instrument No. 20050920-0112525, as amended, in the Office of the Kent County Register of Deeds; thence N 48°27'48" E 101.52 feet; thence S 45°49'42" E 10.84 feet; thence Southeasterly 97.27 feet along a 1979.00 foot radius curve to the right, said curve having a central angle of 2°53'43", and a chord bearing S 44°25'13" E 97.26 feet; thence N 46°33'23" E 172.68 feet (the previous four courses being along the boundary of "The Trails at Crossroads Condominium"); thence S 41°37'31" E 268.94 feet; thence S 55°54'12" E 146.86 feet; thence S 31°15'26" W 119.30 feet; thence S 48°59'04" W 207.68 feet; thence N 41°00'56" W 546.83 feet along the Southwesterly line of said Unit 3 to the Point of Beginning."

3. **Condominium Subdivision Plan.** The Condominium Subdivision Plan attached as Exhibit B to this First Amendment to Master Deed is shown as Replat No. 1 to Kent County Subdivision Plan No. 977, which contains 7 sheets.
4. **Continuing Effect.** In all other respects, the provisions of the Master Deed and Condominium Bylaws, as recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 977, are ratified and confirmed.

The Developer has signed this First Amendment to Master Deed on this 30th day of June, 2015.

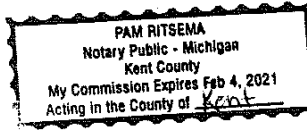
MWH Investments, LLC, a Michigan limited
Liability company

By:


Mark W. Hamersma, its Manager

State of Michigan, County of Kent

The foregoing document was signed before me on this 30th day of June, 2015, by MWH Investments, a Michigan limited liability company, by Mark W. Hamersma, its Manager.



Pam Ritsema

Notary Public, County of Kent
Acting in County of Kent, State of Michigan
My commission expires: 4-4-2021

Drafted by and Return to:

Holly A. Jackson
Durell & Jackson PLC
644 Lovett St SE, Suite A
Grand Rapids, MI 49506



20150824-0074654

Mary Hollinrake P: 4/13 4:34PM
Kent Cnty MI Restr 08/24/2015 SEAL



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Mary Hollinrake P:5/13 4:34PM
Kent Cnty MI Rgstr 08/24/2015 SEAL

FIRST AMENDMENT TO CONDOMINIUM BYLAWS

OF

TRAIL RIDGE CONDOMINIUM

This First Amendment to the Condominium Bylaws of Trail Ridge Condominium is made on June 30, 2015, by MWH Investments, LLC, a Michigan limited liability company, of 15 Ionia Ave SW, Suite 340, Grand Rapids, Michigan 49503 (the "Developer") as set forth below.

RECITALS

- A. Trail Ridge Condominium is a residential condominium project known as Kent County Condominium Subdivision Plan No. 977 (the "Project") established by Master Deed recorded in the office of the Kent County Register of Deeds on June 26, 2014 under Instrument Number 2014-0626-0050196 (the "Master Deed").
- B. The Developer has reserved, among other rights, the rights, without consent of any Co-Owner or other person, to amend the Condominium Bylaws attached as Exhibit A to the Master Deed.
- C. The Developer wishes to amend the Condominium Bylaws to eliminate Section 5.4(b).

AMENDMENT

The Developer hereby amends the Exhibit A pursuant to the rights granted in the Michigan Condominium Act.

1. **Condominium Bylaws.** Section 5.4 of the Condominium Bylaws is deleted in its entirety and replaced with the following.

"5.4 Expenses of Administration. The expenses of administration shall consist, among other things, of such amounts as the Board may deem proper for the operation and maintenance of the Condominium property under the powers and duties delegated to it and may include, without limitation, amounts to be set aside for working capital of the Condominium, for a general operating reserve, for a reserve for replacement and for meeting any deficit in the common expense for any prior year; provided, that any reserves established by the Board prior to the initial meeting of members shall be subject to approval by such members at the initial meeting. The Board may advise each Owner in writing of the amount of common charges payable by him and shall furnish copies of each budget on which such common charges are based to all Owners."

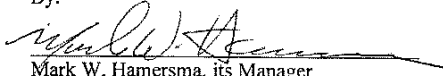
2. **Continuing Effect.** In all other respects, the provisions of the Condominium Bylaws, as attached as Exhibit A to the Master Deed and recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 977, are ratified and confirmed.

State of Michigan
County of Kent

This First Amendment to Condominium Bylaws has been signed by the Developer on this 30th day of June 2015.

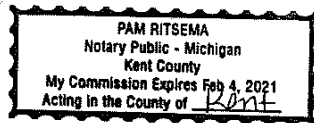
MWH Investments, LLC, a Michigan limited
Liability company

By:


Mark W. Hamersma, its Manager

The foregoing document was signed before me on this 30th day of June, 2015, by MWH Investments, a Michigan limited liability company, by Mark W. Hamersma, its Manager.





Notary Public, County of Kent
Acting in County of Kent, State of Michigan
My commission expires: 4-4-2021



20150824-0074654

Mary Hollinrake P:6/13 4:34PM
Kent Only MI Rgstr 08/24/2015 SEAL



Mary Hollinrake P:7713 4:34PM
Kent Only MI Restr:08/24/2015 SEAL

REPLAT NO. 1
KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 977.
EXHIBIT "B" TO THE MASTER DEED OF:

TRAIL RIDGE CONDOMINIUM

PART OF SECTION 33 T3N, R10W, CALEDONIA TOWNSHIP, KENT COUNTY, MICHIGAN

DEVELOPER:
KENT COUNTY REGISTER, L.L.C.
15 IONIA AVE SW
GRAND RAPIDS, MICHIGAN 49503

SURVEYOR:
KENT COUNTY REGISTER, L.L.C.
217 GRANDVILLE AVE SW
GRAND RAPIDS, MICHIGAN 49503

DESCRIPTION

Part of Unit 3, "The Crossroads of Caledonia Condominium", a condominium according to the Master Deed recorded in instrument No. 200409329-0130720, as amended, in the Office of the Kent County Register of Deeds, one designated as Kent County Condominium Survey 33, is hereby replatted as follows: The replatted area is a portion of the common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended, being described as: Beginning at the Northwest corner of Unit 3 of said "The Crossroads of Caledonia Condominium", also being the Southwest corner of "The Trails At Crossroads Condominium", a condominium according to the Master Deed recorded in instrument No. 200508220-012525, as amended, in the Office of the Kent County Register of Deeds, thence N46°22'49.12"E 126.42 feet, thence S44°25'13"E 116.42 feet, thence S89°59'41.2"E 19.77 feet, thence S19°30'00"E 119.30 feet, thence S44°25'13"E 97.28 feet, thence N46°33'23"E 172.68 feet (the previous four courses being along the boundary of "The Trails At Crossroads Condominium"), thence S41°37'31"E 288.94 feet, thence S55°54'12"E 146.86 feet, thence S31°52'25"W 119.30 feet, thence S48°59'04"W 207.68 feet, thence N41°00'55"W 546.83 feet along the Southwesterly line of said Unit 3 to the Point of Beginning.

ATTENTION COUNTY REGISTER OF DEEDS
THE ASTERISK (*) INDICATES THAT THE SHEETS ARE AMENDED OR
ARE NEW SHEETS WHICH ARE DATED AUGUST 7, 2015. ALL
CORRESPONDING SHEETS OF THE ORIGINALLY RECORDED EXHIBIT "B"
PLANS SHALL BE SUPERCEDED BY THIS REPLAT NO. 1.

SHEET INDEX

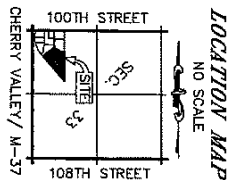
- * 1. COVER SHEET
- * 2. SURVEY & SITE PLAN
- * 3. DETAILED SITE PLAN
- * 4. EXISTING SITE PLAN
- * 5. UNIT FLOOR PLAN
- * 6. EXPANDABLE AREA PLAN
- * 7. BUILDING FLOOR PLANS AND BUILDING SECTIONS FOR BUILDINGS 1, 2, 3 & 4



PROPOSED DATED AUGUST 7, 2015

COVER SHEET
SHEET NO. 1

20150824-0074654
 Mary Hollinrake P.8/13 4:34PM
 Kent Only MI Rgstr 08/24/2015 SEAL

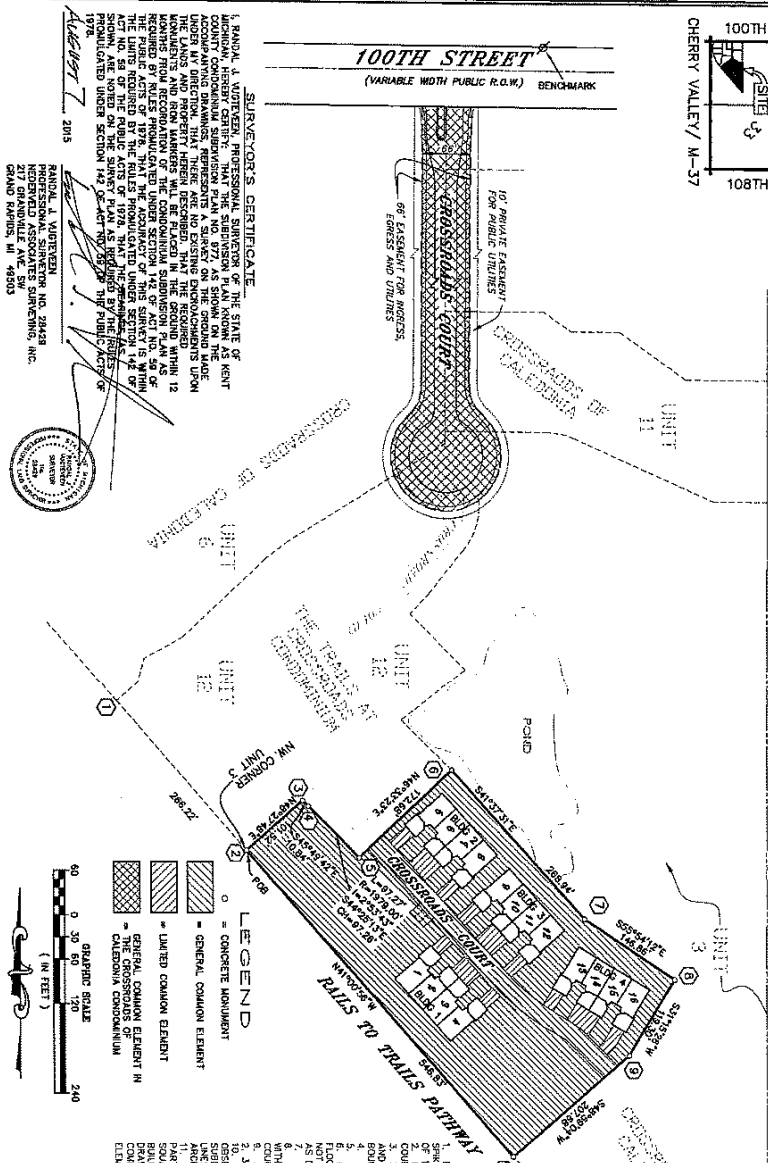


PRIOR TO EXCAVATION CONTACT
 MISS DIG 3 WORKING DAYS IN
 ADVANCE 1-800-482-7171

UTILITY NOTE
 ALL THE UTILITIES WILL BE SHOWN
 ON THE "AS-BUILT" PLANS
 INCLUDING SERVICE SIZE AND
 WATER LOCATION

COORDINATES

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	7915.10	5439.36	6	7923.26	5891.28
2	7714.23	5814.07	7	7922.23	4989.93
3	7781.54	5880.06	8	7939.90	4181.54
4	7773.99	5887.04	9	7457.92	4128.64
5	7704.57	5765.91	13	7501.63	5972.94



GENERAL NOTES

1. BEING UNDER ELEVATION 792.66 N.O.V. DATA. BARROAD SHOW IN SQUARE OF POWER POLE LOCATED AT NW CORNER OF SECTION 33, T5N, R10W.
2. BEARINGS AS SHOWN HEREIN ARE BASED ON THE KENT COUNTY SECTION BEING AS RECORDED IN JUNE 2008, PAGE 11.
3. THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN AND DITCHED IN 4' OF CONCRETE HAVE BEEN PLACED AT ALL BOUNDARY CORNERS.
4. ALL CORNER DIMENSIONS ARE IN FEET.
5. ALL CORNER DIMENSIONS ARE AS DISTANCES. THE LANDLORDS HAVE BEEN ADVISED OF THE LOCATION OF THE CORNERS AND NOTED BY THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN.
6. EACH STRUCTURE SHALL BE LOCATED IN STRICT COMPLIANCE WITH THE ORDINANCES OF THE TOWNSHIP OF CALDEON, KENT COUNTY, MICHIGAN.
7. ALL IMPROVEMENTS AND UTILITIES NEEDED FOR BUILDINGS 1, 2, 3 & 4 MUST BE BUILT.
8. ALL IMPROVEMENTS ARE DERIVED FROM FIELD OBSERVATIONS AND ARCHITECTURAL PLANS. THIS CONDOMINIUM SUBDIVISION PLAN REFLECTS THE PROPOSED LAYOUT FOR ANY ARCHITECTURAL, RECREATION, AND LANDSCAPE AREAS AND UTILITIES. PLANTING AND UTILITIES ARE NOT TO BE PLACED WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN.
9. THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN SHALL BE LOCATED IN STRICT COMPLIANCE WITH THE ORDINANCES OF THE TOWNSHIP OF CALDEON, KENT COUNTY, MICHIGAN.
10. THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN SHALL BE LOCATED IN STRICT COMPLIANCE WITH THE ORDINANCES OF THE TOWNSHIP OF CALDEON, KENT COUNTY, MICHIGAN.
11. THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN SHALL BE LOCATED IN STRICT COMPLIANCE WITH THE ORDINANCES OF THE TOWNSHIP OF CALDEON, KENT COUNTY, MICHIGAN.
12. THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN SHALL BE LOCATED IN STRICT COMPLIANCE WITH THE ORDINANCES OF THE TOWNSHIP OF CALDEON, KENT COUNTY, MICHIGAN.
13. THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN SHALL BE LOCATED IN STRICT COMPLIANCE WITH THE ORDINANCES OF THE TOWNSHIP OF CALDEON, KENT COUNTY, MICHIGAN.

**SURVEY & SITE PLAN
 TRAIL RIDGE CONDOMINIUM**

NEDEVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503

PROPOSED DATED AUGUST 7, 2015
 SHEET NO. 2

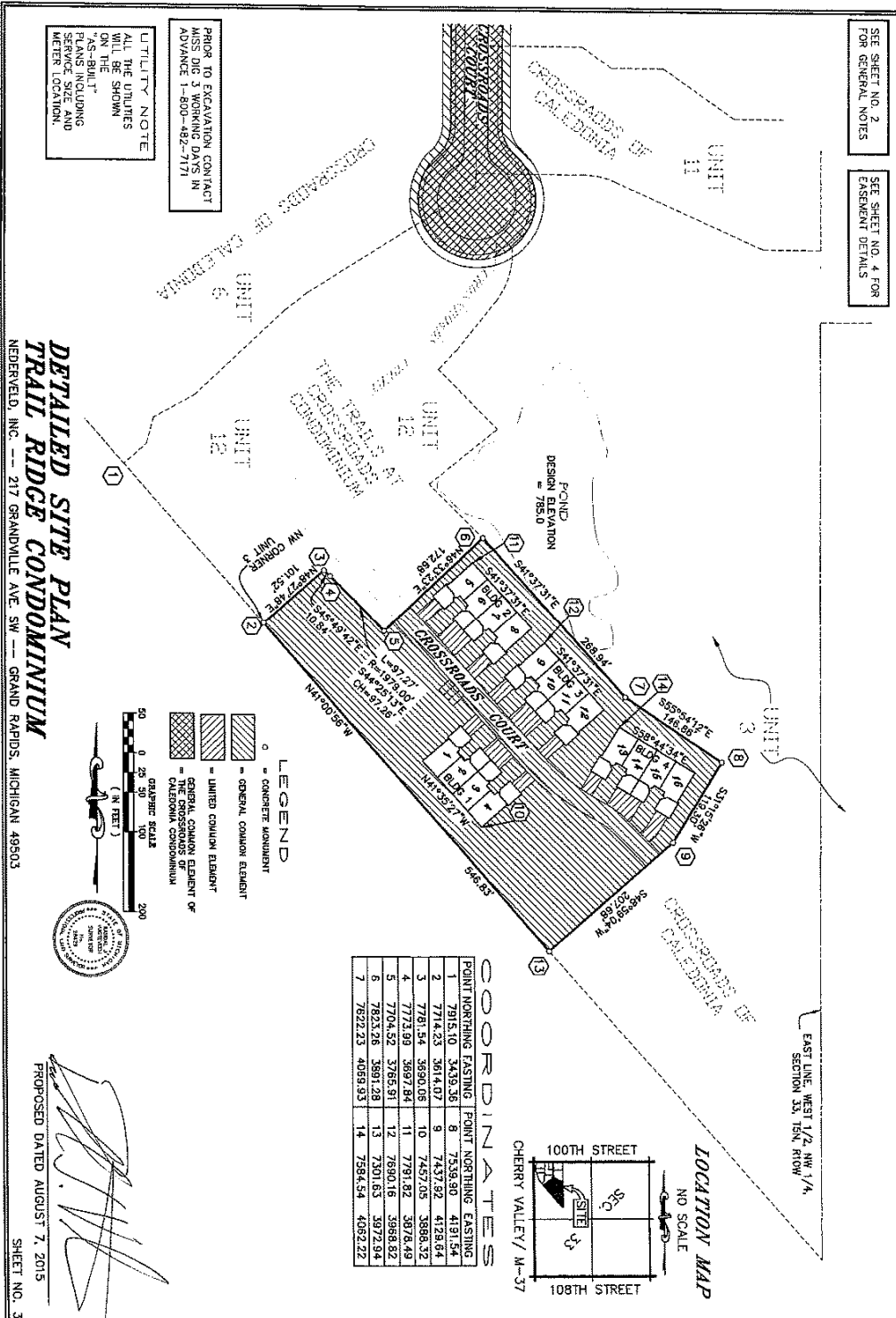
SUBDIVISION CERTIFICATE

I, RANDAL A. WINTERKORN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 877, AS SHOWN ON THE MAP, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AND INTERESTS THEREIN, AND THAT THERE ARE NO EXISTING ENCUMBRANCES UPON THE LANDS AND INTERESTS HEREIN DESCRIBED. IN THE SECOND YEAR 12 MONTHS FROM RECORDED OF THE CONDOMINIUM SUBDIVISION PLAN AS THE PUBLIC ACTS OF 1978, THE PUBLIC ACTS OF 1979, AND THE PUBLIC ACTS OF 1980, THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1978, THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1979, AND THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1980, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1978, THE PUBLIC ACTS OF 1979, AND THE PUBLIC ACTS OF 1980.

Randal A. Winterkorn
 AUGUST 7, 2015

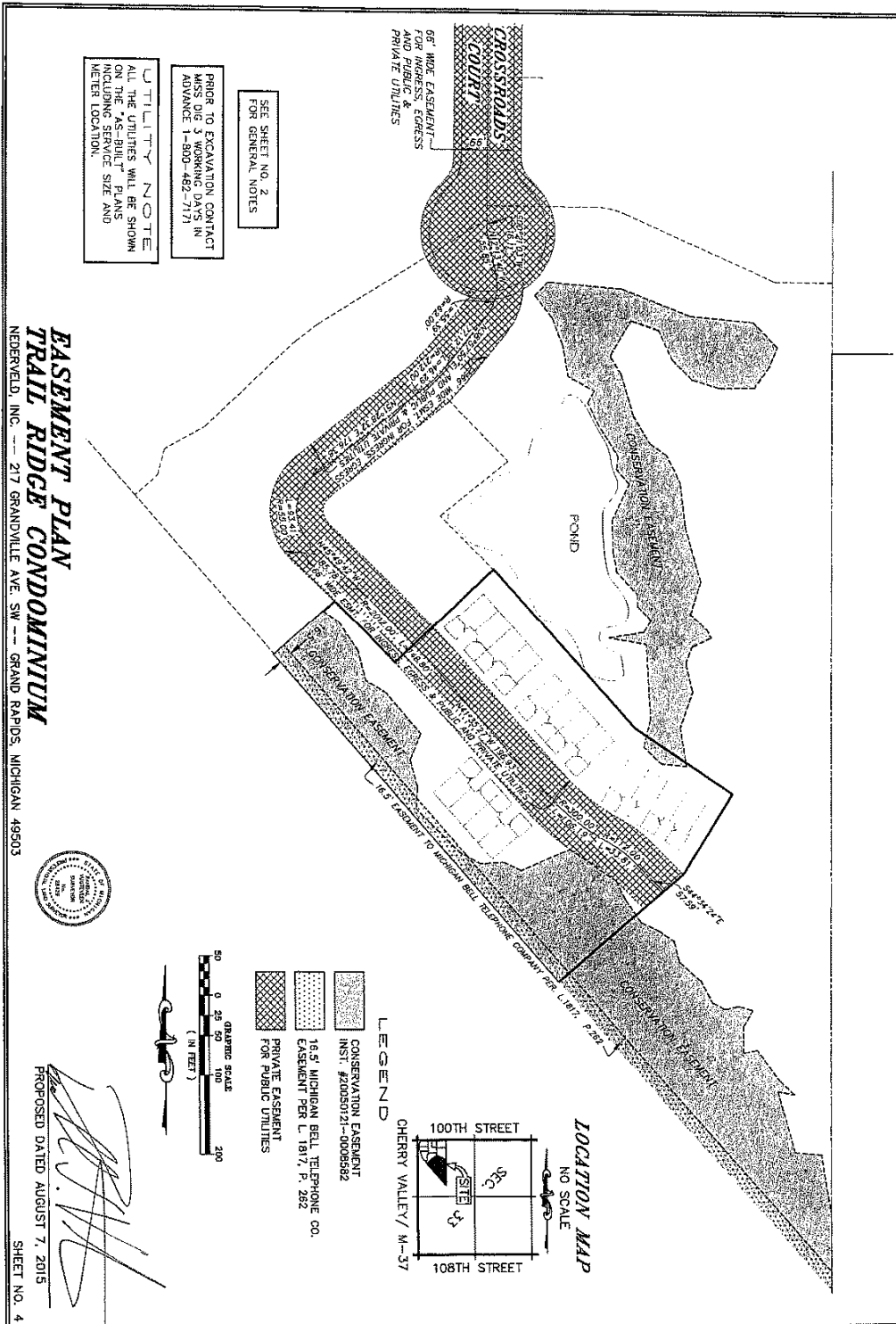
RANDAL A. WINTERKORN
 PROFESSIONAL SURVEYOR NO. 28428
 NEDERVELD ASSOCIATES SURVEYING, INC.
 217 GRANDVILLE AVE. SW
 GRAND RAPIDS, MI 49503

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 Mary Hollinrake P:9/13 4:34PM
 Kent City MI Rgstr 09/24/2015 SEAL



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Kent Cnty MI Rgstr 08/24/2015 SEAL

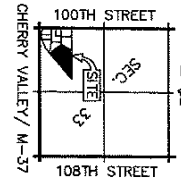


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Kent Cnty MI Rgstr 08/24/2015 SEAL

LOCATION MAP

NO SCALE



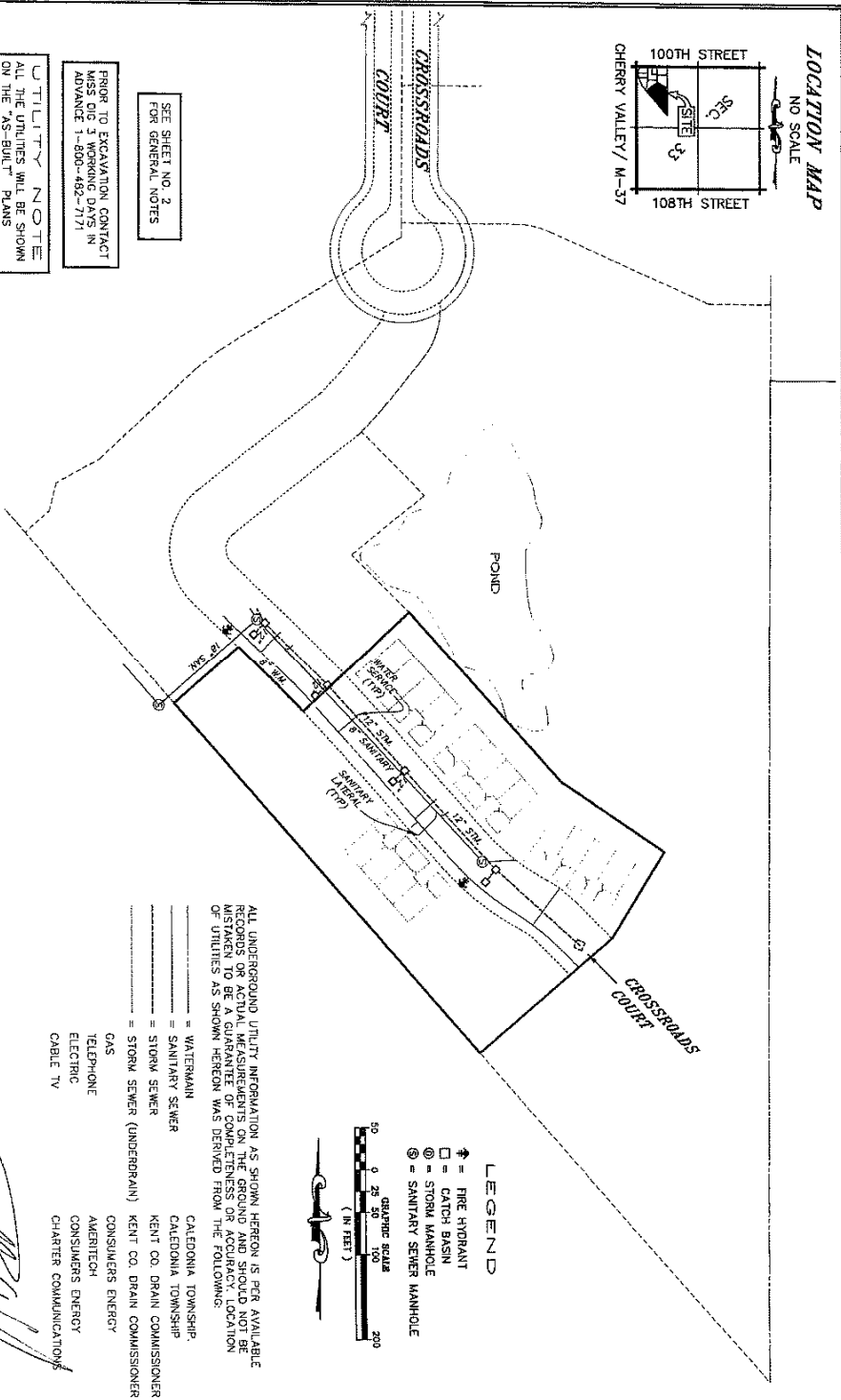
SEE SHEET NO. 2
FOR GENERAL NOTES

PRIOR TO EXCAVATION CONTACT
KENT COUNTY ENGINEERING
ADVANCE 1-800-482-7171

UTILITY NOTE
ALL THE UTILITIES WILL BE SHOWN
ON THE "AS-BUILT" PLANS
INCLUDING SERVICE SIZE AND
METER LOCATION.

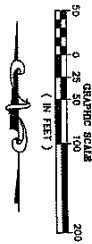
UTILITY PLAN
TRAIL RIDGE CONDOMINIUM

NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503



LEGEND

- ⬆ = FIRE HYDRANT
- = CATCH BASIN
- ⊙ = STORM MANHOLE
- ⊙ = SANITARY SEWER MANHOLE



ALL UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS PER AVAILABLE RECORDS OR ACTUAL MEASUREMENTS ON THE GROUND AND SHOULD NOT BE TAKEN TO BE GUARANTEED. THE LOCATION OF UTILITIES AS SHOWN HEREON WAS DERIVED FROM THE FOLLOWING:

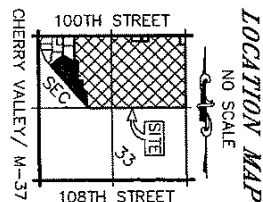
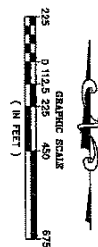
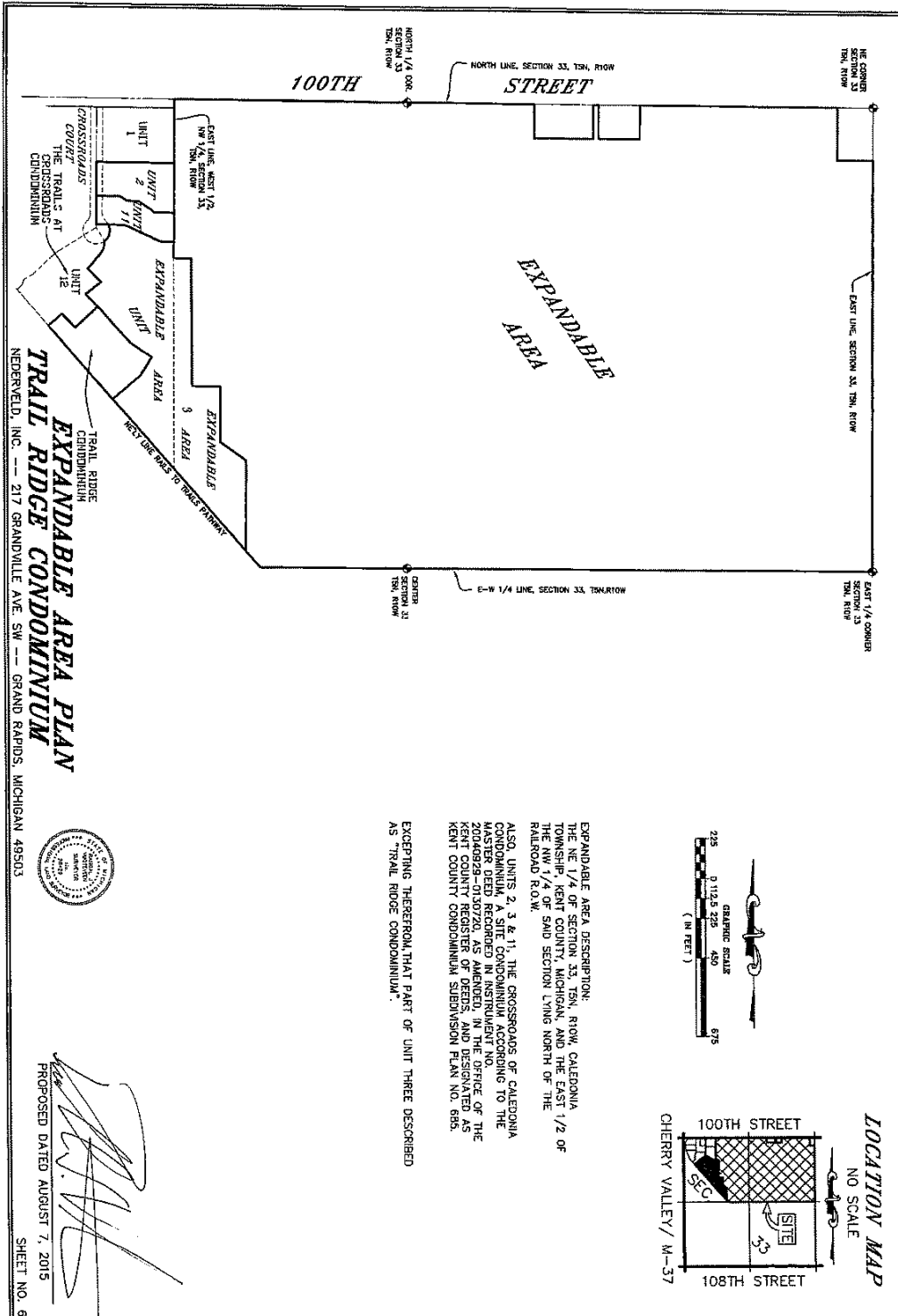
- = WATERMAIN
- = SANITARY SEWER
- = STORM SEWER (UNDERDRAIN)
- = GAS
- = TELEPHONE
- = ELECTRIC
- = CABLE TV

PROPOSED DATED AUGUST 7, 2015

[Signature]

20150824-0074654

Mary Hollinrake P:12/13 4:34PM
Kent Cnty MI Regstr 08/24/2015 SEAL



EXPANDABLE AREA DESCRIPTION:
THE NE 1/4 OF SECTION 33, T34N, R10W, CALEDONIA TOWNSHIP, KENT COUNTY, MICHIGAN, AND THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION LYING NORTH OF THE RAILROAD R.O.W.

ALSO, UNITS 2, 3 & 11, THE GROSSRIDGE OF CALEDONIA CONDOMINIUM, SITE CONDOMINIUM ACCORDING TO THE MASTER DEED REQUIRED IN INSTRUMENT NO. 20040823-0130720, AS AMENDED, IN THE OFFICE OF THE KENT COUNTY REGISTER OF DEEDS, AND DESIGNATED AS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 685.

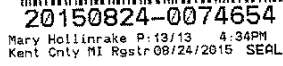
EXCEPTING THEREFROM THAT PART OF UNIT THREE DESCRIBED AS "TRAIL RIDGE CONDOMINIUM".



PROPOSED DATED AUGUST 7, 2015

[Signature]

SHEET NO. 6



5.5. SQUARE FOOTAGE OF UNIT

LEGEND

LIMITS OF OWNERSHIP

GENERAL CHIMNEY ELEVATION

LIMITED COMMON ELEMENT

GRAVELLED SQUARE

TYPICAL BASEMENT WALL THICKNESS = 0.80 FT.

TYPICAL EXTERIOR WALL THICKNESS = 0.50 FT.

TYPICAL PART WALL THICKNESS = 0.08 FT.

BUILDING SCHEDULE

BUDGET FLOOR TOTAL

NO. OF UNITS

1 A

2 B

3 C

4 D

5 D

6 C

7 B

8 A

9 D

10 C

11 B

12 A

13 D

14 C

15 B

16 A

17 A

18 A

19 A

20 A

21 A

22 A

23 A

24 A

25 A

26 A

27 A

28 A

29 A

30 A

31 A

32 A

33 A

34 A

35 A

36 A

37 A

38 A

39 A

40 A

41 A

42 A

43 A

44 A

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PROPOSED DATED AUGUST 7, 2015

SHEET NO. 7