

AGREEMENT

This Agreement (“**Agreement**”) is made and entered into on _____ (the “**Effective Date**”), by and between **David R. Gregersen ("229 Center Street")** and **Douglas Flats, LLC**, a Michigan limited liability company (“**225 Center Street**”). 229 Center Street and 225 Center Street are sometimes referred to herein collectively as the “Parties,” and individually as a “Party.”

Background

David R. Gregersen and Douglas Flats, LLC own certain real property located in the City of the Village of Douglas, County of Allegan, and State of Michigan that are contiguous. The Parties desire to agree to certain easements between them for the benefit of their parcels, and wish to enter into this Agreement to govern and set forth certain agreements in connection with the granting of such easements.

Agreement

THEREFORE, in consideration of the Background above, which is hereby incorporated into and form a part of this Agreement, and the mutual promises and conditions set forth below, the Parties hereby agree as follows:

1. Reciprocal Easement Agreement. Each of the Parties agrees to enter into the Reciprocal Easement Agreement attached as Exhibit A (the “**Easement**”) within five (5) business days of the Approval (as defined below). Each of the Parties agrees to fully cooperate with the other in connection with the Easement in a prompt and timely fashion. Further, each of the Parties will execute any additional agreements or documents within seven (7) calendar days after receipt as may be necessary in connection with the Easement as reasonably requested by the other Party and consistent with the terms of this Agreement and the Easement. The Parties acknowledge that the Easement will be recorded with the Allegan County Register of Deeds.

2. Fees and Costs. 225 Center Street agrees to pay a fee equal to Forty-Five Thousand Dollars (\$45,000) to 229 Center Street in consideration for 229 Center Street granting the Easement and entering into this Agreement (the “**Consideration**”). The payment of the Consideration by 225 Center Street to 229 Center Street will be paid in cash or other immediately available funds within five (5) business days of the Approval (as defined below) or as otherwise agreed by the Parties.

In any event (and regardless of the Approval), 225 Center Street agrees to pay all attorneys’ fees and costs as incurred by either Party in connection with the drafting, negotiation, execution, performance, and enforcement of the Easement, this Agreement, and any related documents (collectively, the “**Legal Fees**”). The Legal Fees will be paid as invoiced, which may include progress billing.

3. Municipal Approval as Condition Precedent. The Parties are seeking the approval of the City of the Village of Douglas of the Easement, zoning, and/or any other

approvals required by the City of the Village of Douglas in connection with the project(s) contemplated by the Parties (the “**Approval**”). The Parties’ respective obligations to perform under this Agreement are expressly conditioned upon and subject to the Approval of the transactions contemplated by the Easement. Except as otherwise provided, no Party shall be obligated to perform its obligations under this Agreement or the Easement unless and until such Approval has been obtained.

4. Agreement Runs with the Land. All provisions of this Agreement or the Easements, including the benefits and burdens, shall run with the land and be binding on all owners and all heirs, successors, assignees, tenants and personal representatives of the owners of either parcel.

5. Notices. All notices required by this Agreement will be in writing and shall be deemed to have been duly given if delivered personally, or mailed, first class mail, postage prepaid, return receipt requested. Further, notice shall be personally delivered or mailed to the following addresses: if to 229 Center Street, 229 Center Street, Douglas, Michigan 49406, and if to 225 Center Street, 7437 River St SE, Ada, Michigan 49301, or to such other address as either Party shall have specified by notice in writing to the other Party. The Parties acknowledge that when notice has been received by a Party, it shall be deemed to be given on the date of personal delivery, or when deposited in the United States mail.

6. Entire Agreement. This Agreement, the Easement, and any exhibits and schedules attached to either of those documents represents the complete agreement between the Parties as to the subject matter, and no term, condition, or agreement has been agreed to by the Parties except as set forth in this Agreement. This Agreement supersedes all contemporaneous and prior oral and written agreements, communications, representations, and understandings with respect to the subject matter of this Agreement. The Parties are not relying on any representations not contained in this Agreement.

7. Amendment. This Agreement (including this provision) cannot be amended, supplemented, altered, or otherwise modified, unless done so in a writing signed by an authorized representative of each of the Parties.

8. Assignment; Binding Effect. The Parties may transfer or assign any rights or obligations under this Agreement without the written consent of the other Party. This Agreement is binding on the Parties and their successors, representatives, and assigns.

9. Counterparts and Electronic Signatures. This Agreement may be signed in any number of counterparts, each of which will be deemed an original, but all of which will constitute one and the same agreement with the same effect as if the signature on each counterpart were on the same instrument. This Agreement may be delivered by electronic or facsimile signature in lieu of an original signature, and such electronic or facsimile signature shall be deemed to be an original signature.

10. Governing Law and Choice of Forum. This Agreement will be governed, construed, and enforced in accordance with the laws of the State of Michigan. Further, any and

all actions concerning any dispute or interpretation of this Agreement shall be filed and maintained in the Circuit Court of Allegan County, Michigan or the federal district court for the Western District of Michigan. The Parties specifically consent and submit to the exclusive jurisdiction and venue of such state or federal court.

11. No Strict Construction. The Parties acknowledge that they and their counsel have reviewed, negotiated, and adopted this Agreement as the joint agreement and understanding of the Parties. Further, the Parties acknowledge that they have mutually chosen the language used in this Agreement and no rule of strict construction in the interpretation of this Agreement shall be applied against any Party.

12. Waiver. A waiver by a Party of any provision of this Agreement is not a waiver of a breach of any other provision, or any subsequent breach of the same provision.

13. Severability. The Parties believe that every provision of this Agreement is effective and valid under applicable law, and whenever possible, each provision of this Agreement shall be interpreted in such a manner, and modified to the minimum effect, as to be effective and valid. If any term or condition of this Agreement is found to be void, invalid, or unenforceable, the validity or enforceability of the remaining terms and conditions will not be affected or impaired and will continue in full force and effect.

14. No Third Party Beneficiaries. Unless expressly provided herein, the Parties acknowledge that this Agreement does not grant to any other person or entity any legal or equitable right, benefit, or remedy of any nature.

15. Pronouns and Headings. Whenever required by the context, the singular number includes the plural, the plural number includes the singular, and the gender of any pronoun includes the other genders or entities. Further, the Parties acknowledge that the headings in this Agreement are for the convenience only and are not to be used in interpreting this Agreement.

16. Time is of the Essence. Time is of the essence for each term and provision of this Agreement.

[Signatures on Following Page]

The Parties have executed this Agreement on the Effective Date first set forth above.

229 CENTER STREET:

David R. Gregersen

225 CENTER STREET:

Douglas Flats, LLC,
a Michigan limited liability company

By _____
Ufuk Turan, Its Member

EXHIBIT A
To
Agreement
(Reciprocal Easement Agreement)

RECIPROCAL EASEMENT AGREEMENT

This RECIPROCAL EASEMENT AGREEMENT is made and entered into this ____ day of August, 2026 (“**Effective Date**”), by and between **David R. Gregersen**, whose address is 229 Center Street, Douglas, Michigan 49406 (“**229 Center Street**”) and **Douglas Flats, LLC**, a Michigan limited liability company, whose address is 7437 River St SE, Ada, Michigan 49301 (“**225 Center Street**”). 229 Center Street and 225 Center Street are sometimes referred to herein collectively as the “parties” and individually as a “party.”

BACKGROUND

A. David R. Gregersen owns a certain parcel of land located in the City of the Village of Douglas, County of Allegan, State of Michigan, which is legally described in Exhibit A attached hereto (“**229 Center Street Parcel**”).

B. Douglas Flats, LLC, a Michigan limited liability company owns a certain parcel of land located in the City of the Village of Douglas, County of Allegan, State of Michigan, which is legally described in Exhibit B attached hereto (“**225 Center Street Parcel**”).

C. 229 Center Street and 225 Center Street are adjacent to one another.

D. The parties wish to grant to each other non-exclusive, perpetual easements appurtenant for ingress, egress and stormwater drainage across and between the 229 Center Street Parcel and the 225 Center Street Parcel to facilitate access and drainage over and across those portions of their respective parcels legally described and depicted in Exhibit C (the “**Reciprocal Easement**”).

E. 229 Center Street wishes to grant 225 Center Street a non-exclusive, perpetual easement appurtenant over and across for storm water drainage over a portion of the 229 Center Street Parcel legally described and depicted in Exhibit D (the “**Storm Water Drainage Easement 1**”).

F. 229 Center Street wishes to grant 225 Center Street a non-exclusive, temporary easement appurtenant for grading over a portion of the 229 Center Street Parcel legally described in Exhibit E (the “**Temporary Grading Easement**”).

G. 225 Center Street wishes to grant 229 Center Street a non-exclusive, perpetual easement appurtenant for storm water drainage over a portion of the 225 Center Street Parcel legally described in Exhibit F (the “**Storm Water Drainage Easement 2**”).

H. The Reciprocal Easement, Storm Water Drainage Easement 1, Temporary Grading Easement, and Storm Water Drainage Easement 2 are sometimes referred to as the “**Easements**” and the portions of each Parcel over which all of the Easements travers are sometimes referred to as the “**Easement Premises.**”

AGREEMENT

THEREFORE, in consideration of the Background above, which is hereby incorporated into and form a part of this Agreement, and the mutual promises and conditions set forth below, the parties hereby agree as follows:

1. Grant of Easement. For good and valuable consideration exchanged between the parties the sufficiency is hereby acknowledged, each of the parties grant to the other the Reciprocal Easement, 229 Center Street grants to 225 Center Street the Storm Water Drainage Easement 1 and Temporary Grading Easement, and 225 Center Street grants to 229 Center Street the Storm Water Drainage Easement 2.

2. Use of Reciprocal Easement. 225 Center Street and 225 Center Street and their respective tenants, invitees, guests and customers shall have the right to use the Reciprocal Easement for ingress to and egress and construction, inspection, maintenance and repair, and vegetation management of storm water drainage grading and structures.

3. Use of Storm Water Drainage Easement 1. 225 Center Street and their tenants, invitees, guests and customers shall have the right to use the Storm Water Drainage Easement 1 for construction, inspection, maintenance and repair, and vegetation management of storm water drainage grading and structures.

4. Use and Term of Temporary Grading Easement. 225 Center Street and their tenants, invites, guests and customers shall have the right to use the Temporary Grading Easement to reshape, slope, or level the soil within the area of the Temporary Grading Easement, which use shall commence on the Effective Date and shall terminate upon the earlier of (i) twelve (12) months from the Effective Date or (ii) completion of the grading activities for which the Temporary Grading Easement was granted and execution and recording of the Amendment to Reciprocal Easement Agreement described on Exhibit G by the parties. 229 Center Street may request a reasonable extension of the Temporary Grading Easement upon written notice to 225 Center Street, which extension shall not be unreasonably withheld, conditioned, or delayed.

5. Use of Storm Water Drainage Easement 2. 229 Center Street and their tenants, invitees, guests and customers shall have the right to use the Storm Water Drainage Easement 2 for construction, inspection, maintenance and repair, and vegetation management of storm water drainage grading and structures.

6. Non-exclusive. The easement rights granted herein are not exclusive. The parties expressly reserve the right to use and to grant to others the non-exclusive right to use the **Easements, provided that such use does not interfere with the easement rights granted herein.**

7. Restoration of Easement Premises. Upon completion of the reshaping, sloping, leveling, or other grading of the soil within the area of the Temporary Grading Easement, 225 Center Street shall, at its sole cost and expense, promptly restore 229 Center Street's portion of the Easement Premises to substantially the same condition and functionality existing immediately prior to the commencement of such work. Such restoration shall include, without limitation, the repair, restoration, replacement, and repaving of any pavement, concrete, landscaping, or other surfaces disturbed, damaged, or removed in connection with such work.

8. Maintenance and Repair. The parties agree that the Easement Premises will be maintained regularly by the parties. Regular maintenance for the Reciprocal Easement shall include, without limitation, the following: reasonable snowplowing; restriping, filling potholes, and resurfacing or replacing the roadway as needed. 225 Center Street will be responsible for seventy-five percent (75%), and 229 Center Street will be responsible for twenty-five (25%), of the cost of all maintenance, repair, replacement, and restoration of the Easement Premises. Prior to commencing any maintenance or repair work (other than emergency repairs immediately necessary to protect persons or property from imminent harm, prevent significant damage, or comply with applicable law), the party proposing such work shall provide written notice to the other party describing the nature, scope, and estimated cost of the proposed work, and the other party shall have ten (10) days to approve or disapprove such work in writing, with failure to respond deemed approval. If the other party disapproves the proposed work on reasonable grounds (including that the work is unnecessary, the cost is excessive, or the proposed contractor is unqualified), the party proposing the work may proceed at its sole cost and expense to perform such work solely within that portion of the reciprocal easement area located on or primarily serving its own property, provided such work is performed in a good and workmanlike manner using materials and methods substantially similar to those used in the reciprocal easement area generally. All amounts owed under this Section shall be paid within thirty (30) days of receipt of an invoice with reasonable documentation, and any amount not paid when due shall bear interest at seven percent (7%) per annum from the due date until paid in full.

9. Damages. If damage to the roadway or parking lot improvements located on the Easement Premises is caused solely by the negligent or intentional conduct of any of the parties, their successors or assigns, or any person using the Easement Premises pursuant to the authority of one of the parties or their successors or assigns (other than normal wear and tear), then that party or their successors or assigns shall be liable for 100% of the cost of repairing such damage.

10. Default. A party shall be in default under these easements if such party fails to perform or observe any material term, covenant, or condition of these easements and such failure continues for thirty (30) days after written notice of the failure is given by the non-defaulting party to the defaulting party, or such longer period as is reasonably necessary to cure the default if the default cannot reasonably be cured within thirty (30) days and the defaulting party

commences cure within such thirty (30) day period and diligently prosecutes the cure to completion.

11. Remedies. Upon the occurrence of a default, the non-defaulting party may exercise any and all remedies available at law or in equity, including but not limited to specific performance, injunctive relief, and monetary damages.

12. Insurance. The parties, their tenants, invitees and guests shall use the Easement Premises at their sole risk and the parties shall maintain liability insurance coverage to protect against any claims arising from the use of the Easement Premises (which includes their parcel and the their use of the other party's parcel) or the use, maintenance, repair or replacement of improvements within, under or on the Easement Premises or the failure of the either parties to maintain, repair or replace them and either party may, if it wishes, insure the improvements themselves.

13. Indemnification. Each party (the "Indemnifying Party") shall indemnify, defend, and hold each other harmless against any and all third party claims, expenses (including reasonable attorney fees), debts, causes of action or judgments for any damage to the improvements, any contents thereof, or other property and/or injury to any person which may arise out of or related to the Indemnifying Party's use of the Easement Premises or the use, maintenance, repair or replacement of any improvements within, under or on the Easement Premises or the failure to maintain, repair or replace such improvements, to the extent caused by the negligence or willful misconduct of the Indemnifying Party or its contractors, agents, or employees.

14. Run with the Land. All provisions of these Easements, including the benefits and burdens, shall run with the land and be binding on all owners and all heirs, successors, assignees, tenants and personal representatives of the owners of either Parcel.

15. Confirmation of Title. The parties agree that the Easements shall not change or otherwise impact the ownership of the real property that the Easements encumber and neither party shall make any ownership claim against the other's real property by virtue of this Agreement or by virtue of the location of use of the Easements.

16. Prior Easements Cancelled. These Easements supersedes and extinguishes any and all prior easements, whether express or implied, appurtenant or in gross, benefitting or burdening the 229 Center Street or 225 Center Street, including without limitation that certain easement recorded on August 13, 2013 as Liber 3767, Page 331, Allegan County Records, Michigan, and upon recording of this Agreement such prior easements shall be of no further force or effect.

17. Interpretation. The rule of strict construction does not apply to these Easements. It shall be given a reasonable and liberal construction so that the intention of the owners of the Parcels to retain a useable right of enjoyment is carried out.

18. Severability. If any provision of these Easements is held to be invalid, illegal or unenforceable, the validity, legality, and enforceability of the remaining provision shall not be affected or impaired.

19. Amendment. This Agreement may be amended, but only with the written consent of all of the parties.

This instrument is exempt from County Real Estate Transfer Tax pursuant to MCL 207.505(a) and from State Real Estate Transfer Tax pursuant to MCL 207.526(a).

[Signatures on Following Pages]

The undersigned have executed these Easements on the day and year first written above.

229 CENTER STREET:

David R. Gregersen

STATE OF MICHIGAN)
) ss.
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me in Ottawa County, Michigan, this
_____ day of _____, 2026, by David Gregersen.

Notary Public, _____ Co., MI
Acting in the County of Ottawa
My commission expires: _____

225 CENTER STREET:

**Douglas Flats, LLC,
a Michigan limited liability company**

By _____
Ufuk Turan, Its Member

STATE OF MICHIGAN)
) ss.
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me in Ottawa County, Michigan, this _____ day of _____, 2026, by Ufuk Turan, as Member of Douglas Flats, LLC, a Michigan limited liability company .

Notary Public, _____ Co., MI
Acting in the County of Ottawa
My commission expires: _____

This instrument prepared by:
Thomas J. Hillegonds
Cunningham Dalman, P.C.
Attorneys at Law
321 Settlers Road
P.O. Box 1767
Holland, MI 49422
Telephone: (616) 392-1821

EXHIBIT A
To
Reciprocal Easement Agreement
(229 Center Street Parcel)

THE EAST 100 FEET OF THE WEST 475.2 FEET OF THE NORTH 223 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO COMMENCING 475.2 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AS A POINT OF BEGINNING; THENCE EAST 30 FEET; THENCE SOUTH 412.5 FEET; THENCE WEST 30 FEET; THENCE NORTH 412.5 EET TO THE POINT OF BEGINNING, SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN.

THE EAST 44.38 FEET OF THE WEST 549.58 FEET OF THE NORTH 233 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

Parcel ID: 03-59-016-042-00, and 03-59-016-039-00

EXHIBIT B
To
Reciprocal Easement Agreement
(225 Center Street Parcel)

The East 100 feet of the West 1958.62 feet of the North 233 feet of the Southwest 1/4 of Section 16, Town 3 North, Range 16 West, City of the Village of Douglas, County of Allegan, State of Michigan.

Parcel ID: 03-59-016-039-20, 03-59-016-039-21, and 03-59-016-039-22.

EXHIBIT C
To
Reciprocal Easement Agreement
(Reciprocal Easement Area for Ingress, Egress, and Storm Water Drainage)

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, BEGIN DESCRIBED AS:

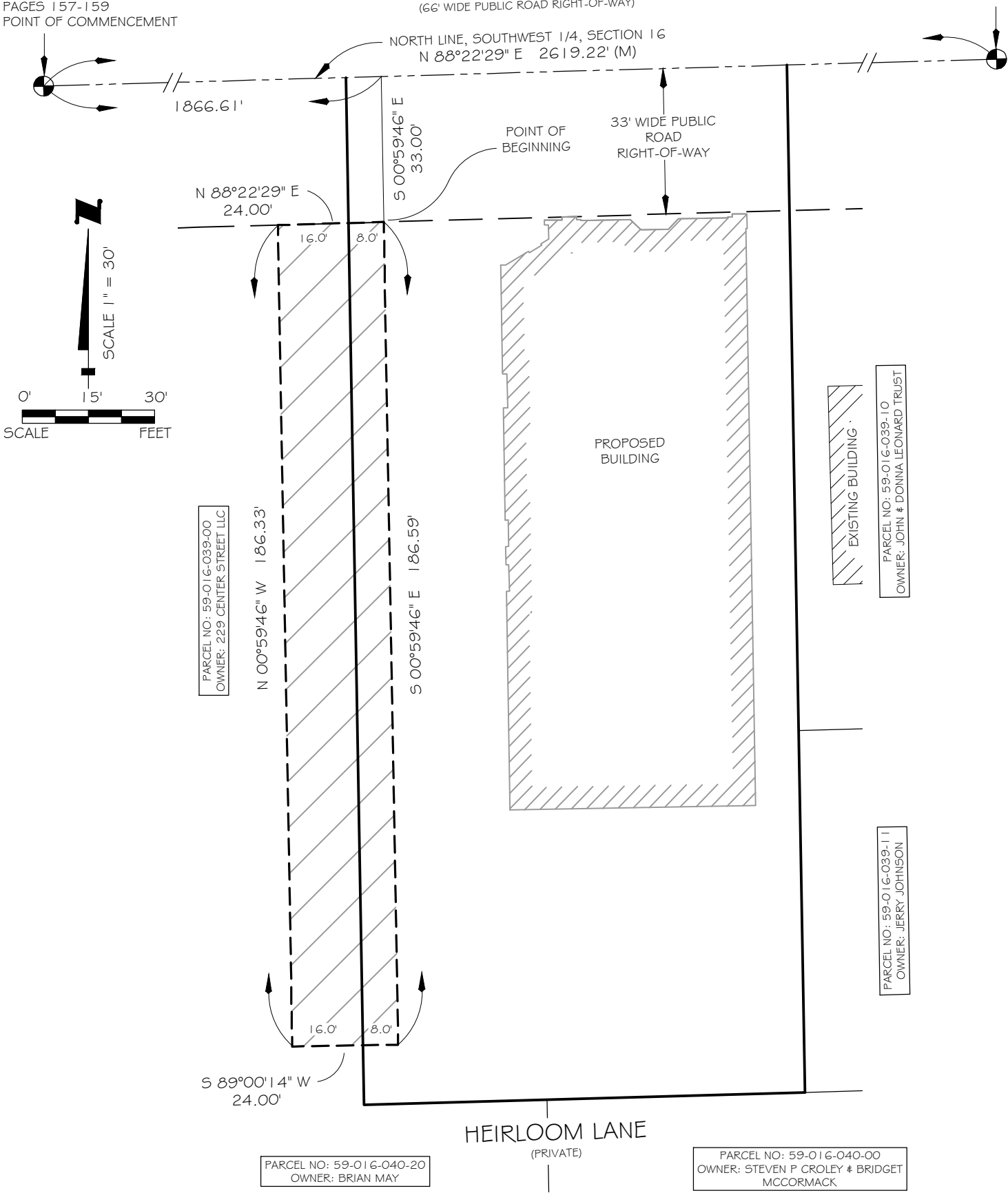
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 1866.61 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (66' WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 186.59 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 14 SECONDS WEST 24.00 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST 186.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 24.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING. CONTAINING 4575± SQUARE FEET (0.103 ACRES) OF LAND.

EXHIBIT C

-INGRESS, EGRESS & STORM WATER DRAINAGE EASEMENT-

WEST 1/4 CORNER SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 15,
PAGES 157-159
POINT OF COMMENCEMENT

CENTER OF SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. DOCUMENT NO. 2024017796



DESCRIPTION OF INGRESS, EGRESS & STORM WATER DRAINAGE EASEMENT:

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 1866.61 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (66' WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 186.59 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 14 SECONDS WEST 24.00 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST 186.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 24.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING. CONTAINING 4575± SQUARE FEET (0.103 ACRES) OF LAND.

LEGEND

- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- PARCEL BOUNDARY LINE
- EASEMENT AREA
- (M) - MEASURED DIMENSION

HOLLAND
ENGINEERING

JOB NUMBER: 26-04-022
DATE: 07/31/2026
DRAWN BY: JMR
SHEET: 1 OF 1

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

EXHIBIT D
To
Reciprocal Easement Agreement
(Storm Water Drainage Easement 1)

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, BEGIN DESCRIBED AS:

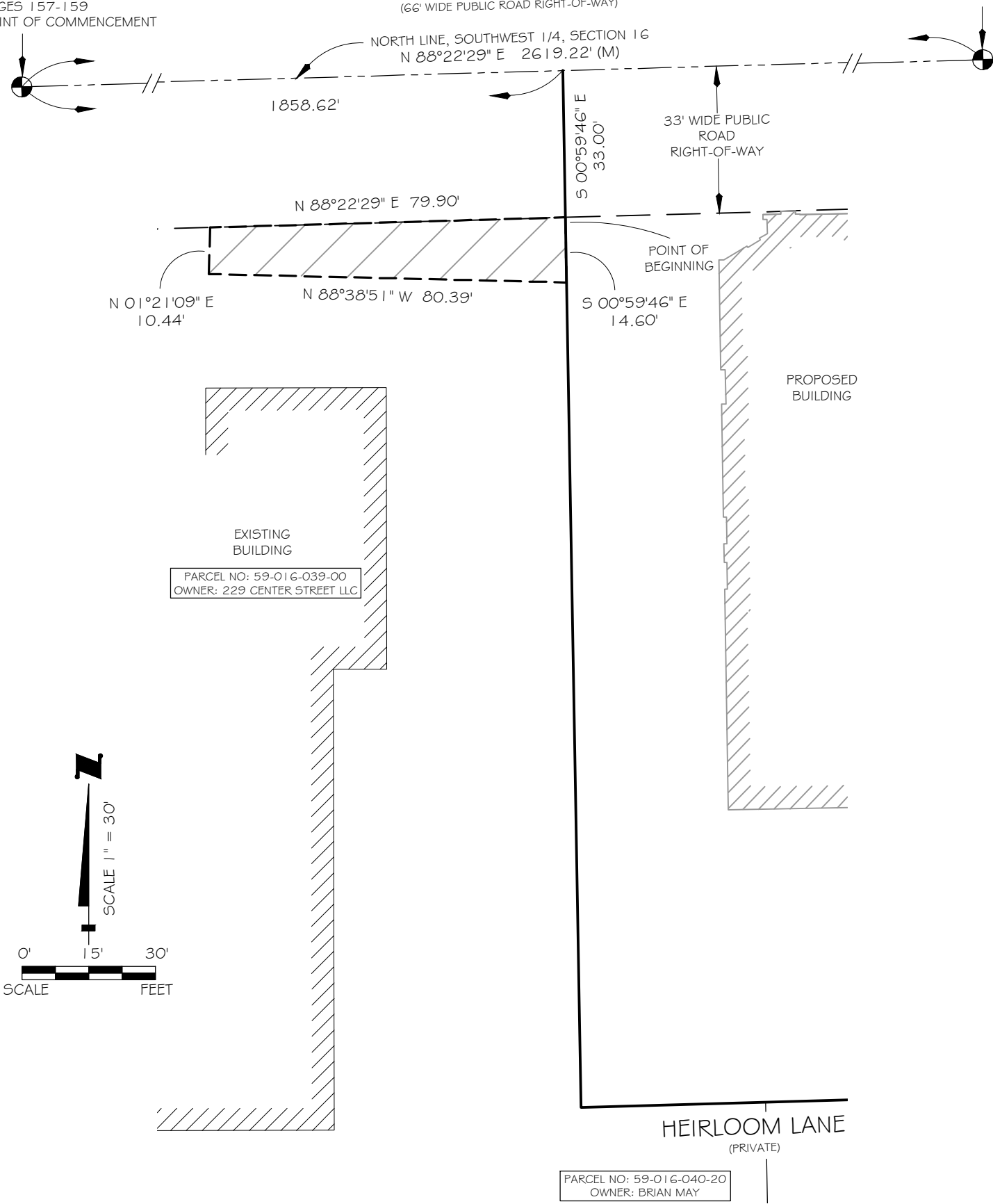
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 1858.62 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (66' WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 14.60 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 51 SECONDS WEST 80.39 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 09 SECONDS EAST 10.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 79.90 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING. CONTAINING 1003± SQUARE FEET (0.023 ACRES) OF LAND.

EXHIBIT D

-STORM WATER DRAINAGE EASEMENT-

WEST 1/4 CORNER SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 15,
PAGES 157-159
POINT OF COMMENCEMENT

CENTER OF SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. DOCUMENT NO. 2024017796



DESCRIPTION OF STORM WATER DRAINAGE
EASEMENT:

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH,
RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY,
MICHIGAN, DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE
NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 1858.62 FEET
ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16;
THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 33.00
FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (66' WIDE)
AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES
59 MINUTES 46 SECONDS EAST 14.60 FEET; THENCE NORTH 88
DEGREES 38 MINUTES 51 SECONDS WEST 80.39 FEET; THENCE NORTH
01 DEGREES 21 MINUTES 09 SECONDS EAST 10.44 FEET TO THE SOUTH
RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 88 DEGREES 22
MINUTES 29 SECONDS EAST 79.90 FEET ALONG THE SOUTH
RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING.
CONTAINING 1003± SQUARE FEET (0.023 ACRES) OF LAND.

LEGEND

- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- PARCEL BOUNDARY LINE
- EASEMENT AREA
- (M) - MEASURED DIMENSION

HOLLAND
ENGINEERING

JOB NUMBER: 26-04-022
DATE: 07/31/2026
DRAWN BY: JMR
SHEET: 1 OF 1
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

EXHIBIT E
To
Reciprocal Easement Agreement
(Storm Water Drainage Easement 2)

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH,
RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY,
MICHIGAN, BEGIN DESCRIBED AS:

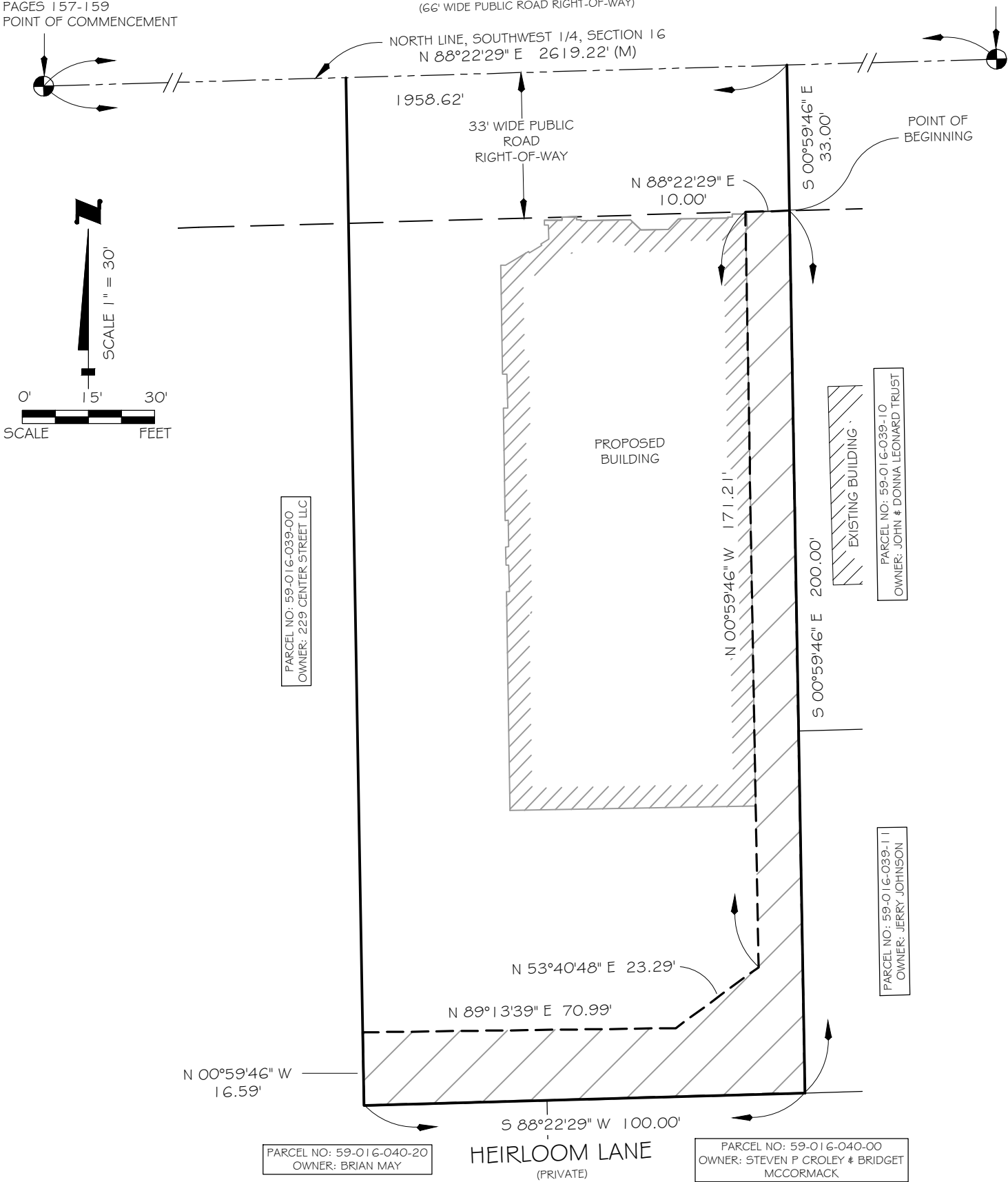
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH
88 DEGREES 22 MINUTES 29 SECONDS EAST 1958.62 FEET ALONG THE
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00
DEGREES 59 MINUTES 46 SECONDS EAST 33.00 FEET TO THE SOUTH
RIGHT-OF-WAY LINE OF CENTER STREET (66' WIDE) AND THE POINT OF
BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS
EAST 200.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 29 SECONDS
WEST 100.00 FEET PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4
OF SECTION 16; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST
16.59 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 39 SECONDS EAST
70.99 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST
171.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE
NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 10.00 FEET ALONG THE
SOUTH RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING.
CONTAINING 3561± SQUARE FEET (0.082 ACRES) OF LAND.

EXHIBIT E

STORM WATER DRAINAGE EASEMENT-

WEST 1/4 CORNER SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 15,
PAGES 157-159
POINT OF COMMENCEMENT

CENTER OF SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. DOCUMENT NO. 2024017796



DESCRIPTION OF STORM WATER DRAINAGE EASEMENT:

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 1958.62 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET (66' WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 200.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 29 SECONDS WEST 100.00 FEET PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST 16.59 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 39 SECONDS EAST 70.99 FEET; THENCE NORTH 53 DEGREES 40 MINUTES 48 SECONDS EAST 23.29 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST 171.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 10.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING. CONTAINING 3561 ± SQUARE FEET (0.082 ACRES) OF LAND.

LEGEND

- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- PARCEL BOUNDARY LINE
- EASEMENT AREA
- (M) - MEASURED DIMENSION

HOLLAND
ENGINEERING

JOB NUMBER: 26-04-022
DATE: 07/31/2026
DRAWN BY: JMR
SHEET: 1 OF 1

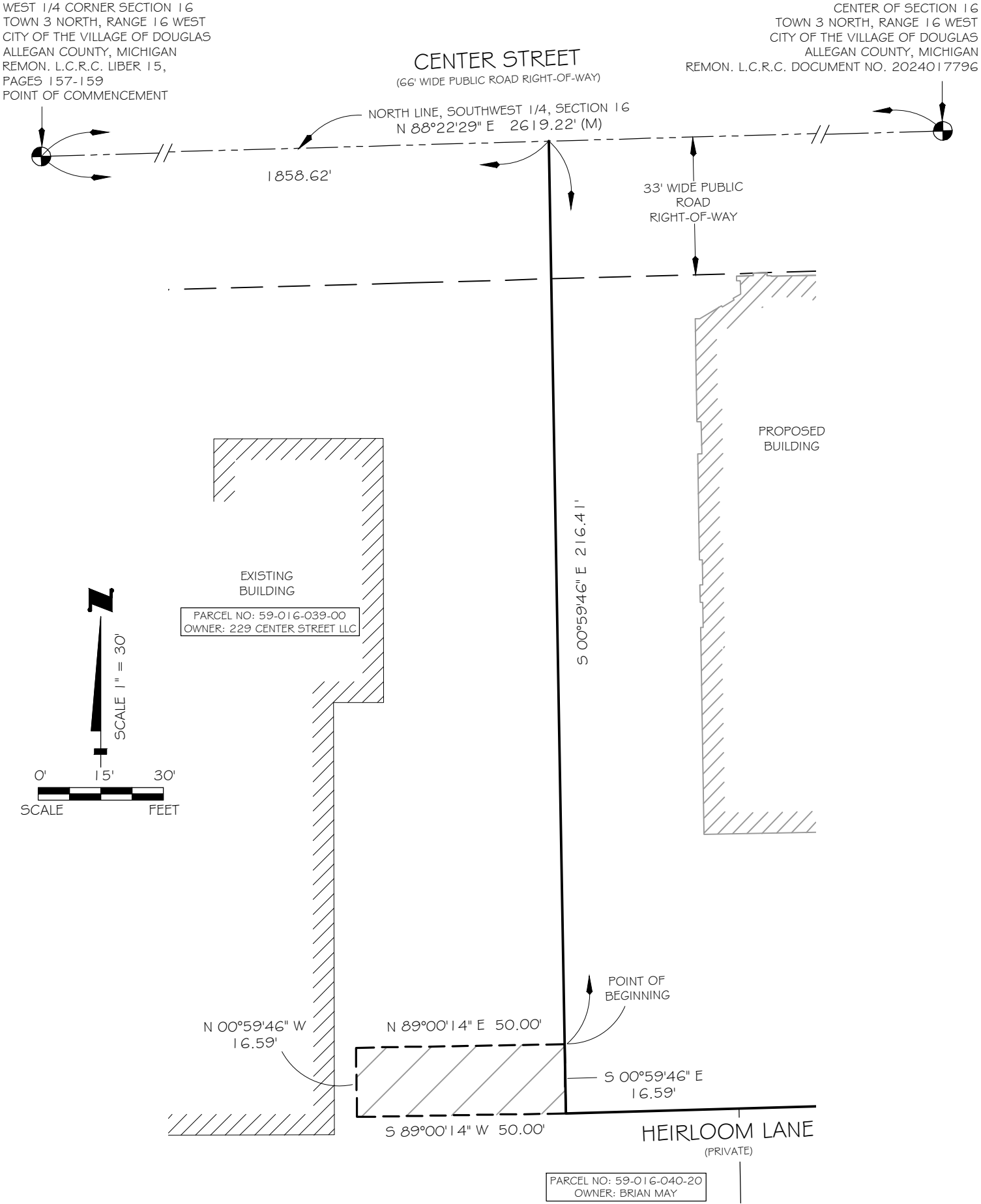
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

EXHIBIT F
To
Reciprocal Easement Agreement
(Temporary Grading Easement)

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH,
RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY,
MICHIGAN, BEGIN DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH
88 DEGREES 22 MINUTES 29 SECONDS EAST 1858.62 FEET ALONG THE
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00
DEGREES 59 MINUTES 46 SECONDS EAST 216.41 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS
EAST 16.59 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 14 SECONDS
WEST 50.00 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS
WEST 16.59 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 14 SECONDS
EAST 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 829± SQUARE
FEET (0.019 ACRES) OF LAND.

EXHIBIT F
-TEMPORARY GRADING EASEMENT-



DESCRIPTION OF TEMPORARY GRADING EASEMENT:

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 1858.62 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 216.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 16.59 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 14 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST 16.59 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 14 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 829± SQUARE FEET (0.019 ACRES) OF LAND.

LEGEND

- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- PARCEL BOUNDARY LINE
- EASEMENT AREA
- (M) - MEASURED DIMENSION

HOLLAND
ENGINEERING

EXHIBIT G
To
Reciprocal Easement Agreement
(Amendment to Reciprocal Easement Agreement)

AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT

This AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT (the “**Amendment**”) is entered into as of _____ (the “**Effective Date**”), by and between **David R. Gregersen**, whose address is 229 Center Street, Douglas, Michigan 49406 (“**229 Center Street**”) and **Douglas Flats, LLC**, a Michigan limited liability company, whose address is 7437 River St SE, Ada, Michigan 49301 (“**225 Center Street**”). 229 Center Street and 225 Center Street are sometimes referred to herein together, as the “parties,” and individually as a “party.”

Background

A. David R. Gregersen owns a certain parcel of land located in the City of the Village of Douglas, County of Allegan, State of Michigan, commonly known as 229 Center Street (“**229 Center Street Parcel**”) and Douglas Flats, LLC owns a certain parcel of land located immediately adjacent commonly known as 225 Center Street (“**225 Center Street Parcel**”).

B. 229 Center Street and 225 Center Street entered into the Reciprocal Easement Agreement dated _____, and recorded in _____, Register of Deeds, Allegan County, Michigan, on _____ (the “**Agreement**”).

C. Pursuant to the Agreement, 229 Center Street granted 225 Center Street a non-exclusive, temporary easement appurtenant for grading over a portion of the 229 Center Street Parcel legally described in Exhibit 1 attached hereto (the “**Temporary Grading Easement**”). This Amendment is being given in connection with the termination of the Temporary Grading Easement.

Agreement

THEREFORE, in consideration of the Background above, which is hereby incorporated into and form a part of this Amendment, and the mutual promises and conditions set forth below, the parties hereby agree as follows:

1. The parties agree that the grading activities for which the Temporary Grading Easement was granted have now been completed. Therefore, the parties agree to terminate the Temporary Grading Easement effective as of the Effective Date.

2. This Amendment to Reciprocal Easement Agreement shall not impact or change any of the other terms and conditions of the Agreement, which remain in full force and effect.

3. This Amendment to Reciprocal Easement Agreement shall be binding upon the parties together with their successors and assigns and shall run with the land.

This instrument is exempt from County Real Estate Transfer Tax pursuant to MCL 207.505(h) and from State Real Estate Transfer Tax pursuant to MCL 207.526(i).

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day and year set forth below, to be effective as of the date first written above.

Dated: _____

229 CENTER STREET:

David R. Gregersen

STATE OF MICHIGAN)
) ss.
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me in Ottawa County, Michigan, this _____ day of _____, 2026, by David Gregersen.

Notary Public, _____ Co., MI
Acting in the County of Ottawa
My commission expires: _____

Dated: _____

225 CENTER STREET:

Douglas Flats, LLC,
a Michigan limited liability company

By _____
Ufuk Turan, Its Member

STATE OF MICHIGAN)
) ss.
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me in Ottawa County, Michigan, this _____ day of _____, 2026, by Ufuk Turan, as Member of Douglas Flats, LLC, a Michigan limited liability company.

Notary Public, _____ Co., MI
Acting in the County of Ottawa
My commission expires: _____

This instrument prepared by:
Thomas J. Hillegonds
Cunningham Dalman, P.C.
Attorneys at Law
321 Settlers Road
P.O. Box 1767
Holland, MI 49422
Telephone: (616) 392-1821

EXHIBIT 1
To
Amendment to Reciprocal Easement Agreement
(Temporary Grading Easement)

LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, BEGIN DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST 1858.62 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 216.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST 16.59 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 14 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST 16.59 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 14 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 829± SQUARE FEET (0.019 ACRES) OF LAND.