

18/6/12

93

20150512-0040679
Mary Hollinrake P:1/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL

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 on same 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 May 12 20 15
[Signature]
Deputy, Kent County Treasurer, Grand Rapids, Michigan

RECORDED KENT COUNTY, MI REG
2015 MAY 12 PM 3:22

**THIRD AMENDMENT TO MASTER DEED OF
RIVERTOWN PARK**

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

Third Amendment to Kent County Condominium Subdivision Plan No. 792

- (1) Third Amendment to Master Deed of Rivertown Park.
- (2) Exhibit A to Amended Master Deed: Affidavit of Mailing as to notices required by Section 90(5) of the Michigan Condominium Act.
- (3) Exhibit B to Amended Master Deed: Replat No. 2 to Subdivision Plan of Rivertown Park.
- (4) Exhibit C to Amended Master Deed: Revised Legal Description for the Project
- (5) Exhibit D to Amended Master Deed: Mortgagee's Consent

This document is exempt from transfer tax under MCLA 207.505(a) and MCLA.207.526(a).

This Instrument Drafted By:

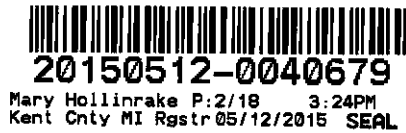
Jonathan W. Anderson
VarnumLLP
Bridgewater Place - P.O. Box 352
Grand Rapids, MI 49501-0352

split

PPN 41-17-29-410-009
VERIFIED BY PD&M LD '12

9369335.3

from 410-008 '08
001 '06



**THIRD AMENDMENT TO MASTER DEED OF
RIVERTOWN PARK**

This Third Amendment to Master Deed ("Third Amendment") is made as of the date set forth below by **RIVERTOWN PARTNERS LLC**, a Michigan limited liability company, with offices at 3570 Scenic River Drive, SW, Wyoming, Michigan 49418 (the "Developer"), with reference to the following:

Background

A. Vineyards Venture, LLC, a Michigan limited liability company, predecessor-in-interest to Developer, established a condominium project known as Rivertown Park (the "Project"), by Master Deed dated December 20, 2005, recorded December 28, 2005 as Instrument No. 20051228-0155460, Kent County Records (the "Master Deed").

B. The Master Deed was amended by a First Amendment to Master Deed of Rivertown Park, dated February 24, 2012, recorded February 28, 2012 as Instrument No. 20120228-0017745, Kent County Records, and by a Second Amendment to Master Deed of Rivertown Park, dated July 12, 2012, recorded July 18, 2012, as Instrument No. 20120718-0065644, Kent County Records.

C. Developer intends to amend the Master Deed for the following purposes:

(i) To revise the description of Unit 1 so that a portion may be added to Unit 3 of Rivertown Park (developed as The Vistas at Rivertown Park);

(ii) To establish a new Unit 6 so that a new condominium project may be developed on a portion of what was previously Unit 1 of Rivertown Park; and

(iii) To remove a strip of land from the General Common Elements of Rivertown Park, in the vicinity of Scenic River Drive and Ivanrest Avenue.

D. Developer has obtained the consent of more than two-thirds of the Co-owners of the five (5) Units in the Project, in accordance with the provisions of Section 9.2(b) of the Master Deed. Accordingly, the Developer is entering into this Amendment.

Amendment

1. Section 2.1 of the Master Deed is amended in its entirety to read as follows:

2.1 Condominium Property. The land on which the Project is being developed, and which is submitted to condominium ownership in accordance with the provisions of the Act, is described as follows: see the attached **Exhibit C**.

2. The legal descriptions for Units 1 and 3 are revised as set forth in this Third Amendment, and new Unit 6 is created, as described in this Third Amendment. In addition, the legal description of the General Common Elements, in the vicinity of Scenic River Drive and Ivanrest Avenue is revised as described in this Third Amendment. The Condominium Subdivision Plan attached as **Exhibit B** to the Master Deed is amended by deleting Sheets 1, 2, 3, 4, 5, 9, 13, 14 and 18, and substituting amended Sheets 1, 2, 3, 4, 5, 9, 13, 14 and 18, attached to this Amendment as **Exhibit B**.

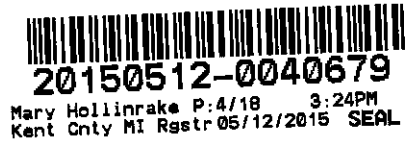
3. Section 5.2 of the Master Deed is deleted in its entirety and replaced with the following:

5.2 Percentage of Value. The total Percentage of Value of the Project is 100, and the Percentage of Value assigned to each of the Master Units in the Project is as follows:

Master Unit Number	Number of Approved Residential Dwellings for Land in the Master Unit	Percentage of Value
1	400	62.02
2	60 (see below)	9.30
3	24	3.72
4	68	10.54
5	64	9.92
6	29	4.50
TOTAL	645	100.00

The Percentage of Value was based primarily on the relative number of residential dwellings approved by the City of Wyoming for the land in each Master Unit, except Master Unit 2 was deemed to be approved for sixty (60) residential units (being one-third of the 180 rooms in the congregate care facility planned for Master Unit 2).

4. As modified by this Third Amendment, the provisions of the Master Deed, as previously amended, are ratified and affirmed. To the extent of any inconsistencies between this Third Amendment and the other condominium documents for the Project, the terms of this Third Amendment shall control.



5. The Developer has signed this Third Amendment as of the date set forth below, and it shall be effective as of its recordation at the office of the Kent County Register of Deeds.

[Signature appears on the following page.]



20150512-0040679

Mary Hollinrake P. 5/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL

The Developer has signed this Third Amendment to Master Deed of Rivertown Park as of the 25 day of April, 2015.

RIVERTOWN PARTNERS LLC,
a Michigan limited liability company

By: Gary D. Hensch
Gary Hensch, Member
D.

STATE OF MICHIGAN)
)
COUNTY OF ~~KENT~~)
)
 Ottawa

This document was acknowledged before me the 25 day of April, 2015, by Gary Hensch, the Member of Rivertown Partners LLC, a Michigan limited liability company, on behalf of the company.

Deborah L. O'Brien
* Deborah L. O'Brien
Notary Public, Ottawa County, MI
My Commission expires: 4-13-16
Acting in the County of Ottawa



20150512-0040679

Mary Hollinrake P:6/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL

EXHIBIT A

AFFIDAVIT OF MAILING

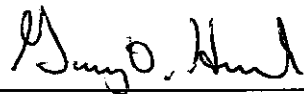
STATE OF MICHIGAN)
)
COUNTY OF Ottawa)

Gary Hensch, being duly sworn, deposes and says that:
D.

1. I am a member of Rivertown Partners, LLC, the successor developer of Rivertown Park.

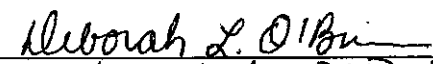
2. On April 18, 2015, I sent notices to Mr. Earl Taylor, the resident agent of The Bluffs at Rivertown Park Condominium Association (the condominium associations for the other units in Rivertown Park are controlled by Rivertown Partners), as required by Section 90(5) of the Michigan Condominium Act. The notice was sent by first class mail, postage fully prepaid.

Further deponent saith not.



Gary Hensch
D.

Subscribed and sworn to before me this 18 day of April, 2015.


Deborah L. O'Brien
Notary Public, Ottawa County, MI
My commission expires: 4-13-16

DRAFTED BY:
Jonathan W. Anderson
Varnum LLP
Bridgewater Place - P.O. Box 352
Grand Rapids, MI 49501-0352



20150512-0040679

Mary Hollinrake P: 7/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL

REPLAT NO. 2
KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 792
EXHIBIT "B" TO THE MASTER DEED OF :

RIVERTOWN PARK

PART OF SECTION 29, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DEVELOPER :
RIVERTOWN PARTNERS LLC
3570 SCENIC RIVER DR. SW
WYOMING, MICHIGAN 49418

SURVEYOR :
NEDERVELD ASSOCIATES SURVEYING, INC.
217 GRANDVILLE AVE. SW, SUITE 302
GRAND RAPIDS, MICHIGAN 49503

DESCRIPTION

Part of the SE 1/4 and SW 1/4 of Section 29, T6N, R12W, City of Wyoming, Kent County, Michigan, described as: Commencing at the SE corner of said Section; thence S89°19'49"W 646.58 feet along the South line of said Section to the Point of Beginning; thence S89°19'49"W 243.16 feet along the South line of said Section; thence N02°02'58"W 168.01 feet; thence S89°19'49"W 150.00 feet; thence N02°02'58"W 225.99 feet; thence S89°19'49"W 582.98 feet; thence N02°02'58"W 148.31 feet; thence S89°19'49"W 643.00 feet; thence S02°02'58"E 542.31 feet; thence S89°19'49"W 320.60 feet along said South line to the South 1/4 corner of said Section; thence S89°08'35"W 400.00 feet along said South line; thence N01°56'01"W 1320.81 feet parallel with the N-S 1/4 line of said Section; thence N89°09'34"E 400.00 feet along the North line of the SE 1/4 of the SW 1/4 of said Section; thence N01°56'01"W 1320.69 feet along the N-S 1/4 line of said Section; thence N89°11'28"E 1931.63 feet along the E-W 1/4 line of said Section; thence S02°06'26"E 1203.06 feet along the East line of the W 1/2 of the E 1/2 of the SE 1/4 of said Section; thence N89°11'28"E 197.37 feet; thence Southwesterly 3.87 feet along a 150.00 foot radius curve to the left, said curve having a central angle of 1°28'39", and a chord bearing S39°15'17"W 3.87 feet; thence Southwesterly 133.87 feet along a 210.00 foot radius curve to the right, said curve having a central angle of 36°31'28", and a chord bearing S21°43'56"W 131.61 feet; thence Easterly 53.63 feet along a 220.00 foot radius curve to the left, said curve having a central angle of 1°35'58'01", and a chord bearing S86°14'08"E 53.50 feet; thence Easterly 6.54 feet along a 280.00 foot radius curve to the right, said curve having a central angle of 1°20'19", and a chord bearing N87°27'01"E 6.54 feet; thence Northeasterly 95.21 feet along a 150.00 foot radius curve to the right, said curve having a central angle of 36°22'03", and a chord bearing N21°48'39"E 93.62 feet; thence Northeasterly 50.90 feet along a 210.00 foot radius curve to the left, said curve having a central angle of 1°35'33'18", and a chord bearing N33°02'58"E 50.78 feet; thence N89°11'28"E 186.41 feet; thence Southwesterly 182.57 feet along a 195.00 foot radius curve to the left, said curve having a central angle of 53°38'37", and a chord bearing S65°20'25"E 175.97 feet; thence N87°50'06"E 33.00 feet; thence S02°09'54"E 230.00 feet along the East line of said Section; thence S87°50'06"W 645.23 feet; thence S02°06'26"E 1123.03 feet along the East line of the W 1/2 of the E 1/2 of the SE 1/4 of said Section to the Point of Beginning. Subject to highway right-of-way for 52nd Street over the most Southerly 33.00 feet thereof and for Iwanest Avenue over the most Easterly 33.00 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

ATTENTION
THE ASTERISK (*)
OR ARE NEW SHEET
ALL SHEETS OF THE
SHALL BE REPLACED

SHEET

- * 1. COVER SHEET
- * 2. SURVEY PLAN
- * 3. OVERALL PLAN
- * 4. SITE PLAN "A"
- * 5. SITE PLAN "B"
- * 6. SITE PLAN "C"
- * 7. SITE PLAN "D"
- * 8. SITE PLAN "E"
- * 9. SITE PLAN "F"
- * 10. SITE PLAN "G"
- * 11. SITE PLAN "H"
- * 12. SITE PLAN "I"
- * 13. UTILITY & EASEMENTS
- * 14. UTILITY & EASEMENTS
- * 15. UTILITY & EASEMENTS
- * 16. UTILITY & EASEMENTS
- * 17. UTILITY & EASEMENTS
- * 18. UTILITY & EASEMENTS
- * 19. UTILITY & EASEMENTS
- * 20. UTILITY & EASEMENTS
- * 21. UTILITY & EASEMENTS

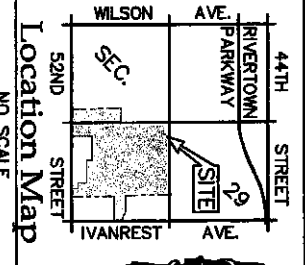


150
0 75 150
GRAMS
(1)



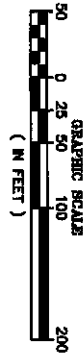
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Mary Hollinrake P:11/18 3:24PM
Kent Cnty MI Restr 05/12/2015 SEAL

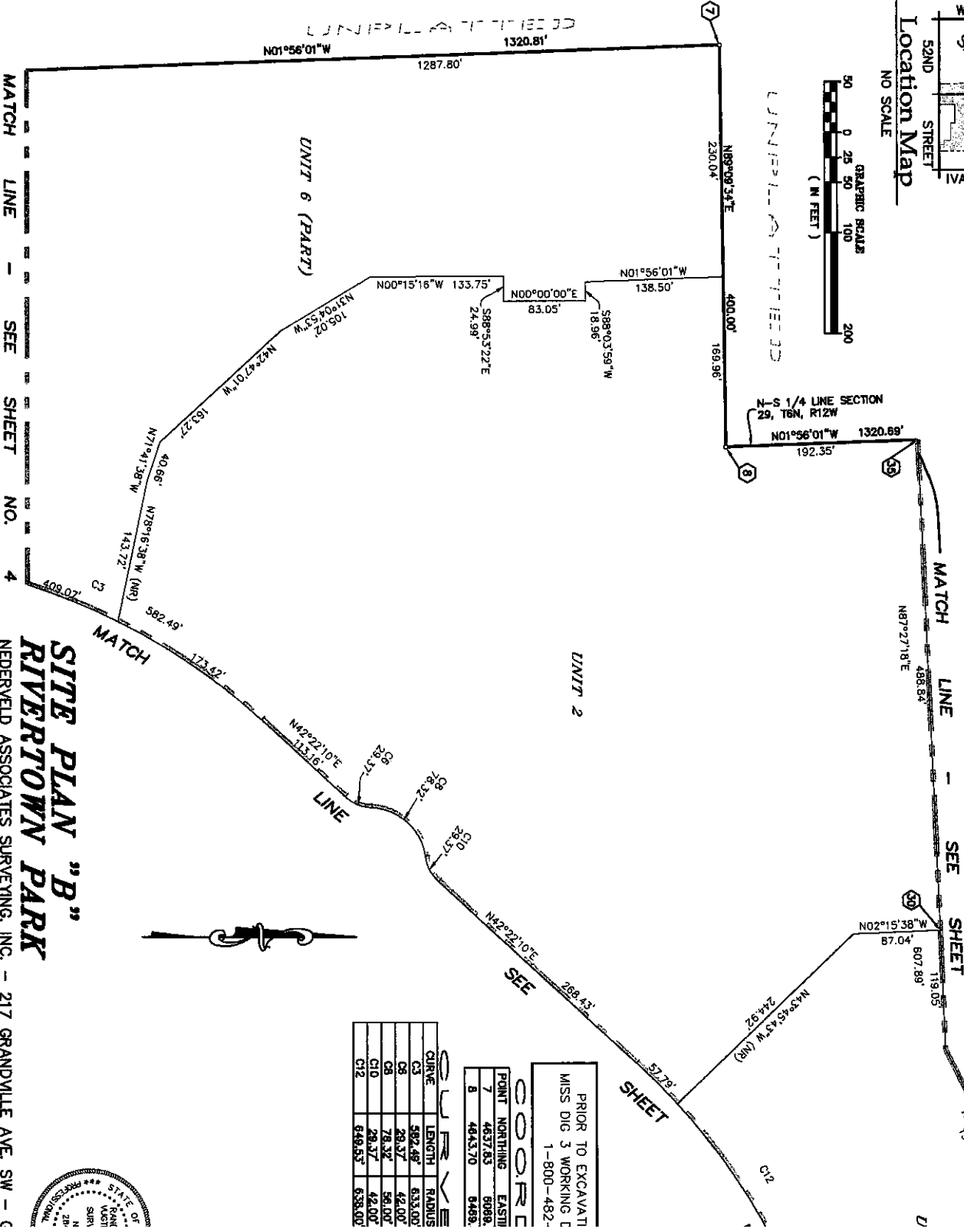


- LEGEND**
- CONCRETE MONUMENT
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT

UTILITY NOTE
ALL THE UTILITIES WILL BE SHOWN ON THE "AS-BUILT" PLANS INCLUDING SERVICE SIZE AND METER LOCATION.
NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.



N-S 1/4 LINE SECTION
29, T6N, R12W



CURVE	LENGTH	RADIUS
C3	582.48'	633.00'
C4	28.37'	42.00'
C5	78.34'	85.00'
C10	28.37'	42.00'
C12	649.53'	638.00'

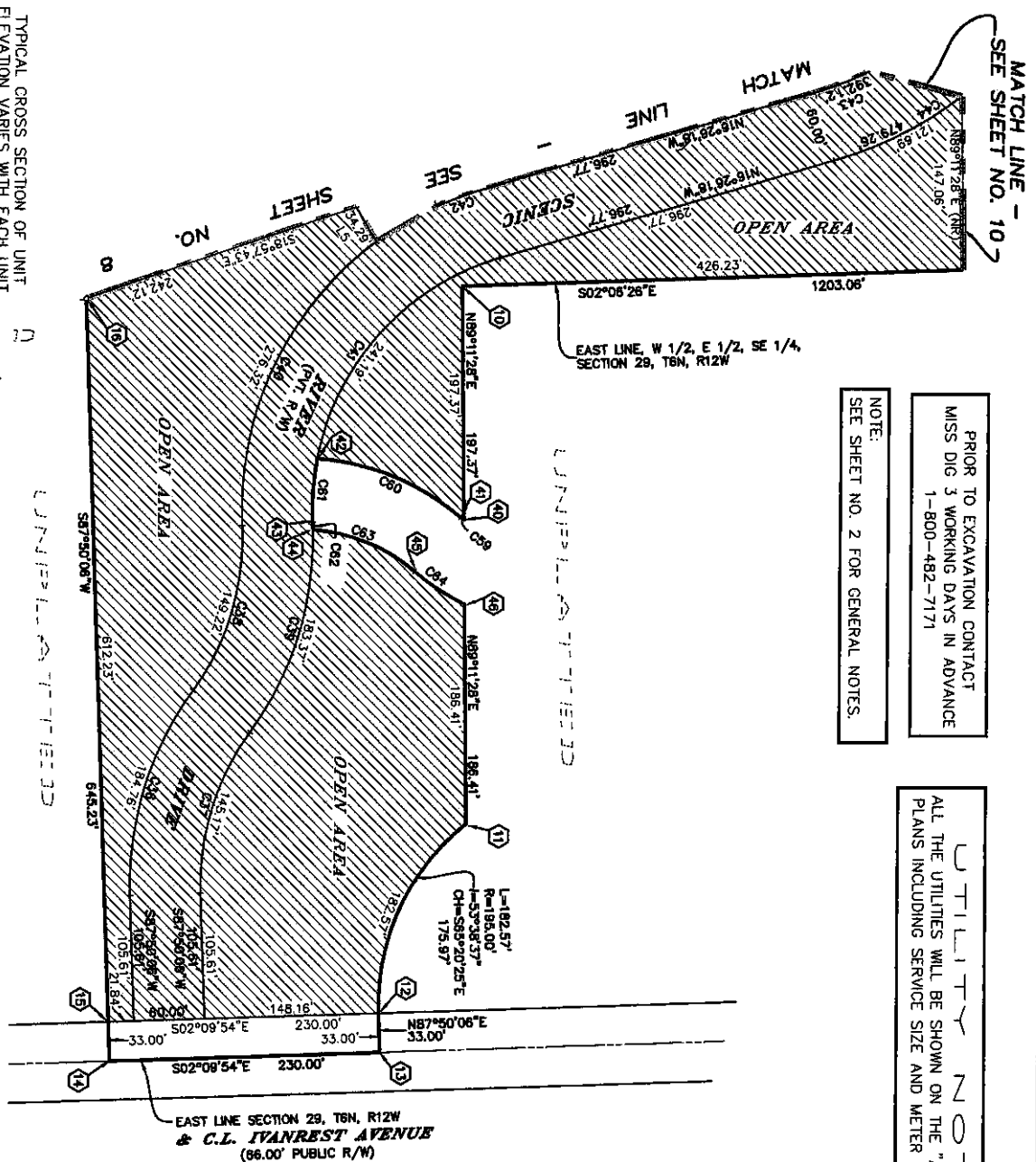
PRIOR TO EXCAVATION
MISS DIG 3 WORKING
1-800-482-
COORDINATES
POINT NORTHING EASTING
7 4637.63 6069.
8 4843.70 6469.

SITE PLAN "B"
RIVERTOWN PARK
NEDEVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW - C



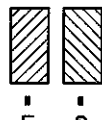
20150512-0040679

Mary Hollinrake P:12/18 3:24PM
Kent Cnty MI Restr 05/12/2015 SEAL



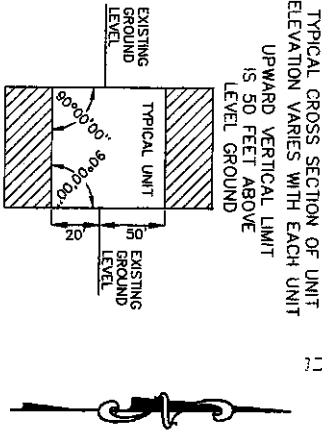
CURVE	LENGTH	RAD
C36	184.76'	280'
C37	145.17'	220'
C38	148.22'	220'
C39	186.91'	280'
C40	276.32'	280'
C41	294.82'	220'
C42	38.79'	280'
C43	382.12'	220'
C44	479.25'	320'
C45	3.87'	150'
C46	133.87'	210'
C47	53.63'	220'
C48	6.54'	280'
C49	95.21'	150'
C50	50.90'	210'

POINT	NORTHING	EAST
10	4788.68	840
11	4795.09	885
12	4721.67	901
13	4722.91	904
14	4463.08	905
15	4461.53	902
16	4465.70	841



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

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.
PRIOR TO EXCAVATION CONTACT
MISS DIG 3 WORKING DAYS IN ADVANCE
1-800-482-7171



SITE PLAN "F"
RIVERTOWN PARK
NEDEVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW - C



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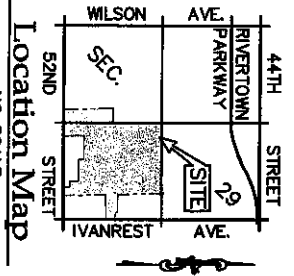
UTILITY & EASEMENT PLAN "A"
RIVERTOWN PARK

NEDERVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW - C



20150512-0040679

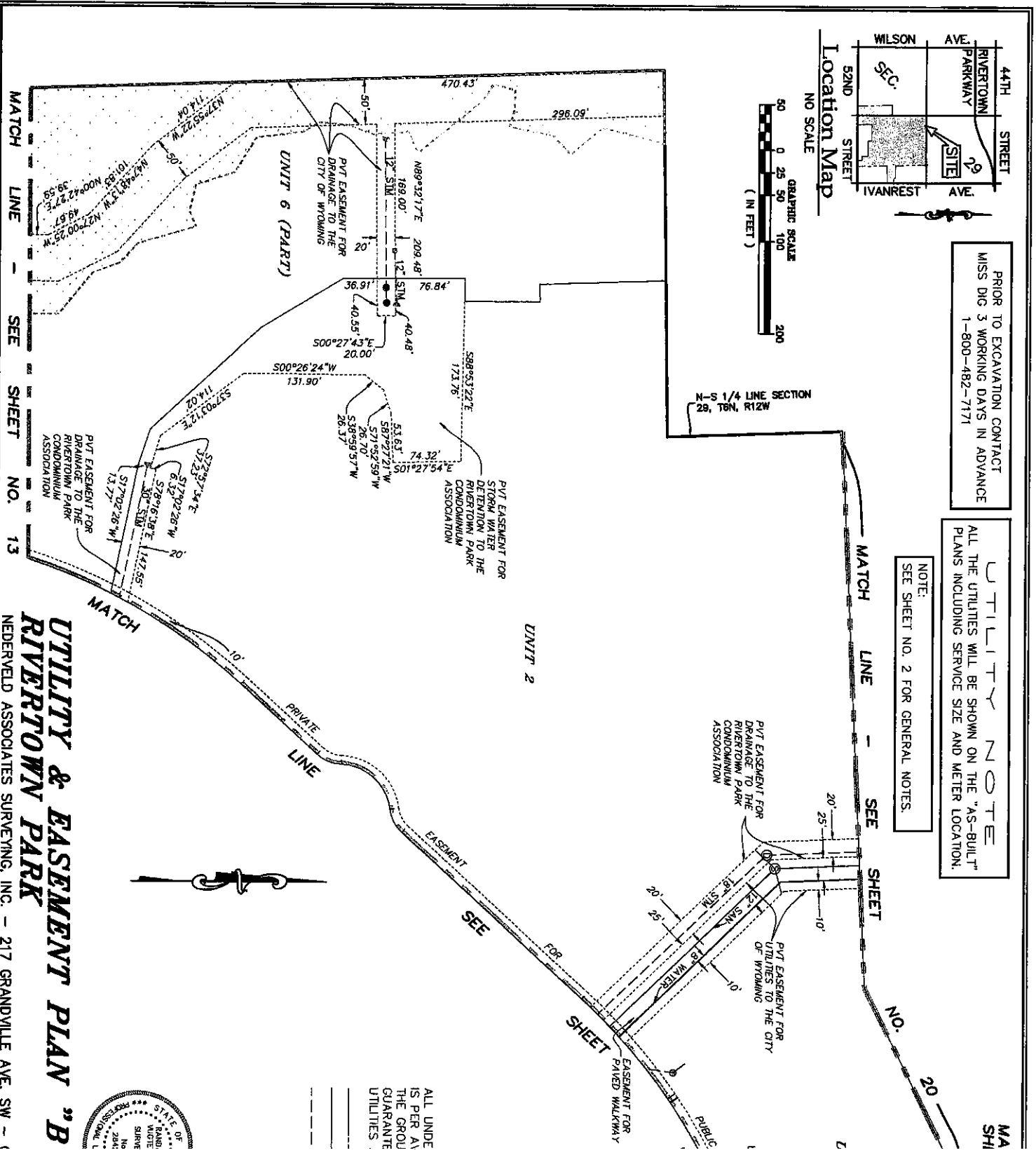
Mary Hollinrake P:14/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL



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 METER LOCATION.

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.



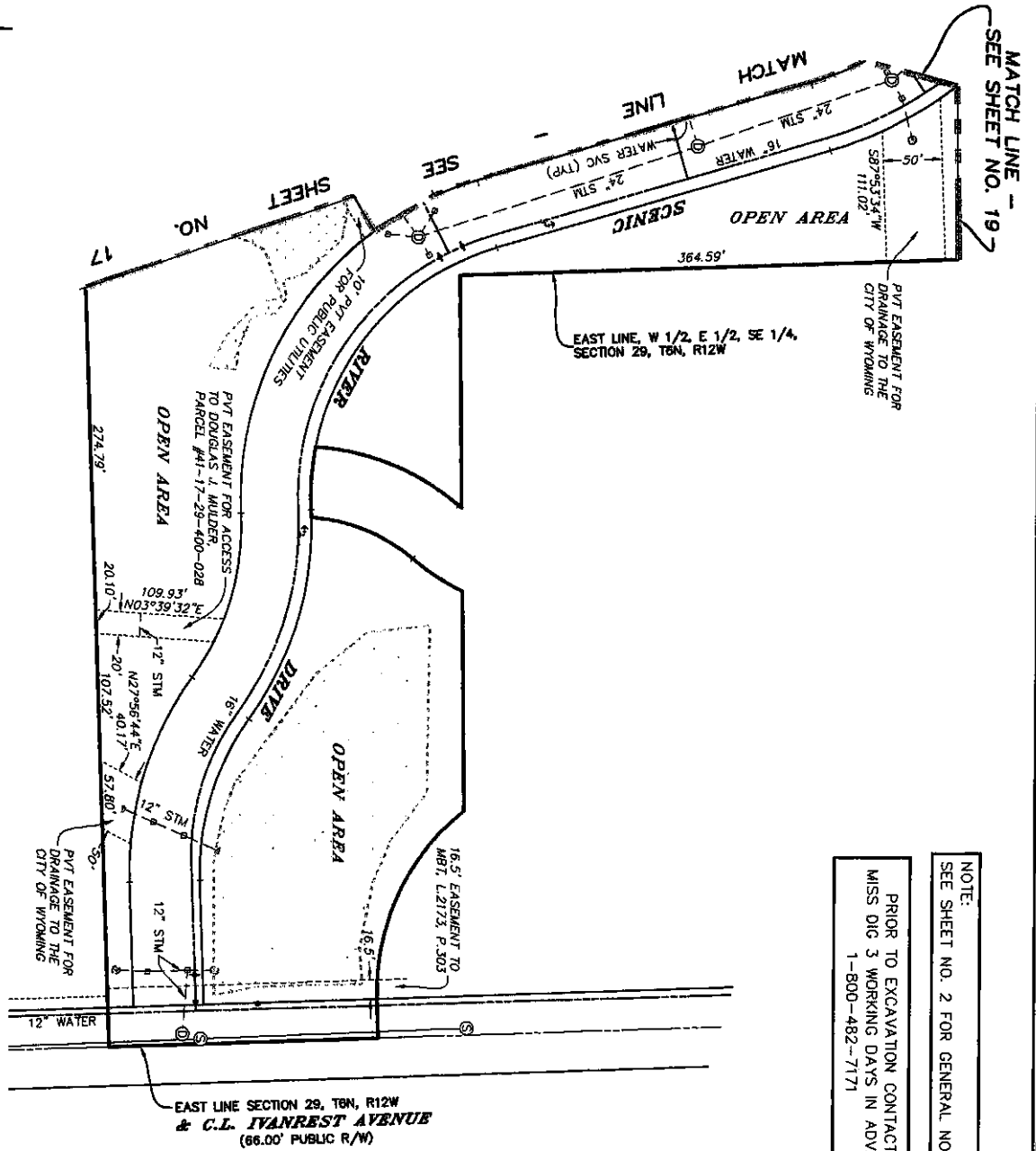
UTILITY & EASEMENT PLAN "B"
RIVERTOWN PARK
NEDERVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW -





20150512-0040679

Mary Hollinrake P:15/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL



NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.

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

EAST LINE SECTION 29, T6N, R12W
& C.L. IVANREST AVENUE
(66.00' PUBLIC R/W)

- LEGEND**
- ☒ = ELECTRIC
 - ☒ = CABLE TV
 - ☒ = ELECTRIC
 - ☒ = TELEPHONE
 - ☒ = WATER
 - ☒ = CONCRETE
 - ☒ = GAS
 - ☒ = SANITARY
 - ☒ = DRAINAGE
 - ☒ = SANITARY
 - ☒ = STORM
 - ☒ = CONSERVATION
 - ☒ = CATCH

ALL THE UTIL
PLANS INCLU



UTILITY & EASEMENT PLAN "F"
RIVERTOWN PARK
NEDERVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW -



20150512-0040679

Mary Hollinrake P:16/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL

**EXHIBIT C to
THIRD AMENDMENT TO MASTER DEED OF
RIVERTOWN PARK**

Part of the SE 1/4 and SW 1/4 of Section 29, T6N, R12W, City of Wyoming, Kent County, Michigan, described as: Commencing at the SE corner of said Section; thence S89°19'49"W 646.58 feet along the South line of said Section to the Point of Beginning; thence S89°19'49"W 243.18 feet along the South line of said Section; thence N02°02'58"W 168.01 feet; thence S89°19'49"W 150.00 feet; thence N02°02'58"W 225.99 feet; thence S89°19'49"W 582.98 feet; thence N02°02'58"W 148.31 feet; thence S89°19'49"W 643.00 feet; thence S02°02'58"E 542.31 feet; thence S89°19'49"W 320.60 feet along said South line to the South 1/4 corner of said Section; thence S89°08'35"W 400.00 feet along said South line; thence N01°56'01"W 1320.81 feet parallel with the N-S 1/4 line of said Section; thence N89°09'34"E 400.00 feet along the North line of the SE 1/4 of the SW 1/4 of said Section; thence N01°56'01"W 1320.69 feet along the N-S 1/4 line of said Section; thence N89°11'28"E 1931.63 feet along the E-W 1/4 line of said Section; thence S02°06'26"E 1203.06 feet along the East line of the W 1/2 of the E 1/2 of the SE 1/4 of said Section; thence N89°11'28"E 197.37 feet; thence Southwesterly 3.87 feet along a 150.00 foot radius curve to the left, said curve having a central angle of 1°28'39", and a chord bearing S39°15'17"W 3.87 feet; thence Southwesterly 133.87 feet along a 210.00 foot radius curve to the right, said curve having a central angle of 36°31'28", and a chord bearing S21°43'56"W 131.61 feet; thence Easterly 53.63 feet along a 220.00 foot radius curve to the left, said curve having a central angle of 13°58'01", and a chord bearing S86°14'08"E 53.50 feet; thence Easterly 6.54 feet along a 280.00 foot radius curve to the right, said curve having a central angle of 1°20'19", and a chord bearing N87°27'01"E 6.54 feet; thence Northeasterly 95.21 feet along a 150.00 foot radius curve to the right, said curve having a central angle of 36°22'03", and a chord bearing N21°48'39"E 93.62 feet; thence Northeasterly 50.90 feet along a 210.00 foot radius curve to the left, said curve having a central angle of 13°53'18", and a chord bearing N33°02'58"E 50.78 feet; thence N89°11'28"E 186.41 feet; thence Southeasterly 182.57 feet along a 195.00 foot radius curve to the left, said curve having a central angle of 53°38'37", and a chord bearing S65°20'25"E 175.97 feet; thence N87°50'06"E 33.00 feet; thence S02°09'54"E 230.00 feet along the East line of said Section; thence S87°50'06"W 645.23 feet; thence S02°06'26"E 1123.03 feet along the East line of the W 1/2 of the E 1/2 of the SE 1/4 of said Section to the Point of Beginning. Subject to highway right-of-way for 52nd Street over the most Southerly 33.00 feet thereof and for Ivanrest Avenue over the most Easterly 33.00 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

EXHIBIT D to
THIRD AMENDMENT TO MASTER DEED OF
RIVERTOWN PARK

Mortgagee's Consent to Third Amendment to Master Deed of Rivertown Park

RIVERTOWN PARTNERS LLC, a Michigan limited liability company, with offices at 3570 Scenic River Drive, SW, Wyoming, Michigan 49418, as Developer, intends to record a Third Amendment to Master Deed of Rivertown Park, a condominium project established by Master Deed dated December 20, 2005, recorded December 28, 2005 as Instrument No. 20051228-0155460, Kent County Records, as amended by a First Amendment to Master Deed of Rivertown Park, dated February 24, 2012, recorded February 28, 2012 as Instrument No. 20120228-0017745, Kent County Records, and by a Second Amendment to Master Deed of Rivertown Park, dated July 12, 2012, recorded July 18, 2012, as Instrument No. 20120718-0065644, Kent County Records.

First National Bank of Michigan, a national banking association, with offices at 348 West Michigan Avenue, Kalamazoo, Michigan 49007, is the holder of a Future Advance Mortgage dated March 24, 2014, and recorded March 27, 2014, as Instrument No. 20140327-0021702, Kent County Records, and hereby consents to the recording of the Third Amendment in the office of the Kent County Register of Deeds.

Dated: 5/11, 2015.

FIRST NATIONAL BANK OF MICHIGAN,
a national banking association

By: Jefra A. Groenlyk
Title: Market President

STATE OF MICHIGAN)
COUNTY OF Kent)

The foregoing instrument was acknowledged before me this 11th day of May, 2015, by Jefra A. Groenlyk the Market President of First National Bank of Michigan, a national banking association, on behalf of the association.



Amy L. Vervaras
Notary Public, Kent County, Michigan
My commission expires: Sept. 5, 2018



20150512-0040679

Mary Hollinrake P:18/18 3:24PM
Kent Cnty MI Rgstr 05/12/2015 SEAL

Drafted by:
Jonathan W. Anderson, Esq.
VarnumLLP
PO Box 352
Grand Rapids, MI 49501-0352