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REC'D KENT COUNTY, MI REG
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**FOURTH AMENDMENT TO MASTER DEED OF
RIVERTOWN PARK**

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

Fourth Amendment to Kent County Condominium Subdivision Plan No. 792

- (1) Fourth 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. 3 to Subdivision Plan of Rivertown Park.
- (4) Exhibit C 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



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

This Fourth Amendment to Master Deed ("Amendment") is made as of the date set forth below by **RIVERTOWN PARTNERS LLC**, a Michigan limited liability company, with offices at 3330 Grand Ridge Drive NE, Grand Rapids, Michigan 49525 (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, and by a Third Amendment to Master Deed of Rivertown Park, dated April 25, 2015, recorded May 12, 2015, as Instrument 20150512-0040679, Kent County Records.

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

- (i) To revise the boundary line between Unit 2 and Unit 6;
- (ii) To revise the location and dimensions of a private utility easement for drainage.

D. Developer has obtained the consent of more than two-thirds of the Co-owners of the six (6) Units in the Project, in accordance with the provisions of Section 9.2(b) of the Master Deed, since the Developer controls the Neighborhood Associations within Rivertown Park, other than The Bluffs at Rivertown Park. Accordingly, the Developer is entering into this Amendment.

Amendment

1. Capitalized terms used in this Amendment have the same meaning as in the Master Deed, unless otherwise expressly provided. The boundary line between Unit 2 and Unit 6 is revised, as shown on the attached **Exhibit B**.



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Mary Hollinrake P.3/12 1:16PM
Kent Cnty MI Rgstr 10/11/2016 SEAL

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

4. The Developer has signed this 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.]

**EXHIBIT A to
FOURTH AMENDMENT TO MASTER DEED OF
RIVERTOWN PARK**

AFFIDAVIT OF MAILING

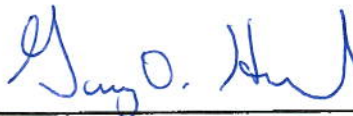
STATE OF MICHIGAN)
)
COUNTY OF KENT)

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

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

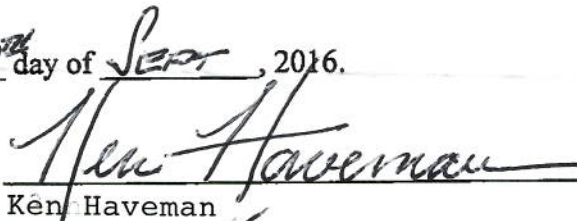
2. On 9-30, 2016, I sent a notice to Mr. Earl Taylor, the resident agent of The Bluffs at Rivertown Park Condominium Association (the condominium associations for the other units in Rivertown Park are controlled by Rivertown Partners), as required by Section 90(5) of the Michigan Condominium Act. The notice was sent by first class mail, postage fully prepaid.

Further deponent saith not.



Gary Hensch
D.

Subscribed and sworn to before me this 30th day of Sept, 2016.



Ken Haveman
Notary Public, Kent County, MI
My commission expires: 6/14/22

DRAFTED BY:
Jonathan W. Anderson
Varnum LLP
Bridgewater Place - P.O. Box 352



20161011-0089394
Mary Hollinrake P.6/12 1:16PM
Kent Cnty MI Restr 10/11/2016 SEAL

REPLAT NO. 3
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 645.58 feet along the South line of said Section to the Point of Beginning; thence S89°18'49"W 243.18 feet along the South line of said Section; thence N02°02'58"W 166.01 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°18'49"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°06'28"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, 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 N13°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°50'08"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°06'28"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 Interstate Avenue over the most Easterly 33.00 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

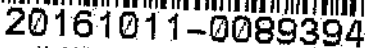
ATTENTION COUNTY REGISTER OF DEEDS
THE ASTERISK (*) INDICATES THAT THE SHEETS ARE AMENDED
OR ARE NEW SHEETS WHICH ARE DATED SEPTEMBER 29, 2016.
ALL SHEETS OF THE ORIGINALLY RECORDED EXHIBIT "B" PLANS
SHALL BE REPLACED BY THIS REPLAT NO. 3.

SHEET INDEX

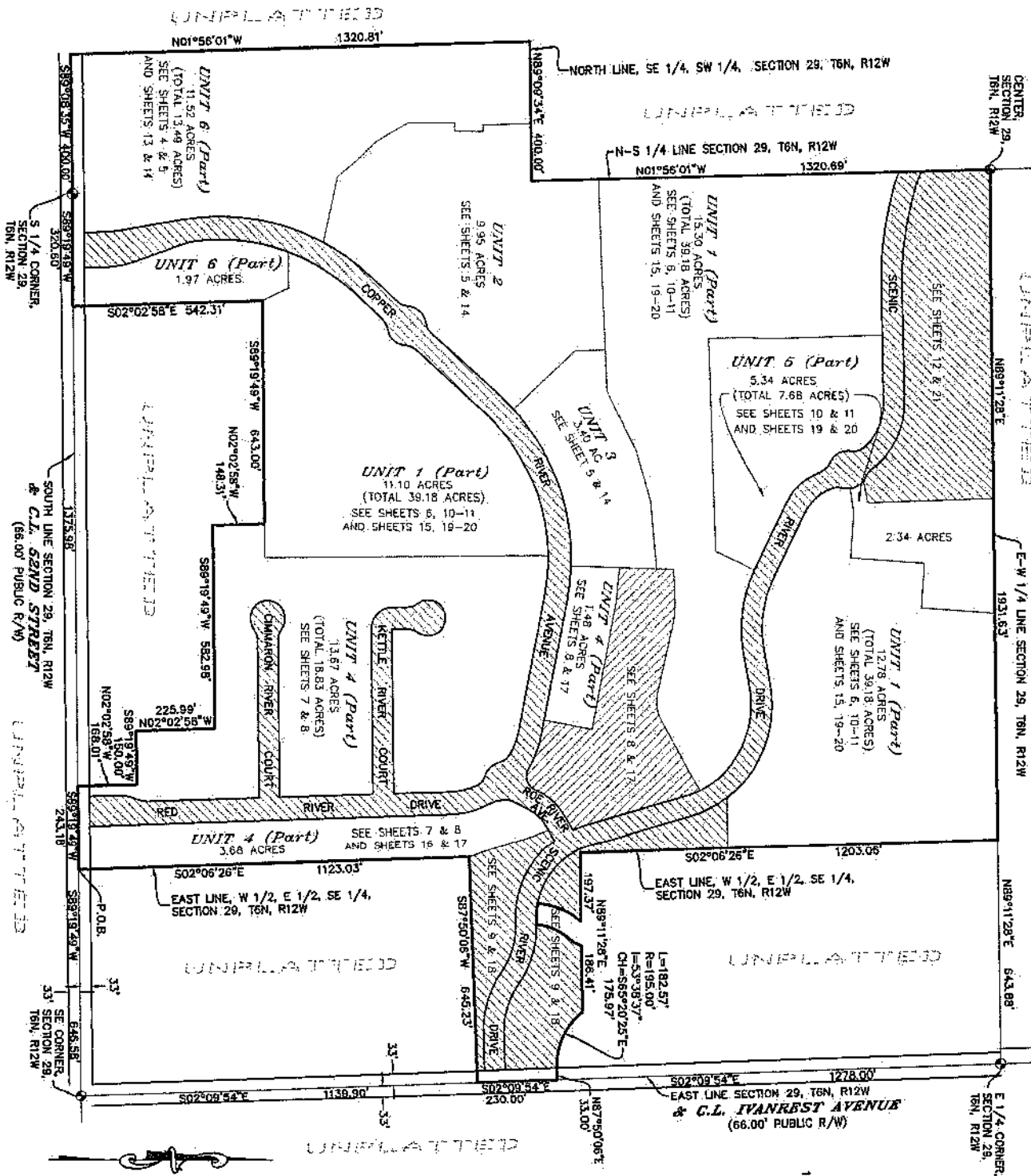
- * 1. COVER SHEET
- * 2. SURVEY PLAN
- * 3. OVERALL PLAN
- * 4. SITE PLAN "A"
- * 5. SITE PLAN "B"
- * 6. SITE PLAN "C"
- * 7. SITE PLAN "D"
- * 8. SITE PLAN "E"
- * 9. SITE PLAN "F"
- * 10. SITE PLAN "G"
- * 11. SITE PLAN "H"
- * 12. SITE PLAN "I"
- * 13. UTILITY & EASEMENT PLAN "A"
- * 14. UTILITY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



PROPOSED DATED SEPTEMBER 29, 2016
[Signature]



Mary Hollinrake P:7/12 1:16PM
Kent Cnty MI Rgstr 10/11/2016 SEAL



OVERALL PLAN RIVERTOWN PARK

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

SHEET NO. 3



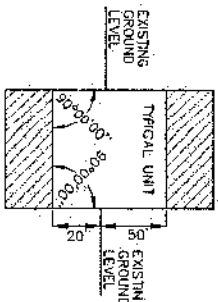
PROPOSED DATED SEPTEMBER 29, 2016

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

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

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES

TYPICAL CROSS SECTION OF UNIT
ELEVATION VARIES WITH EACH UNIT
UPWARD VERTICAL LIMIT
IS 50 FEET ABOVE
LEVEL GROUND



GRAPHIC SCALE
(IN FEET)

150 0 75 150 300 600

RECEIVED

o = CONCRETE MONUMENT

== GENERAL COMMON ELEMENT

UNITED COMMON ELEMENTS -

Location Map

NO SCALE

WILSON AVE

44TH STREET

RIVERFRONT PARKWAY

SEC.

52ND STREET

IVANREST AVE

SITE

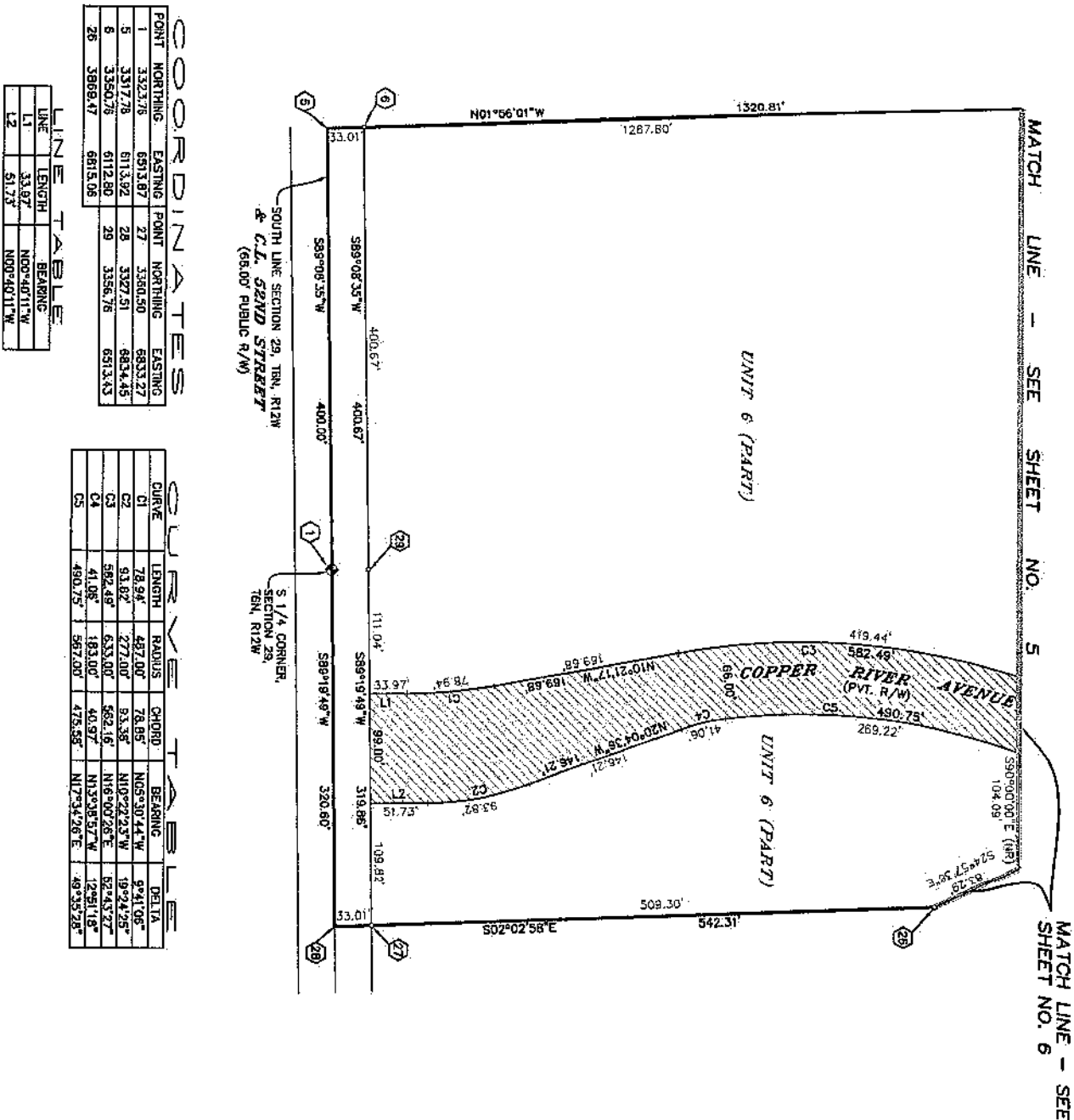
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FILE



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Kent Cnty MI Rgstr 10/11/2016 SEAL



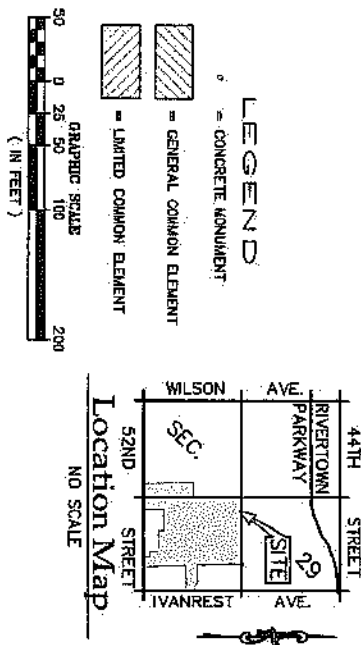
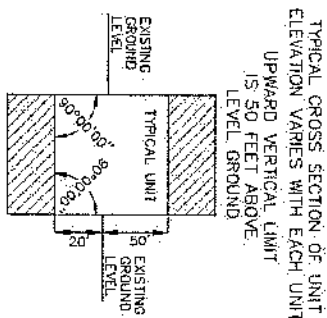
SITE PLAN "A"
RIVERTOWN PARK

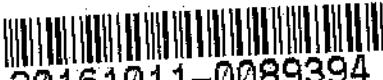
NEDERVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW - GRAND RAPIDS, MICHIGAN 49503

SHEET NO. 4



PROPOSED DATED SEPTEMBER 29, 2016





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Kent Only MI Rgstr 10/11/2016 SEAL

44TH STREET
RIVERTOWN PARKWAY
52ND STREET
IVANREST AVE.

SEC. 9
SITE

LEGEND

- CONCRETE MONUMENT
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

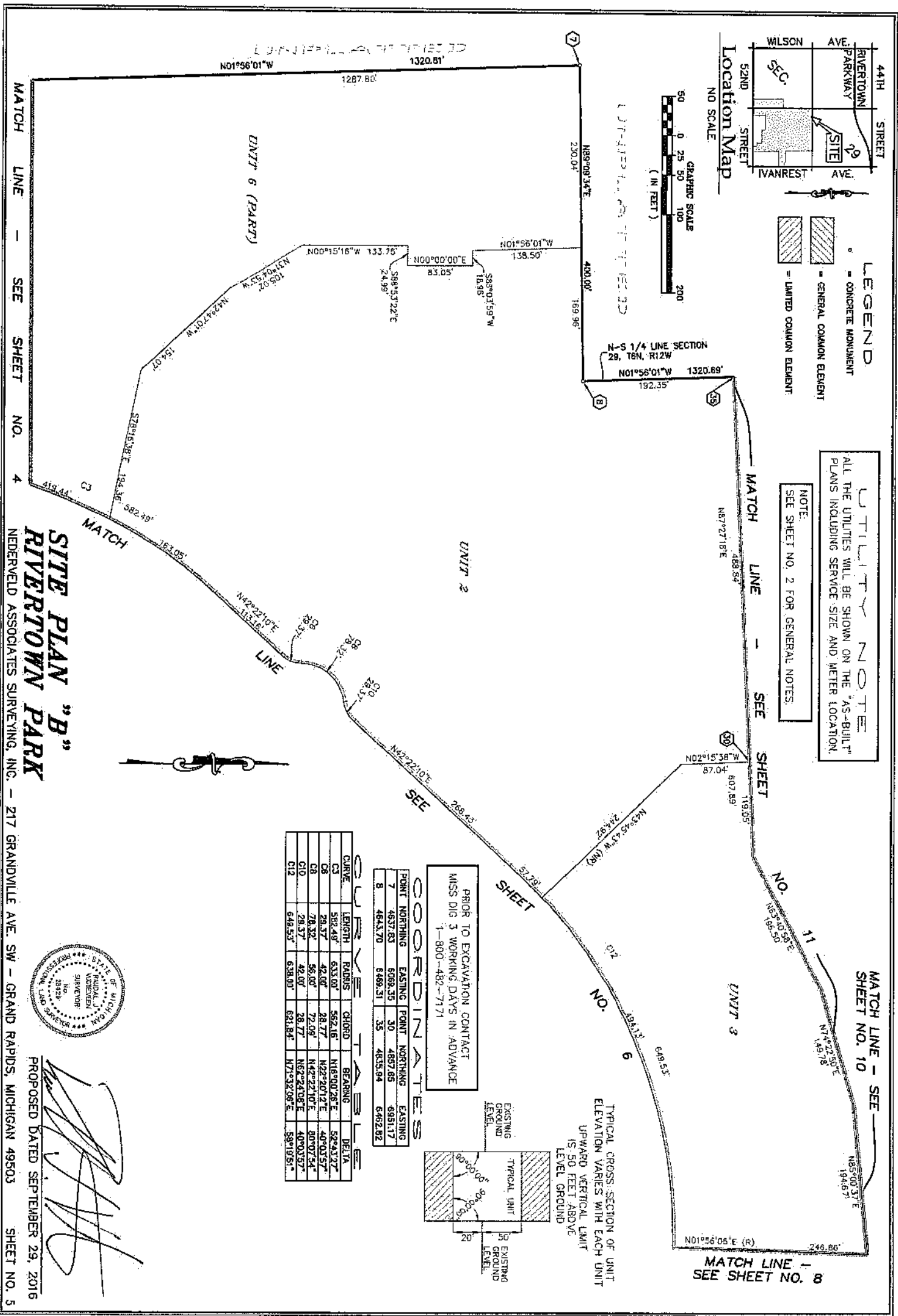
Location Map

NO SCALE

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)

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.

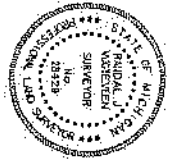
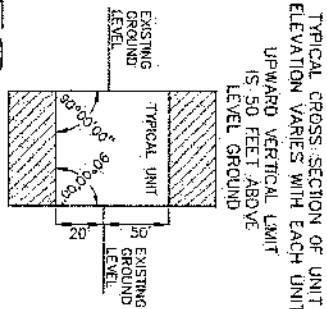


COORDINATES

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

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
7	4637.83	6089.35	30	4897.85	6881.17
8	4643.70	6469.31	35	4815.94	6462.82

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C3	582.48'	633.00'	562.16'	N16°00'26"E	52°43'27"
C8	28.37'	42.00'	28.77'	N22°20'12"E	40°00'57"
C8	76.32'	56.00'	72.09'	N42°22'10"E	80°07'34"
C10	28.37'	42.00'	28.77'	N62°24'08"E	40°00'57"
C12	648.53'	638.00'	621.84'	N71°32'08"E	59°18'51"

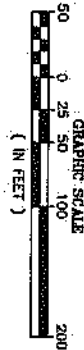
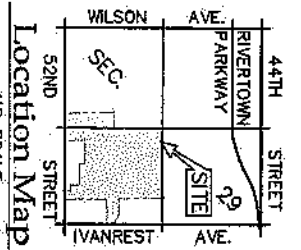


SITE PLAN "B"
RIVERTOWN PARK
NEDERVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW - GRAND RAPIDS, MICHIGAN 49503
PROPOSED DATED SEPTEMBER 29, 2016
SHEET NO. 5



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Kent Cnty MI Rgstr 10/11/2016 SEAL

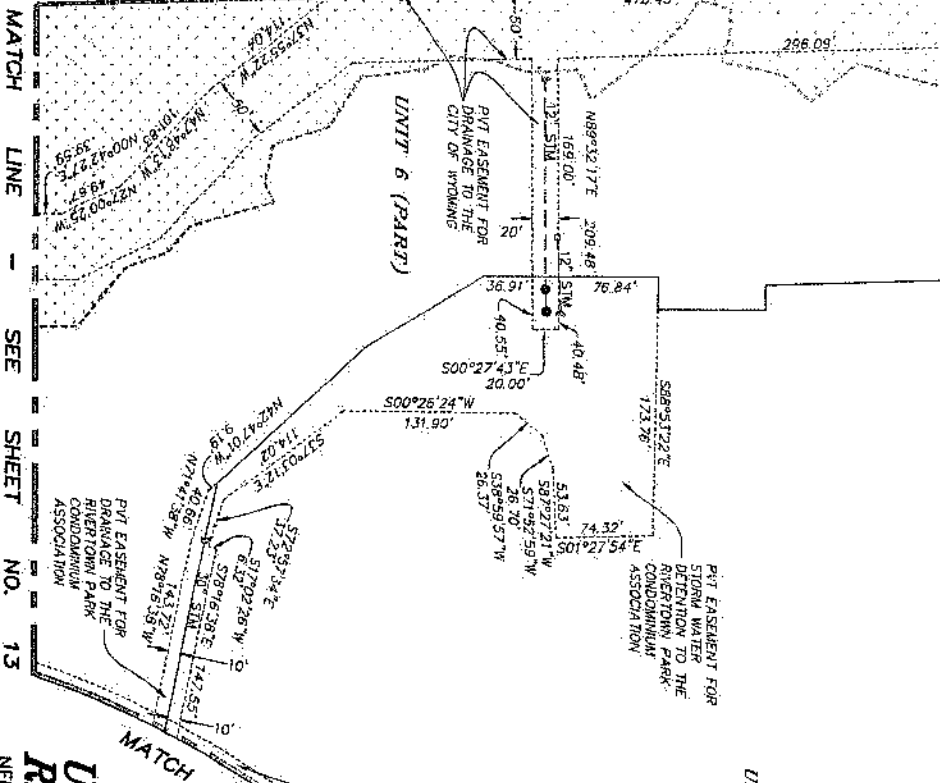


N-S 1/4 LINE SECTION
29, 16N, R12W

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

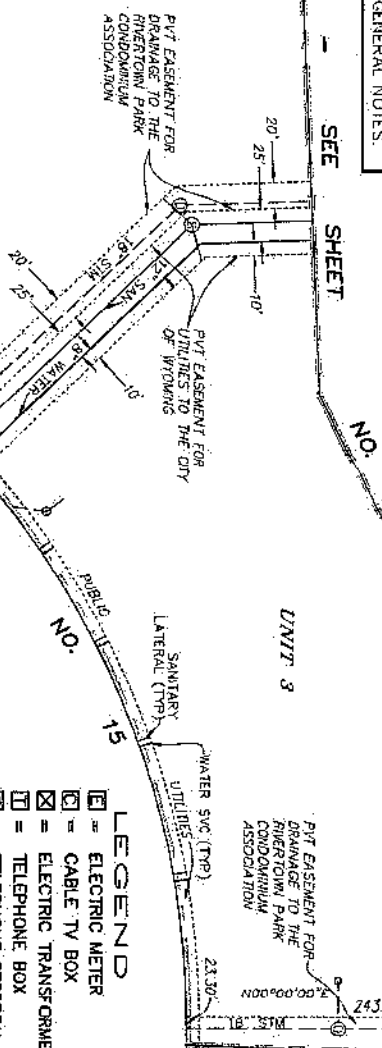
NEDERVELD ASSOCIATES SURVEYING, INC. - 217 GRANDVILLE AVE. SW - GRAND RAPIDS, MICHIGAN 49503 SHEET NO. 14



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

- WATERMAIN CITY OF WYOMING
- SANITARY SEWER CITY OF WYOMING
- STORM SEWER CITY OF WYOMING

- ELECTRIC METER
- CABLE TV BOX
- ELECTRIC TRANSFORMER
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- WATER VALVE
- CONCRETE MONUMENT
- GAS METER
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- SANITARY SEWER
- STORM SEWER
- CONSERVATION EASEMENT
- CATCH BASIN



MATCH LINE -
SEE SHEET NO. 17

EXHIBIT C to
FOURTH AMENDMENT TO MASTER DEED OF
RIVERTOWN PARK

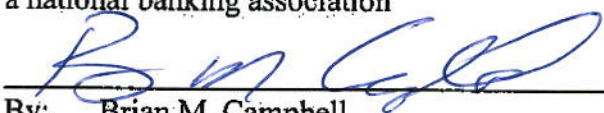
Mortgagee's Consent to Fourth Amendment to Master Deed of Rivertown Park

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 Fourth 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, and by a Third Amendment to Master Deed of Rivertown Park dated April 25, 2015, recorded May 12, 2015, as Instrument No. 20150512-0040679.

First National Bank of Michigan, a national banking association, with offices at 141 Ionia, NW, Grand Rapids, Michigan 49503, 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 Fourth Amendment in the office of the Kent County Register of Deeds.

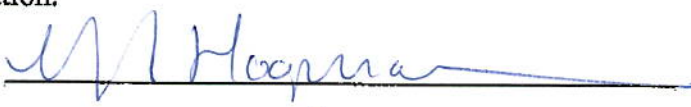
Dated: October 4, 2016.

FIRST NATIONAL BANK OF MICHIGAN,
a national banking association


By: Brian M. Campbell
Its: Vice President

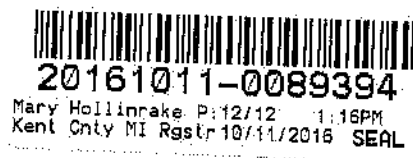
STATE OF MICHIGAN)
COUNTY OF Kent)

The foregoing instrument was acknowledged before me this 4th day of October, 2016, by Brian M. Campbell, the Vice President of First National Bank of Michigan, a national banking association, on behalf of the association.


Notary Public, Kent County, Michigan
My commission expires: 7-24-2022

M HOOPMAN, Notary Public
State of Michigan, County of Kent
My Commission Expires 07/24/2022
Acting in the County of Kent

10590095.2



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