



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 01-10-2018

59
Deputy, Kent County Treasurer, Grand Rapids, Michigan

FIFTH AMENDMENT TO MASTER DEED OF RIVERTOWN PARK

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

*(to reconfigure Units 1, 3 and 5 for expansion of The Vistas at Rivertown Park,
for expansion of the Ravines at Rivertown Park,
and to revise the location of a storm water easement)*

Fifth Amendment to Kent County Condominium Subdivision Plan No. 792

- (1) Fifth 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. 4 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
Varnum LLP
Bridgewater Place - P.O. Box 352
Grand Rapids, MI 49501-0352

PPN 41-17-29-410-010 split '15
VERIFIED BY PD&M. AB

From 41-17-29-410-009 '12
41-17-29-410-008 '08
41-17-29-410-001 '06
41-17-29-405-043 thro 41-17-29-405-078 Incl. '06

RECORDED KENT COUNTY, MI REG
2018 JAN 10 PM 2:29



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

This Fifth Amendment to Master Deed ("Amendment") is made as of the date set forth below by **REDSTONE LAND DEVELOPMENT, 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. Developer is the current successor developer of the Project.

C. 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, and by a Fourth Amendment dated July 6, 2016 and recorded October 11, 2016 as Instrument 20161011-0089394, Kent County Records.

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

(i) To reconfigure Master Unit 1, Master Unit 3 and Master Unit 5, by taking land from Master Unit 1 and adding it to Master Unit 3, to allow for the expansion of The Vistas at Rivertown Park, on the east side of Copper River Avenue, and by taking land from Master Unit 1 and adding it to Master Unit 5, to allow for the expansion of The Ravines at Rivertown Park, and to adjust the Percentages of Value based on the reconfiguring of Master Units;

(ii) To revise the location and dimensions of a private utility easement for storm water drainage on Master Unit 2.

E. These changes are not material because they do not materially alter or change the rights of any co-owner or mortgagee, and Developer makes these changes in



accordance with the provisions of Section 9.2(a) of the Master Deed. 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.

2. The boundaries of Master Units 1, 3 and 5 are hereby revised, as shown on the attached **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	Neighborhood Name	Number of Approved Residential Dwellings for Land in the Master Unit	Percentage of Value
1	(vacant land)	228	35.67%
2	Traditions	67 (see below)	10.49%
3	Vistas	83	12.99%
4	Bluffs	68	10.64%
5	Ravines	164	25.67%
6	Meadows	<u>29</u>	<u>4.54%</u>
TOTAL		639	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 is deemed to be approved for 67 residential units (being one-third of the 200 rooms in the Traditions congregate care facility approved by the City for Master Unit 2).

4. The Condominium Subdivision Plan attached as **Exhibit B** to the Master Deed is amended by deleting Sheets 1, 3, 6, 10, 11, 14, 15, 19 and 20, and substituting amended Sheets 1, 3, 6, 10, 11, 14, 15, 19 and 20, attached to this Amendment as **Exhibit B**.

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

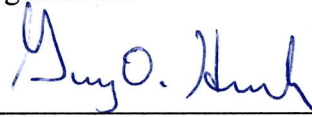
6. The Developer has signed this Amendment as of the date set forth below, and it shall be effective as of its recordation at the office of the Kent County Register of Deeds.



The Developer has signed this Fifth Amendment to Master Deed of Rivertown Park as of the 15th day of November, 2017.

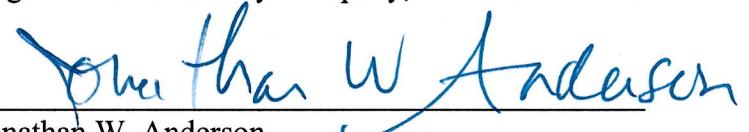
REDSTONE LAND DEVELOPMENT, LLC,
a Michigan limited liability company

By: Redstone Group Management, Inc.
Its: Managing Member

By: 
Gary D. Hensch, President

STATE OF MICHIGAN)
)
COUNTY OF KENT)

This document was acknowledged before me the 15th day of November, 2017, by Gary D. Hensch, the President of Redstone Group Management, Inc., the Managing Member of Redstone Land Development, LLC, a Michigan limited liability company, on behalf of the company.


Jonathan W. Anderson
Notary Public, Kent County, MI
My Commission expires: May 13, 2018
Acting in the County of Kent



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

AFFIDAVIT OF MAILING

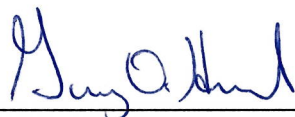
STATE OF MICHIGAN)
)
COUNTY OF KENT)

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

1. I am the authorized agent of Redstone Land Development, LLC, the successor developer of Rivertown Park.

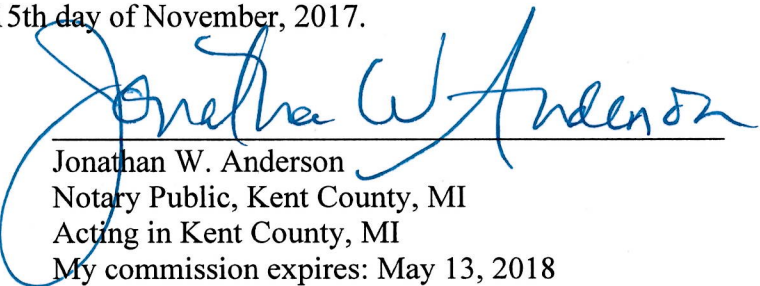
2. On November 8, 2017, I sent a notice to Mr. Earl Taylor, the resident agent of The Bluffs at Rivertown Park Condominium Association, as required by Section 90(5) of the Michigan Condominium Act. The notice was sent by first class mail, postage fully prepaid. (The condominium associations for the other units in Rivertown Park are controlled by Redstone Land Development, LLC, and so no notices were sent to those associations.)

Further deponent saith not.



Gary D. Hensch

Subscribed and sworn to before me this 15th day of November, 2017.



Jonathan W. Anderson
Notary Public, Kent County, MI
Acting in Kent County, MI
My commission expires: May 13, 2018

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



STATE OF MICHIGAN)
)
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this 16th day of November, 2017, by Joseph C. Manica, the Senior Vice President of United Bank of Michigan, on behalf of the bank.

Anita Mooman
Anita Mooman
Notary Public, Kent County, Michigan
My commission expires: 3/10/2020

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



Lisa Posthumus Lyons P:7/16 2:32PM
Kent Cnty MI Rgstr 01/10/2018 SEAL

REPLAT NO. 4
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 : REDSTONE LAND DEVELOPMENT, LLC
3530 GRAND RIDGE DRIVE NE
GRAND RAPIDS, MICHIGAN 49525
SURVEYOR : NEDERVELD, 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 243.18 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 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°35'53"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 Ivarnest Avenue over the most Easterly 33.00 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

NOTE

This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs.

ATTENTION COUNTY REGISTER OF DEEDS
THE ASTERISK (*) INDICATES THAT THE SHEETS ARE AMENDED OR ARE NEW SHEETS WHICH ARE DATED JANUARY 8, 2018.
ALL SHEETS OF THE ORIGINALLY RECORDED EXHIBIT "B" PLANS SHALL BE REPLACED BY THIS REPLAT NO. 4.

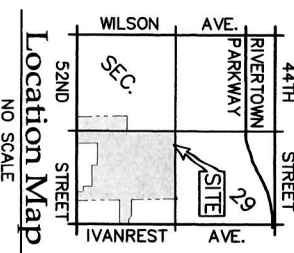
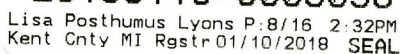
SHEET INDEX

- * 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 JANUARY 8, 2018

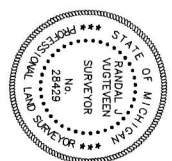
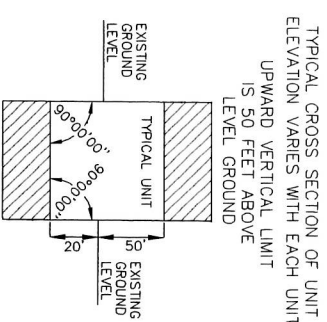
[Signature]



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

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

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.



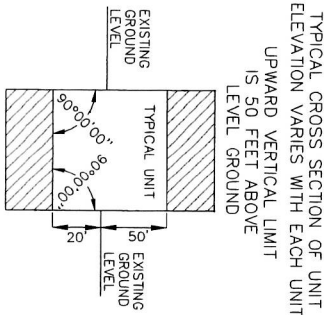
**OVERALL PLAN
RIVERTOWN PARK**
NEDERVELD, INC. — 217 GRANDVILLE AVE. SW — GRAND RAPIDS, MICHIGAN 49503

SHEET NO. 3



20180110-0003058

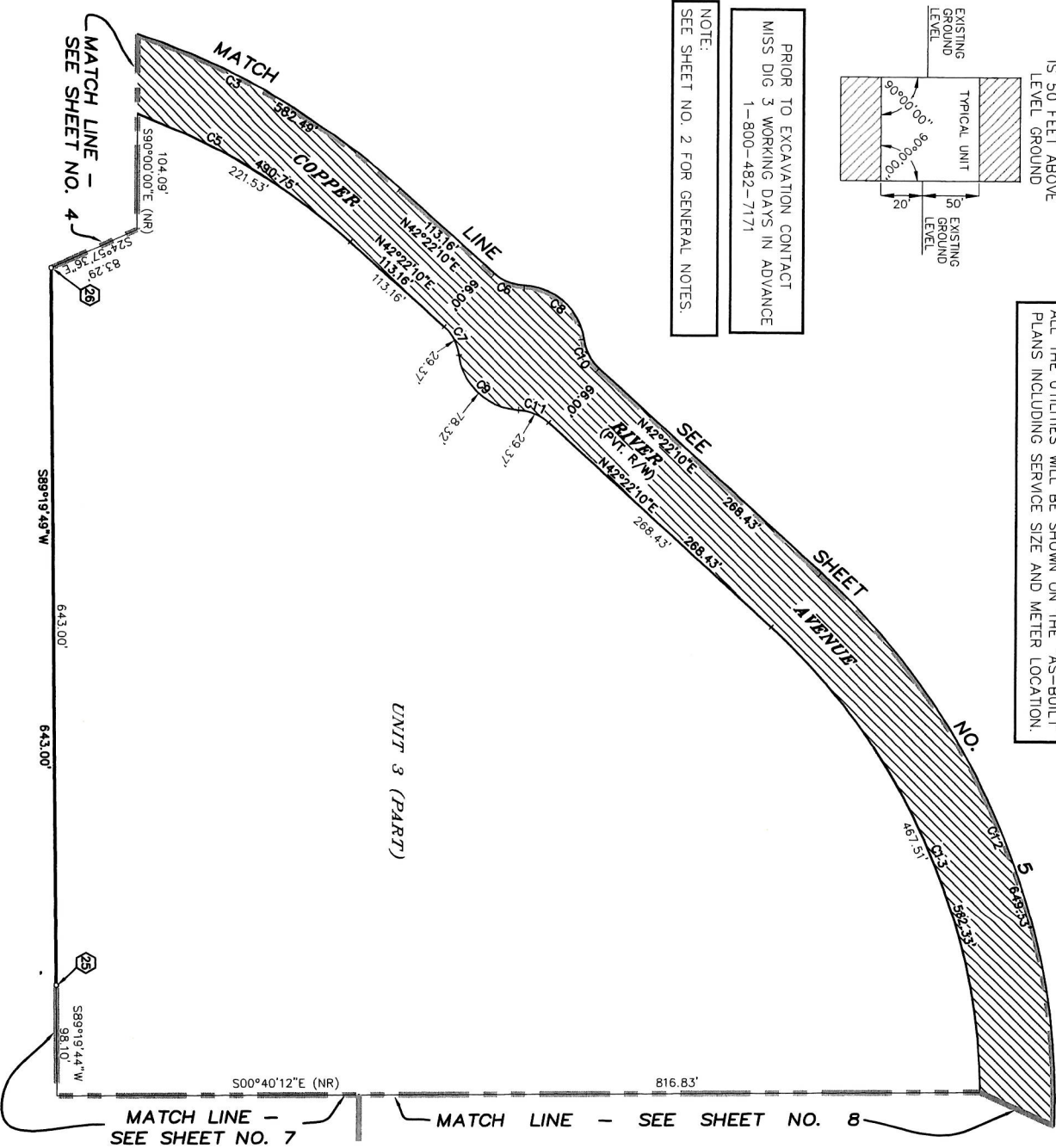
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Kent Cnty MI Rgstr 01/10/2018 SEAL



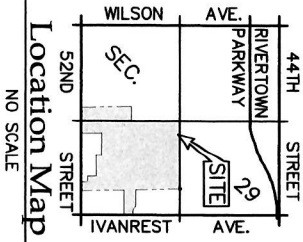
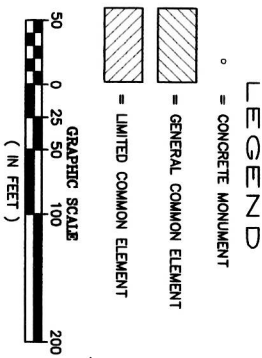
UTILITY NOTE
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PRIOR TO EXCAVATION CONTACT
MISS DIG 3 WORKING DAYS IN ADVANCE
1-800-482-7171

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.



UNIT 3 (PART)

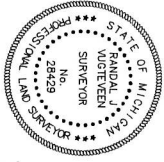


COORDINATES					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
25	3876.98	7458.01	26	3869.47	6815.06

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C3	582.48'	633.00'	582.16'	N16°00'28"E	52°43'27"
C5	490.75'	567.00'	475.58'	N17°34'26"E	49°35'28"
C6	29.37'	42.00'	28.77'	N22°01'2"E	40°03'57"
C7	29.37'	42.00'	28.77'	N62°24'08"E	40°03'57"
C8	78.32'	56.00'	72.08'	N42°22'10"E	80°07'54"
C9	78.32'	56.00'	72.08'	N42°22'10"E	80°07'54"
C10	29.37'	42.00'	28.77'	N62°24'08"E	40°03'57"
C11	29.37'	42.00'	28.77'	N22°01'2"E	40°03'57"
C12	649.53'	638.00'	621.84'	N71°32'06"E	58°19'51"
C13	582.33'	572.00'	557.51'	N71°32'06"E	58°19'51"

SITE PLAN "C" RIVERTOWN PARK

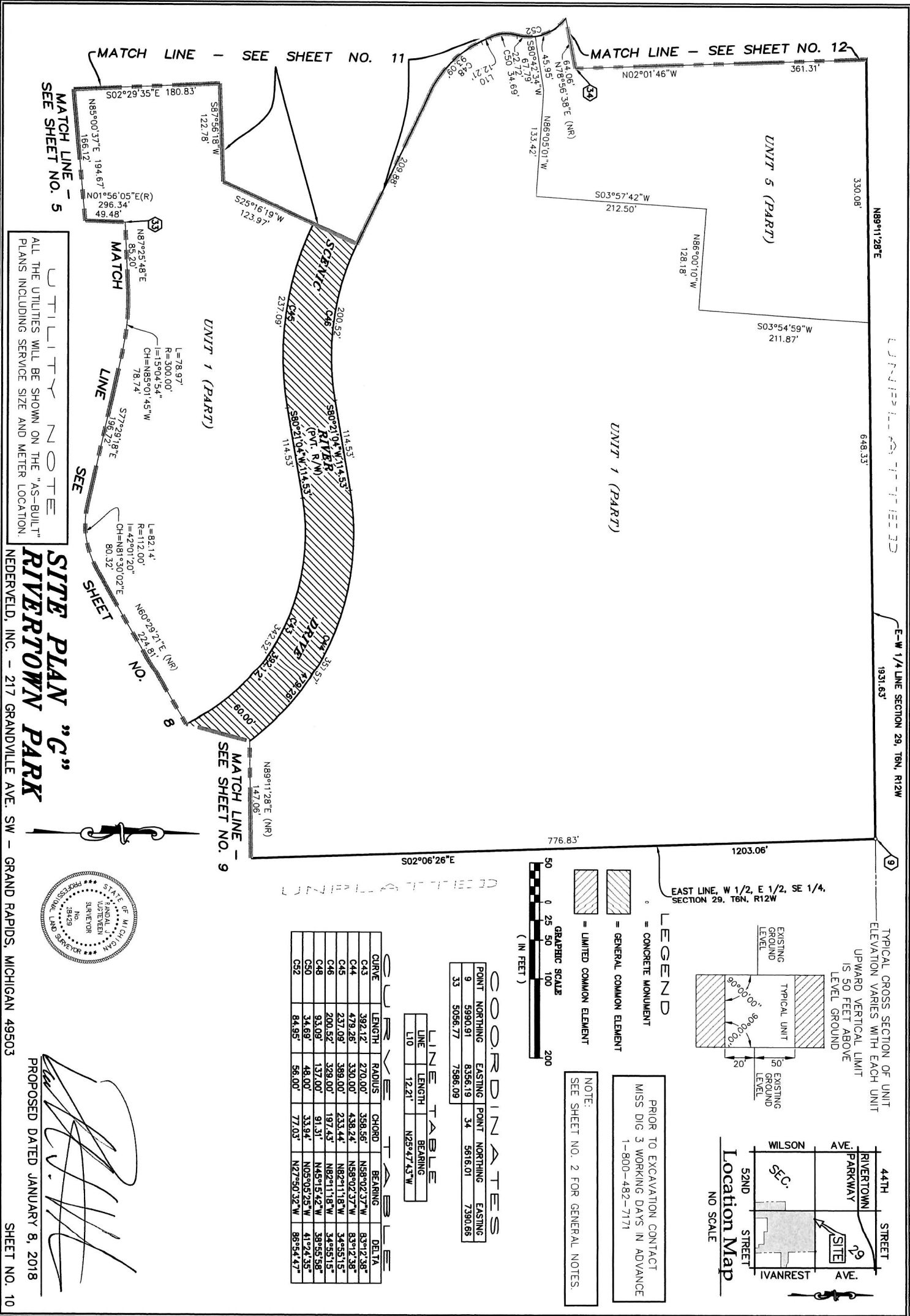
NEDERVEELD, INC. - 217 GRANDVILLE AVE. SW - GRAND RAPIDS, MICHIGAN 49503



PROPOSED DATED JANUARY 8, 2018
SHEET NO. 6



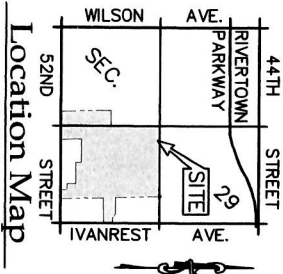
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Kent Cnty MI Rgstr 01/10/2018 SEAL





20180110-0003058

Lisa Posthumus Lyons P:12/16 2:32PM
Kent Cnty MI Rgstr 01/10/2018 SEAL



NO SCALE



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

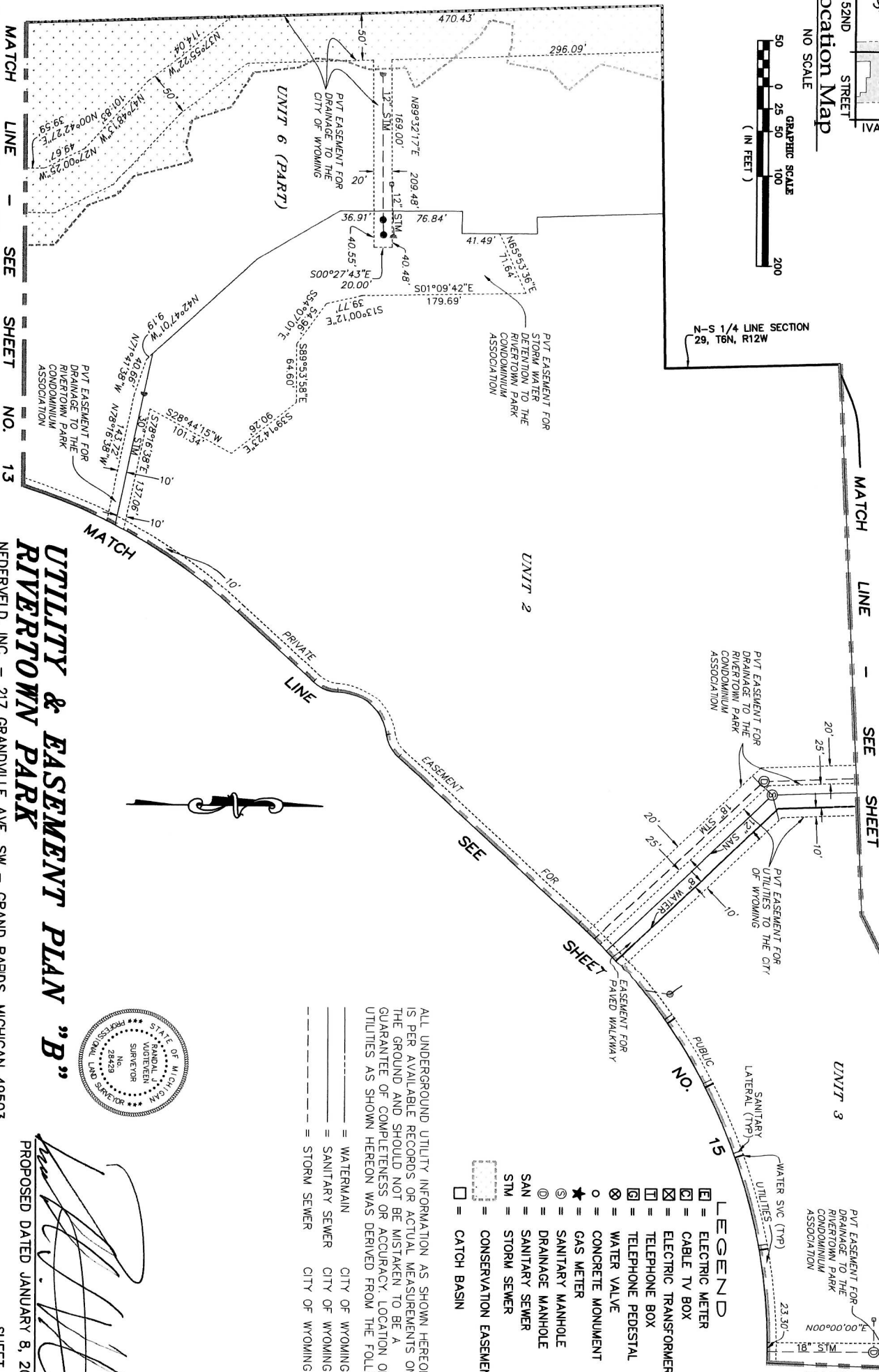
PRIOR TO EXCAVATION CONTACT
MISS DIG 3 WORKING DAYS IN ADVANCE
1-800-482-7171

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.

MATCH LINE - SEE
SHEET NO. 19

MATCH LINE -
SEE SHEET NO. 17



- LEGEND**
- [E] = ELECTRIC METER
 - [C] = CABLE TV BOX
 - [X] = ELECTRIC TRANSFORMER
 - [T] = TELEPHONE BOX
 - [P] = TELEPHONE PEDESTAL
 - [V] = WATER VALVE
 - [O] = CONCRETE MONUMENT
 - [S] = GAS METER
 - [M] = SANITARY MANHOLE
 - [D] = DRAINAGE MANHOLE
 - [S] = SANITARY SEWER
 - [STM] = STORM SEWER
 - [] = CONSERVATION EASEMENT
 - [] = CATCH BASIN

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



UTILITY & EASEMENT PLAN "B"

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

PROPOSED DATED JANUARY 8, 2018

SHEET NO. 14



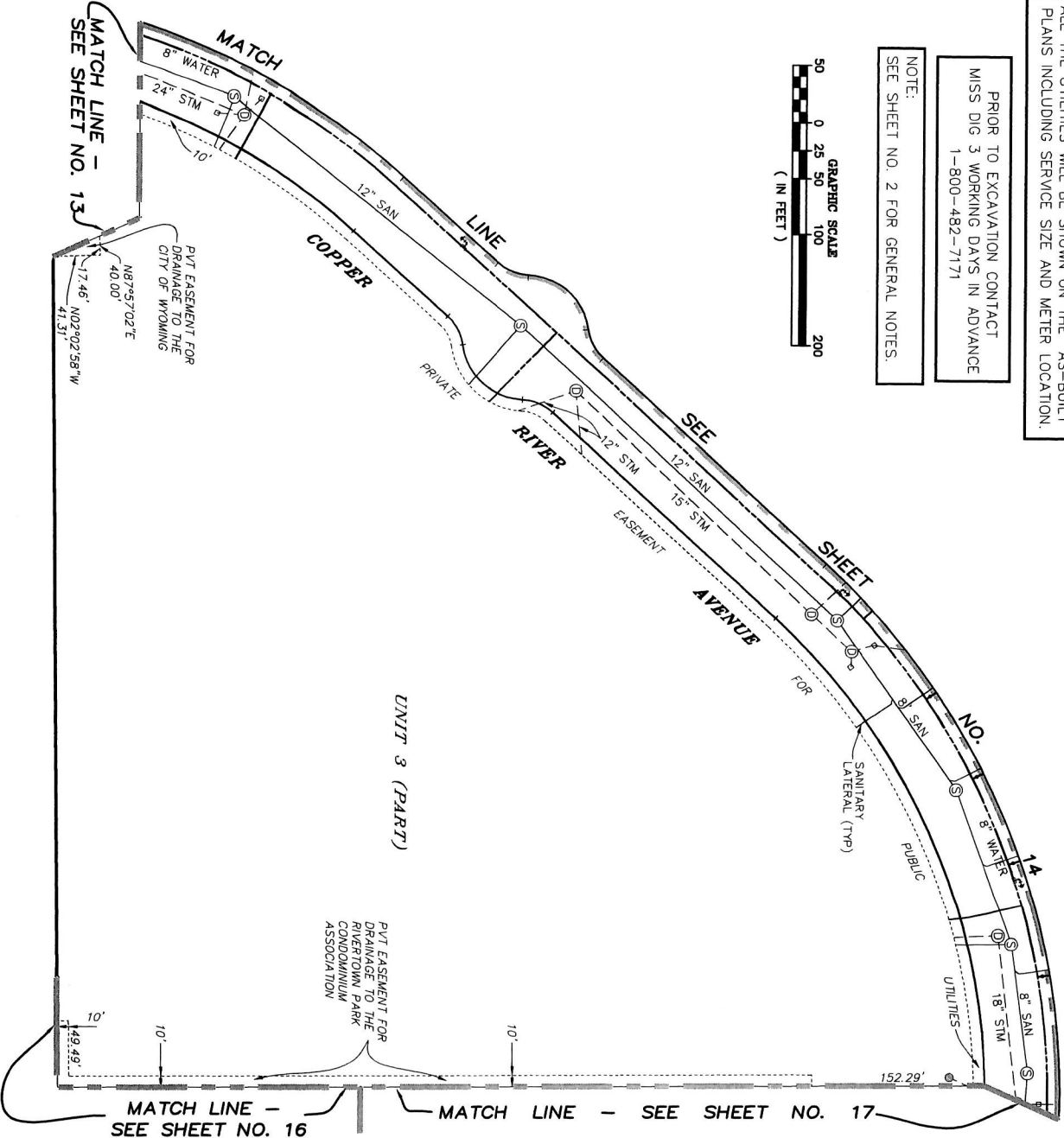
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Lisa Posthumus Lyons P:13/16 2:32PM
Kent Cnty MI Rgstr 01/10/2018 SEAL

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

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

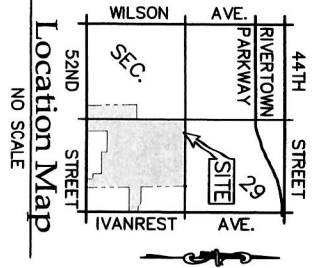
NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.



UNIT 3 (PART)

PVT EASEMENT FOR
DRAINAGE TO THE
RIVERTOWN PARK
CONDOMINIUM
ASSOCIATION

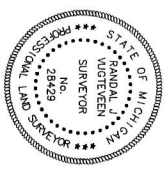
MATCH LINE - SEE SHEET NO. 16 MATCH LINE - SEE SHEET NO. 17



- LEGEND
- [E] = ELECTRIC METER
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 - [G] = TELEPHONE PEDESTAL
 - [W] = WATER VALVE
 - [O] = CONCRETE MONUMENT
 - [★] = GAS METER
 - [S] = SANITARY MANHOLE
 - [③] = DRAINAGE MANHOLE
 - [SAN] = SANITARY SEWER
 - [STM] = STORM SEWER
 - [□] = CATCH BASIN

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UTILITIES AS SHOWN HEREON WAS DERIVED FROM THE FOLLOWING:

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

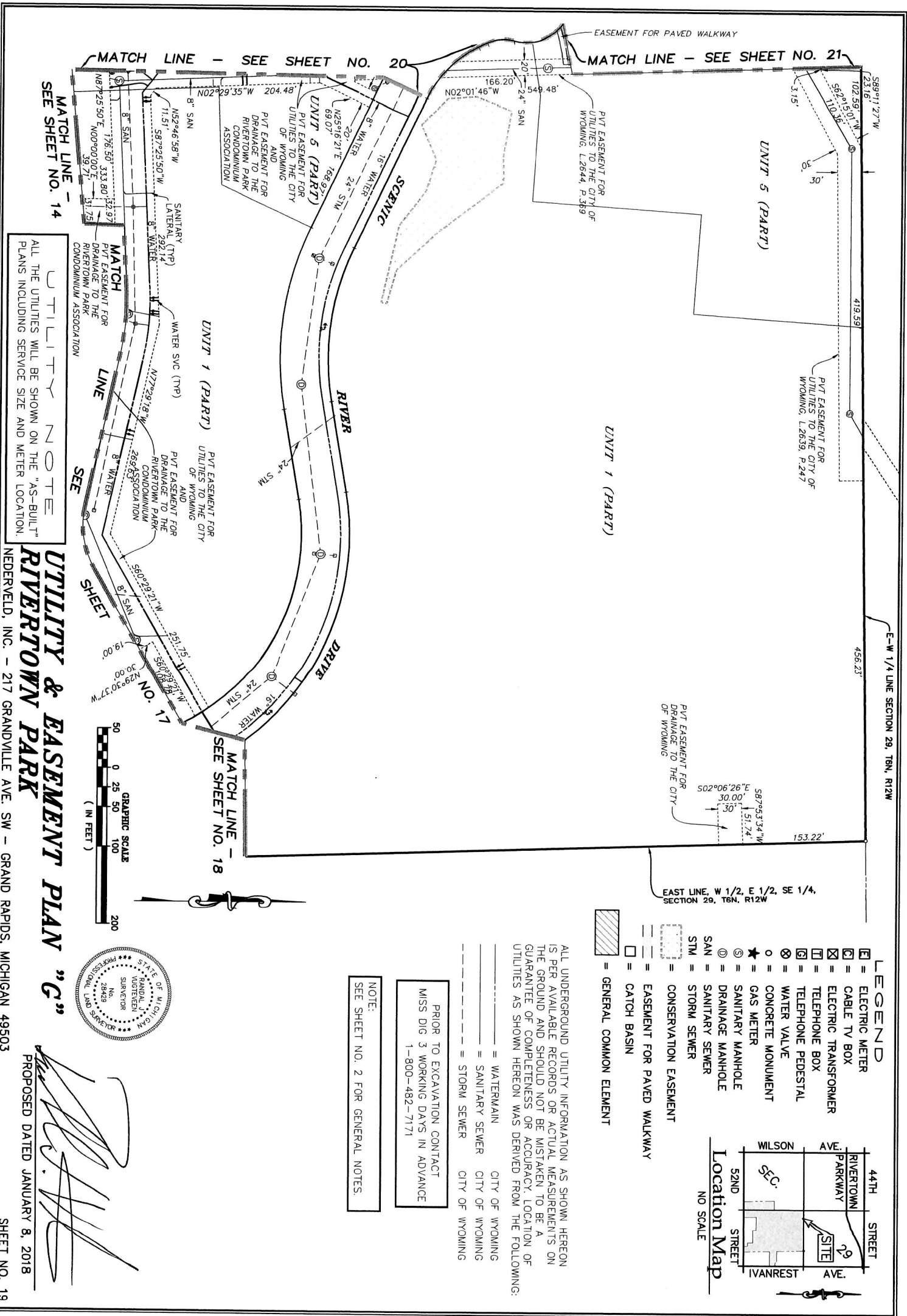


UTILITY & EASEMENT PLAN "C"

PROPOSED DATED JANUARY 8, 2018



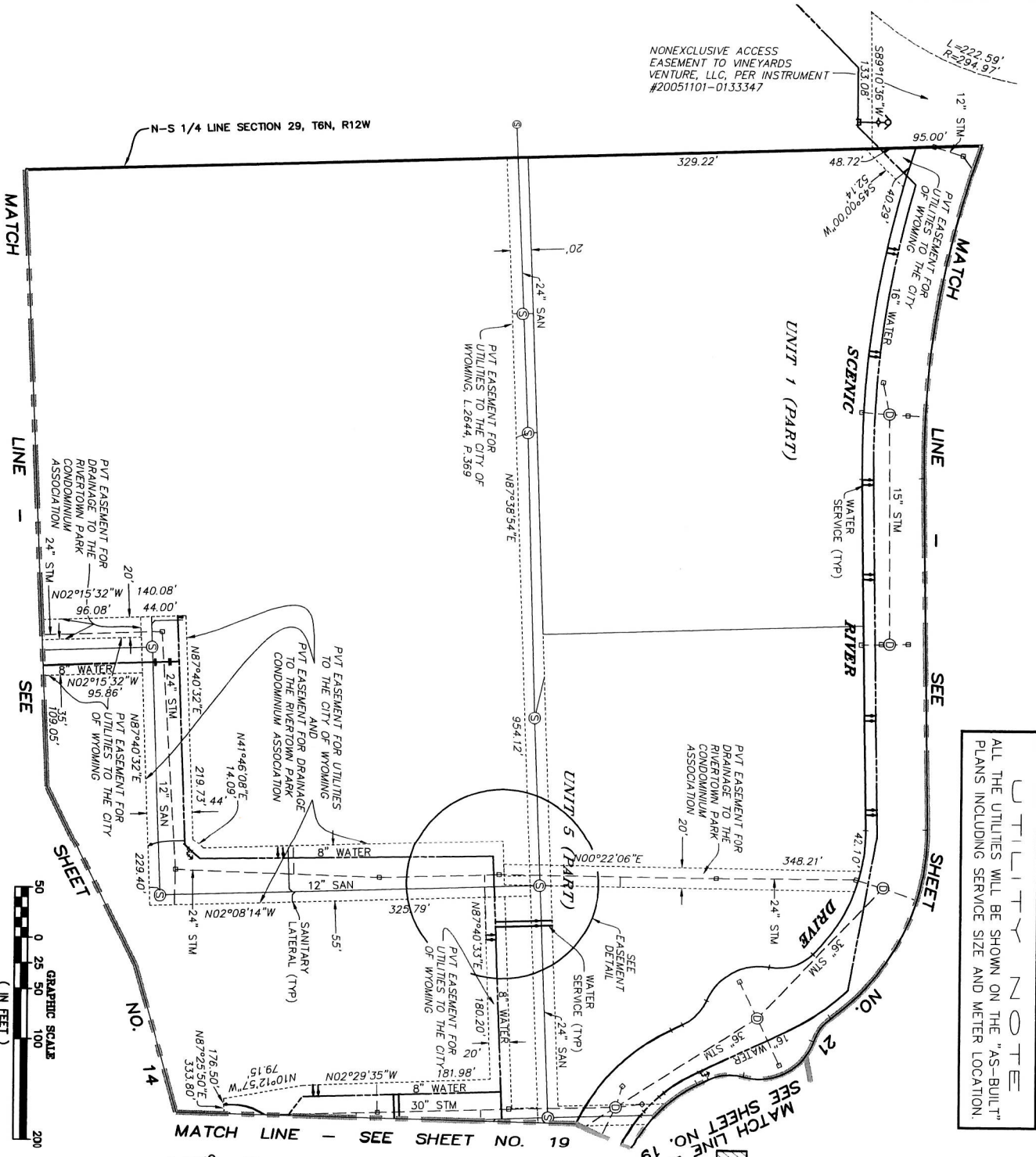
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Kent Cnty MI Rgstr 01/10/2018 SEAL





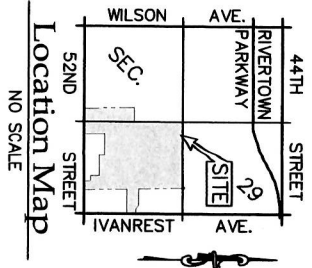
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Kent Cnty MI Rgstr 01/10/2018 SEAL



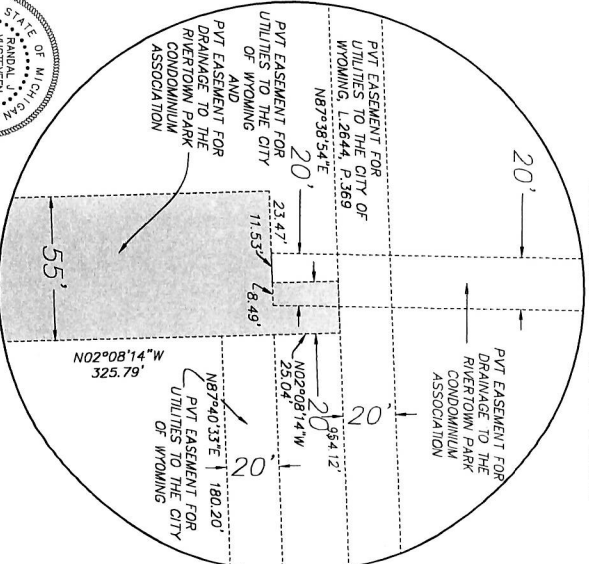
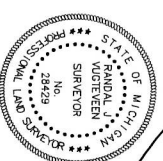
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- LEGEND**
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 - ⊞ = DRAINAGE MANHOLE
 - ⊞ = SANITARY SEWER
 - ⊞ = STORM SEWER
 - ⊞ = EASEMENT FOR PAVED WALKWAY
 - ⊞ = CATCH BASIN
 - ⊞ = GENERAL COMMON ELEMENT



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:

- = WATER MAIN
- = SANITARY SEWER
- = CITY OF WYOMING
- = STORM SEWER
- = CITY OF WYOMING



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

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES.

UTILITY & EASEMENT PLAN "H"
NEDERVELD, INC. - 217 GRANDVILLE AVE, SW - GRAND RAPIDS, MICHIGAN 49503

PROPOSED DATED JANUARY 8, 2018



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

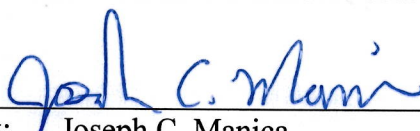
Mortgagee's Consent to Fifth Amendment to Master Deed of Rivertown Park

REDSTONE LAND DEVELOPMENT, LLC, a Michigan limited liability company, with offices at 3330 Grand Ridge Drive NE, Grand Rapids, Michigan 49525, as Developer, intends to record a Fifth 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, by a Third Amendment to Master Deed of Rivertown Park dated April 25, 2015, recorded May 12, 2015, as Instrument No. 20150512-0040679, Kent County Records, and by a Fourth Amendment to Master Deed of Rivertown Park, dated July 6, 2016, as Instrument No. 20161011-0089394, Kent County Records.

United Bank of Michigan, with offices at 900 East Paris Avenue SE, Grand Rapids, Michigan 49546, is the holder of a Future Advance Mortgage dated November 3, 2016, and recorded November 4, 2016, as Instrument No. 20161104-0097699, Kent County Records, and hereby consents to the recording of the Fifth Amendment in the office of the Kent County Register of Deeds.

Dated: November 16, 2017.

UNITED BANK OF MICHIGAN


By: _____
Its: Joseph C. Manica
Senior Vice President