FIRST AMENDMENT TO MASTER DEED OF

ROCKHILL CONDOMINIUMS

This First Amendment to Master Deed of Rockhill Condominiums is made and executed on this 17th day of June, 1985 by 4750 PLAINFIELD PARTNERS, INC., a Michigan corporation of 4750 Plainfield Avenue, N.E., Grand Rapids, Michigan 49505 (the "Developer") represented herein by its President Mark Harmsen, who is fully empowered and qualified to act on behalf of the corporation.

WHEREAS, Rockhill Condominiums (the "Project") was established by recording the Master Deed of Rockhill Condominiums dated the 28th day of November, 1984 and recorded November 28, 1984 in Liber 2446, Pages 897-938, Kent County, Michigan records (the "Master Deed"), establishing the real property described in Article II of the Master Deed, together with the improvements located and to be located thereon and the appurtenances thereto, as a condominium project under the provisions of Act 59 of the Michigan Public Acts of 1978, as amended (the "Act"); and

WHEREAS, Developer has the unilateral right without the consent of any co-owner or other person to amend the Master Deed to expand the Project as provided in Article VII B(1) of the Master Deed; and

WHEREAS, Developer desires to expand the condominium Project by adding the following Phase II to the Project:

Part of the Northeast one-quarter of the Southwest one-quarter of Section 27, Town 8 North, Range 11 West, Plainfield Township, Kent County, Michigan, described as: Commencing at the Northeast corner of the Southwest one-quarter of said Section; thence South 0°00'00" a distance of 859.81 feet along the North-South one-quarter line to the Northeast corner of Crestview Plat No. 2; thence North 66°58'14" West 387.84 feet along the Northerly line of said plat; thence South 49°54'33" West 399.76 feet along the Northerly line of said Plat to the TRUE PLACE OF BEGINNING; thence North 10°30'00" West 156.00 feet; thence North 60°50'00" West 179.00 feet; thence North 40°15'00" West 150.32 feet; thence Northeasterly 85.677 feet along the Southeasterly right of way line of Plainfield Avenue on a 2291.18 foot radius curve to the right, the long chord of which bears North 52°06'47.9" East 85.672 feet; thence North 53°11'04.5" East 160.00 feet along said right of way line; thence South 60°00'00" East 230.00 feet; thence South 28°15'00" West 137.00 feet; thence South 65°34'18" East 137.49 feet; thence South 40°05'27" East 50.00 feet; thence South 49°54'33" West 268.71 feet along the Northerly line of Crestview Plat No. 2 to the Place of Beginning.

P.P. No. 41-10-27-386-010
Verified by P D & M BC SPLIT

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.

Dated 15 JUN 87-9

Deputy, Kent County Treasurer, Grand Rapids, Michigan

[illegible] NO TRANSFER OF [illegible] NO. 154 PUBLIC ACTS OF 1966 CAN BE DULY PRESENTED MAURICE J. DE HONGE, REGISTER

NOW, THEREFORE, the Developer does hereby amend the Master Deed as follows:

1. Phase II. Article II is hereby amended to read as follows:

A. The land on which Phases I and II of the Project are situated, and which is hereby submitted to condomini-

STATE OF MICHIGAN
COUNTY OF KENT
RECEIVED FOR RECORD

JUN 18 12 14 PM '85

Maurice J. De Jonge

REG. OF DEEDS

um ownership pursuant to the provisions of the Act, is described as follows:

> Part of the Northeast one-quarter of the Southwest one-quarter of Section 27, Town 8 North, Range 11 West, Plainfield Township, Kent County, Michigan, described as: Beginning at the Northeast corner of the Southwest one-quarter of said Section; thence South 0°00'00" a distance of 859.81 feet along the North-South one-quarter line to the Northeast corner of Crestview Plat No. 2; thence North 66°58'14" West 387.84 feet along the Northerly line of said Plat; thence South 49°54'33" West 399.76 feet along the Northerly line of said Plat to the true place of beginning of this property description; thence North 66°53'43" West 499.31 feet along the existing North line and extended North line of said Plat; thence Northeasterly 324.29 feet along the Southeasterly right of way line of Plainfield Avenue on a 2,291.18 foot radius curve to the right, the long chord of which bears North 49°07'47" East 324.02 feet; thence North 53°11'04.5 East 160.00 feet along said right of way line; thence South 60°00'00' East 230 feet; thence South 28°15'00" West 137.00 feet; thence South 65°34'18" East 137.49 feet; thence South 40°05'27" East 50.00 feet; thence South 49°54'33" West 268.71 feet along the Northwesterly line of Crestview Plat No. 2 to the place of beginning.

B. The land which may be added to the Project, in whole or in part, pursuant to election of the Developer at a future date or dates as set forth in Article I hereof, is described as follows:

> Part of the Southeast one-quarter of the Northwest one-quarter of Section 27 and part of the Northeast one-quarter of the Southwest one-quarter of Section 27, Town 8 North, Range 11 West, Plainfield Township, Kent County, Michigan, described as: BEGINNING at the Northeast corner of the Southwest one-quarter of said section; thence South 0°00'00" a distance of 859.81 feet along the North-South one-quarter line to the Northeast corner of Crestview Plat No. 2; thence North 66°58'14" West 387.84 feet along the Northerly line of said plat; thence South 49°54'33" West 131.05 feet along the Northerly line of said plat; thence North 40°05'27" West 50.00 feet; thence North 65°34'18" West 137.49 feet; thence North 28°15'00" East 137.00 feet; thence North 60°00'00" West 230.00 feet; thence North 53°11'04.5" East 935.47 feet along the Southeasterly right of way line of Plainfield Avenue; thence South 0°00'00" a distance of 98.88 feet along the North-South one-quarter line of said section to the place of beginning.

2. Condominium Subdivision Plan. The Condominium Subdivision Plan attached to the Master Deed as Exhibit "B" is hereby amended as shown on the Exhibit "B" Condominium Subdivision Plan attached hereto.

3. Continuing Effect. Except as amended and modified by this First Amendment to Master Deed, all terms and conditions of the Master Deed shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has duly executed this First Amendment to Master Deed as of the day and year first above written.

WITNESSES:

Janice L. Langeland

Terri E. Belcher

4750 PLAINFIELD PARTNERS, INC.

By: Mark Harmsen

Its President

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this 17th day of June, 1985, before me, a notary public in and for said county, appeared MARK HARMSEN, to me personally known, who being by me duly sworn, did say he is the President of 4750 PLAINFIELD PARTNERS, INC., a Michigan corporation which executed the within instrument; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors, and further Mark Harmsen acknowledged said instrument to be the free act and deed of the corporation.

Janice L. Langeland
Notary Public, Kent County, MI
My Commission Expires: 8-19-87

This Instrument Drafted By:

KEITH P. WALKER
McSHANE & BOWIE
540 Old Kent Building
Grand Rapids, MI 49503
Return to draftsman
after recording.
RHC138

LIBER 2462 PG 724

REPLAT NO. 1 OF
KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 119
EXHIBIT B TO THE MASTER DEED OF

ROCKHILL CONDOMINIUMS

PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

ENGINEER: MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MICHIGAN

DEVELOPER: 4750 PLAINFIELD PARTNERS, INC.
4750 PLAINFIELD AVE. N.E., GRAND RAPIDS, MICHIGAN

PROPERTY DESCRIPTION

PART OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, T7N R 12W, PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION; THENCE SOUTH 0°00'00" E DISTANCE OF 859.81 FEET ALONG THE NORTH-SOUTH ONE-QUARTER LINE TO THE NORTHEAST CORNER OF CRESTVIEW PLAT NO. 2; THENCE NORTH 84°58'19" WEST 582.84 FEET ALONG THE NORTHERLY LINE OF SAID PLAT; THENCE SOUTH 83°54'39" WEST 199.26 FEET ALONG THE NORTHERLY LINE OF SAID PLAT TO THE TRUE PLACE OF BEGINNING OF THIS PRECISELY DESCRIPTION; THENCE NORTH 6°57'00" WEST 429.31 FEET ALONG THE EXISTING NORTH LINE AND EXTENDED NORTH LINE OF SAID PLAT; THENCE NORTHEASTERLY 324.29 FEET ALONG THE SOUTH-EASTERLY RIGHT OF WAY LINE OF PLAINFIELD AVENUE ON A 2,791.58 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 43°07'47" EAST 324.02 FEET; THENCE NORTH 53°11'04.5" EAST 350.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 50°00'00" EAST 250.00 FEET; THENCE SOUTH 39°55'00" WEST 132.00 FEET; THENCE SOUTH 61°39'00" EAST 115.99 FEET; THENCE SOUTH 40°00'37" EAST 50.00 FEET; THENCE SOUTH 49°34'39" WEST 791.73 FEET ALONG THE NORTHWESTERLY LINE OF CRESTVIEW PLAT NO. 2 TO THE PLACE OF BEGINNING.

(8.0092 ACRES)
(376,640 SQUARE FEET)

SHEET INDEX

* 1. COVER SHEET
* 2. SURVEY PLAN
* 2A. SURVEY PLAN
* 3. UTILITY PLAN
* 3A. UTILITY PLAN
* 4. SITE PLAN
* 4A. SITE PLAN
* 5. OVERALL SURVEY PLAN
* 6. BUILDINGS 1 THROUGH 8

NOTE: * AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED MAY 3, 1985. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

MAY 3, 1985

LIBER 2462 PC 725

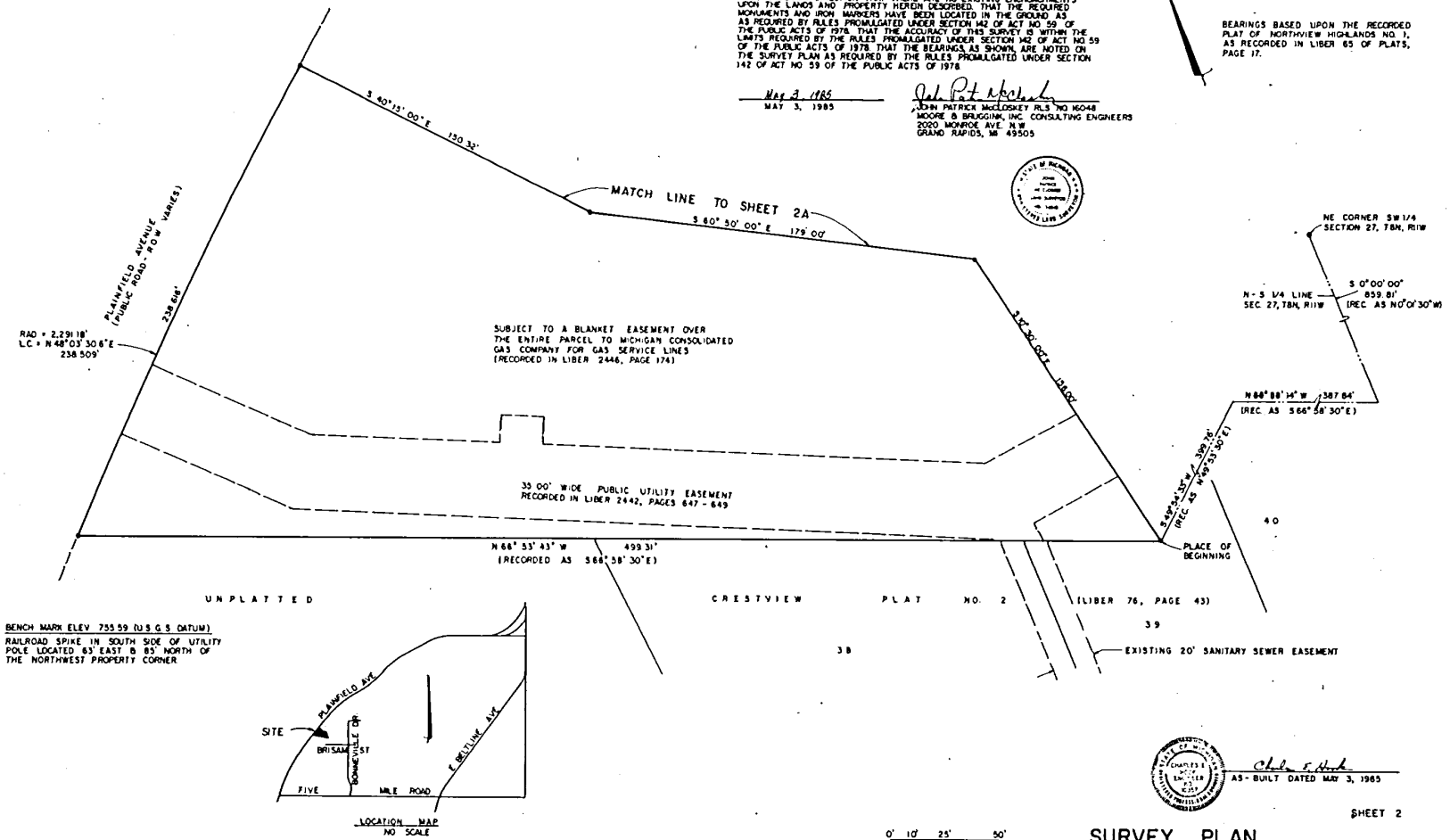
SURVEYOR'S CERTIFICATE

I, JOHN PATRICK McCLOSKEY, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS KENT COUNTY SUBDIVISION PLAN NO. 115 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREON DESCRIBED; THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978; THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978; THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978

May 3, 1985
MAY 3, 1985

JOHN PATRICK McCLOSKEY, R.L.S. NO. 16048
MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W.
GRAND RAPIDS, MI 49505

BEARINGS BASED UPON THE RECORDED PLAT OF NORTHVIEW HIGHLANDS NO. 1, AS RECORDED IN LIBER 65 OF PLATS, PAGE 17.



BENCH MARK ELEV. 755.59 (U.S.G.S. DATUM)
RAILROAD SPIKE IN SOUTH SIDE OF UTILITY POLE LOCATED 63' EAST & 85' NORTH OF THE NORTHWEST PROPERTY CORNER

LOCATION MAP
NO SCALE

0' 10' 25' 50'
SCALE

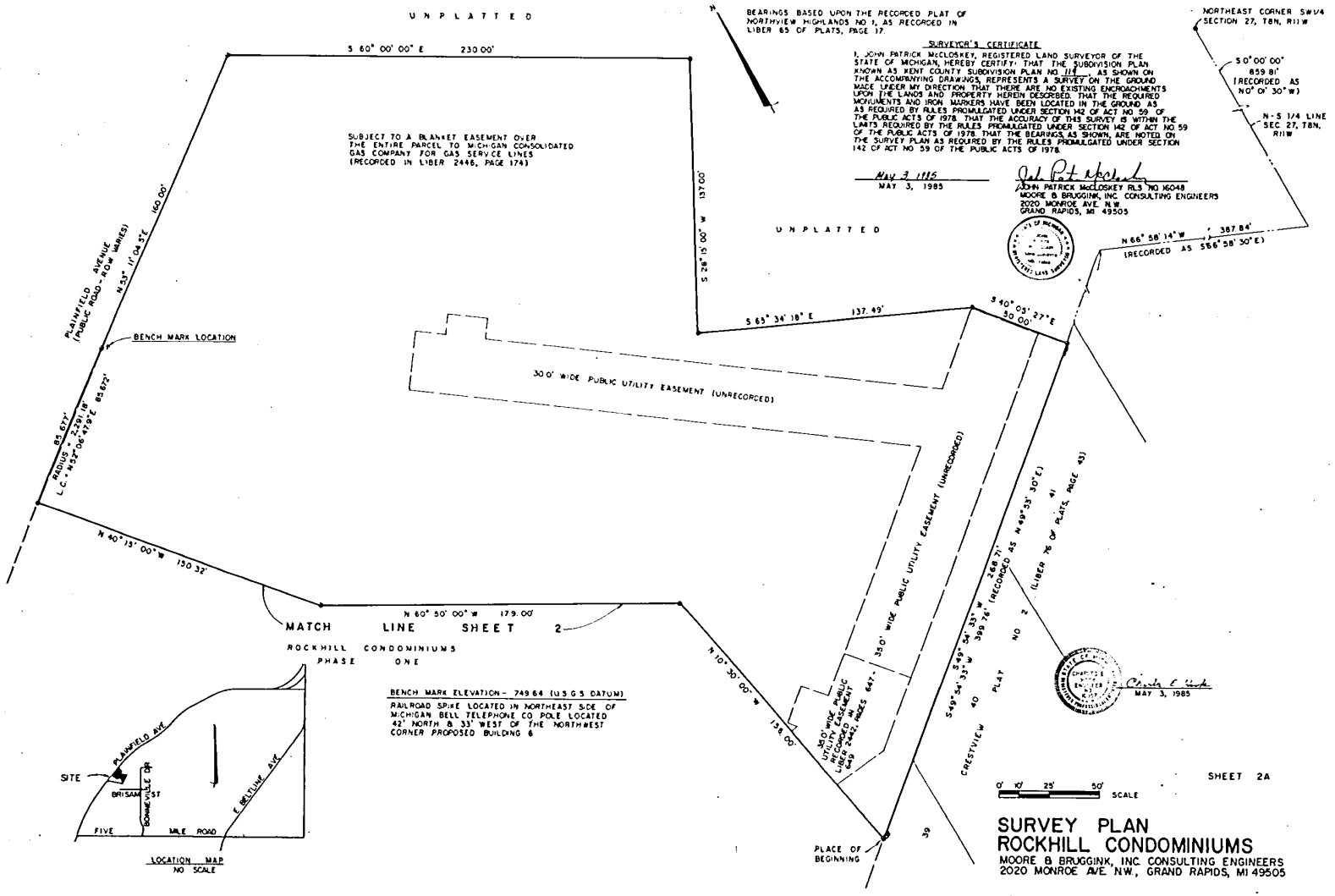
AS-BUILT DATED MAY 3, 1985

SHEET 2

SURVEY PLAN
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505

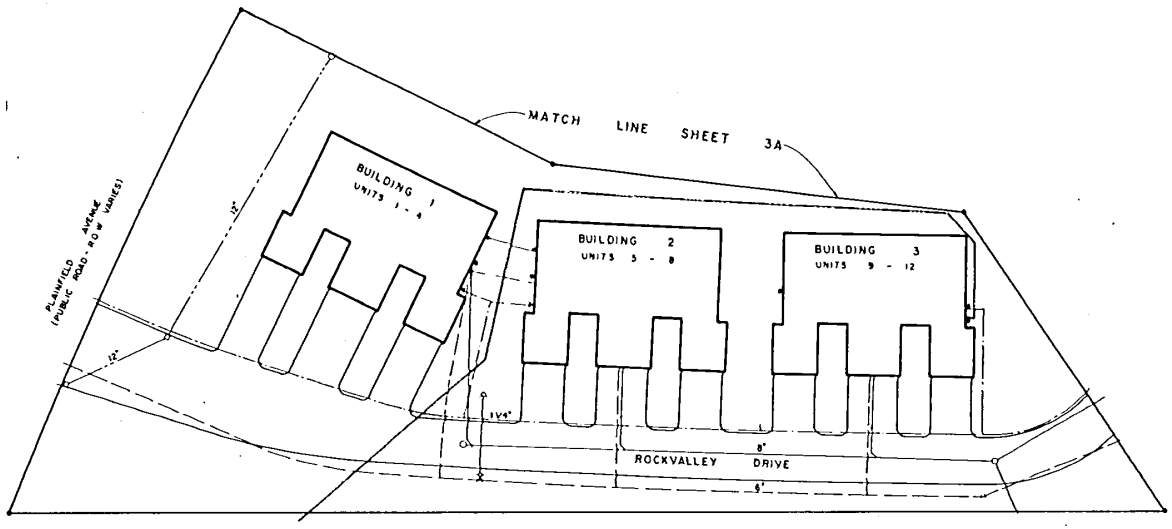
LIBER 2462 PG 726



SURVEY PLAN
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505

LIBER 2462 PG 727



UTILITY	LEGEND
———	SANITARY SEWER
— — — —	WATERMAIN
——·——·——	STORM SEWER
——·—·——	MICHIGAN CONSOLIDATED GAS
——···—···——	MICHIGAN BELL TELEPHONE
——···——···——	CONSUMERS POWER CO
- - - - - -	GENERAL ELECTRIC CABLEVISION

NOTE CABLE TV & CONSUMERS SHALL BE BURIED IN THE SAME TRENCH

ALL SEWER LATERALS ARE 6"
ALL WATER SERVICES ARE 1 1/2"
ALL GAS SERVICES ARE 7/8"

- ▲ GAS METER
- ● WATER METER
- ■ ELECTRIC METER
- ○ MANHOLE
- □ CATCH BASIN

NOTE EACH METER SYMBOL REPRESENTS 4 METERS AT THAT LOCATION

0' 10' 25' 50' SCALE

N

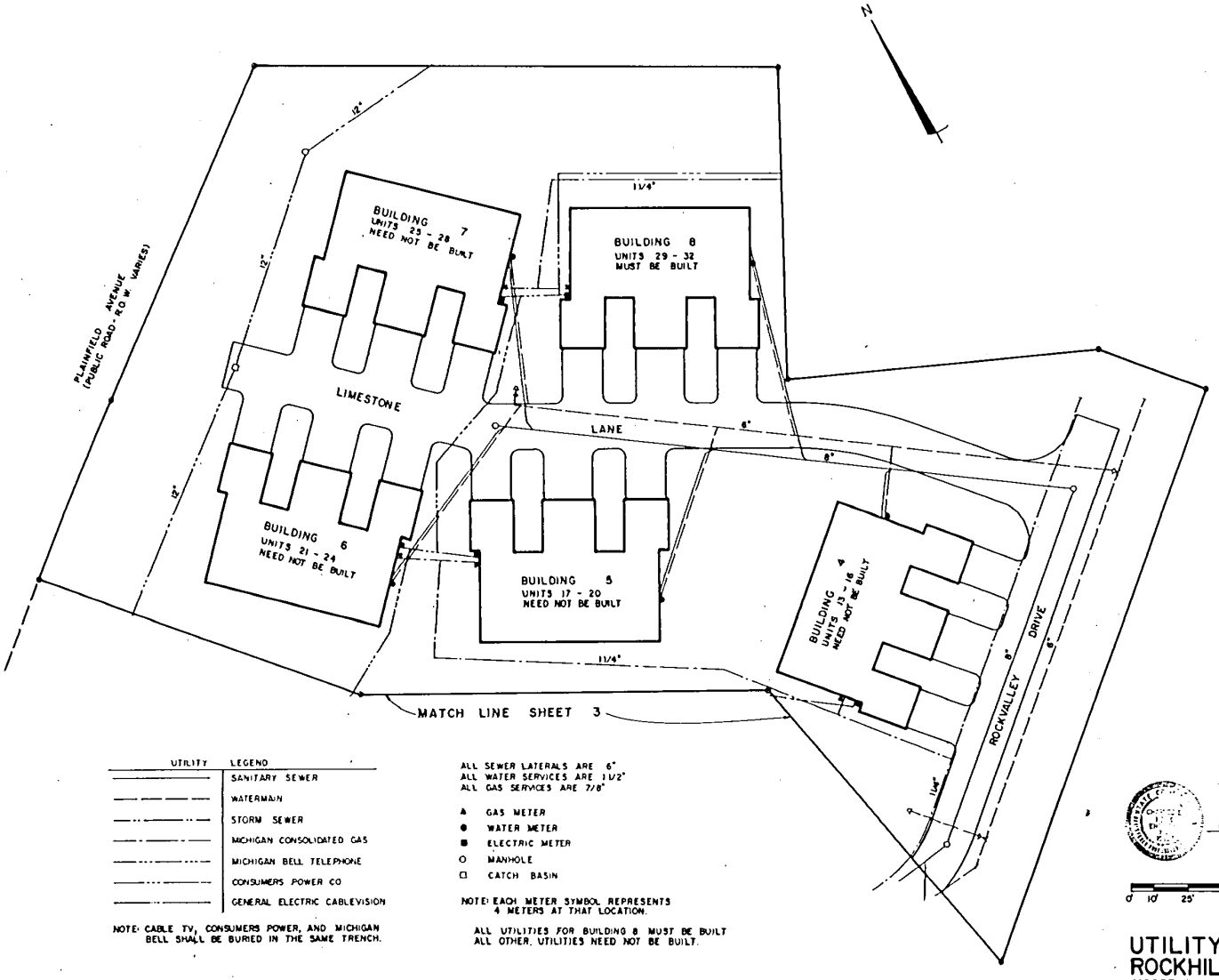
AS-BUILT, DATED MAY 3, 1985

SHEET 3

UTILITY PLAN
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505

LIBER 2462 PG 728



UTILITY	LEGEND
———	SANITARY SEWER
—— —— ——	WATERMAIN
—— · —— · ——	STORM SEWER
—— · —— · ——	MICHIGAN CONSOLIDATED GAS
—— ··· —— ··· ——	MICHIGAN BELL TELEPHONE
—— ··· —— ··· ——	CONSUMERS POWER CO
—— ··· —— ··· ——	GENERAL ELECTRIC CABLEVISION

NOTE: CABLE TV, CONSUMERS POWER, AND MICHIGAN BELL SHALL BE BURIED IN THE SAME TRENCH.

ALL SEWER LATERALS ARE 6"
ALL WATER SERVICES ARE 1 1/2"
ALL GAS SERVICES ARE 7/8"

▲ GAS METER
● WATER METER
■ ELECTRIC METER
○ MANHOLE
□ CATCH BASIN

NOTE: EACH METER SYMBOL REPRESENTS 4 METERS AT THAT LOCATION.

ALL UTILITIES FOR BUILDING 8 MUST BE BUILT
ALL OTHER UTILITIES NEED NOT BE BUILT.

MAY 3, 1985

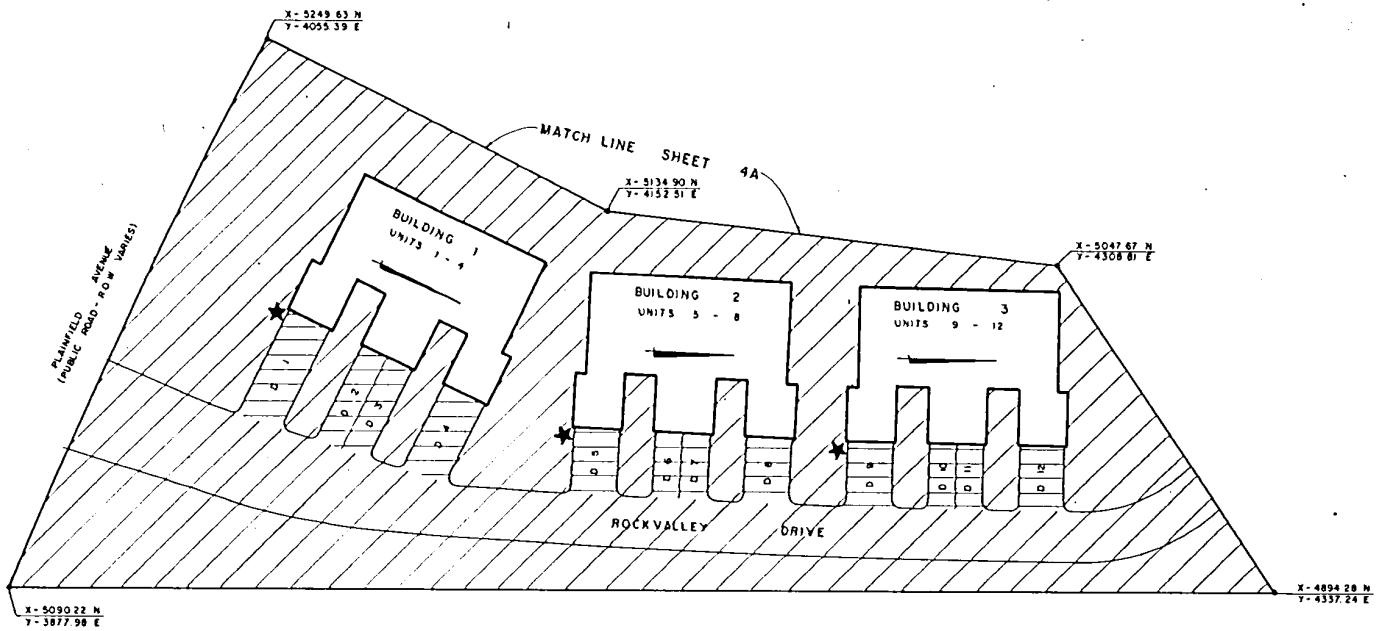
SCALE
0' 10' 25' 50'

SHEET 3A

UTILITY PLAN
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505

LIBER 2462 PG 729



BUILDING NO	N/S COORD	E/W COORD	BLDG BEARING
1	5149.92	4022.50	S 41°13'13" E
2	5062.38	4107.63	S 64°01'07" E
3	5015.31	4204.84	S 65°38'03" E

★ = BUILDING COORDINATE LOCATION

— = BUILDING BEARING

D = DRIVEWAY

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

0' 10' 25' 50' SCALE

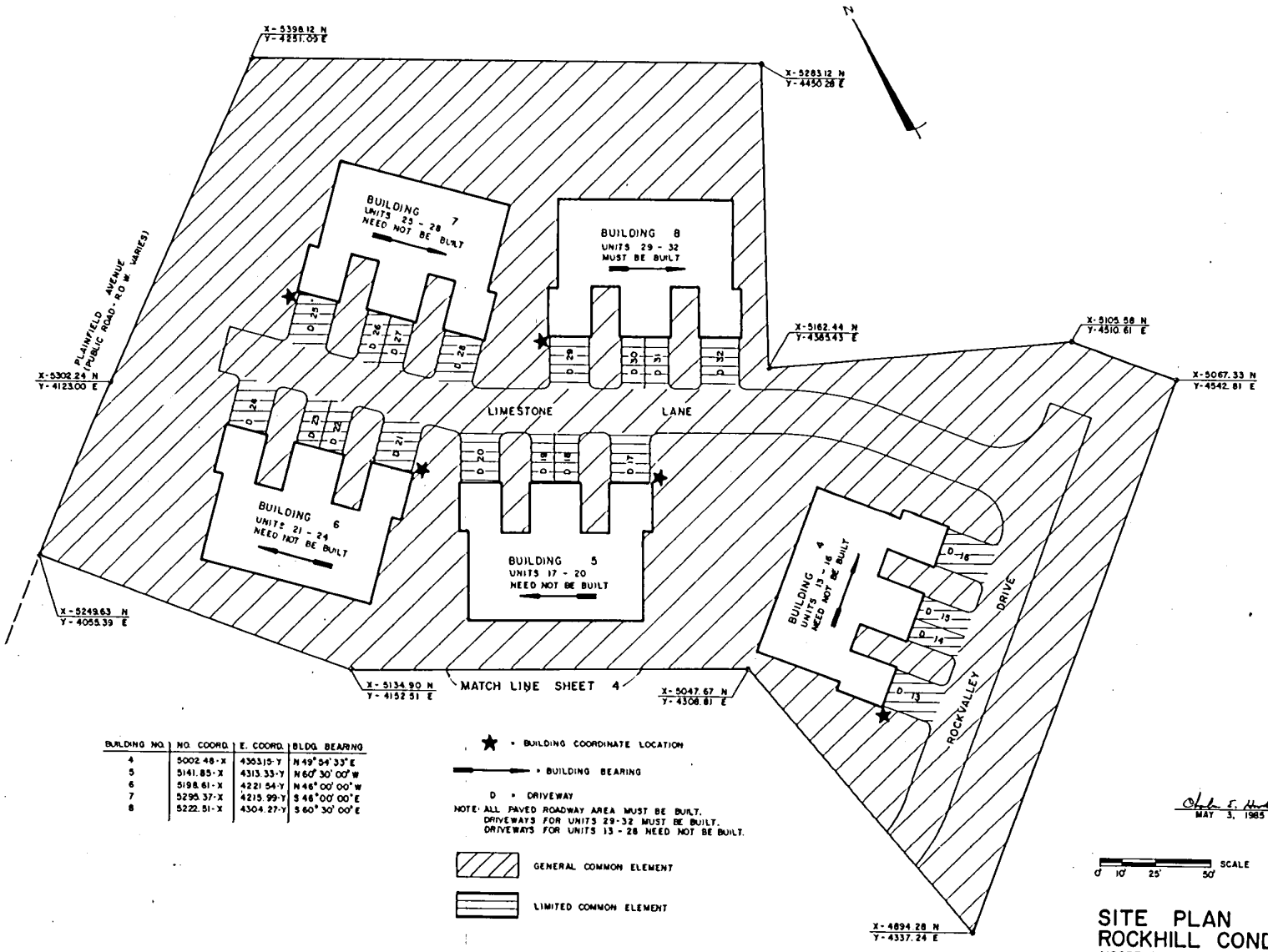
AS-BUILT MAY 3, 1985

SHEET 4

SITE PLAN
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505

LIBER 2462 PG 730



BUILDING NO.	NO. COORD.	E. COORD.	BLDG. BEARING
4	5002.48-X	4363.15-Y	N 49° 54' 33" E
5	5141.85-X	4313.33-Y	N 60° 30' 00" W
6	5198.61-X	4221.54-Y	N 46° 00' 00" W
7	5295.37-X	4215.99-Y	S 46° 00' 00" E
8	5222.51-X	4304.27-Y	S 60° 30' 00" E

★ = BUILDING COORDINATE LOCATION

▬ = BUILDING BEARING

D = DRIVEWAY

NOTE: ALL PAVED ROADWAY AREA MUST BE BUILT.
DRIVEWAYS FOR UNITS 29-32 MUST BE BUILT.
DRIVEWAYS FOR UNITS 13 - 28 NEED NOT BE BUILT.

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

MAY 3, 1985

CHARLES E. MOORE ENGINEER NO. 9357

STATE OF MICHIGAN

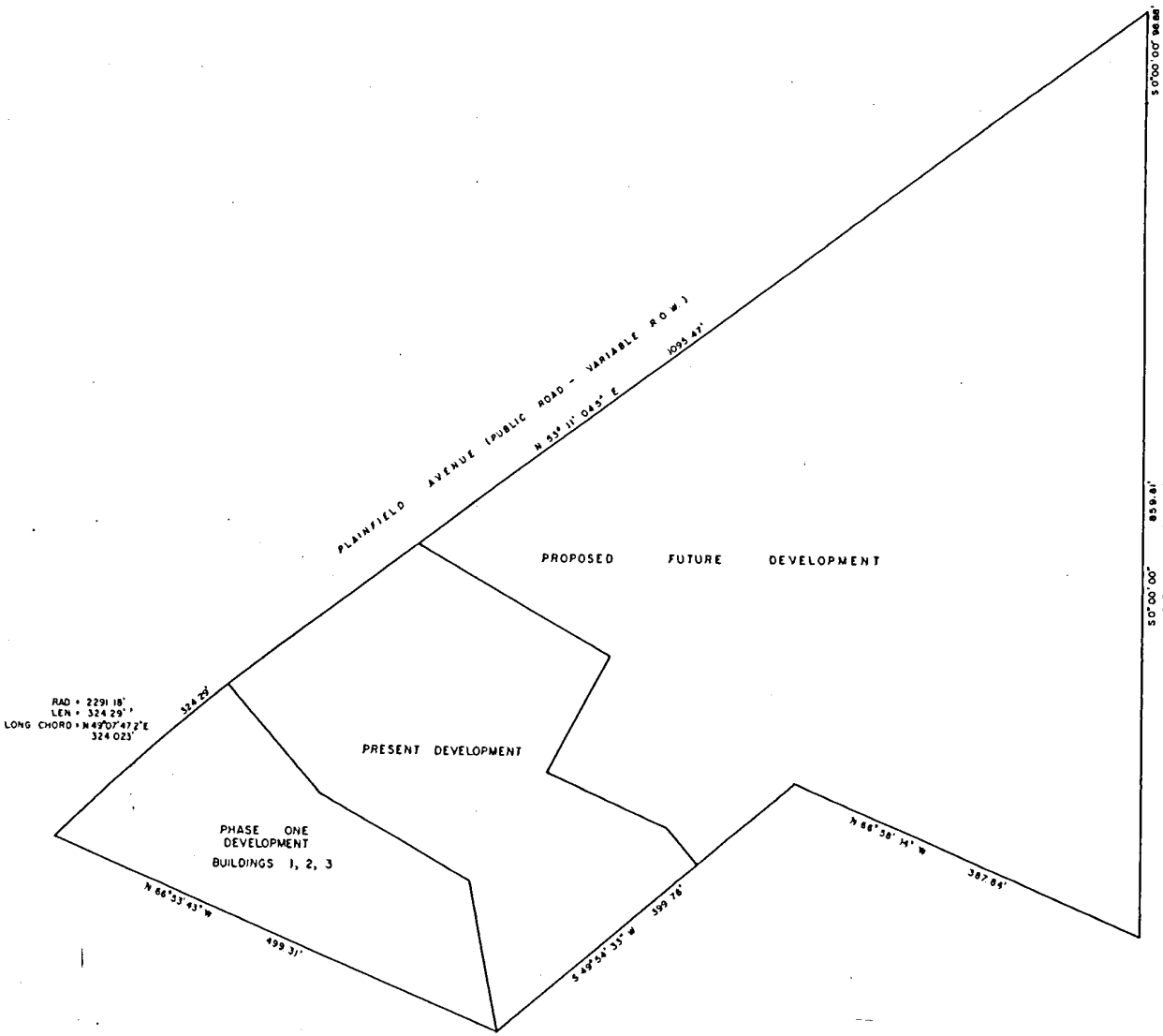
0' 10' 25' 50' SCALE

SHEET 4A

SITE PLAN
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505

LIBER 2462 PG 731



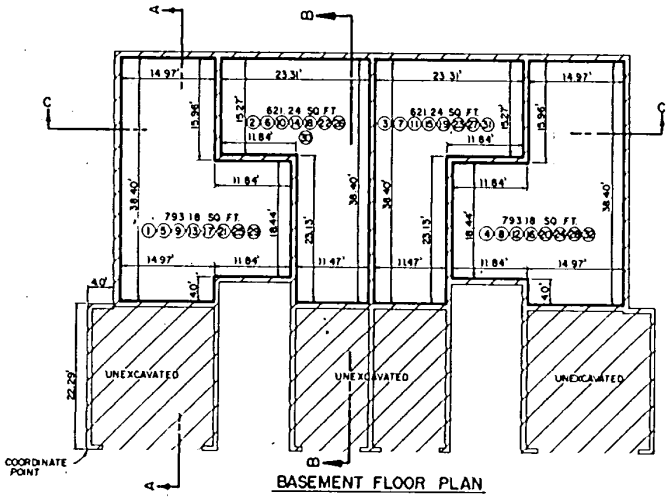


SHEET 5

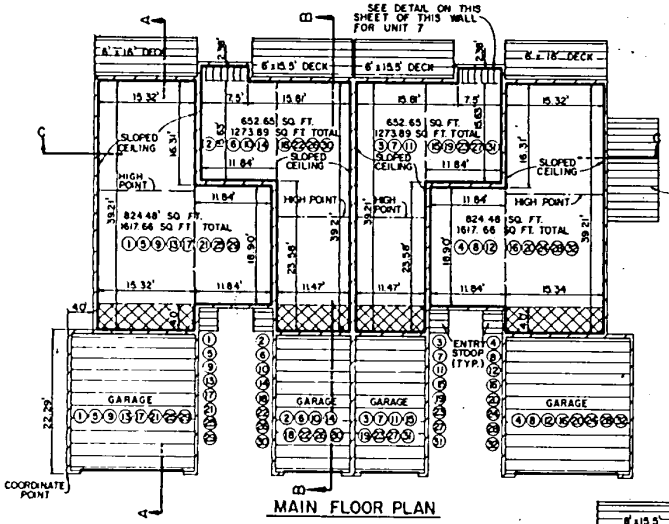
OVERALL SURVEY PLAN
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505

LIBER 2462 PG 732



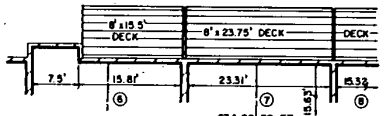
BASEMENT FLOOR PLAN



DECK LOCATION FOR UNIT 12 ONLY. (8' x 16')

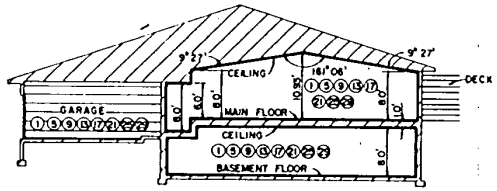
NOTE: BUILDING 2, UNITS 6-10, HAVE 8.0' WIDE DECKS. ALL OTHER DECKS ARE AS SHOWN.

MAIN FLOOR PLAN



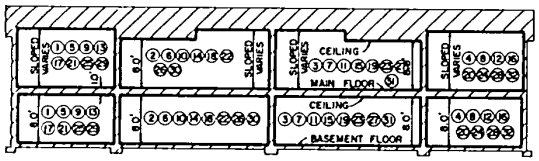
634.80 SQ. FT.
1256.04 SQ. FT. TOTAL

WALL DETAIL FOR UNIT 7

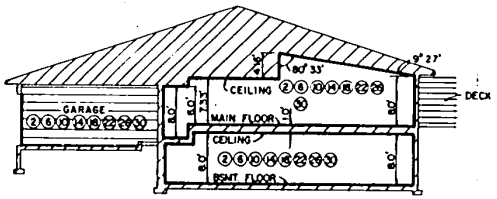


SECTION A-A

MAIN FLOOR ELEVATION	
BUILDING 1	756.71
BUILDING 2	759.91
BUILDING 3	761.78
BUILDING 4	757.50
BUILDING 5	756.00
BUILDING 6	757.00
BUILDING 7	757.00
BUILDING 8	756.00



SECTION C-C



SECTION B-B

① UNIT NUMBER

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

DROPPED CEILING & FLOOR

DROPPED CEILING

LIMITS OF OWNERSHIP

SCALE

Clark E. Hoke
MAY 3, 1985

BASEMENT EXTERIOR WALLS ARE 0.86'.
BASEMENT PARTY WALLS ARE 0.68'.
MAIN FLOOR EXTERIOR WALLS ARE 0.50' UNLESS OTHERWISE NOTED.
MAIN FLOOR PARTY WALLS ARE 0.68'.
GARAGE WALLS ARE 0.30'
ALL OTHER MAIN FLOOR WALLS ARE AS NOTED

OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
BUILDINGS 1 THROUGH 3 ARE AS-BUILT.
BUILDING 8 MUST BE BUILT.
BUILDINGS 4 THROUGH 7 NEED NOT BE BUILT.

SHEET 6

BUILDINGS 1 THROUGH 8
ROCKHILL CONDOMINIUMS

MOORE & BRUGGINK, INC. CONSULTING ENGINEERS
2020 MONROE AVE. N.W., GRAND RAPIDS, MI 49505