

11
3
4

20160429-0035680
Mary Hollinrake P:1/11 8:57AM
Kent Cnty MI Restr 04/29/2016 SEAL

GV16

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 4-29-2016
Deputy, Kent County Treasurer, Grand Rapids, Michigan

2016 APR 27 PM 2:02

REC'D KENT COUNTY, MI 301

**THIRD AMENDMENT TO MASTER DEED
OF
TRAIL RIDGE CONDOMINIUM**

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

Amendment No. 3 to Kent County Subdivision Plan No. 977 containing:

1. Third Amendment to Master Deed of Trail Ridge Condominium, a residential Condominium Project.
2. Amended Exhibit B to Master Deed: The Condominium Subdivision Plan for Trail Ridge Condominium.

split

PPN 41-23-33-101-019
VERIFIED BY PD&M JA 1/5
from -018 '14
-017 '10

No interest in real estate is being conveyed hereby, and no revenue stamps are required.

This instrument drafted by:

Holly A. Jackson
DURELL & JACKSON PLC
644 Lovett St SE, Suite A
Grand Rapids, MI 49506



20160429-0035680

Mary Hollinrake P:2/11 8:57AM
Kent Cnty MI Rgstr 04/29/2016 SEAL

**THIRD AMENDMENT TO MASTER DEED
OF
TRAIL RIDGE CONDOMINIUM**

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

This Third Amendment to the Master Deed of Trail Ridge Condominium (the "Master Deed") is made on April 21, 2016, by MWH Investments, LLC, a Michigan limited liability company, of 15 Ionia Ave SW, Suite 340, Grand Rapids, Michigan 49503 (the "Developer") as set forth below.

RECITALS

- A. Trail Ridge Condominium is a residential condominium project known as Kent County Condominium Subdivision Plan No. 977 (the "Project") established by Master Deed recorded in the office of the Kent County Register of Deeds on June 26, 2014 under Instrument Number 20140626-0050196.
- B. The Developer has reserved, among other rights, the rights, without consent of any Co-Owner or other person, to amend the Master Deed to expand the Project, as provided in Section 9 of the Master Deed.
- C. The Developer wishes to add Building 5, containing Units 16 through 19 to the Project, in accordance with Section 90(3) of the Michigan Condominium Act.

AMENDMENT

The Developer hereby amends the Master Deed and Exhibit B, pursuant to the rights granted in the Michigan Condominium Act.

- 1. **Condominium Subdivision Plan.** The Condominium Subdivision Plan attached as Exhibit B to this Third Amendment to Master Deed is shown as Replat No. 3 to Kent County Subdivision Plan No. 977, which contains 8 sheets, Building 5 which contains Units 16 through 19 is hereby added to the project.
- 2. **Continuing Effect.** In all other respects, the provisions of the Master Deed and Condominium Bylaws, as recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 977, as amended by the First and Second Amendments, are ratified and confirmed.



The Developer has signed this Third Amendment to Master Deed on this 21st day of April, 2016.


MWH Investments, LLC
a Michigan limited liability company


By: Mark W. Hamersma
Its: Manager

STATE OF MICHIGAN)
COUNTY OF KENT)

The foregoing document was signed before me on this 21st day of April, 2016,
by Mark W. Hamersma, Manager of MWH Investments, a Michigan limited liability company.




Notary Public, County of _____
Acting in County of Kent, State of Michigan
My commission expires: _____

Drafted by and Return to:

Holly A. Jackson
Durell & Jackson PLC
644 Lovett St SE, Suite A
Grand Rapids, MI 49506



20160429-0035680

Mary Hollinrake P:4/11 8:57AM
Kent Cnty MI Restr 04/29/2016 SEAL

REPLAT NO. 3
KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 977.
EXHIBIT "B" TO THE MASTER DEED OF:

TRAIL RIDGE CONDOMINIUM
PART OF SECTION 33 T5N, R10W, CALLEDONIA TOWNSHIP, KENT COUNTY, MICHIGAN

DEVELOPER :
MMH INVESTMENTS, L.L.C.
15 IONIA AVE. SW, STE. 340
GRAND RAPIDS, MICHIGAN 49503

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

DESCRIPTION

Part of Unit 3, "The Crossroads of Caledonia Condominium", a condominium according to the Master Deed recorded in Instrument No. 20040929-0130720, as amended, in the Office of the Kent County Register of Deeds and designated as Kent County Condominium Subdivision Plan No. 685, together with rights in general common elements and limited common elements, as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended, being described as: Beginning at the Northwest corner of Unit 3 of said "The Crossroads of Caledonia Condominium", also being the Southwest corner of "The Trellis At Crossroads Condominium", a condominium according to the Master Deed recorded in Instrument No. 20050920-0112525, as amended, in the Office of the Kent County Register of Deeds; thence N48°27'48"E 101.52 feet; thence S45°49'42"E 10.84 feet; thence Southeasterly 97.27 feet along a 1979.00 foot radius curve to the right, said curve having a central angle of 2°53'43", and a chord bearing S44°25'13"E 97.26 feet; thence N46°33'23"E 172.68 feet (the previous four courses being along the boundary of "The Trellis At Crossroads Condominium"); thence S41°37'31"E 268.94 feet; thence S55°41'2"E 146.86 feet; thence S89°48'13"E 124.88 feet; thence S00°11'47"W 630.27 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section 33; thence N41°00'56"W 1066.93 feet along the Southwesterly line of said Unit 3 to the Point of Beginning.

ATTENTION COUNTY REGISTER OF DEEDS
THE ASTERISK (*) INDICATES THAT THE SHEETS ARE AMENDED OR
ARE NEW SHEETS WHICH ARE DATED APRIL 21, 2016. ALL
CORRESPONDING SHEETS OF THE ORIGINALLY RECORDED EXHIBIT "B"
PLANS SHALL BE SUPERCEDED BY THIS REPLAT NO. 3.

SHEET INDEX

- *1. COVER SHEET
- *2. SURVEY & SITE PLAN
- *3. DETAILED SITE PLAN
- *4. EASEMENT PLAN
- *5. UTILITY PLAN
- *6. EXPANDABLE AREA PLAN
- *7. BUILDING FLOOR PLANS AND BUILDING SECTIONS
FOR BUILDINGS 1, 2 3 & 5
- *8. BUILDING FLOOR PLANS AND BUILDING SECTIONS
FOR BUILDING 4



PROPOSED DATED APRIL 21, 2016

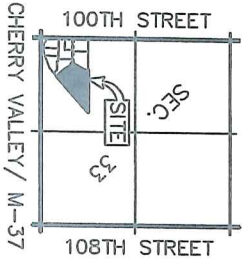
[Handwritten signature]

20160429-0035680

Mary Hollinrake P:5/11 8:57AM
Kent Cnty MI Rgstr 04/29/2016 SEAL

LOCATION MAP

NO SCALE



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
MEETER LOCATION.

UNPLATTED

COORDINATES					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	7915.10	3439.36	6	7823.26	3891.28
2	7714.23	3614.07	7	7622.23	4069.93
3	7781.54	3690.06	8	7539.90	4191.54
4	7773.99	3697.84	9	7539.47	4316.42
5	7704.52	3765.91	13	6909.20	4314.26

100TH STREET
(VARIABLE WIDTH PUBLIC R.O.W.) BENCHMARK

66' EASEMENT FOR INGRESS,
EGRESS AND UTILITIES

CROSSROADS OF
CALEDONIA

UNIT 11

EAST LINE, WEST 1/2, NW
1/4, SECTION 33, T5N, R10W

CROSSROADS OF
CALEDONIA

UNIT 3

500°11'47"W

630.27'

1088.93'

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

CROSSROADS OF
CALEDONIA

UNIT 6

UNIT 12

THE TRAILS AT
CROSSROADS OF
CALEDONIA

NW CORNER
UNIT 3

LEGEND

○ = CONCRETE MONUMENT

▨ = GENERAL COMMON ELEMENT

▨ = LIMITED COMMON ELEMENT

▨ = GENERAL COMMON ELEMENT IN
THE CROSSROADS OF
CALEDONIA CONDOMINIUM

GRAPHIC SCALE
(IN FEET)

0 30 60 120 240

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

100TH STREET

GENERAL NOTES

- BENCHMARK ELEVATION 782.66 N.G.V. DATUM. RAILROAD SPIKE IN SOUTHWEST CORNER OF 100TH ST. AND CROSSROADS CT.
- BEARINGS AS SHOWN HEREON ARE BASED ON THE KENT COUNTY SECTION BREAK AS RECORDED IN LIBER 289, PAGE 11.
- IRON BARS 1/2 INCH IN DIAMETER AND 36 INCHES IN LENGTH AND ENCASED IN 4" OF CONCRETE HAVE BEEN PLACED AT ALL BOUNDARY CORNERS.
- ALL CURVE DIMENSIONS ARE IN FEET.
- FLOOD INSURANCE PROGRAM RATE MAPS BUT THIS PARCEL DOES NOT LIE WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY THESE MAPS.
- THE TOTAL AREA OF THE CONDOMINIUM IS 5.91 ACRES.
- EACH STRUCTURE SHALL BE LOCATED IN STRICT COMPLIANCE WITH THE ZONING ORDINANCE OF THE CITY OF CALEDONIA, KENT COUNTY, AND THE STATE OF MICHIGAN.
- ALL IMPROVEMENTS AND UTILITIES NEEDED FOR BUILDINGS 1, 2, 3, 4 & 5 "MUST BE BUILT".
- BUILDING INTERIOR DIMENSIONS ARE DERIVED FROM FIELD OBSERVATIONS AND ARCHITECTURAL PLANS. THIS CONDOMINIUM SUBDIVISION PLAN REFLECTS THE INDIVIDUAL UNIT OWNERSHIP LINES AND SHOULD NOT BE USED OR RELIED UPON FOR ANY ARCHITECTURAL RENOVATIONS.
- UNIT SQUARE FOOTAGES SHOWN ARE INCLUSIVE OF INTERIOR PARTITIONING WITHIN AND BETWEEN UNITS AND MAY INCLUDE SQUARE FOOTAGE OCCUPIED BY STRUCTURAL LOAD BEARING BUILDING COMPONENTS (IT IS NOT THE INTENT OF THESE DRAWINGS TO DETAIL THE DIMENSIONS OR PLACEMENT OF SAID COMPONENTS - SAID COMPONENTS BEING GENERAL COMMON ELEMENTS).

SURVEYOR'S CERTIFICATE

I, RANDAL J. VUOTEEEN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 977, 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 HEREIN DESCRIBED. THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE PLACED IN THE GROUND WITHIN 12 MONTHS FROM RECORDATION OF THE CONDOMINIUM SUBDIVISION PLAN AS REQUIRED BY RULES OF THE PUBLIC ACTS OF 1978, THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES OF THE PUBLIC ACTS OF 1978, THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES OF THE PUBLIC ACTS OF 1978.

APRIL 21, 2016

RANDAL J. VUOTEEEN
PROFESSIONAL SURVEYOR NO. 28429
NEDERVELD ASSOCIATES SURVEYING, INC.
217 GRANDVILLE AVE. SW
GRAND RAPIDS, MI 49503



SURVEY & SITE PLAN
TRAIL RIDGE CONDOMINIUM

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

PROPOSED DATED APRIL 21, 2016

SHEET NO. 2



20160429-0035680

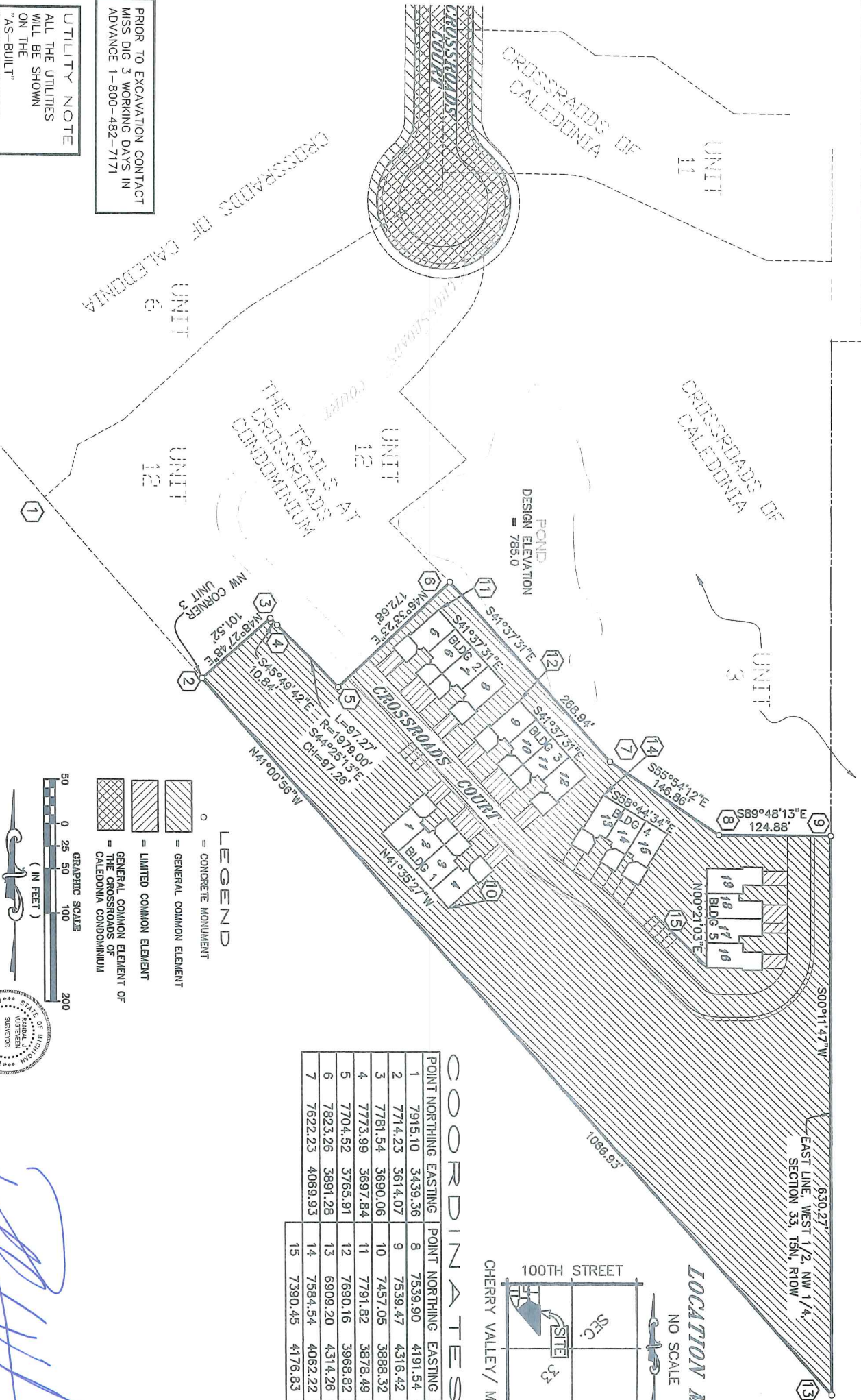
Mary Hollinrake P:6/11 8:57AM
Kent Cnty MI Rgstr 04/29/2016 SEAL

SEE SHEET NO. 2
FOR GENERAL NOTES

SEE SHEET NO. 4 FOR
EASEMENT DETAILS

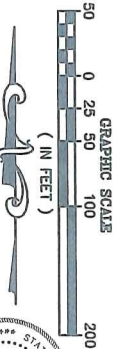
PRIOR TO EXCAVATION CONTACT
MISS DIG 3 WORKING DAYS IN
ADVANCE 1-800-482-7171

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

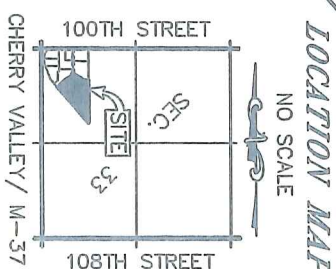


LEGEND

- = CONCRETE MONUMENT
- ▨ = GENERAL COMMON ELEMENT
- ▨ = LIMITED COMMON ELEMENT
- ▨ = GENERAL COMMON ELEMENT OF THE CROSSROADS OF CALEDONIA CONDOMINIUM



COORDINATES	
POINT NORTHING EASTING	POINT NORTHING EASTING
1 7915.10 3439.36	8 7539.90 4191.54
2 7714.23 3614.07	9 7539.47 4316.42
3 7781.54 3690.06	10 7457.05 3888.32
4 7773.99 3697.84	11 7791.82 3878.49
5 7704.52 3765.91	12 7690.16 3968.82
6 7823.26 3891.28	13 6909.20 4314.26
7 7622.23 4089.93	14 7584.54 4062.22
	15 7390.45 4176.83



DETAILED SITE PLAN
TRAIL RIDGE CONDOMINIUM

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

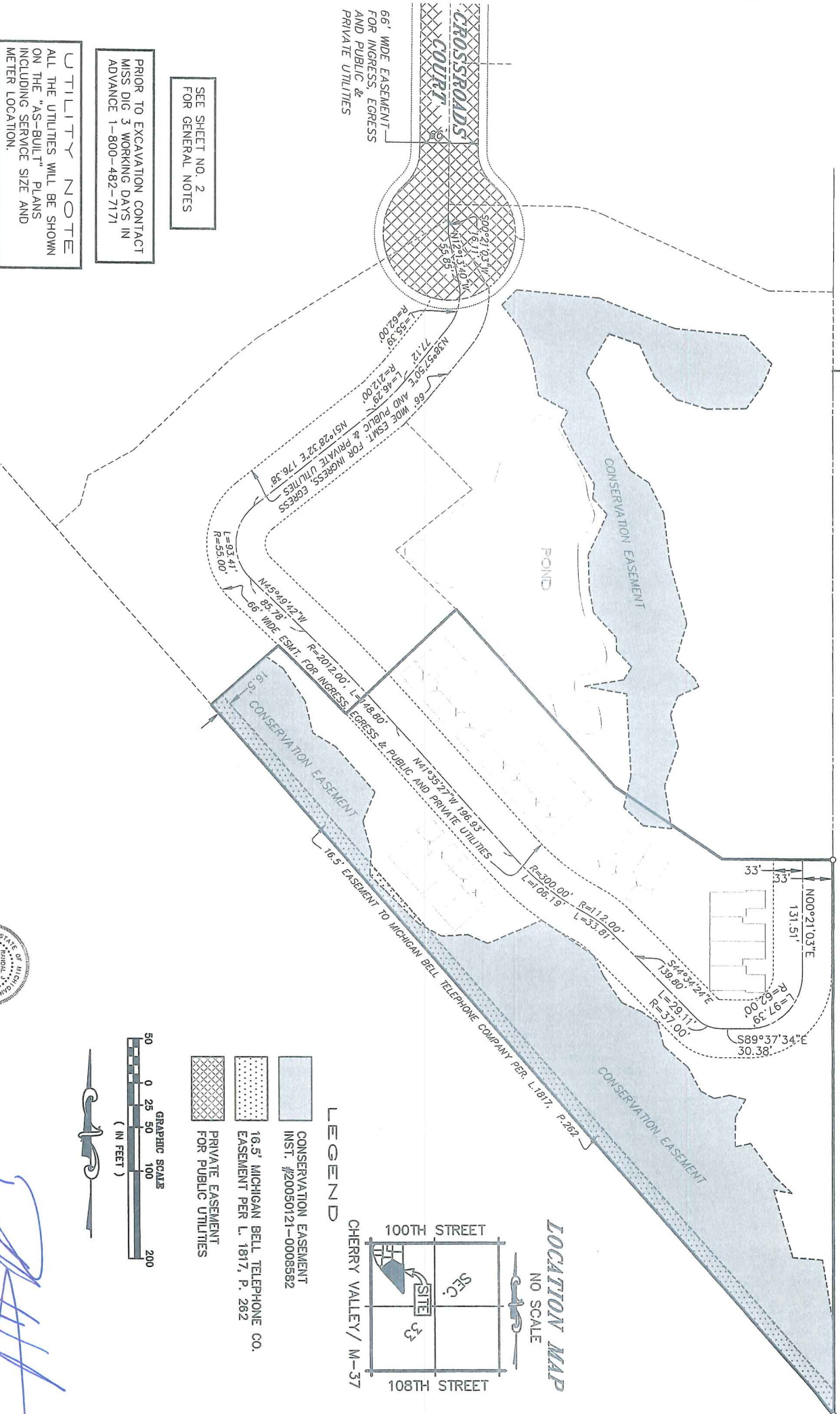


PROPOSED DATED APRIL 21, 2016



20160429-0035680

Mary Hollinrake P:7/11 8:57AM
Kent Cnty MI Rgstr 04/29/2016 SEAL



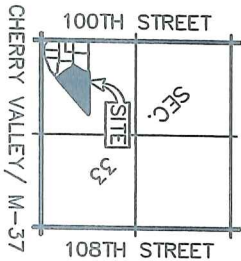


20160429-0035680

Mary Hollinrake P:8/11 8:57AM
Kent Cnty MI Rgstr 04/29/2016 SEAL

LOCATION MAP

NO SCALE



SEE SHEET NO. 2
FOR GENERAL NOTES

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.

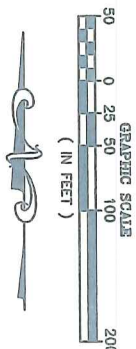
UTILITY PLAN TRAIL RIDGE CONDOMINIUM

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



- | | | |
|---|----------------------------|-----------------------------|
| — | = WATERMAIN | CALEDONIA TOWNSHIP. |
| — | = SANITARY SEWER | CALEDONIA TOWNSHIP |
| — | = STORM SEWER | KENT CO. DRAIN COMMISSIONER |
| — | = STORM SEWER (UNDERDRAIN) | KENT CO. DRAIN COMMISSIONER |
| — | GAS | CONSUMERS ENERGY |
| — | TELEPHONE | AMERITECH |
| — | ELECTRIC | CONSUMERS ENERGY |
| — | CABLE TV | CHARTER COMMUNICATIONS |

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:



- ### LEGEND
- ⚡ = FIRE HYDRANT
 - = CATCH BASIN
 - ⊙ = STORM MANHOLE
 - ⊙ = SANITARY SEWER MANHOLE

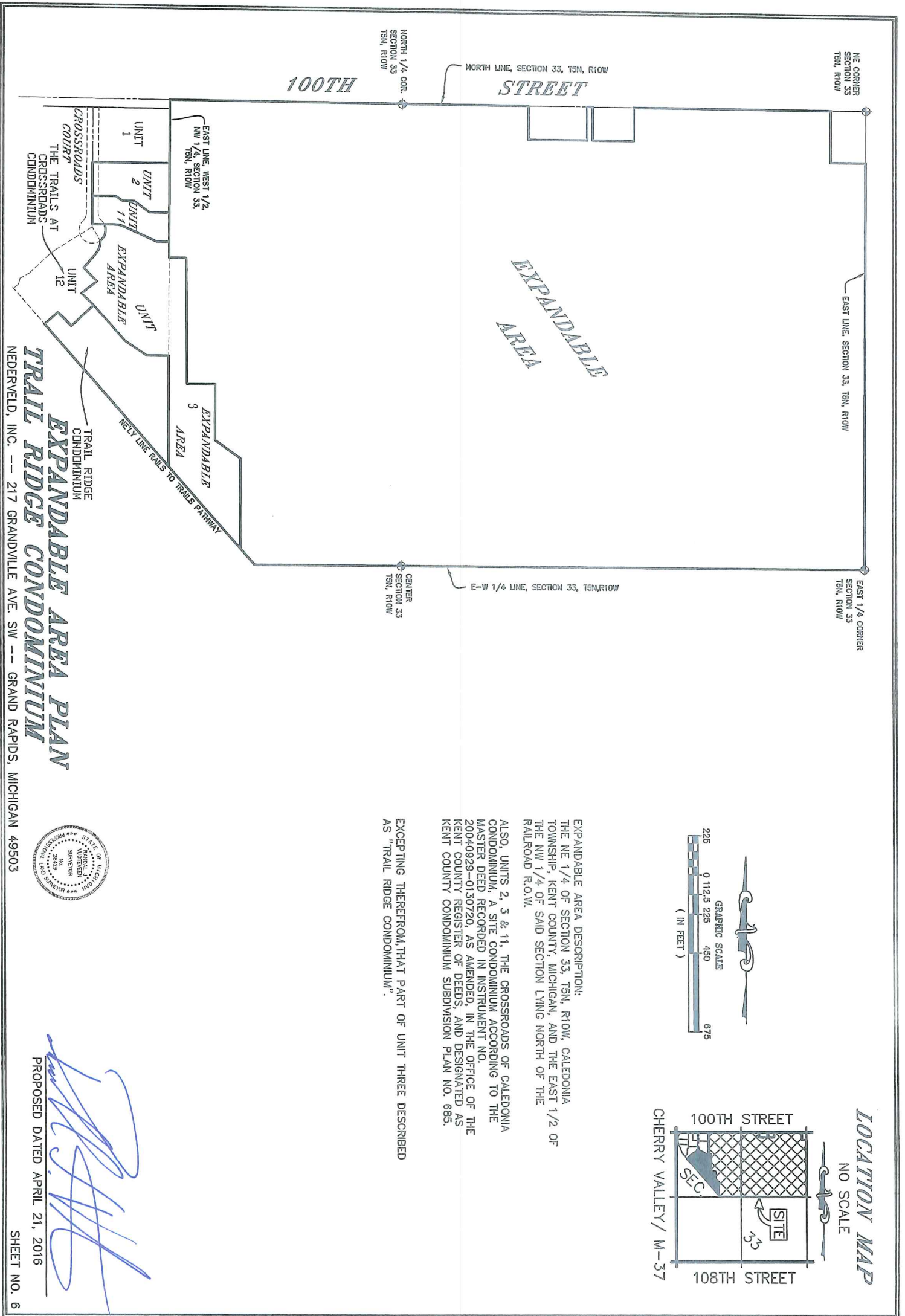
PROPOSED DATED APRIL 21, 2016

SHEET NO. 5

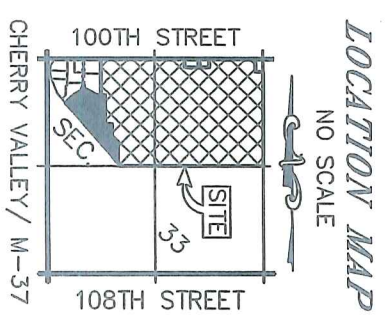
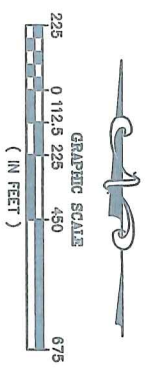


20160429-0035680

Mary Hollinrake P:9/11 8:57AM
Kent Cnty MI Rgstr 04/29/2016 SEAL



EXPANDABLE AREA PLAN
TRAIL RIDGE CONDOMINIUM
NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503



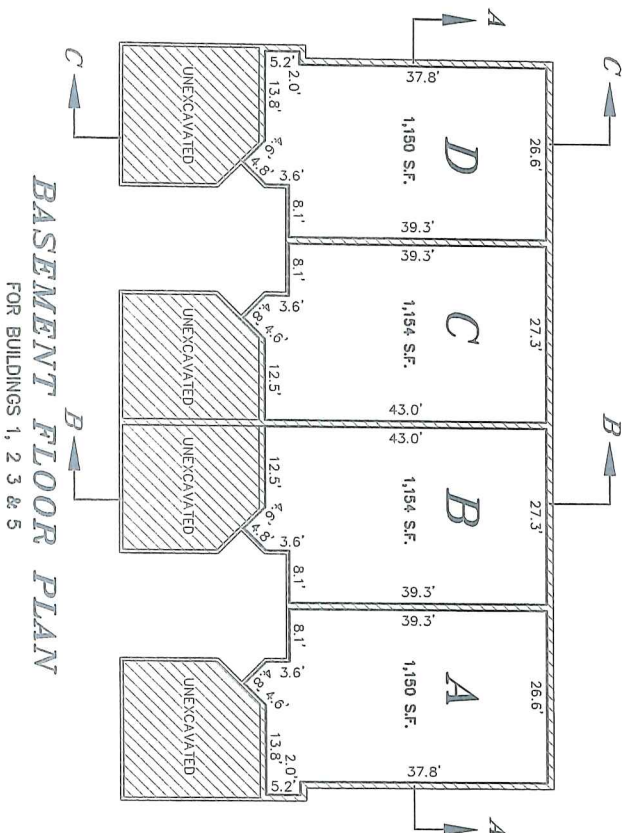
EXPANDABLE AREA DESCRIPTION:
THE NE 1/4 OF SECTION 33, T5N, R10W, CALEDONIA TOWNSHIP, KENT COUNTY, MICHIGAN, AND THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION LYING NORTH OF THE RAILROAD R.O.W.
ALSO, UNITS 2, 3 & 11, THE CROSSROADS OF CALEDONIA CONDOMINIUM, A SITE CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN INSTRUMENT NO. 20040929-0130720, AS AMENDED, IN THE OFFICE OF THE KENT COUNTY REGISTER OF DEEDS, AND DESIGNATED AS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 685.
EXCEPTING THEREFROM THAT PART OF UNIT THREE DESCRIBED AS "TRAIL RIDGE CONDOMINIUM".



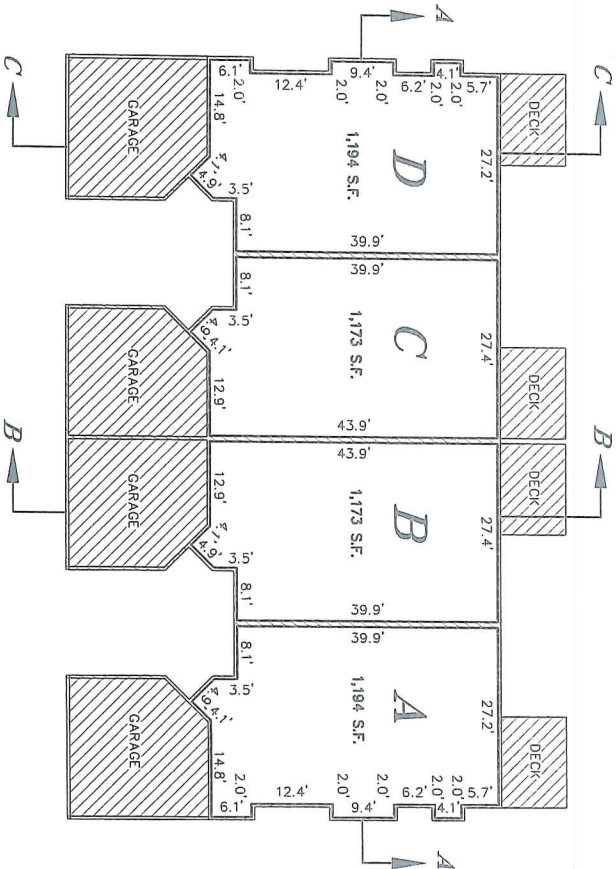
PROPOSED DATED APRIL 21, 2016
[Signature]



20160429-0035680
Mary Hollinrake P:10/11 8:57AM
Kent Cnty MI Rstr:04/29/2016 SEAL

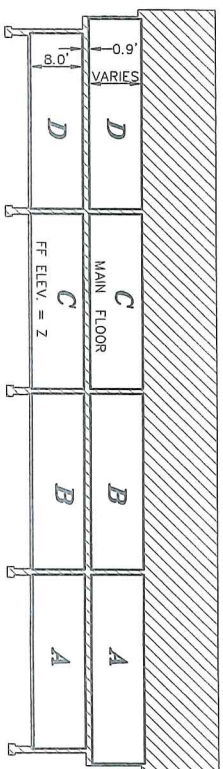


BASEMENT FLOOR PLAN
FOR BUILDINGS 1, 2, 3 & 5

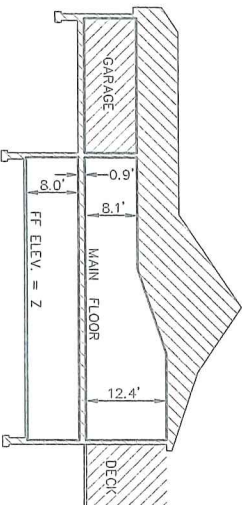


MAIN FLOOR PLAN
FOR BUILDINGS 1, 2, 3 & 5

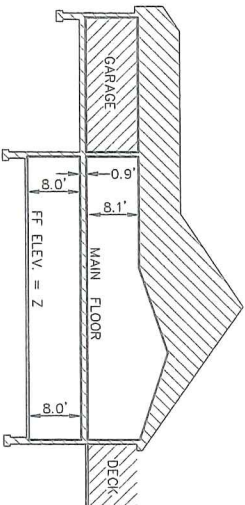
SEE SHEET NO. 2
FOR GENERAL NOTES



SECTION A - A
FOR BUILDINGS 1, 2, 3 & 5



SECTION B - B
FOR BUILDINGS 1, 2, 3 & 5



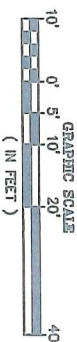
SECTION C - C
FOR BUILDINGS 1, 2, 3 & 5

LEGEND
S.F. = SQUARE FOOTAGE OF UNIT

= LIMITS OF OWNERSHIP

= GENERAL COMMON ELEMENT

= LIMITED COMMON ELEMENT



TYPICAL BASEMENT WALL THICKNESS = 0.09'
TYPICAL EXTERIOR WALL THICKNESS = 0.50'
TYPICAL PARTY WALL THICKNESS = 0.08'

BUILDING SCHEDULE

BUILDING NO.	FLOOR PLAN	TOTAL SQ. FT. (EX. GAR.)	FF ELEV. = 2	BUILDING TYPE
1	A	2345	788.0	D.L.
2	B	2331	788.0	D.L.
3	C	2331	788.0	D.L.
4	D	2345	788.0	D.L.
5	D	2345	788.0	D.L.
6	C	2331	788.0	D.L.
7	B	2331	788.0	D.L.
8	A	2345	788.0	D.L.
9	D	2345	787.0	D.L.
10	C	2331	787.0	D.L.
11	B	2331	787.0	D.L.
12	A	2345	787.0	D.L.
13	D	2345	788.0	D.L.
14	C	2331	788.0	D.L.
15	A	2345	788.0	D.L.
16	D	2345	788.5	D.L.
17	C	2331	788.5	D.L.
18	B	2331	788.5	D.L.
19	A	2345	788.5	D.L.

W.O. = WALKOUT
D.L. = DAYLIGHT



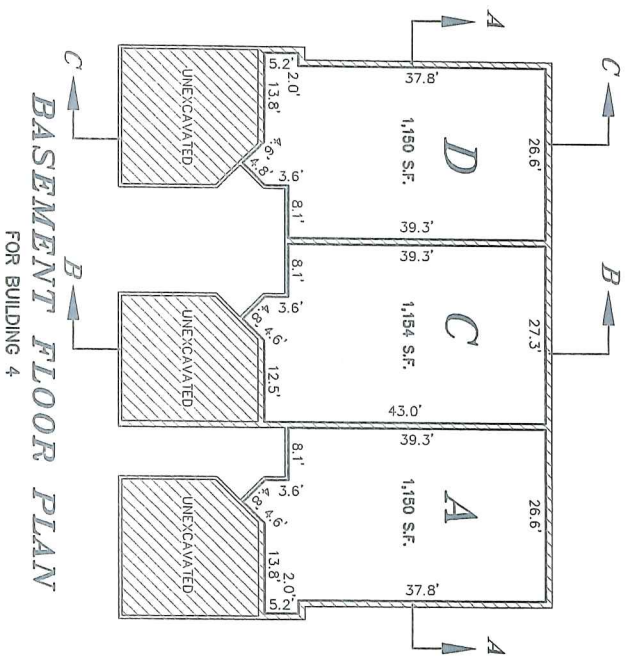
PROPOSED DATED APRIL 21, 2016

BUILDING FLOOR PLANS AND BUILDING SECTIONS FOR BUILDINGS 1, 2, 3 & 5 TRAIL RIDGE CONDOMINIUM
NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503

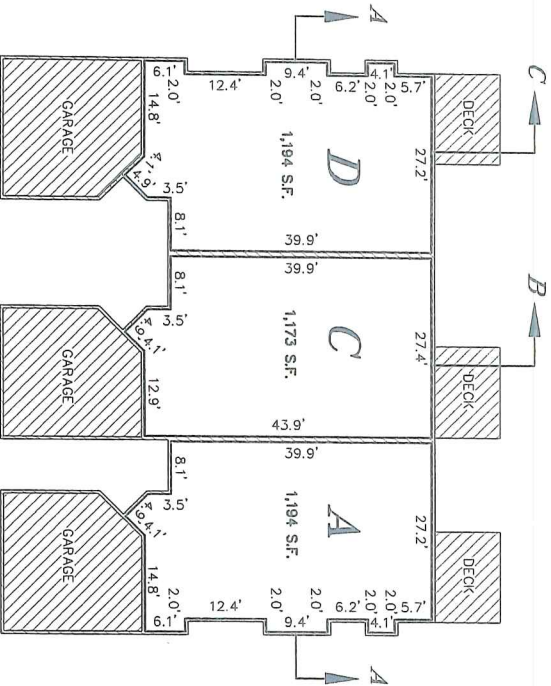


20160429-0035680

Mary Hollinrake P:11/11 8:57AM
Kent Cnty MI Rgstr 04/29/2016 SEAL

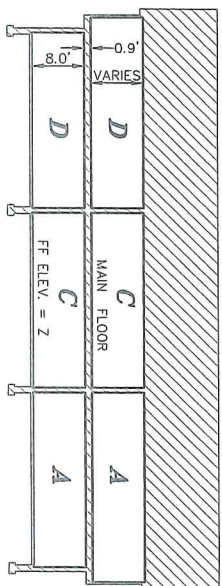


BASEMENT FLOOR PLAN
FOR BUILDING 4

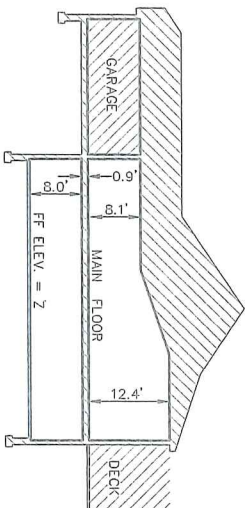


MAIN FLOOR PLAN
FOR BUILDING 4

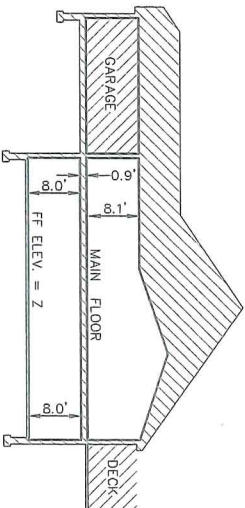
SEE SHEET NO. 2
FOR GENERAL NOTES



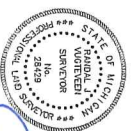
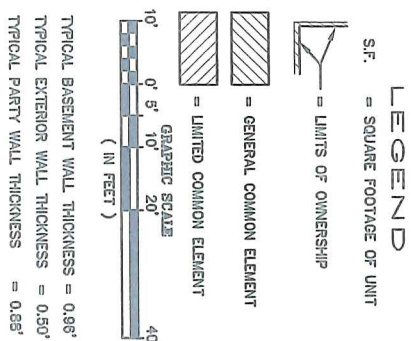
SECTION A - A
FOR BUILDING 4



SECTION B - B
FOR BUILDING 4



SECTION C - C
FOR BUILDING 4



PROPOSED DATED APRIL 21, 2016

**BUILDING FLOOR PLANS AND BUILDING
SECTIONS FOR BUILDING 4
TRAIL RIDGE CONDOMINIUM**
NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503