

Bernard J. Youngblood  
Wayne County Register of Deeds  
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**SECOND AMENDMENT TO MASTER DEED OF  
200 RIVER PLACE LOFTS**

**(ACT 59, PUBLIC ACTS OF 1978, AS AMENDED)**

**WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 573**

This Second Amendment to Master Deed of 200 River Place Lofts (the “Second Amendment”) is made and executed on this 30<sup>th</sup> day of November 2020, by 200 River Place Lofts Association, a Michigan nonprofit corporation (the “Association”). The Association’s registered office is c/o The Highlander Group MMC, Inc., 3080 Orchard Lake Road, Suite J, Keego Harbor, MI 48320, represented herein by Matthew Browning, the President of the Association, who is fully empowered and qualified to act on behalf of the Association, in pursuance of the provisions of the Michigan Condominium Act, MCL 559.101 et seq., as amended (the “Condominium Act”).

**RECITALS**

- A. The Master Deed for 200 River Place Lofts, a condominium, was recorded in Liber 32689, Pages 16 through 83, inclusive, Wayne County Records, on November 22, 2000, and was designated as Wayne County Condominium Subdivision Plan No. 573.
- B. The Master Deed for 200 River Place Lofts was amended by a First Amendment to the Master Deed of 200 River Place Lofts, which was recorded in Liber 39016, Pages 1 through 31, inclusive, Wayne County Records, on September 26, 2003.
- C. River Revitalization, LLC, also known as River Revitalization, L.L.C., a Michigan Limited Liability Company, whose registered office address is 28400 Northwestern Highway, 4th Floor, Southfield, MI 48034, its successors and assigns, (hereafter “Developer”) executed an Assignment and Assumption of Developer Rights in favor of the Association, which was recorded in Liber 56436, Page 29, Wayne County Register of Deeds.
- D. The Developer also executed and conveyed Unit 1 and Unit 2 in the Condominium, which were the sole remaining Units that were owned by the Developer, to the Association through a Covenant Deed, which was recorded in Liber 56515, Page 55, Wayne County Register of Deeds.

Wayne County Treasurer

*MA* 14 APR 21

EXAMINED AND APPROVED  
DATE APR 13 2021  
BY EMA WJU  
MICHAEL R. COLLIN  
PLAT ENGINEER

E. The Association is making this Second Amendment pursuant to Section 90 of the Condominium Act, as amended (MCL 559.190), and pursuant to the rights reserved to the Developer under Article VIII, Section 8.01 and Section 8.03, (a) and (b) of the Master Deed, as well as the rights granted by the Assignment and Assumption of Developer Rights, for the purposes of redefining of Common Elements, adjusting percentages of value, redefining converted areas, correcting typographical errors, and deviations in construction or any similar corrections required to the Master Deed, Condominium Subdivision Plan or Condominium Bylaws is amended as set forth below.

**NOW, THEREFORE,** the Association does, upon the recording of this Second Amendment, amend the Master Deed as set forth below.

### **AMENDMENT TO MASTER DEED**

**1. Article IV, Section 4.01(w) Added.** A new Article IV, Section 4.01(w) of the Master Deed of 200 River Place Lofts, as set forth below, shall be added and shall supplement Article IV, Section 4.01 of the Master Deed as originally recorded and subsequently amended:

**4.01 General Common Elements.** The Common Elements described below are General Common Elements:

...

**(w) Parking Garage and Storage Area.** The Parking Garage and Storage Area previously identified and designated as Units 1-2 in the Condominium in the original Master Deed are hereby redefined as General Common Elements in the Condominium.

**2. Article V, Section 5.01 Amended.** Amended Article V, Section 5.01 of the Master Deed of 200 River Place Lofts, as set forth below, shall replace and supersede Article V, Section 5.01 of the Master Deed as originally recorded and subsequently amended:

**5.01 Description of Units.** The Condominium consists of forty-eight (48) Units labeled 3 through 50 inclusive. Each Unit in the Condominium is described in this Section with reference to the Condominium Subdivision Plan of 200 River Place Lofts as prepared by Nowak and Fraus, PLLC, and attached as Exhibit B to the Master Deed for 200 River Place Lofts, as amended. Any reference or identification of former Unit 1 or former Unit 2 in the Condominium Subdivision Plan as "Units" is hereby replaced with "General Common Elements."

Each Unit shall include: all that space contained within the interior unpainted walls and ceilings and from the plywood subfloor all as shown on the floor plans and sections in Exhibit B and delineated with heavy outlines. The dimensions shown on basement and foundation plans in Exhibit B have been or will be physically measured by Nowak & Fraus, PLLC, Professional Surveyors.

**3. Article V, Section 5.02 Amended.** Amended Article V, Section 5.02 of the Master Deed of 200 River Place Lofts, as set forth below, shall replace and supersede Article V, Section 5.02 of the Master Deed as originally recorded and subsequently amended:

**5.02 Percentages of Value and Voting Rights.** The percentage of value assigned to each Unit shall be determined based on the relative size of each Unit measured in square feet. The percentages set forth below may be adjusted by the Association based upon the physical measurements of each Unit. The percentage of value assigned to each Unit shall be determinative of the proportionate share of each respective co-owner in the proceeds of insurance and expenses of administration and the value of such co-owner's vote at meetings of the Association. The total value of the Project is one hundred (100%) percent and the value of individual Units may have been arbitrarily adjusted to achieve that total percentage. The percentage of value for each Unit is set forth below:

Unit No.	Percentage of Value
3	2.41
4	2.37
5	1.59
6	2.19
7	2.35
8	3.36
9	2.36
10	1.81
11	1.77
12	2.37
13	2.60
14	1.79
15	1.32
16	1.32
17	1.32
18	2.40
19	2.41
20	2.37
21	1.59
22	2.19
23	2.35
24	3.36
25	2.36
26	1.81

Unit No.	Percentage of Value
27	1.77
28	2.37
29	2.60
30	1.79
31	1.32
32	1.32
33	1.32
34	2.40
35	2.41
36	2.37
37	1.59
38	2.20
39	2.35
40	3.36
41	2.36
42	1.81
43	1.77
44	2.37
45	2.60
46	1.79
47	1.32
48	1.32
49	1.32
50	2.40

Except as set forth in this Second Amendment, the Master Deed, Bylaws and Condominium Subdivision Plan as originally recorded, and as amended by the First Amendment to Master Deed, are confirmed, ratified and re-declared.

In the event of a conflict between this Second Amendment and the original Master Deed, as amended by the First Amendment to Master Deed, the provisions of this Second Amendment shall control.

This Second Amendment is made and executed on the date set forth and shall be effective upon recording with the Wayne County Register of Deeds.

**[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]**

The Association has caused this Second Amendment to Master Deed to be executed the day and year first above written.



**200 River Place Lofts Association**  
a Michigan Nonprofit Corporation

/s/ Matthew Browning  
By: **Matthew Browning**  
Its: **President**

STATE OF MICHIGAN                    )  
  )ss.  
COUNTY OF OAKLAND                )

The foregoing instrument was acknowledged before me on November 30, 2020, by Matthew Browning, the President of 200 River Place Lofts Association, a Michigan Nonprofit Corporation, on behalf of said Corporation.

/s/ Blerta Cami  
**BLERTA CAMI**, Notary Public  
State of Michigan, County of Wayne  
My commission expires: 03/24/2023  
*Acting in Oakland County, Michigan*

**DRAFTED BY AND RETURN TO:**

Brandan A. Hallaq, Esq.  
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