

**FIRST AMENDMENT TO MASTER DEED
OF YORK PLACE**

York Ridge, Inc., a Michigan corporation, of 5840 N. Canton Center Road, Suite 220, Canton, Michigan 48187, being the Developer of York Place, a site condominium project established in pursuance of the provisions of the Michigan Condominium Act, as amended (being Act 59 of the Public Acts of 1978, as amended), and of the Master Deed thereof, as recorded on December 7, 1999, in Liber 3918, Page 352, Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No. 330, hereby amends said Master Deed pursuant to the authority reserved in Article XVII for the purpose of including a new provision required by the Township of York with regard to a future special assessment district for the purpose of improving Fosdick Road adjacent to the project. Said Master Deed is amended in the following manner:

1. Upon recording of this First Amendment to Master Deed in the Office of the Washtenaw County Register of Deeds, the following new Article XIX shall become part of said Master Deed:

ARTICLE XIX

OWNER RESPONSIBILITY FOR SPECIAL
ASSESSMENT OF FOSDICK ROAD IMPROVEMENTS

(1). The Developer has been advised by the Township of York that at some time in the future it will levy a special assessment pursuant to applicable laws, ordinances, codes, rules and regulations against the real property described on page 1 of this Master Deed and the real property described in Article IX herein, which either comprises the Project or the area of future expansion, including each Unit, for the purpose of improving Fosdick Road north from Willis Road to the northern boundary of the Project.

(2). Each Unit, and accordingly, each owner of a Unit, shall be obligated to pay an equal portion of the applicable special assessment allocable to the Project, the amount of which will be based on and determined as a prorata share of the real property in the special assessment district as required by applicable laws, ordinances, codes, rules and regulations.

(3). Upon acquisition of title to a Unit, each and every owner hereby irrevocably approves the levy of said special assessment, as long as the special assessment is levied proportionately for all property subject thereto, pursuant to the applicable laws, ordinances, codes, rules and regulations. This irrevocable approval of a future lawful assessment shall be a binding covenant running with the land and shall not terminate or extinguish for a period of twenty (20) years from and after December 7, 1999, the date of recording of this Master Deed.

(4). The Township of York has advised the Developer that said special assessment will reflect that the improvements to Fosdick Road will be constructed in compliance with all relevant ordinances, codes, rules, regulations, standards and/or permits as required by the Washtenaw County Board of Road Commissioners, and that it may include related costs and expenses of design, engineering, inspection fees (including the then applicable fees of the Washtenaw County Board of Road Commissioners), costs of materials, construction, administrative costs, bond issuance costs, capitalized interest costs, and contingencies, including a reasonable allowance for inflation, and those other costs properly reimbursable under the applicable law. The special assessment roll is to bear interest at the rate of one percent (1.0%) over the rate at which the bonds will sell.

In all other respects, other than as hereinbefore indicated, the original Master Deed of York Place, a site condominium, including all Exhibits attached thereto, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: May ____, 2000.

WITNESSES:

YORK RIDGE, INC., Developer

By: _____
Ronald E. Cook, President

STATE OF MICHIGAN, COUNTY OF WAYNE

On May ____, 2000, Ronald E. Cook appeared before me, and stated under oath that he is the President of York Ridge, Inc., a Michigan corporation, and that this document was signed in behalf of the corporation, by authority of its board of directors, and he acknowledged this document to be the free act and deed of the corporation.

_____, Notary Public
Washtenaw County, Michigan
My commission expires:

This document was prepared by
and when recorded return to:
Karl R. Frankena
Conlin, McKenney & Philbrick, P.C.
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2131

Tax code #: 19-04-420-001 through
-053 (Units 1-53)

Recording fee: \$11.00

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