



CITY OF BURTON
BURTON CITY COUNCIL MEETING
AUGUST 16, 2021
MINUTES

Council Chambers

Special Meeting

6:30 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 6:30 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Councilman	Present	
Steven Heffner	President	Present	
Danny Wells	Councilman	Present	
Vaughn Smith	Councilman	Present	
Gregory Fenner	Vice President	Present	
Deborah K Walton	Councilwoman	Present	
Christina Conley	Councilwoman	Present	

B. STAFF PRESENT

Duane Haskins, Mayor
Racheal Boggs, City Clerk
Charles Abbey, DPW Director/HR
Amber Abbey, Deputy DPW Director
Dave Martinez, Building Official

C. AUDIENCE PARTICIPATION

Brandon Freeland of 6076 Lapeer Road stated he has been working on the house for almost two years. It took five 40 yard dumpsters to get the garbage out. I had to buy another 40 yard dumpster to gut the house. I didn't know the house was as bad as it was. Every floor board had to be replaced, the living room was gutted and turned into a cathedral, I put a metal roof on which is 80% complete. I didn't order enough material. I have about half of the house wired. The yard is clean. I work a full time job. When the pandemic hit, no one was allowed to leave their house for almost a year. When I went back to work, I was working 84 hours a week and had no time to do anything but work. I worked from 7:00AM until 7:00PM. I have spent all my money on the materials. I have windows, siding and all the plumbing. I want to finish the house.

Cheryl Ross of 6080 Lapeer Road stated she lives next door to this house. I see and hear everything that goes on here. She expressed concerns regarding the owner harvesting marijuana in the garage. The owner came to check on the property all through the pandemic. When Burton shut him down last fall, he didn't return until he was sure no one would check on him again. When I spoke to Amber Abbey on June 18th, she told me he had received a letter. On June 19th, there were seven or eight people there harvesting until 1:00AM. I believe when he first started, he was renting space to people because different cars were coming and bringing stuff to the house. To me, this is just a front to be able to grow pot. He does not live there. I had to call the police a few weeks ago on a Friday night. They had been there since 3:20PM and did nothing. At 10:00PM, they decided to start

sawing and hammering. He told the police he had all his permits and Burton told me he is working with no permits.

D. PRESENTATION: THE BUILDING OFFICIAL WILL GIVE A PRESENTATION ON THE PROPERTY.

Mrs. Abbey stated when we sold the property in September of 2019 as a tax reverted property, we were aware that the property was in bad condition. Because of this, we required a \$10,000 performance bond as part of the purchase agreement. This was the only one we required this on. Mr. Freeland was aware of the bond and the condition of the building. He was confident that he could make the repairs in a timely fashion. Part of the purchase agreement was that repairs had to be done within 90 days and an inspection done within 10 days. He did schedule an inspection on September 5, 2019. He was given a list of repairs and informed he needed a building permit. It took him almost a month to pull the building permit. After that, the city was very friendly with the time frames. Due to the pandemic, building was shut down from March until May. It took us until June 17, 2020 to send him a certified letter reminding him of the time frame and asking for a progress inspection. He did respond and let us in to have a progress inspection. At that time, the Building Official found that someone was using the pole barn to grow marijuana. Mr. Freeland stated he rented out the space to someone and did not have access to it. We told him that he cannot do that. This is not a business. It is a residential property and as long as the house is unoccupiable, the pole barn cannot be used. You also cannot rent out space to somebody even if the house was occupiable. We made that very clear to him. At that time, everything was removed from the garage. A 30-day progress was also required. A few months went by and we had to send another letter reminding him of the condition that was put on it. The Building Official went to the property in September of 2020 and he had made some progress and that is where it stopped. No progress has been made in almost a year. According to the neighbor, it appears they are still using the pole barn or have started using the pole barn once again, without approval from our department or any type of occupancy on the home. In June of 2021, we sent a final letter informing the owner we are done working with him and will be referring the property to City Council for demolition. Mr. Freeland then came in and said he planned to do the roof that weekend. This was on June 18th and as of now, the roof is still not complete. The city has worked with Mr. Freeland for over two years trying to get this building in some type of occupiable condition. We have not had any success and that is why we are here today. The Building Official is here to go over the building conditions.

Mr. Martinez stated on September 21, 2020, I visited the home. It was fully cleaned out, stripped down and ready to start rebuilding. Interior and exterior walls were rebuilt and the floor was stabilized. At that time, he had no permits for mechanical, electrical or plumbing. We were willing to work with that. I don't believe he has these permits as of today. Progress is not far enough along for the trades to be inspected. The steel roofing has been sitting on a trailer for quite some time. I don't believe any of the windows have been changed out yet and no new siding has been added to the home. Progress on the roof only began after we made him aware that we were moving forward with the demolition process.

E. COUNCIL ACTION

Mr. Martinbianco asked Mr. Martinez for his opinion about the structural condition of the home.

Mr. Martinez stated I believe it is in stable condition right now.

Mr. Martibinaco stated the owner indicated he used four to five dumpsters to clean out the home. Was it cleaned out to your satisfaction?

Mr. Martinez stated the prior occupant of the home was somewhat of a hoarder and left belongings in the interior as well as junk and debris around the exterior of the home. It would have taken a little bit of work to get it cleaned up before he could get started with any type of progress on the home.

Mr. Fenner asked if there have been permits issued by the DPW for the current work that is being done on the home.

Mrs. Abbey said, no. The permit expired in March of 2021 just prior to us sending the letter. We have denied any type of renewal at this point until the council meeting.

Mr. Fenner asked, any work that has been done since that notice has been done without a permit?

Mrs. Abbey said, that is correct.

Mr. Fenner stated the last time or second to last time the property was mowed, we had to send someone out to take care of that property. Is that correct?

Mrs. Abbey stated the Code Enforcement Officer had a junk and debris complaint there in June of 2021 and a lawn mowing complaint in July of 2021. We mowed the lawn in July. We also had a lawn mowing complaint on June 15, 2021 but the grass wasn't quite 10 inches at that time, so we did not mow and it must have been done by the property owner.

Mr. Fenner stated the property hasn't really been kept up. Did the property owner admit to using the pole barn?

Mrs. Abbey stated that was the first time in June of 2020. I guess you would have to ask him that question. I will say that on July 13, 2021, I spoke to the Attorney and made reference to the violation of the pole barn and the owner said, "so we have to get everything out of the pole barn?" and I said, "yes". He never said that they were specifically using it for that.

Mr. Fenner stated they are not supposed to be using it for anything until the house is occupiable.

Mrs. Abbey said, that is correct.

Mr. Fenner stated I am looking at the address where we sent the certified mail. It is not this address. It is to an address on Vassar Road. Would that be his residence?

Mrs. Abbey stated that is his mailing address. We assume he lives there.

Mr. Wells stated we are not in the business of tearing down houses in the City of Burton. We go along with people and try to help them out for years and years and it never gets done. Then, the neighbors speak up and want to know what we are doing about the blight. It always comes back to us. We have talked about this before, we can't keep wasting our time. When we give people 30-60 days, they need to do something in 30-60 days, not two years.

1. 6076 Lapeer Rd: Approve and Authorize Immediate Demolition, with DPW given authorization to request sealed bids and the structure to be razed within the thirty (30) days of Burton City Council's acceptance of the low bid and the City Attorney's approval of the contract documents for execution of a contract with the Mayor and Clerk.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gregory Fenner, Vice President
SECONDER:	Deborah K Walton, Councilwoman
AYES:	Martinbianco, Heffner, Wells, Smith, Fenner, Walton, Conley

Meeting was adjourned at 6:50 PM.



ADOPTED

AGENDA ITEM (ID # 5179)

DOC ID: 5179 A

**THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING
ANY COMMENTS TO THE DEMOLITION UNDER
CONSIDERATION, TO-WIT: 6076 Lapeer Rd., Parcel ID # 59-
13-503-005 at 6:30 p.m.**

RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 6076 Lapeer Rd., Parcel ID # 59-13-503-005 to be a public nuisance or hazard and to further require the owner(s) or occupant(s) to:

1. Immediate Demolition, with DPW given authorization to request sealed bids and the Structure to be razed within the thirty (30) days of Burton City Council's acceptance of the low bid and the City Attorney's approval of the contract documents for execution of a contract with the Mayor and Clerk, or
2. *Alter by repair the structure to Burton City Code with a Building Permit within _____ days, or
3. *Abate(tear down) the structure to Burton City Code with a Demolition Permit with _____ days, or
4. Postpone any further action for _____ days, based on the following circumstances:

The Burton City Council is to select one (1) of the above orders. The Department of Public Works recommends the immediate demolition, contingent upon Burton City Council's acceptance of the low bid.

*The Department of Public Works is hereby given the authority to demolish the structure(s) upon failure to comply with the Building Permit or Demolition Permit.

ATTACHMENTS:

- Demolition Packet (PDF)

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gregory Fenner, Vice President
SECONDER:	Deborah K Walton, Councilwoman
AYES:	Martinbianco, Heffner, Wells, Smith, Fenner, Walton, Conley

Demolition Packet

6076 Lapeer Rd.

August 16, 2021

At

6:30 p.m.

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)



DUANE HASKINS
Mayor

City of Burton
DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

June 17, 2020

Brandon Freeland
2365 N VASSAR RD
BURTON MI 48509

RE: 6076 Lapeer Rd Burton, Parcel 59-13-503-005

The inspection has been completed and you have been provided a list of repairs on September 5th 2019. Per the purchase agreement- "*Purchaser further acknowledges they will make any and all repairs or demolish as required by the inspection ... within 90 days and will be responsible for all such costs associated therewith*", expired on December 5th, 2020. A bond in the amount of \$10,000 was posted by you to ensure the competition or significant progress was made towards occupancy of house. There has been no contact to our office or requested inspections from you regarding this project and the City has no choice but to assume nothing has been done.

Please call and schedule the progress inspection within 5 days of receiving this letter. If progress inspection is not completed by June 23rd, 2020, The City of Burton will take further actions to pursue the execution of the bond which may include demolition.

Thank you,

Amber Abbey
Deputy DPW Director

*Equal Opportunity Employer
Michigan Municipal League Member*



Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

U.S. Postal Service™
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 \$ 3.50
 Extra Services & Fees (check box, add fees as appropriate)
☐ Return Receipt (hardcopy) \$ 2.80
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$.30
 Total Postage and Fees
 \$ 6.80

Postmark
 Here

JUN 1 / 2020

Sent To BRANDON FREELAND
 Street and Apt. No., or PO Box No. 2365 N. VASSAR RD.
 City, State, ZIP+4® BURTON MI 48509
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BRANDON FREELAND
2365 N. VASSAR RD.
BURTON MI 48509



9590 9402 5155 9122 1110 85

2. Article Number (Transfer from service label)

7019 1120 0000 8871 5732

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X LWR41 C19

☐ Agent

☐ Addressee

B. Received by (Printed Name)

LWR41 C19

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)



DUANE HASKINS
Mayor

City of Burton
DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

September 14, 2020

Brandon Freeland
2365 N Vassar Rd.
Burton MI 48509

RE: 6076 Lapeer Rd Burton, Parcel 59-13-503-005

There has been a progress inspection completed on June 23, 2020, storage building was empty and there had been no progress made to the house. On June 23, 2020, there was conversation there will be progress inspections at 30, 60 and 90 days. There has been no contact to our office or requested inspections from you regarding this project and the City has no choice but to assume nothing has been done. Per the purchase agreement- "Purchaser further acknowledges they will make any and all repairs or demolish as required by the inspection ... within 90 days and will be responsible for all such costs associated therewith", expired on December 5th, 2020.

A bond in the amount of \$10,000 was posted by you to ensure the competition or significant progress was made towards occupancy of house. Please call to schedule the progress inspection and significant progress made within 5 days of receiving this letter. If progress inspection is not completed by September 21, 2020, The City of Burton will take further actions to pursue the execution of the bond which will include demolition.

Sincerely,

Amber Abbey

Deputy DPW Director

Equal Opportunity Employer
Michigan Municipal League Member



Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

SEPT. 24TH COTZ
PRECEDENTS

- DAVE WEIN 9/18
YES PRECRESS HAS
KEEN MINDS

Return Receipt



City of Burton
DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

January 8, 2021

Brandon Freeland
2365 N Vassar Rd.
Burton MI 48509

RE: 6076 Lapeer Rd Burton, Parcel 59-13-503-005

On August 22, 2019, you purchased the property at the listed address above. Per the purchase agreement- *"Purchaser further acknowledges they will make any and all repairs or demolish as required by the inspection mentioned above (c) within 90 days and will be responsible for all such costs associated therewith. There will be a \$10,000 bond required to ensure completion."*

The Bond in the amount of \$10,000 was posted by you to ensure the completion or significant progress was made towards occupancy of house. Progress inspections have been completed, progress has been made but the rehab is far from completion. The \$10,000 Bond had expired on January 4, 2021 and occupancy has not been granted. Therefore, you will need to renew your bond within 10 days from receiving this letter. Renew the bond by January 19, 2021 to avoid demolition proceedings.

Sincerely,

Amber Abbey

Deputy DPW Director

*Equal Opportunity Employer
Michigan Municipal League Member*



Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

7019 1120 0000 8871 7101

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**
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 \$ 3.55
 Extra Services & Fees (check box, add fee, or percentage)
☐ Return Receipt (hardcopy) \$ 2.85
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

 Postage
 \$.50
 Total Postage and Fees
 \$ 4.05
Postmark
Here

JAN - 8 2021

Sent To

Street and Apt. No., c

Brandon Freeland

2365 N Vassar Rd

City, State, ZIP+4®

Burton MI 48509

PS Form 3800, April 2015 PSN 7530-02-000-9053

See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY
 A. Signature
☒ Agent
☐ Addressee
 B. Received by (Printed Name) CM/CFR/1221
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 if YES, enter delivery address below: ☐ No

 3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

 Brandon Freeland
 2365 N Vassar Rd
 Burton MI 48509


9590 9402 5155 9122 1233 92

2. Article Number (Transfer from service label)

7019 1120 0000 8871 7101

PS Form 3811, July 2015 PSN 7530-02-000-9053



City of Burton
DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

E.1.a

Certified Mail
With return receipt

June 15, 2021

Owner: Brandon Freeland
2356 N. Vassar Rd.
Burton, MI 48509

Reference Property: 6076 Lapeer Rd., Parcel ID of 59-13-503-005

Dear Sir or Madam:

Please be advised, because of the inactivity of your property (i.e., expiration of building permit, condition of building), the dwelling is now being referred for placement on the City of Burton demolition list.

A bond was posted to ensure completion of the rehab of the home as stated in the purchase agreement. The City has worked with you on this project for almost 2 years with little to no progress being made since the last progress inspection on September 18, 2020. Therefore, it has been determined that you have failed to meet the commitment of the purchase agreement.

Also, the property continues to be in violation of the Zoning Ordinance for use of the accessory structure without the principal structure being occupiable. The continued use of the pole barn structure is a direct violation of the zoning ordinance and would potential constitute a business in a residential property.

The City will be contacting you in the near future with a date and time of the demolition hearing before the City Council. The result of this placement on the demolition list, which involves, but is not limited to, newspaper ads, title searches and complete cost of the demolition, of which all costs will be billed to the property owner for any cost exceeding the performance bond posted and placed on the city taxes if not paid.

Thank you for your prompt attention to this matter.

Sincerely,

Amber Abbey,
Deputy DPW Director

Equal Opportunity Employer
Michigan Municipal League Member



Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

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\$ 3.55

Extra Services & Fees (check box, add fees appropriate)

- ☐ Return Receipt (hardcopy) \$ 2.85
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- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$.51

Total Postage and Fees

\$ 4.91

Sent To

BRANDON FREEMAN
2356 N. VASSAR RD.
BURTON MI 48509

PS Form 3800, April 2015 PSN 7530-02-000-9053

See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Brandon Freeman*

B. Received by (Printed Name) *Brandon Freeman*

C. Date of Delivery *6/1/17*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Priority Mail Express[®]
- ☐ Registered MailTM
- ☐ Registered Mail Restricted Delivery
- ☐ Certified Mail[®]
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery (over \$500)
- ☐ Return Receipt for Merchandise
- ☐ Signature ConfirmationTM
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

BRANDON FREEMAN
2356 N VASSAR RD.
BURTON MI 48509



9590 9402 5155 9122 1228 38

2. Article Number (Transfer from service label)

7019 1120 0000 8871 7958

PS Form 3811, July 2015 PSN 7530-02-000-9053

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

INSPECTION REPORT FOR: 6076 Lapeer 59-13-503-005

DATE OF INSPECTION: 9-5-2019 Thru 7-29-2021

The violations were in evidence:

9-05-2019 (DM)– City preformed the initial inspection based on the purchase agreement condition, the following items were found:

1. ALL JUNK & DEBRIS MUST BE REMOVED FROM PROPERTY
2. EXTERIOR LEAN TO ON GARAGE AND BEHIND HOME NEEDS TO BE TAKEN DOWN & REMOVED
3. JUNK & LEAN TO MUST BE DONE BEFORE STARTING ON HOUSE REMODEL
4. MUST PULL REMODEL PERMIT AND ALL TRADE PERMITS FOR REMODEL OF HOME
5. MUST HAVE A \$10,000 PERFORMANCE BOND FOR REMODEL – The condition of the house and the purchase agreement required the bond and that all repairs must be completed within 90 days of the date of the inspection

10-03-2019 - Rehab permit that was issued

6-17-2020 – (AA)City sent a certified letter reminding Mr. Freeland of the conditions of the agreement and requested a progress inspection.

6-23-2020 –(DM) A progress inspection was conducted:

HOME INTERIOR DEMOED DOWN TO FRAME WORK,
NO NEW REBUILD PROGRESS HAS BEEN MADE
ALL GARBAGE HAS BEEN REMOVED FROM YARD

BACK ACCESSORY STRUCTURE IS BEING USE TO GROW MARIJUANA HOME
OWNER WOULDN'T LET ME INTO BACK PART OF BUILDING CLAIMING HE DIDN'T
HAVE A KEY AND PROPERTY INSIDE THAT ROOM WAS NOT HIS

6-23-2020 (AA)

AT 9:15 A.M. I CALLED MR. FREELAND, AND EXPLAINED TO HIM THAT I WAS CONCERNED WITH THE LACK OF PROGRESS MADE ON THE HOUSE AND THE DISREGARD FOR THE TIME FRAME GIVEN. HE ADMITTED TO ME THAT THE GARAGE WAS BEING USED TO GROW MARIJUANA AND HE WAS RENTING OUT THE SPACE TO SOMEONE ELSE. I TOLD HIM THAT HE CANNOT USE THE GARAGE FOR A BUSINESS. HE CLAIMED IT WAS LEGAL. I EXPLAINED THAT IT WAS NOT BECAUSE THE HOUSE WAS NOT OCCUPIABLE AND HE WAS NOT THE ONE GROWING THE MARIJUANA. SO THEREFORE, IT WAS A COMMERCIAL ACTIVITY THAT MUST CEASE. I GAVE HIM 5 DAYS TO PROVE THE REMOVAL OF THE BUSINESS FROM THE GARAGE. THEN WE WOULD BE ABLE TO TALK TO HIM ABOUT A 30 DAY PROGRESS. I TOLD HIM TO CALL US IN THE NEXT 5 DAYS AND PROVE THAT AND THEN WE WILL THINK ABOUT THE EXTENSION. I REMINDED HIM THAT I HAVE HIS BOND AND I WILL CASH IT IF WE NEED TO.

6-29-2020 –(DM) did an inspection of the garage and it was empty.

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

9-14-2020 – (AA) City sent a certified letter to Mr. Freeland again to request the progress inspection as he failed to meet the 30-day requirement again.

9-21-2020 –(DM) Inspection was conducted and this is the result:

HOME IS FULLY CLEANED OUT

PROGRESS REPAIRED AND ADDED NEW FLOOR JOIST AND FLOOR SHEETING

FRAMED NEW INTERIOR WALLS

REPAIRED EXTERIOR WALL

ADDED 2 NEW HEADERS AND REFRAMED SECTION OF ROOF

I TALKED TO JUSTIN AND LET HIM KNOW HE NEEDS TO SCHEDULE AN INSPECTION IN 30 DAYS FOR PROGRESS

12-11-2020 – (DM) stopped by the check the progress of the house, no progress had been made from a visual through the windows

1-08-2021 – (AA) Sent certified Letter that the City received a letter that the bond has expired, and we require a renewal of the bond.

1-22-2021 – Bond renewal was sent to the City

3-09-2021 --- Rehab permit expired

6-15-2021—(AA) City sent the last certified letter stating that we are moving forward with recommendation for demolition proceedings. Also, we had reason to believe the pole barn was again being used without the house being occupiable, language was included in the letter regarding that violation as well.

6-17-2021 – Owner called the DPW

AT 3:35 P.M. MR. FREELAND CALLED AND SAID THAT HE RECEIVED THE LETTER REGARDING THE TIME BEING UP AND THE CITY MOVING TO DEMOLITION. HE IS LETTING HIS ATTORNEY JOHN TOSTO DEAL WITH THAT. HE SAID THE HE PLANS TO DO THE ROOFING AND SIDING ON THE HOME NEXT WEEK. I TOLD HIM THAT HE DOES NOT HAVE A VALID PERMIT AND DUE TO THE CIRCUMSTANCES, THE CITY WILL NOT BE ISSUING A PERMIT RENEWAL. THE CITY HAS BEEN WORKING WITH HIM FOR 2 YEARS WITH NO PROGRESS. HE UNDERSTOOD AND AGREED. OTHERWISE IT WOULD BE WORK AT YOUR OWN RISK BEFORE THE BOARD HEARING. HE SAID OK

6-18-2021 –(FC) Code Enforcement was sent out for a complaint on junk and debris in the yard

6-23-2021 – (AA) Attorney John Tosto called the DPW:

JOHN TOSTO CALLED AS THE ATTORNEY FOR MR. FREELAND. I EXPLAINED TO HIM THE DEMOLITION PROCEEDINGS AND THE ZONING VIOLATION FOR THE USE OF THE POLE BARN WITHOUT THE PRINCIPAL BUILDING BEING OCCUPIABLE. HE ASKED IF THE COUNCIL TYPICALLY GIVES TIME IF SIGNIFICANT PROGRESS IS MADE BEFORE THE MEETING. I TOLD HIM THAT THE CITY HAS TRIED TO WORK WITH MR. FREELAND FOR ALMOST 2 YEARS TO MAKE

THE HOUSE HABITABLE AS REQUIRED IN HIS PURCHASE AGREEMENT, WITH VERY LITTLE EFFORT SINCE SEPT 2020. UNLESS SOMETHING CHANGES BEFORE THE DEMOLITION HEARING THE ADMINISTRATION WOULD REQUEST DEMOLITION BY THE COUNCIL. WE ARE ALSO PURSUING THE ZONING VIOLATION FOR THE USE OF THE POLE BARN BY RENTING THE SPACE. HE ASKED IF WE WANTED EVERYTHING REMOVED FROM THE POLE BARN I SAID YES, THE BARN SHOULD NOT BE BEING USED

7-12-21 @ 3:25P.M.(AA)

RECEIVED A LETTER FROM MR. TOSTO DATED 7-01-2021 (LETTER) 7-09-2021 (POSTMARKED). I CALLED HIM HAD TO LEAVE A MESSAGE WITH HIS OFFICE. The letter included praise to his client on the work that is being claimed to be done to the house.

@5:20P.M. HE LEFT ME A MESSAGE ON MY VOICEMAIL ASKING FOR A CALL

7-13-21 @10:24 A.M. (AA)

I SPOKE WITH MR. TOSTO, HE ASKED WHAT DATE THE HEARING WAS I TOLD HIM TENTATIVELY HAS BEEN SET FOR AUG 16TH WE ARE WAITING ON THE TITLE SEARCH INFORMATION, THEN WE WILL MAIL A NOTICE TO ALL INTERESTED PARTIES. SINCE HIS LETTER STATED THAT REPAIRS HAD BEEN MADE, I INFORMED MR. TOSTO THAT THERE HAS BEEN ABSOLUTELY NO WORK DONE TO THE PROPERTY AS OF YESTERDAY AT 4:00 P.M. WHEN THE INSPECTOR WENT BY THE HOUSE. HE SAID OK.

7-14-2021 --- (FC) Code Enforcement officer returns regarding the junk and debris; the lawn was very high and needed to be mowed as well.

7-20-2021 – The lawn was mowed by the City contractor and charged to the property owner.

7-26-2021 --- (FC) Code Enforcement Officer returned because Mr. Freeland called and said he had started the work on the roof (photos included). A small portion of the back of the house had metal roofing installed.

7-29-2021 --- Building Official and Code Enforcement did the demolition inspection and took pictures. Other than the work done on the roof in the pictures (roof still not complete) there has been no work done to the house since September 2020.

Amber Abbey (AA) Deputy DPW Director
 Dave Martinez (DM), Building Inspector
 Frank Cherveney (FC), Code Enforcement Officer

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

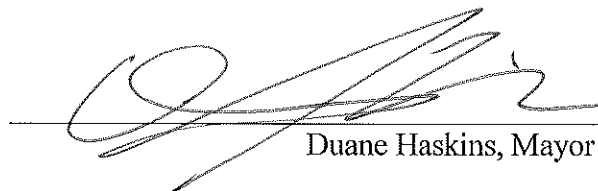
REQUEST FOR INVESTIGATION
NUISANCE OR HAZARDOUS CONDITION OF PREMISES

TO: Building Division, Department of Public Works

RE: Premises located at: 6076 Lapeer Rd 59-13-503-005
City of Burton, Genesee County, Michigan, legally
described as:

E 1/2 OF LOT 12 SUPERVISORS PLAT NO 8

Please investigate the above described premises and report to the Burton City Council regarding whether the condition of said premises constitutes a public nuisance or hazardous condition, dangerous to the health, safety, or welfare of the inhabitants of the City of Burton or those residing or habitually going near said premises. If so, set a Public Hearing date for the Burton City Council's action with the property owner's right to address the Burton City Council.


Duane Haskins, Mayor

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: Shelly Hadden
 Issuing Office's ALTA® Registry ID: 1056410
 Commitment No.: 21-55664
 Property Address: 6076 Lapeer Rd, Burton, MI 48509
 Revision No.:
 Issuing Office: Sargents Title Company
 Loan ID No.:
 Issuing Office File No.: 21-55664

SCHEDULE A

1. Commitment Date: June 4, 2021 at 08:00 AM
2. Policy to be issued:
 - (a) ☒ ALTA Owners Policy (06/17/06)
 Proposed Insured:
 Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in:
 City of Burton

The Land referred to in this Commitment is located in the City of Burton, County of Genesee described as follows:

See Schedule C attached hereto and made a part hereof.

First American Title Insurance Company

By: Shelly Hadden
 Sargent's Title Company

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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	First American Title™	ALTA Commitment for Title Insurance
Schedule BI & BII		ISSUED BY First American Title Insurance Company

Commitment No.: 21-55664

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay unpaid taxes and assessments unless shown as paid.
6. This commitment is issued for informational purposes only and should not be considered a guarantee of title insurability.
7. Record the interest of Brandon Freeland into the chain of title as shown on Schedule B, Part II.
8. NOTE: A legal description of the property to be insured was not furnished at the time of application. Please immediately verify that the description as shown herein covers all of the intended property. Any additions or deletions should immediately be communicated to the issuing office.
9. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
10. PAYMENT OF THE FOLLOWING TAXES AND/OR ASSESSMENTS:
TAXES: Parcel No. 59-13-503-005 City of Burton County of Genesee
Taxes for 2020 Summer - \$1,550.39, TOTAL; BALANCE OWING \$1,012.17, UNPAID, due plus penalty & interest
Taxes for 2020 Winter - \$629.53, UNPAID, due plus penalty & interest
SPECIAL ASSESSMENTS included in the 2020 Winter Tax: NONE

Taxes for 2021 Summer - \$1,532.49, UNPAID

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.: 21-55664

2021 State Equalized Value: \$31,900.00

2021 Taxable Value: \$31,900.00

Principal Residence Exemption: 0.000%

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
7. (a) Taxes or assessments which are not shown as existing liens by the records of any public authority that levies taxes or assessments on real property or by the public records; (b) Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings whether or not shown by the records of such agency or the public records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.: 21-55664

No liability is assumed by the company for tax increases occasioned by retroactive revaluation or changes in land usage or loss of any homestead exemption status for the insured premises.

8. Interest of Brandon Freeland as evidenced by Tax Rolls.
9. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
10. Interest, if any, of the United States, State of Michigan or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
11. Taxes, assessments, sewer connections, water connections, tap-in fees and service charges.

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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	First American Title™	ALTA Commitment for Title Insurance
Schedule C		ISSUED BY First American Title Insurance Company

Commitment No.: 21-55664

The land is described as follows:

Located in the City of Burton, County of Genesee

The East 1/2 of Lot 12 of SUPERVISOR'S PLAT NO. 8, according to the recorded plat thereof as recorded in Plat Book 17, Page(s) 13, Genesee County Records.

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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WARRANTY DEED.
Acknowledgment by State.SARGENT'S ABSTRACT & TITLE CO.
Agent for American Title Insurance Company

Hk 2011 not 874

Know All Men By These Presents: That Donald Mielcarek and Judy Mielcarek, his wife, 6076 Lapeer Rd., Burton, Michigan

Convey and Warrant To Jim Davis, a single man, 6098 Pearl St., Burton, MI

the following described premises situated in the City of Burton, County of Genesee and State of Michigan, to-wit:

The East 1/4 of Lot 13 Supervisors Plat No. 8, according to the recorded plat thereof as recorded in Plat Book 17, Page 13, Genesee County Records,

More Commonly Known As; 6076 Lapeer Rd., Burton, MI

for the sum of SIXTEEN THOUSAND FIVE HUNDRED DOLLARS & 00/100—(\$16,500.00)---

This deed is made subject to all building restrictions, easements and reservations in the chain of title, or of record, or which would show an exemption of the premises. The grantor herein accepts from the covenants of warranty any future installments of ordinary or special taxes which are now a lien on the land but are not due and payable.

Dated this 19th day of July

A. D. 1978.

Signed, Sealed and Delivered in Presence of:

Ernest J. Russell

Ernest J. Russell

Candy Reinacher

Candy Reinacher

STATE OF MICHIGAN,

COUNTY OF GENESSEE,

Donald Mielcarek (SEAL)
Donald MielcarekJudy Mielcarek (SEAL)
Judy MielcarekJudy Mielcarek (SEAL)
Judy Mielcarek

On this 19th day of July, A. D. 1978, before me personally appeared Donald Mielcarek and Judy Mielcarek, his wife

to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
My Commission Expires 5-17-81
A. D. 1981.
Notary Public, Genesee County, Michigan.

Office of The Treasurer of The City of Flint

Office of The Treasurer of Genesee County, Michigan
Flint, Mich. 7/25/78

26826

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 two years previous to the date of the instrument, as appears by the records in my office.

John J. DeLoach
County Treasurer

DRAFTED BY: Blanche Bakkerling, Inc.

BUSINESS ADDRESS: 1166 N. Ballenger, Flint, MI 48504

SARGENT'S ABSTRACT & TITLE CO.

2137

DATE JUL 25 1978
JUL 25 1978
422055 81-27-78

DEED 2011 PG 874

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

201704040026465
 4/4/2017
 P:1
 \$30.00

John J. Gleason
 Genesee County Register of Deeds

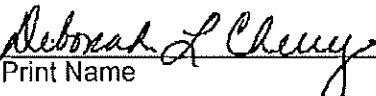
Michigan Department of Treasury
 3626 (Rev. 03-04)

This form is issued under the authority
 of MCL 211.78g.

CERTIFICATE OF FORFEITURE OF REAL PROPERTY

On March 1, 20 17 the following real property was forfeited to the Genesee
 County Treasurer for NON PAYMENT OF PROPERTY TAXES for the year 2015

This property will be titled absolutely in the name of the foreclosing governmental unit if not
 redeemed by March 31 after entry of a judgment of foreclosure pursuant to MCL 211.78k. After this
 date parties of interest in this property will have NO FURTHER RIGHT TO REDEEM.

Property ID No.: 5913503005	
Owner according to tax record DAVIS, JIM A	
Property Address 6076 LAPEER RD BURTON MI 48509	Amount for which property forfeited \$ 1,962.42
Property Description: E 1/2 OF LOT 12 SUPERVISORS PLAT NO 8	
Prepared by: Deborah L. Cherry Genesee County Treasurer 1101 Beach St. Flint, MI 48502	Signature of County Treasurer  Print Name Deborah L. Cherry

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

For County Treasurer's certification for electronic instrument transfer, see instrument 201011230078715

201804160061315
 4/16/2018
 P:1
 \$30.00.

John J. Gleason
 Genesee County Register of Deeds

Michigan Department of Treasury
 3731 (3-02)

Notice of Judgment of Foreclosure

Required by section 78k(8) of The General Property Tax Act, 1893 PA 206, as amended, MCL 211.78K(8)

On FEBRUARY 13, 2018 in Civil Action No: 17-109188-CZ, the Circuit Court for the 7th Judicial Circuit, Genesee County, entered a Judgment of Foreclosure in the Matter of the Petition of the State of Michigan/Genesee County Treasurer against the property described below vesting absolute title to the real property described below in the State of Michigan/Genesee County Treasurer, as provided in Section 78k of The General Property Tax Act, 1893 PA 206, as amended, MCL 211.78k, if not redeemed within 21 days after the entry of judgment. Under The General Property Tax Act, the Judgment of Foreclosure became final and unappealable after APRIL 2, 2018

Parcel No.: 59-13-503-005	Property Forfeited to Genesee County Treasurer on MARCH 1, 2017 Certificate of Forfeiture recorded at: 201704040026465
Property Address (if available): 06076 LAPEER RD BURTON MI 48509	
Legal Description of the Property: E 1/2 OF LOT 12 SUPERVISORS PLAT NO 8	
Drafted By: Deborah L. Cherry Genesee County Treasurer 1101 Beach St. Flint, Mi 48502	Signature of County Treasurer  Printed Name of County Treasurer Deborah L. Cherry

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

For County Treasurer's certification for electronic instrument transfer, see instrument 201011230078715.

201812190103681 Pages: 3

Recorded: 12/19/2018 04:01 PM
 Fees: \$30.00 Rpt: 18-13870
 John J. Gleason, Register of Deeds
 Genesee County, MI INTEROFFICE



GC-ROD
 RECEIVED

2018 DEC 19 PM 3: 04

QUIT CLAIM DEED

Deborah L. Cherry, acting in official capacity as the Genesee County Treasurer, 1101 Beach St, Room 144, Flint MI 48502, hereafter referred to as Grantor,

Quit Claims to City of Burton, whose address is 4303 S. Center Rd, Burton MI 48519, hereafter referred to as Grantee

The following lands situated in City of Burton, County of Genesee, and State of Michigan, to wit:

Legal Description: SEE ATTACHED

Further identified as parcel number: SEE ATTACHED

Property address of: SEE ATTACHED

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, for the sum of \$0.00 and no other consideration.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. If the land is unplatted, the Grantor grants to Grantee all available land divisions.

The conveyance is made pursuant to Public Act 123 (as amended), Section 211.78m

This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.505(h)(1).
 This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.526(h)(1).

Dated: December 18, 2018


 Deborah L. Cherry
 Genesee County Treasurer

State of Michigan
 County of Genesee

The foregoing instrument was acknowledged before me this 18th day of December 2018 by Deborah L. Cherry, acting in her official capacity as the Genesee County Treasurer, known to me to be the person who executed the same of their own free will.


 R J Sparks, Notary Public ✓
 State of MI, County of Genesee
 My Commission Expires June 13, 2024
 Acting in the County of Genesee

Prepared by: Carla Vandeffier
 Genesee County Treasurer's Office
 1101 Beach St, Room 144
 Flint MI 48502

After recording, return to grantee

↑\$30.00

✓
 3 1/2 TAB

ATTACHMENT A

Parcel 1:

PARCEL NUMBER: 59-12-526-052
 PROPERTY ADDRESS: 1416 KRA NUR DR BURTON
 LEGAL DESC: LOT 8 EXCEPT NLY 3 FT KRA-NUR FARMS

Parcel 2:

PARCEL NUMBER: 59-13-503-005
 PROPERTY ADDRESS: 6076 LAPEER RD BURTON
 LEGAL DESC: E 1/2 OF LOT 12 SUPERVISORS PLAT NO 8

Parcel 3:

PARCEL NUMBER: 59-15-300-006
 PROPERTY ADDRESS: 4080 LAPEER RD BURTON
 LEGAL DESC: A PARCEL OF LAND BEG S 1 DEG 11 MIN 15 SEC E 494.30 FT & N 88 DEG 11 MIN E 660 FT & S 1 DEG 11 MIN 15 SEC E 33 FT FROM W 1/4 COR OF SEC TH N 88 DEG 11 MIN E 181.48 FT TH S 1 DEG 01 MIN E 280 FT TH S 88 DEG 11 MIN W 180.65 FT TH N 1 DEG 11 MIN 15 SEC W 280 FT TO PL OF BEG SEC 15 T7N R7E 1.16 A (84) FR 5900006021

Parcel 4:

PARCEL NUMBER: 59-21-577-004
 PROPERTY ADDRESS: 2292 TERM ST BURTON
 LEGAL DESC: S 1/2 OF LOT 3 SUPERVISORS PLAT NO 2

Parcel 5:

PARCEL NUMBER: 59-22-529-038
 PROPERTY ADDRESS: 2084 BRAMBLEWOOD DR BURTON
 LEGAL DESC: LOT 38 DEXEL PARK

Parcel 6:

PARCEL NUMBER: 59-24-501-127
 PROPERTY ADDRESS: 6111 SANDY LN BURTON
 LEGAL DESC: LOT 127 HOLIDAY VILLA

Parcel 7:

PARCEL NUMBER: 59-25-555-028
 PROPERTY ADDRESS: 6119 NELSON CT BURTON
 LEGAL DESC: E 10 FT OF LOT 9 & LOT 10 NELSON REPLAT (98) FR 59-25-555-011 & 012

Parcel 8:

PARCEL NUMBER: 59-28-501-064
 PROPERTY ADDRESS: 3093 SHAW ST BURTON
 LEGAL DESC: LOTS 118 119 & 120 CHAMBERS SUBDIVISION (77)

Parcel 9:

PARCEL NUMBER: 59-28-528-222
 PROPERTY ADDRESS: THREAD CREEK BLVD BURTON
 LEGAL DESC: LOT 8 BLK R SOUTH GATE (96) FR 59-28-528-209

Parcel 10:

PARCEL NUMBER: 59-29-552-046
 PROPERTY ADDRESS: 3478 BARCY CT BURTON
 LEGAL DESC: W 58 FT OF E 71 FT OF N 100 FT OF LOT 221 ATHERTON HOMESTEAD NO 2

Parcel 11:

PARCEL NUMBER: 59-29-577-002
 PROPERTY ADDRESS: 3284 S DORT HWY BURTON
 LEGAL DESC: N 1/2 OF LOT 94 & LOTS 95 96 & 97 ELMWOOD GARDENS (79)

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

Parcel 12:

PARCEL NUMBER: 59-30-576-002
PROPERTY ADDRESS: 3380 S SAGINAW ST BURTON
LEGAL DESC: LOTS 9 AND 10 BAKER PARK ** D D A **

Parcel 13:

PARCEL NUMBER: 59-30-577-119
PROPERTY ADDRESS: 1160 DECAMP ST BURTON
LEGAL DESC: LOT 691 BAKER PARK

Parcel 14:

PARCEL NUMBER: 59-30-577-214
PROPERTY ADDRESS: CARMAN ST BURTON
LEGAL DESC: LOT 805 BAKER PARK

Parcel 15:

PARCEL NUMBER: 59-30-578-068
PROPERTY ADDRESS: 1463 DONOVAN ST BURTON
LEGAL DESC: LOTS 952 AND 953 BAKER PARK NO 1

Parcel 16:

PARCEL NUMBER: 59-30-578-247
PROPERTY ADDRESS: CONNELL ST BURTON
LEGAL DESC: LOT 1234 BAKER PARK NO 1 (82) FR 5900049239 PROPERTY EXEMPT
FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING
12/31/2014.

Parcel 17:

PARCEL NUMBER: 59-32-501-172
PROPERTY ADDRESS: 2197 BERGIN AVE BURTON
LEGAL DESC: LOT 291 BENDLECREST

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF GENESEE

CITY OF BURTON, A Michigan Municipal
Corporation,

Case No.: 19-112358-CZ

Plaintiff,

-vs-

Hon.: DAVID J. NEWBLATT

GENESEE COUNTY TREASURER,
and all those claiming by, through or under
him/her/them, regarding parcel no. 59-12-526-
052, 59-13-503-005, 59-15-300-006, 59-21-
577-004, 59-22-529-038, 59-24-501-127, 59-
25-555-028, 59-28-501-064, 59-29-552-046,
59-29-577-002, 59-30-576-002, 59-30-578-
068; Jim A. Davis, and all those claiming by,
through or under him/her/them, regarding
parcel no. 59-13-503-005, Bank One, and all
those claiming by, through or under
him/her/them, Paul Eugene Riley, and all those
claiming by, through or under him/her/them,
NBD Bank, and all those claiming by, through
or under him/her/them, Roger Blevins, and all
those claiming by, through or under
him/her/them, Robert A. Wall, and all those
claiming by, through or under him/her/them,
regarding parcel no. 59-15-300-006, Ralph M.
Rushton, and all those claiming by, through or
under him/her/them, regarding parcel no. 59-21-
577-004, Walter J. Reynolds, and all those
claiming by, through or under him/her/them,
Linda G. Sims, and all those claiming by,
through or under him/her/them, regarding
parcel no. 59-22-529-038, Heather Renee
Topore Veal, and all those claiming by, through
or under him/her/them, regarding parcel no. 59-
24-501-127, Robert L. Adam, and all those
claiming by, through or under him/her/them,
Phillip W. Bearse, and all those claiming by,
through or under him/her/them, Lynette Horton,
and all those claiming by, through or under
him/her/them, Ameriquet Mortgage, and all
those claiming by, through or under
him/her/them, Dort Federal Credit Union, and
all those claiming by, through or under

**DEFAULT JUDGMENT QUIETING
TITLE**

GC-ROD
RECEIVED
2019 JUN -4 AM 8:24

201906040040372 Pages: 6

Recorded: 06/04/2019 08:38 AM
Fees: \$30.00 Rpt: 19-36080
John J. Gleason, Register of Deeds
Genesee County, MI MAIL



Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

him/her/them, Richard Hayes, and all those claiming by, through or under him/her/them, regarding parcel no. 59-25-555-028, Billie J. Oldham, and all those claiming by, through or under him/her/them, Veronica S. Oldham, and all those claiming by, through or under him/her/them, regarding parcel no. 59-28-501-064, Linda K. Hildebrand, and all those claiming by, through or under him/her/them, Richard L. Hildebrand, and all those claiming by, through or under him/her/them, Matrix Financial Service Company, and all those claiming by, through or under him/her/them, regarding parcel no. 59-29-552-046, Kim W. Byoung, and all those claiming by, through or under him/her/them, Chong S. Kim, and all those claiming by, through or under him/her/them, regarding parcel no. 59-29-577-002, Leo Wolfe, and all those claiming by, through or under him/her/them, regarding parcel no. 59-30-576-002, Beneficial Michigan Inc., and all those claiming by, through or under him/her/them, D & N Bank, and all those claiming by, through or under him/her/them, Kevin Lee Gerard, and all those claiming by, through or under him/her/them, Marcella M. Gerard, and all those claiming by, through or under him/her/them, Esther E. Stuart, and all those claiming by, through or under him/her/them, George E. Stuart, and all those claiming by, through or under him/her/them, Virginia Kallin, and all those claiming by, through or under him/her/them, regarding parcel no. 59-30-578-068.

Defendants.

AMANDA N. DOYLE, PLLC
 By: Amanda N. Doyle (P69384)
 Attorney for Plaintiff
 702 Church Street
 Flint, MI 48502
 (810) 767-6860
 (810) 767-2817 Fax

\$30.00

DEFAULT JUDGMENT QUIETING TITLE

At a session of said Court, held at the Court House in the

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

City of Flint, County of Genesee and State of Michigan on
the 3rd day of June, 2019.

PRESENT: DAVID J. NEWBLATT, CIRCUIT COURT JUDGE

This action was commenced by The City of Burton to Quiet Title to multiple parcels of property the City acquired from the Genesee County Treasurer's office with the Genesee County Treasurer's office having acquired title to the property as a result of tax foreclosure proceedings. The Court has reviewed the pleadings filed in this action and the proofs that this Court's Order for alternate service has been complied with, and the Default of all the Defendants having been entered and no response having been filed by any of the Defendants to this action.

IT IS HEREBY ADJUDGED that The City of Burton is declared to be the owner of the lands and premises in fee simple with respect to the following described premises, all of which are situated in the City of Burton, County of Genesee and State of Michigan, to-wit:

Parcel No.: 59-12-526-052
1416 Kra Nur Drive
Burton, MI

Legally Described as: LOT 8 EXCEPT NLY 3 FT KRA-NUR FARMS

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-13-503-005
6076 Lapeer Road
Burton, MI

Legally Described as: E ½ OF LOT 12 SUPERVISORS PLAT NO 8

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-15-300-006
4080 Lapeer Road
Burton, MI

Legally Described as:
A PARCEL OF LAND BEG S 1 DEG 11 MIN 15 SEC E 494.30 FT & N 88 DEG 11 MIN
E 660 FT & S 1 DEG 11 MIN 15 SEC E 33 FT FROM W 1/4 COR OF SEC TH N 88 DEG
11 MIN E 181.48 FT TH S 1 DEG 01 MIN E 280 FT TH S 88 DEG 11 MIN W 180.65 FT
TH N 1 DEG 11 MIN 15 SEC W 280 FT TO PL OF BEG SEC 15 T7N R7E 1.16 A

According to the records of the Genesee County Register of Deeds and the Genesee County

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-21-577-004
2292 Term Street
Burton, MI

Legally Described as: S ½ OF LOT 3 SUPERVISORS PLAT NO 2

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-22-529-038
2084 Bramblewood Drive
Burton, MI

Legally Described as: LOT 38 DEXEL PARK

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-24-501-127
6111 Sandy Lane
Burton, MI

Legally Described as: LOT 127 HOLIDAY VILLA

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-25-555-028
6119 Nelson Ct.
Burton, MI

Legally Described as: E 10 FT OF LOT 9 & LOT 10 NELSON REPLAT

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-28-501-064
3093 Shaw Street
Burton, MI

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

Legally Described as: LOTS 118 119 & 120 CHAMBERS SUBDIVISION

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the following parties either owned or had an interest in this property.

Parcel No.: 59-29-552-046
3478 Barcy Ct
Burton, MI

Legally Described as: W 58 FT OF E 71 FT OF N 100 FT OF LOT 221 ATHERTON HOMESTEAD NO 2

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-29-577-002
3284 S. Dort Hwy.
Burton, MI

Legally Described as: N ½ OF LOT 94 & LOTS 95 96 & 97 ELMWOOD GARDENS

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-30-576-002
3380 S Saginaw Street
Burton, MI

Legally Described as: LOTS 9 & 10 BAKER PARK

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Parcel No.: 59-30-578-068
1463 Donovan Street
Burton, MI

Legally Described as: LOTS 952 AND 953 BAKER PARK NO 1

According to the records of the Genesee County Register of Deeds and the Genesee County Treasurer's Office, the parties as set forth in caption, either owned or had an interest in this property.

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

IT IS FURTHER ORDERED that the City of Burton shall cause this Judgment, or a certified copy of it, to be recorded in the Office of the Register of Deeds for the County of Genesee and upon filing this Judgment or a certified copy of the same being recorded, The City of Burton shall be deemed to be the record title holder of the above-described properties.
THIS JUDGMENT RESOLVES THIS MATTER AND CLOSSES THIS CASE

Hon. DAVID J. NEWBLATT
Circuit Court Judge

Dated: 6/3/19, 2019

REVENUE STAMP EXEMPTION CLAIM PURSUANT TO MCR 207.505(h)(i) and MCR 207.526(h)(i).

State of Michigan

County of Genesee

I, JOHN J. GLEASON, Clerk of the Circuit Court of Genesee County, do hereby certify that this is a true and correct copy of the original document of record now on file in the office of the Clerk of said County and Court in Testimony Whereof, I have hereunto set my hand and Official seal of said Court and County on

JOHN J. GLEASON, County Clerk

By Michele Casey, 2019
Deputy Court Clerk

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

**NOTICE TO PROPERTY OWNER / TAXPAYER OR OCCUPANT
PUBLIC HEARING
TO ABATE A NUISANCE OR HAZARDOUS CONDITION**

NOTICE IS HEREBY GIVEN:

1. That the City Council of the City of Burton, Genesee County, Michigan, has received a report of an investigation from the Building Division of the Department of Public Works on the 21st day of June, 2021, relative to the premises owned or occupied by you located at: 6076 Lapeer Rd., City of Burton, Genesee County, Michigan, legally described as:

E 1/2 OF LOT 12 SUPERVISORS PLAT NO 8

2. That because of age or dilapidation, the accumulation of refuse or debris, or other condition or happening has become a nuisance or hazard dangerous to the public health, safety or welfare of the inhabitants of the City or of those residing on the premises or habitually going near such premises. The conditions causing the public hazard or nuisance are specifically as follows:

See Building Report on file with Building Dept. - 4093 Manor Drive; Burton, MI 48519, between the hours of 8:00 a.m. - 4:00 p.m.; Monday through Friday.

3. That the City Council will meet in City Hall at 6:30 p.m. on Monday, August 16, 2021, for a Special City Council meeting, to hear and consider any objection or favorable comments by you or any interested party with respect to the nuisance or hazardous condition relative to an order to alter, repair, tear down, abate, or removal of said premises.
4. The City Council may order the work required to correct such nuisance or hazardous condition to be done by the City of Burton itself or by contract or hire. All costs incurred for the work, title search, or appraisal thereof will be assessed against the real property.

Owner/Taxpayer of Record – Title Search:

Name: Brandon Freeland
Address: 2356 N. Vassar.
City/State/Zip: Burton MI 48509

Dated: 7/21/21


Racheal Boggs, City Clerk

City Seal

Attachment: Demolition Packet (5179 : 6076 Lapeer Rd.)

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$3.55

Extra Services & Fees (check box, add fees as appropriate)

☒ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$.51

Total Postage and Fees
\$6.91

Sent To
[REDACTED]

Street and Apt. No., or PO Box
Brandon Freeland
2356 N. Vassar Rd.
Burton MI 48509

City, State, ZIP+4®
Burton MI 48509

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Brandon Freeland 2356 N. Vassar Rd. Burton MI 48509  9590 9402 5155 9122 1226 09 2. Article Number (Transfer from service label) 7019 1120 0000 8871 8153	A. Signature ☒ Agent ☐ Addressee <i>EMP R441</i> B. Received by (Printed Name) <i>COVID 19</i> C. Date of Delivery <i>7/28</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>inbox</i> 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise												
☐ Collect on Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery												

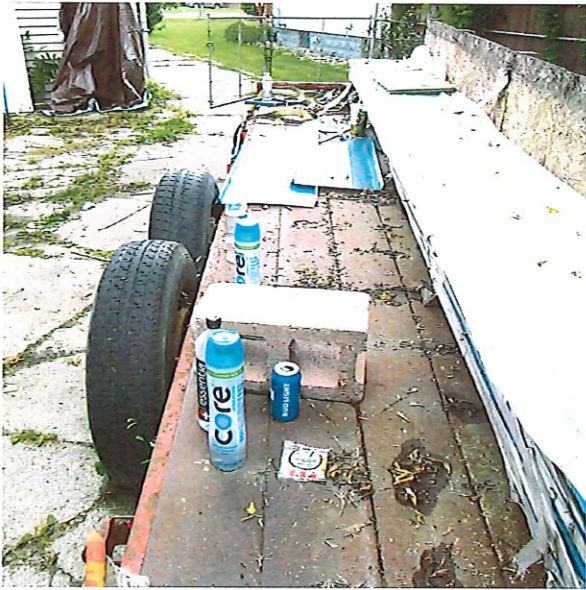
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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