CITY OF BURTON

BURTON CITY COUNCIL MEETING

AUGUST 4, 2016

MINUTES

Council Chambers	Demo Hearing	6:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 6:00 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Councilman	Late	6:34 PM
Duane Haskins	Vice-President	Absent	
Dennis O'Keefe	Councilman	Present	
Steven Heffner	President	Present	
Ellen Ellenburg	Councilwoman	Present	
Vaughn Smith	Councilman	Present	
Steven Hatfield	Councilman	Present	

B. STAFF PRESENT

Rik Hayman, Chief of Staff
Randy Stewart, Construction Board
Bob Slattery, DPW Director
Racheal Boggs, Clerk's Office

C. PRESENTATON: MR. WORTHING

Mr. Hayman stated Mr. Worthing could not be present tonight due to the loss of a family member. Randy Stewart of the Construction Board of Appeals will be representing the administration in Mr. Worthing's absence.

Mr. Stewart stated he was the City of Burton Building Official for fourteen years. He is the Zoning/Planning Administrator for Davison Township currently. He has done over 200 of these demolition proceedings and he understands the process very well. The Construction Board of Appeals is used when the Building Official finds issues with a structure and makes a decision on it. There is an appeal process through the State of Michigan that allows a property owner to meet with the Construction Board of Appeals to appeal the decision of the Building Official. He has inspected this building not only recently but about 25 years ago when he was the Building Official for the city so he is very familiar with this structure. The building was reviewed under the International Property Maintenance Code by the International Construction Code Authority. All houses in the State of Michigan are held to this code. On page 2 and 3 of the report there are bullet points which indicate violations. When added up, the violations are about 60% of the International Property Maintenance Code. Included are some very serious health standards, a lot of mold, electrical problems, plumbing, mechanical problems in addition to the structural issues. Mr. Worthing had asked the owner to get a structural engineering report on the building and it was never done. He agrees the structure is in need of repair but is in fair condition. After a lengthy discussion at the Construction Board of Appeals Meeting, a motion was made to send this property before City Council for immediate demolition. We are aware that this building has been sold recently however during the Construction Board of Appeals Meeting it was stated that in the International Property Maintenance Code there is a section that states if a house is sold, the

demolition process does not start over and the new owner accepts this process. It was our decision that this building is beyond repair and well over its value in the repair cost to it. The recommendation of the board is to have it demolished.

D. AUDIENCE PARTICIPATION

Gordon Seibel of Burton stated he lives across the street from this property. There has been no work done to this building for 20 years. The roof has been leaking for 15 years and there is mold in the basement. He does not believe the building is repairable; the windows are tilted and there are rodents living under the concrete porches. The school moved the bus stop so the children didn't have to walk by this apartment building because previous tenants were constantly fighting outside.

Sharron Swanson of Burton has lived on Parkwood since 1936. She has a history there and wants to stay. Previous tenants have come to her house asking for food and money. What protection do we have if the new owners don't do what they say they are going to do? I am worried about the safety of the tenants. Can this board guarantee this building will be safe and sound, that seniors can live there or that the board members themselves would want to live there when it is finished? If not, please consider that.

Lisa Gaby of Burton stated she is here with her mother who just lost her husband and is looking to move into the Burton area from Clio. We fell in love with the house at 4072 Homestead. The interest in this house prompted us to ask a lot of questions about the area. She has spoken to the other 3 residents that live on Homestead, the DPW, 2 Burton Police Officers, the employees at Tia Heletas, and the employees at Win's Electrical. Without exception, they have all said they love the area and there are no real problems to speak of except the Homestead Apartments. A neighbor said now that the apartments are closed, her mother would love living there. Another neighbor said the tenants were always walking through his property. Employees at Win's refer to this as Springer Avenue referring to Jerry Springer. With all the feedback we received, we wrote a contingency in our purchase agreement for 4072 Homestead that if the apartments are demolished, we will buy it and if the apartments stay, we will look elsewhere. She has received 5 letters from neighboring residents and businesses that were read into the record:

Sarah Hacker and Family, in favor of demolition.
Holly Gordon, in favor of demolition.
Becky Van Every/Win's Lighting, in favor of demolition.
Tia Heletas, in favor of demolition.
Alaa Dakki, in favor of demolition.

Paul Salerno of Macomb stated he is co-owner of NCS Property Management and they have recently purchased the building. He believes this is a viable property that can be rehabilitated. His company has purchased many buildings in this type of condition and turned them around. We will renovate the building to every industry standard with licensed contractors and all necessary permits as required by the city and this Council. The building will serve the community and add to the tax base versus a vacant lot. The impact this building has had on the community is heartbreaking. All the buildings we have in our portfolio are an asset to the community. We do a rigorous background check on our tenants and will do everything in our power so that in 6 months the neighboring residents have positive things to say about how this building affects the community. We brought a proposal tonight regarding the repairs that need to be done. We would like the opportunity to get started.

Mr. O'Keefe asked that Mr. Salerno give an overview of the proposal.

Mr. Salerno stated the roof joists need to be replaced, basement joists need to be reinforced

and there are a couple of roof leaks. The plan is to take care of all the structural issues immediately then secondly and simultaneously update the exterior of the property including new windows, siding, landscaping. Everything on the inside will be replaced; electrical, plumbing, fixtures, carpet, etc. It will be a totally renovated building that will be ready for occupancy by good, qualified tenants. We intend for this to be a senior only building which would be an addition to the neighborhood that you currently do not have.

Mr. Heffner asked for the estimated cost of renovation.

Mr. Salerno said anywhere from $45,000 to $65,000. We also have in house crews of licensed contractors that allow us to cut costs.

Mr. O'Keefe asked when he purchased the property, the sale price and if he was aware of the condition the property was in.

Mr. Salerno said he purchased the property on July 6, 2016 for $3,000 and he was aware of the condition of the property.

Mr. Heffner asked if he was aware that the property was on the demo list.

Mr. Salerno said yes.

Mr. Stewart stated after reviewing the proposal he doesn't believe the owners realize that they cannot bring the structure to code to the standard of when it was built; they have to follow the current building code which includes fire suppression in all apartments. They will have to gut the apartments completely to bring them up to meet the new energy code including windows and doors. Because of the wall thickness they will need a spray foam insulation. Most of the floor joists have to be replaced. Their proposal stated they would replace 7 roof trusses which will not be nearly enough. There is decay and mold in a lot of the lumber. Their proposal will not even touch the issues in this property. What they have proposed are mostly cosmetic repairs. The siding is coming loose from the building due to water getting in there behind it so it will need to be replaced, not just painted. The lower level imitation brick material is falling off because the sub wall is rotted out. Most of the flooring is rotted. If it wasn't for the carpet, you would go right through it. The basement is consistently wet so they are correct that the stanchions need to be replaced however, all of the electrical will have to be removed and brought up to the new standards. Along with the structural problems, there are a lot of health and safety standards including mold that they will have to deal with. The outside stairs even if replaced would not meet the new code requirements because it has to be enclosed. The city ordinance states that if a structure repair cost exceeds more than 50% of the value of the home then it shall be torn down. The owners cannot put enough money into this house to meet the new standards to make it a valuable piece of property therefore I recommend immediate demolition.

Mr. Salerno stated his impression of the value of this property is much higher. We think we can do this. We have done it with other properties in similar condition. This building has been this way for 20 years. We are asking for 6 months to make it better and if we fail at the opportunity then demolition is what it would be.

E. COUNCIL ACTION

Mr. O'Keefe stated he doesn't see a compelling reason to overturn the opinion of the Construction Board of Appeals. The new owners were aware of the demo proceedings when they purchased the property and after hearing the concerns of the community tonight, I will be voting yes.

1. THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY COMMENTS TO THE DEMOLITION UNDER CONSIDERATION, TO-WIT: 4090 Homestead Parcel ID #59-31-528-040.

   RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 4090 Homestead, Parcel ID #59-31-528-040 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.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Steven Heffner, President
SECONDER:	Dennis O'Keefe, Councilman
AYES:	Martinbianco, O'Keefe, Heffner, Ellenburg, Smith, Hatfield
ABSENT:	Haskins

Meeting was adjourned at 6:40 PM.

_____

THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY COMMENTS TO THE DEMOLITION UNDER CONSIDERATION, TO-WIT: 4090 Homestead Parcel ID #59-31-528-040.

RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 4090 Homestead. Parcel #59-31-528-040 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 Back up (PDF)

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Steven Heffner, President
SECONDER:	Dennis O'Keefe, Councilman
AYES:	Martinbianco, O'Keefe, Heffner, Ellenburg, Smith, Hatfield
ABSENT:	Duane Haskins

Demolition Packet

4090 Homestead

August 4, 2016
At
6:00 p.m.

CITY OF BURTON

CONSTRUCTION BOARD OF APPEALS MEETING

JUNE 9, 2016

MINUTES

Council Chambers | **Regular Meeting** | **2:00 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Board Member John Gazall at 2:00 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Donald Standel	Board Member	Present	
John Gazall	Board Member	Present	
Randy Stewart	Board Member	Present	

B. STAFF PRESENT

Stuart Worthing, Building Code Enforcer
Racheal Boggs, Clerk's Office

C. MINUTES APPROVAL

1. Construction Board of Appeals - Regular Meeting - May 25, 2016 12:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Donald Standel, Board Member
SECONDER:	Randy Stewart, Board Member
AYES:	Standel, Gazall, Stewart

D. AUDIENCE PARTICIPATION

None.

E. BOARD DISCUSSIN & ACTION

1. Appeal from Pamela Muir about property address of 4090 Homestead, Burton, MI 48529.

   Mr. Gazall stated the purpose of the meeting today is to discuss and make a decision regarding an appeal application received by Pamela Muir regarding 4090 Homestead Dr., Burton, MI 48529. According to Section 111 of the International Property Maintenance Code any person directly affected by a decision of the code official or a notice or order issued under this code has the right to appeal to the Board of Appeals. Mrs. Muir filed a written application for appeal within the required 20 days. The board shall modify or reverse the decision of the code official only by a majority vote of the total number of appointed board members.

   Mr. Worthing stated he deemed the entire building unoccupiable on April 15. 2016

when he was called to the property by Consumer's Energy. Based on the exterior and partial interior of the structure, he notified Mrs. Muir that the current tenants needed to move. He also requested a structural engineer's report for the building from roof to foundation be submitted to his office. In the meantime, the apartments were not to be occupied. The reports received by Mrs. Muir were incomplete.

Attorney Denise Fish of Flint will be representing Mrs. Muir. She stated Mrs. Muir did receive reports from two companies; Lopez Engineering and Smith's Construction. However, due to cost restrictions, Mrs. Muir was unable to get the structural engineer's report requested by Mr. Worthing. Currently, Mrs. Muir has tenants residing on the property and others that are wanting to move in. She would like to keep the property and fix it up but she needs the rental income and time to do the repairs.

Pamela Muir of Grand Blanc stated Sal with Consumer's Energy is coming out on Monday to put new gas lines into the building.

Craig Muir of Grand Blanc stated he respects Mr. Worthing and agrees with him that the property needs a lot of work. The dangerous parts are roped off and no one rents them. They have the safety of everyone in mind. He feels pulling the rug out from under them is unfair. They would like six months to make the repairs.

Mr. Stewart stated he agrees the foundation is in fair shape however, the rest of the structure is his concern. If this board allows you to make necessary repairs they would have to be according to the International Property Maintenance Code in terms of workmanship. This code sets the minimum standard for structures including drywall, painting, trim, doors, windows, lighting, for example.

Mr. Stewart referred to the following sections as violations of the International Property Maintenance Code:

- 302.5 Rodents
- 302.6 Exhaust Vents
- 304.2 Protective Treatment
- 304.3 Premises Identification
- 304.4 Structural Members
- 304.7 Roofs and Drainage
- 304.8 Decorative Features
- 304.9 Overhang Extensions
- 304.10 Stairways, Decks, Porches and Balconies
- 304.11 Chimneys and towers
- 304.12 Handrails and Guards
- 304.13 Window, Skylight and Door Frames
- 304.15 Doors
- 304.16 Basement Hatchways
- 304.18 Building Security
- 305.2 Structural Members
- 305.3 Interior Surfaces
- 305.4 Stairs and Walking Surfaces
- 307.1 Accumulation of Rubbish/Garbage
- 308 Extermination

- Chapter 4 Light and Ventilation
- Chapter 5 Plumbing Facilities
- 505 Water System
- Chapter 6 Mechanical and Electrical
- Chapter 7 Fire Safety
- 702 Means of Egress

Mr. Stewart stated the building violates more than 60% of the requirements and it is in extremely hazardous conditions. The cost of repairs will exceed $100,000.00 which is more than the property is worth.

Mr. Gazall stated he agrees with the foundation report but the other issues have not been addressed. He is unsure of the qualifications of Smith's Construction. Having tenants in the building while doing repairs is unsafe. He is also very concerned about the code violations described by Mr. Stewart.

Mr. Standel said you cannot allow people to live in this building because it is a life safety issue.

Denise Fish stated the field correction notice they were given mentions mainly the structural part of the building. Her client needs the rental income to save the building.

Mr. Gazall stated the board is knowledgeable about the amount of that is required and the associated costs. In terms of the structure, the wood is very rotted especially the entire west side of the building. Also, there are exposed wires throughout the entire complex.

Denise Fish asked if the tenants signed waivers if they could stay in the apartments.

Mr. Gazall said the building code doesn't allow that. If the list of violations only consisted of a few items instead of 25 or more, we could work with you.

Board discussion with Mrs. Muir about the structural issues of the building such as the rotted wood under the carpet as opposed to cosmetic issues like soiled carpet.

Mr. Worthing said we had a similar situation with another apartment complex on Hemphill Road. For safety reasons, we did not allow anyone to live there during the complete remodel.

Mr. Gazall stated we have two options: 1.) Allow the applicant to fix the structure within the specified time frame (6 months). 2.) Follow the recommendation of the Building Department and begin the demolition process. This boards decision is not the final say. The next step would be to appeal to the State of Michigan.

Mr. Stewart clarified that this appeal is for the structural report. He would like to overturn Mr. Worthing's decision and send this property to City Council for immediate demolition based on the following reasons: the property violations exceed 50% of the estimated net value of the building, the property violates more than 60% of the International Property Maintenance Code, repairs would need to be done by a licensed contractor and will cost more than the value of the property.

Mrs. Muir stated she would like to try to sell the building to someone who can afford to make the improvements.

Mr. Worthing said the tenants need to move from the building immediately.

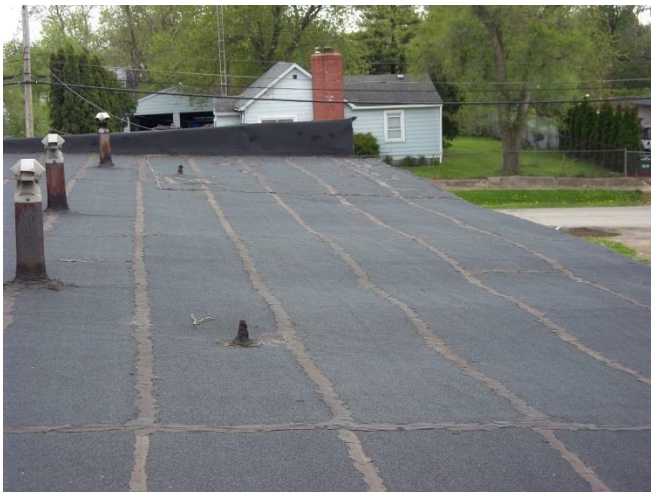
2. Motion to Overturn Mr. Worthings Decision and Refer the Property at 4090 Homestead Drive to City Council for Immediate Demolition.

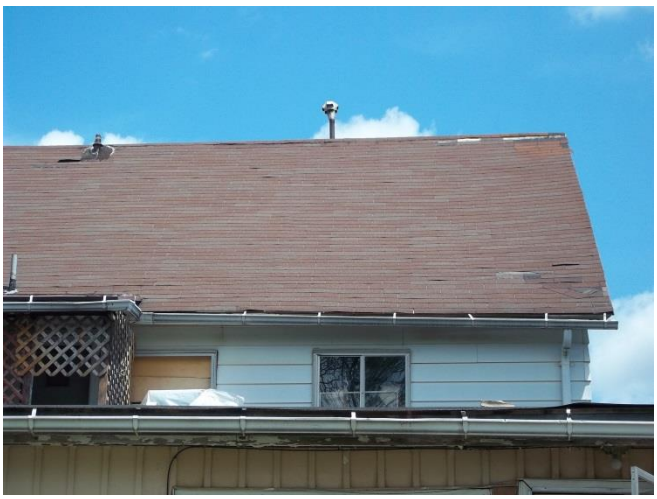
RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Randy Stewart, Board Member
SECONDER:	Donald Standel, Board Member
AYES:	Standel, Gazall, Stewart

Meeting was adjourned at 3:04 PM.

The following is an inspection that was conducted on May 13, 2016 on the exterior of the Homestead Apartments located at 4090 Homestead dr. in Burton, MI 48529.

1. Roof (both)
    a. Sagging in numerous areas.
    b. Shingles are missing
    c. Rotten wood is exposed to inclement weather
    d. Wood is punkie when walked on



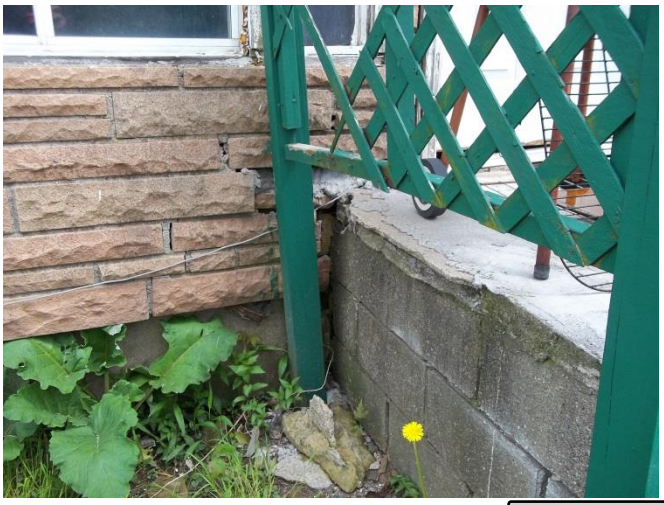


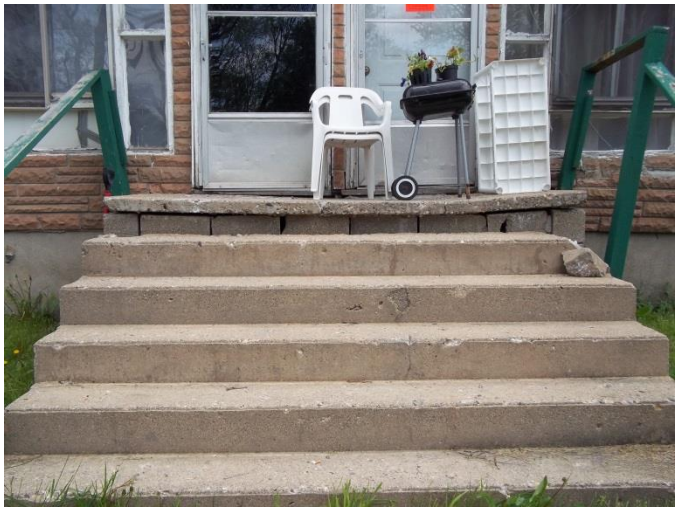
2. 2nd story walkway on the west side of building
    a. Missing barrier and allows access to the flat roof – very dangerous
    b. Is uneven and slopes
    c. Rafters are cracked
    d. The floor and the walls are rotted

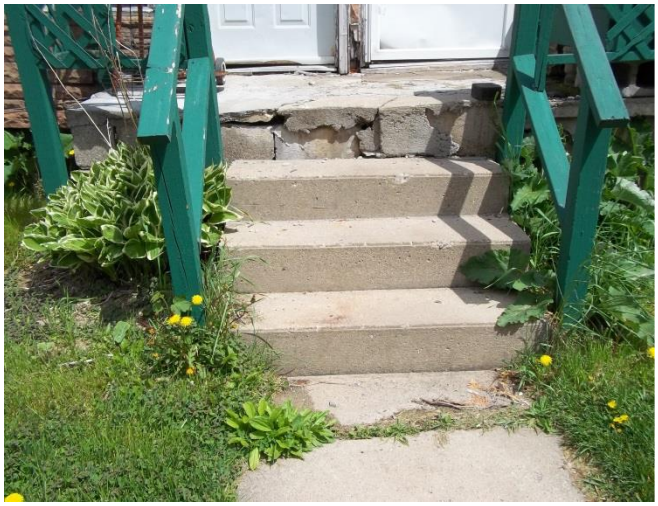
3. Stairway leading to the 2nd floor
    a. Not level
    b. Has exposed electrical outlet
    c. Is separating from the where it is fastened to the building
    d. Stairs are rotting
    e. Holes in the enclosure that surrounds the stairs
    f. Paint is peeling, missing, and cracked

4. Numerous electrical violations on the exterior

5. Porches and sidewalks on almost every unit
    a. cracked and in danger of collapsing
    b. trip hazards







Attachment: Demolition Back up (2591 : 4090 Homestead)

6. Soffits and Fascia on the entire building
    a. Wood is rotted
    b. Paint is chipped and peeling
    c. Exposed to inclement weather

7. Foundation
    a. Cracks throughout the building
    b. Voids or areas that are missing
    c. Evidence of failure of the structure

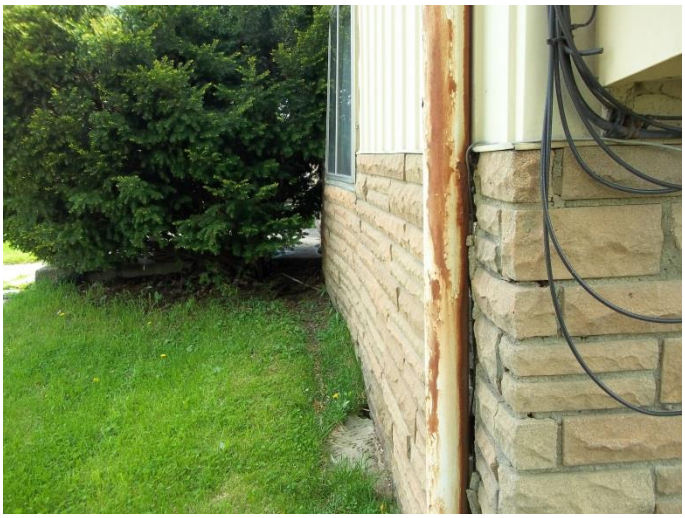
8. Face brick
    a. Cracked
    b. Missing pieces
    c. Separated

9. Doors
    a. Rotted wood
    b. Chipped and peeling paint
    c. Collapsing due possibly to the structure failure

10. Windows
    a. Rotted wood
    b. Chipped and peeling paint
    c. Broken or missing
    d. Seals are missing

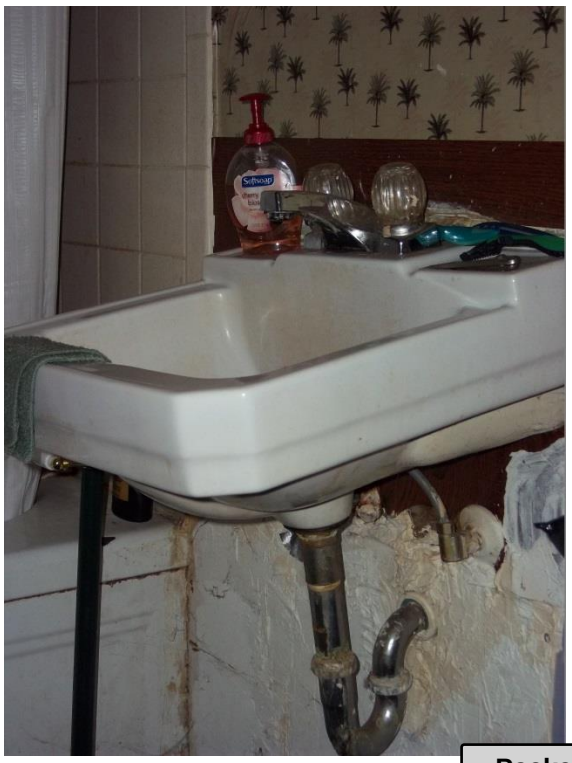
11. Bond Plate
    a. Rotted

12. Wall on the eastside of the building
    a. Curved out due possibly to the pressure of the structure failure from the 2nd floor.



I was also given permission from the tenant in Unit 21 to enter his unit and take pictures and do a brief inspection. These are a list of the findings:

1. Window is broken
2. Railing leading up the porch is unattached and dangerous
3. Ceiling is sagging
4. Bathroom floor is rotted
5. Stoll is loose
6. Soft spots in the floor throughout the unit
7. Heating unit is in violation
8. Electrical violations



I deemed the entire building unoccupiable on April 15, 2016. I am requiring that a structural engineer's reports be submitted to my office for the building from the roof to the foundation. Once the report is reviewed and accepted, the property owner may get a building permit to make any necessary repairs. In the meantime, these apartments should not be occupied.

Sincerely,

Stuart M. Worthing

Stuart Worthing,
Building Official

GRECO TITLE AGENCY

A DIVISION OF ATTORNEYS TITLE AGENCY

ORDER CONFIRMATION

Date: June 23, 2016

RE:	File #:	25-16483589-SGP
	Property Address:	4090 Homestead, Burton, MI 48529
	Buyer:	INFORMATIONAL
	Seller:	

Thank you for the order on the above referenced property.

We appreciate your business!

36800 Gratiot Avenue, Clinton Township, MI, 48035
Phone: (586) 463-7200

6/23/2016 egustafson

GRECO TITLE AGENCY
A DIVISION OF ATTORNEYS TITLE AGENCY

INVOICE

Invoice Date: **July 14, 2016**
Additional Info: **Owners Side Only**

File Number: **25-16483589-SGP**
Property Address: **4090 Homestead Dr, Burton**
RE:

To:	From:
City of Burton Dept of Public Works 4093 Manor Drive Burton, MI 48519 Attn: Stuart Worthing	Greco Title Agency 36800 Gratiot Avenue Clinton Township, MI 48035 Ph:(586) 463-7200 Fax:(586) 463-6114

Description	Amount
Search - Informational 2300 MI - Basic	$250.00

Total Premium: $250.00

Please Remit To and/or For Closing Information, Please Contact:
Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Thank you!

GRECO TITLE AGENCY

Commitment for Title Insurance
Schedule A

File No : **25-16483589-SGP**

Commonly Known As: 4090 Homestead Dr, Burton, MI 48529

1. Effective Date: **June 24, 2016, at 8:00 am**

2. Policy or policies to be issued: AMOUNT

   (a) OWNERS POLICY **$1,000.00**
   Proposed Insured:
   INFORMATIONAL

   (b) LOAN POLICY
   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

   M. H. Kesten and Hannah Kesten, his wife, as to an undivided 1/2 interest
   and
   Joseph F. Koffman and Naomi A> Koffman, his wife, as to an undivided 1/2 interest

4. The land referred to in this commitment is situated in the City of Burton, County of Genesee, State of Michigan, as follows:

   SEE EXHIBIT A

COUNTERSIGNED:
GRECO TITLE AGENCY

Steven M. Greco
AUTHORIZED SIGNATORY

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment valid and binding for a period of 90 days from the date hereof. Thereafter it is void and of no effect.

EXHIBIT "A"

The land referred to in this commitment is described as follows: City of Burton, County of Genesee, State of Michigan

Lot 75, except a parcel of land beginning at Southwest corner of Lot 76; thence South 88 degrees 42 minutes 30 seconds West 100 feet; thence North 4 degrees 46 minutes 30 seconds West 6.71 feet; thence on a curve to left chord North 49 degrees 54 minutes 57 seconds East 122.70 feet; thence South 4 degrees 33 minutes 22 seconds East 83.72 feet to place of beginning, Wilson Homestead, according to the plat thereof as recorded in Liber 12, Page 33 of Plats, Genesee County Records.

Schedule B-I
(REQUIREMENTS)

File No: **25-16483589-SGP**

The following requirements to be complied with:

1. Standard requirements as set forth in jacket.

   NOTE: In the event the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

2. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.

3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.

4. Pay the agreed amounts for the Title and/or the mortgage to be insured.

5. Pay us the premiums, fees and charges for the policy.

6. PAYMENT OF TAXES: Tax Parcel No.: 59-31-528-040

   2015 County Taxes in the amount of $2,274.71 are DUE

   2015 City Taxes in the amount of $1,093.55 are DUE, includes drain #0145 in the amount of $41.21

   Special Assessments: none

   - 2016 State Equalized Value: $51,400.00

   The amounts shown as due do not include collection fees, penalties or interest.

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

Schedule B-II
(EXCEPTIONS)

File No:. **25-16483589-SGP**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the Public Records.

2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an accurate survey inspection of the Land or by making inquiry of persons in possession thereof of the Land.

3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.

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 theretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.

7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

8. Subject to the Interest of Robert W. Viney and Edward H. Urbanski, as Grantee in Quit Claim Deed recorded in Liber 1986, Page 473 and in Liber 1997, Page 881, Genesee County Records.

9. Subject to the Interest of The Homestead Apartment, a Joint Venture, a Michigan Co-Partnership, as Vendor in Land Contract recorded in Liber 2100, Page 509, Genesee County Records.

10. Subject to the Interest of Diane Robinson, as Grantee in QUit Claim Deed recorded in Liber 2426, Page 979, in Liber 2428, Page 876 and in Liber 2560, Page 476, Genesee County Records.

11. Subject to the Interest of Pamela R. Muir and Craig P. Muir, wife and husband, as Grantee in Quit Claim Deed recorded in Liber 2563, Page 421 and Instrument Number 200411010110623, Genesee County Records.

12. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

13. Easements over subject property as shown on the recorded plat.

NOTE: This commitment is issued for informational purposes only. Compliance with the requirements set forth

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

herein will not result in the issuance of a final policy. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information.

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

GRECO TITLE AGENCY

PRIVACY POLICY NOTICE

Greco Title Agency and its family of affiliated companies, respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the Greco Title Agency Privacy Policy.

Greco Title Agency as an agent for Chicago Title Insurance Company provides title insurance products and other settlement and escrow services to customers. The Greco Title Agency Privacy Policy applies to all Greco Title Agency customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number

- information about your transaction, including information about the real property you bought, sold or financed such as address, cost, existing liens, easements, other title information and deeds

- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, we may also collect your social security number as well as information from third parties including property appraisals, credit reports, loan applications, land surveys, real estate tax information, escrow account balances, and sometimes bank account numbers or credit card account numbers to facilitate the transaction, and

- information about your transactions and experiences as a customer of ours or our affiliated companies, such as products or services purchased and payments made.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, our title affiliates record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction as permitted by law.

We may also disclose your name, address and property information to other companies who perform marketing services such as letter production and mailing on our behalf, or to other financial service companies (such as insurance companies, banks, mortgage brokers, credit companies) with whom we have joint marketing arrangements.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at Greco Title Agency, please write us at:**Greco Title Agency c/o 31440 Northwestern Highway, Ste. 100, Farmington Hills, Michigan 48334. Attn: Legal Resources.**

Chicago Title Insurance Company

Commitment No. 25-16483589-SGP

COMMITMENT FOR TITLE INSURANCE

Issued by
Chicago Title Insurance Company

Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

COUNTERSIGNED:
GRECO TITLE AGENCY
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

By: Steven M. Greco
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY

By:

ATTEST

President

Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

FOR 1/2

Know All Men By These Presents:

GENESEE COUNTY
FLINT, MICHIGAN

That HOWARD R. WILLIAMS and ELIZABETH ANN WILLIAMS, his wife, and HYMAN EISMAN, a married man,

An undivided one-half interest to, an undivided one-half interest to

Convey and Warrant JOSE/ H. H. KESTER and HANNAH KESTER, his wife, and / to REGENCY REALTY COMPANY, INC., as Tenants-in-Common,

2338 Mackenzie Drive, Flint, Michigan

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

Lots Thirty-One (31), Thirty-Two (32), Thirty-Three (33), and Seventy-Five (75) of Wilson Homestead, according to the recorded plat thereof.

[redacted]

for the sum of One Dollar and other valuable consideration.

[redacted]

Dated this day of A. D. 1963.

Signed, Sealed and Delivered in Presence of:

Marilyn Fleming Lanning

Jane P. Hill

HOWARD R. WILLIAMS (SEAL)

ELIZABETH ANN WILLIAMS (SEAL)

HYMAN EISMAN (SEAL)

(SEAL)

STATE OF MICHIGAN,
County of GENESEE } ss.

On this day of A. D. 1963, before me personally appeared HOWARD R. WILLIAMS and ELIZABETH ANN WILLIAMS, his wife, and HYMAN EISMAN, a married man, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission expires August 7, A. D. 19 65.

Marilyn Fleming Lanning
Notary Public, Oakland County, Michigan
Acting in Genesee County, Michigan

OFFICE OF TREASURER OF GENESEE COUNTY, MICHIGAN

FLINT Michigan, Jul C 1963

I hereby certify that there are no Tax Liens or Titles held by the State or against the within description, and all Taxes on same are paid for five years previous to date of this instrument, as appears by the records in my office.

Treasurer

JUL 30 1963

20707

Flint

FOL 1/2

1505 PAGE 325

Know All Men By These Presents:

That HOWARD R. WILLIAMS and ELIZABETH ANN WILLIAMS, his wife, and NIMAN EISMAN, a married man, 1333 N. Gaines, Flint, Michigan, an undivided one-half interest as Tenants-in-Common, and HOWARD R. WILLIAMS and ELIZABETH ANN WILLIAMS, his wife, and NIMAN EISMAN, an undivided one-half interest as Tenants-in-Common, and H. H. KESTEN and HANNAH KESTER, his wife, and KIPPEN REALTY COMPANY, INC., as Tenants-in-Common, 2345 Hamilton, Dalton, Flint, Michigan

Convey and Warrant to the following described real estate situated in the Township of Burton, County of Genesee, and State of Michigan, to-wit:

Lots Thirty-One (31), Thirty-Two (32), Thirty-Three (33), and Seventy-Five (75) of Winter Homestead, according to the recorded plat thereof.

[redacted]

[redacted]

Dated this 13th day of July A. D. 1993.

Signed, Sealed and Delivered in Presence of:

Marilyn Tanning Lenning — Howard R. Williams (SEAL)

Elizabeth Ann Williams (SEAL)

Niman Eisman (SEAL)

(SEAL)

This deed is being corrected to show rates on deed and notary.

STATE OF MICHIGAN,

County of GENESEE

On this 13th day of July A. D. 1993, before me personally appeared HOWARD R. WILLIAMS and ELIZABETH ANN WILLIAMS, his wife, and NIMAN EISMAN, a married man, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires August 7, A. D. 19 6.

Marilyn Tanning Lenning
Notary Public, Oakland County, Michigan
Acting in Genesee County, Michigan

OFFICE OF TREASURER OF GENESEE COUNTY, MICHIGAN

FLINT, Michigan, July 30, 1993

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.

County Treasurer

DEED 151

SEP 26 1993

QUIT CLAIM DEED

STATUTORY FORM FOR CORPORATION

LIBER 2043 PAGE 55

KNOW ALL MEN BY THESE PRESENTS: That KOFFMAN REALTY COMPANY, INC., a Michigan corporation, the address of which is 7002 N. Saginaw Street, Flint, Michigan 48505

Quit Claim s to JOSEPH F. KOFFMAN and NAOMI A. KOFFMAN, his wife,

whose street number and postoffice address is 7002 N. Saginaw Street, Flint, Michigan 48505

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

Lot 75, Wilson Homestead, according to the plat thereof as recorded in Liber 12, Page 33 of Plats, Genesee County, Michigan records.

1-1

'27 505 Exemptions (M.S.A. 7.456 (5) Sec. 5 (.)

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar ($1.00) and other valuable consideration.

This instrument is exempt from the Michigan Real Estate Transfer Tax by virtue of MCL 202.505 (a) which exempts instruments where the value of the consideration is less than $100.00

Dated this 7th day of June 19 78

Signed in the presence of:

David Laro

Shirley A. Castle

Signed by:

KOFFMAN REALTY, INC., a Michigan corporation

By Joseph F. Koffman
Joseph F. Koffman
Its President

Naomi A. Koffman
Naomi A. Koffman
Its

STATE OF MICHIGAN
COUNTY OF GENESEE } ss.

The foregoing instrument was acknowledged before me this 7th day of June 19 78 by Joseph F. Koffman, President (Individual Name(s) and Office(s) Held) of Koffman Realty, Inc. (Corporate Name) a Michigan (State of Incorporation) corporation, on behalf of the corporation.

Shirley A. Castle
Shirley A. Castle
Notary Public, County, Michigan

My Commission expires 12/17 19 80

When Recorded Return To: 15252

Send Subsequent Tax Bills To:

Drafted by: DAVID L. , ATTORNEY
Suite 1[illegible]
Business Address 3235 Beecher Road
Flint, Michigan 48504

Tax Parcel # _____ Recording Fee _____ Transfer Stamps _____

DATE MAY 25 1979

DEED 2043 PG

1/2 FEE

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

MURRAY ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1888

LIC
2

QUIT CLAIM DEED

STATUTORY FORM

LIBER 1986 PAGE 473

DATE OCT 20 1977

KNOW ALL MEN BY THESE PRESENTS: That ROBERT J. SILLERY, M.D., and SUZANNE A. SILLERY, husband and wife,

whose address is 460 Lakeland Avenue, Grosse Pointe, Michigan 48230,

Quit Claim to EDWARD H. URBANSKI, a married man, ROBERT W. VINEY, a single man, and STEPHEN R. BACKUS, a married man,

whose street number and post office address is 24543 Indoplex Circle, Farmington Hills, Michigan 48024,

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

Lot 75, Wilson Homestead, according to the plat thereof as recorded in Liber 12, Page 33 of Plats, Genesee County, Michigan records. (Property mailing address of 4909 Homestead Drive, Burton, MI 48529)

7-7

GENESEE COUNTY
FILM-INDEXING
OCT 20 9 21 AM '77
REGISTER OF DEEDS

This conveyance is exempt from the transfer tax under the provisions of Section 7.456(5)(a), Act 134 of Public Acts of 1966, as amended.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,

for the sum of less than One Hundred ($100.00) Dollars.

Dated this 26th day of September 1977.

Signed in the presence of:

John F. Boland
JOHN F. BOLAND

Patricia Hoffman
PATRICIA HOFFMAN

Signed by:

Robert J. Sillery
ROBERT J. SILLERY, M.D.

Suzanne A. Sillery
SUZANNE A. SILLERY

STATE OF MICHIGAN
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this 27th day of September 19 77 by Robert J. Sillery, M.D., and Suzanne A. Sillery, his wife.

Chester H. Siamic
CHESTER H. SIAMIC
OAKLAND
Notary Public, County, Michigan

My Commission expires DECEMBER 7, 1980

When Recorded Return To:	Send Subsequent Tax Bills To:	Drafted by: Gilbert M. Primet
Gilbert M. Primet 26600 Telegraph, #310 Southfield, MI 48034	Grantors ← 320	26600 Telegraph, Suite 310 Business Address Southfield, MI 48034

Tax Parcel # _____ Recording Fee _____ Revenue Stamps _____ 278453

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1898

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

DEED 1986 PG

RECORDED IN DEEDS

L 1397 PG 581

QUIT CLAIM DEED — Short — 1968 — Mich. Form
(Form Conv. Forms, The Julius Blumberg, Inc., Publisher, Lansing, Michigan — Warning: Alteration of this form is a violation of law.)

THIS INDENTURE, made October 12TH 1977

BETWEEN

STEPHEN R. BACKUS and SHARON K. BACKUS, husband and wife, of 2806 Darien Drive, Lansing, Michigan

ROBERT W. VINET, a single man, of 1359 Waverly Road, Dimondale, Michigan, and EDWARD URBANSKI, a married man, of 26424 Holly Hill Drive, Farmington Hills, Michigan

party of the first part, and

party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of Twenty-two thousand seven hundred ---------fifty-five and 07/100 dollars ($22,755.07)----------

in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said party of the second part, and to his heirs and assigns, FOREVER, all that certain piece or parcel of land situated in the City of Burton in Genesee County, and State of Michigan, and described as:

9-7

Lot 75, Wilson Homestead, according to the plat thereof as recorded in Liber 12, Page 33 of Plats, Genesee County, Michigan records.
(property mail address of 4909 Homestead Drive, Burton, MI 48529)

THIS INSTRUMENT EXEMPT BY VIRTUE OF MCLA 207.505(c), as amended.

OFFICE OF THE STATE TAX COMMISSION

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the said premises to the said party of the second part, and to his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, FOREVER.

(When a party is a married person, husband and wife should be used as above.) In witness whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of:

Norman C. Farhat

J. Terry Horan

Stephen R. Backus

Sharon K. Backus

STATE OF MICHIGAN, } ss.
County of Ingham

On October 14, 1977, before me, a Notary Public, in and for said County, personally appeared Stephen R. Backus and Sharon K. Backus to me known to be the same persons described in and who executed the within instrument, and acknowledged the same to be their free act and deed.

Jan Farhat, Notary Public, Ingham County, Michigan. My commission expires June 3, 1980

DRAFTED BY:
Norman C. Farhat
Farhat, Burns and Story, P.C.
417 Seymour Avenue
Lanning, Michigan 48933

3.00

SEE FOOT NOTES ON OTHER SIDE

910127

RECORDED
MAR 8 8 AM '78
GENESEE COUNTY
REGISTER OF DEEDS

DATE MAR 8 1978

DEED 1397 PG

LIC
8

Attachment: Demolition Back up (2591 : 4090 Homestead)

Certification fee: $1.00

Land Contract

Philip F. Gates Title Company

Liber 2100 Page 500

This Agreement, Made this 3rd day of December 1980

between The Homestead Apartment, a Joint Venture, a Michigan Partnership

hereinafter referred to as the "Seller,"

whose address is 24843 Indoplex Circle, Farmington Hills, Michigan 48024

and Lendrick B. Johnston and Everette E. Gaylor

hereinafter referred to as the "Purchaser,"

whose address is 2297 Torrance, Flint, Michigan 48506

Witnesseth:

1. THE SELLER AGREES AS FOLLOWS:

(a) To sell and convey to the Purchaser land in the City of Burton, Genesee County, Michigan, described as:

Lot 75, Wilson Homestead, according to the plat thereof recorded in Liber 12, Page 33 of Plats, Genesee County Records.

Permanent Parcel No.: Q-10127

Dec 5 1980

together with all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures, shades, Venetian blinds, curtain rods, storm windows, storm doors, screens, awnings, if any, and stoves, refrigerators and carpet now on premises

and subject to all applicable building and use restrictions, and easements, if any, affecting the premises.

(b) That the consideration for the sale of the above described premises to the Purchaser is One Hundred Twelve Thousand ($112,000.00) Dollars, of which the sum of Fifteen Thousand Five Hundred ($15,500.00) Dollars has heretofore been paid to the Seller, the receipt of which is hereby acknowledged, and the balance, Ninety-Six Thousand Five Hundred ($96,500.00) Dollars is to be paid to the Seller, with interest on any part thereof at any time remaining in the principal balance at the rate of Eleven (11) per cent per annum, payable while the Purchaser is not in default under this contract, in the monthly installments as follows: The balance of purchase money and interest shall be paid within Nine Hundred Sixty-Five ($965.00) Dollars, on the 1st day of January, 1981, and on the 1st day of each month thereafter, until the balance of principal and interest shall be fully paid, except that from the date hereof, the Purchaser shall pay to the Seller, in addition to the monthly payments herein before stipulated, the sum of [illegible] Dollars, which is an estimate of the monthly rent of the taxes, assessments and insurance premiums for said premises, which sum is credited by the Seller on the unpaid principal balance due by the Purchaser if the Purchaser is not in default under the terms of this contract, the Seller shall pay for the Purchaser's account, the taxes, assessments and insurance premiums mentioned in Paragraph 3 (d) above when due and before any penalty attaches, and submit receipts therefor to the Purchaser upon demand. The amounts so paid shall be added to the principal balance of this contract. The amount of the estimated monthly payment, under this paragraph, may be adjusted from time to time as the amount received that department the 1981 assessment annually for taxes, assessments and insurance. This adjustment shall be made on demand of either of the parties and any deficiency shall be paid by the Purchaser upon the Seller's demand.

(f) Title to be marked December 26, 1980 08:00 a.m.

covering the above described premises, and to include with the abstracting of the title above thereby, and has examined the above described premises and is satisfied with the physical condition of any structures thereon.

DATE

Attachment: Demolition Back up (2591 : 4090 Homestead)

2100 PG 510

Maintenance of Premises (d) To keep and maintain the premises and the buildings thereon in as good condition as they are at the date hereof and not to commit waste, remove or demolish any improvements thereon, or otherwise diminish the value of the Seller's security, without the written consent of the Seller.

3. THE SELLER AND PURCHASER MUTUALLY AGREE AS FOLLOWS:

Mortgage by Seller (a) That the Seller may, at any time during the continuance of this contract encumber said land by mortgage or mortgages to secure not more than the unpaid balance of this contract at the time such mortgage or mortgages are executed, which mortgage or mortgages shall be payable in not less than five (5) years from date of execution thereof and shall provide for payment of principal and interest in monthly installments which do not exceed such installments provided for in this contract, or on such other terms as may be agreed upon by the Seller and Purchaser, and shall be a first lien upon the land superior to the rights of the Purchaser herein, provided notice of the execution of said mortgage or mortgages containing the name and address of the mortgagee or his agent, the amount of such mortgage or mortgages, the rate of interest and maturity of the principal and interest shall be sent to the Purchaser by registered mail promptly after execution thereof. Purchaser will, on demand, execute any instruments demanded by the Seller, necessary or requisite to subordinate the rights of the Purchaser hereunder to the lien of any such mortgage or mortgages. In event said Purchaser shall refuse to execute any instruments demanded by said Seller and shall refuse to accept such registered mail hereinbefore provided, or said registered mail shall be returned unclaimed, then the Seller may post such notice in two conspicuous places on said premises, and upon making affidavit duly sworn to of such posting, this proceeding shall operate the same as if said Purchaser had consented to the execution of said mortgage or mortgages, and Purchaser's rights shall be subordinate to said mortgage or mortgages as hereinbefore provided. The consent to subordination or subordination as otherwise herein provided, under or by virtue of the foregoing power, shall extend to any and all renewals or extensions or amendments of said mortgage or mortgages after Seller has given notice to the Purchaser as above provided for giving notice of the execution of said mortgage or mortgages.

Encumbrance on Seller's Title (b) That if the Seller's interest be that of land contract, or now or hereafter be encumbered by mortgage, the Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to the Purchaser on demand, and in default of the Seller said Purchaser may pay the same. Such payments by Purchaser shall be credited on the sums matured or first maturing hereon, with interest at seven per cent. per annum on payments so made. If proceedings are commenced to recover possession or to enforce the payment of such contract or mortgage because of the Seller's default, the Purchaser may at any time thereafter, while such proceedings are pending, encumber said land by mortgage, securing such sum as can be obtained, upon such terms as may be required, and with the proceeds pay and discharge such mortgage, or purchase money lien. Any mortgage so given shall be a first lien upon the land superior to the rights of the Seller therein, and thereafter the Purchaser shall pay the principal and interest on such mortgage so given as they mature, which payments shall be credited on the sums matured or first maturing hereon. When the sum owing hereon is reduced to the amount owing upon such contract or mortgage or owing on any mortgage executed under either of the powers in this contract contained, a conveyance shall be made in the form above provided containing a covenant by the grantee to assume and agree to pay the same.

Non-payment of Taxes or Insurance (c) That if default is made by the Purchaser in the payment of any taxes, assessments or insurance premiums, or in the payment of the sums provided for in Paragraph 2 (a), or in the delivery of any policy as hereinbefore provided, the Seller may pay such taxes or premiums or procure such insurance and pay the premium or premiums thereon, and any sum or sums so paid shall be a further lien on the land and premises, payable by the Purchaser to the Seller forthwith with interest at the rate applicable during Purchaser's default as set forth in Paragraph 1 (b) hereof.

Assignment by Purchaser (d) No assignment or conveyance by the Purchaser shall create any liability whatsoever against the Seller until a duplicate thereof, duly witnessed and acknowledged, together with the residence address of such assignee, shall be delivered to the Seller. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt and/or acceptance thereon.

Possession (e) The Purchaser shall have the right to possession of the premises from and after the date hereof, unless otherwise herein provided, and be entitled to retain possession thereof only so long as there is no default on his part in carrying out the terms and conditions hereof. In the event the premises hereinabove described are vacant or unimproved, the Purchaser shall be deemed to be in constructive possession only, which possessory right shall cease and terminate after service of a notice of forfeiture of this contract. Erection of signs by Purchaser on vacant or unimproved property shall not constitute actual possession by him.

Right to Forfeit (f) If the Purchaser shall fail to perform this contract or any part thereof, the Seller immediately after such default shall have the right to declare the same forfeited and void, and retain whatever may have been paid hereon, and all improvements [illegible] by a notice of [illegible]

Acceleration Clause [illegible] for a period of forty-five days or more, and the [illegible] the right to declare the entire unpaid [illegible] herein contained to the contrary.

[illegible]

[illegible] the singular only. If more than one joins [illegible] such party shall be [illegible] heirs, devisees, legatees, executors and [illegible]

In Witness Whereof, the parties hereto have executed this contract in duplicate the day and year first above written.

Signed in the presence of:

Robert L. Kiely
ROBERT L. [illegible]
Debra S. MacGillivray
DEBRA H. MacGILLIVRAY

THE HOMESTEAD APARTMENT, a Joint Venture, a Michigan Co-Partnership
BY: [illegible]
[illegible], Co-Partner
BY: [illegible]
[illegible] N. VINCI, Co-Partner
[illegible]
LAWRENCE D. DOBSON
[illegible]
[illegible] E. [illegible]

DATE

DEED

PG

STATE OF MICHIGAN
County of Genesee

2100 PAGE 511

On this 3rd day of December in the year One Thousand Nine Hundred Sixty before me, the subscriber, a Notary Public in and for said County appeared Edward H. Urbanski, Robert W. Viney, Lawrence R. Johnson, and Everett K. Tomlin,

to me known to be the persons described in and who executed the foregoing instrument and respectively acknowledged the execution thereof to be their free act and deed, and who severally on oath that they are over 18 years of age.

Robert W. Kelly
Notary Public,
Genesee County, Michigan

My commission expires October 17, 1963

STATE OF MICHIGAN
County of _____ ss.

On this _____ day of _____ in the year One Thousand Nine Hundred _____ before me, the subscriber, a Notary Public in and for said County, personally appeared _____ and _____, to me personally known, who being by me duly sworn did say that they are the _____ and _____ of the _____ and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and _____ and _____ acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires _____
Notary Public,
County, Michigan

Drafted by: R. Return to:
Kelly Realty, Inc.
11643 S. Saginaw Street
Grand Blanc, Michigan 48439

Business address: 11643 S. Saginaw Street
Grand Blanc, MI 48439

PAYMENT SCHEDULE

Payable at: Bank of Sellers choice

Unless varied by Seller in writing to the contrary

Date	Principal Payments	Interest of Principal	Principal Balance	Payment Interest		Other Charges
1974	40 43	$6,413.55	[illegible]	1 1	3	

QUIT CLAIM DEED Statutory Form. Acknowledgment by Person. 3-B

THE "COOP" LINE OF LEGAL BLANKS THE REGAL PRESS INC. FLINT MICH.

Recorded _____
at _____ o'clock _____
Liber _____ of Deeds, Page _____
Register of Deeds.

LIBER 2426 PAGE 979

Known All Men By These Presents,

That Barbara Siegel , a single woman ,
2121 Rollins
Flint Mi 48507 .

Convey s and Quit Claim s To Lawrence Duane Johnson , a single man , 5093 Melwood Dr. Grand Blanc, Michigan 48507 . Diane Robinson , a single woman, 9214 Funston, Union Lake , Michigan 48085. Everette Coggins, a single man, 2207 TORRANCE, Flint, Michigan 48506 .

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

Lot 75 , Wilson Homestead , according to the plat thereof recorded in Liber 12 , Page 33 of plats , Genesee County Records .

Permanent Parcel No. : Q - 10127

BAR, Barbara Siegel's , interest in an assignment of purchasers and sellers interest in land contract for security purposes between Lawrence D. Johnson and Everette Coggins , sellers , and Larry and Beverly Rybo the purchasers of land contract used for security purposes, dated August 15, 1985. Also, any interest in a land contract between Homestead Apartment, a Joint Venture as seller and LAWRENCE D. JOHNSON and Everette E. Coggins as purchasers, dated December 3, 1980.

for the sum of $ 1.00 (one dollar)

207.505 Exemptions (M.S.A. 7.456 (5). Sec. 5 ...

Dated this 21st. day of MAY A. D. 1991 .

Signed, Sealed and Delivered in Presence of:

Barbara Siegel (SEAL) 5-21-91

Barbara Siegel (SEAL)

(SEAL)

(SEAL)

STATE OF MICHIGAN.
County of Genesee } ss.

On this 21 day of May A. D. 1991 before me personally appeared Barbara Siegel to me known to be the person who described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My commission expires _____

20685

A. D. 19 91 . Notary Public, _____ County Michigan

QUIT CLAIM DEED Statutory Form. Acknowledgment by Person. 3-B

THE "BOOK" LINE OF LEGAL BLANKS THE RIDGLY PRINT. INC., FLINT, MICH.

LIBER 2428 PAGE 876

Recorded _____ at _____ o'clock. Liber _____ of Deeds, Page _____ Register of Deeds.

Know All Men By These Presents,

That Herbert F. Thrun Jr. and Beverly L. Thrun, married couple,
10369 Tamryn Blvd.
Holly, Michigan 48442

Convey s and Quit Claim To Lawrence Duane Johnson, a single man, 5093 Melwood Dr. Grand Blanc, Michigan 48507. Diane Robinson, a single woman, 9214 Funston, Union Lake, Michigan 48085. Everette Coggins, a single man, 2207 Torrance, Flint, Michigan 48506 .

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

Lot 75, Wilson Homestead, according to the plat thereof recorded in Liber 12 , Page 33 of plats, Genesee County Records .

Permanent Parcel No. : Q - 10127

Bar, Herbert F. Thrun Jr. and Beverly L. Thrun's, interest in an assignment of purchasers and sellers interest in a land contract for security purposes between Lawrence Duane Johnson and Everette Coggins, sellers, and Larry Rybo and Beverly Rybo the purchasers of land contract used for security purposes, dated August 15, 1983. Also, any interest in a land contract between Homestead Apartments, a Joint Venture as seller and Lawrence Duane Johnson and Everette E. Coggins as purchasers, dated December 3, 1980 .

for the sum of $1.00 (one dollar)

20" 505 Exemptions [M.S.A. 7.456 (5) Sec. 5 (a)

JUN 12 2 28 PM '91 GENESEE COUNTY FILM

Dated this 6th day of June A. D. 19 91 .

Signed, Sealed and Delivered in Presence of:

Laura Temple — LAURA TEMPLE
Herbert F. Thrun Jr. [SEAL]
Herbert F. Thrun Jr.
Susan M. Jensen — SUSAN M JENSEN
Beverly L. Thrun [SEAL]
Beverly L. Thrun
[SEAL]
[SEAL]

STATE OF MICHIGAN, } ss.
County of GENESEE

On this 6TH day of JUNE A. D. 19 91 before me personally appeared Herbert F. Thrun Jr. and Beverly L. Thrun to me known to be the person s who described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires 4/18/93

SUSAN M. JENSEN
Notary Public, Genesee Co., MI
My Commission Expires April 18, 1993

Susan M. Jensen

A. D., 19 91 . Notary Public, GENESEE County, Michigan

Drafted by Lawrence Duane Johnson 5093 Melwood Dr. Flint, Michigan 48507

900

23426

QUIT CLAIM DEED
STATUTORY FORM
FOR INDIVIDUALS

DEED LIBER 2560 PAGE 476

KNOW ALL MEN BY THESE PRESENTS: That Bruce W. Siegel, a married man

whose street number and postoffice address is 437 Charing Cross - Grand Blanc, MI 48439

Quit Claims to Lawrence Duane Johnson, a single man, 5093 Melwood Drive-Grand Blanc, MI 48439
Diane Robinson, a single woman 9214 Funston, Union Lake, MI48085, and
Everette Coggins, a single man, 2207 Torrance, Flint, MI 48506

whose street number and postoffice address is (all listed above)

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

Lot 75, Wilson Homestead, according to the plat thereof recorded in Liber 12, page 33 of Plats, Genesee County Records.
Permanent Parcel NO. : Q-10127

AR, Bruce W. Siegel's interest in an assignment of Purchaser's and Seller's interest in land contract for security purposes between Lawrence D. Johnson and Everette Coggins, sellers, and Larry and Beverly Rybo, the purchasers of land contract used for security purposes, dated August 15, 1985. Also, and interest in a land contract between Homestead Apartment, a Joint Venture as seller and Lawrence D. Johnson and Everette E. Coggins as purchasers, dated December 1, 1980. Recorded in Liber 2365 of mortgages, pages 320-321.

RECORDED
Dec 22 11 20 AM '94

for the sum of 207.505 Exemptions (M.S.A. 7.456(5) Sec 5(0)

Dated this 20th day of September 1994

Signed and Sealed in presence of

Ann Marie Broughton
Julie Tibbetts

Signed and Sealed:

Bruce W. Siegel (L.S.)
Christa M. Siegel (L.S.)
(L.S.)
(L.S.)

STATE OF MICHIGAN
COUNTY OF ss.

The foregoing instrument was acknowledged before me this *(1) 20th day of September 1994
by *(2) Bruce W. Siegel & Christa M. Siegel

ANN MARIE MULCAHY BROUGHTON
NOTARY PUBLIC - GENESEE COUNTY, MICH.
MY COMMISSION EXPIRES 08-13-96

My Commission expires August 13 1996

*(3) Ann Marie Mulcahy Broughton
Ann Marie Mulcahy Broughton
Notary Public, Genesee County, Michigan

*Note: (1) insert date (2) insert name of person(s) acknowledged (grantor) (3) signature of person taking acknowledgment

Please note the following:

1. Marital status of each male grantor must be indicated.
2. The name of each person who signs this instrument shall be legibly typed, typewritten or stamped upon such instrument immediately beneath the signature of such person.
3. If the notarial act is performed outside the State of Michigan, the acknowledgment must show the rank or title and serial number, if any, of the person taking the acknowledgment. The official seal of the person performing the notarial act outside the State of Michigan should be affixed to the deed.

Drafted by: Sheryl L. Richardson
Business address: Gerholz Realty, Ra/Ltd.
4020 Hammerberg Road
Flint, MI 48507
After recording return to: 73074

Form No. M-748
(Previous No. T-888)

TAX PARCEL NO. Q-10127
Q-10127B

QUIT CLAIM DEED
STATUTORY FORM
FOR INDIVIDUALS

DEED LIBER 2563 PAGE 421

KNOW ALL MEN BY THESE PRESENTS: That Lawrence F. Rybo (also known as Larry Rybo) and Beverly M. Rybo, his wife

whose street number and postoffice address is 2105 E. Schumacher – Burton, Michigan 48529

Quit Claims to Pamela R. Muir and Craig P. Muir, husband and wife

whose street number and postoffice address is 5433 S. Genesee – Grand Blanc, Michigan 48439

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

Lot 75, EXCEPT a parcel of land beginning at Southwest corner of Lot 76; thence South 88 degrees 42 minutes 30 seconds West 100 feet; thence North 4 degrees 46 minutes 30 seconds West 6.71 feet; thence on curve to left - chord - north 49 degrees 54 minutes 57 seconds East 122.70 feet; thence South 4 degrees 33 minutes 22 seconds East 83.72 feet to place of beginning, WILSON HOMESTEAD, according to the recorded plat thereof, as recorded in plat book 12, page 33, Genesee County Records.

aka: 4090 E. Homestead – Burton, MI 48529

RECORDED
REGISTER OF DEEDS
JAN 20 2 18 PM '95
GENESEE COUNTY
REGISTER OF DEEDS

for the sum of 207.505 Exemptions (M.S.A. 7.456 (5)) Sec 5(A)

Dated this 29th day of December 19 94

Signed and Sealed in presence of

Mary Elizabeth Nagy

Rose Ann Anderson

Signed and Sealed:

Lawrence F. Rybo (L.S.)

Beverly M. Rybo (L.S.)

(L.S.)

(L.S.)

STATE OF MICHIGAN
COUNTY OF GENESEE ss.

The foregoing instrument was acknowledged before me this *(1) 29th day of December 1994
by *(2) Lawrence F. Rybo (also known as Larry Rybo) and Beverly M. Rybo

*(3) Rose Ann Anderson

My Commission expires May 12 19 96 *Notary Public,* Genesee County, Michigan

*Note: (1) insert date (2) insert name of person(s) acknowledged (grantor) (3) signature of person taking acknowledgment

Please note the following:

1. Marital status of each male grantor must be indicated.
2. The name of each person who signs this instrument shall be legibly printed, typewritten or stamped upon such instrument immediately beneath the signature of such person.
3. If the notarial act is performed outside the State of Michigan, the acknowledgment must show the rank or title and serial number, if any, of the person taking the acknowledgment. The official seal of the person performing the notarial act outside the State of Michigan should be affixed to the deed.

Drafted by: Sheryl L. Richardson
Business address: Gerholz Realty, Ra/Ltd.
4020 Hammerberg Road
Flint MI 48507

After recording return to:

Form No. M-748
(Previous No. T-8m)

3373

$9.00 → Fidelity Metro G-10174

E.1.a

QUIT CLAIM DEED—Statutory Form. Acknowledgment by Person. S-B THE "COOP" LINE OF LEGAL BLANKS THE RIEGLE PRESS, INC., FLINT, MICH.

Instr:2004101101110623 11/01/2004
P:1 of 1 F:$14.00 11:07AM
Melvin Phillip McCree T20040038788
Genesee County Register MLPRMELR R

Recorded _____
at _____ o'clock
Liber _____ of Deeds, Page _____
Register of Deeds.

Know All Men By These Presents,

That The Homestead Apartment, a Michigan General Partnership
Lawrence D. Johnson and Everette Coggins, whose address is
2206 Bowles St., Fenton, MI. 48430-8818

Convey and Quit Claim To Pamela R. Muir and Craig P. Muir
5433 S. Genesee
14-7 Grand Blanc, MI. 48439

the following described premises situated in the City of Burton County of

Genesee and State of Michigan, to-wit:

Lot 75, Wilson Homestead, according to the plat thereof as recorded in Liber 12, page 33 of plats, Genesee County, Michigan records

Permanent parcel No. : G - 10127

for the sum of One Thousand Ninety-One Dollars and 48/100 ($1,091.48)

MICHIGAN REAL ESTATE TRANSFER TAX
DEPT of TAXATION - GENESEE COUNTY
11/01/2004 CountyS 1.65
State $ 11.25
Stmp# 145091 Rcpt#467847

Dated this 1st day of November A. D. ~~19~~ 2004

Signed, Sealed and Delivered in Presence of:

James Borden
JAMES BORDEN
Eva H. Lowery
EVA H. LOWERY

Lawrence D. Johnson [SEAL]
Lawrence D. Johnson

Everette Coggins [SEAL]
Everette Coggins

PREPARED BY: LAWRENCE D. JOHNSON
2206 BOWLES ST
FENTON MI 48430

[SEAL]

[SEAL]

STATE OF MICHIGAN,
County of _____ } ss.

On this 1st day of Nov 2004 ~~A. D. 19~~ before me personally appeared

to me known to be the person above described in and who executed the foregoing instrument and acknowledged that they executed the same as free act and deed.

My commission expires 6/10/07

Sandra L. Poling
Notary Public, Genesee County, Michigan

Sandra L. Poling A. D., 19
Genesee Co., Michigan
My Comm. Exp: 6-10-07

Parcel # 5931528 040

7016 0910 0000 4608 4374

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 3.30
Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) $ 2.70
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .47
Total Postage and Fees $ 6.47

Postmark Here JUL 19 2016 USPS 48519-9998

Sen
Stre *Everette Coggins*
City *2207 Torrance*
Flint, MI 48506

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

7016 0910 0000 4608 4352

U.S. Postal Service™
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Extra Services & Fees (check box, add fees as appropriate)
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .47
Total Postage and Fees $ 6.47

Postmark Here JUL 19 2016

Sent T
Street *Pamela & Craig Muir*
City, S. *5433 S. Genesee*
Grand Blanc, MI 48439

PS Fo ... ructio

7016 0910 0000 4608 4338

U.S. Postal Service™
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Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) $ 2.70
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .47
Total Postage and Fees $ 6.47

Postmark Here JUL 19 2016 USPS 48519-9998

Ser
Sti *Robert W. Viney*
Cit *1359 Waverly Rd.*
Dimondale, MI 48821

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

7016 0910 0000 4608 4345

U.S. Postal Service™
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Certified Mail Fee $ 3.30
Extra Services & Fees (check box, add fees as appropriate)
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .47
Total Postage and Fees $ 6.47

Postmark Here JUL 19 2016 USPS 48519-9998

Sent T
Street *Diane Robinson*
City, S *9214 Funston*
Union Lake, MI 48085

PS F ... nstruction

7016 0910 0000 4608 4307

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

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Certified Mail Fee $ 3.30
Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) $ 2.70
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .47
Total Postage and Fees $ 6.47

Postmark Here JUL 19 2016 USPS 48519-9998

Sent T
Street *The Homestead Apartment*
City, S *24543 Indoplex Circle*
Farmington Hills, MI 48024

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

7016 0910 0000 4608 4327

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Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) $ 2.70
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .47
Total Postage and Fees $ 6.47

Postmark Here JUL 19 2016 USPS 48519-9998

Sen
Stre *Joseph & Naomi Koffman*
City *7002 N. Saginaw St.*
Flint, MI 48505

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

Attachment: Demolition Back up (2591 : 4090 Homestead)

7016 0910 0000 4608 4287

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- [x] Return Receipt (hardcopy) $ 2.70
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ .47

Total Postage and Fees
$ 6.47

Postmark Here
19 2016
USPS 48579.9999

Sent To
Edward Urbanski
Street a
26424 Holly Hill Dr.
City, St
Farmington Hills, MI 48024

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

7016 0910 0000 4608 4284

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Extra Services & Fees *(check box, add fee as appropriate)*
- [x] Return Receipt (hardcopy) $ 2.70
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ .47

Total Postage and Fees
$ 6.47

Postmark Here
USPS 48579.9999

Sent
M.H. & Hannah Kesten
Stree
2318 Harmony Dr.
City,
Burton, MI 48509

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

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 20th day of June, 2016, relative to the premises owned or occupied by you located at: 4090 Homestead Dr., City of Burton, Genesee County, Michigan, legally described as:

   LOT 75 EXCEPT A PARCEL OF LAND BEG AT SW COR OF LOT 76 TH S 88 DEG 42 MIN 30 SEC W 100 FT TH N 4 DEG 46 MIN 30 SEC W 6.71 FT TH ON CURVE TO LEFT - CHORD- N 49 DEG 54 MIN 57 SEC E 122.70 FT TH S 4 DEG 33 MIN 22 SEC E 83.72 FT TO PL OF BEG WILSON HOMESTEAD (93) FR 5900362045

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 **6:00 p.m.** on Thursday, **August 4, 2016**, 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: M.H. & Hannah Kesten
Address: 2318 Harmony Dr.
City/State/Zip: Burton, MI 48509

Dated: July 18, 2016

Teresa M. Karsney, City Clerk

City Seal

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

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Owner/Taxpayer of Record – Title Search:

Name: Joseph & Naomi Koffman
Address: 7002 N. Saginaw St.
City/State/Zip: Flint, MI 48505

Dated: July 18, 2016

Teresa Karsney
Teresa M. Karsney, City Clerk

City Seal

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 20th day of June, 2016, relative to the premises owned or occupied by you located at: 4090 Homestead Dr., City of Burton, Genesee County, Michigan, legally described as:

   LOT 75 EXCEPT A PARCEL OF LAND BEG AT SW COR OF LOT 76 TH S 88 DEG 42 MIN 30 SEC W 100 FT TH N 4 DEG 46 MIN 30 SEC W 6.71 FT TH ON CURVE TO LEFT - CHORD- N 49 DEG 54 MIN 57 SEC E 122.70 FT TH S 4 DEG 33 MIN 22 SEC E 83.72 FT TO PL OF BEG WILSON HOMESTEAD (93) FR 5900362045

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 **6:00 p.m.** on Thursday, **August 4, 2016**, 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: Edward Urbanski
Address: 26424 Holly Hill Dr.
City/State/Zip: Farmington Hills, MI 48024

Dated: July 18, 2016

Teresa Karsney
Teresa M. Karsney, City Clerk

City Seal

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 20th day of June, 2016, relative to the premises owned or occupied by you located at: 4090 Homestead Dr., City of Burton, Genesee County, Michigan, legally described as:

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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 **6:00 p.m.** on Thursday, **August 4, 2016 ,** 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: Robert W. Viney
Address: 1359 Waverly Rd.
City/State/Zip: Dimondale, MI 48821

Dated: July 18, 2016

Teresa Karsney
Teresa M. Karsney, City Clerk

City Seal

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 20th day of June, 2016, relative to the premises owned or occupied by you located at: 4090 Homestead Dr., City of Burton, Genesee County, Michigan, legally described as:

   LOT 75 EXCEPT A PARCEL OF LAND BEG AT SW COR OF LOT 76 TH S 88 DEG 42 MIN 30 SEC W 100 FT TH N 4 DEG 46 MIN 30 SEC W 6.71 FT TH ON CURVE TO LEFT - CHORD- N 49 DEG 54 MIN 57 SEC E 122.70 FT TH S 4 DEG 33 MIN 22 SEC E 83.72 FT TO PL OF BEG WILSON HOMESTEAD (93) FR 5900362045

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 **6:00 p.m.** on Thursday, **August 4, 2016 ,** 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: The Homestead Apartment
Address: 24543 Indoplex Circle
City/State/Zip: Farmington Hills, MI 48024

Dated: July 18, 2016

Teresa Karsney

Teresa M. Karsney, City Clerk

City Seal

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Owner/Taxpayer of Record – Title Search:

Name: Diane Robinson
Address: 9214 Funston
City/State/Zip: Union Lake, MI 48085

Dated: July 18, 2016

Teresa Karsney

Teresa M. Karsney, City Clerk

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Owner/Taxpayer of Record – Title Search:

Name: Everette Coggins
Address: 2207 Torrance
City/State/Zip: Flint, MI 48506

Dated: July 18, 2016

Teresa Karsney
Teresa M. Karsney, City Clerk

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Owner/Taxpayer of Record – Title Search:

Name: Pamela & Craig Muir
Address: 5433 S. Genesee
City/State/Zip: Grand Blanc, MI 48439

Dated: July 18, 2016

Teresa Karsney
Teresa M. Karsney, City Clerk

City Seal