

AGENDA

Committee on City Operations October 16, 2024 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Jackson, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. October 2, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment: Julie Vandeenboom as a City of Lansing Member of the Capital Area District Library Board for a term to expire April 15, 2028
 - C. RESOLUTION - Appointment; Mark Clouse; 4th Ward member of the Board of Public Service; Term to Expire June 30, 2028
 - D. RESOLUTION - Claim Appeal; Claim 2059, IPLANGROUP for \$1672.50 in red tag fees at 1504 Lansing Avenue
 - E. RESOLUTION - Traffic Control Order No. 24-58; regulate parking along the 200 block of N. Grand Ave.
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on City Operations
Wednesday, October 2, 2024 @ 4:00p.m.
City Council Conference Room

CALL TO ORDER

Council Member Jackson called the meeting to order at 4:01pm

PRESENT

Council Member Jackson, Chair
Council Member Hussain, Vice-Chair
Council Member Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Eugenia Zacks - Carney
Andy Kilpatrick, Director Public Service
Mitch Whisler, Dept. Public Service

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM SEPTEMBER 4, 2024, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Claim Appeal #2059; IPLANGROUP for \$1762.50 in red tag fees at 1504 Lansing Avenue

Councilmember Jackson asked if someone from the city was present and read into the record the following email:

From: Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>

Sent: Wednesday, October 2, 2024 2:01 PM

To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>; Richmond, Renee <Renee.Richmond@lansingmi.gov>

Subject: City Operations

Sherrie and Renee,

I wanted to share that EDP will not be at City operations today. I believe there is one claim review on the committees agenda for 1504 Lansing Ave that would involve EDP.

I reviewed this and it seems to be a straightforward, red tag monitoring fees. The department would not recommend granting a claim. If you need anything, though from us prior to, please let me know.

Thank you,
RVF

Ms. Zacks-Carney explained she is an agent for the investment company, it is up for sale, the property is not in violation and at the CRC meeting she spoke from inside the house, and it is gorgeous and there is an open house this weekend. She invited the Committee to stop by and see that it is being maintained, the yard is maintained, permits were pulled, and all inspections passed. The inspector said one more would be needed, and she's made multiple phone calls over months to Everett Coates and left messages with no response. She noted the closing documents dated June 2023.

Ms. Hagen-Lawrence stated she wasn't at the CRC meeting but has the context, indicating it was confusing because there were two claims simultaneously and one was recommended to reduce by \$300. She is unsure if the mistake was in the code office or the city attorney's office. Councilmember Jackson asked for clarification on the fee amount, and what about waiting on the inspection. Ms. Hagen-Lawrence said \$150, and she isn't in that department so can't speak on the inspection.

Councilmember Hussain commented there is enough confusion and attempts contact, and with nobody from the department.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE RESOLUTION FOR THE CLAIM APPEAL #2059; IPLANGROUP FOR \$1762.50 IN RED TAG FEES AT 1504 LANSING AVENUE UNTIL 10/16/2024. MOTION CARRIED 3-0.

RESOLUTION – Contract Approval; Michigan Department of Transportation (MDOT) Trunkline Maintenance

Ms. McPherson stated this is a standard trunkline agreement for operations and maintenance and get money from MDOT to work. Councilmember Kost asked what type of things are done by the city. Ms. McPherson responded plow snow, mow, right of way fixes and inspections on sidewalks, and cleanings. Councilmember Kost asked do they maintain 496/Cedar area for overgrown gardens area, she is unsure but can check. Councilmember Hussain asked if they stripe the roads, Mr. Whisler answered they don't strip MDOT roads. Councilmember Jackson asked if it was a certain number of times or as needed. Ms. McPherson stated as needed but there is a mowing scheduled for O&M staff.

Councilmember Hussain stated leadership has had conversations and the contract isn't structured the way that allows them to get out and get things done. He then noted the wording of the resolution of MDOT submitting their standard trunkline maintenance contract, and asked if OCA could speak to it. Ms. Hagen-Lawrence responded she couldn't speak to it and would have to get with the city attorney and get back to the Committee. Councilmember Hussain expressed his concern in a standard contract that's locked in until September 2029.

The Committee spoke on tabling to have someone in to speak on the contract, Ms. McPherson stated Mr. Kilpatrick was in another meeting but on his way. The Committee stated they will move on and come back to this item.

Mr. Kilpatrick stated this is a standard contract from MDOT, a 5yr renewal for maintenance contract with O&M performing maintenance activities on state trunklines and roadways. Councilmember Hussain noted thought they were working with MDOT to restructure the contract, concerns from people regarding the upkeep of corridors mainly mowing. Mr. Kilpatrick said budget wise, mowing can be adjusted, it's not a number of times it's a dollar amount and if they don't have a heavy winter or a spring with more mowing needed, they can go and request more money and MDOT can review and adjust.

Councilmember Jackson asked if they pick up trash. Mr. Kilpatrick said they have a specific contract between the city and a contractor, those are things they can specify in their contract but nothing from MDOT that says they can or cannot do, but it would raise the cost. Councilmember Jackson said he feels it should be exercised, noting trash in the middle of boulevards like MLK and Mt hope. Mr. Kilpatrick responded that would be the city's execution of the MDOT contract.

Councilmember Kost asked when they give us money to do this, example MLK not mowed was it the city's failure or is it working with the little bit of money. Mr. Kilpatrick answered in

a typical season they try to hold off if they only have 7 mows left and may only do once a month. He agreed they may not estimate right and that's on them. They have one contractor for Right Of Way, and one for all the parks and other city property, they would constantly be mowing. Councilmember Kost stated they need seasonal workers, and Mr. Kilpatrick answer the problem is they have no equipment and can't find workers, they require CDL license depending on the equipment driving.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE CONTRACT APPROVAL; MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) TRUNKLINE MAINTENANCE. MOTION CARRIED 3-0.

Mr. Kilpatrick added he will update in Spring if they would like. Councilmember Kost said looking toward next year would like a plan for corridors like S. Cedar for weeds growing in the sidewalk, Mr. Kilpatrick agreed.

RESOLUTION – Authorization; Michigan Department of Transportation Performance Resolution for Municipalities Form 2207B

Ms. Hagen-Lawrence stated a previously passed resolution contained language that was in the MDOT resolution but not in the city form resolution. This is so LPD and get a permit for License Plate Readers (LPR), and erect cameras. Continuing, this authorizes the clerk to execute the form.

Councilmember Hussain asked if the LPRs are part of LPD enforcement. Councilmember Kost mentioned in a Committee on Public Safety meeting Chief Backus explained the LPRs are meant to capture the license plate of a car, not passengers, for crimes regarding gun violence. Explaining, the footage is kept for 30 days with a case number attached and a badge number entered to view.

Councilmember Jackson asked if this is the only intent. Mr. Kilpatrick answered they used to have an annual permit with MDOT to do maintenance on their trunklines that includes traffic control on roadways, so switching from annual to blanket permit that also allows LPRs.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR AUTHORIZATION; MICHIGAN DEPARTMENT OF TRANSPORTATION PERFORMANCE RESOLUTION FOR MUNICIPALITIES FORM 2207B. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 24-07; stop sign on Astor Avenue at Palmer Street

Mr. Whisler explained they investigated to determine sight distance in response to a resident request for flashing arrow lights at the intersection. This is currently an uncontrolled 3 leg intersection. Staff conducted a speedy study and reviewed crash history there were 2 for the most recent 5 years. Based on findings they recommend installation of stop sign, in addition a yellow target arrow sign with the resident's permission since it will be in their yard.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR TRAFFIC CONTROL ORDER NO. 24-07; STOP SIGN ON ASTOR AVENUE AT PALMER STREET. MOTION CARRIED 3-0.

Councilmember Jackson stated they will return to item C with Mr. Kilpatrick.

RESOLUTION – Traffic Control Order No. 24-08; regulate parking along 1100 N. Washington Avenue

Mr. Whisler stated they received a request from a business for parking spaces. They reviewed it and saw no reason to deny. They recommend two ADA near Maple and Washington and one near Cesar E. Chavez.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR TRAFFIC CONTROL ORDER NO. 24-08; REGULATE PARKING ALONG 1100 N. WASHINGTON AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order Nos. 24-03, 24-04 and 24-05; regulate parking along W. Washtenaw Street

Mr. Whisler stated they received a request from a resident to remove current parking restrictions along north side of street, they investigated and sent a survey to residents for two options. Option one for no change and option two to allow unrestricted parking. 75% was returned, and based on response they recommend option two. Councilmember Jackson asked just based on response, and Mr. Whisler responded yes, no issues seen in doing so.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR TRAFFIC CONTROL ORDER NOS. 24-03, 24-04 AND 24-05; REGULATE PARKING ALONG W. WASHTENAW STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 23-07; regulate parking along Cascade Blvd., Dori Lane, and Red Cedar Pkwy.

Mr. Whisler stated they received a request from Red Cedar Development to install a two-hour parking time limit along the streets transferring over to the city. Councilmember Jackson noted it is probably students and asked if this based only on the request or logic. Mr. Whisler indicated mainly the request, but also helps with turnover for the restaurant. Councilmember Kost mentioned there hasn't been a TCO to enforce and said hotels have expressed interest in purchasing Josephine Way how would that play out. Mr. Kilpatrick answered essentially, they would have to vacate which gets split to property owners otherwise they can do a license agreement.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR TRAFFIC CONTROL ORDER NO. 23-07; REGULATE PARKING ALONG CASCADE BLVD., DORI LANE, AND RED CEDAR PKWY. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing on Amending Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public right of way and public buildings, places, and facilities

Ms. Hagen-Lawrence explained there have been issues recently with placing signs in ROW, as the ordinance is currently written, they have enforcement issues as they can't identify who placed the sign so this will establish a presumption that the business placed the sign and in conjunction with the service ordinance allows them to mail the infraction.

Mr. Kilpatrick asked who is responsible for the enforcement, Ms. Hagen-Lawrence is unsure at this time if it would be LPD, or the Director of Public Service, Parks & Rec, or EDP

Councilmember Jackson asked they have an ordinance that says can't put signs out, Ms. Hagen-Lawrence reiterated putting signs out is prohibited, right now they can't identify who placed the sign so they can't enforce. There are so many out there they have placed or have hired someone to do the placement, and they could now enforce. Councilmember Jackson asked if it was a civil infraction, Ms. Hagen-Lawrence confirmed

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON AMENDING CHAPTER 606, SECTION 606.02, TO PROHIBIT THE PLACEMENT OF SIGNS IN OR ON THE PUBLIC RIGHT OF WAY AND PUBLIC BUILDINGS, PLACES, AND FACILITIES. MOTION CARRIED 3-0.

Set a Public Hearing on Amending Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs

Ms. Hagen-Lawrence noted this establishes the service requirements so they can mail the citation. Councilmember Kost asked how much is the fine, Ms. Hagen-Lawrence said it is a progressive fine structure. Councilmember Jackson asked if it is a rebuttable presumption, Ms. Hagen-Lawrence responded she believes presumed responsible.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON AMENDING CHAPTER 203, SECTION 203.03, TO ESTABLISH THE SERVICE REQUIREMENTS FOR MUNICIPAL CIVIL INFRACTION VIOLATIONS ARISING FROM THE UNAUTHORIZED PLACEMENT OF SIGNS. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:47pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	06/28/2024
First Name	Julie
Last Name	Vandenboom
Other name(s) by which you have been known, including maiden names	Julie Jacobs
Date of Birth	
Home Address	116 W. North St.
Zip Code	48906
Email	julievandenboom@hotmail.com
Gender	female
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 1
Precinct	1
Best Phone Number to Contact You	5174848753

In what year did you move to Lansing?	2000
Additional Information Regarding Experience and Credentials	Long-time industrial strength CADL patron.
Occupational Background	15 years with the Michigan Department of Health and Human Services - policy analysis, planning and evaluation, program re-engineering. Current work includes change readiness assessments, grant writing and administration, and community outreach and engagement.
Educational Background	BM, MM, Michigan State University BBA, Northwood University
Previous Appointments	none
Current Appointments	none
First Choice for Board to Serve on	Capital Area District Library Board (CADL)
Second Choice of a Board to Serve on	Lansing Housing Commission
Third Choice of a Board to Serve on	Human Relations and Community Services Board (HRCS)
Fourth Choice of a Board to Serve on	Historic District Commission
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	The Capital Area District Library's mission statement is "empowering our diverse communities to learn, imagine and connect." As an active advocate in the community I have strong connections with many of Lansing's residents and organizations. I can bring valuable insights and a proactive approach to the board. Serving on the board would not only allow me to contribute to the strategic direction of an institution I care about, but also to support initiatives that improve access to resources and cultural enrichment for area residents. I am committed to leveraging my skills and dedication to further the library's mission and positively impact our community.
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Julie Vandenboom
Date & Time	06/28/2024 10:50 AM (EDT)

Receive an email copy of this form. Yes

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has recommended the appointment of Julie Vandenboom as a City of Lansing Member of the Capital Area District Library Board for a term to expire April 15, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on City Operations met on October 16, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Julie Vandenboom as a City of Lansing Member of the Capital Area District Library Board for a term to expire April 15, 2028.

Application for Appointment to Board or Commission

09/17/2024 10:15 AM (EDT)

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	09/17/2024
First Name	Mark
Middle	Kevin
Last Name	Clouse
Date of Birth	
Home Address	3218 S. Cambridge Road
Zip Code	48911
Email	clouse@eyde.com
Gender	
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 4
Precinct	32
Best Phone Number to Contact You	
In what year did you move to	2013

Lansing?

Additional Information Regarding Experience and Credentials	BS - Accounting Juris Doctorate	
Occupational Background	COO and General Counsel for Eyde Development	Employed since 1985.
Educational Background	BS - Accounting Juris Doctorate	
Previous Appointments	None	
Current Appointments	None	
First Choice for Board to Serve on	Public Service	
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	Desire to serve my community. I have attended 2 meetings as an observer and believe my experience could be an asset to the Board.	
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.		
Agreement to Background Check Authorization	I agree	
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Mark K. Clouse	
Date & Time	09/17/2024 10:15 AM (EDT)	
Receive an email copy of this form.	Yes	

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommended appointment of Mark Clouse as the 4th Ward member of the Board of Public Service for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed wit this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on City Operations met on October 16, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Mark Clouse as the 4th Ward member of the Board of Public Service for a term to expire June 30, 2028.

Claim #2059

1504 Lansing Avenue, Lansing MI 48915

\$1672.50

Parcel No. 33-01-01-08-228-162

B. Incident Date (per claim application) – Multiple (red tag fees)

C. Incident Date (per code report) – Multiple

D. Taxes – Ongoing

E. Filed Claim – 12-22-2023

F. Claims Review Committee Hearing – 07-24-2024

G. Claims Review Committee Letter – 07-24-2024

H. Referred to City Council – 08-23-2024

I. Referred to Committee on City Operations - 09-09-2024



iPlanGroup

RETIREMENT DRIVEN BY YOU

July 11, 2024

To Whom It May Concern,

This letter is to certify that Dmitriy Selektor is the account owner of iPlanGroup Agent for Custodian FBO Dmitri Selektor, Account Nr. 3340593. iPlanGroup gives permission to Eugenia Zacks-Carney to represent iPlanGroup Agent for Custodian FBO Dmitri Selektor in legal matters.

Should you have any questions, please contact our office at 440-484-5566 Monday - Friday between the hours of 9AM-5PM Eastern Standard Time.

Sincerely,

Aulona Hoxha

Head of Compliance and Investments

IPLANGROUP agent
1288 Labrosse Drive
Waterford, MI 48328

Claim #
2059

8/22/2024
VIA HAND DELIVERY

Lansing City Council
124 W Michigan Avenue
Floor 10
Lansing MI 48933

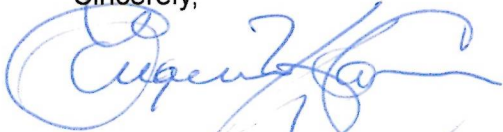
Re: Appeal of CRC City of Lansing Office of the City Attorney Claims re 1504 Lansing Ave

Dear Sirs/Madams:

IPLANGROUP seeks to appeal the decision of the Claims Review Committee pursuant to a letter issued 8/24/2024. We seek to appeal to the Lansing City Council regarding a red tag violation in the amount of \$1762.50. Please advise regarding scheduling the appeal. Current dates of unavailability are 8/27, 9/13, and 9/27.

Thank you in advance for your consideration.

Sincerely,



Eugenia Zacks-Carney, Agent for IPLANGROUP
517-614-2438

Cc: Gregory S. Venker, Interim City Attorney , City of Lansing office of the City Attorney 124 W Michigan Ave 5th Floor, Lansing MI 48933 city atty @Lansingmi .gov



RECEIVED DEC 22 2023
City of Lansing
OFFICE OF THE CITY ATTORNEY

2059

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Elplan group Agent FBO DATE: 12/22/2023
3340593
MAILING ADDRESS: 1288 Labrosse Dr EMAIL: dselektor@gmail.com
e3acksCarney@gmail.com
CITY: Waterford STATE: MI ZIP CODE: 48328
TELEPHONE: Home (1) 248.496.4080 Work (2) 517.614.2438

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

8/7/2023 claim acknowledged as received

ADDRESS: 1504 Lansing Ave PARCEL NO. 33-01-01-08-228-162

DATE OF INCIDENT: see below AMOUNT YOU WERE BILLED: see below

TOTAL AMOUNT YOU ARE CONTESTING: \$1672.50

TYPE OF ASSESSMENT: Nuisance & tag monitoring on property purchased 6/23/2023

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed. Per FOIA:

8/10/2023 4th notice invoice 00232843
(trash) 8/21/2023 due date 9/9/2023 \$300.00
(tag) 7/28/2023 invoice 00232022
8/11/2023 due 8/27/2023 \$150.00
viol date 8/10/2023 due 8/17/2023
(trash)
(tag) 7/28/2023 penalty 9/1/2023 157.50
due 10/6/2023 00234688 150.00
(tag) 11/1/2023 inv 00239856 due 12/1/23 150.00

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

(tag) 9/1/2023 penalty 10/4/2023 157.50
inv. 00234688
10/2/2023 inv. 00237712 150.00

Cont'd

Grass/
Weeds
4th Notice 9/8/2023 inv 00235447 \$ ~~300~~⁰⁰

(Tag) 11/1/2023 inv 00239856 157 50
penalty

\$1672.50



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, Interim City Attorney

July 24, 2024

Iplangroup Agent
1288 Labrosse Drive
Waterford, MI 48328

Re: Claim – 1504 Lansing Ave.

Iplangroup Agent:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$1,672.50 for a red tag violation for property located at 1504 Lansing Ave., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2059

COVENANT DEED
(Michigan)

CITIZENS BANK, N.A., a National Association organized under the laws of the United States, whose mailing address is 10 Tripps Lane, Riverside, RI, 02915, hereinafter grantor, for Thirty-Five Thousand, Three Hundred Ninety-Nine and 00/100 Dollars (\$35,399.00) in consideration paid, conveys to IPLANGROUP AGENT FOR CUSTODIAN FBO 3340593 SEP, in fee simple, hereinafter grantee(s), whose tax mailing address is 1288 Labrosse Dr., Waterford, MI 48328, with the covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever, the following real property:

All that certain parcel of land situate in the City of Lansing, County of Ingham, State of Michigan described as:

Lots 446 and 447, North Highland Subdivision, of a part of the Northeast 1/4 of Section 8, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, as recorded in Liber 6 of Plats, Page 14, Ingham County Records.

Parcel No.: 33-01-01-08-228-162-2

Property Address is: 1504 Lansing Avenue, Lansing, MI 48915-2215

For title reference see prior Deed dated June 16, 2022 and recorded on July 8, 2022 with the Ingham County Register of Deeds in Book N/A, Page N/A, and/or Instrument Number 2022-026342.

Grantor covenants to Grantee(s) and agrees that Grantor has not done, committed or willingly suffered to be done or committed, anything that would cause the premises granted in this deed, or any part of them to be charged or encumbered in title, estate, or otherwise.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; Zoning, building and other

laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable;
Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim
whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf
of the grantee(s) forever.

The said Grantor has caused this deed to be executed on MAY 15, 2023.

CITIZENS BANK, N.A.

By: R W Parmele

Name: RYAN W PARMELLE

Its: VICE PRESIDENT

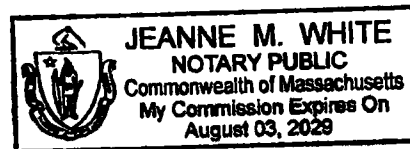
Date: 5/15/2023

State of MASSACHUSETTS

County Bristol

On this 15th day of May, A.D., 2023, before me, a Notary Public in
and for said county, personally appeared Ryan Parmele, to me
personally known, who being by me duly sworn (or affirmed) did say that that person is
Vice President (title) of said Citizens Bank, N.A., by authority of its board of (directors or
trustees) and the said (officer's name) Ryan Parmele acknowledged
the execution of said instrument to be the voluntary act and deed of said (corporation or
association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



Prepared by: Lionel J. Postic, Esq. – Michigan Bar No.: P37120
1300 Ridenour Boulevard, Suite 100, Kennesaw, Georgia 30152

When recorded return to:
Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh PA 15275



Real Advantage, LLC dba Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

Wire Instructions

File Number: [REDACTED]

Loan Number: [REDACTED]

Borrower/Buyer: iPlanGroup Agent for Custodian FBO 3340593 SEP

Property Address: 1504 LANSING Avenue, Lansing, MI 48915-2215

Beneficiary Bank Name: Wells Fargo Bank, N.A.

Bank Address: 420 Montgomery Street
San Francisco, CA 94104

ABA Number: [REDACTED]

Account Number: [REDACTED]

Account Name: Real Advantage LLC dba Orange Coast Lender Services

Our office cannot accept ACH (Automated Clearing House) Transfers such as Direct Deposits, these instructions are for the purpose of sending Wire Transfers only

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 790061
Officer/Escrow Officer: Heather Moeser

Real Advantage LLC dba Orange
Coast Lender Services
1000 Commerce Drive
Suite 520
Pittsburgh, PA 15275
(877) 788-2923

Property Address: 1504 LANSING AVENUE
LANSING, MI 48915-2215 (INGHAM)
(33-01-01-08-228-162)

Borrower: IPLANGROUP AGENT FOR CUSTODIAN FBO 3340593 SEP
1288 Labrosse Drive
Waterford, MI 48328

Seller: CITIZENS BANK, N.A.
10 Tripps Lane
Riverside, RI 02915

Lender: CASH Transaction

Settlement Date: 6/16/2023

Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$35,399.00	Sale Price of Property		\$35,399.00	
			Deposit			\$2,500.00
			Prorations			
		\$85.33	County Taxes 6/16/2023 to 7/1/2023 @ \$2,076.40/Year		\$85.33	
		\$597.15	County Taxes 6/16/2023 to 12/1/2023 @ \$1,297.38/Year		\$597.15	
			Title Charges			
			Title - Lender's Title Insurance to Real Advantage, LLC dba Orange Coast Lender Services		\$0.00	
			Title - Owner's Title Insurance to Real Advantage, LLC dba Orange Coast Lender Services		\$477.40	
			Title - Endorsement(s) to Real Advantage, LLC dba Orange Coast Lender Services			
			Title - Abstract or title search to Real Advantage, LLC dba Orange Coast Lender Services		\$200.00	
			Settlement or closing fee to Real Advantage, LLC dba Orange Coast Lender Services		\$700.00	
			Title - Tax Lien Search to Real Advantage, LLC dba Orange Coast Lender Services		\$100.00	
			Title - Examination to Real Advantage, LLC dba Orange Coast Lender Services		\$200.00	
			Title - Document Preparation to Real Advantage, LLC dba Orange Coast Lender Services		\$60.00	
			Title - Courier Fee to Real Advantage, LLC dba Orange Coast Lender Services		\$25.00	
			Title - Wire Transfer Fee to Real Advantage, LLC dba Orange Coast Lender Services		\$25.00	
			Title - Title Update Fee to Real Advantage, LLC dba Orange Coast Lender Services		\$50.00	
			Title - Title Curative to Real Advantage, LLC dba Orange Coast Lender Services		\$175.00	
			Title - Mortgage Connect Fee to Mortgage Connect c/o Auction.com		\$55.00	
			Government Recording and Transfer Charges			
			County Deed Tax/Stamps to Orange Coast Lender Services - Recording Account		\$39.05	
			Recording fees: Deed \$35.00		\$35.00	
			State Deed Tax/Stamps to Orange Coast Lender Services - Recording Account		\$266.25	
			Additional Settlement Charges			
	\$1,769.95		Auction Fee (TPP 5%) to Auction.com			
	\$4,591.50		Collections, Judgments and Liens to CITY OF LANSING TREASURER			
Seller				Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
\$0.00	\$6,361.45	\$36,081.48	Subtotals	\$0.00	\$38,489.18	\$2,500.00
			Due From Borrower			\$35,989.18
	\$29,720.03		Due To Seller			
\$0.00	\$36,081.48	\$36,081.48	Totals	\$0.00	\$38,489.18	\$38,489.18

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Real Advantage LLC dba Orange Coast Lender Services to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

iPlanGroup Agent for Custodian FBO 3340593 SEP
by Jennifer Watchhorn, Authorized Signatory

SELLER(S)
DocuSigned by:

6/15/2023

Samantha Makela
Citizens Bank, N.A.
by Wells Fargo Bank, N.A., As Attorney In Fact
Samantha Makela
Authorized Signer

Settlement Agent or Escrow Officer

Heather Moeser

All amounts and prorations, including without limitation, taxes, liens, judgments, fees, utilities, dues and/or assessments are final as set forth on the fully executed settlement statement.

DS
SM



1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

CLOSING CONDITIONS:

In order for Orange Coast Lender Services to fund the purchase, **iPlanGroup Agent for Custodian FBO 3340593 SEP**, the following items are needed:

1. Copy of valid government issued ID MUST be provided for ALL parties and returned with package for Orange Coast Lender Services
2. Execute Settlement Statement
3. Email copy of signed documents to
4. A copy of the tax sheet and title commitment are enclosed for buyer's own records



1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

IMPORTANT: PROPERTY TAX INFORMATION

Property Address: 1504 LANSING Avenue, Lansing, MI 48915-2215
PARCEL: 33-01-01-08-228-162

TAX YEAR: 2022

\$1297.38 (winter) and \$2076.40 (summer) paid / unpaid
Next Due: August 2023

Please review the above tax breakdown as the tax pro-rations on the settlement statement are considered final. It is your responsibility as the buyer to contact your local taxing authority to inform them of your purchase and to update their mailing records. It is your responsibility as the buyer to ensure future tax bills are paid.



1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

ESCROW ADMINISTRATION FEE ACKNOWLEDGMENT

By my/our signature(s) below, I/we acknowledge the following:

- I/we participated in a purchase or refinance transaction on the property referenced here:

1504 LANSING Avenue, Lansing, MI 48915-2215

- It is possible that related to the aforementioned transaction, I/we may receive funds in the form of a check
- Orange Coast Lender Services adheres to a due diligence process designed to ensure that all escrow funds are paid to the appropriate parties
- Any check that is uncashed within one (1) year of its dated date is subject to an administrative fee of \$25.00 per year, deducted from the amount of the check, payable to Orange Coast Lender Services
- Uncashed check funds are considered unclaimed property and will be turned over to the appropriate government office in accordance with state guidelines

Name: iPlanGroup Agent for Custodian FBO 3340593 SEP Date

Name:

Date

TAX REPORT									
File#:	766191								
Owner	CITIZENS BANK, N.A.								
Address	1504 LANSING Avenue				Date Completed:	04/25/2023			
Address					# of Jurisdiction(s):	1			
City, State, Zip	Lansing, MI 48915-2215				# of Parcel(s):	1			
Tax Summary (County)									
Status	Parcel	Tax Year	Inst	Tax Amount	Penalty	Total Due	Good Thru	Due Date	
Paid	33-01-01-08-228-162	2022	1	\$2,065.00	\$11.40	\$0.00	NA	06/30/2022	
Paid	33-01-01-08-228-162	2022	2	\$1,297.38	\$0.00	\$0.00	NA	02/14/2023	
Notes:									
Subsect	None								
Tax Notes	2022 taxes paid. As per agency there are no prior year taxes due.								
Water/Sewer/Trash	Water/Sewer/Trash: Final bil follows the Property or Bank or Individuals: property. Final bil obtained: yes Procedure to obtain a final bil : As per Lansing Utility website the account is active and h/o authorization is required to obtain bil information on this property. Account status : Active Amount balance : Confidential Account No : Confidential Ph : (517)-702-6006 (Repository attached)								
Specia Assessments	As per Lansing City Treasurer's Office there are no special assessments on this property. PH : (517) 483-4121 (Repository attached)								
Code Compliance	As per Lansing City building department/BSAONLINE website there are open code violations and amount due AO : \$3,569.00 on this property. PH : (517) 483-4121 (Repository attached)								
Permits	As per Lansing City building department/BSAONLINE website there are no open or expired permits on this property. PH : (517) 483-4121 (Repository attached)								
Inspections	If any inspections are needed before closing. YES/NO. No. PH : (517) 483-4121 (Repository attached)								
Duplicate Bill fees	No duplicate Bill fee required.								
Property Value Summary									
Jurisdiction	Parcel	Year	Assessed Land	Assessed Improvement	Total Assessment	Exempt Type	Exempt Amount		
Lansing City	33-01-01-08-228-162	2022	NA	NA	\$29,300.00	NA	NA		
Payment Information For									
Status	Parcel	Tax Year	Inst	Tax Amount	Total Amount Paid	Penalty	Total Due	Good Thru	Date Paid
Paid	33-01-01-08-228-162	2022	1	\$2,065.00	\$2,076.40	\$11.40	\$0.00	NA	09/01/2022
Paid	33-01-01-08-228-162	2022	2	\$1,297.38	\$1,297.38	\$0.00	\$0.00	NA	12/27/2022
Jurisdiction	Lansing City			Phone:	(517) 483-4121		Payment Requirements:		
Payable To:	Lansing City Treasurer's Office			Inst Per Year:	2		Municipality will accept dummy bill		
Mail To	124 W Michigan Ave, Lansing, MI 48933						Post mark accepted.		
							No duplicate bill fee required		
Upcoming Due Date(s):	08/31/2023	2023	Inst:	1	Discount:	NA			
					Disc Due Date(s):	NA			

1504 LANSING AVE MI 48915 (Property Address)

Parcel Number: 33-01-01-08-228-162



Item 1 of 6

[4 Images / 2 Sketches](#)**Property Owner: CITIZENS BANK, N.A.****Summary Information**

> Residential Building Summary

- Year Built: 1920
- Full Baths: 1
- Sq. Feet: 928
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.192

> 1 Invoice Found, Amount Due: 0.00

> Assessed Value: \$33,600 | Taxable Value: \$24,811

> Property Tax information found

> 17 Building Department records found

Owner and Taxpayer Information**Owner**

CITIZENS BANK, N.A.
1 HOME CAMPUS
DES MOINES, IA 50328

Taxpayer

SEE OWNER INFORMATION

Legal Description

LOTS 446 & 447 NORTH HIGHLAND SUB

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/25/2023



Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$1,297.38	\$1,297.38	12/27/2022	\$0.00

General Information for 2022 Winter Taxes

School District	33020	PRE/MBT	100.0000%
Taxable Value	\$23,630	S.E.V.	\$29,300
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$29,300
Tax Bill Number	No Data to Display	Last Receipt Number	00001350
Last Payment Date	12/27/2022	Number of Payments	1
Base Tax	\$1,295.07	Base Paid	\$1,295.07
Admin Fees	\$2.31	Admin Fees Paid	\$2.31
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,297.38	Total Paid	\$1,297.38
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
INGHAM COUNTY	4.530800	\$107.06	\$107.06
	0.699000	\$16.51	\$16.51
	9.779300	\$1,297.38	\$1,297.38

By continuing to use this website you agree to the [BS&A Online Terms of Use](#)

Taxing Authority	Millage Rate	Amount	Amount Paid
CATA	2.989500	\$70.64	\$70.64
CADL-LIBRARY	1.560000	\$36.86	\$36.86
TAG MONITORING	0.000000	\$900.00	\$900.00
TAG LATE FEE	0.000000	\$45.00	\$45.00
RCYCL/YARD	0.000000	\$119.00	\$119.00
Admin Fees		\$2.31	\$2.31
Interest Fees		\$0.00	\$0.00
	9.779300	\$1,297.38	\$1,297.38

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$2,076.40	\$2,076.40	09/01/2022	\$0.00
------	--------	------------	------------	------------	--------

General Information for 2022 Summer Taxes

School District	33020	PRE/MBT	100.0000%
Taxable Value	\$23,630	S.E.V.	\$29,300
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$29,300
Tax Bill Number	No Data to Display	Last Receipt Number	00022938
Last Payment Date	09/01/2022	Number of Payments	1
Base Tax	\$2,065.00	Base Paid	\$2,065.00
Admin Fees	\$11.40	Admin Fees Paid	\$11.40
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$2,076.40	Total Paid	\$2,076.40
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$459.36	\$459.36
LANS COM COLLEGE	3.769200	\$89.06	\$89.06
LANSING SCH DEBT	4.100000	\$96.88	\$96.88
LANSING SCH OPER	17.447800	\$0.00	\$0.00
LANSING SCH SINK	2.957500	\$69.88	\$69.88
INGHAM INTERMED	4.937800	\$116.68	\$116.68
STATE EDUCATION	6.000000	\$141.78	\$141.78
INGHAM CNTY SUM	6.780700	\$160.22	\$160.22
MONTGOMERY DRAIN	0.260000	\$6.14	\$6.14
TRASH REMOVAL	0.000000	\$610.00	\$610.00
TAG MONITORING	0.000000	\$300.00	\$300.00
TAG LATE FEE	0.000000	\$15.00	\$15.00
Admin Fees		\$11.40	\$11.40
Interest Fees		\$0.00	\$0.00
	65.693000	\$2,076.40	\$2,076.40

[Click here for a printer friendly version of Summer 2022 Tax information](#)

2021	Winter	\$364.14	\$364.14	12/27/2021	\$0.00
2021	Summer	\$1,108.64	\$1,108.64	08/31/2021	\$0.00
2020	Winter	\$357.19	\$357.19	12/29/2020	\$0.00
		\$106.04	\$106.04	08/27/2020	\$0.00

By continuing to use this website you agree to the [BS&A Online Terms of Use](#)

1504 LANSING AVE MI 48915 (Property Address)

Parcel Number: 33-01-01-08-228-162



Item 1 of 6

[4 Images / 2 Sketches](#)**Property Owner:** CITIZENS BANK, N.A.**Summary Information**

> Residential Building Summary

- Year Built: 1920
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 928
- Acres: 0.192

> 1 Invoice Found, Amount Due: 0.00

- > Assessed Value: \$33,600 | Taxable Value: \$24,811
- > Property Tax information found
- > 17 Building Department records found

Owner Information

Not Available

Amount DueProperty Total **\$3,569.00****Projects**

Project Number	Filed As	Status	Number of Items
----------------	----------	--------	-----------------

No records to display.

Displaying items 0 - 0 of 0

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Burn Permit	PFB16-0339		FINALED			\$0.00	View
Burn Permit	PFB17-0468		FINALED	5/5/2017		\$0.00	View
Recreational Fire Permit	PFB19-0124		FINALED	3/17/2019		\$0.00	View

Displaying items 1 - 3 of 3

[Apply for a Permit](#)**Enforcements**

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Filed Date	Last Inspection	Amount Due	
Enforcement - Trash	E21-42094	Complied	8/5/2021	8/18/2021	\$0.00	View
Enforcement - Safety	E21-44027	NEAT Unsafe	10/8/2021	10/7/2021	\$1,095.00	View
Enforcement - Trash	E23-01222	Complied	2/8/2023	2/17/2023	\$0.00	View
Enforcement - Trash	E23-02601	Resolved	4/3/2023	4/12/2023	\$2,474.00	View

Displaying items 11 - 14 of 14

Attachments

Date Created	Title	Record
--------------	-------	--------

No records to display.

Displaying items 0 - 0 of 0

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

By continuing to use this website you agree to the [BS&A Online Terms & Conditions](#)

1504 LANSING AVE MI 48915 (Property Address)

Parcel Number: 33-01-01-08-228-162



Item 1 of 6

[4 Images / 2 Sketches](#)**Property Owner:** CITIZENS BANK, N.A.**Summary Information**

> Residential Building Summary

- Year Built: 1920
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 928
- Acres: 0.192

> 1 Invoice Found, Amount Due: 0.00

> Assessed Value: \$33,600 | Taxable Value: \$24,811

> Property Tax information found

> 17 Building Department records found

Important Message

2023 values are subject to change by the March Board of Review.

Owner and Taxpayer Information**Owner**

CITIZENS BANK, N.A.
1 HOME CAMPUS
DES MOINES, IA 50328

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$33,600
MAP #	P -2080 -0735	Taxable Value	\$24,811
TOP TEN	Not Available	State Equalized Value	\$33,600
NEW PERMITS	Not Available	Date of Last Name Change	01/13/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 04/25/2019

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$29,300	\$29,300	\$23,630
2021	\$28,300	\$28,300	\$22,876
2020	\$27,100	\$27,100	\$22,561

Land Information

Zoning Code		Total Acres	0.192
Land Value	\$11,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	22C NORTH HIGHLAND	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	70.00 ft	119.30 ft
Total Frontage: 70.00 ft		Average Depth: 119.30 ft

LOTS 446 & 447 NORTH HIGHLAND SUB

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/16/2022	\$40,572.00	SD	MORROW DENNIS SR & JOYCE - SHERIFF	CITIZENS BANK, N.A.	10-FORECLOSURE	2022 026342
07/01/2015	\$70,000.00	LC	MORROW REGINA	DEAN DAVID EDWARD	33-TO BE DETERMINED	UNRECORDED
03/23/2006	\$0.00	QC	MORROW DENNIS & DAHLKE REGINA	MORROW DENNIS & DAHLKE REGINA&BROWN	21-NOT USED/OTHER	L3210-P158
01/06/2006	\$0.00	QC	MORROW DENNIS C SR	MORROW DENNIS & DAHLKE REGINA	21-NOT USED/OTHER	L3200P320
08/29/2000	\$45,000.00	WD	ESTRADA LORENZA	MORROW DENNIS C	03-ARM'S LENGTH	2865/645

Building Information - 928 sq ft 1 STY (Residential)**General**

Floor Area	928 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	0 sq ft	Basement Area	928 sq ft
Foundation Size	928 sq ft		
Year Built	1920	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	D
Effective Age	50 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	<i>Not Available</i>
1st Floor Rooms	0	Sewer	<i>Not Available</i>
2nd Floor Rooms	0	Style	1 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	928 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
-----------------------	---

Porch Information

WCP (1 Story)	160 sq ft	Foundation	Standard
----------------------	-----------	-------------------	----------

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2023 [BS&A Software](#), Inc.

COVENANT DEED
(Michigan)

CITIZENS BANK, N.A., a National Association organized under the laws of the United States, whose mailing address is 10 Tripps Lane, Riverside, RI, 02915, hereinafter grantor, for Thirty-Five Thousand, Three Hundred Ninety-Nine and 00/100 Dollars (\$35,399.00) in consideration paid, conveys to IPLANGROUP AGENT FOR CUSTODIAN FBO 3340593 SEP, in fee simple, hereinafter grantee(s), whose tax mailing address is 1288 Labrosse Dr., Waterford, MI 48328, with the covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever, the following real property:

All that certain parcel of land situate in the City of Lansing, County of Ingham, State of Michigan described as:

Lots 446 and 447, North Highland Subdivision, of a part of the Northeast 1/4 of Section 8, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, as recorded in Liber 6 of Plats, Page 14, Ingham County Records.

Parcel No.: 33-01-01-08-228-162-2

Property Address is: 1504 Lansing Avenue, Lansing, MI 48915-2215

For title reference see prior Deed dated June 16, 2022 and recorded on July 8, 2022 with the Ingham County Register of Deeds in Book N/A, Page N/A, and/or Instrument Number 2022-026342.

Grantor covenants to Grantee(s) and agrees that Grantor has not done, committed or willingly suffered to be done or committed, anything that would cause the premises granted in this deed, or any part of them to be charged or encumbered in title, estate, or otherwise.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; Zoning, building and other

laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable;
Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim
whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf
of the grantee(s) forever.

The said Grantor has caused this deed to be executed on MAY 15, 2023.

CITIZENS BANK, N.A.

By: R W Parmele

Name: RYAN W PARMELLE

Its: VICE PRESIDENT

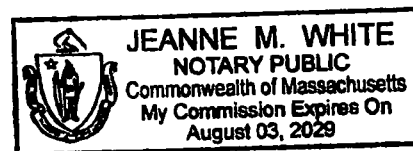
Date: 5/15/2023

State of Massachusetts

County Bristol

On this 15th day of May, A.D., 2023, before me, a Notary Public in
and for said county, personally appeared Ryan Parmele, to me
personally known, who being by me duly sworn (or affirmed) did say that that person is
Vice President (title) of said Citizens Bank, N.A., by authority of its board of (directors or
trustees) and the said (officer's name) Ryan Parmele acknowledged
the execution of said instrument to be the voluntary act and deed of said (corporation or
association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



Prepared by: Lionel J. Postic, Esq. – Michigan Bar No.: P37120
1300 Ridenour Boulevard, Suite 100, Kennesaw, Georgia 30152

When recorded return to:
Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh PA 15275

To: Wells Fargo - CWCOT
420 Montgomery Street
San Francisco, CA 94104
Client Number: 0630734549
ATTN:
Phone:

From: Real Advantage, LLC dba Orange Coast
Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275
Phone: (877) 788-2923
Fax:

This Commitment is subject to and hereby incorporates the Conditions and Stipulations and all other terms expressed in the standard Commitment for Title Insurance issued by: **Old Republic National Title Insurance Company**

SCHEDULE A

1. Search Date: April 27, 2023
2. Commitment Date: April 13, 2023 10:00PM
3. Policy or Policies to be issued: Proposed Policy Amount
4. Loan Policy:\$0.00 Premium: \$0.00
Proposed Insured: CASH Transaction

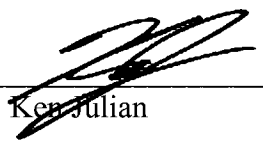
Endorsements to be issued:

5. The estate or interest in the Land described or referred to in this Commitment is: FEE SIMPLE
6. The Title is, at the Commitment Date, vested in:
Citizens Bank, N.A.
7. The Land is described as follows:
SEE ATTACHED EXHIBIT A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



Real Advantage, LLC dba Orange Coast Lender Services

By: 

Ken Julian
Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Print Date: June 21, 2022 12:59PM



SCHEDULE B, Part I**Requirements**

All of the following Requirements must be met:

1. Payment to, or for the account of, the grantors and/or the mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes, charges, dues, fees and assessments levied and/or assessed against the subject premises, which are due and payable.
3. Proof of identity, legal age, competency and marital status for all parties to the transaction.
4. 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.
5. Pay the agreed amount for the estate or interest to be insured.
6. Payoff, release and/or subordination of all liens shown under Schedule B, Section II of this commitment.
7. Payoff letter from existing lender(s) verifying balance and an executed notice from the borrowers to the lender stating that they are terminating their rights to accept any further advances, if any, to be submitted to lender being paid off.
8. Pay the premiums, fees, and charges for the Policy to the Company.
9. Payment in full of real estate taxes and any water and sewer charges, if any, now due and due within the next 60 days, past due, delinquent and unpaid AND positive proof of payment of the last three (3) years of real estate taxes.
10. 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.

Deed from Citizens Bank, N.A. to iPlanGroup Agent for Custodian FBO 3340593 SEP to be recorded among the Land Records of Ingham County, State of Michigan.

Deed of Trust or Mortgage from iPlanGroup Agent for Custodian FBO 3340593 SEP to CASH Transaction in the amount of \$0.00 to be recorded among the Land Records of Ingham County, State of Michigan.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



11. Properly drafted and executed deed from seller to buyer(s) encumbering the real estate described under Schedule A of the commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



SCHEDULE B, PART II**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTIONS, 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. Rights of dower, homestead or other marital right of the spouse, if any, of any individual insured.
2. Encroachments, overlaps, boundary line disputers or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. 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.
4. Any rights, interests or claims, which are not shown by the public records but which could be ascertained by an inspection of Land or which may be asserted by persons in possession thereof.
5. Easements or claims of easement not shown of public record.
6. Taxes, assessments or municipal claims which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record or for any improvements which are erected upon the property in the current year, which may be hereafter assessed or levied by virtue of new construction completed or partially completed during the current year. 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.
7. Covenants, conditions, restrictions, rights of ways, easements, reservations, riparian rights of water rights affection said premises as contained in prior chain of title or as shown on the recorded plan.
8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records. (a) Unpatented

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



mining claims;(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;(c) water rights, claims or title to water, whether or not the matters excepted under (a),(b) or (c) are shown in the public records.

9. Subject to all documents of record, if any, relating to title to all of the oil, gas, and other minerals within and underlying the premises, together with appurtenant mining, drilling and extraction rights and all other rights privileges appurtenant thereto.
10. Taxes and assessments for the current tax year and all subsequent years are a lien but not yet due and payable.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



Taxes as follows:

A. Tax Type: County Tax ID #: 33-01-01-08-228-162 Tax
Year: 2021
Taxing Entity: Lansing City Treasurer's Office
Taxing Entity Address: 124 W Michigan Ave, , Lansing MI 48933

NOTES: 2022 Taxes are not available. 2021 Taxed are paid in full. As per agency there are no prior year taxes due.

1st Installment Amount: \$1,108.64

1st Installment Status: Paid

1st Installment Paid, Due or Due & Delinquent Date: August 31, 2021 August 31, 2021

2nd Installment Amount: \$364.14

2nd Installment Status: Paid

2nd Installment Paid, Due or Due & Delinquent Date: December 14, 2021 February 14, 2022

B. Tax Type: Other Tax ID #: 33-01-01-08-228-162 Tax
Year: 2022
Taxing Entity: lansing utility website
Taxing Entity Address: ,
Phone: (517) 483-4121

NOTES: Water/Sewer/Trash: Final bill follows the Property or Bank or Individuals: property.

C. Final bill obtained: yes Procedure to obtain a final bill: As per lansing utility website the account is inactive and there is a balance due IAO \$17.13 on this property.

D. Account status : Inactive Amount balance : \$17.13 last Due date : 08/01/2019

E. Account No : 037173 Last Bill date : 08/01/2019

1st Installment Amount: \$17.13

1st Installment Status: Due

1st Installment Paid, Due or Due & Delinquent Date: June 20, 2022

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



F. Tax Type: Other Tax ID #: 33-01-01-08-228-162 Tax
Year: 2022
Taxing Entity: tax collector website
Taxing Entity Address: ,
Phone: (517) 483-4121

NOTES: As per tax collector website there are no open code violations on this property. As per tax collector website there are no open or expired permits on this property.

1st Installment Amount: \$0.00

1st Installment Status: Paid

11. Mortgage(s) as follows:

A. None found of record

12. Judgements and other liens as follows:

A. None found of record

13. Easements and Restrictions as follows:

A. Subject to any unextinguished or unexercised statutory right of redemption up 3-6 month period following the foreclosure sale referenced in the recorded deed from foreclosure Ingham County, Michigan on 7/8/2022 - redemption period expired 12/16/22 - this will be removed from final policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



Exhibit A Legal Description

The following described real estate situated in the County of Ingham, State of Michigan:

Lots 446 and 447, North Highland Subdivision, of a part of the Northeast 1/4 of Section 8, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, as recorded in Liber 6 of Plats, Page 14, Ingham County Records.

Being the same property conveyed to Citizens Bank, N.A., from George A. Lammers, a Deputy Sheriff, in Deed dated 06/16/2022, in Deed recorded 07/08/2022, Inst# 2022-026342, in the County of Ingham, State of Michigan.

Property Address 1504 Lansing Avenue, Lansing, MI 48915-2215

Parcel ID: 33-01-01-08-228-162

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records
- (b) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I – Requirements; and
 - (f) Schedule B, Part II – Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I – Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(i) through 5(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



- (d) The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

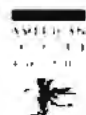
8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.



COMMITMENT FOR TITLE INSURANCE

Issued by

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**NOTICE**

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a company (the "Company") commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days* after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

If an instrument affecting title or creating a lien is recorded during the "gap", and not reported to the insured lender before recordation of the insured mortgage or deed of trust, then it will be covered by or insured against under the terms of the title insurance policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.





Orange Coast Title Company
2461 W. La Palma Ave, Suite 120
Anaheim, CA 92801
714-822-3211

File Number: 790061

Buyer(s): iPlanGroup Agent for Custodian FBO 3340593 SEP

Supplemental Report

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

- A. This Report is preparatory to this issuance of an American Land Title Association loan policy of title insurance.
- B. The property address of said land is reported to be designated as:

With an Address of:

1504 LANSING Avenue, in the City of Lansing, County of Ingham, State of Michigan

- C. The only conveyance(s) affecting said land recorded are as follows:

Sheriff's Deed

Grantees: Citizens Bank, N.A.,

Grantors: George A. Lammers, a Deputy Sheriff

Dated: June 16, 2022

Recorded Date: July 8, 2022, (instrument) 2022-026342

Consideration:

Comments:

Quit Claim Deed

Grantees: Jamie Brown and Regina Dahlke and Dennis Morrow

Grantors: Dennis Morrow and Regina Dahlke

Dated: March 23, 2006

Recorded Date: March 23, 2006, (book) 3210 (page) 158 (instrument) 2006-013872

Consideration: \$1.00

Comments:

Quit Claim Deed

Grantees: Regina Dahlke and Dennis Morrow

Grantors: Dennis Morrow, Married

Dated: January 6, 2006

Recorded Date: January 9, 2006, (book) 3200 (page) 320 (instrument) 2006-001211

Consideration: \$1.00

Comments:

Warranty Deed

Grantees: Dennis C. Morrow, Sr., a married man

Grantors: Lorenza Estrada

Dated: August 29, 2000

Recorded Date: September 8, 2000, (book) 2865 (page) 645 (instrument) 2000-038351

Consideration: \$45,000.00

Comments:

Warranty Deed

Grantees: Lorenza Estrada

Grantors: Charlotte A. King (f/k/a Charlotte A. Brown), survivor of the herself and Richard G. Brown

Dated: October 21, 1992

Recorded Date: October 21, 1992, (book) 2004 (page) 90 (instrument) 087625

Consideration: \$15,200.00

Comments:

Warranty Deed

Grantees: Richard G. Brown and Charlotte A. Brown, his wife

Grantors: William A. Young and Dolores H. Young, his wife

Dated: November 2, 1980

Recorded Date: December 10, 1980, (book) 1351 (page) 1027 (instrument) B36887

Consideration: \$15,200.00

Comments:

Real Advantage, LLC dba Orange Coast Lender Services

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you. Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Opting Out

We may also share the information we collect about you within our family of companies (our "Affiliated Companies"). We may also provide this information to companies that perform marketing or other services on our behalf, or on behalf of our Affiliated Companies ("Service Providers"). However, we will not share this information with our Affiliated Companies or our Service Providers if you choose to opt out, in writing. To opt out, please use the form entitled "Request Not to Share Nonpublic Personal Information", which is attached hereto. This form provides instructions on how to request us not to share information with third parties. *This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Print Date: June 21, 2022 12:59PM



parties.

Please be aware that Real Advantage, LLC dba Orange Coast Lender Services and its Affiliated Companies maintain high standards to safeguard nonpublic, personal information, and do not rent or sell such information. Please note, however, that unless you opt out in writing, our Affiliated Companies and Service Providers will have access to the information in our files.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy and the ability to opt out (as required by law) before the new policy becomes effective

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.
Print Date: June 21, 2022 12:59PM



REQUEST NOT TO SHARE NONPUBLIC PERSONAL INFORMATION

Please read the following information carefully.

Real Advantage, LLC dba Orange Coast Lender Services may share nonpublic, personal information we collect about you within our family of companies (our “Affiliated Companies”). We may also provide this information to companies that perform marketing or other services on our behalf, or on behalf of our Affiliated Companies (“Service Providers”). By sharing this information, we can better understand your service needs. We can then send you notification of new products and services offered by Real Advantage, LLC dba Orange Coast Lender Services, its Affiliated Companies or its Service Providers that you may not otherwise know about.

However, you may prohibit the sharing of non-public personal information within our Affiliated Companies, or with any third parties at any time. If you would like to limit disclosures of non-public, personal information about you as described herein, please check the appropriate box or boxes to indicate your privacy choices, and return this form to us at the address below.

_____ Please do not share personal information about me with non-affiliated third parties.

_____ Please do not share personal information about me with any of your Affiliated Companies, except as necessary to affect, administer, process, service or enforce a transaction requested or authorized by me.

_____ Please do not contact me with offers of products or services by mail.

_____ Please do not contact me with offers of products or services by e-mail.

_____ Please do not contact me with offers of products or services by telephone.

Real Advantage, LLC dba Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

DATE: 4/09/2024

PPN: 33 01 01 08 228 162
 DATE SUBMITTED: 12/22/2024
 ADDRESS OF VIOLATION: 1504 Lansing Ave.
 LISTED TAXPAYER OF RECORD: IPLANGROUP AGENT FBO 3340593
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: IPLANGROUP AGENT FBO 3340593
 CLAIMANT'S ADDRESS: 1288 LABOSSE DR
 WATERFORD, MI 48328
 TYPE OF ACTIONS CONTESTED: 4TH NOTICE FEE, TAG
 MONITORING, TRASH
 REMOVAL
 VIOLATION DATE: MULTIPLE
 NOTIFICATION DATE: MULTIPLE
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$150.00 per month if not paid a
 \$7.50 late fee is applied.
 \$1,252.50 current
 balance, \$75.00 2nd notice fee
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM: \$1,672.50

ADDITIONAL ACTIONS CONTESTED:
 VIOLATION DATE:
 NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT:
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM:
 MEMO DATE – INVOICE NO.:

HISTORY:	Red Tagged 10/08/2021 to present	2 nd notice fee \$75.00 9/08/2023	Trash Violation 8/10/2023	Grass Violation 9/08/2023 (\$75.00 applied)
----------	--	--	---------------------------------	--

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: **See Attached**

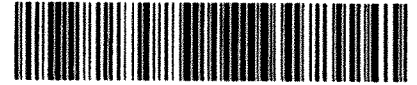
CODE OFFICER'S NOTES: This office agrees the claimant should not have been charged a 4th notice fee on 8/10/2023. The owner did not contact our office to let us know they were a new owner when they received the fee. The claimant purchased this home Red Tagged per the ordinance the property is to be charged monthly until the property can be untagged, to date the owner has not contacted our office to remove the Red Tag. The owner must have all utilities turned on and contact Officer Everett Coates at 517-483-7621 to conduct a complete inspection to remove the tag. This office recommends denial of the monitoring fees and agrees \$300.00 should be approved.



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 09/01/2023
 Due Date: 10/01/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00234688
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

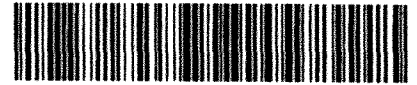
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00234688		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 10/02/2023
 Due Date: 11/01/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00237712
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

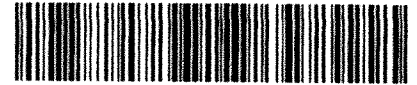
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00237712		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 09/08/2023
 Due Date: 10/08/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00235447
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00235447		E23-10861	1504 LANSING AVE	\$75.00
Fee Details: Quantity			Description	Balance
1.000			Grass and Weeds 4th Notice	\$ 75.00
Total Amount Due				\$ 75.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

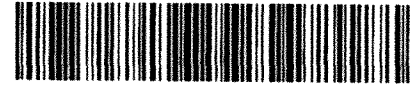
Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 11/01/2023
 Due Date: 12/01/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00239856
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00239856		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 12/01/2023
 Due Date: 12/31/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00241834
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00241834		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 01/02/2024
 Due Date: 02/01/2024
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00243628
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00243628		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	1.000		Tag Monitoring Fee - Res	\$ 150.00
	1.000		Penalty Fee - 30 Days Overdue	\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 02/01/2024
 Due Date: 03/02/2024
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00245339
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

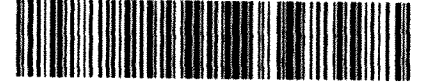
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00245339		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	1.000		Tag Monitoring Fee - Res	\$ 150.00
	1.000		Penalty Fee - 30 Days Overdue	\$ 7.50



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 03/01/2024
Due Date: 03/31/2024
Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
1288 LABROSSE DR
WATERFORD MI 48328

Inv Number: 00247514
Parcel: 33-01-01-08-228-162
Address: 1504 LANSING AVE

Q
C

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00247514		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 04/01/2024
Due Date: 05/01/2024
Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
1288 LABROSSE DR
WATERFORD MI 48328

Inv Number: 00249482
Parcel: 33-01-01-08-228-162
Address: 1504 LANSING AVE

Q
C

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00249482		E21-44027	1504 LANSING AVE	\$150.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

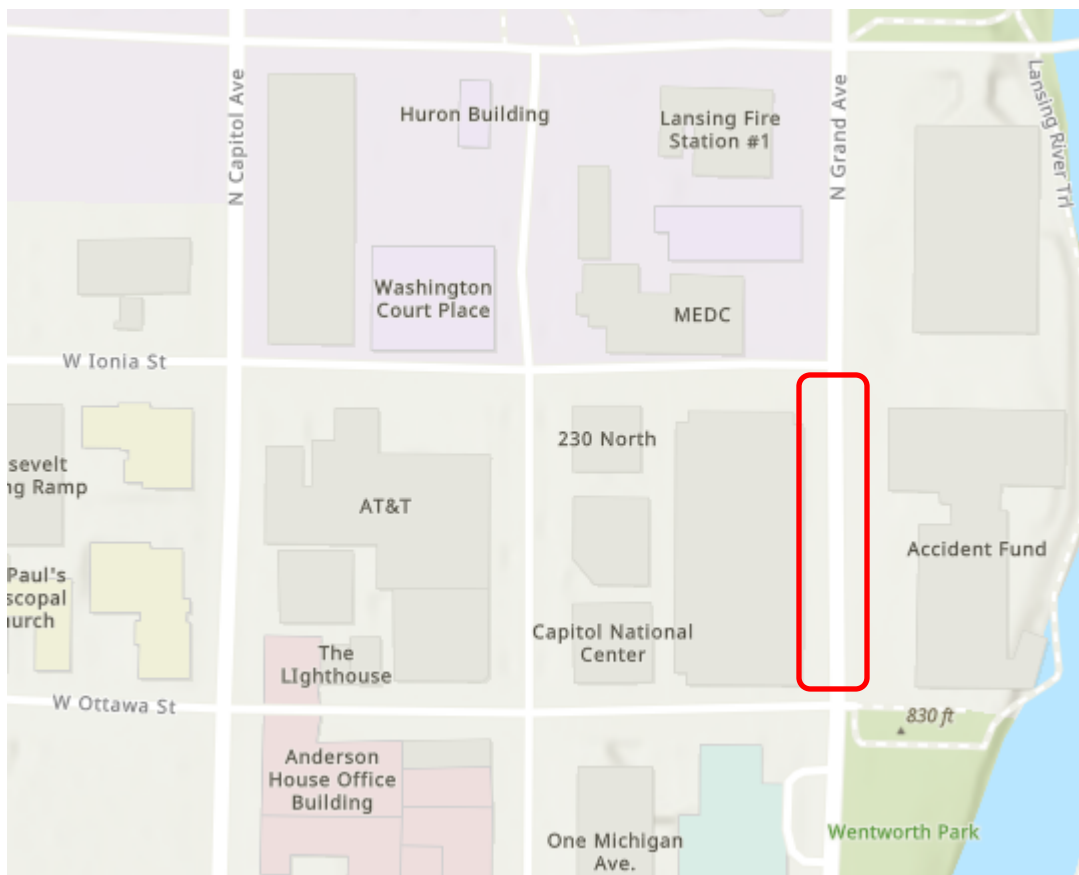
ENGINEERS REPORT #24-03

PARKING REGULATION REQUEST: 200 NORTH GRAND AVENUE

The Transportation and Non-Motorized Section received a request from the Information Technology Department to add a loading / unloading zone along the west side of the 200 block of North Grand Avenue to allow staff a place to park while loading / unloading computer equipment.

Ionia Street between Grand Avenue and Washington Square is approximately 58 feet wide with curb and gutter. Metered parking is provided on both sides of the 200 block of North Grand Avenue. On the east side parking is restricted to four (4) hours between 8 a.m. and 6 p.m., Monday through Friday. On the west side parking is restricted to thirty (30) minutes between 8 a.m. and 6 p.m., Monday through Friday.

The Transportation and Non-Motorized Section recommends that a loading / unloading zone along the west side of the 200 block of North Grand Avenue be installed just south of the existing 30 minute metered parking area to better meet the needs of the Information Technology Department.

200 North Grand Avenue - Location Diagram

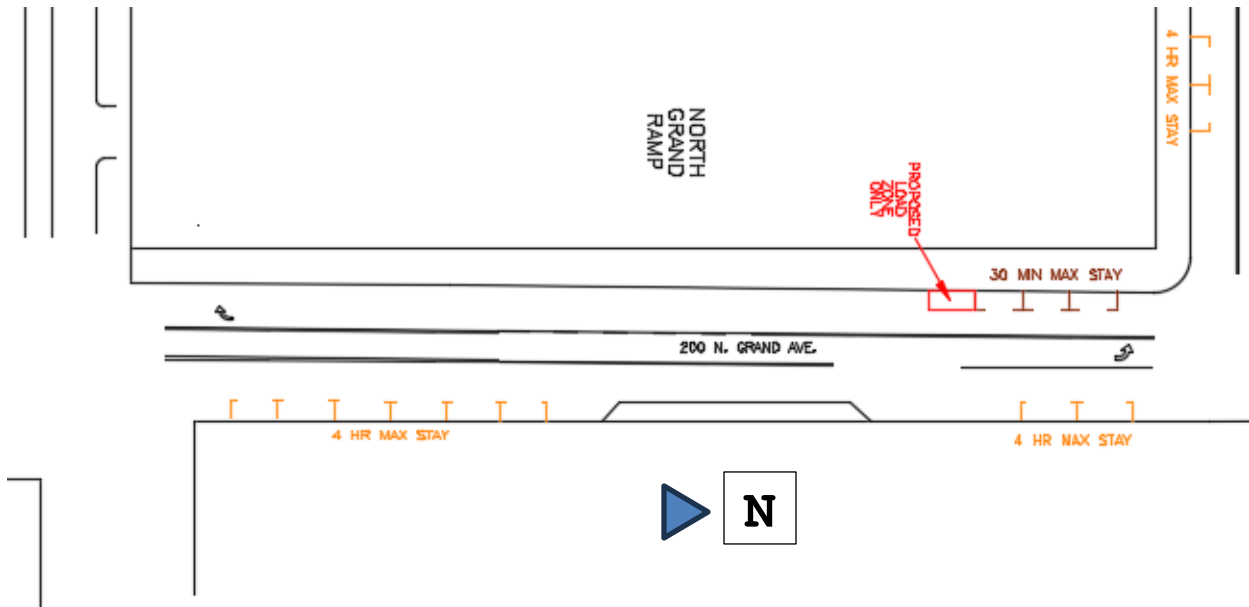
ENGINEERS REPORT #24-03

PARKING REGULATION REQUEST: 200 NORTH GRAND AVENUE

200 North Grand Avenue – Street View



200 North Grand Avenue – Parking Space Layout



**CITY OF LANSING
TEMPORARY TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-06T

FILE: Grand Avenue (200 North) (page 1 of 2)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Grand Avenue between Ottawa Street and Ionia Street has been made; and as a result of said investigation, it is hereby directed that:

On the east side of GRAND AVENUE the following regulations shall apply:

Parking shall be prohibited from Ottawa Street to 68 feet north of Ottawa Street;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 68 feet north of Ottawa Street to 191 feet north of Ottawa Street;

Parking shall be prohibited from 191 feet north of Ottawa Street to 108 feet south of Ionia Street;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 108 feet south of Ottawa Street to 191 feet north of Ottawa Street;

Parking shall be prohibited from 60 feet south of Ionia Street to Ionia Street;

On the west side of GRAND AVENUE the following regulations shall apply:

Parking shall be prohibited from Ottawa Street to Michigan Avenue;

Parking shall be prohibited from Ionia Street to 60 feet south of Ionia Street;

No vehicle shall remain parked for a period exceeding thirty (30) minutes between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 60 feet south of Ionia Street to 120 feet south of Ionia Street;

Parking shall be prohibited except for vehicles loading and unloading for a period not to exceed twenty (20) minutes from 120 feet south of Ionia Street 164 feet south of Ionia Street;

Parking shall be prohibited from 164 feet south of Ionia Street to Ottawa Street;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-06T

FILE: Grand Avenue (200 North) (page 2 of 2)

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 12-024, 91-057, 22-64

This order shall expire 90 days from the date of filing.

ISSUED BY: _____ DATE: _____
Mitchell Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____
Date Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-58

FILE: Grand Avenue (200 North) (page 1 of 2)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Grand Avenue between Ottawa Street and Ionia Street has been made; and as a result of said investigation, it is hereby directed that:

On the east side of GRAND AVENUE the following regulations shall apply:

Parking shall be prohibited from Ottawa Street to 68 feet north of Ottawa Street;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 68 feet north of Ottawa Street to 191 feet north of Ottawa Street;

Parking shall be prohibited from 191 feet north of Ottawa Street to 108 feet south of Ionia Street;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 108 feet south of Ottawa Street to 191 feet north of Ottawa Street;

Parking shall be prohibited from 60 feet south of Ionia Street to Ionia Street;

On the west side of GRAND AVENUE the following regulations shall apply:

Parking shall be prohibited from Ottawa Street to Michigan Avenue;

Parking shall be prohibited from Ionia Street to 60 feet south of Ionia Street;

No vehicle shall remain parked for a period exceeding thirty (30) minutes between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 60 feet south of Ionia Street to 120 feet south of Ionia Street;

Parking shall be prohibited except for vehicles loading and unloading for a period not to exceed twenty (20) minutes from 120 feet south of Ionia Street 164 feet south of Ionia Street;

Parking shall be prohibited from 164 feet south of Ionia Street to Ottawa Street;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-58

FILE: Grand Avenue (200 North) (page 2 of 2)

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby
rescinded: 12-024, 91-057, 22-64

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Mitchell Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date _____

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2024-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section received a request from the Information Technology Department to add a loading / unloading zone along the west side of the 200 block of North Grand Avenue to allow staff a place to park while loading / unloading computer equipment; and

WHEREAS, Ionia Street between Grand Avenue and Washington Square is approximately 58 feet wide with curb and gutter. Metered parking is provided on both sides of the 200 block of North Grand Avenue. On the east side parking is restricted to four (4) hours between 8 a.m. and 6 p.m., Monday through Friday. On the west side parking is restricted to thirty (30) minutes between 8 a.m. and 6 p.m., Monday through Friday; and

WHEREAS, based on the request, the Transportation and Non-Motorized Section recommends that a loading / unloading zone along the west side of the 200 block of North Grand Avenue be installed just south of the existing 30 minute metered parking area to better meet the needs of the Information Technology Department; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 24-58 thereby authorizing the Assistant City Engineer to regulate parking along the 200 block of North Grand Avenue;

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-58 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.