

AGENDA

Committee on City Operations November 6, 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 16, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Fireworks Display License; ACE Pyro, LLC for the City of Lansing's Silver Bells Celebration
 - C. RESOLUTION - Claim Appeal; Claim 2059, IPLANGROUP for \$1672.50 in red tag fees at 1504 Lansing Avenue
 - D. RESOLUTION - Claim Appeal; Claim #2081, James Davis for \$625 in trash fees at 5223 S. Martin Luther King Jr. Blvd.
 - E. RESOLUTION - Claim Appeal; Claim #2068, David Ludkin for \$565 in trash fees at 818 Call Street
 - F. ORDINANCE - 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
 - G. ORDINANCE - Amending Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs
- 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 16, 2024 @ 4:00 p.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
Charles H. Randall, Internal Auditor
Lisa Hagen-Lawrence, OCA
Julie Vandenboom
Mark Clouse
Rawley VanFossen, ED&P
Nick Montry, ED&P
Mitch Whisler, Public Service Department

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 2, 2024, AS PRESENTED.

Councilmember Kost asked about the difference between the original \$1762.50 and the \$1672.50 now. Ms. Hagen-Lawrence said it is taken from the original claim appeal that was \$1762.50 and does not require amending.

MOTION CARRIED 3-0.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Appointment; Julie Vandenboom as a City of Lansing Member of the Capital Area District Library for a term to expire April 15, 2028

Julie shared she is an avid library patron and wants to continue to represent the community, and not just focus on the book aspect but all that CADL does.

Councilmember Hussain noted the possibility of CADL moving and asked Ms. Vandenboom her thoughts. Ms. Vandenboom answered she is unsure that's accurate, sounded like they recognize it still needs to be downtown. Councilmember Kost appreciated her honesty and asked if she had time to go to meetings, she responded yes.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JULIE VANDENBOOM AS A CITY OF LANSING MEMBER OF THE CAPITAL AREA DISTRICT LIBRARY FOR A TERM TO EXPIRE APRIL 15, 2028. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Mark Clouse; 4th Ward Member of the Board of Public Service for a term to expire June 30, 2028

Mr. Clouse summarized his residency of 12 years. He has observed 2 meetings and would like to serve the community and feels he'd be an asset to the Board. Spoke on the utilities and road conditions are a common topic of concern. He has made sure his calendar is open for the meetings and the 4th Ward was vacant.

Councilmember Kost ask what his observations from the 2 meetings where on what he thought they were doing well and could do better. Mr. Clouse noted he was unfortunately late for the first meeting but observed appropriate conversations. The second was in September and he shared concerns in an effort to change the minutes from several months before, and noted he's unsure how that works for past meetings and is interested in learning that portion.

Councilmember Jackson acknowledged Mr. Clouse is an attorney for the Eyde Development and asked if he sees any conflict. Mr. Clouse responded if something were to come before the Board that was questionable, he would recuse himself.

Councilmember Hussain mention he was glad to see him active ahead of time and expressed that this is an impressive Board in the City and are the only Board to have a Charter driven process and provide budget priorities to the mayor and is encouraged that he's attended meetings already.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF MARK CLOUSE AS THE 4TH WARD MEMBER OF THE BOARD OF PUBLIC SERVICE FOR A TERM TO EXPIRE JUNE 30, 2028. MOTION CARRIED 3-0.

Councilmember Jackson stated they would address item E next.

RESOLUTION – Traffic Control Order No. 24-58; Regulate parking along the 200 block of N. Grand Avenue

Mr. Whisler stated they received a request from the IT Department to add a loading/unloading zone, there is one space that potentially could be added for sight distance requirements. Adding based on the request they see no issue and recommend. Councilmember Kost asked if this will benefit IT and people paying parking tickets, Mr. Whisler answered there is already parking for paying tickets. Councilmember Hussain inquired about restriping, and Mr. Whisler responded they would have to add it.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE TRAFFIC CONTROL ORDER NO. 24-58; REGULATE PARKING ALONG THE 200 BLOCK OF N. GRAND AVENUE. MOTION CARRIED 3-0.

Councilmember Jackson informed the Committee the Claimant contacted the office and requested to reschedule to the next meeting. Ms. Hagen-Lawrence confirmed since it was tabled at the last meeting it must be un-tabled.

MOTION BY COUNCIL MEMBER HUSSAIN TO UNTABLE THE RESOLUTION FOR THE CLAIM APPEAL #2059; IPLANGROUP FOR \$1672.50 IN RED TAG FEES AT 1504 LANSING AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Claim Appeal #2059; IPLANGROUP for \$1672.50 in red tag fees at 1504 Lansing Avenue

Councilmember Jackson reiterated the claimants request to table so they could be in person, and the amount is a lot. Adding he believes they should have the opportunity to appeal.

Councilmember Kost asked since ED&P is there if they could speak to it. Mr. Montry indicated that without hearing or knowing what the claimant said it difficult to speak against. Councilmember Hussain stated it was indicated that they closed on the home summer 2023, it was red tagged back to 2021. They had been calling Mr. Coates repeated, along with the department and that was the only reason for the red tags and just needed the final inspection. Mr. Montry stated with that information they can now look into it. Mr. VanFossen answered the system doesn't record or track phone calls in BS&A and would have to reach out to the officer and mentioned both red tag and trash fees. Councilmember Hussain noted why it was confusing because of the two claims. Mr. VanFossen noted Claims Review offered a \$600 reduction, they refused, when that happens then it moves forward with the full amount. Councilmember Hussain stated that's why it was confusing because that was for the other claim. Councilmember Jackson reference they cleaned up the home, and Councilmember Kost added the home is on Zillow and looks nice inside. Mr. Montry noted they will have to verify all permits required were pulled and will be back and prepared for the next meeting.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE RESOLUTION FOR THE CLAIM APPEAL #2059; IPLANGROUP FOR \$1762 IN RED TAG FEES AT 1504 LANSING AVENUE. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:20pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on



Application for Fireworks Display

Instructions

General

- It is highly recommended to have all the documents ready for uploading prior to submission.
- All attachments must be in a PDF format.
- PDF files should be compressed to the smallest size possible.
- If you need more time to get additional documents together, please save your application as a draft and come back to it when you are ready.
- Applications left open for more than 24 hours will need to be started over.
- If you have submitted the wrong document prior to submission of the application, or wish to update a document after submission of the application, please notify the Clerk's Office in writing at city.clerk@lansingmi.gov.
- It is the responsibility of the submitter to ensure they receive an email confirming the receipt of their application. If they do NOT receive an email with a confirmation number within 24 hours of submitting the application, it is the submitter's responsibility to notify the Clerk's Office in writing at city.clerk@lansingmi.gov.

Payments

- Payment fee must be RECEIVED by the Clerk's Office before the application will be reviewed. Failure to remit payment in a timely manner may result in denial of your application.
- Cash, Credit Card, Debit Card, Check, Electronic Check (ACH) & Money Order are accepted.
- Electronic Checks (ACH), Credit and Debit cards are accepted through the City's Point and Pay site. There is a 3% convenience fee for credit and debit card transactions.

Application Information

License fee: \$160.00 per Display

Application for a license required by this section shall be made in writing to the City Clerk at least 30 business days before the proposed date of the use or display unless application within a shorter period of time is approved by the Fire Marshal. Fill out and submit this form. Bring the materials listed below to the City Clerk's office to complete the application process.

Materials

- Non-Refundable License fee of \$160
- Treasury Form
- Proof of an insurance policy naming the City as co-insured, available for the payment of any damages arising out of an act or omission of the licensee or his agents, employees, or subcontractors, covering the following: (a) At least \$500,000.00 for property damage; and (b) at least \$500,000.00 for injury to one person and \$1,000,000.00 for injury to two or more persons resulting from the same occurrence.
- Copies of State issued identification for each person who will operate the display.
- If the applicant is a nonresident person, written appointment of a resident agent to serve as legal representative upon whom all process in an action or proceeding against the person may be served.

(City Codified Ordinances - Chapter 1615.01-1615-06)

<http://mi-lansing.civicplus.com/171/Business-Licenses>

Business Information

Business Name * ACE Pyro LLC

Address *

Street Address

13001 E Austin Road

Address Line 2

City

Manchester

Postal / Zip Code

48158

State / Province / Region

MI

Country

United States

Phone

5864811300

Business Owner Information

Business Owner
Name * Aaron Enzer

Address *

Street Address	
13001 E Austin Road	
Address Line 2	
City	State / Province / Region
Manchester	MI
Postal / Zip Code	Country
48158	United States

Phone 5864811300 **Email *** christy@ace-e.com

Business Owner
Date of Birth * 

Applicant Information

Same as
Business Owner?
***** ☐ Yes ☒ No

Applicant Name * Matthew Jenca

Address *

Street Address	
13001 E Austin Road	
Address Line 2	
City	State / Province / Region
Manchester	Michigan
Postal / Zip Code	Country
48158	United States

Phone **Email *** jenca911@gmail.com

Display Information

Liability Information

Bond or Insurance (at least one required) * ☐ Bond ☒ Insurance

Insured by (Documentation Attached) * Acrisure

Insurance Amount * \$ 10,000,000.00 Expiration Date * 11/1/2024

Event Information

Number of Displays 1 Projected Fee \$ 160.00

Display Dates and Times * November 22,2024 Dusk (Explain dates/times of instances)

Exact Location of Display * Behind State Capital Building at 100 N. Capital Avenue in Lansing, MI

Type and Quantity of Fireworks to be used in Display * Multiple 2.5" - 5" Display Shells; Multiple Multi-shot Display Cakes

Manner and location of the storage of the fireworks prior to the display * None. Fireworks will be brought from company storage in time for the display.

Operators

List all Persons who will Operate the Display

Name *	Age *	Description of Relevant Experience *
Matthew Jenca		10+ years of working with professional fireworks

*

Has the applicant, any person with an ownership interest in the applicant, or any person who will operate the display had any citation or conviction for, or guilty plea to, a violation of the laws of the United States, any State, or any local unit of government regulating the sale, use, or possssion of fireworks? If yes, please include details

☐ Yes

☒ No

Electronic Signature Agreement *

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree

Signature

I certify that neither the Applicant nor any person with ownership interest is in default to the City of Lansing. By my signature, I swear or affirm that all information provided in this application is true. I understand that a false statement on this application may result in either a denial of this application or subsequent revocation if the license is granted.

Matthew Jenca

Date Submitted9/25/2024

Attachments

Attach your completed Treasury form using the **Attach** button, below. If you do not have one, you may download it [here](#).

Treasury Form * 

Certificate of Insurance * [Lansing Silver Bells 11.22.2024 COI.pdf](#) 103.5KB

Insurance Endorsement Pages * [EVIDENCE-OF-INSURAN_Ace-Pyro-LLC_23-...](#) 101.88KB

Initials I confirm that the City of Lansing is named as an Additional Insured Party on BOTH the Insurance Endorsement AND the Certificate of Insurance documentation.

MI

Copy of ID *  


Approvals

Please choose your approval decision on the appropriate line and click **Submit**. If you deny, please provide a comment as to why.

License Desk	☒ Approved	☐ Denied
Attorney	☒ Approved	☐ Denied
Police	☒ Approved	☐ Denied
Fire_Marshal	☒ Approved	☐ Denied
Treasury	☒ Approved	☐ Denied
Treasurer Approval	☒ Approved	☐ Denied
City Clerk *	☒ Approved	☐ Denied



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS: info@brittongallagher.com FAX (A/C, No): 216-658-7101														
INSURED Ace Pyro LLC 13001 E Austin Road Manchester MI 48158	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : James River Insurance Company</td><td>12203</td></tr><tr><td>INSURER B : Everest Denali Insurance Company</td><td>16044</td></tr><tr><td>INSURER C : AXIS Surplus Insurance Company</td><td>26620</td></tr><tr><td>INSURER D : Arch Specialty Insurance Company</td><td>21199</td></tr><tr><td>INSURER E : Accident Fund Insurance Company of America</td><td>10166</td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : James River Insurance Company	12203	INSURER B : Everest Denali Insurance Company	16044	INSURER C : AXIS Surplus Insurance Company	26620	INSURER D : Arch Specialty Insurance Company	21199	INSURER E : Accident Fund Insurance Company of America	10166	INSURER F :	
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INSURER F :															

COVERAGES**CERTIFICATE NUMBER:** 902658606**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC			00136779-2	11/1/2024	11/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			AUTOBIND24-25	11/1/2024	11/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			P-001-000839920-04	11/1/2024	11/1/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	ARP12001356000 (MI)	11/1/2024	11/1/2025	☒ WC STATUTORY LIMITS ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liability #2			UXP1048247-03	11/1/2024	11/1/2025	Each Occurrence \$5,000,000 Aggregate \$5,000,000 Total Excess Limits \$9,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Named Insured per form #FP 5201 0112 Additional Insured-Automatic Status When Required By Written Contract or Written Agreement attached:
Silver Bells in the City, LEPFA, Lansing Center, Groesbeck Golf Course, Lansing Entertainment & Public Facilities Authority, State of Michigan, City of Lansing, 124 W. Michigan Ave. Lansing, MI 48933
Event Date: 11/22/2024
Event Location: Behind the State Capital Building at 100 N. Capital Ave in Lansing, MI.

CERTIFICATE HOLDER**CANCELLATION**

CERTIFICATE HOLDER Sliver Bells in the City 333 E. Michigan Ave. Lansing MI 48933 United States	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City Clerk has forwarded an application for a City License, which has been routinely processed without objection, and is ready for final action by this Council; and,

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a City License as follows:

FIREWORKS DISPLAY LICENSE:

ACE Pyro, LLC for a public display of fireworks in the City of Lansing on the West of the State Capitol Building at 100 N. Capitol Ave. to be held on November 22, 2024.

BE IT FURTHER RESOLVED, that this approval is contingent on the applicant providing evidence of insurance renewal to the City Clerk prior to the license being issued.

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

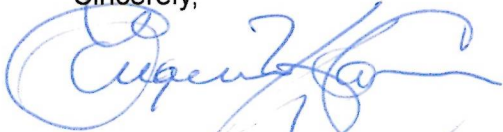
Re: Appeal of CRC City of Lansing Office of the City Attorney Claims re 1504 Lansing Ave

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 ASSESMENT: 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: Ryan W Parmele

Name: RYAN W PARMELLE

Its: VICE PRESIDENT

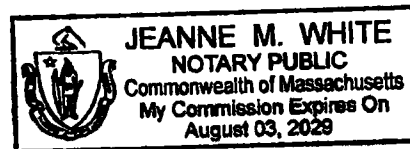
Date: 5/15/2023

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	06/31/2022	
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

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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

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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.

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**

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- Bedrooms: 0
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- 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
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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

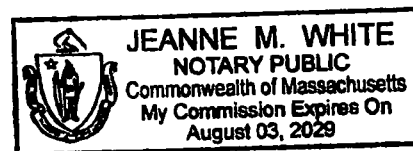
Date: 5/15/2023

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

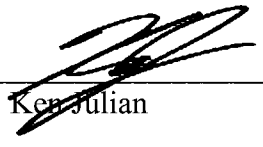
Endorsements to be issued:

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

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Real Advantage, LLC dba Orange Coast Lender Services

By: 

Ken Julian
Authorized Signatory

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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.

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

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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

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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.

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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

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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.

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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

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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

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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.

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- (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.

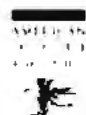
8. PRO-FORMA POLICY

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>.

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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.

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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.*



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

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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)
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: **See Attached**

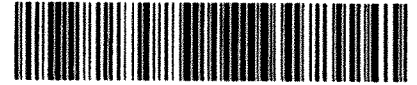
CODE OFFICER'S NOTES: This office agrees the claimant should not have been charged a 4th notice fee on 8/10/2023. The owner did not contact our office to let us know they were a new owner when they received the fee. The claimant purchased this home Red Tagged per the ordinance the property is to be charged 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

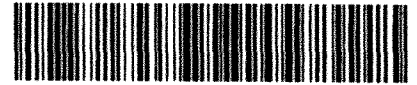
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00234688		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



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

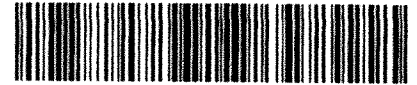
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00237712		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



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.

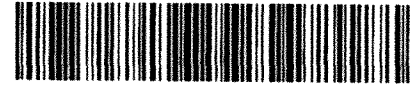
By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04
 Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



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
	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: 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

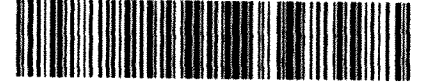
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00245339		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



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: 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

Claim #2081

5223 S. Martin Luther King Jr. Blvd.

\$625

Parcel No. 33-01-05-05-226-131

B. Incident Date (per claim application) – 2-3 months ago

C. Incident Date (per code report) – 12-12-2023

D. Taxes – Summer 2024

E. Filed Claim – 03-15-2024

F. Claims Review Committee Hearing – 09-04-2024

G. Claims Review Committee Letter – 09-10-2024

H. Referred to City Council – Unknown not date stamped

I. Referred to Committee on City Operations - 09-30-2024



City of Lansing

OFFICE OF THE CITY ATTORNEY

2081

Claims Review Committee Form

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

NAME: James E. Davis DATE: 3-15-2024
 MAILING ADDRESS: 5223 S. M.L. King Jr. Blvd EMAIL: hisproduction@gmail.com
 CITY: Lansing STATE: MI ZIP CODE: 48911
 TELEPHONE: Home () 517 488-9606 Work ()

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.

ADDRESS: 5223 S. M.L. King Jr. Blvd PARCEL NO. _____
 DATE OF INCIDENT: ? 2-3 months ago AMOUNT YOU WERE BILLED: 425.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$ 625.00
 TYPE OF ASSESSMENT: Nuisance fee

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.

All kinds of trash, debris, furniture, beds etc. were dropped off at my property by my dumpster. Items were not mine! I however am responsible, actually was cleaning and disposing of them! When I received the notice I called the code compliance office and left a message for David Klien letting him know that I had cleaned everything except for a mattress that would not fit in my dumpster. Granger picks up every other Thursday. I informed him as soon as

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

there was room I would dispose of that also which I did the next Thursday → over

Evidently when inspectors came everything was gone except mattress - so they scheduled a contractor to come out! By the time the contractor got there the day had come and gone mattress was not there!

But they went and picked up some shingles I'm told that had blown off somewhere, ~~and~~ to charge me \$625.00

1. The debris wasn't out there by me
2. I'm ultimately responsible (property owner)
3. But to be penalized and punished for and have to clean up because of others illegally dumping stuff on my property isn't fair.



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

September 10, 2024

James Davis
5223 S. MLK Blvd.
Lansing, MI 48911

Re: Claim – 5223 S. MLK Blvd.

Dear Mr. Davis:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$625.00 for a trash violation for property located at 5223 S. MLK Blvd., 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.

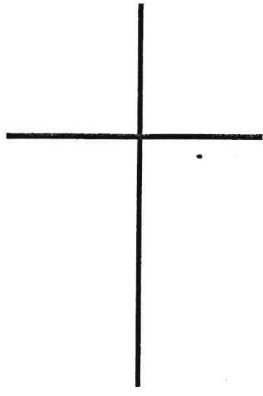
If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2081



James E. Davis
His Productions
5223 S. M.L. King Jr. Blvd.
Lansing MI 48911
September 24, 2024

Office of city Attorney
Gregory S. Venker
C/O city council

Re: Claim - 2081 5223 S. M.L King Jr. Blvd.

To whom it may concern: First of all I think it's a shame that it has gone this far and for the lack of communication skills of city workers that just don't care and are supposed to help tax paying citizens.

I have been advised by the claims review committee that the claim that I submitted in the amount of \$625.00 for a trash violation was denied. I was also advised I have the right to appeal that decision of the claims review committee to the city council. Which is my intent to do. Hence this letter.

Therefore let this letter serve as legal notice of my intent to appeal the decision in writing. The contractor has pictures of trash and debris that was not on my property to begin with. No where in the before photos, yet the claims review committee still denied it.

What's really going on here?

Avouched by God.

Elder James E. Davis



“His Productions”
Specializing in Audio Repair
• Sound Reinforcement • Sales & Service •

James E. Davis
Owner / Technician / Producer

5223 S. M.L. King Blvd
Lansing, MI 48911
~~Bus: (517) 882-1525~~
Cell: (517) 488-9606



*“With good will doing
service as to the Lord and
not to men.” ~ Eph. 6:7*
hisproductions@msn.com



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

September 10, 2024

James Davis
5223 S. MLK Blvd.
Lansing, MI 48911

Re: Claim – 5223 S. MLK Blvd.

Dear Mr. Davis:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$625.00 for a trash violation for property located at 5223 S. MLK Blvd., 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: 2081



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: LYNNE PUENTE, Code Compliance
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; James Davis
Date of Incident: ?
Date: March 18, 2024

Attached is a Claim Form received by this office from **James Davis** for the charge of \$625.00 for a trash violation at 5223 S. MLK Jr. Blvd. Please have the history of this incident investigated and compile all records, data, back up information, and the like and return to me so that OCA can review the information and determine whether the City is liable or not.

Thank you for your assistance.

/vmk
Attachments



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory Venker, City Attorney

August 19, 2024

James Davis
5223 S. MLK Blvd.
Lansing, MI 48911

Re: Claims Review Committee
Claim for: 5223 S. MLK Blvd.

Dear Mr. Davis:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to hear your claim at **9:15 a.m. on Wednesday, September 4, 2024, via ZOOM audio/video call**. A copy of the appropriate department's recommendation are included for your review.

Please be sure that you are either the registered Owner or the registered Taxpayer of the property. Land Contract owners **must** present a copy of the land contract that has been recorded with the register of deeds, to this office **prior** to the hearing. If the property is owned by an LLC or other business entity, you **must** provide documentation demonstrating such or the Claims Review Committee will not be able to hear your claim. You may also appoint an attorney to appear on your behalf. **If you are not the registered Owner or registered Taxpayer of the property, please make arrangements for that person to attend this meeting with you otherwise your claim will not be heard.**

If you are not able to attend on your scheduled day and time, please contact the Office of the City Attorney to reschedule. If you do not attend this meeting and you do not call prior to the meeting to reschedule, your claim will be heard, and a determination will be made based on the information in this packet.

As mentioned, the committee will meet via **ZOOM audio/video call** and can be accessed electronically using the Zoom meeting website. Please log onto zoom.us and click on **Join a Meeting**, enter the **Meeting ID: 892 9946 6504 and Passcode: 046105** or dial in by calling **1-646-558-8656** using the same Meeting ID and Passcode. If you have technical difficulties, please contact 517-483-4320.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim No: 2081

Richmond, Renee

From: Kumar, Venus
Sent: Tuesday, August 6, 2024 9:46 AM
To: Spousta, Courtney
Subject: FW: Emailing: 5223 S MLK JR BLVD
Attachments: 5223 S MLK JR BLVD.pdf

Courtney,
Seems Lynne only sent this to me!
V

-----Original Message-----

From: Puente, Lynne <Lynne.Puente@lansingmi.gov>
Sent: Thursday, July 18, 2024 8:10 AM
To: Kumar, Venus <Venus.Kumar@lansingmi.gov>
Subject: Emailing: 5223 S MLK JR BLVD

I just wanted to inform you that the claimant did not call Dave Klein's phone it has been disabled since September of 2023, it does not allow you to leave a message. The message on the phone said that Dave Klein no longer works for the City of Lansing please call the main office at 517-483-4361. Officer Stockenauer is the officer that sent the letter he never received a message for the extension.

The property was submitted to the contractor on 12/20/2024 the contractor didn't arrive until 1/04/2024 (they can't work on days were closed) they had plenty of time to remove all the debris from the property there were shingles and miscellaneous trash about the property. A basic trash removal is \$565.00 for if they just pick up one item, they were charged \$625.00 the contractor cleaned the entire lot.

He is not a violent individual and maybe he will act differently in person like most people do I have been talking with this individual for years he is a yeller on the phone.

Lynne.

DATE: 7/18/2024

PPN: 33 01 05 05 226 131
DATE SUBMITTED: 3/15/2024
ADDRESS OF VIOLATION: 5223 S MLK JR BLVD
LISTED TAXPAYER OF RECORD: DAVIS, JAMES E
OTHER TAXPAYER OF RECORD:
CLAIMANT: DAVIS, JAMES E
CLAIMANT'S ADDRESS: 5223 S MLK JR BLVD

TYPE OF ACTIONS CONTESTED: TRASH REMOVAL
VIOLATION DATE: 12/12/2023
NOTIFICATION DATE: 12/12/2023
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$625.00
CONTRACTOR NAME - INVOICE NO. - DATE: TRUMBLE 24-T001
1/04/2024
AMOUNT OF CLAIM: \$625.00

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:	ZONING VIOLATION 3/27/2023	TRASH VIOLATION 12/12/2023	FAILURE TO REGISTER 5/25/2023
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: **See Attached**

CODE OFFICER'S NOTES:

This property was cited for a trash violation on 12/12/2023 with a compliance due date of 12/19/2023. The officer rechecked the violations on 12/20/2023 the violations were still present as noted in the submittal photo. The contractor arrived on 1/04/2024 the violations were still present therefore the contractor abated the trash. Proper actions were taken by the officer and the contractor. This office recommends denial of the claim.

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361 – FAX: 517.377.0169
www.lansingmi.gov/codeenforcement

2/08/2024-OWNER CALLED AND STATED IT WAS NOT HIS STUFF HIS DUMPSTER GETS DUMPED EVERY 2 WEEKS HE COULDN'T FIT THE MATTRESS IN THE DUMPSTER HE KEPT REPEATING ITS NOT HIS STUFF WHERE IS THE FAIRNESS IN THAT HE STATED HE LEFT A MESSAGE FOR THE OFFICER THAT IT WASN'T HIS STUFF HE WOULD HAVE IT GONE THE NEXT DAY HOWEVER THE DEBRIS WAS CITED ON 12/12/23 THE PROPERTY WAS NOT CLEANED UNTIL 1/04/2024 HE SAID HE WOULD JUST FILE A CLAIM HE WASN'T GETTING ANYWHERE WITH ME I COULD NOT EVEN RESPOND AS HE KEPT TALKING OVER ME/LMP

"Equal Opportunity Employer"



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

DAVIS JAMES E
5223 S MARTIN LUTHER KING JR BLVD
LANSING, MI 48911-3578

Violation Date: 12/12/2023
Violation Location: 5223 S M L KING JR BLVD
Parcel No: 33-01-05-05-226-131
Compliance Due Date: December 19, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Sec 308.1 Deteriorated box spring and or mattress

Violation: Mattresses

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

Loose trash and debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.



**Economic Development & Planning
Code Enforcement Office**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form – West Side

Submitted to: Matt Trumble on 12/20/2023

TAXPAYER: DAVIS JAMES E, 5223 S MARTIN LUTHER KING JR BLVD LANSING, MI 48911-3578

Location of Work:

Enf Num: E23-13361

Address: 5223 S M L KING JR BLVD

Lot No:

Description:

Parcel No: 33-01-05-05-226-131

Remove Trash and Debris

Work Authorized:

Sec 308.1 Deteriorated box spring and or mattress

Violation: Mattresses

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

Loose trash and debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 3

Warning Comment:

<NONE>

Submitted By: Steve Stockenauer (517) 483 4392

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

124 W MICHIGAN AVE
LANSING, MI 48933-2500

Print Date: 07/18/2024

Enforcement Number: E23-13361

Enforcement Category: Trash

Location: 5223 S M L King Jr Blvd

Pay by Account in Full

Total Balance Due: \$0.00

DAVIS JAMES E
5223 S MARTIN LUTHER KING JR BLVD
LANSING, MI 48911-3578

Quantity	Category	Description	Billed
1.00	Code Compliance	Trash - Admin Fee	\$265.00
360.00	Code Compliance	Trash - Contractor Charge	\$360.00
Total Balance Due:			\$0.00

Questions? 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, 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. Claim 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

Trumble Trucking & Excavating, Inc

DATE: January 17, 2023

INVOICE #: 2370

SERVICE ADDRESS:

5223 s Mik
33-01-05-05-226-131

BILL TO: Economic Develop & Planning
Enforcement Office
316 N Capital, Ste. C-1
Lansing, Mi 48933-1238
Phone

DESCRIPTION	AMOUNT
1 hour 3 yards	\$300.00
Compactable in excess of 3 yards \$30x2	\$ 60.00
Non-compactable in excess of 3 yards \$32x	N/A
Applicances w/freon \$75 each x	N/A
Tires up to 32 inches \$25 each x	N/A
Tires over 32 inches \$60 each x	N/A
17 yard trailer 2 man crew	

Steve Stockenauer 1/4/23

Make all checks payable to Trumble Trucking & Excavating, Inc.
If you have any questions concerning this invoice, please contact
Matt Trumble at 517.213.9500

THANK YOU FOR YOUR BUSINESS!

TOTAL \$360.00









AM10:02 DEC/20/2023

































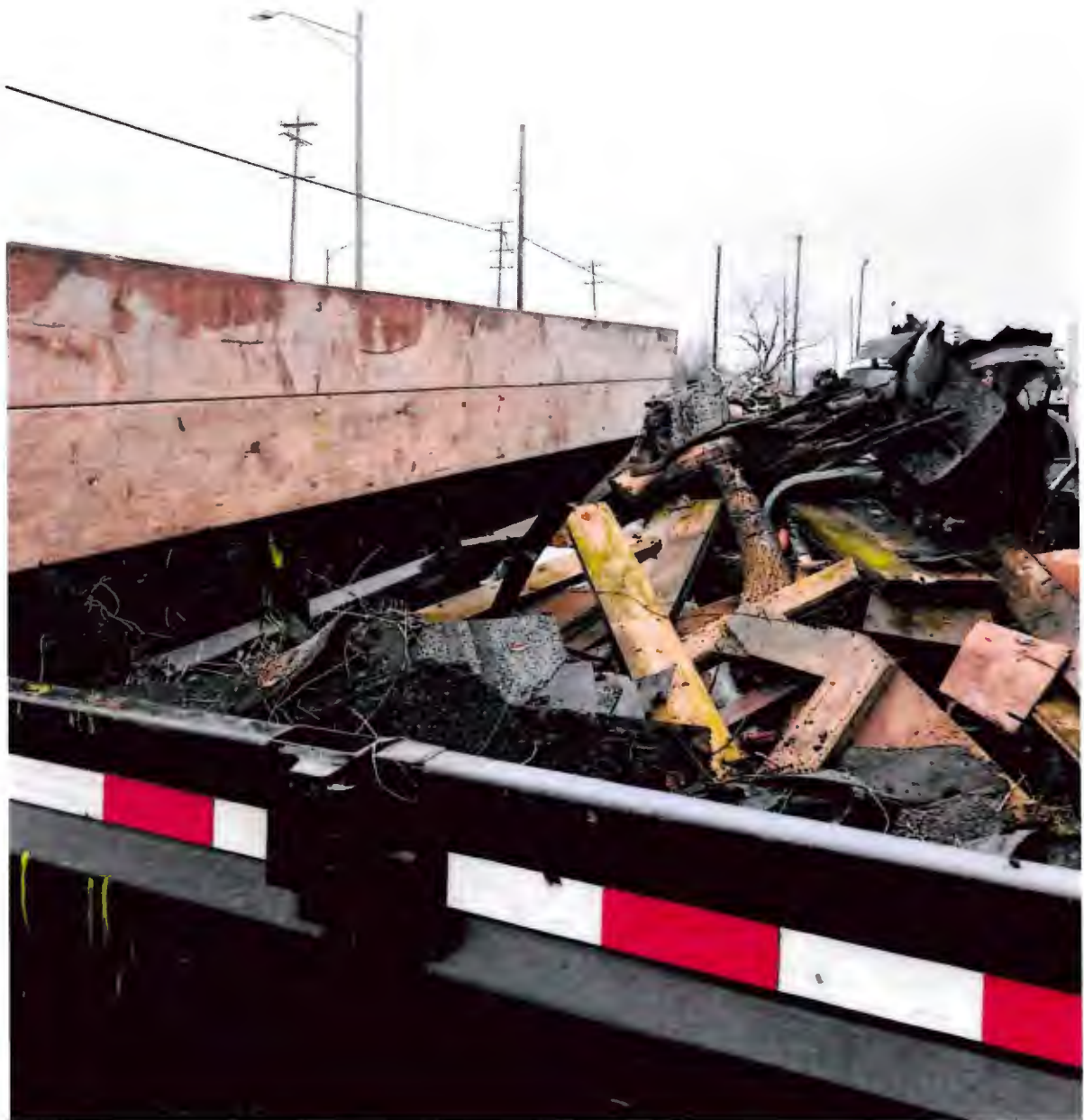














5223 S M L KING JR BLVD LANSING, MI 48911 (Property Address)

Parcel Number: 33-01-05-05-226-131



Item 1 of 5

3 Images / 2 Sketches

Customer Name: DAVIS JAMES E

Summary Information

> Residential Building Summary

- Year Built: 1955

- Full Baths: 1

- Sq. Feet: 1,600

- Bedrooms: 2

- Half Baths: 0

- Acres: 0.359

> Commercial/Industrial Building Summary

- Yr Built: 1925

- Total Sq.Ft.: 3,148

- # of Buildings: 1

> Assessed Value: \$151,700 | Taxable Value: \$116,391

> 1 Special Assessment found

> 18 Building Department records found

> Property Tax information found

> 4 Invoices Found, Amount Due: 0.00

Important Message

[Click Here to Make An Online Payment](#)

Owner and Taxpayer Information

Owner

DAVIS JAMES E

5223 S MARTIN LUTHER

KING JR BLVD

LANSING, MI 48911-3578

Taxpayer

SEE OWNER INFORMATION

Amount Due

Current Taxes: \$9,021.70

Legal Description

LOT 19 SUPERVISORS PLAT OF PROSPERITY FARMS

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

9/30/2024

Recalculate

Tax History

⊕

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2024	Summer	\$9,021.70	\$0.00		\$9,021.70	

General Information for 2024 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$116,391	S.E.V.	\$151,700
Property Class	201 - COMMERCIAL-IMPROVED	Assessed Value	\$151,700

Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0

Base Tax	\$8,678.40	Base Paid	\$0.00
Admin Fees	\$80.53	Admin Fees Paid	\$0.00
Interest Fees	\$257.77	Interest Fees Paid	\$0.00
		Total Paid	\$0.00

Renaissance Zone

Not Available

Mortgage Code

Not Available

Tax Bill Breakdown for 2024 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$2,262.64	\$0.00
PUBLIC SAFETY	3.500000	\$407.36	\$0.00
LANS COM COLLEGE	3.769200	\$438.70	\$0.00
LANSING SCH DEBT	4.100000	\$477.20	\$0.00
LANSING SCH OPER	17.447800	\$2,030.76	\$0.00
LANSING SCH SINK	2.957500	\$344.22	\$0.00
INGHAM INTERMED	4.937800	\$574.71	\$0.00
STATE EDUCATION	6.000000	\$698.34	\$0.00
INGHAM CNTY SUM	6.780700	\$789.21	\$0.00
STORM DRAIN	0.260000	\$30.26	\$0.00
TRASH REMOVAL	0.000000	\$625.00	\$0.00
Admin Fees		\$80.53	\$0.00
Interest Fees		\$262.77	\$0.00
	69.193000	\$9,021.70	\$0.00

[Click here for a printer friendly version of Summer 2024 Tax information](#)

2023	Winter	\$1,379.02	\$0.00		\$1,379.02	** Read Note(s) Above
2023	Summer	\$7,979.04	\$0.00		\$7,979.04	** Read Note(s) Above
2022	Winter	\$1,280.72	\$0.00		\$1,280.72	** Read Note(s) Above
2022	Summer	\$7,214.72	\$0.00		\$7,214.72	** Read Note(s) Above
2021	Winter	\$1,338.21	\$0.00		\$1,338.21	** Read Note(s) Above
2021	Summer	\$6,754.01	\$0.00		\$6,754.01	** Read Note(s) Above
2020	Winter	\$1,351.41	\$0.00	02/26/2021	\$1,351.41	** Read Note(s) Above
2020	Summer	\$7,128.30	\$0.00	02/26/2021	\$7,128.30	** Read Note(s) Above
2019	Winter	\$1,199.56	\$0.00		\$1,199.56	** Read Note(s) Above

Load More Years

****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.

9/25/2024

David Ludkin
818 Call St
Lansing, MI
48906
734-276-0525

SEP30'24 3PMCLERK

Lansing City Clerk
9th Floor, City Hall
Lansing, MI
48933

RE: Claim - 818 Call St

To Whom It May Concern,

I had planned to attend the Zoom meeting earlier this month, however I had a patient present with an emergency first thing in the morning and was unable to do so. If possible, I would still like the chance to plead my case.

If at all possible I would prefer to do it on a Friday, I am scheduled out over a month and do not want to put off patient care for the meeting. If this is not possible I understand and will try to make myself available as needed.

My concern with this fine is that the amount is exorbitant. \$500 is roughly the cost to have a 2 bedroom apartment moved by professional movers so to charge it to remove a toilet seems excessive. I am also upset that I took care of the debris on the driveway that was mentioned in the notice, but was charged to remove a small amount of neatly stacked vinyl flooring from my deck which was not mentioned in the notice and was not noticeable from the street.

Instead of moving into a new development I have moved into an old neighborhood and spent tens of thousands of dollars to improve a hundred year old house. I feel like the city shouldn't be looking at ways to nickel and dime me when I am contributing to the economy and helping to revitalize a dying part of town.

Thank you for your consideration,

David Ludkin

Richmond, Renee

From: David Ludkin <dludkin@hotmail.com>
Sent: Wednesday, October 30, 2024 5:21 PM
To: Richmond, Renee
Subject: RE: [EXTERNAL] Claim Appeal - 818 Call Street

That is correct. Thanks for following up.

-David

Get [Outlook for iOS](#)

From: Richmond, Renee <Renee.Richmond@lansingmi.gov>
Sent: Wednesday, October 30, 2024 8:36:36 AM
To: David Ludkin <dludkin@hotmail.com>
Subject: RE: Claim Appeal - 818 Call Street

Good morning,

I interpret this as you are not attending the meeting on November 6th, can you please confirm. Also, please note that a determination will be made by the Committee on November 6th and then move on to City Council on November 18th.

Thank you,

Renee Richmond

City Council Administrative Assistant
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-4177 renee.richmond@lansingmi.gov

From: David Ludkin <dludkin@hotmail.com>
Sent: Tuesday, October 29, 2024 1:36 PM
To: Richmond, Renee <Renee.Richmond@lansingmi.gov>
Subject: RE: [EXTERNAL] Claim Appeal - 818 Call Street

I appreciate your multiple attempts to follow up with me.

If I'm being perfectly honest I am more concerned about the principal of the whole thing than the money. That said I don't expect that the outcome will be worth the financial cost or the inconvenience to my patients for me to take an afternoon off. I think I have presented my concerns clearly and I hope that they can be passed on. I would also like to see the perpetual garage sale on Gier Street shut down, since it was so important to the city to remove a single toilet from the back of my driveway I'd assume the entire yard covered in junk would be of concern as well.

Thanks,
David

From: Richmond, Renee <Renee.Richmond@lansingmi.gov>
Sent: Wednesday, October 23, 2024 9:03 AM
To: dludkin@hotmail.com <dludkin@hotmail.com>
Subject: FW: Claim Appeal - 818 Call Street

Good morning,

I know I gave you a deadline of November 1st at 10am, however, can you confirm you've received this email.

Thank you,

Renee Richmond

City Council Administrative Assistant
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-4177 renee.richmond@lansingmi.gov

From: Richmond, Renee
Sent: Monday, October 14, 2024 4:31 PM
To: 'dludkin@hotmail.com' <dludkin@hotmail.com>
Subject: Claim Appeal - 818 Call Street

Hello,

We are contacting you regarding your Claim Appeal for 818 Call Street. This is getting referred to the Committee on City Operations for review, the next meeting is Wednesday, October 16th but to allow you to view your schedule the next two are November 6th or Wednesday, November 20th, both are at 4:00pm.

This is an in-person meeting, please respond no later than 10:00am, Friday, November 1st, with confirmation on which date you can attend so your appointment can be secured on the agenda. Thank you, and I look forward to hearing from you.

Renee Richmond

City Council Administrative Assistant
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-4177 renee.richmond@lansingmi.gov



City of Lansing

OFFICE OF THE CITY ATTORNEY

2068

Claims Review Committee Form

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

NAME: David Ludkin DATE: 1/18/24

MAILING ADDRESS: 818 Call St EMAIL: dludkin@hotmail.com

CITY: Lansing STATE: MI ZIP CODE: 48906

TELEPHONE: Home () 734-276-0525 Work () _____

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.

ADDRESS: 818 Call St PARCEL NO. 33-01-01-03-311-151

DATE OF INCIDENT: 12/28/2023 AMOUNT YOU WERE BILLED: \$597.00

TOTAL AMOUNT YOU ARE CONTESTING: \$597.00

TYPE OF ASSESMENT: Trash removal

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.

I received a notice dated 12/01/2023 that there were 'deteriorated building materials' in my drive. The violation specifically listed 'paper/glass/plastic/metal/cardboard debris. This was in reference to a fibreglass shower that I removed to make way for a washer and dryer. I promptly removed the debris from the property. There was also at this time a neat stack on vinyl flooring on my front deck that was about 18" high. It was barely noticable from the street and the deck was not mentioned in the violation. I was leaving it there until I had someone coming with a truck to help me haul away the other trash. Becuase it wasn't mentioned in the notice I left it there.

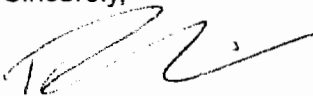
A couple weeks later I put a working toilet by my trash bins waiting to be picked up for the Habitat For Humanity Reuse store. I didn't think this would be an issue, as it was not 'debris.'

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

I feel that I am being unfairly punished as I attempted to adhere to the violation I received. If the deck had been mentioned I would have removed it immediately. I was also shocked to find out the deck was an issue since my neighbor's deck looks like the truck in the opening of the Beverly Hillbillies. I do not consider that toilet trash and hope it was donated and not thrown in a landfill. I also think \$600 to remove a toilet is pretty steep.

Since purchasing this home in April I have replaced the roof, stained the deck, and landscaped. I am a good citizen and a good neighbor. Please remove this fine. And please make my neighbors get rid of the junk on their deck.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Ludkin', with a stylized flourish at the end.

David Ludkin



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

August 27, 2024

David Ludkin
818 Call Street
Lansing, MI 48906

Re: Claim – 818 Call Street

Dear Mr. Ludkin:

Please be advised that with further review of your claim in the amount of \$597.00 regarding a trash violation at the above address, and has GRANTED a portion of your claim, in the amount of \$32.00. **Your new balance due is \$565.00.**

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release with both signatures, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

You 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.

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim #2068

RELEASE

In consideration for the payment of \$32.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release. I, **DAVID LUDKIN** (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at 818 Call Street, Lansing, Michigan.

The undersigned understands and agrees that this payment is the sole consideration for my release and is in full and complete settlement of all claims resulting from any damage. The undersigned warrants that no promise or inducement has been offered or made for my release, except as herein set forth; that this Release is executed without reliance upon any statement or representation by any of the parties released herein, or by their representatives concerning the nature and extent of any damage or injury or the legal liability therefore; and that the undersigned is of legal age and legally competent to execute this Release and accepts the full responsibility therefore.

The undersigned understands that none of the parties released admit liability of any kind and this payment and settlement in compromise is made to terminate further controversy respecting claims for damages that the undersigned has heretofore asserted or that the undersigned or his/her heirs, executors, administrators, representative or assigns might later assert.

In witness whereof, I have hereunto set my hand this _____ day of **September 2024**.

WITNESS:

CLAIMANT:

DAVID LUDKIN

Claim: 2072



2023/12/20
08:11



12/15/2023 16:00







DATE: 6/28/2024

PPN: 33 01 01 03 311 151
DATE SUBMITTED: 1/22/2024
ADDRESS OF VIOLATION: 818 CALL ST
LISTED TAXPAYER OF RECORD: LUDKIN, DAVID
OTHER TAXPAYER OF RECORD:
CLAIMANT: LUDKIN, DAVID
CLAIMANT'S ADDRESS: 818 CALL ST.

TYPE OF ACTIONS CONTESTED: TRASH REMOVAL
VIOLATION DATE: 12/01/2023
NOTIFICATION DATE: 12/01/2023
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$597.00
CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER 23-T178
12/20/2023
AMOUNT OF CLAIM: \$597.00

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: TRASH
VIOLATION
12/01/2023

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES:

This property was cited for a trash violation on 12/01/2023 with a compliance due date of 12/08/2023. The Premise Officer rechecked the property on 12/15/2023 the violations remained they were then submitted to the contractor to abate. The contractor arrived on 12/20/2023 violations were still present as noted in the contractor pictures. The notices say if any additional trash or debris are found they will be removed without additional notice. This office recommends denial of the claim.



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
818 CALL ST
LANSING, MI 48906

Violation Date: 12/01/2023
Violation Location: 818 CALL ST
Parcel No: 33-01-01-03-311-151
Compliance Due Date: December 08, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

INSPECTOR COMMENTS: debris/building materials in driveway, curb.

Violation: Deteriorated building materials

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Bryce Dawsey (517) 483 4639 Bryce.Dawsey@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

LUDKIN DAVID
818 CALL ST
LANSING, MI 48906

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Code Officer: Bryce Dawsey (517) 483 4639 Bryce.Dawsey@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 12/15/2023

TAXPAYER: LUDKIN DAVID, 818 CALL ST LANSING, MI 48906

Location of Work:

Enf Num: E23-13143

Address: 818 CALL ST
Lot No:
Description:
Parcel No: 33-01-01-03-311-151

Remove Trash and Debris

Work Authorized:

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

INSPECTOR COMMENTS: debris/building materials in driveway, curb.

Violation: Deteriorated building materials

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 3 yards

Warning Comment:

toilet at curb, appears to be a lived in property.

Submitted By: Bryce Dawsey (517) 483 4639

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

124 W MICHIGAN AVE
LANSING, MI 48933-2500

Print Date: 06/28/2024

Enforcement Number: E23-13143

Enforcement Category: Trash

Location: 818 CALL ST

Pay by Account in Full

Total Balance Due: \$0.00

LUDKIN DAVID
818 CALL ST
LANSING, MI 48906-4244

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00243364-CD	12/20/2023 1	1/27/2024 12:	\$0.00	\$597.00	<u>\$0.00</u>
Quantity	Category	Description	Billed			
1.00	Code Compliance	Trash - Admin Fee	\$265.00			
332.00	Code Compliance	Trash - Contractor Charge	\$332.00			
Total Balance Due:						\$0.00

Questions? 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(listed in the top right as "Print 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, 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. Claim 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

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericorefuse@hotmail.com

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 6266
DATE 12/27/2023

PROPERTY ADDRESS
818 Call ST

PARCEL NUMBER
33-01-01-03-311-151

city:1hour 3 yards	1	300.00	300.00
first hour and 3 cubic yards			
city:class 2	1	32.00	32.00
construction material after 3			
12/20/23			
4 yards			
bryce dawsey			
4 man crew			
1 20 yard truck			

BALANCE DUE \$332.00

818 CALL ST LANSING, MI 48906 (Property Address)

Parcel Number: 33-01-01-03-311-151



Customer Name: LUDKIN DAVID

Summary Information

> Residential Building Summary

- Year Built: 1923
- Full Baths: 2
- Sq. Feet: 1,528
- Bedrooms: 4
- Half Baths: 0
- Acres: 0.086

> Assessed Value: \$49,900 | Taxable Value: \$49,900

> Property Tax information found

> 5 Building Department records found

Item 1 of 5

[3 Images / 2 Sketches](#)

Important Message

[Click Here to Make An Online Payment](#)

Owner and Taxpayer Information

Owner

LUDKIN DAVID
818 CALL ST
LANSING, MI 48906-4244

Taxpayer

SEE OWNER INFORMATION

Legal Description

LOT 88 NORTH LAWN 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

10/25/2024

[Recalculate](#)

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	Summer	\$4,084.21	\$4,084.21	08/29/2024	\$0.00

General Information for 2024 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$49,900	S.E.V.	\$49,900
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$49,900

Tax Bill Number	No Data to Display	Last Receipt Number	00019194
Last Payment Date	08/29/2024	Number of Payments	1

Base Tax	\$4,049.69	Base Paid	\$4,049.69
Admin Fees	\$34.52	Admin Fees Paid	\$34.52
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$4,084.21	Total Paid	\$4,084.21

Renaissance Zone	Not Available	Mortgage Code	Not Available
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Taxing Authority		Millage Rate	Amount	Amount Paid
LANSING OPER		19.440000	\$970.05	\$970.05
PUBLIC SAFETY		3.500000	\$174.65	\$174.65
LANS COM COLLEGE		3.769200	\$188.08	\$188.08
LANSING SCH DEBT		4.100000	\$204.59	\$204.59
LANSING SCH OPER		17.447800	\$870.64	\$870.64
LANSING SCH SINK		2.957500	\$147.57	\$147.57
INGHAM INTERMED		4.937800	\$246.39	\$246.39
STATE EDUCATION		6.000000	\$299.40	\$299.40
INGHAM CNTY SUM		6.780700	\$338.35	\$338.35
STORM DRAIN		0.260000	\$12.97	\$12.97
TRASH REMOVAL		0.000000	\$597.00	\$597.00
Admin Fees			\$34.52	\$34.52
Interest Fees			\$0.00	\$0.00
		69.193000	\$4,084.21	\$4,084.21

[Click here for a printer friendly version of Summer 2024 Tax information](#)

2023	Winter	\$445.02	\$445.02	01/04/2024	\$0.00	
2023	Summer	\$1,709.25	\$1,709.25	08/18/2023	\$0.00	
2022	Winter	\$426.63	\$426.63	12/30/2022	\$0.00	
2022	Summer	\$1,517.77	\$1,517.77	08/24/2022	\$0.00	
2021	Winter	\$442.78	\$442.78	12/31/2021	\$0.00	
2021	Summer	\$1,461.38	\$1,461.38	08/30/2021	\$0.00	
2020	Winter	\$434.25	\$434.25	12/29/2020	\$0.00	
2020	Summer	\$1,457.91	\$1,457.91	08/20/2020	\$0.00	
2019	Winter	\$399.01	\$399.01	12/30/2019	\$0.00	

Load More Years

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1 An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified
2 Ordinance, being Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public
3 right of way and public buildings, places, and facilities; and to establish the responsibility of the
4 persons who place, or cause to be placed, any sign on public or private property; and to provide
5 that a violation of this section is a civil infraction.

6 THE CITY OF LANSING ORDAINS:

7 Section 1. That Chapter 606, Section 606.02 of the Codified Ordinances of the City of Lansing,
8 Michigan be and is hereby amended to read as follows:

9 (A) No person shall

10 (1) Place, or ~~in any manner fasten~~ cause to be placed, without prior written authorization of
11 the Director of the Public Service Department, or the director's designee, any sign (as
12 defined in the Lansing Sign Code), placard, ~~show bill or advertisement upon or against and~~
13 ~~public building or any part thereof~~ on or in any City right of way, street, alley or sidewalk,
14 or other public place.

15 (2) Place or ~~in any manner fasten~~, cause to be placed without the prior written authorization
16 of the Mayor, or the Mayor's designee, any placard, ~~show bill or advertisement sign (as~~
17 defined in the Lansing Sign Code) upon or against any public building or any part thereof,
18 or against any bridge, pole, post, fence, structure, or enclosure belonging to the City or its
19 Board of Water and Light. , ~~or upon any private building, pole, fence or structure, without~~
20 ~~first obtaining consent therefor from the owner thereof.~~

21 (3) Place or ~~in any manner fasten~~, cause to be placed, any placard, ~~show bill or advertisement~~
22 sign upon any private building, pole, post, fence, structure, or enclosure belonging to another
23 without first obtaining the consent ~~therefore from the owner thereof~~ to do so from the owner
24 or other person in lawful possession or control thereof.

1 **(B) If a violation of this section has occurred, as evidenced by the existence of the unauthorized**
2 **sign, in addition to the person placing the sign, any person designated or identified on the**
3 **sign as the sponsor or whose business, event, or product contained in the message unit of the**
4 **sign shall be presumed responsible for the violation in any proceeding for a violation of this**
5 **section.**

6 **(C) A person who violates this section shall be responsible for a municipal civil infraction. For**
7 **enforcement of this section, the authorized city official to issue a civil infraction violation,**
8 **shall be a police officer, the Director of the Public Service Department, or the director's**
9 **designee, the Director of the Parks and Recreation Department, or the director's designee,**
10 **and the Director of the Economic Development and Planning Department, or the director's**
11 **designee.**

12 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules
13 inconsistent with the provisions are repealed.

14 Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the
15 same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so
16 declared to be invalid.

17 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
18 immediate effect by City Council, and shall expire December 31, 2033.

An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs in violation of Section 606.02

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 203, Section 203.03 of the Codified Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

Municipal civil infraction citations shall be issued and served by authorized City officials as follows:

(a) The time for appearance specified in a citation shall be within a reasonable time after the citation is issued.

(b) The place for appearance specified in a citation shall be the District Court.

(c) Each citation shall be numbered consecutively and shall be in a form approved by the State Court Administrator. The original citation shall be filed with the District Court. Copies of the citation shall be retained by the City and issued to the alleged violator as provided by Section 8705 of the Act.

(d) A citation for a Municipal civil infraction signed by an authorized City official shall be treated as if it were made under oath if the violation alleged in the citation occurred in the presence of the official signing the complaint and if the citation contains the following statement immediately above the date and signature of the official:

"I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge and belief."

(e) An authorized City official who witnesses a person commit a Municipal civil infraction shall prepare and subscribe, as soon as possible and as completely as possible, an original and required copies of a citation.

(f) An authorized City official may issue a citation to a person if:

(1) Based upon investigation, the official has reasonable cause to believe that the person is responsible for a Municipal civil infraction; or

(2) Based upon investigation of a complaint by someone who allegedly witnessed the person commit a Municipal civil infraction, the official has reasonable cause to believe that the person is responsible for an infraction, and the City Attorney approves in writing the issuance of the citation.

(g) Municipal civil infraction citations shall be served by an authorized City official as follows:

(1) Except as provided in paragraph (g)(2) **or (g)(3)** hereof, an authorized City official shall personally serve a copy of the citation upon the alleged violator.

(2) If the Municipal civil infraction involves the use or occupancy of land, a building or other structure, a copy of the citation does not need to be personally served upon the alleged violator, but may be served upon an owner or occupant of the land, building or structure by posting the copy on the land or attaching the copy to the building or structure. In addition, a copy of the citation shall be sent by first class mail to the owner of the land, building or structure at the owner's last known address.

(3) If the Municipal civil infraction is issued pursuant to a violation of Section 606.02 a copy of the citation does not need to be personally served upon the alleged violator, but may be served by sending a copy of the citation by first class mail to the person named as responsible for the violation.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules inconsistent with the provisions are repealed.

1 Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the
2 same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so
3 declared to be invalid.

4 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
5 immediate effect by City Council, and shall expire December 31, 2033.

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