

Dept. of Licensing & Regulatory Affairs
FILED

MAR 23 2015 15 AP 0 1

STATE BOUNDARY COMMISSION

ANNEXATION PETITION
State Boundary Commission
Office of Land Survey and Remonumentation
Bureau of Construction Codes/LARA
Authority: 1968 PA 191

General instructions for preparation of Annexation Petition, by the owner(s) of at least 75 percent of the land in the area proposed for annexation, which consist of the following parts and forms:

Part I Map shall be labeled and prepared pursuant to State Boundary Commission General Rule 37; **attach sheets** [R123.37]

Part II Petition Certification; see page 2 [MCL117.9(7)(b)]

Part IIa Contact information; see page 3 and attach additional sheets as necessary [R123.32(1)]

Part III Legal description; shall be labeled and prepared pursuant to State Boundary Commission General Rule 37; **attach sheets** [R123.37]

Part IV Percent of Ownership Certification; see page 4 [MCL117.9(7)(b)]

Part V Deed Descriptions see page 5, **attach copy of current deed(s)** and attach additional sheets as necessary [MCL117.9(7)(b) and R123.37]

Part Va Property Owner Certification; see page 5 and attach additional sheets as necessary [MCL117.9(7)(b)]

Part VI Reason for request petitioner(s) reason(s) for the annexation request and statement indicating that the annexation meets the conditions pursuant to Section 9 of The Home Rule City Act, 1909 PA 279 [MCL117.9(7)(b)]; **no form is prescribed; attach sheets labeled "PART VI" and attach documents as required by [R123.37(9)] if applicable.**

Part VII Map shall be labeled and prepared pursuant to State Boundary Commission General Rule 37; **attach sheets** [R123.37]

The completed petition should be filed with the State Boundary Commission. This may be done in person between the hours of 8:00 a.m. and 5:00 p.m., or by mail.

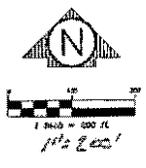
In Person:
State Boundary Commission
Office of Land Survey and Remonumentation
Bureau of Construction Codes/LARA
2501 Woodlake Circle
Okemos, MI 48864

Mail to:
State Boundary Commission
Office of Land Survey and Remonumentation
Bureau of Construction Codes/LARA
P.O. Box 30254
Lansing, MI 48909

ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART 1: MAP

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EAST-WEST 1/4 LINE
E 1/4
SEC. 7
T7N-R10E

BALDWIN ROAD

SUPERVISORS PLAT NO. 4

LAPEER ROAD (M-24)
M-24 HIGHWAY
20' P.W.

EAST SECTION LINE

SOUTH SECTION LINE

SE COR.
SEC. 7
T7N-R10E

STATE OF LAPEER
CITY BOUNDARY COMMISSION

CITY OF LAPEER

LAPEER TOWNSHIP

CITY OF LAPEER

CHURCHILL FARMS SUB.

CITY OF LAPEER

STOKES SUB.
LOT 2
LOT 3
LOT 4

#1139

#1146

#1176

LOT 15
(LOT 15-PENDING)

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2
LOT 1
55.67'
45.69'

LOT 2 LOT 31

LOT 3 LOT 30

LOT 4 LOT 29

LOT 5 LOT 28

LOT 6 LOT 27

LOT 7 LOT 26

LOT 8 LOT 25

LOT 9 LOT 24

LOT 10 LOT 23

LOT 11 LOT 22

LOT 12 LOT 21

LOT 13 LOT 20

LOT 14 LOT 19

LOT 16 LOT 18

LOT 17

LOT 32

LOT 22

LOT 21

LOT 20

LOT 19

LOT 28

LOT 23

LOT 27

LOT 24

LOT 26

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

266.0'

150.0'

150.0'

150.0'

150.0'

150.0'

150.0'

150.0'

150.0'

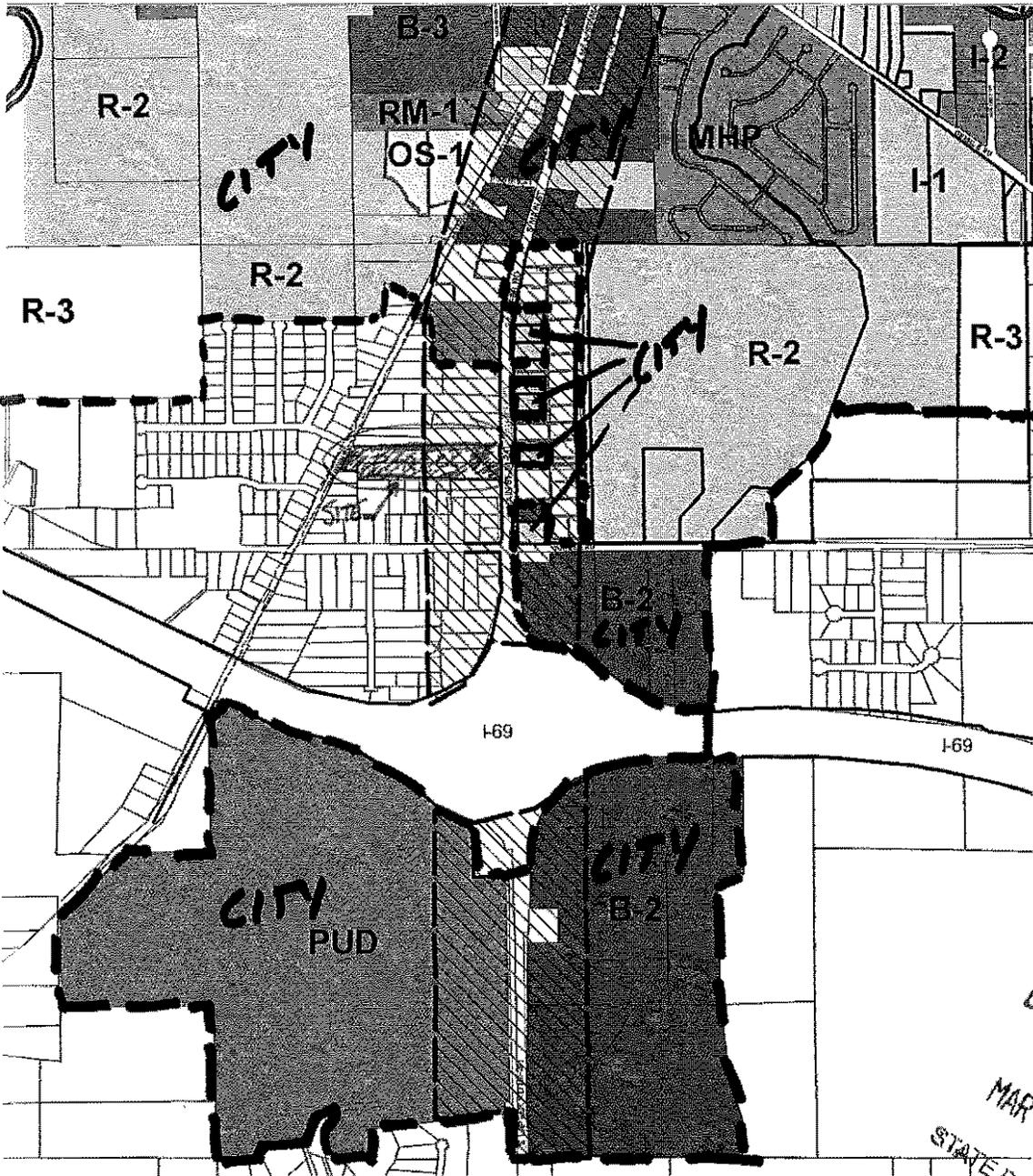
144.68'

55.67'

45.69'

CUFF DRIVE

ORCHARD DRIVE



ZONING DISTRICTS

-  R-1 SINGLE-FAMILY RESIDENTIAL
-  R-2 SINGLE-FAMILY RESIDENTIAL
-  R-3 SINGLE-FAMILY RESIDENTIAL
-  RM-1 MULTIPLE-FAMILY RESIDENTIAL
-  RM-2 MULTIPLE-FAMILY RESIDENTIAL
-  MHP MANUFACTURED HOME PARK
-  OS-1 OFFICE SERVICE
-  B-1 NEIGHBORHOOD BUSINESS
-  B-2 GENERAL BUSINESS
-  B-3 REGIONAL BUSINESS
-  CBD-1 CENTRAL BUSINESS
-  CBD-2 CENTRAL BUSINESS
-  I-1 INDUSTRIAL
-  I-2 PLANNED INDUSTRIAL
-  P-1 PARKING
-  PUD PLANNED UNIT DEVELOPMENT
-  MU MIXED-USE OVERLAY
-  M-24 OVERLAY

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ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART 2: Petition Certification

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PART II

WE, the undersigned who hold record legal title to at least 75 percent of land, exclusive of streets, as described in Part III within the township(s) of Lapeer, in the County(ies) of Lapeer, do hereby petition that the territories described in Part III be annexed to the City of Lapeer and that this annexation be considered by the State Boundary Commission pursuant to the provisions of 1909 PA 279 and 1968 PA 191.

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ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART IIa: Contact Information

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PART IIa

It is the responsibility of the petitioner(s) to furnish the State Boundary Commission with the following contact information in order for the government units to receive notice of docket material, meetings, and public hearings. The importance of accurate and current information cannot be overemphasized. Processing of a petition may be delayed if inaccuracies cause improper notice.

If the petition should involve more than one county, city, village, and/or township, place the designated government contact information on a separate sheet(s) and attach it to this form.

Petitioner: LAPEER PROPERTIES ASSOC., LLC	
Address: 25180 LAHSER ROAD	
City, State, Zip: SOUTHFIELD, MI 48034	
Telephone: 248-821-1192	Fax: 248-864-8369
E-Mail: Sahore248@Comcast.net	

City: LAPEER	Clerk: DONNA CRONCE
Address: 576 LIBERTY PARK	
City, State, Zip: LAPEER, MI 48446	
Telephone: 810-664-5231	Telephone: (fax) 810-664-2610
E-Mail: cronced@ci.lapeer.mi.us	

Village:	Clerk:
Address:	
City, State, Zip:	
Telephone:	Telephone:
E-Mail:	

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Township: LAPEER	Clerk: DAWN WALKER
Address: 1500 MORRIS ROAD	
City, State, Zip: LAPEER, MI 48446	
Telephone: 810-664-3700	Telephone: (fax) 810-667-4101
E-Mail: dwalker@lapeertownship.org	

County: LAPEER	Clerk: THERESA SPENCER
Address: 255 CLAY STREET	
City, State, Zip: LAPEER, MI 48446	
Telephone: 810-667-0356	Telephone: (fax) 810-667-0362
E-Mail: tspencer@lapeercounty.org	

ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART III: Legal Description(s)

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1139 SOUTH BALDWIN ROAD

Situated in the Township of Lapeer, County of Lapeer, Michigan:

The Westerly 600 feet of the East ½ of the Southeast quarter Section 7, Town 7 North, Range 10 East, Lapeer County, Michigan, described as: Beginning on the East line of Section North 742.80 feet from the South East Corner of said Section, thence North 88 degrees 38 minutes 1325.37 feet to East eighth line, thence North 00 degrees 19 minutes West 149.99 feet, thence South 88 degrees 38 minutes East 1326.20 feet to East line of Section; thence South 150 feet to the place of beginning, except releases of Right of Way to State of Michigan (Being part of Lots 13 and 14 Supervisor's Plat No. 4, part of Southeast ¼ Section 7 and part of Southwest ¼ Section 8 Town 7 North, Range 10 East), Lapeer Township, Lapeer County, Michigan.

AND

Commencing at the Southeast corner of Southeast quarter of Section 7, Town 7 North, Range 10 East, thence North 742.8 feet along the East line of said Section 7, thence North 88 degrees 38 minutes West 1325.37 feet to the East eighth line, thence North 0 degrees 19 minutes West 61.58 feet along said East eighth line to a point of beginning, thence North 89 degrees 11 minutes West 129.46 feet to the center line of Baldwin Road, thence North 27 degrees 58 minutes East 100 feet along the center line of said Baldwin Road thence South 89 degrees 11 minutes East 82.0 feet to the said East eighth line, thence South 0 degrees 19 minutes East 88.42 feet to the place of beginning, Lapeer County, Michigan.

AND

Beginning at the Northwest corner of Lot 1 of Stokes Subdivision as recorded in Liber 2 of Plats, Page 9, Lapeer County Records; thence South 88 degrees East 92 feet to the Northeast corner of said Lot; thence South 01 degree 17 minutes West 38 feet along the East line of said lot; thence North 65 degrees 39 minutes 46 seconds West 99.97 feet to the point of beginning.

1143 SOUTH BALDWIN ROAD

Situated in the Township of Lapeer, County of Lapeer, State of Michigan, is described as follows:

Lot 1, Stokes Subdivision, as recorded in Liber 2 of Plats, Page 9, Lapeer County Records, except beginning at the Northwest corner of Lot 1, Stokes Subdivision, as recorded in Liber 2 of Plats, Page 9, Lapeer County Records; thence South 88 degrees East 92 feet to the Northeast corner of said Lot; thence North 65 degrees 39 minutes 46 seconds West 99.97 feet to the point of beginning.

1146 SOUTH LAPEER ROAD

Situated in the Township of Lapeer, County of Lapeer, State of Michigan, is described as follows:

Part of the East half of the Southeast ¼ of Section 7, Township 7 North, Range 10 East, Lapeer Township, Lapeer County, Michigan. More particularly described as beginning on the East line of said Section 742.80 feet North of the Southeast corner of said Section, running thence North 88 degrees 38 minutes West 725.37 feet; thence north 150 feet; thence South 88 degrees 38 minutes East 725.37 feet to the East line of said Section, thence South 150 feet to the place of being commonly known as part of Lot 14 of Supervisor's Plat No. 4 as recorded in the Office of the Register of Deeds for the County of Lapeer in Liber 1 of Plats at Page 91.

1176 SOUTH LAPEER ROAD

Situated in the Township of Lapeer, County of Lapeer, State of Michigan, is described as follows:

Lot 13, Supervisor's Plat No. 4, according to the recorded plat thereof as recorded in Liber 1 of Plats, Page 91, Lapeer County Records.

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ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART IV: Percent of Ownership Certification

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PART IV

That attached hereto (in Part VI) and made a part hereof is a brief and concise written statement as to the purpose, necessity and urgency of the requested action.

That attached hereto (in Part I) and made a part hereof is a map or drawing clearly showing the territory proposed for annexation (in Part I).

That each petitioner was shown the attached map or drawing before signing the petition.

That each signer has described that land and area that each signer owns and attached the deed or copy of the deed of the described land.

That attached undersigned, first being duly sworn, deposes and says that the territory described herein (in PART III) and proposed to be annexed to the City of LAPEER contains a total land area of 9.67 acres.

[Signature]
Signature

2/27/15
Date

VIJAY SAHORE
Print Name

25180 LAHSER RD
Street Address

SOUTHFIELD MI 48033
City/State/Zip

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Subscribed and sworn before me, Vijay Sahore this
27 day of Feb., 20 15, a Notary Public in and for
Oakland County, Michigan.

[Signature]
Signature

ADITI PALIWAL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 06-18-2020
Acting in the County of Oakland

My Commission expires: 6/18/2020

PART V

The following signer holds legal title to land having an area of 9.67 acres which is located within the territory proposed to be annexed and is described as attached

See Part III for legal descriptions
PART Va

The undersigned, first being duly sworn, deposes and says that he/she holds record title to land he/she has described in PART V which is within the area described in PART III, and, to his/her best knowledge and belief the statements contained in the petition are true.

Signature [Handwritten Signature] Date 2/27/15

Print Name VIJAY SAHORE

Street Address 25180 LAHORE RD

City/State/Zip SOUTHFIELD MI 48033

Subscribed and sworn before me, Vijay Sahore this 27 day of Feb., 2015, a Notary Public in and for Oakland County, Michigan.

Signature [Handwritten Signature]

My Commission expires: 6/18/2020

ADITI PALIWAL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 06-18-2020
Acting in the County of Oakland

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ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART V: Deed Descriptions

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Chicago Title Insurance Company

11435.
BALDWIN

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

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

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

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed shall issue, whichever first occurs, provided the failure to issue the policy or policies is not the fault of the Company.

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

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

Countersigned: Summit B. Falchetti
Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY

By: Robert M. Papp

ATTENT: _____ President

Secretary

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Schedule A

1. Commitment Effective Date: 01/03/2014

2. Policy (or Policies) to be issued:	Amount
(a) Owner's Policy	\$71,500.00

Proposed Insured: LAPEER PROPERTY ASSOCIATES LLC	
(b) Loan Policy	\$0.00
Proposed Insured: , its successors and/or assigns as their interest may appear	

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

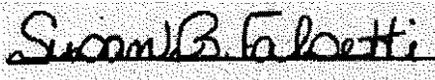
CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc.

4. The land referred to in this Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof

Tax ID: 012-600-001-00

ServiceLink, LLC



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Valid only if Schedule B and Cover
are attached
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**Schedule B - Section I
Requirements**

1. Documents satisfactory to the Company, creating the estate or interest to be insured must be executed and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. The Company requires the payment of all taxes and assessments and any penalties and interest, due and payable at closing.
5. The Company must be notified of all parties being added to title, prior to the loan closing. A judgment search must be completed for any parties being added to title. The Company reserves the right to add additional requirements and/or exceptions as may be deemed necessary, upon review of the judgment search.
6. NOTE: Loan amount and title premium are to be determined. Please contact the Company with a loan amount in order to receive a premium quote.
7. Properly drafted and executed owner's affidavit from an authorized representative of CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc..
8. Record instruments conveying or encumbering the estate or interest to be insured, briefly described:

Properly drafted and executed Deed from an authorized representative of CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc. to new buyer/s. NOTE: MARITAL STATUS MUST BE SHOWN ON THE NEW DEED.

Properly drafted and executed Deed of Trust from new buyer/s and spouse(s), if any, to new lender, securing a lien in an amount to be determined. NOTE: Marital status must be stated on the Deed of Trust of Trust Document.

ANY DEED PREPARED IN CONNECTION WITH THIS TRANSACTION MUST INCLUDE THE RELATIONSHIP OF GRANTOR AND GRANTEE IN ORDER TO DETERMINE THE APPLICABILITY OF TRANSFER TAXES, IF ANY.

9. Submit evidence satisfactory to the Company that any borrower entitled to notice under MCLA 600.3204(4), has been served as required and that all the provisions of MCLA 600.3205a, 600.3205b and 600.3205c have been complied with, if applicable.
10. The Company requires a signed Notice of Availability of Owners Title Insurance from the buyer/Borrower acknowledging their acceptance or refusal of coverage Note: this requirement only applies to purchase transactions not a re-fi or home equity where the borrower already owns the property.
11. Copy of the sale agreement between CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc., seller(s) and buyer(s) prior to closing the new loan.

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**Schedule B - Section I
Requirements**

12. If title is evidenced in the name of a Limited Liability Company, the following is required:
- a) A certified true copy of the Articles of Organization on file with the state in which the Limited Liability Company is organized and all amendments thereto;
 - b) A certified true copy of the Certificate of Organization of the Limited Liability Company;
 - c) A current Certificate of Good Standing for the Limited Liability Company issued by the state in which the company is organized;
 - d) A certified true list of the current members of the Limited Liability Company;
 - e) A certified true copy of any operating agreement and all amendments thereto together with a certification that there is no other operating agreement written or oral; or if there is no agreement, a certification that there is none;
 - f) The company requires satisfactory evidence in the form of an affidavit which states that the member executing the deed or mortgage is not a debtor in a bankruptcy proceeding.

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**Schedule B - Section II
Exceptions**

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Rights or claims of parties in possession not shown by the public records.
7. 2013 Summer Taxes are Paid in the amount of \$277.57. Taxes accruing in the current year. Tax ID 012-600-001-00. NOTE: CONTACT LOCAL TAX AUTHORITIES FOR EXACT AMOUNTS DUE, PRIOR TO LOAN CLOSING.
8. 2013 Winter Taxes are Open in the amount of \$286.84 due 02/14/2014. Taxes accruing in the current year. Tax ID 012-600-001-00. NOTE: CONTACT LOCAL TAX AUTHORITIES FOR EXACT AMOUNTS DUE, PRIOR TO LOAN CLOSING.
9. 2012 Property has Well & Septic System.
10. The following note is for informational purposes only:

The following deed (s) affecting said land were recorded within the last (24) months of the date of this report, are as follows:

GRANTOR: DEPUTY SHERIFF IN AND FOR LAPEER COUNTY
GRANTEE: CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO ABN AMRO
MORTGAGE GROUP INC.
RECORDED: 03/29/2013 IN LIBER 2632 PAGE 829.

11. Subject to restrictions as set forth in Liber 252 of Deeds at Page 218.
12. Subject to all matters as set forth in Plat Liber 2 Page 9, in LAPEER County Records.
13. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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TOWNSHIP OF LAPEER

TAX CERTIFICATION
TAX SUMMARY FOR CALENDAR YEAR 2013

School: 44010

Property #: 44-012-600-001-00

TOWNSHIP OF LAPEER TREASURER
1500 MORRIS RD.
LAPEER, MI 48446
810-664-3700

SITE ADDRESS:
1143 BALDWIN RD

SEV 30,600
AV 30,600
TAXV 28,078

CITIMORTGAGE INC
1000 TECHNOLOGY DR
O FALLON MO 63366

Mortgage Company of Record:
FIRST

Prop Type :
PRE/MBT %: 100

Summer Tax Bill

Winter Tax Bill

TAX TYPE	TAX AMOUNT
SET	168.46
COUNTY	106.37

TAX TYPE	TAX AMOUNT
911	21.05
MCF	9.26
SENIORS	7.01
VETERANS	2.80
GLTA	7.01
LAPEER LIBRARY	25.27
LAPEER ISD	82.25
LAPEER OPER	0.00
LAPEER DEBT	84.23
TOWNSHIP TAX	45.12
SCHOOL OPER FC	0.00

TOTAL TAXES	274.83
ADMIN FEE	2.74
INTEREST	0.00
TOTAL BILL	277.57

TOTAL TAXES	284.00
ADMIN FEE	2.84
INTEREST	0.00
TOTAL BILL	286.84

SUMMER
TOTAL PAID: 277.57
DATE PAID : 09/16/2013

WINTER
TOTAL PAID: 286.84
DATE PAID : 12/30/2013

DESCRIPTION

SEC 7 T7N R10E STOKES' SUBDIVISION LOT 1 AS
RECORDED IN LIBER 2 OF PLATS PAGE 9 LAPEER COUNTY
RECORDS; EXCEPT BEGINNING AT THE NW CORN OF LOT 1;
*** BALANCE OF LEGAL DESCRIPTION ON FILE ***

Date Prepared: 01/09/2014

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1143 Baldwin Rd, Lapeer, MI 48446-3011, Lapeer County

Owner Information

Owner Name:	Citimortgage Inc	Taxpayer Zip:	63368
Taxpayer Address:	1000 Technology Dr	Taxpayer Address ZIP + 4 Code:	2239
Taxpayer Address City & State:	O Fallon, MO		

Location Information

School District:	101011	Property Carrier Route:	C009
School District Name:	Lapeer	City/Village/Township:	Lapeer Twp
Subdivision:	Stokes Sub	Township:	07N
Census Tract:	3380.00	Section:	7
Property Zip:	48446	Range:	10E
Zip + 4:	3011	Lot #:	1

Tax Information

Property ID:	01260000100	Summer Tax:	\$278
Assessment Year:	2013	Winter Tax Year:	2012
Total Assessed Value:	\$30,600	Advalorem Winter Tax:	\$277
State Equalized Value (SEV):	\$30,600	Winter Tax:	\$280
Capped Value:	\$28,078	Prior Summer Tax Year:	2012
Taxable Value:	\$28,078	Prior Year Summer Tax:	\$271
Tax Year:	2013	Prior Year Winter Tax:	\$264
Annual Tax:	\$278	Prior Year Tax Amount:	\$551
Summer Tax Year:	2013	Exemption(s):	Homestead
Advalorem Summer Tax:	\$275	Homestead Percent:	100%
Legal Description:	SEC 7 T7N R10E STOKES' SUBDIVISION LOT 1 AS RECORDED IN LIBER 2 OF PLATS PAGE 9 LAPEER COUNTY RECORDS; EXCEPT BEGINNING AT THE NW CORN OF LOT 1; TH S88 DEG E 92 FT TO THE NE CORN OF SAID LOT; TH S 1 DEG 17 MIN W 38 FT ALONG THE E LINE OF SAID LOT; TH N 65 DEG 39 MIN 46 SEC W 99.97 FT TO POB. LEGAL CORRECTED 2/6/13 PER W/D L686;P448 DATED 4/23/90. RCK		

Characteristics

Acres:	0.44	Total Baths:	MLS: 1.1
Lot Sq Ft:	19,166	MLS Total Baths:	1.1
Basement Type:	MLS: Basement	Full Baths:	MLS: 1
Living Area Sq Ft:	MLS: 960	Half Baths:	MLS: 1
Year Built:	MLS: 1966	Garage Capacity:	MLS: 2
Stories:	MLS: 1	Land Use - CoreLogic:	SFR
Bedrooms:	MLS: 3	Property Category:	Rs

Estimated Value

RealAVM™(1):	\$86,429	Confidence Score:	63
RealAVM™ Range:	\$62,229 - \$110,629	Forecast Standard Deviation:	28
Value As Of:	12/06/2013		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

Listing Information

MLS List Number:	213203366	MLS List Price:	\$58,900
MLS Status:	Active	MLS Original Price:	\$58,900
MLS Status Date:	12/11/2013	MLS List. Agent:	280167-Ray Megie
MLS List Date:	12/11/2013	MLS List. Office:	Realty Executives Main St LLC

Last Market Sale & Sales History

Owner Name: Citimortgage Inc

Recording Date	03/29/2013
Document Date (Sales History)	03/20/2013
Sale Price	\$74,800
Grantee	Citimortgage
Grantor	Deputy Sheriff Of Monroe County
Liber/Page	2632-829
Deed Type	Sheriff's Deed

Mortgage History

Mortgage Date	07/07/2008	07/31/2001
Mortgage Amount	\$25,000	\$108,097

Dept. of Licensing & Regulatory Affairs
FILED
 MAR 23 2015 15 AP 0 1
 STATE BOUNDARY COMMISSION

11413 Baldwin Rd



Exhibit "A" Legal Description

All that certain parcel of land situate in the Township of Lapeer, County of Lapeer, State of Michigan, being known and designated as follows:

Lot 1, Stokes Subdivision, as recorded in Liber 2 of Plats, Page 9, Lapeer County Records, except beginning at the Northwest corner of Lot 1, Stokes Subdivision, as recorded in Liber 2 of Plats, page 9, Lapeer County Records; thence South 88 degrees East 92 feet to the Northeast corner of said Lot; thence South 1 degrees 17 minutes West 38 feet along the East line of said Lot; thence North 65 degrees 39 minutes 46 seconds West 99.97 feet to the point of beginning.

Tax ID: 012-600-001-00

Parcel 1

Dept. of Licensing & Regulatory Affairs
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MAR 23 2015 15 AP 0 1
STATE BOUNDARY COMMISSION

1139 S. BROWN

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

File No.: 13-53002

Revision No: 1

- Commitment Date: March 22, 2013
- Policy (or Policies) to be issued:

	<u>Policy Amount</u>
a. <input checked="" type="checkbox"/> ALTA Owner's Policy of Title Insurance (6-17-06)	\$150,000.00
<input type="checkbox"/> ALTA Homeowner's Policy of Title Insurance (2-3-10)	
Proposed Insured: Lapeer Property Associates, LLC	
b. <input type="checkbox"/> ALTA Loan Policy of Title Insurance (6-17-06)	\$
<input type="checkbox"/> ALTA Expanded Coverage Residential Loan Policy EAGLE (7-26-10)	
Proposed Insured:	
c. (Identify form used)	\$
Proposed Insured:	

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date by:
Calvin F. Rossman, Trustee of the Calvin F. Rossman Living Trust dated April 15, 2008

4. The land referred to in this Commitment is described as follows:
See Schedule C attached hereto and made a part hereof.

Dept. of Licensing & Regulatory Affairs
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 MAR 23 2015 15 AP 0 1
 STATE BOUNDARY COMMISSION

By: 

 Authorized Countersignature
 (This Schedule A valid only when Schedule B is attached)


CISLO TITLE COMPANY
 Title Insurance & Escrow Services
 1122 S. Lapeer Rd Suite A • Lapeer, MI 48446
 Phone: (810) 245-6950 • Fax: (810) 245-6951
 www.cislotitle.com

Title Officer: Lynn Kruger
Created by: Lynn Kruger

 First American Title	Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI	

File No.: 13-53002

Revision No: 1

REQUIREMENTS

The following requirements must be satisfied:

1. Pay the agreed amounts for the Title and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the Land and/or the mortgagor to be insured must be signed, delivered and recorded:
 - a. Submit "Affidavit by Seller or Borrower" (Residential Property) or "Affidavit by Owner" (Commercial Property), Form No. 47.019.0-023. Additional requirements may be made or exceptions taken for matters disclosed therein
 - b. If Calvin F. Rossman shown on recorded Certificate of Trust is the current Trustee(s) of the Calvin F. Rossman Living Trust dated April 15, 2008 and any amendments thereto as disclosed by the Certificate of Trust Existence and Authority recorded in Liber 2326, Page 386, Lapeer County Records submit an Affidavit stating that the Trust Agreement remains in full force and effect and that any amendments to the Trust Agreement do not change the powers of the Trustee(s) relating to real property. (Copy of Affidavit Attached for Review)
 - c. Warranty Deed from Calvin F. Rossman, Trustee of the Calvin F. Rossman Living Trust dated April 15, 2008 and any amendments thereto to Lapeer Property Associates, LLC.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements relating to the interest or the loan.
5. Pay unpaid taxes and assessments unless shown as paid:
 - a. 2013 Summer Taxes in the amount of \$426.15 are PAID UNPAID.
 - b. 2013 Winter Taxes in the amount of \$1224.04 are PAID UNPAID.
 - c. Property Address: 1139 Baldwin Road, Lapeer, Michigan 48446
 - d. Tax Parcel No.: 012-640-014-00
 - e. 2013 State Equalized Value: \$49,800.00
 - f. 2013 Taxable Value: \$49,800.00
 - g. Principal Residence Exemption: 0%
 - h. Special Assessments: None

The amounts shown as unpaid may not include collection fees, penalties or interest.

End of Schedule BI

Dept. of Licensing & Regulatory Affairs
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 MAR 23 2015 '15 AP 0 1
 STATE BOUNDARY COMMISSION

 First American Title	Commitment for Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule BII	

File No.: 13-53002

Revision No: 1

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
5. Taxes and assessments not due and payable at Commitment Date.
6. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
7. Easements disclosed by the subdivision plat.
8. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

End of Schedule B II

Dept. of Licensing & Regulatory Affairs
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 MAR 23 2015 15 AP 0 1
 STATE BOUNDARY COMMISSION

 First American Title	Commitment for Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule C	

File No.: 13-53002

Revision No: 1

LEGAL DESCRIPTION

Situated in the Township of Lapeer, County of Lapeer, State of MI:

The Westerly 600 feet of the East ½ of the Southeast quarter Section 7, Town 7 North, Range 10 East, Lapeer County, Michigan, described as: Beginning on the East line of Section North 742.80 feet from the South East corner of said Section, thence North 88 degrees 38 minutes 1325.37 feet to East eighth line, thence North 0 degrees 19 minutes West 149.99 feet, thence South 88 degrees 38 minutes East 1326.20 feet to East line of Section; thence South 150 feet to the place of beginning, except releases of Right of Way to State of Michigan (Being part of Lots 13 and 14 Supervisor's Plat No. 4, part of Southeast ¼ Section 7 and part of Southwest ¼ Section 8 Town 7 North, Range 10 East), Lapeer Township, Lapeer County, Michigan.

AND

Commencing at the Southeast corner of Southeast quarter of Section 7, Town 7 North, Range 10 East, thence North 742.8 feet along the East line of said Section 7, thence North 88 degrees 38 minutes West 1325.37 feet to the East eighth line, thence North 0 degrees 19 minutes West 61.58 feet along said East eighth line to a point of beginning, thence North 89 degrees 11 minutes West 129.46 feet to the center line of Baldwin Road, thence North 27 degrees 58 minutes East 100 feet along the center line of said Baldwin Road thence South 89 degrees 11 minutes East 82.0 feet to the said East eighth line, thence South 0 degrees 19 minutes East 88.42 feet to the place of beginning, Lapeer County, Michigan.

AND

Beginning at the Northwest corner of Lot 1 of Stokes Subdivision as recorded in Liber 2 of Plats, Page 9, Lapeer County Records; thence South 88 degrees East 92 feet to the Northeast corner of said Lot; thence South 1 degree 17 minutes West 38 feet along the East line of said lot; thence North 65 degrees 39 minutes 46 seconds West 99.97 feet to the point of beginning.

End of Schedule C

Dept. of Licensing & Regulatory Affairs
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 MAR 23 2015 15 AP 0 1
 STATE BOUNDARY COMMISSION



First American Title

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Exhibit A

File No: 13-53002

The following are the maximum dollar amount limits of liability for the covered risks identified and which will be attached to and made part of the ALTA Homeowner's Policy to be issued herein:

Covered Risk Number	Your Deductible Amount	Company's Maximum Dollar Limit of Liability
16 (Subdivision Law Violation)	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
18 (Building Permit)	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
19 (Zoning)	1% of Policy Amount Shown in Schedule A or \$5,000	\$25,000
21 (Encroachment of Boundary Walls or Fences)	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

Dept. of Licensing & Regulatory Affairs
FILED

MAR 23 2015 15 AP 0 7

STATE BOUNDARY COMMISSION



First American Title

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Privacy Policy

File No: 13-53002

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 you provide to us. Therefore, together with our parent company, The First American Corporation, 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. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

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 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 the 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. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with which we or our affiliated companies have joint marketing agreements.

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 and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Department of Licensing & Regulatory Affairs
FILED
MAR 23 2015 15 AP 07
STATE BOUNDARY COMMISSION

File No: 13-53002

Purpose of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Cislo Title Company** and its affiliates.

Types of Information

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

Use of Information

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

Confidentiality and Security

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 '15 AP O 1
STATE BOUNDARY COMMISSION

Visit our World-Wide Web site at: <http://www.stewart.com>

1176 S. LAPER

POLICY OF TITLE INSURANCE ISSUED BY

STEWART TITLE GUARANTY COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of the date of Policy shown in Schedule A.

**STEWART TITLE
GUARANTY COMPANY**

Stewart Morris Jr.
Chairman of the Board

Malcolm S. Morris
President

Countersigned:

Donald S. Schuff
Authorized Signatory



Dept. of Licensing & Regulatory Affairs
FILED

MAR 23 2015 '15 AP 0 1

STATE BOUNDARY COMMISSION

Company

City, State

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the Insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

Page 1 of
Policy
Serial No.

0-9993- 2828935

**STEWART TITLE
GUARANTY COMPANY**

SCHEDULE A

Order No: L-56539

Policy No: O-9993-2828935

Issued with: M-9994-6028682

Date of Policy: September 5, 2002 at 11:19 am

Loan No:

Amount of Insurance: \$230,000.00

Premium: \$1,015.00

1. Name of Insured:

LAPEER PROPERTIES ASSOC., L.L.C.

2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

LAPEER PROPERTIES ASSOC., L.L.C.

4. The land referred to in this policy is described on the CONTINUATION PAGE.

Countersigned

BY: *Donald H. Schubert*
Authorized Signatory
Lapeer County Abstract and Title Co.
Company
Lapeer, Michigan
City, State

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION

LAPEER COUNTY ABSTRACT & TITLE CO.
194 W. NEPESSING
LAPEER, MI 48446
Phone: (810) 664-9951 Fax: (810) 664-8331
Case Number: L-56539

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That RAYMOND H. KRAMER and RUBY N. KRAMER, husband and wife

whose address is 6669 ANDERSONVILLE ROAD, CLARKSTON, MI 48346

Convey(s) and Warrant(s) to LAPEER PROPERTIES ASSOC., L.L.C.

whose address is 1476 HIGHPOINT CT., ROCHESTER, MI 48306

the following described premises situated in the TOWNSHIP of LAPEER, County of LAPEER and State of Michigan, to-wit:

SEE LEGAL DESCRIPTION ON ATTACHED CONTINUATION PAGE

Commonly known as: 1176 S. LAPEER RD., LAPEER, MI, 48446

for the full consideration of \$230,000.00

subject to easements, restrictions and reservations, if any

Tax I.D. Number: 44-012-640-013-00

Dated 22nd of August 2002.

Witnesses:

Signed by:

Raymond H. Kramer
RAYMOND H. KRAMER

Ruby N. Kramer
RUBY N. KRAMER

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 15 AP 0 1
STATE BOUNDARY COMMISSION

State of Michigan
County of Lapeer

The foregoing instrument was acknowledged before me this 22nd of August 2002 by RAYMOND H. KRAMER and RUBY N. KRAMER, husband and wife

My commission expires: 1/31/2004

Beverly J. Tedesco
Lapeer
Notary Public
County, Michigan

Drafted by: DEBBIE TASKILA
Lapeer County Abstract & Title Company
194 W. Nepeessing Street
Lapeer, MI 48446
under the direction of RAYMOND H. KRAMER
After recording return to: GRANTEE
L-56539 2ND REVISION

CONTINUATION PAGE

Land in the Township of Lapeer, Lapeer County, Michigan, described as:

Lot 13, Supervisor's Plat No. 4, according to the recorded plat thereof as recorded in Liber 1 of Plats, Page 91, Lapeer County Records.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dept. of Licensing & Regulatory Affairs
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MAR 23 2015 '15 AP 0 1

STATE BOUNDARY COMMISSION



RECORDS ON
COMMISSIONER OF
LAPSEER COUNTY REGISTER OF DEEDS



APR 2012

PAGE 701

RECEIVED 6888, STATION 2
BUY CLAIM

QUIT CLAIM DEED
STATUTORY FORM



KNOW ALL MEN BY THESE PRESENTS: That **LAPSEER PROPERTIES ASSOC., L.L.C.**

whose address is **1476 Highpointe Court, Rochester, MI 48306**

Quit Claim to **LAPSEER PROPERTY ASSOCIATES, L.L.C.**

whose address is **1476 Highpointe Court, Rochester, MI 48306**

the following described premises situated in the Township of Lapseeur County of Lapseeur

Lot 13, SUPERVISOR'S PLAN NO. 1, according to the recorded plat thereof as recorded in Liber 1 of Plats, Page 91, Lapseeur County Records. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used

Commonly known as: **1175 S. Lapseeur Road, Lapseeur, Michigan 48446**
PER: 44-012-640-013-00

together with all and singular the tenements, hereditaments and appurtenances thereto in anywise lawfully attached to the premises hereinafter described.

Dept. of Licensing & Regulatory Affairs
FILED

MAR 23 2015 '15 AP 0 1

STATE BOUNDARY COMMISSION

Dennis W. Green, Member

STATE OF MICHIGAN
COUNTY OF MICHIGAN

Notary Public, Lapseeur County, MI

When Recorded Return To: Walter J. Czekowski	Sent Subsequent Tax Bills To: COMPTROLLER	Drafted by: Walter J. Czekowski
Customer Line: MI 48018-1232 (586) 784-1480		Business Address: 26224 Van Dyke Avenue CANTON LIAISON, MI 48015-1232
Tax Parcel #: 44-012-640-013-00	Recording Fee:	Revenue Stamps:

ALTA COMMITMENT
SCHEDULE A

11465. Lapeer

Commitment No.: 12-48630
Revision No.: 0

- 1. Effective Date: August 24, 2012 at 8:00 am
- 2. Policy or Policies to be issued:
(a) ALTA Owner's Policy Policy Amount \$ 225,000.00

Proposed Insured:

Lapeer Property Associates LLC, a Michigan Corporation

- 3. *Fee Simple* interest in the land described in this Commitment is owned, at the Commitment Date, by:

Keith C. Morey and Brenda S. Morey, husband and wife

- 4. The *land* referred to in this Commitment, situated in the Township of Lapeer, County of Lapeer, State of Michigan, is described as follows:

Part of the East half of the Southeast ¼ of Section 7, Township 7 North, Range 10 East, Lapeer Township, Lapeer County, Michigan described as beginning on the East line of said Section 742.80 feet North of the Southeast corner of said Section; running thence North 88 degrees 38 minutes West 725.37 feet; thence north 150 feet; thence South 88 degrees 38 minutes East 725.37 feet to the East line of said Section, thence South 150 feet to the place of being commonly known as part of Lot 14 of Supervisor's Plat No. 4 as recorded in the office of the Register of Deeds for the County of Lapeer in Liber 1 of Plats at Page 91.

End of Schedule A



CISLO TITLE COMPANY

Title Insurance & Escrow Services

1122 S. Lapeer Rd Suite A • Lapeer, MI 48446

Phone: (810) 245-6950 • Fax: (810) 245-6951

Agent for

First American Title Insurance Company

Dept. of Licensing & Regulatory Affairs
FILED

MAR 23 2015 '15 AP 0 1

STATE BOUNDARY COMMISSION

Examined by: Lynn Kruger
Typed by: Lynn Kruger

LOT 14 of SUPERVISOR'S PLAT 4

**SCHEDULE B - SECTION I
REQUIREMENTS**

Commitment No.: 12-48630
Revision No.: 0

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded:
 - 1. Submit "Affidavit by Seller or Borrower" (Residential Property) or "Affidavit by Owner" (Commercial Property), Form No. 47.019.0-023. Additional requirements may be made or exceptions taken for matters disclosed therein.
 - 2. Record Deed from Keith C. Morey and Brenda S. Morey, husband and wife to Lapeer Property Associates LLC.
 - 3. Record Discharge(s) of Mortgage(s) excepted on Schedule B – Section II
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- (e) Pay unpaid taxes and assessments unless shown as paid:

2012 Summer Taxes in the amount of \$656.45 are PAID.
2011 Winter Taxes in the amount of \$1823.32 are PAID.
Tax Parcel Identification: 012-640-014-50
Property Address: 1146 S Lapeer Rd, Lapeer, MI 48446
2012 State Equalized Value: \$66,400.00

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

Special Assessments, sewer and water connection and service charges are not examined

End of Schedule B-I

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 15 AP 0 1
STATE BOUNDARY COMMISSION

**SCHEDULE B - SECTION II
EXCEPTIONS**

Commitment No.: 12-48630
Revision No.: 0

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
4. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
5. Taxes and Assessments not due and payable at Commitment Date.
6. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
7. A Mortgage for \$60,765.00 executed by Keith C. Morey and Brenda S. Morey, husband and wife to Dort Federal Credit Union dated May 11, 2004 and recorded June 11, 2004 in Liber 1917, page 578, Lapeer County Records.
8. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

End of Schedule B-II

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION

Purpose of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Cislo Title Company and its affiliates.

Types of Information

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

Use of Information

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

Confidentiality and Security

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION

**ALTA COMMITMENT
SCHEDULE A**

Commitment No.: 12-48630
Revision No.: 0

1. **Effective Date:** August 24, 2012 at 8:00 am
2. **Policy or Policies to be issued:**
 - (a) ALTA Owner's Policy Policy Amount \$ 225,000.00

Proposed Insured:

Lapeer Property Associates LLC, a Michigan Corporation
3. *Fee Simple* interest in the land described in this Commitment is owned, at the Commitment Date, by:

Keith C. Morey and Brenda S. Morey, husband and wife
4. The *land* referred to in this Commitment, situated in the Township of Lapeer, County of Lapeer, State of Michigan, is described as follows:

Part of the East half of the Southeast ¼ of Section 7, Township 7 North, Range 10 East, Lapeer Township, Lapeer County, Michigan described as beginning on the East line of said Section 742.80 feet North of the Southeast corner of said Section, running thence North 88 degrees 38 minutes West 725.37 feet; thence north 150 feet; thence South 88 degrees 38 minutes East 725.37 feet to the East line of said Section, thence South 150 feet to the place of being commonly known as part of Lot 14 of Supervisor's Plat No. 4 as recorded in the office of the Register of Deeds for the County of Lapeer in Liber 1 of Plats at Page 91.

End of Schedule A



Agent for
First American Title Insurance Company

Examined by: Lynn Kruger
Typed by: Lynn Kruger

Dept. of Licensing & Regulatory Affairs
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MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION

**SCHEDULE B - SECTION I
REQUIREMENTS**

Commitment No.: 12-48630
Revision No.: 0

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded:
 - 1. Submit "Affidavit by Seller or Borrower" (Residential Property) or "Affidavit by Owner" (Commercial Property), Form No. 47.019.0-023. Additional requirements may be made or exceptions taken for matters disclosed therein.
 - 2. Record Deed from Keith C. Morey and Brenda S. Morey, husband and wife to Lapeer Property Associates LLC.
 - 3. Record Discharge(s) of Mortgage(s) excepted on Schedule B – Section II
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- (e) Pay unpaid taxes and assessments unless shown as paid:

2012 Summer Taxes in the amount of \$656.45 are PAID.
2011 Winter Taxes in the amount of \$1823.32 are PAID.
Tax Parcel Identification: 012-640-014-50
Property Address: 1146 S Lapeer Rd, Lapeer, MI 48446
2012 State Equalized Value: \$66,400.00

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

Special Assessments, sewer and water connection and service charges are not examined.

End of Schedule B-I

Dept. of Licensing & Regulatory Affairs
FILED

MAR 23 2015 15 AP 0 1

STATE BOUNDARY COMMISSION

**SCHEDULE B - SECTION II
EXCEPTIONS**

Commitment No.: 12-48630
Revision No.: 0

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
4. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
5. Taxes and Assessments not due and payable at Commitment Date.

6. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
7. A Mortgage for \$60,765.00 executed by Keith C. Morey and Brenda S. Morey, husband and wife to Dort Federal Credit Union dated May 11, 2004 and recorded June 11, 2004 in Liber 1917, page 578, Lapeer County Records.
8. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

End of Schedule B-II

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MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION

Purpose of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Cislo Title Company and its affiliates.

Types of Information

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

Use of Information

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

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Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 15 AP 0 1
STATE BOUNDARY COMMISSION

ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART VI: Reason for Request

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION

ANNEXATION PETITION BY OWNERS OF AT LEAST 75% OF THE LAND

The 9.67 acres, consisting of four (4) parcel, proposed for annexation from Lapeer Township to the City of Lapeer Is located approximately 728 feet south of the City boundary and immediately adjacent to the "Annexation by Choice" area. The "Annexation by Choice" area is a tract of land in Lapeer Township that allows any property owner to be annexed into the City of Lapeer by a simple request. Several properties in the "Choice" area have been annexed into the City, including property located directly across M-24.

The proposed annexation parcel is located on State Highway, M-24, and in an area of recent commercial development. The most recent traffic count on M-24 in front of the parcels is 26,500. With the exception of Interstate-69, this is the most travelled roadway in the County of Lapeer by a significant margin.

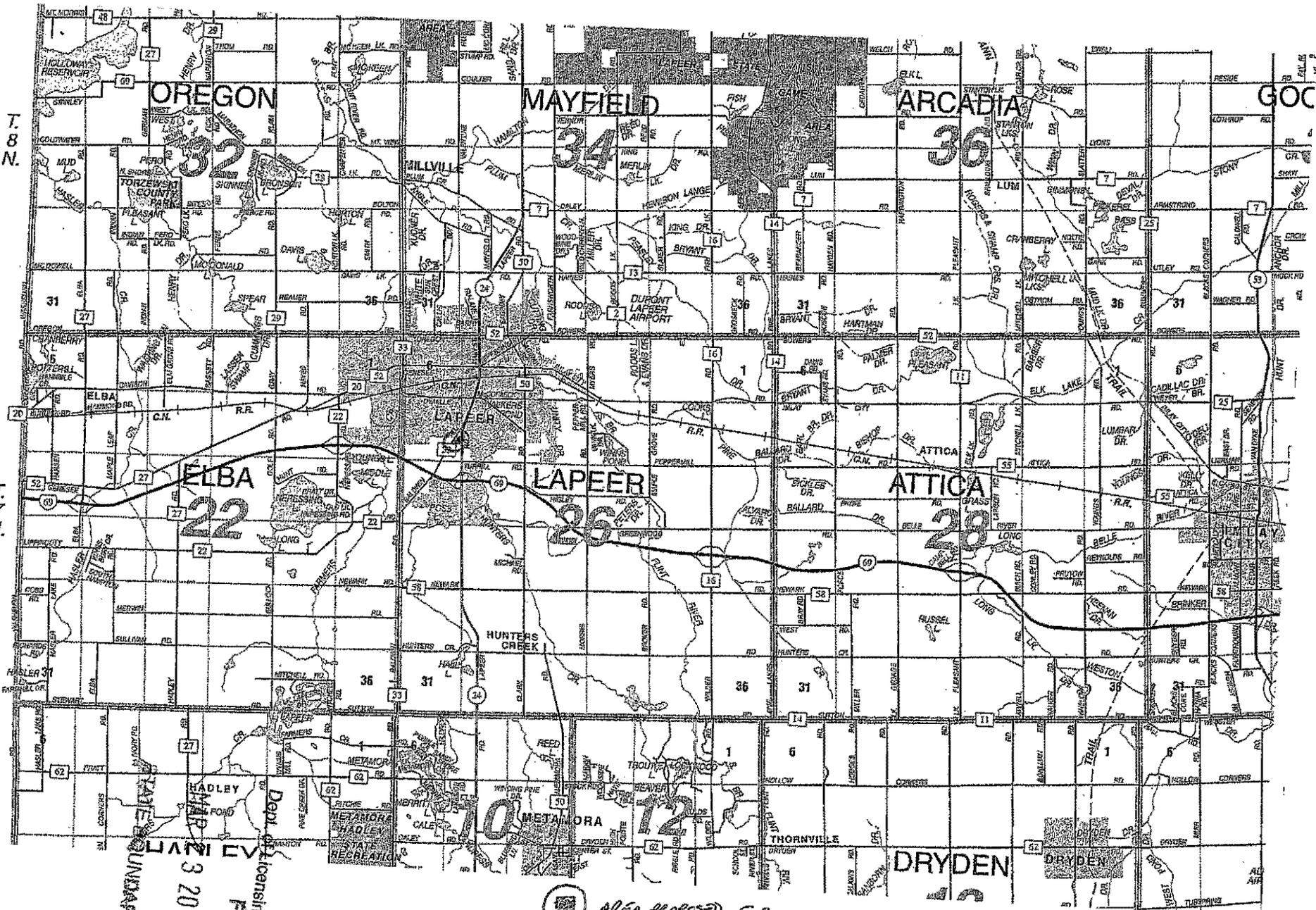
The four (4) parcels of land, owned entirely by Lapeer Properties Association, LLC, are proposed to be developed as a commercial complex. The availability of the City fire department and larger, full service police department would also benefit the commercial development. There is only a single Township police officer on staff.

Lapeer Township does not have the ability to provide public water and sewer service to the property for the development. The City of Lapeer is the only municipality with the infrastructure to provide both water and sewer to the properties. Without those services, the development of the property cannot proceed and the community would be denied a quality commercial development on the highest traffic corridor in the County.

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION

ANNEXATION PETITION
LAPEER PROPERTIES ASSOCIATES, LLC
PART VII: Map

Dept. of Licensing & Regulatory Affairs
FILED
MAR 23 2015 '15 AP 0 1
STATE BOUNDARY COMMISSION



PART VII MAP


 AREA PROPOSED FOR ANNEXATION

T. 8 N.

T. 7 N.

STATE OF OREGON
 LAND DIVISION
 BOUNDARY COMMISSION
 MAP 3 2015 15 AP 0 1
 Licensing & Regulatory Affairs
 FILED