



CITY OF ALBION
ALBION BUILDING AUTHORITY MEETING AGENDA

Thursday, March 10, 2022
 8:00 A.M.

Mayor's Office ♦ First Floor ♦ 112 West Cass Street ♦ Albion, MI 49224

Page

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- 3 - 6 A. DECEMBER 9, 2021 MINUTES
[ALBION BUILDING AUTHORITY MEETING - 09 Dec 2021 - Minutes - Pdf](#)
- IV. ITEMS FOR INDIVIDUAL DISCUSSION
- 7 - 79 A. APPROVE NOVEMBER, 2021; DECEMBER 2021 AND JANUARY 2022 MAPLE GROVE BILLS
[Maple Grove December Invoices](#)
[Dec January Maple Grove Bills](#)
- 80 B. APPROVE MAPLE GROVE BOILER REPAIR
[MapleGroveApartments_WO4830_InvoiceMOQuoteq1590_2022021720482217](#)
- 81 - 122 C. DISCUSS AG EDWARDS RENTAL AGREEMENT
[Lease Agreement 201 N Clinton St Edward Jones - Redline](#)
[Lease Agreement 201 N Clinton St Edward Jones](#)
- 123 - 126 D. DISCUSS LEASE AGREEMENT FOR 101 N. GALE ST./EVANS BODY SHOP
[Lease Agreement 101 N Gale Evans Body Shop](#)
- 127 - 187 E. APPROVE MAPLE GROVE ASSESSMENT FROM WIGHTMAN
[2021.11.18 Maple Grove Apartments Facility Assessment_v5](#)
[2021.12.15 Maple Grove Apartment Requirement Forecast_v4](#)
- F. DISCUSSION BED BUGS/APPROVE ONE-TIME DOG INSPECTION OF ENTIRE PROPERTY
- V. PUBLIC COMMENTS
- VI. BOARD MEMBER COMMENTS
- VII. EXCUSE ABSENT BOARD MEMBERS
- VIII. ADJOURN



MINUTES
ALBION BUILDING AUTHORITY MEETING
Thursday, December 9, 2021 @ 12:00 AM

I CALL TO ORDER

Chris Burdette called the meeting to order at 8:01AM.

II ROLL CALL

PRESENT: Chris Burdette, Tom Pitt, Elaine Seedorf

ABSENT: Mike Tymkew, Audra Masternak-Fuentes

Administration: City Manager Haley Snyder, Finance Director/Treasurer Tom Mead, Planning & Building Director Ian Arnold, Pamela Beck, Deputy Clerk/Deputy Treasurer

Sufficient representation to establish quorum-so declared.

III APPROVAL OF MINUTES

NOVEMBER 4, 2021 SPECIAL MEETING MINUTES

Moved by Commissioner Pitt, seconded by Board Member Seedorf

To approve minutes as presented

Carried

IV ITEMS FOR INDIVIDUAL DISCUSSION

APPROVE MAPLE GROVE BILLS

August, September, and October bills were available to review. It was requested that invoices be noted for purpose or unit # of repair. Discussion of Bed Bug Issue: There is one main problem unit that continues to have bed bug issues thus affecting 3-4 other surrounding units for treatment at \$400/ea. Another treatment option is a "Heat &

Treat" process at \$1200/ea unit but is very effective. There is also a option to have a one-time HUD dog inspection of the entire complex at \$5900 which would then show problem units to stop the spread before getting to this point. Billing the occupant is troublesome as to the fault of the original infestation and the spread of infestation. Protective Services has been contacted for help with the one problem unit. Consensus to continue discussion at next meeting.

Moved by Board Member Seedorf, seconded by Commissioner Pitt

Approve Maple Grove Bills for August, September, and October 2021

Carried

REVIEW LIST OF ABA PROPERTIES

Market St. - Was transfer completed? Yes, listing needs updated.

112 E. Erie - Food Hub building sold, listing needs updated.

101 N. Gail - Pole Barn used by ADPS for storage. Soil issues probable as this area is prone per county testing. Checking with Chief Kipp for a lease/agreement and whether it needs to be reviewed/revise/renewed.

205 N. Gail - Same soil issues would apply for this area.

207 N. Clinton - Fire House and Edward Jones buildings

216 N Eaton - back drive into Fire House/storage area

219 N. Eaton - Last action of ABA approved demolition; however, Carr Bros is excavating company and not licensed for demolition. There are other issues as the slab must remain so soil is not disturbed rather than be broken and removed; also there is asbestos in the building that would need remediated prior to demolition. Neither Carr Bros or WG bids addressed these two issues as they were based on walk around without going inside the building. Ian Arnold still recommends demolition but it is on hold and will cost more. He is researching partnership with the county for help with environmental clean up matters.

300 W. Cass - parking lot is in mixed use zone so may be able to develop for Commercial or Industrial use which has lower thresholds than residential zones. DPS has head to deal with weed complaints. If sellable, EDC may be able to help find buyer/developer. Haley Snyder to approach Amy Deprez with possibility. Ian Arnold stated Phase One

Analysis would need to be done prior to any action to determine future direction to Phase 2 if applicable.

Moved by Commissioner Pitt, seconded by Board Member Seedorf

Approve expenditure for Phase One Analysis to be completed.

Carried

1041 Maple St (Apts) - Large wooded area behind complex could be developed with street and utility improvements as necessary. USDA could be a possible funding source. Discussion as to whether a developer should be sought or expansion of apartment complex by the city with requested 2-bedroom units. Since a Capital Improvement Plan is in the works, Haley Snyder is to contact Wightman & Associates for cost of additional work to include this parcel. Sidebar: 2 lots owned by city are being maintained by apartment complex. Should it be maintained by city crews?

REVIEW AND/OR APPROVE MAPLE GROVE NEW RENT AND UTILITY ALLOWANCE TO TAKE EFFECT APRIL 1, 2022

HUD Base Rent will be increased. This will affect the amount the city receives from HUD. Letters need signature for utility analysis that are part of the 4-month process which may or may not increase resident rent.

Moved by Commissioner Pitt, seconded by Board Member Seedorf

Approve signing of letters necessary for utility analysis.

Carried

APPROVE BUDGET AMENDMENT FOR \$17,500 FOR WIGHTMAN & ASSOCIATES FOR MAPLE GROVE APARTMENTS IMPROVEMENTS

Half of the amount was budgeted as Albion Trust has been approached to finance the remaining half. This amendment adjusts the line item to include the full amount for Y/E reporting. Any funds received from Albion Trust will be reimbursement to the city for payment of services.

Moved by Commissioner Pitt, seconded by Board Member Seedorf

Approve Budget Amendment for \$17,500 for Wightman & Associates for Maple Grove Apartments Improvements

Carried

DISCUSS AG EDWARDS RENTAL AGREEMENT

Review of Lease draft for renewal led to discussion if the terms are laid out in the best manner for the city and the lessee. Finance Director/Treasurer Tom Mead pointed out sections that need new verbiage to be accurate. Consensus to hold a Special Meeting to discuss at depth what direction to take with this parcel/lease.

Moved by Commissioner Pitt, seconded by Board Member Seedorf

Attorney to draft extension of current lease terms for 6 months.

Carried

UPDATE: DEMOLITION OF 219 N. EATON ST.

This item was discussed earlier with Review List of ABA Properties.

V PUBLIC COMMENTS - NONE

VI BOARD MEMBER COMMENTS - NONE

VII EXCUSE ABSENT BOARD MEMBERS

Moved by Board Member Seedorf, seconded by Commissioner Pitt

Excuse Absent Members Mike Tymkew and Audra Masternak-Fuentes

Carried

VIII ADJOURN

Chris Burdette called adjournment at 9:18AM.

Jill A. Domingo, City Clerk

Company	Amount	Purpose	Date
Culligan	\$626.22	Rustbust Delivery	12/1/2021
D&D Maintenance	\$500.00	Janitorial Service	12/1/2021
Morning Star	\$32.50	Advertisement	12/13/2021
Next Generation Lan	\$2,462.50	Lawncare service	12/6/2021
Rose	\$138.00	Contract	11/26/2021
Rose	\$300.00	Canine Inspection	11/19/2021
Ruff & Kreger	\$890.00	Roof repair	11/24/2021
Real Page	\$21.17	Screening	11/22/2021
Safety Systems	\$385.00	Contract	11/24/2021
Triangle Plumbing	\$175.00	Service Call C-205	11/10/2021
The Recorder	\$25.00	Advertisement	11/15/2021



PO BOX 448
ALBION, MI 49224
(517) 629-3977

www.culliganalbionhillsdale.com

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IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW

VISA
 MasterCard
 American Express
 Discover
 PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE: 12/01/2021
 PAY THIS AMOUNT: \$626.22
 ACCOUNT NUMBER: 77636

INVOICE NUMBER: 5464 AMOUNT PAID \$ _____

ADDRESSEE:
MAPLE GROVE APTS
1041 MAPLE ST
ALBION, MI 49224-1186

REMIT PAYMENT TO:
CULLIGAN WATER CONDITIONING
PO BOX 448
ALBION, MI 49224-0448



INVOICE
RETURN THIS TOP PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER	SALES		PURCHASE ORDER NUMBER	SHIP VIA	TERMS	NET DUE IN 15 DAYS		
	ID	ORDER NUMBER				INVOICE NUMBER	INVOICE DATE	NET AMOUNT
77636	AD	220500		COMPANY TRUCK	5464	12/01/2021		
DATE SHIPPED	QUANTITY		ITEM NUMBER	DESCRIPTION	UNIT PRICE	DISCOUNT	NET AMOUNT	
	ORDERED	SHIPPED						
11/17	49.00	49.00		Tick 220500 Date 11/17/2021 RUSTBUSTER DELIVERED End of Ticket 220500 <i>277-701-785 JSE</i> <i>12-6-21</i>	12.78		626.22	
A LATE PAYMENT FINANCE CHARGE OF 1.5% PER MONTH MAY BE APPLIED ON BALANCES AFTER 30 DAYS				DELIVER TO: MAPLE GROVE APTS 1041 MAPLE ST ALBION MI 49224		TOTAL 626.22		
CULLIGAN WATER CONDITIONING PO BOX 448 ALBION, MI 49224 (517) 629-3977						SALES TAX FREIGHT/DELIVERY CHARGES		
						AMOUNT DUE \$626.22		

ORIGINAL INVOICE RETAIN BOTTOM PORTION FOR YOUR RECORDS



PO BOX 448
ALBION, MI 49224
(517) 629-3977

www.culliganalbionhillsdale.com

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW

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VISA
 MasterCard
 American Express
 Discover/Novus
 PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER		V. CODE
SIGNATURE		EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
12/01/2021	\$626.22	77636

PAY BY DATE: DEC 31 AMOUNT PAID \$

ADDRESSEE:

REMIT PAYMENT TO:



MAPLE GROVE APTS
1041 MAPLE ST
ALBION, MI 49224-1186

CULLIGAN WATER CONDITIONING
PO BOX 448
ALBION, MI 49224-0448



BALANCE FORWARD
RETURN THIS TOP PORTION WITH YOUR PAYMENT

BRANCH ID: CW-01
CUSTOMER: MAPLE GROVE APTS

DATE	QUANTITY	DESCRIPTION	REF	PREVIOUS BALANCE:	AMOUNT	BALANCE
						\$0.00
11/17/2021	49.00	RUSTBUSTER DELIVERED	220500		626.22	626.22
				Balance Due		\$626.22

ACCOUNTS ARE SUBJECT TO A LATE PAYMENT FINANCE CHARGE			
FINANCE CHARGE SCHEDULE			PLEASE PAY NEW BALANCE BEFORE
OVER \$	PERIODIC RATE	ANNUAL RATE	DEC 31
5	1.50%	18.00%	
TO	0.00%	0.00%	MIN CHARGE 0.50
0-30	31-60	61-90	Over 90
626.22	0.00	0.00	0.00

Next Deliveries: 12/30/21 01/27/22 02/24/22 03/24/22

CULLIGAN WATER CONDITIONING
PO BOX 448
ALBION, MI 49224
(517) 629-3977

SERVICE ADDRESS:
MAPLE GROVE APTS
1041 MAPLE ST
ALBION MI 49224

STATEMENT DATE	ACCOUNT NUMBER	NAME
12/01/2021	77636	MAPLE GROVE APTS

D & D MAINTENANCE SUPPLY

Sales Invoice

1003 INDUSTRIAL BLVD, ALBION, MI 49224

Invoice #: 166054

Phone: 517-629-2173 Fax: 517-629-5058

Invoice Date: 12/1/2021

Packing Slip #: 163862

Shipped from MAIN

Entered By: RAND

Acct #: MAGA1 Bill To: MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA	Ship To: MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA			
Fax No: 5176298635				
Order Date	Terms of Sale	Purchase Order	Shipment Method	Tracking #
12/1/2021	Net 15 Days		Standard	

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	4.00	JAN102521112121	JANITORIAL SERVICE 10/25/21-11/21/21	4.00	EA	\$125.00	EA	\$500.00
SubTotal								\$500.00
Freight (includes Shipping & Handling)								\$0.00
Min. Order Fee								\$0.00
Tax								\$0.00
Total								\$500.00

277-701-785 *JSR*
12-14-21

Morning Star
 125 E. Cass St.
 Albion, MI 49224
 517-629-2127
 ads@salesmanpublications.com

Invoice Number		Invoice Date
108166		11/28/2021
Advertiser No.	Amount Due	Due Date
10587	\$32.50	12/13/2021

MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION, MI 49224

Due Upon Receipt, 1.5% added
 each month thereafter.

Amount Enclosed

Please detach top portion and return with your payment.

INVOICE

Morning Star		MAPLE GROVE APARTMENTS			Invoice No. 108166		11/28/2021	
Item Dates	Order No.	Description	No. of Runs	Ad Size	SubTotal	Sales Tax	Amount	
11/14/2021 - 11/14/2021	51514	Display ad: Senior citizens 62 years or older and individuals who are disabled Morning Star	1	Display ad			\$16.25	
11/28/2021 - 11/28/2021	51677	Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability Morning Star	1	Display ad			\$16.25	
					Sub Total:		\$32.50	
					Total Transactions: 2		Total: \$32.50	

SUMMARY	Advertiser No.	10587	Invoice No.	108166	Invoice Amount	\$32.50
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Due Upon Receipt, 1.5% added each month thereafter.

All payments due upon receipt, unless noted otherwise. A fee of 1.5% will be imposed on all balances past due. Please make checks payable to Morning Star. (Visa, Mastercard or Discover payments accepted also by phone 517-524-8540)

We appreciate your business!

277-701-900 JZ
 11-30-21

277-701-785 USE
12-6-21

INVOICE NO.

604080

Invoice

SOLD TO Apartments		SHIPPED TO N. G.L	VIA
ADDRESS		ADDRESS Next Generation Landscape	
CITY, STATE, ZIP		CITY, STATE, ZIP	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
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9/30	Mow/Trim		→	\$160
9/22	Trim all Bushes/Shrubs up front of building/Spray all rock & mulch beds/Removed old medel Edging around entire building/Fix Edging/plastic drain install up front for water drainage/etc		→	\$412.50
10/6	Mow/Trim	Total Due = \$2,462.50	→	\$160
10/13	Mow/Trim		→	\$160
10/21	Mow/Trim		→	\$160
11/4	Mow/Trim		→	\$160
11/11	Leaf Clean-up		→	\$320
11/18	Leaf Clean-up		→	\$320
11/28	Plow/Sidewalks = \$175 \$175 / Salt Entire lot = \$130		→	\$305
11/30	Plow/Sidewalks = \$175 / Salt Entire lot = \$130		→	\$305



AMERICA'S
FIRST PEST CONTROL SERVICE
HOME • INDUSTRIAL • COMMERCIAL
P.O. Box 309
Troy, MI 48099-0309

CLIENT NUMBER 70003629	INVOICE NUMBER 70818412	AMOUNT DUE Page 13 of 187
PAYMENT DUE DATE 12/22/2021	INVOICE DATE 11/26/2021	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2021 00000242 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224

Check this box to receive e-mail invoices and end paper billing. 616530 (PC1)

REMIT TO:

Rose Pest Solutions
P.O. Box 309
Troy, MI 48099-0309

INVOICE

DETACH AND ENCLOSE THE TOP PORTION WITH YOUR PAYMENT; DO NOT STAPLE, FOLD OR CUT



PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	11/26/2021	70818412	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
11/26/2021	70818412	Pest Control - Contract	138.00	-	138.00
<p>Visit us at www.rosepestsolutions.com</p> <p>277-701-802 <i>QR</i></p> <p>12-14-21</p> <p>Payments can be made online at: https://rosepest.pestconnect.com</p>					

TOTAL AMOUNT DUE ➔

138.00

THIS INVOICE DOES NOT REFLECT A



70818412

Billing / Service Questions
Call 517-322-9422

100000 01 01 000242 000242 P



AMERICA'S
FIRST PEST CONTROL SERVICE
HOME • INDUSTRIAL • COMMERCIAL
P.O. Box 309
Troy, MI 48099-0309

CLIENT NUMBER 70003629	INVOICE NUMBER 70819843	AMOUNT DUE Page 14 of 187
PAYMENT DUE DATE 12/16/2021	INVOICE DATE 11/19/2021	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2021 00000814 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224

Check this box to receive e-mail invoices and end paper billing. 616530 (PC1)

REMIT TO:

Rose Pest Solutions
P.O. Box 309
Troy, MI 48099-0309

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INVOICE

DETACH AND ENCLOSE THE TOP PORTION WITH
YOUR PAYMENT; DO NOT STAPLE, FOLD OR CUT



PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	11/19/2021	70819843	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
11/19/2021	70819843	Canine Inspection Recurring	300.00	-	300.00
<p>Visit us at www.rosepestsolutions.com</p> <p>277-701-802 GR 12-14-21</p> <p>Payments can be made online at: https://rosepest.pestconnect.com</p>					



70819843

Billing / Service Questions
Call 517-322-9422

TOTAL AMOUNT DUE	300.00
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THIS INVOICE DOES NOT REFLECT A

100000 01 01 000814 000814 P

Date: November 24, 2021

RUFF & KREGER, INC.

1540 E MICHIGAN AVE.
ALBION, MICHIGAN 49224

517-629-4508

Maple Grove Apts.

1041 Maple St

Albion, Michigan 49224

TERMS:

\$ 890.00

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD →	
	Walk over upper roof patched holes fix 2 - leaks	
	Performed visual inspection 11/10/2021	
	Install 4' x 8' area of stickdown granular roofing on flat roof over community room to get through the winter 11/24/2021	
	Total Material and Labor	385.00
	Remove and Replace bathroom vanity top B- Wing	
	Total Material and Labor	330.00
	Fix holes in drywall (several areas)	
	Adjust Front Doors	
	Total Material and Labor	175.00
	Total amount due	890.00
	Payment due on receipt	

277-701-785 QR
11-30-21

Thank You

PAY LAST AMOUNT IN
THIS COLUMN



PO BOX 11407 Birmingham AL 35246-5575

Invoice No	Account No	Ref. No
I2111120997	A0901015355	CUS05682

Account Name
MAPLE GROVE APTS.

Invoice Date	Total Due	Due	Page No
11/22/2021	21.17	NET 30	1 of 1

MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224 - 1101

Transaction Fees	Qty	Item Charge	Net Charge	S&H	Tax	Ext Charge
LeasingDesk Screening Criminal Classification 10/21/2021 - AppID 119:Francesca Payette	1.00	3.2500	3.25	0.00	0.00	3.25
LeasingDesk Screening National Criminal Search 10/21/2021 - AppID 119:Francesca Payette	1.00	5.7500	5.75	0.00	0.00	5.75
LeasingDesk Screening National Sex Offender Search 10/21/2021 - AppID 119:Francesca Payette	1.00	1.0000	1.00	0.00	0.00	1.00
LeasingDesk Screening Credit 10/21/2021 - AppID 119:Francesca Payette	1.00	11.1700	11.17	0.00	0.00	11.17
Total			21.17	0.00	0.00	21.17

277-701-802 JS
11-30-21

Please cut this portion and send it along with your payment

Invoice No	Account No	Ref. No	Account Name	Invoice Date	Total Due	Due
I2111120997	A0901015355	CUS05682	MAPLE GROVE APTS.	11/22/2021	21.17	NET 30

Payable to RealPage, Inc.:

Amount Enclosed	Check #

Send Payment To:
RealPage, Inc.
PO BOX 11407
Birmingham AL 35246-5575

You can also pay us online at <https://billingportal.realpage.com/paybills>, or setup recurring payments at www.realpage.com/clientportal.

For Wires and ACH Address: PO BOX 681, Birmingham, AL 35201

I211112099700CUS0568200000021172

PHONE:

ADRIAN (517) 263-9100
 JACKSON (517) 782-9463
 LANSING (517) 484-3072
 TOLL FREE (800) 283-3659

INVOICE No.

64927



YOUR SAFETY IS OUR BUSINESS

www.safetysystems.net

**TERMS: NET 30 DAYS
 REMIT TO:**

SAFETY SYSTEMS, INC.
 P.O. Box 1079
 Jackson, Michigan 49204

BILL TO: Maple Grove Apt.
1041 maple
Albion mi 49224

SERVICE LOCATION: _____

YOUR ORDER NO.	SALES REP	TIME	ANNUAL	<input checked="" type="checkbox"/> QTRLY.	SERVICE CALL	FOLLOW-UP CALL	CASH	CHARGE	INVOICE DATE
	6A-1/13	130	<input checked="" type="checkbox"/> SEMI-ANN.	<input type="checkbox"/> MONTHLY				<input checked="" type="checkbox"/>	10-24-21

RE-CHGE.	NO.	SIZE	SERVICES	6 YR. TEAR DOWN	UNIT PRICE	AMOUNT
	11	1013	ABC DRY CHEMICAL	<input checked="" type="checkbox"/>	35.00	385.00
			ABC DRY CHEMICAL			
			ABC DRY CHEMICAL			
			ABC DRY CHEMICAL			
			BC DRY CHEMICAL			
			CARBON DIOXIDE (CO ²)			
			CARBON DIOXIDE (CO ²)			
			CARBON DIOXIDE (CO ²)			
			CARBON DIOXIDE (CO ²)			
			WATER PRESSURE			
			WATER CYL. HYDRO TEST			
			LOW PRESSURE CYL. HYDRO TEST			
			HIGH PRESSURE CYL. HYDRO TEST			
			WHEELED UNIT D.C. <input type="checkbox"/> Co ² <input type="checkbox"/>			
			WHEELED UNIT D.C. <input type="checkbox"/> Co ² <input type="checkbox"/>			
X			PORTABLE FIRE EXTINGUISHER INSPECTION	13 units		contract
			VALVE BODY REPAIR			
			SERVICE CALL			

NO.	MATERIALS	UNIT PRICE	AMOUNT
			TOTAL SERVICES 385.00
			TOTAL MATERIALS
			SUB TOTAL
			TRIP CHARGE
			% TAX ON MATERIALS
			GRAND TOTAL 385.00

X Golden Pando
 AUTHORIZED SIGNATURE

A Finance Charge at the rate of 1½% per month (18% per annum) will be added to all invoices not paid within 30 days. If finance charges are not paid, no additional credit will be extended.

ORIGINAL

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
11/24/2021	23644

Bill To

Maple Grove Apartments 1041 Maple St Albion, MI 49224

Ship To
Apt. C-205

P.O. No.

Our Job Number
35738-383

Quantity	Description	Serviced	Amount
	Problem: Heat will not turn off Found that retaining clip was not removed from zone valve Labor Charge Sales Tax <i>277-701-785 J&R</i> <i>12-16-21</i>	11/23/2021	175.00 0.00

Total	
Balance Due	\$175.00

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

The Recorder
 125 E. Cass St
 Albion, MI 49224
 517-629-0041 therecorder@frontiernet.net

Invoice Number	Invoice Date
108009	11/15/2021

Advertiser No.	Amount Due	Due Date
10587	\$25.00	12/15/2021

MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION, MI 49224

Amount Enclosed

Please detach top portion and return with your payment.

INVOICE

The Recorder		MAPLE GROVE APARTMENTS			Invoice No. 108009	11/15/2021
Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount
10/14/2021	51639 TR	Display ad: Senior Housing	1 x 2.5			\$12.50
10/28/2021	51639 TR	Display ad: Senior Housing	1 x 2.5			\$12.50
					Sub Total:	\$25.00
Total Transactions: 2					Total:	\$25.00

SUMMARY Advertiser No. 10587 Invoice No. 108009 Invoice Amount \$25.00

Please make checks payable to The Recorder.
 We appreciate your business!

277-701-900 J&R
11-30-21



Contact Information:
Customer Service & Billing: 1-888-969-4249

Customer Service Hours:
Technical Support (24 hours a day)
Billing Support (Mon-Fri 7:00am to 6:00pm CST)

Account Name MAPLE GROVE APARTMENTS
Account Number 010045250
Statement Code 001
Customer Phone (517) 629-2026
Billing Date November 28, 2021

NEWS AND INFORMATION

WOW! participates in a location-based advertising service for our Internet customers. This service uses the zip code, including the last four digits, location of your cable modem to display to you online ads relevant in your area. As your Internet provider we take your privacy seriously. We will not as part of this service share with others any information that identifies you personally, and this service does not use your Internet browsing history. Visit www.wowforbusiness.com/support/faqs for more information about this location-based advertising. You have a choice about whether we use your location information for location-based advertising. To opt-out of this service, visit wowway.net and login to manage your preferences. Opting out will not affect the services we provide to you. Your opt-out choice is valid until you affirmatively revoke it. You may revoke it at any time.



277-701-851 QR
12-6-21

ACCOUNT SNAPSHOT

Last Bill \$80.99
Payment 11/17/21 -\$80.99
New Charges Summary - See Below \$80.99
Total Amount Due \$80.99
Payment Due Date 12/16/21

NEW CHARGES SUMMARY

WOW! Service Charges \$80.99
Total New Charges \$80.99

PLEASE NOTE: Payments that are not received by the due date are subject to a \$10.00 Late Fee.



PO BOX 4350
CAROL STREAM, IL 60197-4350

To pay by phone, call 1-888-969-4249.
To pay online, visit wowforbusiness.com.

Please detach and enclose this coupon with your payment.

Do not send cash. Make checks payable to **WOW! Business**.

Account Name MAPLE GROVE APARTMENTS
Account Number 010045250
Customer Phone (517) 629-2026
Billing Date November 28, 2021

Total Amount Due \$80.99
Payment Due Date 12/16/21

AMOUNT ENCLOSED..... \$

639 1 MB 0.482
*****AUTO**MIXED AADC 601 123341 776 5



4 000633
MAPLE GROVE APTS
C/O OFFICE MANAGER
1041 MAPLE ST
ALBION MI 49224-1186

WOW! BUSINESS
PO BOX 4350
CAROL STREAM, IL 60197-4350



00128001001010045250140008099

Natural Gas works for Michigan

Account Summary

Balance Forward (\$87.33)
 Current Charges \$146.66

Total Amount Due by 12/14/21

\$59.33

If Paid After 12/14/21 \$61.10

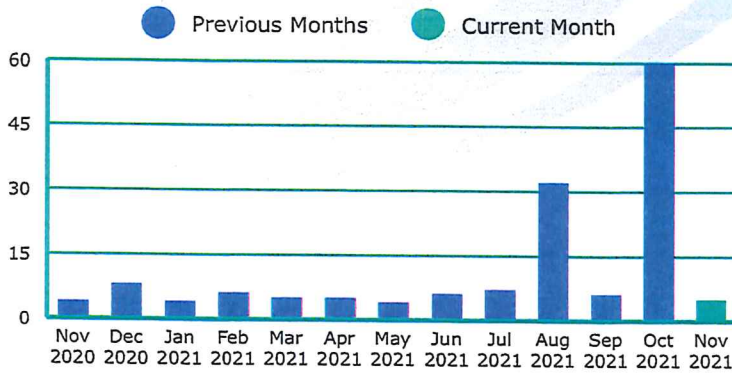
Account Information

Account Number 0346450.500
 Name CITY OF ALBION
 Service Address 1041 Maple St
 Generator
 Account Type General Service 2

SEMCO ENERGY News

Please review the special insert enclosed regarding information you need to know about Energy Assistance Programs.

Usage History



277-701-921 JSZ
 11-30-21



Please return bottom portion with your payment.

See Back for Details



Account Number 0346450.500
 Service Address 1041 Maple St
 Generator

Current Charges Due 12/14/21
TOTAL AMOUNT DUE \$59.33
 If Paid After 12/14/21 \$61.10



13153 1 AV 0.426 0161085-SEMS192087-SE.1GRP_1-013153
 CITY OF ALBION
 C/O MAPLE GROVE APARTMENTS
 GENERATOR
 1041 MAPLE ST
 ALBION MI 49224-1186

T:49



Amount Paid (if different than total)

Natural Gas works for Michigan

Account Summary

Balance Forward \$17.97
 Current Charges \$1,348.89

Total Amount Due by 12/14/21

\$1,366.86

If Paid After 12/14/21 \$1,407.32

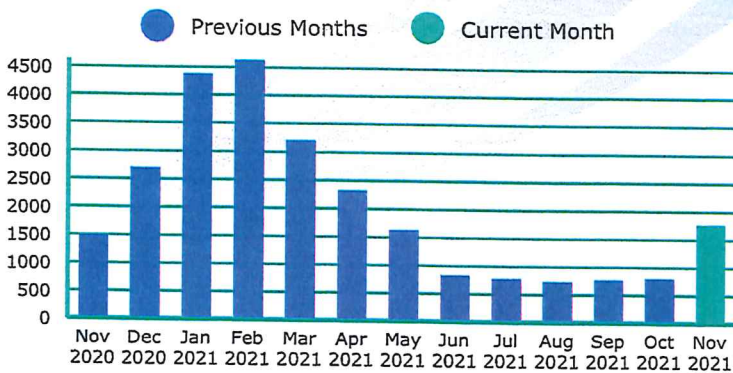
Account Information

Account Number 0272444.500
 Name CITY OF ALBION
 Service Address 1041 Maple St
 Albion Bldg Authority
 Account Type General Service 2

SEMCO ENERGY News

Please review the special insert enclosed regarding information you need to know about Energy Assistance Programs.

Usage History



277-701-921 PR
 11-30-21



Please return bottom portion with your payment.

See Back for Details



Account Number 0272444.500
 Service Address 1041 Maple St
 Albion Bldg Authority

Current Charges Due 12/14/21
TOTAL AMOUNT DUE \$1,366.86
 If Paid After 12/14/21 \$1,407.32



13154 1 AV 0.426 0161085-SEMS192087-SE.1GRP_1-013154
 CITY OF ALBION
 C/O MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION MI 49224-1186

T:49



Amount Paid (if different than total)



Questions:
Visit: ConsumersEnergy.com
Call us: 800-477-5050

Amount Due: **\$9.55**

Please pay by: **January 03, 2022**



MAPLE GROVE APTS
1041 MAPLE ST
ALBION MI 49224-1186



▶ **Thank You** - We received your last payment of **\$9.95** on **November 24, 2021**

▶ **Service Address:**
1041 MAPLE ST APT C-209
ALBION MI 49224-1486

Vacant

*277-701-922 JSZ
12-14-21*

December Energy Bill

Service dates: November 09, 2021 - December 08, 2021 (30 days)

Total Electric Use (kWh - kilowatt-hour)

December Electric Use

2 kWh

Cost per day: \$0.31

kWh per day: 0



ACTUAL ▲

kWh = A 100-watt bulb burning for 10 hours uses 1 kilowatt-hour.

STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.

Stay Safe and Save This Winter

From energy savings tips to ways to stay safe, we have you covered this winter. Did you know? Our new Energy Dashboard will help you understand your energy habits.

Learn more tips at www.ConsumersEnergy.com/coldweather

If you need help paying your energy bill, call 2-1-1 or visit www.ConsumersEnergy.com/assistance

Account: 1000 0518 1704



Questions:
Visit: ConsumersEnergy.com
Call us: 800-805-0490

Amount Due: \$1,280.11
Please pay by: **December 30, 2021**



MAPLE GROVE APTS
ALBION BUILDING AUTHORITY
1041 MAPLE ST
ALBION MI 49224-1186



▶ **Thank You** - We received your last payment of \$1,184.25 on **November 24, 2021**

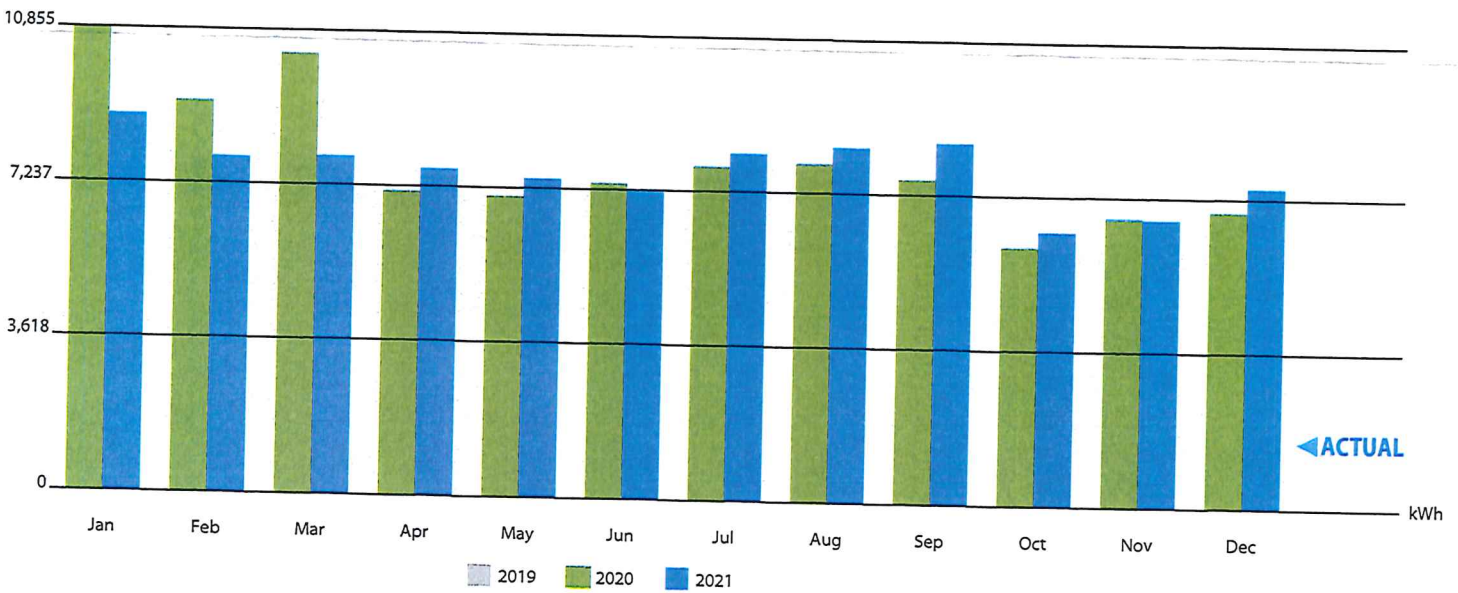
▶ **Service Address:**
1041 MAPLE ST HOUSE
ALBION MI 49224-1486

277-701-9220
12-14-21

December Energy Bill

Service dates: November 08, 2021 - December 07, 2021 (30 days)

Total Electric Use (kWh - kilowatt-hour)



December Electric Use

7,473 kWh
December 2020 use: 6,925 kWh

Cost per day:
\$42.67

kWh per day:
249

Prior 12 months electric use:
92,281 kWh

STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.

ALERT: Beware of unauthorized payment centers or phone and email scams regarding utility payments: Consumers Energy never demands payment using only a prepaid card. For your convenience, you can find a payment center near you or choose from many other secure payment options at www.ConsumersEnergy.com/waystopay.



ALBION CITY OF ALBION
BLDG AUTH
1041 MAPLE ST
ALBION, MI 49224-1186

Page 1 of 2
Account Number 517 629-3026 149 1
Billing Date Dec 1, 2021

Web Site att.com

Invoice Number 517629302612

Monthly Statement

Nov 2 - Dec 1, 2021

Bill-At-A-Glance

Previous Bill	88.28
Payment Received 11-15 - Thank You!	88.28CR
Adjustments	.00
Balance	.00
Current Charges	88.28

Total Amount Due \$88.28

Amount Due in Full by Dec 24, 2021

Billing Summary

Online: att.com/myatt

Plans and Services	88.28
1-877-438-0041	
Repair Service:	
1-877-888-5622	

Total of Current Charges 88.28

277-701-851
12-14-21

Plans and Services

Monthly Service - Dec 1 thru Dec 31

Charges for 517 629-3026

Monthly Charges	23.00
Federal Access Charge	8.78

Charges for 517 629-5206

Monthly Charges	23.00
Federal Access Charge	8.78
Total Monthly Service	63.56

Local Calls

Call(s) Charged to 517 629-5206

Unlimited Local Usage Plan Summary	
99 Call(s) billed at no charge per call	.00

Surcharges and Other Fees

9-1-1 Emergency System	
Billing for more than one city/counties	1.00
Emergency 9-1-1 Operational Assessment	
Billing for more than one city/counties	1.20
Michigan State E911	.50
Federal Universal Service Fee	6.98
MI State Access Fund	.66
Cost Assessment Charge	7.64
Total Surcharges and Other Fees	17.98

Taxes

Federal at 3%	1.95
State at 6%	4.79
Total Taxes	6.74

Total Plans and Services 88.28

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. It is important to inform you that all charges must be paid each month to keep your account current and prevent collection activities. In addition, please be aware that we are required to inform you of certain charges that MUST be paid in order to prevent interruption of basic local service. These charges are already included in the Total Amount Due and are \$88.28.

LONG DISTANCE INFO

Our records indicate that you have selected multiple local toll and long distance companies for the lines on which a selection has been made.

News You Can Use Summary

- PREVENT DISCONNECT
- WHITE PAGES (WP)
- COST ASSESSMENT CHRG
- LONG DISTANCE INFO
- FEE DESCRIPTIONS
- ACCESS LINE & TRUNKS

See "News You Can Use" for additional information.

Local Services provided by AT&T Illinois, AT&T Indiana, AT&T Michigan, AT&T Ohio or AT&T Wisconsin based upon the service address location.

GO GREEN - Enroll in paperless billing.

Return bottom portion with your check in the enclosed envelope.

Company	Amount	Purpose	Date
Apco	\$349.00	Supplies	12/16/2021
Apco	\$1,089.70	Appliance	12/20/2021
Apco	\$866.32	maintenance	1/12/2022
Applied Imaging	\$294.34	Contract	12/14/2021
Applied Imaging	\$71.76	contract	1/10/2022
D & D Maintenance	\$134.37	supplies	1/11/2022
D & D Maintenance	\$500.00	Janitorial Service	12/30/2021
D & D Maintenance	\$500.00	Janitorial Service	1/24/2022
Ed Decorating	\$300.00	Service- painting A-206,C-113	12/29/2021
Great Lakes Business	\$179.20	Paw Pal bags	12/16/2021
Great Lakes Business	\$179.20	Paw Pal bags	12/23/2021
Hurst Mechanical	\$894.50	contract- invoice dated 10/26/21	1/31/2022
Johnson Cleaning	\$150.00	cleaning C-209	12/28/2021
Johnson Cleaning	\$375.00	Cleaning vacant units	1/5/2022
L M Electric	\$82.00	service call	12/27/2021
L M Electric	\$190.00	Service A-106	1/24/2022
Morning Star	\$32.50	Advertisement	12/26/2021
Morning Star	\$32.50	Advertisement	1/23/2022
Next Genertion	\$1,595.00	Service	1/10/2022
Next Genertion	\$1,435.00	Contract 1/5-1/26/2022	2/7/2022
Office Depot	\$17.98	Office Supplies	12/23/2021
Office Depot	\$30.00	Office Supplies	12/23/2021
Office Depot	\$14.99	Office Supplies	12/19/2021
Office Depot	\$60.94	Office Supplies	12/17/2021
Otis	\$171.39	Service	1/17/2022
Overhead Doors	\$550.00	door repair	12/30/2021
Real Page	\$84.68	Contract - Screening	12/19/2021
Real Page	\$84.68	background checks	1/20/2022
Rose	\$399.00	C-106	12/17/2021
Rose	\$399.00	C-103	12/17/2021
Rose	\$399.00	C-107	12/17/2021
Rose	\$300.00	Canine	12/10/2021
Rose	\$138.00	Contract	12/3/2021
Rose	\$138.00	contract	1/7/2022
Rose	\$300.00	Canine inspection	1/7/2022
Roto Rooter	\$253.95	service B-202	12/20/2021
Safety Systems	\$221.00	Contract	12/30/2021
Safety Systems	\$397.00	smoke detector heads	1/27/2022
Safety Systems	\$221.00	Service C-209	1/27/2022
The Recorder	\$25.00	Advertisement	1/26/2021
The Recorder	\$25.00	Advertisement	1/30/2022
Tringle Plumbing	\$549.88	Service B-201; A-211	12/7/2021
Tringle Plumbing	\$262.82	Service A-211	1/13/2022
Tringle Plumbing	\$547.63	Sercive C-111	1/5/2022
Tringle Plumbing	\$576.05	Service A-104	1/5/2022

Tringle Plumbing	\$510.17	Service A-204	1/29/2022
Tringle Plumbing	\$510.17	Service C-102	1/29/2022
Tringle Plumbing	\$510.17	Service B-107	1/29/2022
Tringle Plumbing	\$190.00	Service A-207	1/29/2022

5555 Glenwood Hills Pkwy SE Grand Rapids, MI 49512
P: 616-554-5200 F: 616-554-6200

Invoice Number: 1864207
Invoice Date: 12/14/2021

Bill To: Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Customer: Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Let's Talk Sustainability!

To help improve our environment, Applied Imaging is now offering clients the option to receive their invoices electronically. If you would like to join us in this effort, please email your customer number and accounts payable email address to AR@appliedimaging.com. Thank you!

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
MG22	Net 15 Days	12/29/2021	\$294.34	\$294.34	
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
CN11853-01		\$294.34		09/13/2018	
Remarks					
Quarterly overages 3/6/9/12					

Summary:

Contract base rate charge for the 12/17/2021 to 01/16/2022 billing period	\$69.67 *
Contract Additional Pages charge for the 09/17/2021 to 12/16/2021 billing period	\$216.10 **
Freight	\$8.57
*Sum of equipment base charges **See Additional Pages details below	\$294.34

*277-701-802 JSE
12-21-21*

Detail:

Equipment included under this contract

Ricoh/MPC307

Number	Serial Number	Base Charge	Location						
87875	C508P700751	\$69.67	Maple Grove Apartments 1041 Maple St Albion, MI 49224						
Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Additional Pages
B\W Bus	qtly 3/6/9/12	47,030	50,330		3,300	6,000	0	\$0.016410	\$0.00
Color Bus	87875 - Color Bus	14,971	18,073		3,102	1,050	2,052	\$0.105310	\$216.10
									\$216.10

Remit To:

Applied Imaging
7718 Solution Center
Chicago, IL 60677-7007

1-800-521-0983

Invoice SubTotal	\$294.34
Tax:	\$0.00
Invoice Total	\$294.34
Balance Due:	\$294.34

5555 Glenwood Hills Pkwy SE Grand Rapids, MI 49512
P: 616-554-5200 F: 616-554-6200

Invoice Number: 1877063
Invoice Date: 01/10/2022

Bill To: Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Customer: Maple Grove Apartments
1041 Maple St
Albion, MI 49224

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Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
MG22	Net 15 Days	01/25/2022	\$71.76	\$71.76	
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
CN11853-01		\$71.76		09/13/2018	
Remarks					
Quarterly overages 3/6/9/12					

Summary:

Contract base rate charge for the 01/17/2022 to 02/16/2022 billing period	\$69.67 *
Contract Additional Pages charge for this billing period	\$0.00 **
Freight	\$2.09
*Sum of equipment base charges **See Additional Pages details below	<u>\$71.76</u>

Detail:

Equipment included under this contract

Ricoh/MPC307

Number	Serial Number	Base Charge	Location
87875	CS08P700751	\$69.67	Maple Grove Apartments 1041 Maple St Albion, MI 49224

277-701-802 JSR
1-18-22

Remit To:

Applied Imaging
7718 Solution Center
Chicago, IL 60677-7007

1-800-521-0983

Invoice SubTotal	\$71.76
Tax:	\$0.00
Invoice Total	\$71.76
Balance Due:	\$71.76



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Apartment Maintenance Supplies

5511 Enterprise Drive • Lansing, MI 48911
PH (517) 882-2455 • FAX (517) 882-2640



INVOICE

Page 1 of 187

INVOICE NUMBER	INVOICE DATE
1658581-00	01/12/22
ACCOUNT NUMBER	INVOICE TOTAL
413700	866.32
REMIT PAYMENT TO:	
APCO Inc 5511 Enterprise Drive Lansing, MI 48911	

4051 1 AB 0.461 E0277X I0451 D8573376153 S2 P8774237 0001:0001



SHIP TO

Maple Grove Apartments
1041 Maple St
Albion, MI 49224



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

CUSTOMER PO #	SHIP POINT	SHIP DATE	SHIP VIA		TERMS		
DON	APCO Inc.	01/12/22	Delivery		Net30 Days		
PRODUCT AND DESCRIPTION	QTY ORDERED	QTY SHIPPED	QTY B/O	QTY U/M	UNIT PRICE	CD	EXT AMOUNT
T87K1007 Thermostat Round 1H Wh 24V	3	3	0	ea	43.81		131.43
18670 Caulk Alex Paintable White 10oz All-Purpose	6	0	6	ea	2.26		0.00
41709 Mask KN95 20/pk Particulate Respirator	1	1	0	bx	47.23		47.23
FFTR1425VW Refrigerator 14cf White ADA Frigidaire Serial #: 1K13570383	1	1	0	ea	687.66		687.66
Lines Total 4	Qty Shipped Total		5		Total		866.32
					Invoice Total		866.32

277-701-785
1-25-22



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You can now receive invoices much faster with our email bill delivery! With email delivery, your Invoices are sent once per day in one, easy to open file. You can even download our invoice data directly into your accounting package (such as QuickBooks®).

To sign up, contact accountsreceivable@apcoinc.com.

Back ordered items will be shipped when in stock.

MINIMUM BILLING \$20.00. A CLAIM MUST BE MADE WITHIN 15 DAYS AND BE ACCOMPANIED BY THIS RECEIPT. A 15% HANDLING CHARGE WILL BE MADE ON ALL RETURNED MERCHANDISE. NO RETURN ON ELECTRICAL PARTS OR ITEMS THAT HAVE BEEN INSTALLED.

TO VIEW AND PAY ONLINE GO TO: <http://apcoinc.billtrust.com> USE THIS ENROLLMENT CODE: GKS TDQ VHR



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Apartment Maintenance Supplies

5511 Enterprise Drive • Lansing, MI 48911
PH (517) 882-2455 • FAX (517) 882-2640



INVOICE NUMBER	INVOICE DATE
1654561-00	12/20/21
ACCOUNT NUMBER	INVOICE TOTAL
413700	1,089.70
REMIT PAYMENT TO:	
APCO Inc 5511 Enterprise Drive Lansing, Mi 48911	

5745 1 AB 0.461 E0366X I0623 D8489436248 S2 P8728908 0001:0001



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

SHIP TO

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

CUSTOMER PO #	SHIP POINT	SHIP DATE	SHIP VIA				TERMS		
DON	APCO Inc.	12/20/21	Delivery				Net30 Days		
PRODUCT AND DESCRIPTION		QTY ORDERED	QTY SHIPPED	QTY B/O	QTY U/M	UNIT PRICE	CD	EXT AMOUNT	
JB258D-CC Range Electric 30" Bisque Self-Clean GE Serial #: SNZS014433Q SNZS014434Q		2	2	0	ea	529.00		1058.00	
WX09X10010 Cord Range 3C 50A 4' Gray (12)		2	2	0	ea	15.85		31.70	
Lines Total 2		Qty Shipped Total		4		Total		1089.70	
						Invoice Total		1089.70	

277-701-785 JZ

12-27-21

Community Room



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APCO SUPPLY

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Apartment Maintenance Supplies

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PH (517) 882-2455 • FAX (517) 882-2640



INVOICE # 187

INVOICE NUMBER	INVOICE DATE
1653996-00	12/16/21
ACCOUNT NUMBER	INVOICE TOTAL
413700	349.00
REMIT PAYMENT TO:	
APCO Inc 5511 Enterprise Drive Lansing, Mi 48911	

4725 1 MB 0.485 E0166X I0308 D8478502938 S2 P8723534 0001:0001



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

SHIP TO

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

CUSTOMER PO #	SHIP POINT	SHIP DATE	SHIP VIA		TERMS			
DON	APCO Inc.	12/16/21	Delivery		Net30 Days			
PRODUCT AND DESCRIPTION		QTY ORDERED	QTY SHIPPED	QTY B/O	QTY U/M	UNIT PRICE	CD	EXT AMOUNT
BADGER-1		3	3	0	ea	91.89		275.67
Garbage Disposer 1/3hp								
LR6-PBH24		24	24	0	ea	0.43		10.32
Battery AA Alkaline (24)								
LR03-PBH24		24	24	0	ea	0.46		11.04
Battery AAA Alkaline (24)								
05103B		4	4	0	ea	0.47		1.88
Connector 1/2" knockout 10-3wire & box								
Superseded Prod: 521221								
60651		1	1	0	ea	3.70		3.70
Cord Appliance 16/3 3' Disposer								
229SILVER		1	0	1	ea	12.14		0.00
Duct Tape Silver 48Mx55M (24)								
57531		2	2	0	ea	8.79		17.58
Lock Privacy Tulip PB								
56139		10	10	0	ea	1.19		11.90
Wall Guard 5" White (5)								
41711		1	1	0	pk	9.97		9.97
Face Mask Blue 50/box								
10102DAP		1	1	0	ea	6.94		6.94
Joint Compound 12lb White Dap								
Lines Total 10			Qty Shipped Total.	70				
						Total		349.00
						Invoice Total		349.00

277-701-785 JSR
12-27-21



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Back ordered items will be shipped when in stock.

MINIMUM BILLING \$20.00. A CLAIM MUST BE MADE WITHIN 15 DAYS AND BE ACCOMPANIED BY THIS RECEIPT. A 15% HANDLING CHARGE WILL BE MADE ON ALL RETURNED MERCHANDISE. NO RETURN ON ELECTRICAL PARTS OR ITEMS THAT HAVE BEEN INSTALLED.

TO VIEW AND PAY ONLINE GO TO: <http://apcoinc.billtrust.com> USE THIS ENROLLMENT CODE: **GKS TDQ VHR**

D & D MAINTENANCE SUPPLY

1003 INDUSTRIAL BLVD, ALBION, MI 49224
 Phone: 517-629-2173 Fax: 517-629-5058

Sales Invoice

Invoice #: 166709
 Invoice Date: 1/24/2022
 Packing Slip #: 164445

Shipped from MAIN
 Entered By: RAND

Acct #: MAGA1 Bill To: MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA	Ship To: MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA			
Fax No: 5176298635				
Order Date 1/24/2022	Terms of Sale Net 15 Days	Purchase Order	Shipment Method Standard	Tracking #

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	4.00	JAN122021011622	JANITORIAL SERVICE 12/20/21- 01/16/22	4.00	EA	\$125.00	EA	\$500.00
SubTotal								\$500.00
Freight (includes Shipping & Handling)								\$0.00
Min. Order Fee								\$0.00
Tax								\$0.00
Total								\$500.00

277-701-785

1-31-22

D & D MAINTENANCE SUPPLY

1003 INDUSTRIAL BLVD, ALBION, MI 49224
 Phone: 517-629-2173 Fax: 517-629-5058

Sales Invoice

Invoice #: 166450
 Invoice Date: 12/30/2021
 Packing Slip #: 164214

Shipped from MAIN
 Entered By: RAND

Acct #: MAGA1
 Bill To: MAPLE GROVE APTS
 ALBION BUILDING AUTHORITY
 1041 MAPLE ST
 ALBION, MI 49224-
 USA

Ship To: MAPLE GROVE APTS
 ALBION BUILDING AUTHORITY
 1041 MAPLE ST
 ALBION, MI 49224-
 USA

Fax No: 5176298635

Order Date	Terms of Sale	Purchase Order	Shipment Method	Tracking #
12/30/2021	Net 15 Days		Standard	

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	4.00	JAN112221121921	JANITORIAL SERVICE 11/22/21-12/19/21	4.00	EA	\$125.00	EA	\$500.00
SubTotal								\$500.00
Freight (includes Shipping & Handling)								\$0.00
Min. Order Fee								\$0.00
Tax								\$0.00
Total								\$500.00

277-701-785 JR
 1-10-22

D & D MAINTENANCE SUPPLY

1003 INDUSTRIAL BLVD, ALBION, MI 49224
 Phone: 517-629-2173 Fax: 517-629-5058

Sales Invoice

Invoice #: 166560
 Invoice Date: 1/11/2022
 Packing Slip #: 164303

Shipped from MAIN
 Entered By: ROB

Acct #: MAGA1
 Bill To: MAPLE GROVE APTS
 ALBION BUILDING AUTHORITY
 1041 MAPLE ST
 ALBION, MI 49224-
 USA

Ship To: MAPLE GROVE APTS
 ALBION BUILDING AUTHORITY
 1041 MAPLE ST
 ALBION, MI 49224-
 USA

Fax No: 5176298635

Order Date 1/11/2022	Terms of Sale Net 15 Days	Purchase Order	Shipment Method Standard	Tracking #
-------------------------	------------------------------	----------------	-----------------------------	------------

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	6.00	BUT95891789	SPITFIRE NB QT	6.00	QT	\$6.13	QT	\$36.78
2	2.00	PI TEC333915K	LD LINER 33X39 1.5MIL BLACK 100/CS	2.00	CS	\$25.02	CS	\$50.04
3	1.00	PITTM48XK	LD LINER 40X46 1.8MIL 40-45GL BLK ROLL 100/CS	1.00	CS	\$47.55	CS	\$47.55

SubTotal	\$134.37
Freight (includes Shipping & Handling)	\$0.00
Min. Order Fee	\$0.00
Tax	\$0.00
Total	\$134.37

277-701-785 J2
 1-18-22

invoice

eds decorating

414 ferguson
marshall mich 49068
1-269-3`7-6119
[email]

INVOICE NO.
DATE 12/29/21

maple grove apts

277-701-785 J&R
1-4-21

PAYMENT TERMS
Due on receipt

Column1	QUANTITY	AMOUNT	TOTAL
---------	----------	--------	-------

painting apts

a206		\$200.00	
c113		\$100.00	

total due \$300.00

Make all checks payable to eds decorating. THANK YOU FOR YOUR BUSINESS!



Great American Business Products

6701 Concord Park Dr., Houston, TX 77040-9802
 BFT, L.P. FED TAX ID #: 76-0136019

For Orders call: 1-800-231-0329
 For Accounting call: 1-800-790-8895
 Accounting fax: 713-744-8788
 Accounting e-mail: acctg@gabp.com

INVOICE

ORDER NUMBER	INVOICE DATE	INVOICE NUMBER	PAGE
2573329-000	12/23/21	43086604	1
CUSTOMER P.O.		CUSTOMER NUMBER	
		159564	
TERMS			
Net 30 Days			
SHIP VIA:			
Fedex - Ground			

S
O
L
D

T
O
 MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 OFFICE
 ALBION, MI 49224-1186
 United States of America
 5176292026

S
H
I
P

T
O
 MAPLE GROVE APARTMENTS
 OFFICE
 1041 MAPLE ST
 ALBION, MI 49224-1186
 United States of America

Ordered By: JOELLEN RANCE

Order Date: 6/23/21

QTY. ORDERED	QTY. SHIPPED	QTY. BACK ORDER	ITEM NO./DESCRIPTION	AMOUNT		
800.00	800.00	.00	PAWBAG3 PAW PAL BAGS ON A ROLL, BOXED 200/ROLL, BLACK OPAQUE, 8X12.75 * SHIPMENT 3 OF 4 * 20.0% Order Discount	224.00 44.80-		
<p>277-701-785 <i>GR</i> 1-10-22</p>						
SUBTOTAL		SHIPPING & HANDLING	TAX	TOTAL	PRE-PAID AMOUNT	BALANCE DUE
179.20		.00	.00	179.20	.00	179.20

Thank You! We appreciate your business!
PLEASE PAY FROM THIS INVOICE.



PLEASE DETACH THIS PORTION AND RETURN TO THE ADDRESS BELOW WITH PAYMENT - DO NOT TAPE, STAPLE, PAPERCLIP OR USE ANY OTHER FASTENER.

REMITTANCE ADDRESS

GREAT AMERICAN BUSINESS PRODUCTS
P.O. BOX 4422
HOUSTON, TX 77210-4422

MAPLE GROVE APARTMENTS
 MAPLE GROVE APARTMENTS

INVOICE DATE	INVOICE NUMBER
12/23/21	43086604
CUSTOMER NUMBER	ORDER NUMBER
159564	2573329-000
TOTAL DUE	179.20
Amount Enclosed	

0000159564122321430866040000179204



Order Confirmation

Great American Business Prod.
 6701 Concord Park Drive
 Houston, TX 77040
 United States of America
 Phone: 800-231-0329
 Fax: 800-423-6808

PAGE	1
ORDER NO.	2573329-0
Date	12/16/21

159564
 S MAPLE GROVE APARTMENTS
 O 1041 MAPLE ST
 L OFFICE
 D
 T O ALBION,MI 49224-1186
 O United States of America

SAME
 S MAPLE GROVE APARTMENTS
 H MAPLE GROVE APARTMENTS
 I OFFICE
 P 1041 MAPLE ST
 T O ALBION,MI 49224-1186
 O United States of America

CUSTOMER PO	SHIP VIA	SHIP BY
	Fedex - Ground	12/23/21
ORDER TAKER	SHIPPING TERMS	TERMS
Kathy Mayfield		Net 30 Days

LINE	ORDERED	SHIPPED	LOC	ITEM NO / DESCRIPTION	U/M	DISC %	AMOUNT
2	800.00	800.00	01	PAWBAG3 PAW PAL BAGS ON A ROLL, BOXED 200/ROLL, BLACK OPAQUE, 8X12.75	EA		224.00
3				* SHIPMENT 3 OF 4 *			

Material Total: 224.00
 20.0% Discount: 44.80-
 Subtotal: 179.20
 Balance Due: 179.20

277-701-785 JSE
12-21-21

Hurst Mechanical
 5800 Safety Drive NE
 Belmont, MI 49306
 (616)784-4040



Bill To
 Maple Grove Apartments
 1041 Maple Street
 Albion, MI 49224

www.hurstmechanical.com

Invoice No.	10873707	Service Location	Maple Grove Apartments
Invoice For	Preventative Maintenance Job #22827089		1041 Maple Street
Transaction Date	(10/26/2021)		Albion, MI 49224
Due Date	11/3/2021		
	12/3/2021 (Net 30)		

Notes

Provided labor and material to perform preventative maintenance inspection.

Code	Item	Svc	Qty
pm	Preventative maintenance	EQMAINT	1
GRAND TOTAL			\$894.50

Terms & Conditions

- Use tax paid by Hurst Mechanical at point of purchase is included in material charge.
- Hurst charges a 3% credit card processing fee.

277-701-785 JSP
 1-31-22

Contact Number For:
Account Inquiries: (888) 263-3423
Order Inquiries: (800) 721-6592

INVOICE NUMBER	AMOUNT DUE	PAGE NUMBER
217054087001	\$60.94	1 of 1
INVOICE DATE	TERMS	PAYMENT DUE
12/17/2021	Net 30	01/16/2022

Federal ID # 59-2663954

Bill To: ATTN: ACCTS PAYABLE
MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186
██

Ship To : MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

ACCOUNT NUMBER	ACCOUNT MANAGER	SHIP TO ID	ORDER NUMBER	ORDER DATE	SHIPPED DATE		
62545539		1041MAPLEST	217054087001	12/16/2021	12/17/2021		
BILLING ID	PURCHASE ORDER	RELEASE	ORDERED BY	DESKTOP	COST CENTER		
27348077			JOELLEN RANCE				
CATALOG ITEM # / MANUF CODE	DESCRIPTION / CUSTOMER ITEM #	U/M TAX	QTY ORD	QTY SHIP	QTY B/O	UNIT PRICE	EXTENDED PRICE
196517 OX9001-CTN	PAPER,X-9,8.5"X11",20LB,10CA 196517	CA	1	1	0	35.460	35.46
9994287 SP24D0022	DESKPAD,MON,RY22,22X17,OD 9994287	EA	1	1	0	6.490	6.49
5010962 PM15RP2822	CALENDAR,MON,RY22,15X12,REPO S 5010962	EA	1	1	0	18.990	18.99

277-701-726 JS
12-21-21

	SUB-TOTAL	60.94
	DISCOUNT	0.00
	DELIVERY	0.00
	MISCELLANEOUS	0.00
	SALES TAX	0.00
ALL AMOUNTS ARE BASED ON USD CURRENCY	TOTAL	\$60.94

To return supplies, please repack in original box and insert our packing list, or copy of this invoice. Please note problem so we may issue credit or replacement, whichever you prefer. Please do not ship collect. Please do not return furniture or machines until you call us first for instructions. Shortage or damage must be reported within 5 days after delivery.

▲ DETACH HERE ▲

CUSTOMER NAME	BILLING ID	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT ENCLOSED
MAPLE GROVE APARTMENTS	27348077	217054087001	12/17/2021	\$60.94	

FL0 273480772 2170540870010 00000006094 1 3

PLEASE SEND YOUR CHECK TO:
Office Depot, Inc
PO BOX 633301
CINCINNATI OH 45263-3301

PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO ENSURE PROMPT CREDIT TO YOUR ACCOUNT.
PLEASE DO NOT STAPLE OR FOLD. THANK YOU

Contact Number For:
Account Inquiries: (888) 263-3423
Order Inquiries: (800) 721-6592

INVOICE NUMBER	AMOUNT DUE	PAGE NUMBER
217791741001	\$17.98	1 of 1
INVOICE DATE	TERMS	PAYMENT DUE
12/23/2021	Net 30	01/23/2022

Federal ID # 59-2663954

Bill To: ATTN: ACCTS PAYABLE
MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186
⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄⋄

Ship To : MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

ACCOUNT NUMBER	ACCOUNT MANAGER	SHIP TO ID	ORDER NUMBER	ORDER DATE	SHIPPED DATE		
62545539		1041MAPLEST	217791741001	12/22/2021	12/23/2021		
BILLING ID	PURCHASE ORDER	RELEASE	ORDERED BY	DESKTOP	COST CENTER		
27348077			JOELLEN RANCE				
CATALOG ITEM # / MANUF CODE	DESCRIPTION / CUSTOMER ITEM #	U/M TAX	QTY ORD	QTY SHIP	QTY B/O	UNIT PRICE	EXTENDED PRICE
9467819 OD20260022	DESKPAD,MON,RY22,22X17,OD 9467819	EA	1	1	0	7.990	7.99

277-701-726 GR
12-27-21

ALL AMOUNTS ARE BASED ON USD CURRENCY		SUB-TOTAL	7.99
		DISCOUNT	0.00
		DELIVERY	9.99
		MISCELLANEOUS	0.00
		SALES TAX	0.00
		TOTAL	\$17.98

To return supplies, please repack in original box and insert our packing list, or copy of this invoice. Please note problem so we may issue credit or replacement, whichever you prefer. Please do not ship collect. Please do not return furniture or machines until you call us first for instructions. Shortage or damage must be reported within 5 days after delivery.

▲ DETACH HERE ▲						AMOUNT ENCLOSED
CUSTOMER NAME	BILLING ID	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT		
MAPLE GROVE APARTMENTS	27348077	217791741001	12/23/2021	\$17.98		

FL0 273480772 2177917410015 00000001798 1 2

PLEASE SEND YOUR CHECK TO: Office Depot, Inc
PO BOX 633301
CINCINNATI OH 45263-3301

PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO ENSURE PROMPT CREDIT TO YOUR ACCOUNT.

PLEASE DO NOT STAPLE OR FOLD. THANK YOU

Contact Number For:
Account Inquiries: (888) 263-3423
Order Inquiries: (800) 721-6592

INVOICE NUMBER	AMOUNT DUE	PAGE NUMBER
217791363001	\$30.00	1 of 1
INVOICE DATE	TERMS	PAYMENT DUE
12/23/2021	Net 30	01/23/2022

Federal ID # 59-2663954

Bill To: ATTN: ACCTS PAYABLE
MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

Ship To : MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

ACCOUNT NUMBER	ACCOUNT MANAGER	SHIP TO ID	ORDER NUMBER	ORDER DATE	SHIPPED DATE		
62545539		1041MAPLEST	217791363001	12/22/2021	12/23/2021		
BILLING ID	PURCHASE ORDER	RELEASE	ORDERED BY	DESKTOP	COST CENTER		
27348077			JOELLEN RANCE				
CATALOG ITEM # / MANUF CODE	DESCRIPTION / CUSTOMER ITEM #	U/M TAX	QTY ORD	QTY SHIP	QTY B/O	UNIT PRICE	EXTENDED PRICE
6501053 OD20120022	CALENDAR, MON, RY22, 11X8, OD 6501053	EA	1	1	0	13.990	13.99
984856 34899	TISS, PUFFS, LOTION, MULTI-PK, 4CU 984856	EA	1	1	0	6.020	6.02

277-701-726 *JR*
12-27-21

SUB-TOTAL	20.01
DISCOUNT	0.00
DELIVERY	9.99
MISCELLANEOUS	0.00
SALES TAX	0.00
TOTAL	\$30.00

ALL AMOUNTS ARE BASED ON USD CURRENCY

To return supplies, please repack in original box and insert our packing list, or copy of this invoice. Please note problem so we may issue credit or replacement, whichever you prefer. Please do not ship collect. Please do not return furniture or machines until you call us first for instructions. Shortage or damage must be reported within 5 days after delivery.

▲ DETACH HERE ▲

CUSTOMER NAME	BILLING ID	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT ENCLOSED
MAPLE GROVE APARTMENTS	27348077	217791363001	12/23/2021	\$30.00	

FL0 273480772 2177913630012 00000003000 1 2

PLEASE SEND YOUR CHECK TO:
Office Depot, Inc
PO BOX 633301
CINCINNATI OH 45263-3301

PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO ENSURE PROMPT CREDIT TO YOUR ACCOUNT.
PLEASE DO NOT STAPLE OR FOLD. THANK YOU

Contact Number For:
Account Inquiries: (888) 263-3423
Order Inquiries: (800) 721-6592

INVOICE NUMBER	AMOUNT DUE	PAGE NUMBER
217074372001	\$14.99	1 of 1
INVOICE DATE	TERMS	PAYMENT DUE
12/19/2021	Net 30	01/23/2022

Federal ID # 59-2663954

Bill To: ATTN: ACCTS PAYABLE
MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186
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Ship To : MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224-1186

ACCOUNT NUMBER	ACCOUNT MANAGER	SHIP TO ID	ORDER NUMBER	ORDER DATE	SHIPPED DATE		
62545539		1041MAPLEST	217074372001	12/16/2021	12/19/2021		
BILLING ID	PURCHASE ORDER	RELEASE	ORDERED BY	DESKTOP	COST CENTER		
27348077			JOELLEN RANCE				
CATALOG ITEM # / MANUF CODE	DESCRIPTION / CUSTOMER ITEM #	U/M TAX	QTY ORD	QTY SHIP	QTY B/O	UNIT PRICE	EXTENDED PRICE
8571627 19085	OCEAN,VIEW,2022,WALL,CAL 8571627	EA	1	1	0	14.990	14.99

277-701-726 JR
12-27-21

	SUB-TOTAL	14.99
	DISCOUNT	0.00
	DELIVERY	0.00
	MISCELLANEOUS	0.00
	SALES TAX	0.00
ALL AMOUNTS ARE BASED ON USD CURRENCY	TOTAL	\$14.99

To return supplies, please repack in original box and insert our packing list, or copy of this invoice. Please note problem so we may issue credit or replacement, whichever you prefer. Please do not ship collect. Please do not return furniture or machines until you call us first for instructions. Shortage or damage must be reported within 5 days after delivery.

▲ DETACH HERE ▲

CUSTOMER NAME	BILLING ID	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT ENCLOSED
MAPLE GROVE APARTMENTS	27348077	217074372001	12/19/2021	\$14.99	

FL0 273480772 2170743720012 00000001499 1 3

PLEASE SEND YOUR CHECK TO:
Office Depot, Inc
PO BOX 633301
CINCINNATI OH 45263-3301

PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO ENSURE PROMPT CREDIT TO YOUR ACCOUNT.
PLEASE DO NOT STAPLE OR FOLD. THANK YOU

Invoice

Johnson Cleaning & More

193518

615 GILBERT ST.

JACKSON, MI 49202

SOLD TO Maple Grove Apartments JACKSON, MI 49202 Maple Grove Apartments

ADDRESS 1041 Maple Str. ADDRESS 1041 Maple Str

CITY, STATE, ZIP Albion, MI 49224 CITY, STATE, ZIP Albion, MI 49224

CUSTOMER ORDER NO. 518 SOLD BY Johnson Cleaning & More TERMS F.O.B. DATE 12/28/2021

Cleaning

C209

150.00

~~175.00~~

Wash walls, baseboards, window sills, cleaned kitchen: fridge, stove, countertop, floor, bedroom, bathroom toilet, tub, sink, floor, living room mop & vacuum

277-701-785 GR
1-4-21

150.00

~~175.00~~

277-701-785 YSR
1-18-22

193520

Invoice	
SOLD TO Maple Grove Apt's	SHIP TO
ADDRESS 1041 Maple St	ADDRESS SAME
CITY, STATE, ZIP Aldion, MI 49224	CITY, STATE, ZIP
CUSTOMER ORDER NO.	DATE 01/05/2022
SOLED BY Johnson Cleaning & more	TERMS
	F.O.B.

Cleaning & Power Washing		
C113 - Cleaning apartment floors, walls, window sills, base boards bathroom, kitchen, bedroom, living room		15000
Power Washing all walls - C203		7500
A110 - Cleaning apartment floors, walls, window sills, base boards bathroom kitchen living room bed room		15000
	Total	375.00

sciams T080

07-16

277-701-785 YSR

1/19/22



L M Electric Inc

Invoice

P.O. Box 715
 Albion, MI 49224
 Kenlmelectric@gmail.com

Date	Invoice #
1/24/2022	24592

Bill To
Maple Grove 1041 Maple Street Albion, MI 49224

P.O. No.

Location	A 106
----------	-------

Project	Replaced bath fan
---------	-------------------

Description	Qty	Rate	Amount
Hours Nick	2	61.00	122.00
Hours Adam	2	34.00	68.00
<p>277-701-785 JSE 1-31-22</p>			
		Total	\$190.00

Phone #
5175314276

L M Electric Inc

Invoice

P.O. Box 715
 Albion, MI 49224
 Kenlmelectric@gmail.com

Date	Invoice #
12/27/2021	24562

P.O. No.

Bill To
Maple Grove 1041 Maple Street Albion, MI 49224

Location	
----------	--

Project	Repaired outlet to stove in community room 12/22/21
---------	--

Description	Qty	Rate	Amount
Service call 277-701-785 JSZ 1-4-21		82.00	82.00
		Total	\$82.00

Phone #
5175314276

Morning Star
 125 E. Cass St.
 Albion, MI 49224
 517-629-2127
 ads@salesmanpublications.com

MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION, MI 49224

Transaction Period: 1/2/2022 - 1/23/2022
 Advertiser Number: 10587
 Billing Date: 1/23/2022
 Due Date: 2/7/2022
Amount Due: \$32.50
 Amount Enclosed: _____

Please detach top portion and return with your payment.

STATEMENT

Morning Star

Date	Ref No.	Transaction	Details	Debit	Credit
Balance Forward:					
1/12/2022	108837	Check	116593	\$32.50	
1/23/2022	108929	Invoice			\$32.50
		Order No. 52042 Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability		\$16.25	
		Ads: 1	1/9/2022 Display ad		
		Morning Star			
		Order No. 52127 Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability		\$16.25	
		Ads: 1	1/23/2022 Display ad		
		Morning Star			

MAPLE GROVE APARTMENTS
 Advertiser No: 10587

AGING					
Current	1 - 30	31 - 60	61 - 90	91+	
\$32.50	\$0.00	\$0.00	\$0.00	\$0.00	

Balance Forward: \$32.50
 Debits: \$32.50
 Credits: \$32.50
Amount Due: \$32.50

All payments due upon receipt, unless noted otherwise. A fee of 1.5% will be imposed on all balances past due.
 Please make checks payable to: Morning Star. (Visa, Mastercard or Discover payments accepted also by phone 517-524-8540)
 Thank you for Advertising with our paper! We are glad you have entrusted us to assist you with marketing your business.

277-701-900 JR
 1-31-22

Morning Star
 125 E. Cass St.
 Albion, MI 49224
 517-629-2127
 ads@salesmanpublications.com

MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION, MI 49224

Transaction Period: 12/5/2021 - 12/26/2021

Advertiser Number: 10587

Billing Date: 12/26/2021

Due Date: 1/10/2022

Amount Due: \$32.50

Amount Enclosed: _____

Please detach top portion and return with your payment.

STATEMENT

Morning Star

					12/26/2021
Date	Ref No.	Transaction	Details	Debit	Credit
Balance Forward:					
12/6/2021	108416	Check	116557	\$32.50	
12/26/2021	108564	Invoice			\$32.50
		Order No. 51783	Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability	\$16.25	
		Ads: 1	12/12/2021 Display ad		
		Morning Star			
		Order No. 51914	Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability	\$16.25	
		Ads: 1	12/26/2021 Display ad		
		Morning Star			

MAPLE GROVE APARTMENTS
 Advertiser No: 10587

AGING				
Current	1 - 30	31 - 60	61 - 90	91+
\$32.50	\$0.00	\$0.00	\$0.00	\$0.00

Balance Forward: \$32.50
 Debits: \$32.50
 Credits: \$32.50
Amount Due: \$32.50

All payments due upon receipt, unless noted otherwise. A fee of 1.5% will be imposed on all balances past due.
 Please make checks payable to: Morning Star. (Visa, Mastercard or Discover payments accepted also by phone 517-524-8540)
 Thank you for Advertising with our paper! We are glad you have entrusted us to assist you with marketing your business.

277-701-900 JSR
 1-4-21

2-7-22

Maple Grove
Apartments

Invoice

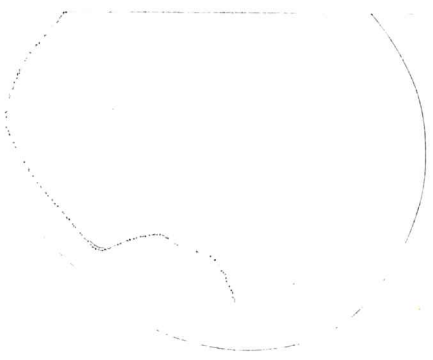
SOLD TO	SHIPPED TO	VIA
ADDRESS	N.G.L.	
CITY, STATE, ZIP	ADDRESS	
	CITY, STATE, ZIP	

Next Generation Landscaping

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
--------------------	---------	-------	--------	------

1/5	Salt Entire Complex	→	\$130	
1/6	Salt Entire Complex	→	\$130	
1/9	Salt Entire Complex	→	\$130	
1/18	Salt Entire Complex	→	\$130	
1/23	- plow/sidewalks - Salt Entire Complex	→	\$175	} = \$305
		→	\$130	
1/24	plow/sidewalks	→	\$175	
1/27	- plow/sidewalks - Salt Entire Complex	→	\$175	} = \$305
		→	\$130	
1/26	Salt Entire Complex	→	\$130	

Total Due
= \$1,435



2-7-22

Maple Grove
Apartments

Invoice

SOLD TO	SHIPPED TO	VIA
ADDRESS	M.G.L.	
CITY, STATE, ZIP	ADDRESS	
	CITY, STATE, ZIP	

Next Generation Landscaping

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
--------------------	---------	-------	--------	------

1/5	Salt Entire Complex	→	\$130	
1/6	Salt Entire Complex	→	\$130	
1/9	Salt Entire Complex	→	\$130	
1/18	Salt Entire Complex	→	\$130	
1/23	- plow/sidewalks - Salt Entire Complex	→	\$175	} = \$305
		→	\$130	
1/24	Plow/Sidewalks	→	\$175	
1/27	- plow/sidewalks - Salt Entire Complex	→	\$175	} = \$305
		→	\$130	
1/26	Salt Entire Complex	→	\$130	

Total Due
= \$1,435



277-701-802 GSR
1-10-22

Invoice

SEND TO Maple Grove Maple Apartments	SHIPPED TO N.G.L.	VIA
ADDRESS	ADDRESS Next Generation Landscaping	
CITY, STATE, ZIP	CITY, STATE, ZIP	

CUSTOMER ORDER NO.	DATE	DESCRIPTION	AMOUNT
	12/2	Leaf clean-up	\$160
	12/7	plow/sidewalks (\$175) Salt lot (\$130)	\$305
	12/19	Salt complex	\$130
	12/27	Salt complex	\$130
	12/28	Salt complex	\$130
	12/29	plow/sidewalks (\$175) Salt lot (\$130)	\$305
	1/1	Salt complex	\$130
	1/2	plow/sidewalks (\$175) Salt lot (\$130)	\$305

Total Due
= \$1,595



CUSTOMER NO.: 740101
DATE: 1/17/2022
INVOICE NO.: 100400644645

Maple Grove Apartments
Due Immediately
PLEASE PAY PROMPTLY

ACCOUNT SUMMARY

BUILDING ADDRESS

MAPLE GROVE APARTMENTS 1041 MAPLE ST ALBION MI 49224-1186
CONTRACT: 41151 | CVJ65003

Maintenance Service from 2/1/2022 to 4/30/2022 \$171.39

NET SERVICE CONTRACT AMOUNT \$171.39
Sales Tax \$0.00
TOTAL SERVICE CONTRACT AMOUNT DUE \$171.39

277-701-802 JR
1-31-22

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

AR Rep's Email: Sayanty.Guha@otis.com
AR Rep's Phone#: 1-631-230-6699
OTISLINE@: 1-800-233-6847

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.
PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.



11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

MB 01 004703 50864 H 19 A



Maple Grove Apartments
1041 Maple Street
ALBION MI 49224-1186

CUSTOMER NO.: 740101
DATE: 1/17/2022
INVOICE NO.: 100400644645
TOTAL SERVICE CONTRACT AMOUNT: \$ 171.39

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 73579
Chicago IL 60673-3579



100400644645 0000017139 1

004703 1/1



6

Overhead Door Co. of Kalamazoo

5291 Wynn Road
 Kalamazoo, MI, 49048
 U.S.A.
 Phone: (269) 381-9570
 Fax: (269) 381-2442

Invoice

Date Dec 30, 2021	Page 1
Invoice Number INVOHD000175025	

Sold To:

MAPLE GROVE APARTMENTS
 1041 MAPLE STREET
 ALBION, MI 49224

Ship To:

MAPLE GROVE APARTMENTS
 1041 MAPLE STREET
 HORTON AUTOMATIC
 ALBION, MI 49224

 Contact: DON SPANGLER Phone: 517-629-2026

Order No. ORD000000181220	Order Date Dec 28, 2021	Salesperson	PO Number	Ship Via Deliver and Erect	Terms 30
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Qty. Ord.	Qty. Shp.	Qty. B/O	Item Number	Description	Unit Price	UOM	Extended Price
2	2	0	COM01	Commercial 1 Man Service	135.00	HR	270.00
1	1	0	CMMNT	HORTON OPERATOR CONTROL NEEDS TO BE SOLDERED.	0.00	EA	0.00
2	2	0	HRT-C133400000-PRT	HORTON HANDICAP RADIO CONTROL LEFT NEW RADIO CONTROLS	140.00	EA	280.00

277-701-785 OR
 1-10-22

Comments:	Tax summary:	Subtotal	550.00
	MISALE 0.00	Total sales tax	0.00
		Total amount	550.00
		Amount due	550.00



PO BOX 11407 Birmingham AL 35246-5575

Invoice No	Account No	Ref. No
12201125416	A0901015355	CUS05682

Account Name
MAPLE GROVE APTS.

Invoice Date	Total Due	Due	Page No
01/20/2022	84.68	NET 30	1 of 1

MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224 - 1101

277-701-802 JAR
1-25-22

Transaction Fees	Qty	Item Charge	Net Charge	S&H	Tax	Ext Charge
LeasingDesk Screening Criminal Classification	4.00	3.2500	13.00	0.00	0.00	13.00
12/09/2021 - AppID 128:Anthony Tucker						
12/09/2021 - AppID 129:Leota Tucker						
12/09/2021 - AppID 130:Barbara Linabury						
12/09/2021 - AppID 131:Amanda Linabury						
LeasingDesk Screening National Criminal Search	4.00	5.7500	23.00	0.00	0.00	23.00
12/09/2021 - AppID 128:Anthony Tucker						
12/09/2021 - AppID 129:Leota Tucker						
12/09/2021 - AppID 130:Barbara Linabury						
12/09/2021 - AppID 131:Amanda Linabury						
LeasingDesk Screening National Sex Offender Search	4.00	1.0000	4.00	0.00	0.00	4.00
12/09/2021 - AppID 128:Anthony Tucker						
12/09/2021 - AppID 129:Leota Tucker						
12/09/2021 - AppID 130:Barbara Linabury						
12/09/2021 - AppID 131:Amanda Linabury						
LeasingDesk Screening Credit	4.00	11.1700	44.68	0.00	0.00	44.68
12/09/2021 - AppID 128:Anthony Tucker						
12/09/2021 - AppID 129:Leota Tucker						
12/09/2021 - AppID 130:Barbara Linabury						
12/09/2021 - AppID 131:Amanda Linabury						
Total			84.68	0.00	0.00	84.68

For account questions, call 1-877-325-7243 and choose option 7 from the menu or email ARCCustomerService@realpage.com.
Review your account status online at www.realpage.com/clientportal.

Please cut this portion and send it along with your payment

Invoice No	Account No	Ref. No	Account Name	Invoice Date	Total Due	Due
12201125416	A0901015355	CUS05682	MAPLE GROVE APTS.	01/20/2022	84.68	NET 30

Payable to RealPage, Inc.:

Amount Enclosed	Check #

Send Payment To:
RealPage, Inc.
PO BOX 11407
Birmingham AL 35246-5575

You can also pay us online at <https://billingportal.realpage.com/paybills>, or setup recurring payments at www.realpage.com/clientportal.

For Wires and ACH Address: PO BOX 681, Birmingham, AL 35201

I220112541600CUS0568200000084688



PO BOX 11407 Birmingham AL 35246-5575

Invoice No	Account No	Ref. No
I2112111689	A0901015355	CUS05682

Account Name
MAPLE GROVE APTS.

Invoice Date	Total Due	Due	Page No
12/19/2021	84.68	NET 30	1 of 1

MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION MI 49224 - 1101

Transaction Fees	Qty	Item Charge	Net Charge	S&H	Tax	Ext Charge
LeasingDesk Screening Criminal Classification 11/01/2021 - AppID 124:Timothy Burrell 11/01/2021 - AppID 125:Deborah Burrell 11/01/2021 - AppID 126:Ethel Kenndy 11/22/2021 - AppID 127:Douglas Collins	4.00	3.2500	13.00	0.00	0.00	13.00
LeasingDesk Screening National Criminal Search 11/01/2021 - AppID 124:Timothy Burrell 11/01/2021 - AppID 125:Deborah Burrell 11/01/2021 - AppID 126:Ethel Kenndy 11/22/2021 - AppID 127:Douglas Collins	4.00	5.7500	23.00	0.00	0.00	23.00
LeasingDesk Screening National Sex Offender Search 11/01/2021 - AppID 124:Timothy Burrell 11/01/2021 - AppID 125:Deborah Burrell 11/01/2021 - AppID 126:Ethel Kenndy 11/22/2021 - AppID 127:Douglas Collins	4.00	1.0000	4.00	0.00	0.00	4.00
LeasingDesk Screening Credit 11/01/2021 - AppID 124:Timothy Burrell 11/01/2021 - AppID 125:Deborah Burrell 11/01/2021 - AppID 126:Ethel Kenndy 11/22/2021 - AppID 127:Douglas Collins	4.00	11.1700	44.68	0.00	0.00	44.68
Total			84.68	0.00	0.00	84.68

277-701-785 JLB
12-21-21

Please cut this portion and send it along with your payment

Invoice No	Account No	Ref. No	Account Name	Invoice Date	Total Due	Due
I2112111689	A0901015355	CUS05682	MAPLE GROVE APTS.	12/19/2021	84.68	NET 30

Payable to RealPage, Inc.:

Amount Enclosed	Check #

Send Payment To:
RealPage, Inc.
PO BOX 11407
Birmingham AL 35246-5575

You can also pay us online at <https://billingportal.realpage.com/paybills>, or setup recurring payments at www.realpage.com/clientportal.

For Wires and ACH Address: PO BOX 681, Birmingham, AL 35201

I211211168900CUS0568200000084685



Roto Rooter Battle Creek
 7275 Tower Rd, Battle Creek, MI 49014 United States
 Phone: (269) 962-1070
 Fax: (269)962-1540
 Email: Rotorooterbc@yahoo.com

Invoice 52861022
 Invoice Date 12/20/2021
 Completed Date 12/20/2021
 Customer PO

Billing Address
 Maple Grove Apartments - Accounts Payable
 1041 Maple Street
 Albion, MI 49224 USA

Job Address
 Maple Grove Apartments -
 Accounts Payable
 1041 Maple Street #B202
 Albion, MI 49224 USA

Description of Work

Cable cleaned kitchen sink drain to clear unknown blockage. Line open and flowing. Did walk through with maintenance. Tests well.

Task #	Description	Quantity	Your Price	Your Total
RDC103	DC Residential Kitchen	1.00	\$199.00	\$199.00
ALBION	Albion	1.00	\$50.00	\$50.00

Materials

Material	Description	Quantity	Your Price	Your Total
MISC219	PERISHABLE FEE	1.00	\$4.95	\$4.95

Potential Savings \$24.90
 Sub-Total \$253.95
 Tax 0% \$0.00
 Total Due \$253.95
 Balance Due \$253.95

Thank you for choosing Roto- Rooter Battle Creek

My signature signifies my acknowledgement and agreement to the payment terms set forth: Payment is due upon receipt. All Credit card transactions will incur a 3% processing fee. A service fee of \$45.00 will be charged for any returned checks, and a financing charge of 3% per month shall be applied for overdue amounts.

Don Spangler

*277-701-7854
 12-27-21*

12/20/2021

I have inspected all of the work done by Roto Rooter Battle Creek pursuant to the contract terms agreed by me at Maple Grove Apartments - Accounts Payable. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Gerrod to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Don Spangler

12/20/2021

70003629	70822635	Page 58000187
PAYMENT DUE DATE	INVOICE DATE	AMOUNT ENCLOSED
1/5/2022	12/10/2021	
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS		
maplegroveapts@gmail.com		

MDG2021 00000688 01


 MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION, MI 49224

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Check this box to receive e-mail invoices and end paper billing. 616530 (PC1)

REMIT TO:
 Rose Pest Solutions
 P.O. Box 309
 Troy, MI 48099-0309

INVOICE

DETACH AND ENCLOSE THE TOP PORTION WITH YOUR PAYMENT; DO NOT STAPLE, FOLD OR CUT.

PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	12/10/2021	70822635	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
12/10/2021	70822635	Canine Inspection Recurring	300.00	-	300.00
Visit us at www.rosepestsolutions.com <i>277-701-802 JSZ</i> <i>12-27-21</i>					
Payments can be made online at: https://rosepest.pestconnect.com					

TOTAL AMOUNT DUE  300.00

THIS INVOICE DOES NOT REFLECT A



AMERICA'S
FIRST PEST CONTROL SERVICE
HOME • INDUSTRIAL • COMMERCIAL
P.O. Box 309
Troy, MI 48099-0309

70003629	70821196	Page 59 of 187
PAYMENT DUE DATE 12/29/2021	INVOICE DATE 12/3/2021	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

Check this box to receive e-mail invoices and end paper billing. 616530 (PC1)

REMIT TO:

Rose Pest Solutions
P.O. Box 309
Troy, MI 48099-0309

MDG2021 00000683 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224

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INVOICE

DETACH AND ENCLOSE THE TOP PORTION WITH YOUR PAYMENT; DO NOT STAPLE, FOLD OR CUT



PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	12/3/2021	70821196	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
12/3/2021	70821196	Pest Control - Contract	138.00	-	138.00
<p>Visit us at www.rosepestsolutions.com</p> <p>277-701-802 JSE 12-27-21</p> <p>Payments can be made online at: https://rosepest.pestconnect.com</p>					

TOTAL AMOUNT DUE ➔

138.00

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70821196

Billing / Service Questions
Call 517-322-9422

100000 01 01 000683 000683 P



AMERICA'S
FIRST PEST CONTROL SERVICE
HOME • INDUSTRIAL • COMMERCIAL
P.O. Box 309
Troy, MI 48099-0309

70003629	70826426	Page 6000187
PAYMENT DUE DATE 1/12/2022	INVOICE DATE 12/17/2021	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2021 00000761 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224

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REMIT TO:

Rose Pest Solutions
P.O. Box 309
Troy, MI 48099-0309

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PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER		
		70003629	12/17/2021	70826426		
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL	
12/17/2021	70826426	Bedbugs - Conventional Service Visit us at www.rosepestsolutions.com 277-701-802 JSZ 1-4-21 APPLICATION FOR BED BUGS IN UNIT C-106; 15 & 30 DAY FOLLOW UP INCLUDED Payments can be made online at: https://rosepest.pestconnect.com	399.00	-	399.00	

TOTAL AMOUNT DUE



399.00

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The answer since 1860

70826426

Billing / Service Questions
Call 517-322-9422

100000 01 01 000761 000761 P



AMERICA'S
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P.O. Box 309
Troy, MI 48099-0309

70003629	70826429	399.00 Page 61 of 187
PAYMENT DUE DATE 1/12/2022	INVOICE DATE 12/17/2021	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2021 00000762 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224

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Rose Pest Solutions
P.O. Box 309
Troy, MI 48099-0309

INVOICE

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PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	12/17/2021	70826429	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
12/17/2021	70826429	Bedbugs - Conventional Service Visit us at www.rosepestsolutions.com 277-701-802 J&R 1-4-21 APPLICATION FOR BED BUGS IN UNIT C-103; 15 & 30 DAY FOLLOW UP INCLUDED Payments can be made online at: https://rosepest.pestconnect.com	399.00	-	399.00

TOTAL AMOUNT DUE 399.00

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70826429

Billing / Service Questions
Call 517-322-9422



AMERICA'S
FIRST PEST CONTROL SERVICE
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Troy, MI 48099-0309

CLIENT

MDG2021 00000763 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224

CLIENT NUMBER 70003629	INVOICE NUMBER 70826432	AMOUNT DUE Page 62 of 87
PAYMENT DUE DATE 1/12/2022	INVOICE DATE 12/17/2021	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

Check this box to receive e-mail invoices and end paper billing. 616530 (PC1)

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P.O. Box 309
Troy, MI 48099-0309

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PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	12/17/2021	70826432	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
12/17/2021	70826432	Bedbugs - Conventional Service Visit us at www.rosepestsolutions.com 277-701-802 JSR 1-4-21 APPLICATION FOR BED BUGS IN UNIT C-107; 15 & 30 DAY FOLLOW UP INCLUDED Payments can be made online at: https://rosepest.pestconnect.com	399.00	-	399.00



70826432

Billing / Service Questions
Call 517-322-9422

TOTAL AMOUNT DUE	399.00
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FIRST PEST CONTROL SERVICE
HOME • INDUSTRIAL • COMMERCIAL
P.O. Box 309
Troy, MI 48099-0309

CLIENT NUMBER 70003629	INVOICE NUMBER 70824474	AMOUNT DUE Page 63 of 187
PAYMENT DUE DATE 2/2/2022	INVOICE DATE 1/7/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000861 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224

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REMIT TO:

Rose Pest Solutions
P.O. Box 309
Troy, MI 48099-0309

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YOUR PAYMENT; DO NOT STAPLE, FOLD OR CUT



PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	1/7/2022	70824474	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
1/7/2022	70824474	Pest Control - Contract	138.00	-	138.00
<p>Visit us at www.rosepestsolutions.com</p> <p>277-701-802 JSR 1-31-22</p> <p>Payments can be made online at: https://rosepest.pestconnect.com</p>					

TOTAL AMOUNT DUE 138.00

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70824474

Billing / Service Questions
Call 517-322-9422

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HOME • INDUSTRIAL • COMMERCIAL
P.O. Box 309
Troy, MI 48099-0309

CLIENT NUMBER 70003629	INVOICE NUMBER 70825864	AMOUNT DUE Page 6 of 187 616530
PAYMENT DUE DATE 2/2/2022	INVOICE DATE 1/7/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000862 01



MAPLE GROVE APARTMENTS
1041 MAPLE ST
ALBION, MI 49224



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REMIT TO:

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P.O. Box 309
Troy, MI 48099-0309

INVOICE

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YOUR PAYMENT; DO NOT STAPLE, FOLD OR CUT

PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER		
		70003629	1/7/2022	70825864		
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL	
1/7/2022	70825864	Canine Inspection Recurring	300.00	-	300.00	
<p>Visit us at www.rosepestsolutions.com</p> <p>277-701-802 GSE 1-31-22</p> <p>Payments can be made online at: https://rosepest.pestconnect.com</p>						

TOTAL AMOUNT DUE 300.00



70825864

Billing / Service Questions
Call 517-322-9422

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100000 01 01 000862 000862 P



website: www.safetysystems.net
 ADRIAN (517) 263-9100
 ANN ARBOR (734) 994-8032
 BATTLE CREEK (269) 963-3634
 JACKSON (517) 782-9463
 LANSING (517) 484-3072
 LIVONIA (734) 838-0434
 TOLEDO, OH (419) 887-5810
 TOLL FREE (800) 283-3659

INVOICE

To: **MAPLE GROVE APARTMENTS**
 1041 MAPLE ST.
 ALBION, MI 49224-1186

Ship to: **MAPLE GROVE APARTMENTS**
 1041 MAPLE ST.
 ALBION, MI 49224-1186

PLEASE DETACH AND RETURN WITH REMITTANCE

CUSTOMER 01809	DATE 01/27/2022	TERMS Net 30	PURCHASE ORDER	CONTACT JOHN ROBISON
-------------------	--------------------	-----------------	----------------	-------------------------

DESCRIPTION	UNIT PRICE	TOTAL
1 SERVICE CALL ON 1/25/22 DUE TO ZN 81 ROOM C 209 IN TROUBLE AND WON'T RESET	192.00	192.00
1 TRIP CHARGE	29.00	29.00
Invoice subtotal		221.00
Invoice total		221.00

277-701-785
 1-31-22

Authorized Security Dealer

(800) 283-3659

TEST YOUR ALARM SYSTEM EVERY 30 DAYS

01809 01/27/2022 524191 221.00

A Finance Charge at the rate of 1 1/2% per month (18% per annum) will be added to all past due invoices.

REMIT TO:
SAFETY SYSTEMS, INC.
 PO BOX 1079
 JACKSON, MI 49204



website: www.safetysystems.net
 ADRIAN (517) 263-9100
 ANN ARBOR (734) 994-8032
 BATTLE CREEK (269) 963-3634
 JACKSON (517) 782-9463
 LANSING (517) 484-3072
 LIVONIA (734) 838-0434
 TOLEDO, OH (419) 887-5810
 TOLL FREE (800) 283-3659

INVOICE

To: **MAPLE GROVE APARTMENTS**
 1041 MAPLE ST.
 ALBION, MI 49224-1186

Ship to: **MAPLE GROVE APARTMENTS**
 1041 MAPLE ST.
 ALBION, MI 49224-1186

PLEASE DETACH AND RETURN WITH REMITTANCE				
CUSTOMER	DATE	TERMS	PURCHASE ORDER	CONTACT
01809	01/27/2022	Net 30	DAN SPANGLER	JOHN ROBISON
DESCRIPTION			UNIT PRICE	TOTAL
FIRE - PARTS 4 - PHOTOELECTRIC SMOKE DETECTOR HEADS				397.00
			Invoice subtotal	397.00
			Invoice total	397.00

277-701-785 *JS*
 1-31-22

Honeywell

Authorized Security Dealer

(800) 283-3659

PLEASE TEST YOUR ALARM SYSTEM EVERY 30 DAYS

01809 01/27/2022 524206 397.00

A Finance Charge at the rate of 1 1/2% per month (18% per annum) will be added to all past due invoices.

REMIT TO:
SAFETY SYSTEMS, INC.
PO BOX 1079
JACKSON, MI 49204



website: www.safetysystems.net
 ADRIAN (517) 263-9100
 ANN ARBOR (734) 994-8032
 BATTLE CREEK (269) 963-3634
 JACKSON (517) 782-9463
 LANSING (517) 484-3072
 LIVONIA (734) 838-0434
 TOLEDO, OH (419) 887-5810
 TOLL FREE (800) 283-3659

INVOICE

To: **MAPLE GROVE APARTMENTS**
 1041 MAPLE ST.
 ALBION, MI 49224-1186

Ship to: **MAPLE GROVE APARTMENTS**
 1041 MAPLE ST.
 ALBION, MI 49224-1186

PLEASE DETACH AND RETURN WITH REMITTANCE

CUSTOMER	DATE	TERMS	PURCHASE ORDER	CONTACT
01809	12/30/2021	Net 30		JOHN ROBISON

DESCRIPTION	UNIT PRICE	TOTAL
1 SERVICE CALL DUE TO ZONE 107 CORRIDOR NEAR ROOM 115 SHOWS TROUBLE 12/27/21	192.00	192.00
1 TRIP CHARGE	29.00	29.00
	Invoice subtotal	221.00
	Invoice total	221.00

277-701-802 JSR
 1-4-21

Authorized Security Dealer

(800) 283-3659

PLEASE TEST YOUR ALARM SYSTEM EVERY 30 DAYS

01809 12/30/2021 523014 221.00

A Finance Charge at the rate of 1 1/2% per month (18% per annum) will be added to all past due invoices.

REMIT TO:
SAFETY SYSTEMS, INC.
PO BOX 1079
JACKSON, MI 49204

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
12/7/2021	23675

Bill To

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Ship To

P.O. No.

Our Job Number
35738-401

Quantity	Description	Serviced	Amount
	Apt B- 201 Replace toilet with comfort height	12/6/2021	
	Apt A - 211 Install heating control		
	Materials		259.88T
	Labor Charge		275.00
	Disposal of Old Toilet		15.00
	Sales Tax		0.00
	<i>277-701-785 JSC 12-21-21</i>		

Total	
Balance Due	\$549.88

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

The Recorder
 125 E. Cass St
 Albion, MI 49224
 517-629-0041 therecorder@frontiernet.net

Invoice Number	108999	Invoice Date	12/31/2021
Advertiser No.	10587	Amount Due	\$25.00
		Due Date	1/30/2022

MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION, MI 49224

Amount Enclosed

Please detach top portion and return with your payment.

INVOICE

The Recorder		MAPLE GROVE APARTMENTS			Invoice No.	108999	12/31/2021
Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount	
12/9/2021	52173 TR	Display ad: 2.5", Senior Housing	1 x 2.5			\$12.50	
12/23/2021	52173 TR	Display ad: 2.5", Senior Housing	1 x 2.5			\$12.50	
						Sub Total:	\$25.00
Total Transactions: 2						Total:	\$25.00

SUMMARY	Advertiser No.	10587	Invoice No.	108999	Invoice Amount	\$25.00
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Please make checks payable to The Recorder.
 We appreciate your business!

277-701-900 JSZ
 1-31-22

The Recorder
 125 E. Cass St
 Albion, MI 49224
 517-629-0041 therecorder@frontiernet.net

Invoice Number	108654	Invoice Date	12/27/2021
Advertiser No.	10587	Amount Due	\$25.00
		Due Date	1/26/2022

MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION, MI 49224

Amount Enclosed

Please detach top portion and return with your payment.

INVOICE

The Recorder		MAPLE GROVE APARTMENTS		Invoice No. 108654		12/27/2021	
Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount	
11/11/2021	51970 TR	Display ad: Senior Housing	1 x 2.5			\$12.50	
11/25/2021	51970 TR	Display ad: Senior Housing	1 x 2.5			\$12.50	
				Sub Total:		\$25.00	
				Total Transactions: 2		Total: \$25.00	

SUMMARY	Advertiser No.	10587	Invoice No.	108654	Invoice Amount	\$25.00
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Please make checks payable to The Recorder.
 We appreciate your business!

277-701-9000 JSZ
 1-10-22

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
1/5/2022	23709

Bill To

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Ship To
Apt. A-104

P.O. No.

Our Job Number
35739

Quantity	Description	Serviced	Amount
	Replace cartridge in tub and shower faucet Replace lavatory faucet Materials Labor Charge - includes time to pickup part Sales Tax	1/3/2022	251.05 325.00 0.00
	277-701-785 <i>JSR</i> 1-10-22		

Total	
Balance Due	\$576.05

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
1/5/2022	23708

Bill To

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Ship To
Apt. C-111

P.O. No.

Our Job Number
35738-435

Quantity	Description	Serviced	Amount
	Replace toilet with Comfort Height toilet	1/3/2022	
	Materials		312.63
	Labor Charge		225.00
	Disposal of Old Toilet		10.00
	Sales Tax		0.00
	277-701-785 <i>QR</i> 1-10-22		

Total
Balance Due \$547.63

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
1/13/2022	23721

Bill To

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Ship To
Apt A-211

P.O. No.

Our Job Number
35749

Quantity	Description	Serviced	Amount
	No Heat Install owner supplied control Order and deliver 2) Spartan controls of inventory	1/7/2022	
	Materials		137.82
	Labor Charge		125.00
	Sales Tax		0.00
	<i>277-701-785 PCC 1/19/22</i>		

Total	
Balance Due	\$262.82

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
1/29/2022	23737

Bill To

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Ship To
Apt A-204

P.O. No.

Our Job Number

Quantity	Description	Serviced	Amount
	Replace 12" Toilet with Comfort Height Toilet	1/14/2022	
	Materials		270.17T
	Labor Charge		225.00
	Disposal of Old Toilet		15.00
	Sales Tax		0.00
	<i>277-701-785 JSZ</i> <i>2-7-22</i>		

Total	
Balance Due	\$510.17

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
1/29/2022	23735

Bill To

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Ship To
Apt C-102

P.O. No.

Our Job Number
35738-384

Quantity	Description	Serviced	Amount
	Replace 12" toilet with Comfort Height	1/14/2022	
	Materials		270.17
	Labor Charge		225.00
	Disposal of Old Toilet		15.00
	Sales Tax		0.00
<p><i>277-701-785 JZ</i> <i>2-7-22</i></p>			

Total	
Balance Due	\$510.17

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

TRIANGLE PLUMBING INC

P.O. BOX 546
ALBION, MI 49224

Invoice

Date	Invoice #
1/29/2022	23736

Bill To

Maple Grove Apartments
1041 Maple St
Albion, MI 49224

Ship To
Apt B-107

P.O. No.

Our Job Number
35764

Quantity	Description	Serviced	Amount
	Replace 12" toilet with Comfort Height toilet	1/28/2022	
	Materials		270.17
	Labor Charge		225.00
	Disposal of Old Toilet		15.00
	Sales Tax		0.00
	<i>277-701-785 JSZ</i>		
	<i>2-7-22</i>		

Total	
Balance Due	\$510.17

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt, A 1.5% fee will be added to unpaid balances.

TRIANGLE PLUMBING INC

P.O. BOX 546
 ALBION, MI 49224

Invoice

Date	Invoice #
1/29/2022	23738

Bill To

Maple Grove Apartments 1041 Maple St Albion, MI 49224

Ship To
Apt A-207

P.O. No.

Our Job Number
35779

Quantity	Description	Serviced	Amount
	Replace Heating Control with owner supplied control	1/25/2022	
	Labor Charge		190.00
	Sales Tax		0.00
	<i>277-701-785 JS</i> <i>2-7-22</i>		

Total	
Balance Due	\$190.00

Phone #	Fax #
5178572425	517 857-2450

Due upon receipt. A 1.5% fee will be added to unpaid balances.

Natural Gas works for Michigan

Account Information

Account Number 0346450.500
Name CITY OF ALBION
Service Address 1041 Maple St
Generator
Account Type General Service 2

Account Summary

Balance Forward \$0.00
Current Charges \$50.81

Total Amount Due by 02/15/22

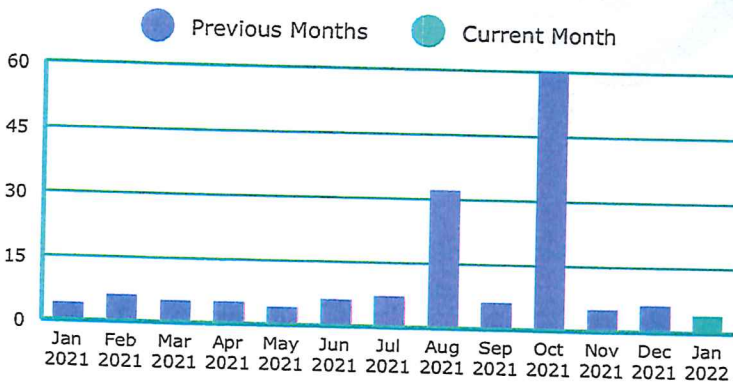
\$50.81

If Paid After 02/15/22 \$52.33

SEMCO ENERGY News

You can pay your bill at one of our local payment agents. An agent listing can be found on our website at www.semcoenergygas.com. Agents may charge a fee for this service and it may take 2 business days for your payment to be credited to your SEMCO ENERGY account. Please be sure to use only authorized APS agents to pay your bill.

Usage History



277-701-921
1-31-22

Please return bottom portion with your payment.

See Back for Details

SEMCOENERGY
GAS COMPANY
PO BOX 5004 PORT HURON, MI 48061-5004

Account Number 0346450.500
Service Address 1041 Maple St
Generator

Current Charges Due 02/15/22
TOTAL AMOUNT DUE \$50.81
If Paid After 02/15/22 \$52.33



7551 1 AV 0.426 0164217-SEMS196518-SE.1GRP_0-007551
CITY OF ALBION
C/O MAPLE GROVE APARTMENTS
GENERATOR
1041 MAPLE ST
ALBION MI 49224-1186

T:30



Amount Paid (if different than total)

[Empty rounded rectangular box for amount paid]

0000000346450500000005081000000034645050000000508170

Natural Gas works for Michigan

Account Information

Account Number 0272444.500
 Name CITY OF ALBION
 Service Address 1041 Maple St
 Albion Bldg Authority
 Account Type General Service 2

Account Summary

Balance Forward (\$787.66)
 Current Charges \$2,625.14

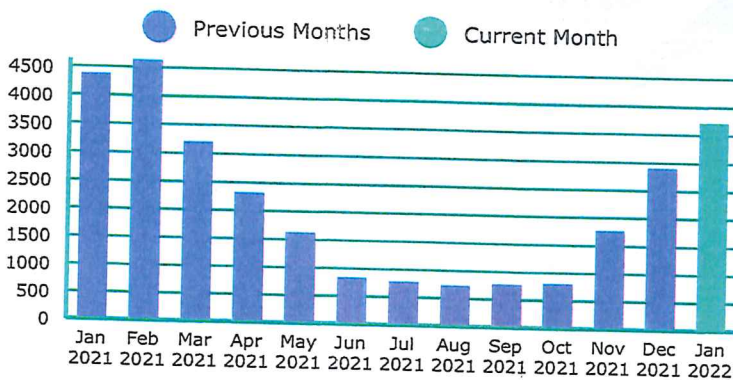
Total Amount Due by 02/15/22
\$1,837.48

If Paid After 02/15/22 \$1,892.60

SEMCO ENERGY News

You can pay your bill at one of our local payment agents. An agent listing can be found on our website at www.semcoenergygas.com. Agents may charge a fee for this service and it may take 2 business days for your payment to be credited to your SEMCO ENERGY account. Please be sure to use only authorized APS agents to pay your bill.

Usage History



277-701-921 JSR
 1-31-22

Please return bottom portion with your payment.

See Back for Details



Account Number 0272444.500

Service Address 1041 Maple St
 Albion Bldg Authority

Current Charges Due 02/15/22
TOTAL AMOUNT DUE \$1,837.48
 If Paid After 02/15/22 \$1,892.60

Amount Paid (if different than total)

7552 1 AV 0.426 0164217-SEMS196518-SE.1GRP_0-007552
 CITY OF ALBION
 C/O MAPLE GROVE APARTMENTS
 1041 MAPLE ST
 ALBION MI 49224-1186

0000000272444500000183748000000027244450000018374800



Barbour Heating and Air LLC
 118 E. Ash St.
 Unit A
 Albion, MI 49224

Phone: (517) 629-2100
 Barbourheating@gmail.com
 www.Barbourheating.com

Bill to
Maple Grove Apartments
 1041 Maple St
 Albion, MI 49224

Ship to
Maple Grove Apartments
 1041 Maple St
 Albion, MI 49224

Work Order #: 4830

Transaction Date: 2/17/2022

Terms: Net 15

Invoice #:

Item	Description	Equipment	Quantity	Price	Amount
				Subtotal:	\$0.00
				Tax:	\$0.00
				Total:	\$0.00
				Payments:	\$0.00
				Balance Due:	\$0.00

Quote #: q1590

Item	Description	Equipment	Quantity	Price	Amount
Field Item	Grundfos Cartridge Circulator UPS26-150f		2	\$1,152.50	\$2,305.00

EDWARD D. JONES & CO., L.P.
d/b/a EDWARD JONES
TERM LEASE AGREEMENT

THIS AGREEMENT (herein referred to as the "Lease") made and entered into this the _____ day of ~~November, 2016~~September, 2021, by and between Albion Building Authority, a Michigan Public Corporate Body, having principal offices at 112 W. Cass Street, Albion, Michigan 49224, hereinafter referred to as the Lessor,

and

EDWARD D. JONES & CO., L.P. d/b/a EDWARD JONES, having principal offices at 12555 Manchester Road, in St. Louis, Missouri 63131, hereinafter referred to as Lessee,

WITNESSETH, that said Lessor- does by these presents- lease and demise unto the said Lessee the following described property hereinafter- known as:

"Premises": 201 N. CLINTON ST., ALBION, MI 49224-1674 Square Feet: 1584

With appurtenances for the term of Five (5) years at the monthly schedule of

Months 1-60 One and No/100 Dollars (\$1.00) per month. See also Section 11. Lessor shall pay each lease year's rent of twelve (\$12.00) dollars in advance at the commencement of this lease agreement and each lease year thereafter for the term of this agreement.

1. Form W-9

Under Section 6109 of the Internal Revenue Code, Lessor is required to provide Lessee with the correct Taxpayer Identification Number (TIN) in order for Lessee to file information returns to the IRS to report income paid to Lessor. Lessor -shall complete all IRS required forms and return to Lessee as requested. Notwithstanding anything to the contrary herein, if Lessor fails to submit a properly completed Form W-9 as requested by Lessee, Lessor agrees that Lessee has the right (but not the obligation), pursuant to Section 3406 of the Internal Revenue Code, to withhold and pay to the IRS a percentage of the total monthly rent payment.

In the event that Lessor- shall have a change in its business or legal name, Lessor agrees to notify Lessee in writing, within thirty (30) days of any such change, and submit a new Form W-9 reflecting such change(s).

2. Notice to Lessee

a) It is expressly understood between the parties hereto that Lessee's employees stationed at the Premises are not empowered to give instruction regarding the leasehold and furthermore that all notices to be served by the Lessor upon the Lessee shall be in writing addressed to:

Edward D. Jones (Headquarters)
12555 Manchester Road
St. Louis, MO 63131
Attention: Branch Leasing; BR# 6741

Notices to either party shall be considered served when deposited with the United States Postal Service via Certified Mail, return receipt requested, or other nationally recognized courier. The refusal of a party to accept a notice shall not affect the giving of notice.

b) Only Principals or Authorized Officers/Agents of Lessee employed at its Headquarters are empowered to give any instruction or notice regarding the Lease and any notice or instruction issued by any other party is null and void.

c) Due to the nature of Lessee's business, any access to or entrance into the Premises by the Lessor or its employees, agents or contractors shall require 24 hours prior notice to Lessee, except in cases of an emergency.

3. Notice to Lessor

Any payments required to be paid, and all notices required to be delivered to Lessor from Lessee shall be delivered to Lessor at:

Albion Building Authority
112 West Cass Street
Albion, MI 49224

4. Voice & Data Communications

Lessor shall grant Lessee access to any part of the Building, including comm-on areas, hallways, and telephone/equipment rooms, needed to install phone line, cable, or fiber circuits for voice and data communication. Lessee requires either ADSL or cable communication lines to operate its business. In the event Lessee's telecommunications provider, as selected by Lessee, cannot furnish these lines, or the cost is unreasonable (in Lessee's reasonable opinion), then Lessee shall have the right to terminate (without penalty and without further obligation to pay rent per the Lessee to Lessor) by giving written notice to Lessor.

5. Occupancy and Commencement of Term

In the event the Premises are ready for occupancy prior to the ("Commencement Date") Lessor will allow Lessee to take early occupancy. All terms and conditions of this Lease shall be in effect during any said early occupancy period. Base rent and other charges for any early occupancy period shall be waived. Additionally, if Lessee shall occupy the Premises prior to the Commencement Date of this Lease, with Lessor's consent, all other provisions of this Lease shall be in full force and effect as soon as Lessee occupies the Premises and the Lease expiration date shall not change.

If the Lessor shall be unable to give possession of the Premises on the Commencement Date for any reason except that caused solely by Lessee, then the rent shall not commence until possession of the Premises is given and all improvements to be made by Lessor are substantially complete, and reasonably acceptable to Lessee. Additionally in the event that the Premises are not made substantially complete and reasonably acceptable to Lessee within thirty (30) days after the Commencement Date, Lessee may, at its option, cancel this Lease, upon written notice to Lessor, without liability to Lessor and this lease shall be null and void. In the event Lessor is unable to give possession on the Commencement Date, and Lessee does not elect to cancel this Lease, the expiration date shall be extended from the actual date of occupancy in accordance with the total lease term specified in the Lease.

6. Early Termination

Notwithstanding anything to the contrary contained elsewhere in this Lease it is expressly understood and agreed between the parties hereto that Lessee is granted an option to cancel this Lease and any renewals or extensions thereof at any time upon Ninety (90) days prior written notice to Lessor. Lessee shall pay to Lessor as liquidated damages, a sum equivalent to One Thousand and No/100 Dollars (\$1,000.00). Upon payment of aforesaid sum, Lessor shall hold harmless and relieve Lessee from any further liability or obligation under this Lease.

7. Option to Renew

Provided Lessee is not in default of the Lease, and has made the improvements set forth in Exhibit A, ~~Lessor will grant Lessee an option to renew this Lease for One (1) additional period for Five (5) years with Three (3) months' notice at a rate of One and No/100 Dollars (\$1.00) per month~~ the parties here may renew the lease upon mutual agreement of the parties in writing. See also Section 11.

8. Delivery Upon Termination

Upon expiration of the Lease term, or any subsequent renewal term, or other sooner termination of this Lease, Lessee shall deliver to Lessor possession of the Premises, together with all improvements or additions in or to the Premises, in the same condition as received, ordinary wear and tear excepted.

Lessee shall not be required to remove any of said improvements or return the Premises to its original condition upon any termination of this Lease. All said improvements shall remain in place as the Property of the Lessor. Lessee shall remove its furniture, fixtures and equipment and make any repairs occasioned by said removal upon any termination of this Lease.

9. Use

Lessee shall use said Premises for general office space in connection with investment brokerage, insurance sales and related financial services and Lessee shall be the only business in the Building to engage in investment brokerage, insurance sales and related financial services.

Lessee, its employees, customers, invitees, contractors, and agents shall have access and the right to use the Common Areas, if any, including but not limited to: corridors, sidewalks, restrooms, parking lots, entryways, lobbies and elevators, subject to Lessor's reasonable written rules and regulations which shall not adversely affect Lessee's right to use the Premises.

10. Utilities

Lessor shall provide to the Premises and Building, and its Common Areas, all utilities, including but not limited to electric, water, sewer, heat (natural gas; oil; steam or electric), and waste or trash removal. Lessee shall pay, either to Lessor or directly to said utility or service provider, the following services used exclusively for the Premises: electric, water, sewer, heat (natural gas; oil; steam or electric), waste or trash removal. Lessor shall pay for the following services used exclusively for the Premises: none. Lessor shall provide any necessary metering devices, any utility tap fees, and any impact fees.

Lessee shall have the right to choose its phone/data service provider. Lessor shall be responsible for providing phone service to the building.

If permitted by law, Lessee, without Lessor's consent, shall have the right at any time and from time to time during the Lease Term, to contract for service from a different company or companies providing utility service (including but not limited to, electric, water, sewer, heat (natural gas; oil; steam or electric) and waste or trash removal, etc.) for said Premises.

11. Real Estate Taxes, Common Area Maintenance, and Insurance

Lessor and Lessee both understand that the Property shall remain ~~under-owned~~ the Albion Building Authority (ABA) and shall therefore remain tax-exempt. However, in lieu of real property taxes, the Lessee agrees to pay, for each year of the lease, the sum of One-Two Thousand-Five Hundred and No/100 Dollars (\$12,500.00) to the Lessor which shall be paid in equal monthly payments of One Hundred Twenty Five and No/100 Dollars (\$125.00/166.66 per month). In the event the actual real property taxes exceed \$2,000.00 for any year of the lease agreement, Lessee agrees to pay any deficiency by Dec 31 of each year of the lease.

12. Hours of Operation

Lessee's standard hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday ("Standard Business Hours"), provided that, Lessee may operate evenings and weekends. Lessee and its employees shall have 24-hour access to the Premises and the Common Areas. Lessee and its employees may give its prospects, clients, agents and contractors temporary access to the Premises and the Common Areas. Lessee and its employees may conduct business on the premises during days and times outside of the Standard Business Hours. Lessee's employees are not required by this Lease to continuously occupy the Premises during

Standard Business Hours due to the nature of Lessee's business operation. Lessee shall not be obligated to light the Premises or its signage beyond the Standard Business Hours. The Lessor is responsible to light and

maintain the Common Areas, including the sidewalks and parking area, if applicable, at all times in a safe and secure manner.

13. Signage

Lessee shall have the exclusive right to erect and maintain in, or about the exterior and interior of the Premises, at its own expense, all signs (electrical or otherwise) necessary or appropriate to the conduct of the business of Lessee. Lessor hereby approves of Lessee installing its standard signage per attached Exhibit C. Upon full execution of this Lease, Lessee shall be allowed to install a temporary banner at Premises until such time that Lessee's permanent sign is installed. Lessee's signage shall conform to all applicable local, city and county requirements.

Notwithstanding anything contained to the contrary herein, Lessor shall, at its sole cost and expense, remove any and all existing previous Lessee signage. Lessor shall make any and all necessary repairs caused by said sign removal. This includes, but is not limited to any patch, repair, and paint to the Building, Fascia, or Multi-Tenant Signage. All sign removal and repair shall be completed prior to the Lease Commencement Date.

Any signs erected or placed in or on the Premises by Lessee may be removed by Lessee at any time during the term or on the expiration or sooner termination of this Lease. Any damage caused by the erection, maintenance or removal of any and all such signs shall be fully repaired at the expense of the Lessee.

Lessor shall also allow Lessee to place regulatory agency mandated signage (stickers) on or near the front entrance of the Premises. At any time during the term of this Lease, or any extension hereof, Lessee reserves the right to change its name. In the event Lessee does change its name, Lessee may, at its expense, change its signage to reflect the new name.

Lessor shall not place a "For Rent", "For Lease" or similar signage on the Premises prior to fifteen (15) days before the expiration of this Lease.

14. Zoning

Lessor hereby warrants that the Property/land/Premises are zoned for the use intended in this Lease.

15. Peaceable and Private Enjoyment

Lessor agrees to permit the Lessee to peaceably and quietly have and enjoy the use of the Premises and Common Areas for the purpose and for the term aforesaid. In addition, Lessor agrees to provide Lessee with access and ability to conduct business during normal business hours with the same peaceable and private enjoyment during any repairs, maintenance, and improvements.

16. Estoppels: Subordination and Attornment

Lessor agrees to use Lessee's standard Estoppel Certificate (attached hereto as Exhibit B).

This Lease shall be subordinate to any ground lease, mortgage, deed of trust, or any other hypothecation of security now or hereafter placed upon the Premises or Project and to any and all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, Lessee's right to quiet possession of the Premises shall not be disturbed if Lessee is not in default beyond any applicable cure period and so long as Lessee shall pay the rent and observe and perform all of the provisions of this Lease, unless this Lease is otherwise terminated pursuant to its terms. If any mortgagee, trustee or ground Lessor shall elect to have this Lease prior to the Lien of its mortgage, deed of trust or ground lease, and shall give written notice thereof to Lessee, this Lease shall be deemed prior to such mortgage, deed of trust or ground lease, whether this Lease is dated prior to or subsequent to the date of said mortgage, deed of trust or ground lease or the date of the recording thereof.

Lessee agrees to execute any reasonable documents, within ten (10) days of written receipt of said request, required to effectuate an attornment, a subordination, or to make this Lease prior to the lien of any mortgage, deed of trust or ground lease, as the case may be. In the event of any foreclosure, sale, or transfer in lieu of foreclosure, Lessee shall attorn to the purchaser, transferee or Lessor as the case may be, and recognize that party as Lessor under this Lease, provided such party acquires and accepts the Premises subject to this Lease.

17. Lease Modification and Assignment

This Lease may be modified only upon the written and signed Agreement of Lessor and Lessee. Lessee expressly covenants that it shall not assign or sublet the Premises, except to affiliates or parent companies, without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, conditioned, or delayed.

18. Tenant Improvements

Lessor hereby approves of Lessee making the modifications and additions to the Premises as per the attached Exhibit A. Lessor will furnish Lessee with heating, ventilating, and air conditioning equipment which will create a comfortable working environment for Lessee. Said improvements in the attached Exhibit A to be made by Lessee are part of the consideration for the granting of this Lease.

19. Repair and Maintenance

a) Lessor shall be responsible, at its expense, for all repair, maintenance or replacement of the following Building, Common Area and Premise elements: roof, foundation, outside walls, sidewalks, parking lot, common corridors and restrooms, windows, drainage system, heating and air conditioning, plumbing, electrical wiring, snow/ice removal, landscaping, interior walls and construction, pest including termite control, lighting.

b) Notwithstanding anything to the contrary herein, Lessee shall only be responsible, at its expense, for all repair and maintenance of the following: none. Additionally, Lessor shall assign to Lessee or allow and participate with Lessee with regard to any warranty applicable to such items in the Building.

c) In the event Lessor should fail to address the repairs and maintenance issues as required, Lessee shall have the right to terminate this Lease upon thirty (30) days written notice with no further liability to Lessee.

d) Lessor warrants that all fixtures and equipment are in good working order at the commencement of this Lease and Lessor warrants that all fixtures and equipment shall be under warranty for one hundred eighty (180) days after commencement of this Lease. Additionally, Lessor shall assign to Lessee or allow and participate with Lessee regarding any warranty applicable to such fixtures or equipment in the building.

20. Contractor Lien

In the event a lien is filed on the Premises by a contractor under the control of the Lessee, Lessee shall have the option to satisfy the lien.

21. Condemnation

In the event of the condemnation or purchase in lieu of all or any substantial part of the Premises by any public or private corporation with the power of condemnation, Lessee reserves the right to seek a separate award due to such condemnation. Additionally, Lessee shall have the right to cancel the Lease, with no further liability to Lessor if said condemnation affects Lessee in any manner.

22. Damage or Destruction to the Premises

In the event of damage or destruction to the Premises, the Lessor or the Lessee shall be allowed to cancel the Lease if the Lessor cannot restore the Premises within 60 days. If the Lessor can restore the Premises within

said 60 days, the Lessor shall commence to do so diligently. Lessor shall notify Lessee in writing within 15 days of said damage or destruction of its ability to restore the Premises within 60 days or not. If restoration is not completely restored within 60 days, or cannot be restored within 60 days, Lessee shall have the immediate right to cancel the Lease effective from the date of occurrence of said damage or destruction, and Lessee shall have no further liability to Lessor. Rent payable hereunder for the period during which such damage, repairs or restoration continues shall be abated.

23. Compliance with Laws and Ordinances

Lessor shall be responsible for making the Premises, Building and its Common Areas comply with all laws, ordinances or regulations.

24. Hazardous Materials

To the best of Lessor's knowledge, the Building, its Common Areas, and Premises contain no Hazardous Materials (as defined by the US Environmental Protection Agency), and/or harmful mold, and/or harmful contaminants, and is in compliance with all applicable local, state and federal material rules, regulations, laws and ordinances. In the event that Hazardous Materials, and/or harmful mold, and/or harmful contaminants are identified as present in the Premises, Building, its Common Areas, and/or Property during the term of this Lease, Lessor shall be responsible for the removal of said Hazardous Materials, and/or harmful mold, and/or harmful contaminants by a licensed professional. Lessor shall hold harmless and indemnify Lessee for any hazardous waste, mold, and/or contaminant costs, clean-up, fine, damage, or judgment caused by Lessor or its agents. Lessee shall be responsible for removal of any Hazardous Materials, and/or harmful mold, and/or harmful contaminants Lessee introduces into the Premises. Lessor shall be responsible for the removal of any Hazardous Materials, and/or harmful mold, and/or harmful contaminants introduced to the Building, its Common Areas, or Premises by third parties not controlled by Lessee. Additionally, Lessor shall continue to comply with all applicable local, state and federal material rules, regulations, laws, and ordinances.

25. Insurance

Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense, a broad form of comprehensive commercial general liability insurance with limits of not less than \$1,000,000.00 per occurrence, insuring against any and all liability of Lessee with respect to the demised Premises or arising out of the use or occupancy thereof. Lessee shall furnish Lessor, if requested, evidence that the insurance is in full force and effect from the Company issuing such insurance. Notwithstanding anything to the contrary herein, Lessee's maximum liability to Lessor shall not exceed the total amount of rent due for the entire Lease, except when insurance is available to cover a claim by Lessor.

Lessor shall insure the Building and its Common Areas under a fire and extended coverage policy with limits of not less than \$1,000,000.00 or to 100% of the replacement costs.

26. Indemnification

Lessee agrees to indemnify and hold harmless Lessor for any risk of loss, injury or damage of any kind or nature to the Property, Building, or its Common Areas, or persons at the Property, Building, its Common Areas, or Premises that results from the negligence of Lessee except when such injury or damage is a result of a malfunction of or damage to items to be maintained, repaired or provided by Lessor, or when such injury or damage is the result of Lessor's negligent act and/or willful misconduct.

Lessor agrees to indemnify and hold harmless Lessee for any risk of loss, injury or damage of any kind or nature to the Property, Building, or its Common Areas, or persons at the Property, Building, its Common Areas, or Premises that results from the negligence of Lessor except when such injury or damage is a result of a malfunction of or damage to items to be maintained, repaired, or provided by Lessee, or when such injury or damage is a result of Lessee's negligent act and/or willful misconduct.

27. Default

a) In the event of any non-monetary default by either party, the defaulting party shall cure or commence to cure and diligently conclude said cure, within thirty (30) days of non-defaulting party's written notice of said default. In the event that the default cannot reasonably be cured within said thirty (30) day timeframe, as long as the defaulting party has diligently commenced to cure said default within thirty (30) days from receipt of notice of default from the other party, then in such case, the defaulting party shall not be considered in default by reason of non-compliance of the thirty (30) day timeframe requirement.

b) In the event of a monetary default, Lessee shall cure said default within ten (10) days ~~of receipt of~~ written notice from Lessor.

c) In the event that Lessee is in default to the City of Albion for any unpaid taxes, utilities, or other assessments, Lessee shall cure said default within ten (10) days of written notice of said default by Lessor and/or the City of Albion. Lessee shall not be entitled to renew this lease agreement if Lessee is in default to the City of Albion.

28. Late Fees

Lessee will pay said rents in a manner and form herein before specified. Lessee shall pay to Lessor the sum of \$10.00 as late fees for any rental payment unpaid to Lessor by the tenth (10th) day of the month.

29. Holdover

Provided Lessee has not vacated the Premises, and provided Lessee has not exercised any option to renew, or has not entered into a new Lease regarding the Premises, then if Lessee holds over after the Lease term, this Lease shall revert to a month-to-month agreement upon expiration of the lease term and a ninety (90) day notice by either party shall be required to terminate this said month-to-month tenancy. All other terms and conditions of the original Lease would remain in effect during this month-to-month tenancy.

30. Lessor's Default

In the event Lessor breaks a clause in this Lease, omits to undertake what is stated it will undertake, or acts in a manner in which the Lease states it shall not act, Lessee has the right of setoff in a subsequent month's rent for the fair value of said act, omission, repair or maintenance that hinders Lessee's leasehold interests. In addition, Lessee shall have the option to cure a default/breach of Lease by Lessor, if (a) Lessee has sent written notice to Lessor of Lessee's intent to cure, and (b) Lessor fails to cure said default/breach within thirty (30) days following Lessor's receipt of such notice from Lessee.

31. Interruption of Lease

If any required service to be provided by Lessor is interrupted or otherwise ceases to be provided, and a substantial part of the Premises are deemed unfit for Lessee's normal use for more than three (3) days, all rent payable by Lessee shall abate until such interruption ceases. Said three (3) day period shall not begin until Lessor receives written notice from Lessee of said interruption. In the event said interruption continues for more than 15 days, Lessee shall have the option to terminate this Lease without further liability to Lessor.

32. Remedies

Lessor and Lessee shall have all remedies available at law or equity to enforce this Lease, and to proceed against the other party for any default of this Lease.

33. Attorney's Fees

If either party becomes a party to any litigation concerning this Lease, the Premises, or the Building or other improvements in which the Premises are located, by reason of any act or omission of the other party or its

authorized representatives, the party that causes the other party to become involved in the litigation shall be liable to that party for the reasonable attorneys' fees and court costs incurred by it in the litigation. If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

34. Force Maieure

In the event that either party shall be delayed or hindered in or prevented from doing or performing any act required in this Lease by reason of strikes, lock-outs, casualties, Acts of God, labor troubles, inability to procure materials, failure of power, governmental laws or regulations, riots, insurrection, war or other causes beyond the reasonable control of such party, then such party shall not be liable or responsible for any such delays and the doing or performing of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

35. Consent or Approval

In each and every instance where the consent or approval of either party is required by the other party, said consent or approval shall be given in a prompt manner, and shall not be unreasonably withheld, conditioned or delayed.

36. Heirs and Assigns

All of the covenants, agreements, terms and conditions contained in this Lease shall inure to and be binding upon Lessor and Lessee and their respective heirs, executors, administrators, successors and assigns.

37. Entire Agreement

This Lease sets forth all the covenants, promises, agreements, conditions and understandings between Lessor and Lessee concerning the Premises and there are no covenants, promises, agreements, conditions or understandings either oral or written, between them other than as are herein set forth.

38. Continuous Occupancy

Notwithstanding anything to the contrary in the Lease, if during the term of this Lease and any extensions hereof, so long as Lessee shall continue to pay rent as outlined herein, Lessee shall not be considered in default of this Lease by reason of abandonment or non-use in the event the Lessee's employee(s) vacates or fails to initially occupy the Premises, and will not remove the furniture and equipment during any non-use period. Lessee will use its best efforts to locate other employees to occupy the Premises. Lessee shall maintain the interior appearance of the Premises in a clean and orderly fashion at all times.

39. Choice of Law

This Agreement shall be governed by the Law of the State of Michigan.

(Signature Page to Follow)

This Lease is not in effect until duly signed by Lessor and Lessee.

Lessor:
ALBION BUILDING AUTHORITY,
a Michigan Public Corporate Body

Lessee:
EDWARD D. JONES & CO., L.P.
d/b/a EDWARD JONES

By: Scott A. Bauer
(Authorized Signature)

By: Cushman & Wakefield, Agent

Printed Name: **SC, I/T A. (3 Yr/wn**

By: [Signature]
(Authorized Signature)

Its: Chair

Printed Name: Doug Simpson

Date: 12-13-16

Its: Lensing Coordinator

Date: 12/1/16

EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

- GENERAL NOTES:**
1. GENERAL BUILDING INSPECTION IS REQUIRED AS A GENERAL CLERK IN ALL CASES. IT IS REFERRED THAT THE BUILDING STANDARDS BE USED, OTHERWISE, USE THE INFORMATION PROVIDED BELOW AND ON THE SEVERAL INSET DRAWINGS. OTHER REFERRED TO AS EXHIBIT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Edward Jones 201 N. CLINTON ST
 BRANCH FACILITIES ALBION, MI 49224
 BRANCH OFFICE 067111
 DATE: 8.11.2016 SQUARE FOOTAGE 1584

EXHIBIT B**ESTOPPEL CERTIFICATE**

THIS ESTOPPEL CERTIFICATE (hereinafter referred to as "Certificate") is made this day of _____, 20____, by and between Edward D. Jones & Co., LP d/b/a Edward Jones ("Tenant") to _____ (Potential Lender) and _____ ("Landlord") in connection with _____, (the "Premises").

To the best of the Tenant's knowledge, as of the above referenced date, the Tenant hereby acknowledges the following:

1. Tenant is the current tenant per, the Lease dated _____, which has been amended by _____ (Said Lease and the referenced amendment (s) thereto are collectively referred to herein as the "Lease")
2. The original term of the Lease commenced on _____
3. The Lease is due to expire on _____
4. The square footage of the Premises is _____
5. Tenant has accepted and is now in possession of the Premises as outlined in the Lease.
6. The amount of the current monthly base rent is \$_____. Additional rent as outlined per the Lease is paid monthly as follows: _____. All amounts have been paid in full through _____.
7. The amount of the Security Deposit (if any) is \$ _____
8. Except for unknown defects, as of the date hereof, all improvements, alterations and space required to be furnished according to the Lease have been completed to the satisfaction of Tenant, except _____ (if none enter NONE). All sums required to be paid by Landlord to Tenant in connection with the improvements (including, without limitation, any tenant allowance or rebate) have been paid in full, except: _____ (if none enter NONE).
9. As of the date hereof, Landlord has performed all of its obligations under the Lease, except as follows _____ (if none, write "None").
10. Tenant has no option to renew or extend the Lease term, except as follows: _____ (if none, write "None") as outlined in the Lease.
11. Tenant does not have the option or right of first refusal to purchase the Building/Property or to expand, the Leased Premises except as outlined per Lease.
12. Tenant has not sublet or assigned any portion of the Leased Premises as outlined per the Lease, except as follows: _____ (if none, write "None:).
13. Currently there exists no breach, default, or condition which, with the giving of written notice or the passage of time or both, would constitute a breach or default under the Lease either by Tenant or Landlord.

14. The person signing this Certificate on behalf of Tenant is a duly authorized agent of the Tenant.
15. This statement does not cover facts or conditions not within the Tenant's actual knowledge at the time of execution.
16. Any notices which may or shall be given to Tenant under the terms of the Lease are to be sent to Tenant at the following address:

Cushman & Wakefield, Agent
Attn: Edward Jones Branch #
12555 Manchester Road
St. Louis, MO 63131

By: Cushman & Wakefield as Agent

By:

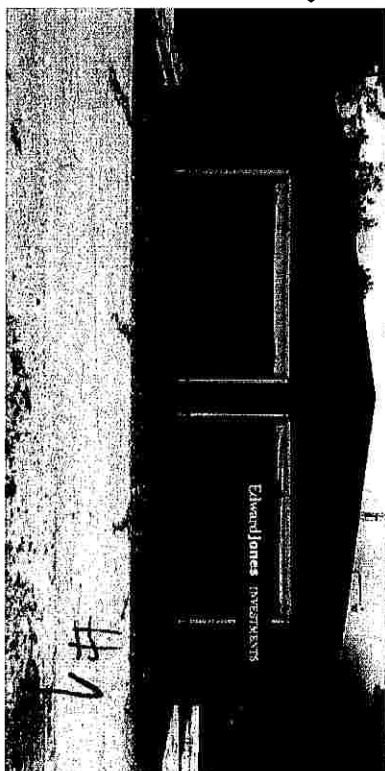
Its:

EXHIBIT C
LESSEE SIGNAGE

**** THE AWNINGS WILL BE REMOVED BY THE LANDLORD AND THE WINDOWS WILL BE FILLED IN BY CONTRACTOR ****

30"

11'-10"



ONB ON

**** REQUIRES U.L. & MANUFACTURER'S LABELS ****

132"

Edward Jones INVESTMENTS

24"

SIGN TYPE W-5

22.00 sq.ft.

- CITY, I
- LED INTERNALLY ILLUMINATED WALL CABINET
- CABINET PTM EJ DK, GREEN
- FACE IS 1/8" CLEAR LEXAN W/ NON-GLARE WHITE FINISH
- ALL GRAPHICS BACK SPRAYED ON 2nd SURFACE
- BACKGROUND BACK SPRAYED EJ CUSTOM DK, GREEN OPAQUE
- LOGO BACK SPRAYED TRANS, WHITE
- RULE LINES BACK SPRAYED TO MATCH PANTONE 571C TRANS, GREEN
- REQUIRES U.L. AND MANUFACTURER'S LABELS
- INSTALL AS SHOWN

FASTSIGNS	
NATIONAL ACCOUNTS	
ACCOUNT	EDWARD JONES
PHONE	06741-24RT1
ADDRESS	221 N. CROWN ST. MILWAUKEE, WI

GENERAL SHADING SPEC. DRAWING	
DRAWING NUMBER	SCALE
1 of 3	N/S
DATE OF REV.	REVISED BY
09/13/16	09/13/16
Notes: 9 pin and address	

LANDLORD OR AGENT SIGNATURE HERE

Signature below indicates approval of BOTH design & placement of signs

DATE

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

REVISION-1

09/13/16

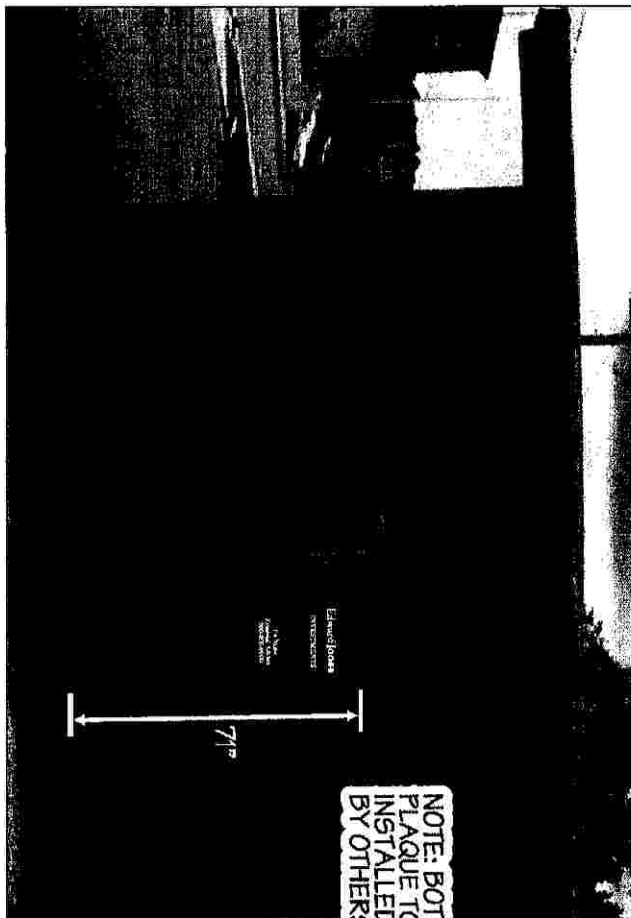
ISSUED BY: B. BRIDGES

DATE: 09/13/16

PROJECT: 09/13/16

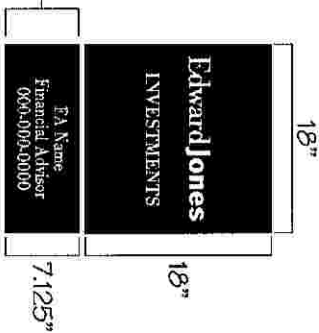
PROPERTY OF: FASTSIGNS INTERNATIONAL, INC.

THE REPRESENTATIVE, IF ANY, SHALL NOT BE REPRESENTED, EMPLOYED OR CONTROLLED BY FASTSIGNS INTERNATIONAL, INC. OR ANY OF ITS AFFILIATES.



SOE ELE ION

NOTE: BOTTOM PLAQUE TO BE INSTALLED BY OTHERS



SIGN TYPE T2 PAN COMBO

- QTY: 1
- FORMED .090 ALUMINUM PANEL
- EDGES BENT TO DEPTH OF 1/8"
- WITH CORNERS WELDED AND GROUND SMOOTH
- BACKGROUND PTM PANTONE 5635 DK GREEN WITH MATTE FINISH
- LOGO TEXT SILK-SCREENED WHITE
- ALL BORDERS AND RULE LINES SILK-SCREENED PANTONE 371 LT. GREEN
- COPY ON LOWER PANEL IS PREMIUM WHITE VINYL, BOLDONI BOLD TYPE
- INSTALL AS SHOWN

FASTSIGNS
NATIONAL ACCOUNTS

ACCOUNT #
EDWARD JONES

PHONE
06741-2ART2

ADDRESS
XXXXXXXXXX



LANDLORD OR AGENT SIGNATURE HERE X

Please sign & return drawings to FASTSIGNS

Signature below indicates approval of BOTH design & placement of signs

DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.

INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

Form No. 3, Etlus66

REVISION

THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPERSED OR USED FOR ANY PURPOSE WITHOUT PERMISSION.

EDWARD D. JONES & CO., L.P.
d/b/a EDWARD JONES
TERM LEASE AGREEMENT

THIS AGREEMENT (herein referred to as the "Lease") made and entered into this the ____ day of November, 2016, by and between Albion Building Authority, a Michigan Public Corporate Body, having principal offices at 112 W. Cass Street, Albion, Michigan 49224, hereinafter referred to as the Lessor,

and

EDWARD D. JONES & CO., L.P. d/b/a EDWARD JONES, having principal offices at 12555 Manchester Road, in St. Louis, Missouri 63131, hereinafter referred to as Lessee,

WITNESSETH, that said Lessor does by these presents lease and demise unto the said Lessee the following described property hereinafter known as:

"Premises": 201 N. CLINTON ST., ALBION, MI 49224-1674 Square Feet: 1584

With appurtenances for the term of Five (5) years at the monthly schedule of:

Months 1-60 One and No/100 Dollars (\$1.00). See also Section 11.

1. Form W-9

Under Section 6109 of the Internal Revenue Code, Lessor is required to provide Lessee with the correct Taxpayer Identification Number (TIN) in order for Lessee to file information returns to the IRS to report income paid to Lessor. Lessor shall complete all IRS required forms and return to Lessee as requested. Notwithstanding anything to the contrary herein, if Lessor fails to submit a properly completed Form W-9 as requested by Lessee, Lessor agrees that Lessee has the right (but not the obligation), pursuant to Section 3406 of the Internal Revenue Code, to withhold and pay to the IRS a percentage of the total monthly rent payment.

In the event that Lessor shall have a change in its business or legal name, Lessor agrees to notify Lessee in writing, within 30 days of any such change, and submit a new Form W-9 reflecting such change(s).

2. Notice to Lessee

a) It is expressly understood between the parties hereto that Lessee's employees stationed at the Premises are not empowered to give instruction regarding the leasehold and furthermore that all notices to be served by the Lessor upon the Lessee shall be in writing addressed to:

Edward D. Jones (Headquarters)
12555 Manchester Road
St. Louis, MO 63131
Attention: Branch Leasing; BR# 6741

Notices to either party shall be considered served when deposited with the United States Postal Service via Certified Mail, return receipt requested, or other nationally recognized courier. The refusal of a party to accept a notice shall not affect the giving of notice.

b) Only Principals or Authorized Officers/Agents of Lessee employed at its Headquarters are empowered to give any instruction or notice regarding the Lease and any notice or instruction issued by any other party is null and void.

c) Due to the nature of Lessee's business, any access to or entrance into the Premises by the Lessor or its employees, agents or contractors shall require 24 hours prior notice to Lessee, except in cases of an emergency.

3. Notice to Lessor

Any payments required to be paid, and all notices required to be delivered to Lessor from Lessee shall be delivered to Lessor at:

Albion Building Authority
112 West Cass Street
Albion, MI 49224

4. Voice & Data Communications

Lessor shall grant Lessee access to any part of the Building, including common areas, hallways, and telephone/equipment rooms, needed to install phone line, cable, or fiber circuits for voice and data communication. Lessee requires either ADSL or cable communication lines to operate its business. In the event Lessee's telecommunications provider, as selected by Lessee, cannot furnish these lines, or the cost is unreasonable (in Lessee's reasonable opinion), then Lessee shall have the right to terminate (without penalty and without further obligation to pay rent per the Lessee to Lessor) by giving written notice to Lessor.

5. Occupancy and Commencement of Term

In the event the Premises are ready for occupancy prior to the ("Commencement Date") Lessor will allow Lessee to take early occupancy. All terms and conditions of this Lease shall be in effect during any said early occupancy period. Base rent and other charges for any early occupancy period shall be waived. Additionally, if Lessee shall occupy the Premises prior to the Commencement Date of this Lease, with Lessor's consent, all other provisions of this Lease shall be in full force and effect as soon as Lessee occupies the Premises and the Lease expiration date shall not change.

If the Lessor shall be unable to give possession of the Premises on the Commencement Date for any reason except that caused solely by Lessee, then the rent shall not commence until possession of the Premises is given and all improvements to be made by Lessor are substantially complete, and reasonably acceptable to Lessee. Additionally in the event that the Premises are not made substantially complete and reasonably acceptable to Lessee within thirty (30) days after the Commencement Date, Lessee may, at its option, cancel this Lease, upon written notice to Lessor, without liability to Lessor and this lease shall be null and void. In the event Lessor is unable to give possession on the Commencement Date, and Lessee does not elect to cancel this Lease, the expiration date shall be extended from the actual date of occupancy in accordance with the total lease term specified in the Lease.

6. Early Termination

Notwithstanding anything to the contrary contained elsewhere in this Lease it is expressly understood and agreed between the parties hereto that Lessee is granted an option to cancel this Lease and any renewals or extensions thereof at any time upon Ninety (90) days prior written notice to Lessor. Lessee shall pay to Lessor as liquidated damages, a sum equivalent to One Thousand and No/100 Dollars (\$1,000.00). Upon payment of aforesaid sum, Lessor shall hold harmless and relieve Lessee from any further liability or obligation under this Lease.

7. Option to Renew

Provided Lessee is not in default of the Lease, and has made the improvements set forth in Exhibit A, Lessor will grant Lessee an option to renew this Lease for One (1) additional period for Five (5) years with Three (3) months' notice at a rate of One and No/100 Dollars (\$1.00) per month. See also Section 11.

8. Delivery Upon Termination

Upon expiration of the Lease term, or any subsequent renewal term, or other sooner termination of this Lease, Lessee shall deliver to Lessor possession of the Premises, together with all improvements or additions in or to the Premises, in the same condition as received, ordinary wear and tear excepted.

Lessee shall not be required to remove any of said improvements or return the Premises to its original condition upon any termination of this Lease. All said improvements shall remain in place as the Property of the Lessor. Lessee shall remove its furniture, fixtures and equipment and make any repairs occasioned by said removal upon any termination of this Lease.

9. Use

Lessee shall use said Premises for general office space in connection with investment brokerage, insurance sales and related financial services and Lessee shall be the only business in the Building to engage in investment brokerage, insurance sales and related financial services.

Lessee, its employees, customers, invitees, contractors, and agents shall have access and the right to use the Common Areas, if any, including but not limited to: corridors, sidewalks, restrooms, parking lots, entryways, lobbies and elevators, subject to Lessor's reasonable written rules and regulations which shall not adversely affect Lessee's right to use the Premises.

10. Utilities

Lessor shall provide to the Premises and Building, and its Common Areas, all utilities, including but not limited to electric, water, sewer, heat (natural gas; oil; steam or electric), and waste or trash removal. Lessee shall pay, either to Lessor or directly to said utility or service provider, the following services used exclusively for the Premises: electric, water, sewer, heat (natural gas; oil; steam or electric), waste or trash removal. Lessor shall pay for the following services used exclusively for the Premises: none. Lessor shall provide any necessary metering devices, any utility tap fees, and any impact fees.

Lessee shall have the right to choose its phone/data service provider. Lessor shall be responsible for providing phone service to the building.

If permitted by law, Lessee, without Lessor's consent, shall have the right at any time and from time to time during the Lease Term, to contract for service from a different company or companies providing utility service (including but not limited to, electric, water, sewer, heat (natural gas; oil; steam or electric) and waste or trash removal, etc.) for said Premises.

11. Real Estate Taxes, Common Area Maintenance, and Insurance

Lessor and Lessee both understand that the Property shall remain under the Albion Building Authority (ABA) and shall therefore remain tax-exempt. However, in lieu of taxes, the Lessee agrees to pay One Thousand Five Hundred and No/100 Dollars (\$1,500.00) to the Lessor which shall be paid in equal monthly payments of One Hundred Twenty Five and No/100 Dollars (\$125.00 per month)

12. Hours of Operation

Lessee's standard hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday ("Standard Business Hours"), provided that, Lessee may operate evenings and weekends. Lessee and its employees shall have 24-hour access to the Premises and the Common Areas. Lessee and its employees may give its prospects, clients, agents and contractors temporary access to the Premises and the Common Areas. Lessee and its employees may conduct business on the premises during days and times outside of the Standard Business Hours. Lessee's employees are not required by this Lease to continuously occupy the Premises during Standard Business Hours due to the nature of Lessee's business operation. Lessee shall not be obligated to light the Premises or its signage beyond the Standard Business Hours. The Lessor is responsible to light and

maintain the Common Areas, including the sidewalks and parking area, if applicable, at all times in a safe and secure manner.

13. Signage

Lessee shall have the exclusive right to erect and maintain in, or about the exterior and interior of the Premises, at its own expense, all signs (electrical or otherwise) necessary or appropriate to the conduct of the business of Lessee. Lessor hereby approves of Lessee installing its standard signage per attached Exhibit C. Upon full execution of this Lease, Lessee shall be allowed to install a temporary banner at Premises until such time that Lessee's permanent sign is installed. Lessee's signage shall conform to all applicable local, city and county requirements.

Notwithstanding anything contained to the contrary herein, Lessor shall, at its sole cost and expense, remove any and all existing previous Lessee signage. Lessor shall make any and all necessary repairs caused by said sign removal. This includes, but is not limited to any patch, repair, and paint to the Building, Fascia, or Multi-Tenant Signage. All sign removal and repair shall be completed prior to the Lease Commencement Date.

Any signs erected or placed in or on the Premises by Lessee may be removed by Lessee at any time during the term or on the expiration or sooner termination of this Lease. Any damage caused by the erection, maintenance or removal of any and all such signs shall be fully repaired at the expense of the Lessee.

Lessor shall also allow Lessee to place regulatory agency mandated signage (stickers) on or near the front entrance of the Premises. At any time during the term of this Lease, or any extension hereof, Lessee reserves the right to change its name. In the event Lessee does change its name, Lessee may, at its expense, change its signage to reflect the new name.

Lessor shall not place a "For Rent", "For Lease" or similar signage on the Premises prior to fifteen (15) days before the expiration of this Lease.

14. Zoning

Lessor hereby warrants that the Property/land/Premises are zoned for the use intended in this Lease.

15. Peaceable and Private Enjoyment

Lessor agrees to permit the Lessee to peaceably and quietly have and enjoy the use of the Premises and Common Areas for the purpose and for the term aforesaid. In addition, Lessor agrees to provide Lessee with access and ability to conduct business during normal business hours with the same peaceable and private enjoyment during any repairs, maintenance, and improvements.

16. Estoppels: Subordination and Attornment

Lessor agrees to use Lessee's standard Estoppel Certificate (attached hereto as Exhibit B).

This Lease shall be subordinate to any ground lease, mortgage, deed of trust, or any other hypothecation of security now or hereafter placed upon the Premises or Project and to any and all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, Lessee's right to quiet possession of the Premises shall not be disturbed if Lessee is not in default beyond any applicable cure period and so long as Lessee shall pay the rent and observe and perform all of the provisions of this Lease, unless this Lease is otherwise terminated pursuant to its terms. If any mortgagee, trustee or ground Lessor shall elect to have this Lease prior to the Lien of its mortgage, deed of trust or ground lease, and shall give written notice thereof to Lessee, this Lease shall be deemed prior to such mortgage, deed of trust or ground lease, whether this Lease is dated prior to or subsequent to the date of said mortgage, deed of trust or ground lease or the date of the recording thereof.

Lessee agrees to execute any reasonable documents, within ten (10) days of written receipt of said request, required to effectuate an attornment, a subordination, or to make this Lease prior to the lien of any mortgage, deed of trust or ground lease, as the case may be. In the event of any foreclosure, sale, or transfer in lieu of foreclosure, Lessee shall attorn to the purchaser, transferee or Lessor as the case may be, and recognize that party as Lessor under this Lease, provided such party acquires and accepts the Premises subject to this Lease.

17. Lease Modification and Assignment

This Lease may be modified only upon the written and signed Agreement of Lessor and Lessee. Lessee expressly covenants that it shall not assign or sublet the Premises, except to affiliates or parent companies, without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, conditioned, or delayed.

18. Tenant Improvements

Lessor hereby approves of Lessee making the modifications and additions to the Premises as per the attached Exhibit A. Lessor will furnish Lessee with heating, ventilating, and air conditioning equipment which will create a comfortable working environment for Lessee. Said improvements in the attached Exhibit A to be made by Lessee are part of the consideration for the granting of this Lease.

19. Repair and Maintenance

a) Lessor shall be responsible, at its expense, for all repair, maintenance or replacement of the following Building, Common Area and Premise elements: roof, foundation, outside walls, sidewalks, parking lot, common corridors and restrooms, windows, drainage system, heating and air conditioning, plumbing, electrical wiring, snow/ice removal, landscaping, interior walls and construction, pest including termite control, lighting.

b) Notwithstanding anything to the contrary herein, Lessee shall only be responsible, at its expense, for all repair and maintenance of the following: none. Additionally, Lessor shall assign to Lessee or allow and participate with Lessee with regard to any warranty applicable to such items in the Building.

c) In the event Lessor should fail to address the repairs and maintenance issues as required, Lessee shall have the right to terminate this Lease upon thirty (30) days written notice with no further liability to Lessee.

d) Lessor warrants that all fixtures and equipment are in good working order at the commencement of this Lease and Lessor warrants that all fixtures and equipment shall be under warranty for one hundred eighty (180) days after commencement of this Lease. Additionally, Lessor shall assign to Lessee or allow and participate with Lessee regarding any warranty applicable to such fixtures or equipment in the building.

20. Contractor Lien

In the event a lien is filed on the Premises by a contractor under the control of the Lessee, Lessee shall have the option to satisfy the lien.

21. Condemnation

In the event of the condemnation or purchase in lieu of all or any substantial part of the Premises by any public or private corporation with the power of condemnation, Lessee reserves the right to seek a separate award due to such condemnation. Additionally, Lessee shall have the right to cancel the Lease, with no further liability to Lessor if said condemnation affects Lessee in any manner.

22. Damage or Destruction to the Premises

In the event of damage or destruction to the Premises, the Lessor or the Lessee shall be allowed to cancel the Lease if the Lessor cannot restore the Premises within 60 days. If the Lessor can restore the Premises within

said 60 days, the Lessor shall commence to do so diligently. Lessor shall notify Lessee in writing within 15 days of said damage or destruction of its ability to restore the Premises within 60 days or not. If restoration is not completely restored within 60 days, or cannot be restored within 60 days, Lessee shall have the immediate right to cancel the Lease effective from the date of occurrence of said damage or destruction, and Lessee shall have no further liability to Lessor. Rent payable hereunder for the period during which such damage, repairs or restoration continues shall be abated.

23. Compliance with Laws and Ordinances

Lessor shall be responsible for making the Premises, Building and its Common Areas comply with all laws, ordinances or regulations.

24. Hazardous Materials

To the best of Lessor's knowledge, the Building, its Common Areas, and Premises contain no Hazardous Materials (as defined by the US Environmental Protection Agency), and/or harmful mold, and/or harmful contaminants, and is in compliance with all applicable local, state and federal material rules, regulations, laws and ordinances. In the event that Hazardous Materials, and/or harmful mold, and/or harmful contaminants are identified as present in the Premises, Building, its Common Areas, and/or Property during the term of this Lease, Lessor shall be responsible for the removal of said Hazardous Materials, and/or harmful mold, and/or harmful contaminants by a licensed professional. Lessor shall hold harmless and indemnify Lessee for any hazardous waste, mold, and/or contaminant costs, clean-up, fine, damage, or judgment caused by Lessor or its agents. Lessee shall be responsible for removal of any Hazardous Materials, and/or harmful mold, and/or harmful contaminants Lessee introduces into the Premises. Lessor shall be responsible for the removal of any Hazardous Materials, and/or harmful mold, and/or harmful contaminants introduced to the Building, its Common Areas, or Premises by third parties not controlled by Lessee. Additionally, Lessor shall continue to comply with all applicable local, state and federal material rules, regulations, laws, and ordinances.

25. Insurance

Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense, a broad form of comprehensive commercial general liability insurance with limits of not less than \$1,000,000.00 per occurrence, insuring against any and all liability of Lessee with respect to the demised Premises or arising out of the use or occupancy thereof. Lessee shall furnish Lessor, if requested, evidence that the insurance is in full force and effect from the Company issuing such insurance. Notwithstanding anything to the contrary herein, Lessee's maximum liability to Lessor shall not exceed the total amount of rent due for the entire Lease, except when insurance is available to cover a claim by Lessor.

Lessor shall insure the Building and its Common Areas under a fire and extended coverage policy with limits of not less than \$1,000,000.00 or to 100% of the replacement costs.

26. Indemnification

Lessee agrees to indemnify and hold harmless Lessor for any risk of loss, injury or damage of any kind or nature to the Property, Building, or its Common Areas, or persons at the Property, Building, its Common Areas, or Premises that results from the negligence of Lessee except when such injury or damage is a result of a malfunction of or damage to items to be maintained, repaired or provided by Lessor, or when such injury or damage is the result of Lessor's negligent act and/or willful misconduct.

Lessor agrees to indemnify and hold harmless Lessee for any risk of loss, injury or damage of any kind or nature to the Property, Building, or its Common Areas, or persons at the Property, Building, its Common Areas, or Premises that results from the negligence of Lessor except when such injury or damage is a result of a malfunction of or damage to items to be maintained, repaired, or provided by Lessee, or when such injury or damage is a result of Lessee's negligent act and/or willful misconduct.

27. Default

a) In the event of any non-monetary default by either party, the defaulting party shall cure or commence to cure and diligently conclude said cure, within thirty (30) days of non-defaulting party's written notice of said default. In the event that the default cannot reasonably be cured within said thirty (30) day timeframe, as long as the defaulting party has diligently commenced to cure said default within thirty (30) days from receipt of notice of default from the other party, then in such case, the defaulting party shall not be considered in default by reason of non-compliance of the thirty (30) day timeframe requirement.

b) In the event of a monetary default, Lessee shall cure said default within ten (10) days of receipt of written notice from Lessor.

28. Late Fees

Lessee will pay said rents in a manner and form herein before specified. Lessee shall pay to Lessor the sum of \$10.00 as late fees for any rental payment unpaid to Lessor by the tenth (10th) day of the month.

29. Holdover

Provided Lessee has not vacated the Premises, and provided Lessee has not exercised any option to renew, or has not entered into a new Lease regarding the Premises, then if Lessee holds over after the Lease term, this Lease shall revert to a month-to-month agreement upon expiration of the lease term and a ninety (90) day notice by either party shall be required to terminate this said month-to-month tenancy. All other terms and conditions of the original Lease would remain in effect during this month-to-month tenancy.

30. Lessor's Default

In the event Lessor breaks a clause in this Lease, omits to undertake what is stated it will undertake, or acts in a manner in which the Lease states it shall not act, Lessee has the right of setoff in a subsequent month's rent for the fair value of said act, omission, repair or maintenance that hinders Lessee's leasehold interests. In addition, Lessee shall have the option to cure a default/breach of Lease by Lessor, if (a) Lessee has sent written notice to Lessor of Lessee's intent to cure, and (b) Lessor fails to cure said default/breach within thirty (30) days following Lessor's receipt of such notice from Lessee.

31. Interruption of Lease

If any required service to be provided by Lessor is interrupted or otherwise ceases to be provided, and a substantial part of the Premises are deemed unfit for Lessee's normal use for more than three (3) days, all rent payable by Lessee shall abate until such interruption ceases. Said three (3) day period shall not begin until Lessor receives written notice from Lessee of said interruption. In the event said interruption continues for more than 15 days, Lessee shall have the option to terminate this Lease without further liability to Lessor.

32. Remedies

Lessor and Lessee shall have all remedies available at law or equity to enforce this Lease, and to proceed against the other party for any default of this Lease.

33. Attorney's Fees

If either party becomes a party to any litigation concerning this Lease, the Premises, or the Building or other improvements in which the Premises are located, by reason of any act or omission of the other party or its authorized representatives, the party that causes the other party to become involved in the litigation shall be liable to that party for the reasonable attorneys' fees and court costs incurred by it in the litigation.

If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

34. Force Majeure

In the event that either party shall be delayed or hindered in or prevented from doing or performing any act required in this Lease by reason of strikes, lock-outs, casualties, Acts of God, labor troubles, inability to procure materials, failure of power, governmental laws or regulations, riots, insurrection, war or other causes beyond the reasonable control of such party, then such party shall not be liable or responsible for any such delays and the doing or performing of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

35. Consent or Approval

In each and every instance where the consent or approval of either party is required by the other party, said consent or approval shall be given in a prompt manner, and shall not be unreasonably withheld, conditioned or delayed.

36. Heirs and Assigns

All of the covenants, agreements, terms and conditions contained in this Lease shall inure to and be binding upon Lessor and Lessee and their respective heirs, executors, administrators, successors and assigns.

37. Entire Agreement

This Lease sets forth all the covenants, promises, agreements, conditions and understandings between Lessor and Lessee concerning the Premises and there are no covenants, promises, agreements, conditions or understandings either oral or written, between them other than as are herein set forth.

38. Continuous Occupancy

Notwithstanding anything to the contrary in the Lease, if during the term of this Lease and any extensions hereof, so long as Lessee shall continue to pay rent as outlined herein, Lessee shall not be considered in default of this Lease by reason of abandonment or non-use in the event the Lessee's employee(s) vacates or fails to initially occupy the Premises, and will not remove the furniture and equipment during any non-use period. Lessee will use its best efforts to locate other employees to occupy the Premises. Lessee shall maintain the interior appearance of the Premises in a clean and orderly fashion at all times.

39. Choice of Law

This Agreement shall be governed by the Law of the State of Michigan.

(Signature Page to Follow)

This Lease is not in effect until duly signed by Lessor and Lessee.


Lessor:
ALBION BUILDING AUTHORITY,
a Michigan Public Corporate Body

Lessee:
EDWARD D. JONES & CO., L.P.
d/b/a EDWARD JONES

By: Scott A. Brown
(Authorized Signature)

By: Cushman & Wakefield, Agent

Printed Name: SCOTT A. BROWN

By: 
(Authorized Signature)

Its: Chair

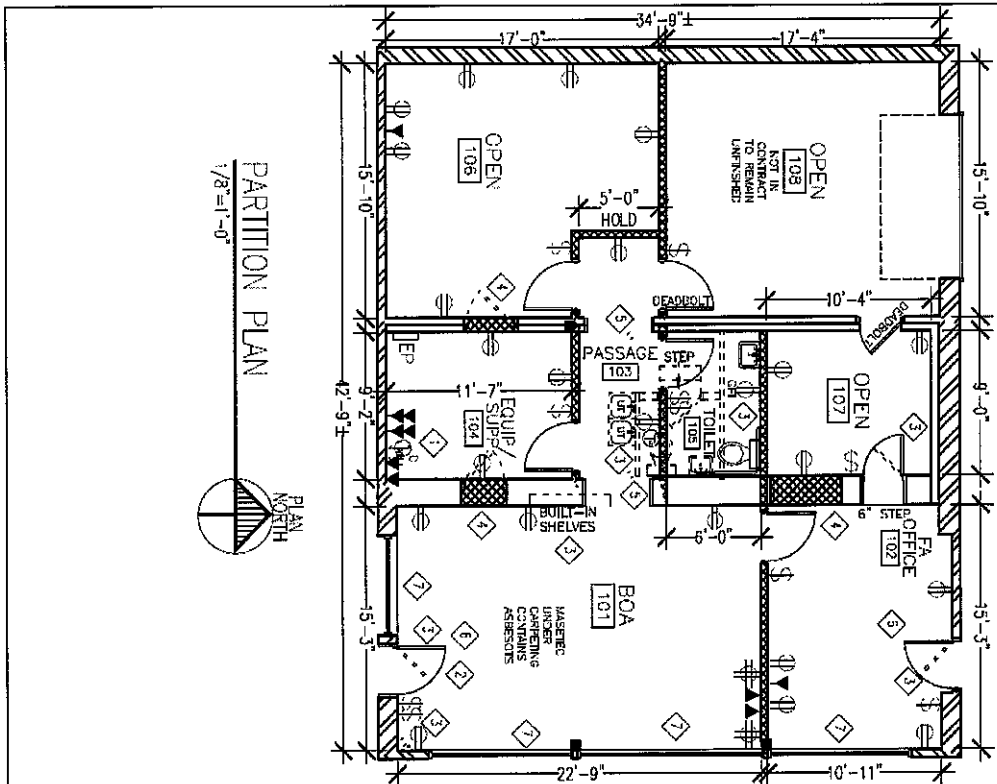
Printed Name: Doug Simpson

Date: 12-13-16

Its: Leasing Coordinator

Date: 12/1/16

KEY PLAN STAND ALONE BUILDING																
GENERAL NOTES 1. ALL ITEMS ARE TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS (SEE PAGES 4-6) UNLESS NOTED OTHERWISE ON THESE PAGES. 2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976. 3. CHANGES AND NEW PARTITION DIMENSION TOLERANCE IS 4" UNLESS NOTED AS NOTED. 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976. 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976. 6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976. 7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976. 8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976. 9. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976. 10. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314-515-3976.																
PROJECT CONTACT INFORMATION DESIGN COORDINATOR/PROJECT MANAGER: NAME: JIM STANLEY BUILDING OWNER/PROPERTY MANAGER CONTACT: UNKNOWN GENERAL CONTRACTOR: TO BE DETERMINED FLOORING CONTRACT: NATIONAL RETAIL FLOORING SERVICES, INC. 886-440-6737. edwardjones@nrfst.com METAL LOCKS CONTRACT: SPECTRA ADVERTISING (FOR INTERIOR LOCK SIGN AT CANADA BRANCHES): DEB CORP 402-339-3264. ROBERT ASCHENZ 906-860-7310. ROBERTASCHENZ@SANG.COM INTEGRATED NETWORK CABLES (INC) CONTACT: INSTALL TEAM: 888-519-9525																
Edward Jones BRANCH FACILITIES BRANCH OFFICE 06741 201 N. CLINTON ST ALBION, MI 49224																
TABLE OF CONTENTS SHEET 1 COVER SHEET SHEET 2 PARTITION PLAN SHEET 3 FURNITURE LAYOUT SHEET 4-6 EDWARD JONES SPECIFICATIONS BUILDING INFORMATION CONSTRUCTION TYPE: 1- STORY, SPRINKLERED OCCUPANCY USE GROUP: B-BUSINESS																
EQUIPMENT LEGEND COMPUTER TERMINAL LASER PRINTER COPIER/FAX/SCANNER 300 (Branch Office Controller) *PHONE SYSTEM* **EQUIPMENT SUPPLIED & INSTALLED BY EDWARD JONES**																
LEGEND EXISTING PARTITION EXIST. PARTITION EXIST. PARTITION NEW PARTITION NEW PARTITION/INSUL. NEW PARTITION HEADERS EXISTING DOOR NEW DOOR DUPLEX RECEPTACLE QUAD-DUPLEX RECEPTACLE DEDICATED DUPLEX RECEPTACLE TO BE MARKED WITH "D" & ORANGE SINGLE GANG PHONE/DATA BOX DOUBLE GANG PHONE/DATA BOX SWITCH EXISTING LANDLORD'S RESPONSIBILITY ELECTRICAL PANEL THERMOSTAT LOCATION WATER HEATER EXT./EMER. COMBO EXT./EMERGENCY LIGHT WATER COOLER TO BE PROVIDED BY FINANCIAL ADVISOR FIRE EXTINGUISHER																
EXTERIOR SIGN CIRCUIT INSTALLATION INSTRUCTIONS GENERAL CONTRACTOR (GC) TO VERIFY EXISTENCE AND FUNCTIONALITY OF SIGN CIRCUIT ALONG SIGN BAN SERVING SUBJECT SPACE. EXISTING CIRCUIT MUST BE LOCATED IN/ON FEET (6') OF THE CENTERLINE OF THE SPACE. THE CIRCUIT SHOULD BE A DIRECT FEED FROM THE ELECTRICAL PANEL WITHIN THE TENANT SPACE AND BE FED THROUGH A TIME CLOCK OR PHOTOCELL. SHOULD THE CIRCUIT NOT EXIST AND/OR BE DEEMED NONFUNCTIONAL, GC TO PROVIDE INSTALLATION OF NEW DEDICATED SIGN CIRCUIT. PHOTOCELL AND JUNCTION BOX TO BE MOUNTED WITHIN THE SIGN BAN AND NO MORE THAN SIX FEET (6') FROM THE CENTERLINE OF THE SUBJECT SPACE. COST FOR INSTALLATION OF THE CIRCUIT, JUNCTION BOX AND PHOTOCELL TO BE INCLUDED IN THE BRASS ELECTRICAL BID FOR THE PROJECT AS WELL AS FINAL CONNECTION OF SIGN BY ELECTRICIAN IF REQUIRED BY CODE.																
ISSUES/REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														
Edward Jones BRANCH FACILITIES BRANCH OFFICE 06741 DATE 8.11.2016																
SHEET 1 of 6	EXHIBIT A ** DO NOT SCALE DRAWINGS ** ** CONTRACTOR MUST HAVE (6) PAGES FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY PAGES, PLEASE CONTACT DESIGNER, SAM ZINKEL AT: 314-515-3976															



KEYED NOTES:

1. PHONE COMPANY SERVICE TO BE INSTALLED AT SOC LOCATION PER DETAIL ON SHEET 6 OF 6 AND PER SPECIFICATIONS ON 1ST DAY OF CONSTRUCTION. EMAIL PHOTO TO LEASING COORDINATOR TO CONFIRM WORK. ASP.
2. INSTALL DOOR CHIME AT ENTRY DOOR CHIME TO BE LOCATED IN 101. HEAR 20MIN WIRELESS PLUG-IN DOOR CHIME WITH WHITE COVER & HORIZONTAL LINES - HAVE DEBIT MODEL #HL-6188 OR COMPAREABLE ALTERNATIVE.
3. DEMO EXISTING PARTITION/WINDOW/DOOR/TOLLET/VULNITY TIE/PIPE/SHELVES AS INDICATED ON PLAN. PATCH & REPAIR ADJACENT SURFACES FOR NEW FINISHES.
4. DEMO EXISTING DOOR/WINDOW. INSTALL WITH NEW INSULATED PARTITION TO MATCH EXISTING.
5. INSTALL 4'-0" CASSED OPENING IN EXISTING PARTITION AS SHOWN.
6. INSTALL NEW GLASS ENTRY DOOR AND NEW NEAR EGRESS DOOR WITH GLASS INSERT TO MEET BUILDING STANDARD & ALL LOCAL FIRE CODES.
7. REPLACE EXISTING WINDOWS IN BRANCH. SEED TO MATCH EXISTING SIZE OF WINDOWS.

CONTRACTOR (SITE SPECIFIC) NOTES:

1. LANDSCAPE TO DELIVER SPACE IN AS-IS CONDITION.
2. ALL ITEMS TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS. SEE PAGES 4-6 UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & WINDOW/MULTION PLACEMENT PRIOR TO CONSTRUCTION. IF YOU ARE UNABLE TO VERIFY DIMENSIONS OR IF A DISCREPANCY OCCURS, NOTIFY DESIGNER IMMEDIATELY.
4. NO. TO INSTALL 4" CASE PHONE LINES IN 3/4" CONDUIT PROVIDED BY GC FROM BUILDING SOURCE TO SOC LOCATION IN EQUIP/SERV. TOA, SET DETAIL ON SHEET 5 OF 5.
5. DEMO EXISTING COULTERS OVER 18" AFF. INSTALL NEW ELECTRICAL PER PLAN UNLESS OTHERWISE NOTED. VERIFY EXISTING ELECTRICAL PANEL MEETS CODE SPECIFICATIONS; UPGRADE OR ADD SUBPANEL AS REQUIRED.
6. INSTALL/RELOCATE SUPPLY & RETURN GRILLES INCLUDING DUCTWORK AS REQUIRED FOR COMPLETE & BALANCED WORKING SYSTEM AND TO ACHIEVE ONE SUPPLY & ONE RETURN AT MINIMUM IN EACH ROOM. CLEAN & CHECK HOPE UNIT. INSTALL DIGITAL PROGRAMMABLE THERMOSTAT AS SHOWN ON PLAN IN PASSAGE 103.
7. REMOVE EXISTING CEILING GRID AND TILE. INSTALL NEW 2'x4' ACOUSTICAL CEILING GRID & TILES AT HEIGHT OF EXISTING WITH 2'x4' 1/2" IN-INK FLUORESCENT LIGHT FIXTURES TO MEET EDWARD JONES LIGHTING SPECIFICATIONS. (2) NIGHT LIGHTS TO BE PREPARED AT 101 & 102. INSTALL INSULATION ABOVE CEILING AT ROOM 102. INSTALL COMMERCIAL 6" RATCH, REPAIR, & PREP EXISTING PARTITIONS AS REQUIRED FOR NEW FINISHES. REMOVE EXISTING PANELING THROUGHOUT.
9. VERIFY LOCATION OF ALL EXISTING DEWISING PARTITIONS. VERIFY THAT THEY EXTEND TO THE DECK & ARE INSULATED. EXTEND & ADD INSULATION AS REQUIRED.
10. REMOVE EXISTING FLOORING & BASE THROUGHOUT. ENSURE ALL RECORDING SURFACES ARE LEVEL & SMOOTH READY TO ACCEPT NEW FINISHES PER FINISH SCHEDULE.
11. INSTALL NEW AOX EXHAUSTS, ACCESSORIES, AND HARDWARE AS REQUIRED IN TOILET 105 AND THROUGHOUT SPACE. INSTALL 6 CALLOW WATER HEATER ABOVE CEILING IN TOILET 105 & PROVIDE BRACING. INSTALL EXHAUST FAN VENTED TO EXTERIOR & LIGHT FIXTURE IN TOILET 105 AS REQUIRED BY LOCAL CODE.
12. DEMO ALL ABANDONED PIPING & VOICE/DATA WORKING.
13. INSTALL 3'-0" E-PANEL SOUND CORE WOOD DOORS THROUGHOUT. PROMOTE & INSTALL STORE ROOM LOCKSET & COOR CLOSER AT 104. PROMOTE & INSTALL PRIMARY LOCKSET & COOR CLOSER AT 105. PAINT DOORS AND FRAMES WHITE.

ISSUES/REVISIONS

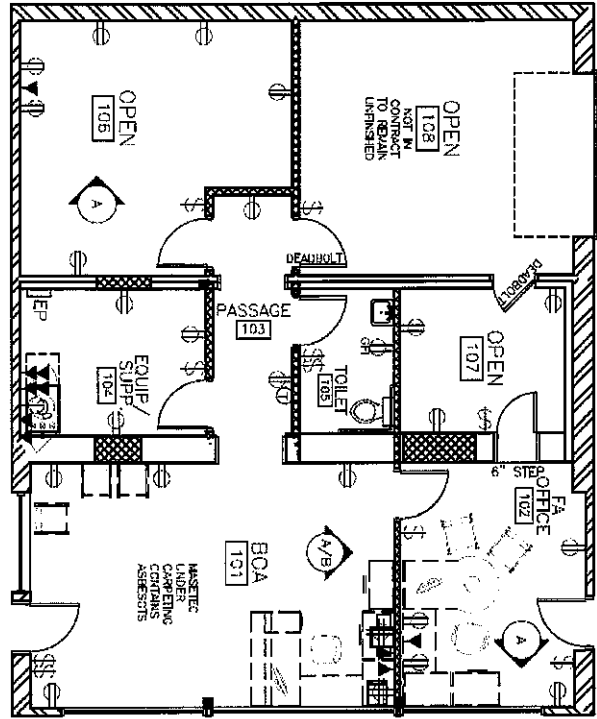
NO.	DATE	DESCRIPTION

Edward Jones
BRANCH FACILITIES
BRANCH OFFICE 06741
DATE 8.11.2016

201 N. CLINTON ST
ALBION, MI 49224
SQUARE FOOTAGE 1584

DEMARC EXTENSION WORK PER DETAIL ON SHEET 6 OF 6, TO BE COMPLETED ON THE FIRST DAY OF CONSTRUCTION. GC TO INSTALL BOARD AND CONDUIT AND COORDINATE INSTALL OF CATSE LINES WITH INC. EMAIL PHOTO TO LEASING COORDINATOR TO CONFIRM WORK COMPLETION.

SHEET 2 of 6
EXHIBIT A

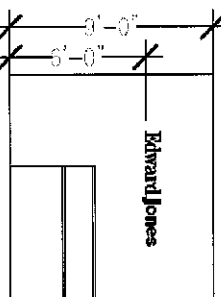


PLAN NORTH
FURNITURE/EQUIP. PLAN
 1/8" = 1'-0"

KEYED NOTES:

- A: ACCEPT WALL TO BE FINISHED WITH CUSTOM YOU CHOOSE. SEE FINISH SPECIFICATIONS.
- B: FINISH FOR EACH USED IN THE COURSE OF WORK. AS NOTED ON THIS PLAN. USE FINISHED MATERIAL FOR ALL AREAS. SEE FINISH SPECIFICATIONS TO THE FLOOR, WALLS & CEILING. MATERIALS TO BE INSTALLED IN ROOMS 101-107. WALL FINISH SHALL BE FINISHED IN ROOMS 101-107. ALL FINISHES SHALL BE INSTALLED IN ROOMS 101-107. ALL FINISHES SHALL BE INSTALLED IN ROOMS 101-107. ALL FINISHES SHALL BE INSTALLED IN ROOMS 101-107.

SIGNAGE ELEVATION:



RM. NO.	PAINT	FLOORING	BASE	DOOR/TRIM	CEILING	NOTES
101	P3	C9	B2	EXIST./WHITE	DROP	SEE NOTE 'A'/'B'
102	P3	C9	B2	WHITE/WHITE	DROP	SEE NOTE 'A'
103	P3	C9	B2	WHITE/WHITE	DROP	
104	N.I.C.	N.I.C.	N.I.C.	WHITE/WHITE	DROP	
105	P3	LVT1	B2	WHITE/WHITE	DROP	
106	P3	C9	B2	WHITE/WHITE	DROP	SEE NOTE 'A'
107	P3	C9	B2	WHITE/WHITE	DROP	

FINISH SPECIFICATIONS

CONTRACTOR TO CONTACT NATIONAL HEAD FINISHING SERVICES, INC. LISTED ON SHEET 1 OF 6 TO OBTAIN FLOORING FOR ROOMS 101-107. USE FINISHING AS LISTED BELOW.

PAINT 9.1. SW723 COLOR BLUE SYSTEM
 MATERIALS TO BE INSTALLED IN ROOMS 101-107. ALL FINISHES SHALL BE INSTALLED IN ROOMS 101-107. ALL FINISHES SHALL BE INSTALLED IN ROOMS 101-107.

CEILING LVT1 - FANCY FLOORING SYSTEM
 18"X18" LAMINATE VINYL TILE STYLE 0209K, COLOR SAND DUNE

CARPET PRODUCT PRIMA URBAN PRODUCT CS - Carpet P332-2 & 3
 LVT1 - FANCY FLOORING SYSTEM
 18"X18" LAMINATE VINYL TILE STYLE 0209K, COLOR SAND DUNE

BASE LVT1 - FANCY FLOORING SYSTEM
 18"X18" LAMINATE VINYL TILE STYLE 0209K, COLOR SAND DUNE

DOOR/TRIM LVT1 - FANCY FLOORING SYSTEM
 18"X18" LAMINATE VINYL TILE STYLE 0209K, COLOR SAND DUNE

CEILING LVT1 - FANCY FLOORING SYSTEM
 18"X18" LAMINATE VINYL TILE STYLE 0209K, COLOR SAND DUNE

CONTRACTOR TO CONTACT NATIONAL HEAD FINISHING SERVICES, INC. LISTED ON SHEET 1 OF 6 TO OBTAIN FLOORING FOR ROOMS 101-107. USE FINISHING AS LISTED BELOW.

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION

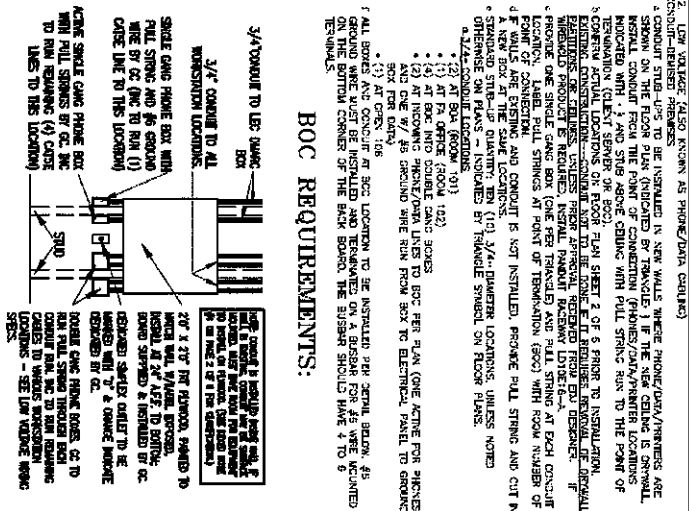
Edward Jones
 BRANCH FACILITIES
 BRANCH OFFICE 06741
 DATE 8.11.2016

201 N. CLINTON ST
 ALBION, MI 49224
 SQUARE FOOTAGE 1584

EXHIBIT A
 SHEET 3 of 6

EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

BOC REQUIREMENTS:



2. LOW VOLTAGE (ALSO KNOWN AS PHONE/DATA EQUIPMENT)
 a. CONDUIT RUNS UP'S TO BE INSTALLED IN NEW WALLS THESE PHONE/DATA/RUNWAYS ARE SHOWN ON THE FLOOR PLAN (INDICATED BY TRIANGLE 1) IF THE NEW CEILING IS OVERALL INSTALLED CONDUIT FROM THE POINT OF CONNECTION (PHONE/DATA/PANEL) LOCATIONS INDICATED WITH 1/4\"/>

CONDUIT AND PHONE LINES FROM BUILDING SOURCE TO EXTENDED BRANCH (SEE) TO BE INSTALLED IN NEW WALLS THESE PHONE/DATA/RUNWAYS ARE SHOWN ON THE FLOOR PLAN (INDICATED BY TRIANGLE 1) IF THE NEW CEILING IS OVERALL INSTALLED CONDUIT FROM THE POINT OF CONNECTION (PHONE/DATA/PANEL) LOCATIONS INDICATED WITH 1/4\"/>

THE LOW VOLTAGE WIRING IS REQUIRED TO BE INSTALLED IN NEW WALLS THESE PHONE/DATA/RUNWAYS ARE SHOWN ON THE FLOOR PLAN (INDICATED BY TRIANGLE 1) IF THE NEW CEILING IS OVERALL INSTALLED CONDUIT FROM THE POINT OF CONNECTION (PHONE/DATA/PANEL) LOCATIONS INDICATED WITH 1/4\"/>

THE LOW VOLTAGE WIRING IS REQUIRED TO BE INSTALLED IN NEW WALLS THESE PHONE/DATA/RUNWAYS ARE SHOWN ON THE FLOOR PLAN (INDICATED BY TRIANGLE 1) IF THE NEW CEILING IS OVERALL INSTALLED CONDUIT FROM THE POINT OF CONNECTION (PHONE/DATA/PANEL) LOCATIONS INDICATED WITH 1/4\"/>

SHEET 6 OF 6	Edward Jones	201 N. CLINTON ST
	BRANCH FACILITIES	ALBION, MI 49224
	BRANCH OFFICE 06741	SQUARE FOOTAGE 1584
EXHIBIT A	DATE: 8.11.2016	

EXHIBIT B**ESTOPPEL CERTIFICATE**

THIS ESTOPPEL CERTIFICATE (hereinafter referred to as "Certificate") is made this day of _____, 20____, by and between Edward D. Jones & Co., LP d/b/a Edward Jones ("Tenant") to _____ (Potential Lender) and _____ ("Landlord") in connection with _____, (the "Premises").

To the best of the Tenant's knowledge, as of the above referenced date, the Tenant hereby acknowledges the following:

1. Tenant is the current tenant per, the Lease dated _____, which has been amended by _____ (Said Lease and the referenced amendment (s) thereto are collectively referred to herein as the "Lease")
2. The original term of the Lease commenced on _____.
3. The Lease is due to expire on _____.
4. The square footage of the Premises is _____.
5. Tenant has accepted and is now in possession of the Premises as outlined in the Lease.
6. The amount of the current monthly base rent is \$ _____. Additional rent as outlined per the Lease is paid monthly as follows: _____. All amounts have been paid in full through _____.
7. The amount of the Security Deposit (if any) is \$ _____.
8. Except for unknown defects, as of the date hereof, all improvements, alterations and space required to be furnished according to the Lease have been completed to the satisfaction of Tenant, except _____ (if none enter NONE). All sums required to be paid by Landlord to Tenant in connection with the improvements (including, without limitation, any tenant allowance or rebate) have been paid in full, except: _____ (if none enter NONE).
9. As of the date hereof, Landlord has performed all of its obligations under the Lease, except as follows _____ (if none, write "None").
10. Tenant has no option to renew or extend the Lease term, except as follows: _____ (if none, write "None") as outlined in the Lease.
11. Tenant does not have the option or right of first refusal to purchase the Building/Property or to expand, the Leased Premises except as outlined per Lease.
12. Tenant has not sublet or assigned any portion of the Leased Premises as outlined per the Lease, except as follows: _____ (if none, write "None:).
13. Currently there exists no breach, default, or condition which, with the giving of written notice or the passage of time or both, would constitute a breach or default under the Lease either by Tenant or Landlord.

14. The person signing this Certificate on behalf of Tenant is a duly authorized agent of the Tenant.
15. This statement does not cover facts or conditions not within the Tenant's actual knowledge at the time of execution.
16. Any notices which may or shall be given to Tenant under the terms of the Lease are to be sent to Tenant at the following address:

Cushman & Wakefield, Agent
Attn: Edward Jones Branch #
12555 Manchester Road
St. Louis, MO 63131

By: Cushman & Wakefield as Agent

By:

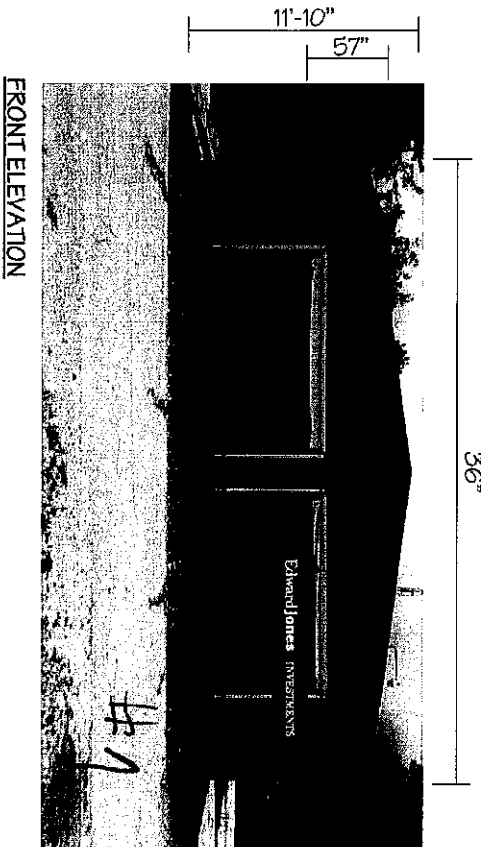
Its:

EXHIBIT C

LESSEE SIGNAGE

**** THE AWNINGS WILL BE REMOVED BY THE LANDLORD AND THE WINDOWS WILL BE FILLED IN BY CONTRACTOR ****

**** REQUIRES U.L. & MANUFACTURER'S LABELS ****



Edward Jones INVESTMENTS

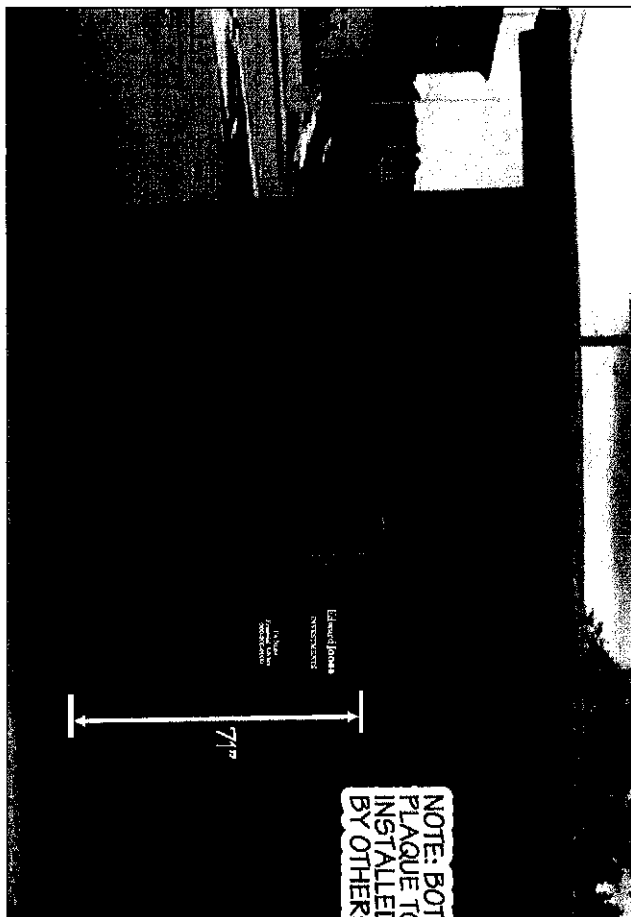
SIGN TYPE W-5 22.00 sq.ft.

- CITY: 1
- LED INTERNALLY ILLUMINATED WALL CABINET
- CABINET PTM EJ DK, GREEN
- FACE IS 118" CLEAR LEYAN W/ NON-GLARE MATTE FINISH
- ALL GRAPHICS BACK SPRAYED ON 2nd SURFACE
- BACKGROUND BACK SPRAYED EJ CUSTOM DK, GREEN OPAQUE
- LOGO BACK SPRAYED TRANS, WHITE
- RULE LINES BACK SPRAYED TO MATCH PANTONE 371C TRANS, GREEN
- REQUIRES U.L. AND MANUFACTURER'S LABELS
- INSTALL AS SHOWN

LANDLORD OR AGENT SIGNATURE HERE
X
 Signature below indicates approval of BOTH design & placement of sign's
 Please sign & return drawings to FASTSIGNS
 DATE _____

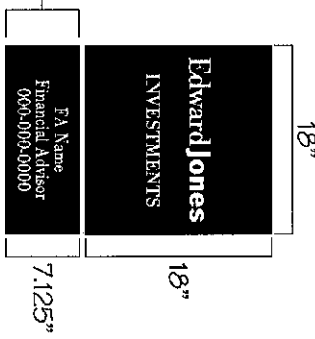
DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE
FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FASTSIGNS NATIONAL ACCOUNTS	
EDWARD JONES	
06741-2ART1	
231 N.E. HICKET St Albany, LA	
GENERAL SKATING DMC, CROCKFORD	SCALE
1 of 3	1/8"
DATE: 09/13/16	BY: JMS
REVISIONS: 1 Minor sign and address	
DATE: 09/13/16	BY: JMS
DATE: 09/13/16	BY: JMS
REVISION-1	
09/13/16	
DRAWN BY: JMS	
CHECKED BY: JMS	
DATE: 09/13/16	
PROJECT: 06741-2ART1	
SHEET NO: 1	
TOTAL SHEETS: 3	
DRAWN BY: JMS	
CHECKED BY: JMS	
DATE: 09/13/16	
PROJECT: 06741-2ART1	
SHEET NO: 1	
TOTAL SHEETS: 3	



SIDE ELEVATION

NOTE: BOTTOM PLAQUE TO BE INSTALLED BY OTHERS



SIGN TYPE T2 PAN COMBO

- QT. 1
- FORMED .090 ALUMINUM PANEL,
- EDGES BENT TO DEPTH OF 1/2",
- WITH CORNERS WELDED AND,
- GROUND SMOOTH,
- BACKGROUND PTM PANTONE 5595 DK GREEN,
- WITH MATTE FINISH
- LOGO TEXT SILK-SCREENED WHITE,
- ALL BORDERS AND RULE LINES,
- SILK-SCREENED PANTONE 571 LT. GREEN,
- COPY ON LOWER PANEL IS PREMIUM,
- WHITE VINYL, BOLD ON BOLD TYPE,
- INSTALL AS SHOWN

LANDLORD OR AGENT SIGNATURE HERE X **Signature below indicates approval of BOTH design & placement of signs**

PLEASE SIGN & RETURN DRAWINGS TO FASTSIGNS

DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.

INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FASTSIGNS NATIONAL ACCOUNTS	
ACCOUNT EDWARD JONES	
DATE 06/11-2-ART2	
ADDRESS: 221 N. Lincoln St. Alber, MI	
ORDERING DRAWING DATE: 06/02/16	
DRAWING NUMBER: 2 0 2	SCALE: NTS
SIN #1 SIN:	REV. DATE:
REVISION NOTES:	
SIN #2 SIN:	REV. DATE:
REVISION NOTES:	
SIN #3 SIN:	REV. DATE:
REVISION NOTES:	
DRAWN BY: 3, Bv56	
<p>THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER/AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION.</p>	

LEASE AGREEMENT

This Lease Agreement (**Lease**) is made on 18 Nov 2016 by and between *Albion Building Authority* (**Landlord**) located at 112 W Cass St., Albion, MI 49224 and *City of Albion* (**Tenant**), located at 112 W Cass St., Albion, MI 49224.

SECTION ONE. PREMISES

The lease agreement pertains to the real property located at 100 N Gale Street, Albion, MI 49224-1532, commonly known as Evans Body Shop. Landlord leases the premises to Tenant.

SECTION TWO. TERM

The term means five (5) years, with the option to extend for an additional five (5) years upon agreement of both parties.

SECTION THREE. RENT

Tenant will pay Landlord total rent of one dollar (\$1.00) for the lease term, to be paid by November 1, 2016.

SECTION FOUR. QUIET ENJOYMENT

Unless this lease is terminated or Tenant is evicted in accordance with Michigan Law, Landlord will not disturb Tenant's quiet enjoyment of the premises or unreasonably interfere with Tenant's use of the premises. Tenant must permit Landlord to enter the premises during regular business hours for the purpose of inspection or to show the premises to prospective purchasers, mortgagees, and tenants.

SECTION FIVE. USE OF THE PREMISES

The premises may be used for any purpose not prohibited by federal, state or local law. It is the intent of the parties herein that the premises be used by the Albion Department of Public Safety.

SECTION SIX. REPAIRS AND LIENS

Tenant must maintain the premises in reasonable repair, in a clean and safe condition. Tenant must keep the premises free of construction or other liens. Tenant will hold Landlord harmless against any liens that are placed against the premises, except those attributable to the acts of Landlord. If a lien is filed against the premises as the result of any action undertaken by Tenant, Tenant must discharge the lien within 30 days after receiving notice of the lien. If Tenant fails to discharge the lien, Landlord may procure a discharge at Tenant's expense.

Physical repairs to the building, cleaning, any specific improvements made to the building, snow plowing, lightbulbs, etc. will be the sole responsibility of Tenant. Landlord assumes responsibility for the land on which the premises is located, including but not limited to the soil, any potential contamination present, or environmental issues affecting the property.

SECTION SEVEN. UTILITIES

Tenant assumes responsibility for any and all costs of utilities for the subject property.

SECTION EIGHT. INDEMNIFICATION

Tenant will indemnify Landlord against all claims for bodily injury or property damage relating to the premises. The claims covered by this indemnification include all claims

for bodily injury or property damage relating to (a) the condition of the premises; or (b) the use or misuse of the premises by Tenant or its agents, contractors, or invitees. Tenant's indemnification does not extend to liability for damages resulting from the sole or gross negligence of Landlord or from Landlord's intentional misconduct.

SECTION NINE. LIMITATIONS ON LANDLORD'S LIABILITY

The Landlord, as defined in this lease, includes successors in interest. The term is intended to refer to the owner of the premises at the time in question. If the Premises are sold, the new owner will automatically be substituted as the Landlord.

If Landlord fails to perform this Lease and as a result Tenant recovers a money judgment against Landlord, the judgment may be satisfied out of the execution and sale of Landlord's interest in the premises.

SECTION TEN. ASSIGNMENT AND SUBLETTING

Tenant must not assign this Lease or sublet the premises without the prior consent of Landlord.

SECTION ELEVEN. CONDITION ON EXPIRATION

On the expiration date, Tenant will promptly deliver all keys for the premises to Landlord. Tenant will deliver the premises in the same condition as on the commencement date, reasonable wear and tear excepted. Tenant is not liable for damage from flood, fire, lightening, earthquake, wind, hail, or other Acts of God. Tenant

authority to enter into this lease; and (b) the execution of this lease by the individual who has signed below is legally binding on Landlord in accordance with its terms. This lease is binding on successors and assigns.

SECTION FIFTEEN. NO ORAL MODIFICATION

This agreement may not be modified orally. This agreement may only be modified through a written agreement signed by both parties.

SECTION SIXTEEN. SEVERABILITY

If any part of this agreement is determined to be invalid, the rest of the agreement remains in full effect.

SECTION SEVENTEEN. EFFECTIVE DATE

This agreement shall take effect upon the date of signature of both parties.

LANDLORD Scott A. Brewer

Agent for: ABA

Dated: 11-18-16

TENANT Joseph A. Domingo, Mayor

Agent for: City of Albion

Dated: 18 Nov 2016

Jill A. Domingo
City Clerk
November 18, 2016

M

Maple Grove Apartments

Facility Assessment

Albion Building Authority

Maple Grove
November 2021

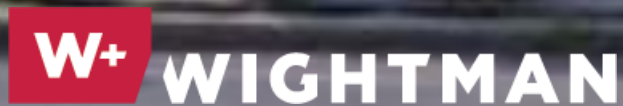


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Detailed Requirement Forecast Report	13

Maple Grove Apartments

Facility Assessment

Albion Building Authority

Introduction and Executive Summary

The Albion Building Authority retained Wightman to conduct a facility assessment of the Maple Grove Apartments. The goal of the facility assessment is to provide an evaluation of the building and site systems. Each system has been evaluated based on its life-cycle and current condition.

Maple Grove Apartments were designed and constructed in 1979. The building contains seventy-three (73) apartments and common areas, including a community room and laundry. There are three wings, "A," "B," and "C," containing 28, 30, and 15 units, respectively. In 2006 the "A" Wing was destroyed by fire and restored, using the original plans, in 2008.

Wightman uses the VFA Asset Management program to capture and evaluate each building and site system, such as the roof, heating, windows, and paving. The program uses industry-recognized life-cycle standards established by the Building Owners and Managers Association (BOMA).

In conjunction with the life-cycle is an estimated cost of replacing a system. The VFA Asset Management program calculates the price based on published standards developed by RSMeans.

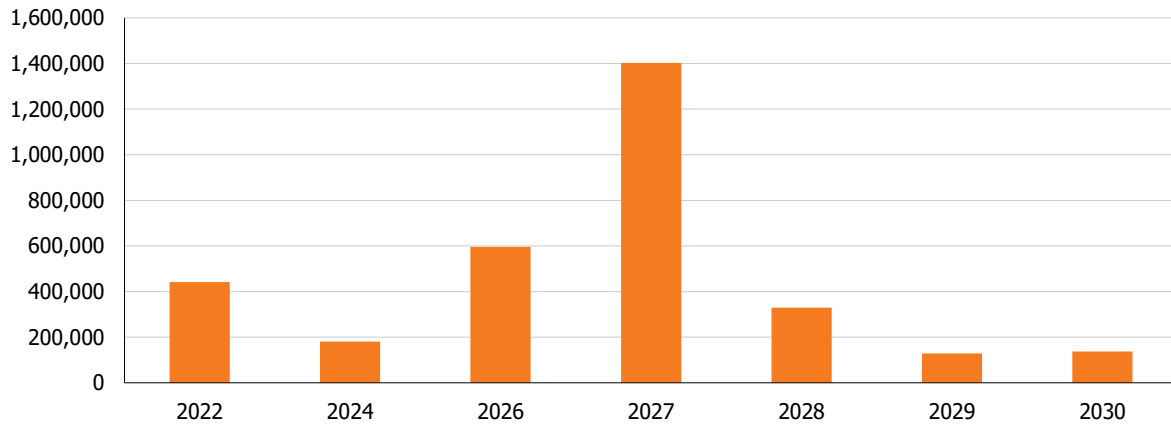
The program generates a listing of actions that need to be taken, when, and what the cost is likely to be. The listing is a capital improvement plan for the next ten years upon which the Albion Building Authority can plan future investments.

The facility assessment determined over the next ten (10) years that the total needs equal \$3,215,189.

It should be noted that the costs shown include, when applicable, soft costs such as design fees, permits, testing, etc.



Summary of Funding Needed by Requirement Type



Year	Renewal Requirements (Needs)
2022	442,152
2024	180,198
2026	595,248
2027	1,402,465
2028	329,689
2029	128,605
2030	136,833
Total	3,215,189

The condition of each building and site component when evaluated is the basis for the facility assessment. Projected forward for ten years and indexed for anticipated inflation, the cost assumes that the identified needs will age as expected. Some systems may require attention earlier, and some will be serviceable past the projected date. However, the facility assessment remains the best estimate upon which to base future needs and costs.

Maple Grove Apartments

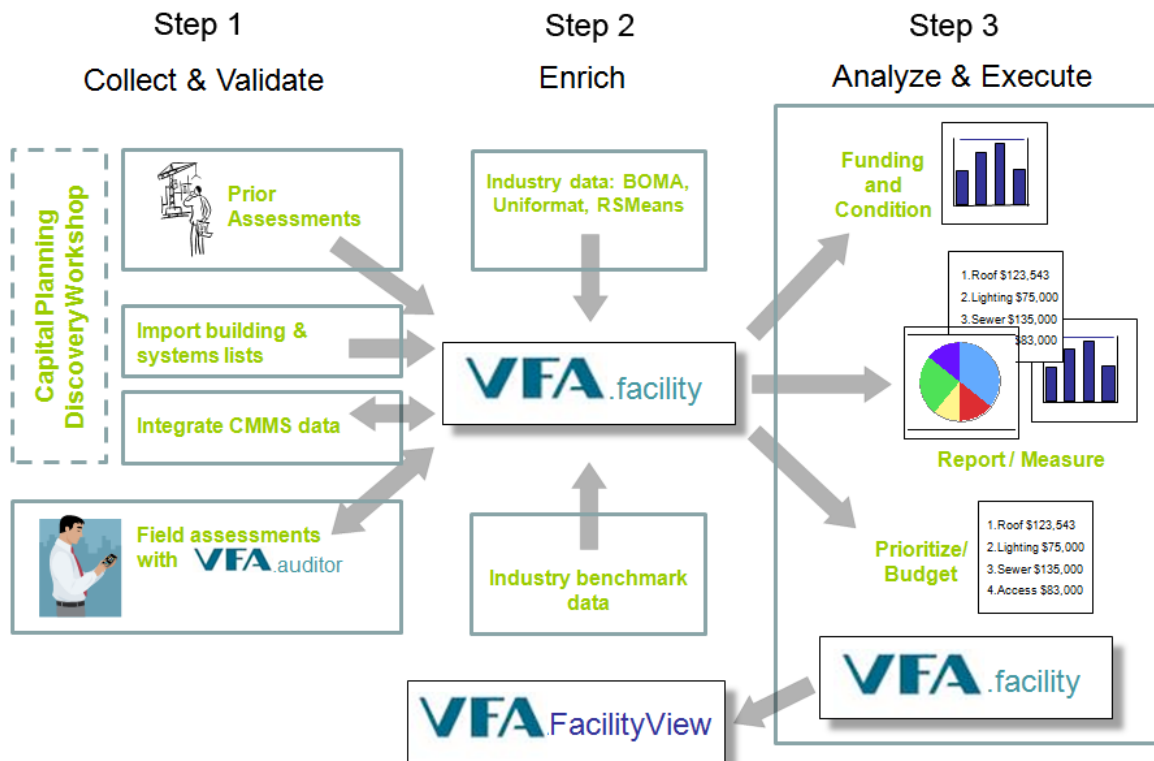
Facility Assessment

Albion Building Authority

Process

The Wightman team used VFA Auditor and VFA Facility software solutions to collect and analyze the Maple Grove Apartment building and site component data. The following graphic provides an overview of how the system works in asset management.

Asset Management



The following steps developed the asset management facility assessment for the Maple Grove Apartments:

- 1. Data Gathering / Floor Plan Analysis:** The size and quantity of each building and site component is the basis of the VFA Asset Management software. The floor plans for the Maple Grove Apartments provided the initial input into the database. There were no prior assessments or Computerized Maintenance Management System (CMMS) data to add.
- 2. Capital Planning Workshop:** The Wightman team met on-site to collect and input additional information into the database. Specifically, it was to establish when key building components were repaired or replaced.

Maple Grove Apartments

Facility Assessment

Albion Building Authority

3. **Surveys:** Assessment surveys were prepared using the collected data. The surveys covered architecture, mechanical/plumbing, electrical, and site disciplines.
4. **Field Assessments:** The field assessments by an architect, mechanical engineer, and electrical engineer were conducted at the Maple Grove Apartments. The information collected on tablets was uploaded for analysis and enriched with life-cycle and cost data.
5. **Verification:** Before information was committed to the database, a review for consistency, omissions, and accuracy was conducted before being approved for inclusion in the database.
6. **Analysis and Report Generation:** Using VFA.Facility software, the data was analyzed, and this report was generated.

This assessment used a 10-year planning period; however, the VFA software can use virtually any length planning period. Any building system projected to reach the end of its life-cycle during the defined planning period is automatically a renewal requirement (need).

The professionals conducting the assessment inserted information based on their evaluation of the system. In the assessor's opinion, a system scheduled for replacement in five years may last longer or need replacement sooner based on the condition. The assessor can and did make that adjustment.

Many of the systems are original to the entire building. However, some systems are new. Information on the actual year of installation of every system was not available. In those instances, the assessors estimated when installation occurred.

Maple Grove Apartments

Facility Assessment

Albion Building Authority

Assessment

Facility Condition Assessment

The following table details the results of the Facility Condition Assessment. It provides information on the year action by asset, including the "A" wing, the original portion of the building, and the site.

In general, the needs reflect the age and physical condition of the components. Overall, it appears that maintenance has been good.

Note that the software assigns all immediate needs to the year of the assessment. Due to the current time of year, the primary projects are listed in 2022 rather than the software assigned 2021.

Year/Asset/Need	Cost
2022	\$442,152
"A" Wing	\$58,582
Carpeting - Broadloom (Corridor)	\$6,153
Plumbing Shut-off Valves	\$5,314
Site Project #2 - Northwest lawn area ("A" Wing)	\$47,115
Original	\$242,765
Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot	\$15,705
Carpeting - Broadloom (Corridor)	\$10,939
Central AHU - Const Volume w/Distribution - Community room with a/c	\$73,791
Central AHU - Const Volume w/Distribution - Hallways - no a/c	\$18,890
Door Assembly - 3 x 7 HM	\$6,771
Door Assembly - 6 x 7 HM	\$13,049
Gutters and Downspouts - Aluminum	\$9,825
Lighting Fixtures - Replacement	\$16,961
Nurse Call System	\$2,474
Plumbing Shut-off Valves	\$8,540
Security System	\$65,820
Site	\$140,805
Site Development - Fencing - Chain Link	\$57,045
Site Project #1 - Front of Building (Original)	\$68,055
Site Project #3 - Northeast area (Original)	\$15,705
2024	\$180,198
"A" Wing	\$48,257
Windows	\$48,257
Original	\$131,941
Custodial/Utility Sinks	\$2,526
Kitchen - Sink and Cabinet	\$36,921
Windows	\$92,493
2026	\$595,248
Original	\$199,540
Kitchen Cabinets - Countertops	\$190,529

Maple Grove Apartments

Facility Assessment

Albion Building Authority

Year/Asset/Need	Cost
Vinyl Siding	\$9,011
Site	\$395,709
Pedestrian Pavement - Concrete	\$395,709
2027	\$1,402,465
"A" Wing	\$704,384
Carpeting - Broadloom	\$106,233
Gutters and Downspouts - Aluminum	\$6,593
Kitchen Cabinets	\$386,864
Painted Finish	\$204,694
Original	\$698,080
Carpeting - Broadloom	\$173,328
Painted Finish	\$393,852
Security System - CCTV	\$30,572
Vinyl Composite Tile (VCT)	\$5,990
Vinyl Sheet Goods	\$94,339
2028	\$329,689
"A" Wing	\$94,432
Asphalt Shingled Roofing	\$94,432
Original	\$235,257
Asphalt Shingled Roofing - Repair	\$8,620
Asphalt Shingled Roofing	\$226,637
2029	\$128,605
"A" Wing	\$95,873
Interior Doors	\$95,873
Original	\$32,732
Interior Doors	\$32,732
2030	\$136,833
Original	\$125,260
Emergency Battery Pack Lights	\$39,031
Exit Signs - Low Density	\$18,488
Intercom System	\$67,740
Site	\$11,573
Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete	\$11,573

¹ Note that the useful life of the pedestrian pavement ends in 2026. However, the cost shown in 2027 will be reduced by \$30,000 if the Site Projects are completed. Please see the next section for Site Project details.

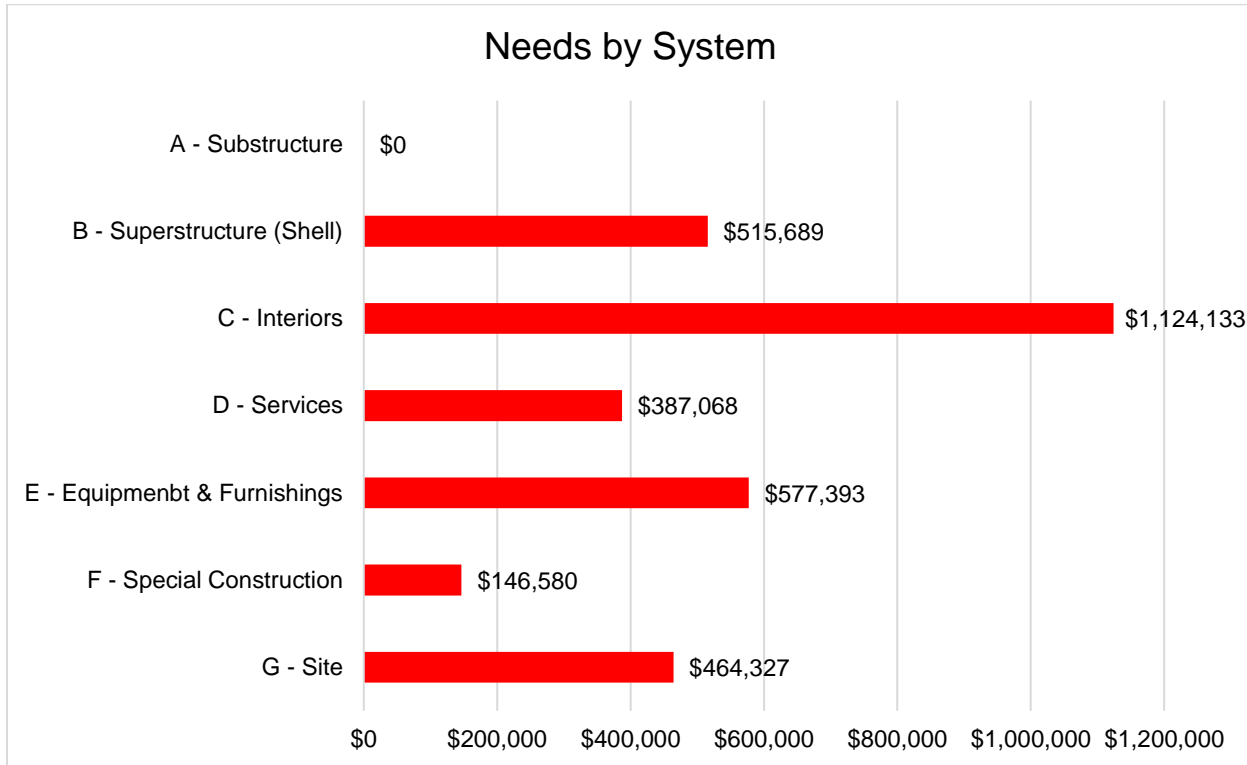
Appendix A – Requirement Forecast Report provides additional details.

Needs by Building and Site Systems

The VFA Assessment software characterizes the system needs by Uniformat category. Uniformat is a standard for classifying building and site components common to most structures.

Maple Grove Apartments
Facility Assessment
 Albion Building Authority

Considering the requirements by systems is another way to evaluate the facility through a deeper dive into the needs.



A – Substructure

The facility is slab-on-grade, with foundation walls extending to footings below the frost line. Given the age of the building and the life cycle of substructure components building will likely continue to function throughout the next ten (10) years without any significant needs.

B– Superstructure

The superstructure or shell of the building is IBC – Type III B construction. It features wood framing for the walls, floors, and roof.

The Maple Grove Apartments will require \$515,689 in repairs and replacement of shell components during the ten-year planning period.

System/Year/Need/Facility	Cost
B - Superstructure (Shell)	\$515,689
2022	\$29,646
Door Assembly - 3 x 7 HM	\$6,771
Original	\$6,771
Door Assembly - 6 x 7 HM	\$13,049
Original	\$13,049

Maple Grove Apartments

Facility Assessment

Albion Building Authority

System/Year/Need/Facility	Cost
Gutters and Downspouts - Aluminum	\$9,825
Original	\$9,825
2024	\$140,751
Windows	\$140,751
"A" Wing	\$48,257
Original	\$92,493
2026	\$9,011
Vinyl Siding	\$9,011
Original	\$9,011
2027	\$6,593
Gutters and Downspouts - Aluminum	\$6,593
"A" Wing	\$6,593
2028	\$329,689
Asphalt Shingled Roofing - Repair	\$8,620
Original	\$8,620
Asphalt Shingled Roofing	\$321,069
"A" Wing	\$94,432
Original	\$226,637

Significant investments are required in the following systems, which will reach the end of their life cycle:

- Window replacement
- Roof replacement, although there is an allocation for roof repairs to keep the interior warm and dry while extending the life of the roof

C– Interiors

Interiors include all indoor structures and finishes such as floors, walls, ceilings, and stairs. In general, the interior of the building is in good condition. There have been some roof leaks resulting in limited, isolated damage to ceiling and wall finishes.

As residents have transitioned, the vacated units have been painted, new carpet installed, and other repairs made as needed. Since an exact schedule is not available, the timing and cost of interior finishes and other upgrades are based on the overall life cycle of those components.

System/Year/Need/Facility	Cost
C - Interiors	\$1,124,133
2022	\$17,092
Carpeting - Broadloom (Corridor)	\$17,092
"A" Wing	\$6,153
Original	\$10,939
2027	\$978,436
Carpeting - Broadloom	\$279,561
"A" Wing	\$106,233
Original	\$173,328
Painted Finish	\$598,546

Maple Grove Apartments*Facility Assessment*

Albion Building Authority

System/Year/Need/Facility	Cost
"A" Wing	\$204,694
Original	\$393,852
Vinyl Composite Tile (VCT)	\$5,990
Original	\$5,990
Vinyl Sheet Goods	\$94,339
Original	\$94,339
2029	\$128,605
Interior Doors	\$128,605
"A" Wing	\$95,873
Original	\$32,732

Painting, replacement of vinyl tile flooring, and interior door replacement are ten-year needs. The age and life cycle of interior doors recommend replacement at the end of the planning period. The entries should be evaluated, especially during later years, to determine if replacement is warranted.

D – Services

The services of the building are the mechanical systems necessary for the operation of the building. The mechanical, electrical, and plumbing systems in the building are generally reasonable, given the age.

The exception is the Central Air Handling Units that cool the community room and hallways. The assessor noted that the age and condition of the system call for replacement.

System/Year/Need/Facility	Cost
D - Services	\$387,068
2022	\$191,789
Central AHU - Const Volume w/Distribution - Community room with a/c	\$73,791
Original	\$73,791
Central AHU - Const Volume w/Distribution - Hallways - no a/c	\$18,890
Original	\$18,890
Lighting Fixtures - Replacement	\$16,961
Original	\$16,961
Nurse Call System	\$2,474
Original	\$2,474
Plumbing Shut-off Valves	\$13,853
"A" Wing	\$5,314
Original	\$8,540
Security System	\$65,820
Original	\$65,820
2024	\$39,447
Custodial/Utility Sinks	\$2,526
Original	\$2,526
Kitchen - Sink and Cabinet	\$36,921

Maple Grove Apartments*Facility Assessment*

Albion Building Authority

System/Year/Need/Facility	Cost
Original	\$36,921
2027	\$30,572
Security System - CCTV	\$30,572
Original	\$30,572
2030	\$125,260
Emergency Battery Pack Lights	\$39,031
Original	\$39,031
Exit Signs - Low Density	\$18,488
Original	\$18,488
Intercom System	\$67,740
Original	\$67,740

Note that the sinks and the cabinets that hold the fixture have been considered plumbing components and therefore listed with other Services systems.

E – Equipment and Furnishings

For the Facility Condition Assessment, category E – Equipment and Furnishings applies to casework throughout the building. That includes kitchen cabinets and countertops.

System/Year/Need/Facility	Cost
E - Equipment & Furnishings	\$577,393
2026	\$190,529
Kitchen Cabinets - Countertops	\$190,529
Original	\$190,529
2027	\$386,864
Kitchen Cabinets	\$386,864
"A" Wing	\$386,864

FG – Special Construction

This category includes all special construction projects above what is required to maintain the facility in a warm, safe, and dry condition. Building project #1 includes installing CCTV cameras in the "B" wing of the facility and the parking lot. This will improve security. Details of the special construction involving site needs are detailed in the next section.

System/Year/Need/Facility	Cost
F - Special Construction	\$146,580
2022	\$146,580
Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot	\$15,705
Original	\$15,705
Site Project #1 - Front of Building (Original)	\$68,055
Site	\$68,055
Site Project #2 - Northwest lawn area ("A" Wing)	\$47,115
"A" Wing	\$47,115
Site Project #3 - Northeast area (Original)	\$15,705

Maple Grove Apartments

Facility Assessment

Albion Building Authority

System/Year/Need/Facility	Cost
Site	\$15,705

G – Site

This system category includes all site improvements, including parking areas, drives, sidewalks, and fencing.

System/Year/Need/Facility	Cost
G - Site	\$464,327
2022	\$57,045
Site Development - Fencing - Chain Link	\$57,045
Site	\$57,045
2026	\$395,709
Pedestrian Pavement - Concrete	\$395,709
Site	\$395,709
2030	\$11,573
Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete	\$11,573
Site	\$11,573

The pedestrian pavement requires significant investment based on condition and age. However, there are three (3) site projects to address drainage issues.

Site Project #1 - Front of building: All or most of the concrete sidewalk at the front of the building needs to be removed and replaced to achieve positive drainage. The adjacent pavement needs to be lower, which requires replacing it. The sidewalk replacement and pavement replacement must be done together. While the underdrain could be done separately, it would likely be more economical to combine it with the others.

- Concrete sidewalk replacement - \$15,000
- Pavement replacement in drop-off area (including gravel) - \$25,000
- Underdrain along the building, dry wells (leaching basins), re-grading - \$28,055

Site Project #2 - Northwest lawn area – There is visible erosion in the lawn area caused by water discharging from the downspouts. The building downspouts were likely connected to the existing dry well. Still, when the structure filled up, it likely resulted in water pouring off the roof. Surface discharge was implemented to alleviate erosion along the roofline. A longer-term solution would be to install a series of leaching basins (4) and inter-connect them. While it may be possible to use the existing pipes going from the downspouts to the existing leaching basin, the project includes new pipes. Since the condition of the existing pipes is unknown, and one or more could be crushed, it is safer to assume complete replacement.

- Remove existing dry well, install 4 new interconnected leaching basins, and restore lawn area - \$35,000

Maple Grove Apartments*Facility Assessment*

Albion Building Authority

- Connect all downspouts to one of the new leaching basins (either directly or via a header pipe that connects) and replace/restore landscaped area - \$10,000

Site Project #3 - Northeast area – The paved surface drains toward the door and causes icing issues. It is likely that the pavement was overlaid at some point, which caused or contributed to the issues. The asphalt is in good condition, so this is one that is easy to overlook, until the water problem is observed. To correct this, the asphalt and concrete stoop should be removed, the area should be re-graded, and a new stoop and asphalt should be installed to provide positive drainage away from the building.

- Concrete & asphalt removal & replacement, re-grading - \$15,000

Appendix A

Detailed Requirement Forecast Report

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Requirement Forecast Report By Name

Region: Municipal

Campus: Albion - Maple Grove Apartments Improvements

Asset: All

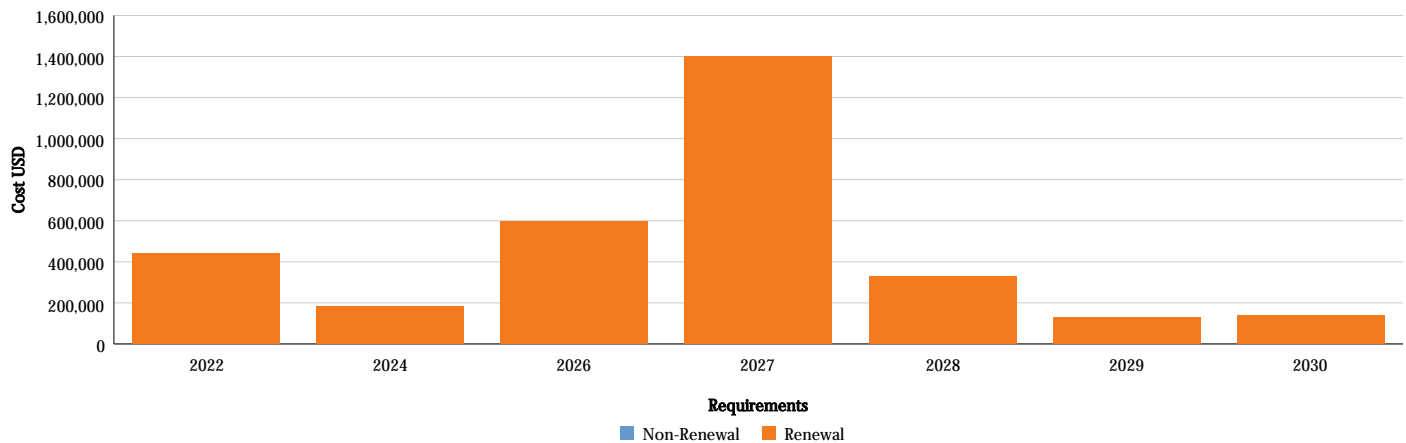
Currency: USD

Period: 10 years

Inflation: 4.70%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2022	442,152	0	442,152
2024	180,198	0	180,198
2026	595,248	0	595,248
2027	1,402,465	0	1,402,465
2028	329,689	0	329,689
2029	128,605	0	128,605
2030	136,833	0	136,833
Total	3,215,189	0	3,215,189



Requirement Forecast Report By Name

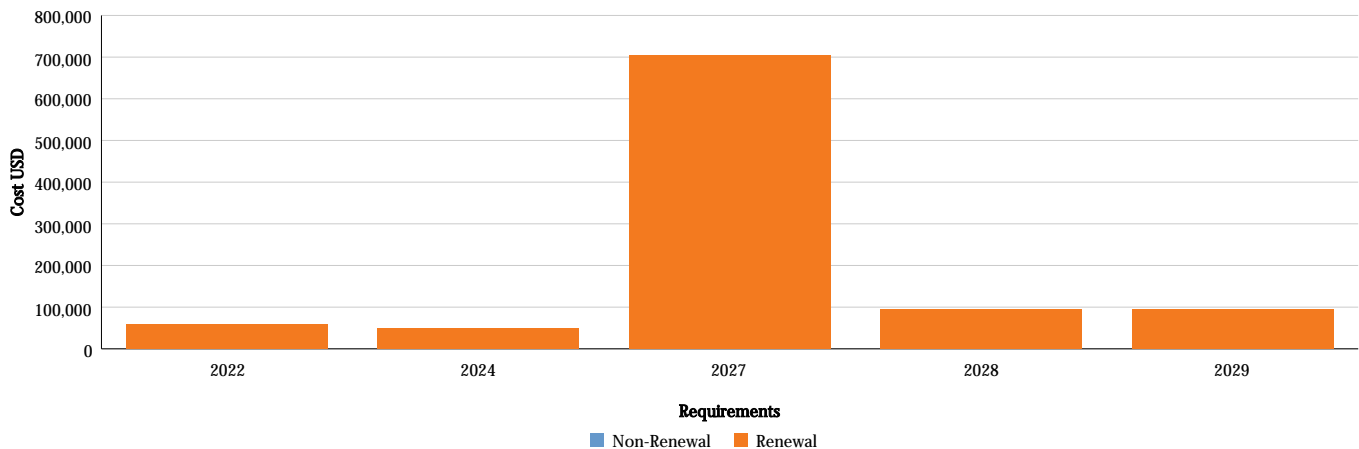
Region: Municipal Asset: Maple Grove Apartments - A Wing
Campus: Albion - Maple Grove Apartments Improvements Asset Number: 1

Report is grouped by Year Currency: USD

Address 1	1041 Maple Street	Address 2	-
City	Albion	State/Province/Region	MI
Country	UNITED STATES OF AMERICA	ZIP	49224

Current Replacement Value 2,010,983 Size 9,847 SF

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2022	58,582	0	58,582
2024	48,257	0	48,257
2027	704,384	0	704,384
2028	94,432	0	94,432
2029	95,873	0	95,873
Total	1,001,528	0	1,001,528

Detail of Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2022	C3020 - Floor Finishes	Carpeting - Broadloom (Corridor) Renewal	6,153	0	6,153	
		F1010 - Special Structures	Site Project #2 - Northwest lawn area ("A" Wing) Renewal	47,115	0	47,115
		D2010 - Plumbing Fixtures	Plumbing Shut-off Valves Renewal	5,314	0	5,314
Subtotal for 2022			58,582	0	58,582	
2024	B2020 - Exterior Windows	Windows Renewal	48,257	0	48,257	
Subtotal for 2024			48,257	0	48,257	
2027	C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	204,694	0	204,694	



Requirement Forecast Report

By Name

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2027	B30 - Roofing	Gutters and Downspouts - Aluminum Renewal	6,593	0	6,593
	E - Equipment and Furnishings	Kitchen Cabinets - High End Renewal	386,864	0	386,864
	C3020 - Floor Finishes	Carpeting - Broadloom Renewal	106,233	0	106,233
		Subtotal for 2027	704,384	0	704,384
2028	B30 - Roofing	Asphalt Shingled Roofing Renewal	94,432	0	94,432
		Subtotal for 2028	94,432	0	94,432
2029	C1020 - Interior Doors	Interior Doors Renewal	95,873	0	95,873
		Subtotal for 2029	95,873	0	95,873
		Total	1,001,528	0	1,001,528



Requirement Forecast Report By Name

Region: Municipal

Asset: Maple Grove Apartments - Original

Campus: Albion - Maple Grove Apartments
Improvements

Asset Number: 1

Report is grouped by Year

Currency: USD

Address 1	1041 Maple Street	Address 2	-
City	Albion	State/Province/Region	MI
Country	UNITED STATES OF AMERICA	ZIP	49224

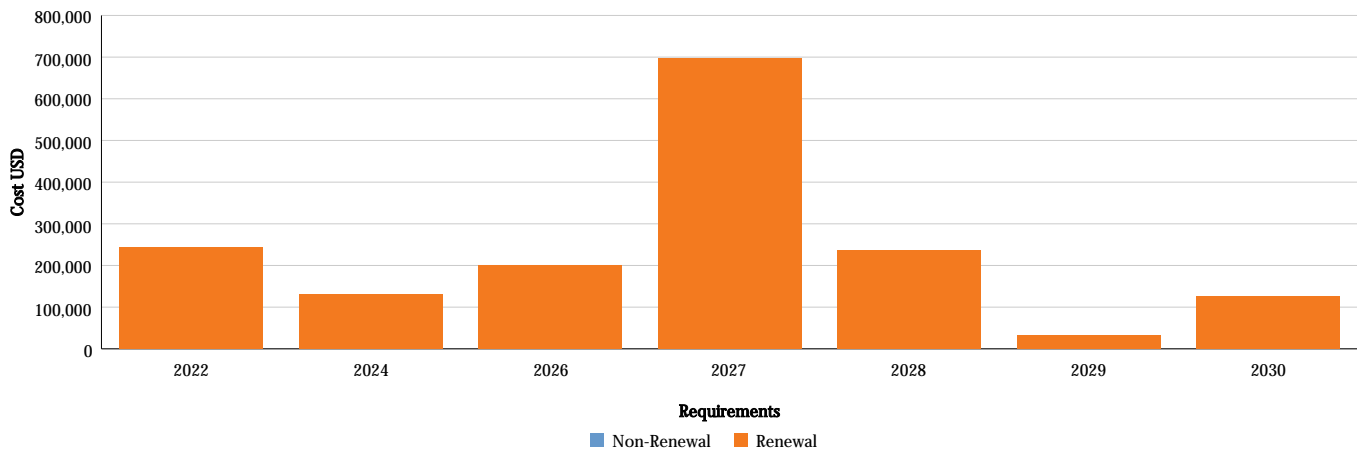
Current Replacement Value

4,561,067

Size

23,517 SF

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2022	242,765	0	242,765
2024	131,941	0	131,941
2026	199,540	0	199,540
2027	698,080	0	698,080
2028	235,257	0	235,257
2029	32,732	0	32,732
2030	125,260	0	125,260
Total	1,865,574	0	1,865,574

Detail of Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2022	C3020 - Floor Finishes	Carpeting - Broadloom (Corridor) Renewal	10,939	0	10,939
	B30 - Roofing	Gutters and Downspouts - Aluminum Renewal	9,825	0	9,825
	D2010 - Plumbing Fixtures	Plumbing Shut-off Valves Renewal	8,540	0	8,540
	D5038 - Security and Detection Systems	Security System Renewal	65,820	0	65,820
	B2030 - Exterior Doors	Door Assembly - 3 x 7 HM Renewal	6,771	0	6,771



Requirement Forecast Report By Name

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2022	D3040 - Distribution Systems	Central AHU - Const Volume w/Distribution - Hallways - no a/c Renewal	18,890	0	18,890
	D5034 - Call Systems	Nurse Call System Renewal	2,474	0	2,474
	D3040 - Distribution Systems	Central AHU - Const Volume w/Distribution - Community room with ac Renewal	73,791	0	73,791
	B2030 - Exterior Doors	Door Assembly - 6 x 7 HM Renewal	13,049	0	13,049
	F1010 - Special Structures	Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot Renewal	15,705	0	15,705
	D5022 - Lighting Equipment	Lighting Fixtures - Replacement Renewal	16,961	0	16,961
		Subtotal for 2022	242,765	0	242,765
2024	D2010 - Plumbing Fixtures	Custodial/Utility Sinks Renewal	2,526	0	2,526
	B2020 - Exterior Windows	Windows Renewal	92,493	0	92,493
	D2010 - Plumbing Fixtures	Kitchen - Sink and Cabinet Renewal	36,921	0	36,921
		Subtotal for 2024	131,941	0	131,941
2026	B2010 - Exterior Walls	Vinyl Siding Renewal	9,011	0	9,011
	E - Equipment and Furnishings	Kitchen Cabinets - Countertops Renewal	190,529	0	190,529
		Subtotal for 2026	199,540	0	199,540
2027	C3020 - Floor Finishes	Vinyl Sheet Goods Renewal	94,339	0	94,339
	C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	393,852	0	393,852
	C3020 - Floor Finishes	VCT - Average Renewal	5,990	0	5,990
	C3020 - Floor Finishes	Carpeting - Broadloom Renewal	173,328	0	173,328
	D5038 - Security and Detection Systems	Security System - CCTV Renewal	30,572	0	30,572
		Subtotal for 2027	698,080	0	698,080
2028	B30 - Roofing	Asphalt Shingled Roofing - Repair Renewal	8,620	0	8,620
	B30 - Roofing	Asphalt Shingled Roofing Renewal	226,637	0	226,637
		Subtotal for 2028	235,257	0	235,257
2029	C1020 - Interior Doors	Interior Doors Renewal	32,732	0	32,732
		Subtotal for 2029	32,732	0	32,732
2030	D5032 - Intercommunication and Paging System	Intercom System Renewal	67,740	0	67,740
	D5092 - Emergency Light and Power Systems	Exit Signs - Low Density Renewal	18,488	0	18,488
	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights Renewal	39,031	0	39,031
		Subtotal for 2030	125,260	0	125,260
		Total	1,665,574	0	1,665,574



Requirement Forecast Report

By Name

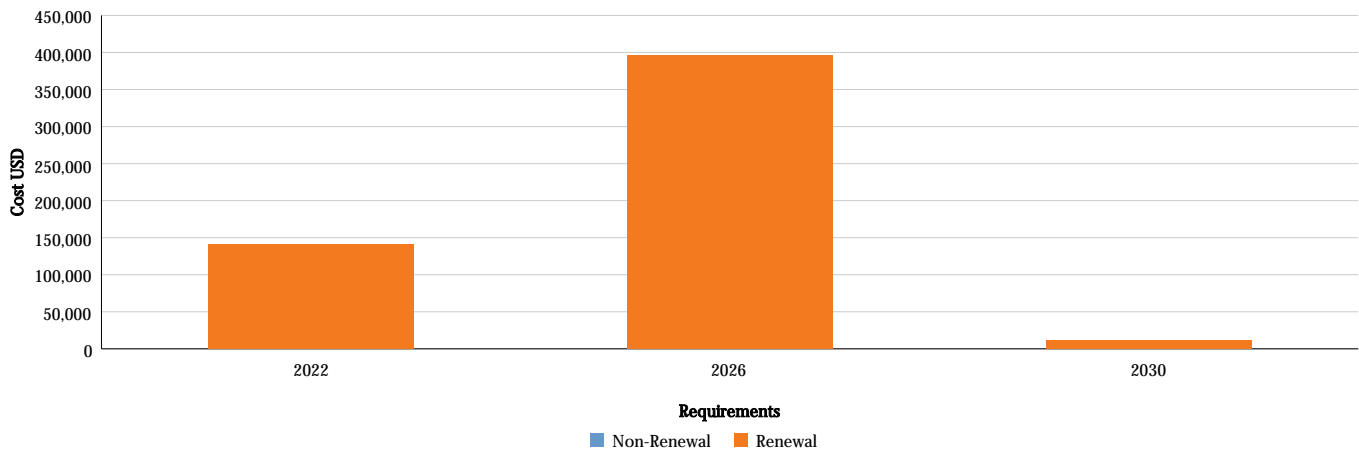
Region: Municipal Asset: Maple Grove Apartments - Site
 Campus: Albion - Maple Grove Apartments Improvements Asset Number: 1

Report is grouped by Year Currency: USD

Address 1	1041 Maple Street	Address 2	-
City	Albion	State/Province/Region	MI
Country	UNITED STATES OF AMERICA	ZIP	49224

Current Replacement Value 633,582 Size 261,435 SF

Summary of Funding Needed by Requirement Type and Year

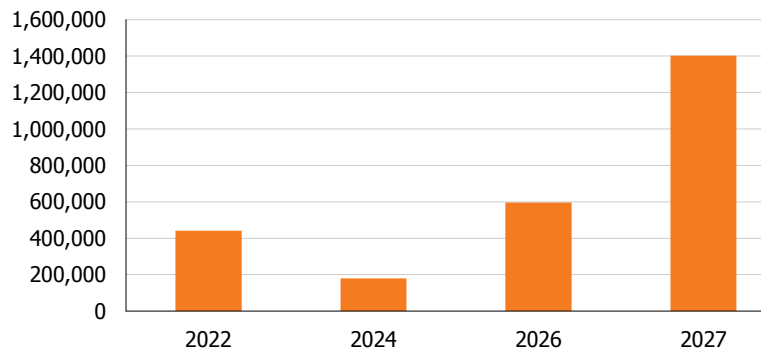


Year	Renewal Requirements	Non-Renewal Requirements	Total
2022	140,805	0	140,805
2026	395,709	0	395,709
2030	11,573	0	11,573
Total	548,087	0	548,087

Detail of Funding Needed by Year

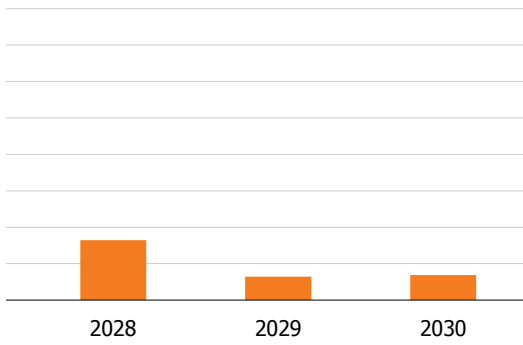
Year	System	Requirement Name	Renewal	Non-Renewal	Total	
2022	G2041 - Fences and Gates	Site Development - Fencing - Chain Link Renewal	57,045	0	57,045	
		F1010 - Special Structures	Site Project #1 - Front of Building (Original) Renewal	68,055	0	68,055
		F1010 - Special Structures	Site Project #3 - Northeast area (Original) Renewal	15,705	0	15,705
		Subtotal for 2022	140,805	0	140,805	
2026	G2031 - Paving and Surfacing	Pedestrian Pavement - Concrete Renewal	395,709	0	395,709	
		Subtotal for 2026	395,709	0	395,709	
2030	G2023 - Curbs, Rails and Barriers	Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete Renewal	11,573	0	11,573	
		Subtotal for 2030	11,573	0	11,573	
		Total	548,087	0	548,087	

Summary of Funding Needed by Requirement Type



Year
2022
2024
2026
2027
2028
2029
2030
Total

e and Year



Renewal Requirements

442,152
180,198
595,248
1,402,465
329,689
128,605
136,833
3,215,189

Row Labels	Sum of Renewal
B - Superstructure (Shell)	\$515,689
2022	\$29,646
Door Assembly - 3 x 7 HM Renewal	\$6,771
Original	\$6,771
Door Assembly - 6 x 7 HM Renewal	\$13,049
Original	\$13,049
Gutters and Downspouts - Aluminum Renewal	\$9,825
Original	\$9,825
2024	\$140,751
Windows Renewal	\$140,751
"A" Wing	\$48,257
Original	\$92,493
2026	\$9,011
Vinyl Siding Renewal	\$9,011
Original	\$9,011
2027	\$6,593
Gutters and Downspouts - Aluminum Renewal	\$6,593
"A" Wing	\$6,593
2028	\$329,689
Asphalt Shingled Roofing - Repair Renewal	\$8,620
Original	\$8,620
Asphalt Shingled Roofing Renewal	\$321,069
"A" Wing	\$94,432
Original	\$226,637
C - Interiors	\$1,124,133
2022	\$17,092
Carpeting - Broadloom (Corridor) Renewal	\$17,092
"A" Wing	\$6,153
Original	\$10,939
2027	\$978,436
Carpeting - Broadloom Renewal	\$279,561
"A" Wing	\$106,233
Original	\$173,328
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	\$598,546
"A" Wing	\$204,694
Original	\$393,852
VCT - Average Renewal	\$5,990
Original	\$5,990
Vinyl Sheet Goods Renewal	\$94,339
Original	\$94,339
2029	\$128,605
Interior Doors Renewal	\$128,605
"A" Wing	\$95,873
Original	\$32,732
D - Services	\$387,068
2022	\$191,789
Central AHU - Const Volume w/Distribution - Community room with ac Renewal	\$73,791
Original	\$73,791
Central AHU - Const Volume w/Distribution - Hallways - no a/c Renewal	\$18,890

Original	\$18,890
Lighting Fixtures - Replacement Renewal	\$16,961
Original	\$16,961
Nurse Call System Renewal	\$2,474
Original	\$2,474
Plumbing Shut-off Valves Renewal	\$13,853
"A" Wing	\$5,314
Original	\$8,540
Security System Renewal	\$65,820
Original	\$65,820
2024	\$39,447
Custodial/Utility Sinks Renewal	\$2,526
Original	\$2,526
Kitchen - Sink and Cabinet Renewal	\$36,921
Original	\$36,921
2027	\$30,572
Security System - CCTV Renewal	\$30,572
Original	\$30,572
2030	\$125,260
Emergency Battery Pack Lights Renewal	\$39,031
Original	\$39,031
Exit Signs - Low Density Renewal	\$18,488
Original	\$18,488
Intercom System Renewal	\$67,740
Original	\$67,740
E - Equipment & Furnishings	\$577,393
2026	\$190,529
Kitchen Cabinets - Countertops Renewal	\$190,529
Original	\$190,529
2027	\$386,864
Kitchen Cabinets - High End Renewal	\$386,864
"A" Wing	\$386,864
F - Special Construction	\$146,580
2022	\$146,580
Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot Renewal	\$15,705
Original	\$15,705
Site Project #1 - Front of Building (Original) Renewal	\$68,055
Site	\$68,055
Site Project #2 - Northwest lawn area ("A" Wing) Renewal	\$47,115
"A" Wing	\$47,115
Site Project #3 - Northeast area (Original) Renewal	\$15,705
Site	\$15,705
G - Site	\$464,327
2022	\$57,045
Site Development - Fencing - Chain Link Renewal	\$57,045
Site	\$57,045
2026	\$395,709
Pedestrian Pavement - Concrete Renewal	\$395,709
Site	\$395,709
2030	\$11,573
Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete Renewal	\$11,573
Site	\$11,573

Grand Total

\$3,215,189

System/Year/Need/Facility	Cost
B - Superstructure (Shell)	\$515,689
2022	\$29,646
Door Assembly - 3 x 7 HM	\$6,771
Original	\$6,771
Door Assembly - 6 x 7 HM	\$13,049
Original	\$13,049
Gutters and Downspouts - Aluminum	\$9,825
Original	\$9,825
2024	\$140,751
Windows	\$140,751
"A" Wing	\$48,257
Original	\$92,493
2026	\$9,011
Vinyl Siding	\$9,011
Original	\$9,011
2027	\$6,593
Gutters and Downspouts - Aluminum	\$6,593
"A" Wing	\$6,593
2028	\$329,689
Asphalt Shingled Roofing - Repair	\$8,620
Original	\$8,620
Asphalt Shingled Roofing	\$321,069
"A" Wing	\$94,432
Original	\$226,637
System/Year/Need/Facility	Cost
C - Interiors	\$1,124,133
2022	\$17,092
Carpeting - Broadloom (Corridor)	\$17,092
"A" Wing	\$6,153
Original	\$10,939
2027	\$978,436
Carpeting - Broadloom	\$279,561
"A" Wing	\$106,233
Original	\$173,328
Painted Finish	\$598,546
"A" Wing	\$204,694
Original	\$393,852
Vinyl Composite Tile (VCT)	\$5,990
Original	\$5,990
Vinyl Sheet Goods	\$94,339
Original	\$94,339
2029	\$128,605
Interior Doors	\$128,605
"A" Wing	\$95,873
Original	\$32,732
System/Year/Need/Facility	Cost
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2022	\$191,789
Central AHU - Const Volume w/Distribution - Community room with a/c	\$73,791
Original	\$73,791
Central AHU - Const Volume w/Distribution - Hallways - no a/c	\$18,890

Original	\$18,890
Lighting Fixtures - Replacement	\$16,961
Original	\$16,961
Nurse Call System	\$2,474
Original	\$2,474
Plumbing Shut-off Valves	\$13,853
"A" Wing	\$5,314
Original	\$8,540
Security System	\$65,820
Original	\$65,820
2024	\$39,447
Custodial/Utility Sinks	\$2,526
Original	\$2,526
Kitchen - Sink and Cabinet	\$36,921
Original	\$36,921
2027	\$30,572
Security System - CCTV	\$30,572
Original	\$30,572
2030	\$125,260
Emergency Battery Pack Lights	\$39,031
Original	\$39,031
Exit Signs - Low Density	\$18,488
Original	\$18,488
Intercom System	\$67,740
Original	\$67,740
System/Year/Need/Facility	Cost
E - Equipment & Furnishings	\$577,393
2026	\$190,529
Kitchen Cabinets - Countertops	\$190,529
Original	\$190,529
2027	\$386,864
Kitchen Cabinets - High End	\$386,864
"A" Wing	\$386,864
System/Year/Need/Facility	Cost
F - Special Construction	\$146,580
2022	\$146,580
Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot	\$15,705
Original	\$15,705
Site Project #1 - Front of Building (Original)	\$68,055
Site	\$68,055
Site Project #2 - Northwest lawn area ("A" Wing)	\$47,115
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Site Project #3 - Northeast area (Original)	\$15,705
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System/Year/Need/Facility	Cost
G - Site	\$464,327
2022	\$57,045
Site Development - Fencing - Chain Link	\$57,045
Site	\$57,045
2026	\$395,709
Pedestrian Pavement - Concrete	\$395,709
Site	\$395,709

2030

Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete
Site

\$11,573

\$11,573

\$11,573

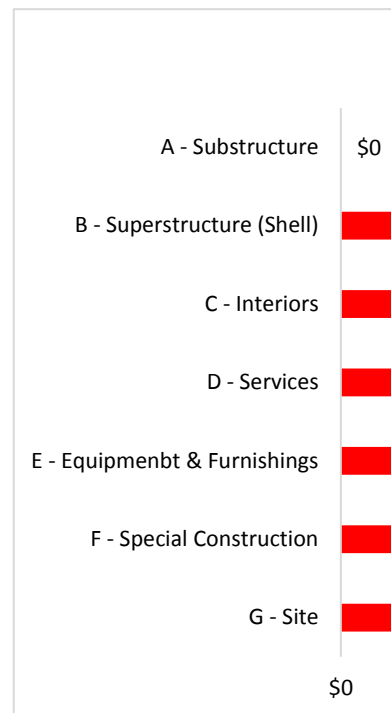
Year	System	Uniformat
2026	B2010 - Exterior Walls	B - Superstructure (Shell)
2024	B2020 - Exterior Windows	B - Superstructure (Shell)
2024	B2020 - Exterior Windows	B - Superstructure (Shell)
2022	B2030 - Exterior Doors	B - Superstructure (Shell)
2022	B2030 - Exterior Doors	B - Superstructure (Shell)
2027	B30 - Roofing	B - Superstructure (Shell)
2028	B30 - Roofing	B - Superstructure (Shell)
2022	B30 - Roofing	B - Superstructure (Shell)
2028	B30 - Roofing	B - Superstructure (Shell)
2028	B30 - Roofing	B - Superstructure (Shell)
2029	C1020 - Interior Doors	C - Interiors
2029	C1020 - Interior Doors	C - Interiors
2027	C3010 - Wall Finishes	C - Interiors
2027	C3010 - Wall Finishes	C - Interiors
2022	C3020 - Floor Finishes	C - Interiors
2027	C3020 - Floor Finishes	C - Interiors
2022	C3020 - Floor Finishes	C - Interiors
2027	C3020 - Floor Finishes	C - Interiors
2027	C3020 - Floor Finishes	C - Interiors
2027	C3020 - Floor Finishes	C - Interiors
2022	D2010 - Plumbing Fixtures	D - Services
2022	D2010 - Plumbing Fixtures	D - Services
2024	D2010 - Plumbing Fixtures	D - Services
2024	D2010 - Plumbing Fixtures	D - Services
2022	D3040 - Distribution Systems	D - Services
2022	D3040 - Distribution Systems	D - Services
2022	D5022 - Lighting Equipment	D - Services
2030	D5032 - Intercommunication and Paging System	D - Services
2022	D5034 - Call Systems	D - Services
2022	D5038 - Security and Detection Systems	D - Services
2027	D5038 - Security and Detection Systems	D - Services
2030	D5092 - Emergency Light and Power Systems	D - Services
2030	D5092 - Emergency Light and Power Systems	D - Services
2027	E - Equipment and Furnishings	E - Equipment & Furnishings
2026	E - Equipment and Furnishings	E - Equipment & Furnishings
2022	F1010 - Special Structures	F - Special Construction
2022	F1010 - Special Structures	F - Special Construction
2022	F1010 - Special Structures	F - Special Construction
2022	F1010 - Special Structures	F - Special Construction
2030	G2023 - Curbs, Rails and Barriers	G - Site
2026	G2031 - Paving and Surfacing	G - Site
2022	G2041 - Fences and Gates	G - Site

Requirement Name	Renewal	Facility
Vinyl Siding Renewal	9,011	Original
Windows Renewal	48,257	"A" Wing
Windows Renewal	92,493	Original
Door Assembly - 3 x 7 HM Renewal	6,771	Original
Door Assembly - 6 x 7 HM Renewal	13,049	Original
Gutters and Downspouts - Aluminum Renewal	6,593	"A" Wing
Asphalt Shingled Roofing Renewal	94,432	"A" Wing
Gutters and Downspouts - Aluminum Renewal	9,825	Original
Asphalt Shingled Roofing - Repair Renewal	8,620	Original
Asphalt Shingled Roofing Renewal	226,637	Original
Interior Doors Renewal	95,873	"A" Wing
Interior Doors Renewal	32,732	Original
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	204,694	"A" Wing
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	393,852	Original
Carpeting - Broadloom (Corridor) Renewal	6,153	"A" Wing
Carpeting - Broadloom Renewal	106,233	"A" Wing
Carpeting - Broadloom (Corridor) Renewal	10,939	Original
Vinyl Sheet Goods Renewal	94,339	Original
VCT - Average Renewal	5,990	Original
Carpeting - Broadloom Renewal	173,328	Original
Plumbing Shut-off Valves Renewal	5,314	"A" Wing
Plumbing Shut-off Valves Renewal	8,540	Original
Custodial/Utility Sinks Renewal	2,526	Original
Kitchen - Sink and Cabinet Renewal	36,921	Original
Central AHU - Const Volume w/Distribution - Hallways - no a/c Renewal	18,890	Original
Central AHU - Const Volume w/Distribution - Community room with ac Renewal	73,791	Original
Lighting Fixtures - Replacement Renewal	16,961	Original
Intercom System Renewal	67,740	Original
Nurse Call System Renewal	2,474	Original
Security System Renewal	65,820	Original
Security System - CCTV Renewal	30,572	Original
Exit Signs - Low Density Renewal	18,488	Original
Emergency Battery Pack Lights Renewal	39,031	Original
Kitchen Cabinets - High End Renewal	386,864	"A" Wing
Kitchen Cabinets - Countertops Renewal	190,529	Original
Site Project #2 - Northwest lawn area ("A" Wing) Renewal	47,115	"A" Wing
Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot Renewal	15,705	Original
Site Project #1 - Front of Building (Original) Renewal	68,055	Site
Site Project #3 - Northeast area (Original) Renewal	15,705	Site
Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete Renewal	11,573	Site
Pedestrian Pavement - Concrete Renewal	395,709	Site
Site Development - Fencing - Chain Link Renewal	57,045	Site

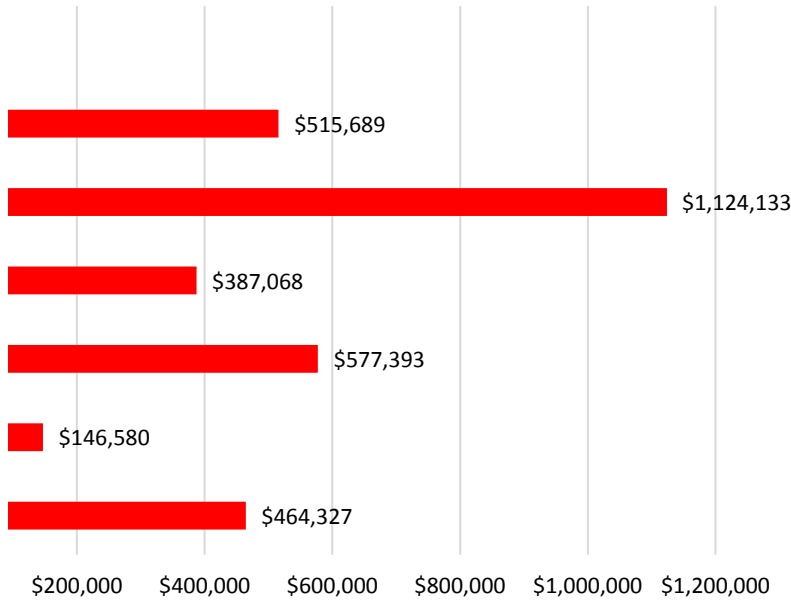
Year/Asset/Need	Cost
2022	\$442,152
"A" Wing	\$58,582
Carpeting - Broadloom (Corridor)	\$6,153
Plumbing Shut-off Valves	\$5,314
Site Project #2 - Northwest lawn area ("A" Wing)	\$47,115
Original	\$242,765
Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot	\$15,705
Carpeting - Broadloom (Corridor)	\$10,939
Central AHU - Const Volume w/Distribution - Community room with a/c	\$73,791
Central AHU - Const Volume w/Distribution - Hallways - no a/c	\$18,890
Door Assembly - 3 x 7 HM	\$6,771
Door Assembly - 6 x 7 HM	\$13,049
Gutters and Downspouts - Aluminum	\$9,825
Lighting Fixtures - Replacement	\$16,961
Nurse Call System	\$2,474
Plumbing Shut-off Valves	\$8,540
Security System	\$65,820
Site	\$140,805
Site Development - Fencing - Chain Link	\$57,045
Site Project #1 - Front of Building (Original)	\$68,055
Site Project #3 - Northeast area (Original)	\$15,705
2024	\$180,198
"A" Wing	\$48,257
Windows	\$48,257
Original	\$131,941
Custodial/Utility Sinks	\$2,526
Kitchen - Sink and Cabinet	\$36,921
Windows	\$92,493
2026	\$595,248
Original	\$199,540
Kitchen Cabinets - Countertops	\$190,529
Vinyl Siding	\$9,011
Site	\$395,709
Pedestrian Pavement - Concrete	\$395,709
2027	\$1,402,465
"A" Wing	\$704,384
Carpeting - Broadloom	\$106,233
Gutters and Downspouts - Aluminum	\$6,593
Kitchen Cabinets	\$386,864
Painted Finish	\$204,694
Original	\$698,080
Carpeting - Broadloom	\$173,328
Painted Finish	\$393,852
Security System - CCTV	\$30,572
Vinyl Composite Tile (VCT)	\$5,990
Vinyl Sheet Goods	\$94,339
2028	\$329,689
"A" Wing	\$94,432
Asphalt Shingled Roofing	\$94,432
Original	\$235,257
Asphalt Shingled Roofing - Repair	\$8,620

Asphalt Shingled Roofing	\$226,637
2029	\$128,605
"A" Wing	\$95,873
Interior Doors	\$95,873
Original	\$32,732
Interior Doors	\$32,732
2030	\$136,833
Original	\$125,260
Emergency Battery Pack Lights	\$39,031
Exit Signs - Low Density	\$18,488
Intercom System	\$67,740
Site	\$11,573
Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete	\$11,573

G - Site	\$464,327
F - Special Construction	\$146,580
E - Equipmenbt & Furnishings	\$577,393
D - Services	\$387,068
C - Interiors	\$1,124,133
B - Superstructure (Shell)	\$515,689
A - Substructure	\$0



Needs by System





Region:

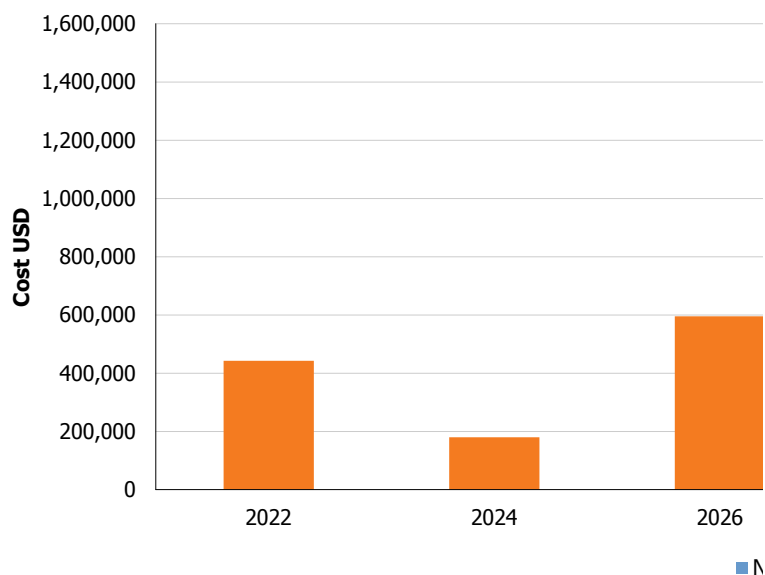
Campus:

Asset: All

Currency :USD

The current year is always the Period start date. If "Include past du

Summary of Funding Needed by Requi



Year

2022

2024

2026

2027

2028

2029

2030

Total

Copyright

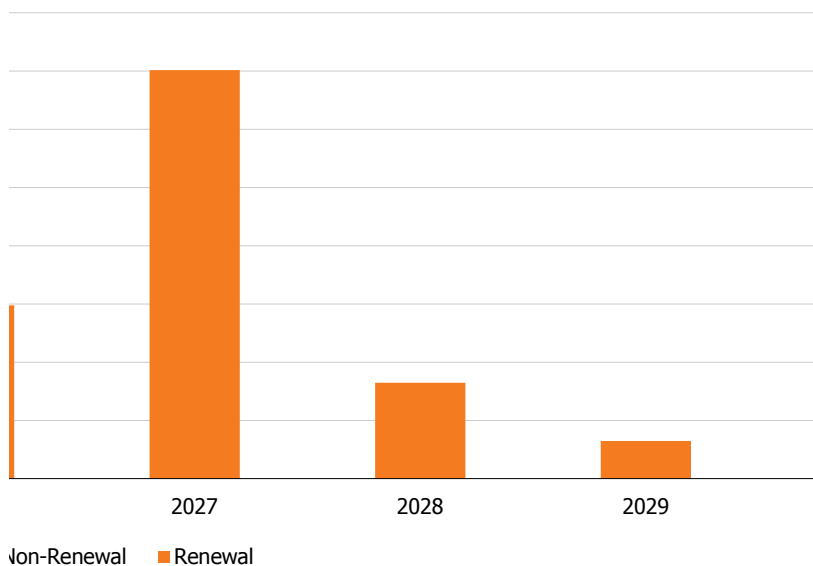
Requirement

By Name

Municipal
 Albion - Maple Grove Apartments Improvements

Period: 10 years
 If "Action Dates/Renewals" is selected, the cost of those past due Re

Requirement Type and Year



Renewal Requirements

442,152
 180,198
 595,248
 1,402,465
 329,689
 128,605
 136,833
3,215,189

2021

Forecast Report

Inflation: 4.70%

Requirements is included in the current year cost.



Non-Renewal Requirements	Total
0	442,152
0	180,198
0	595,248
0	1,402,465
0	329,689
0	128,605
0	136,833
0	3,215,189

of

4



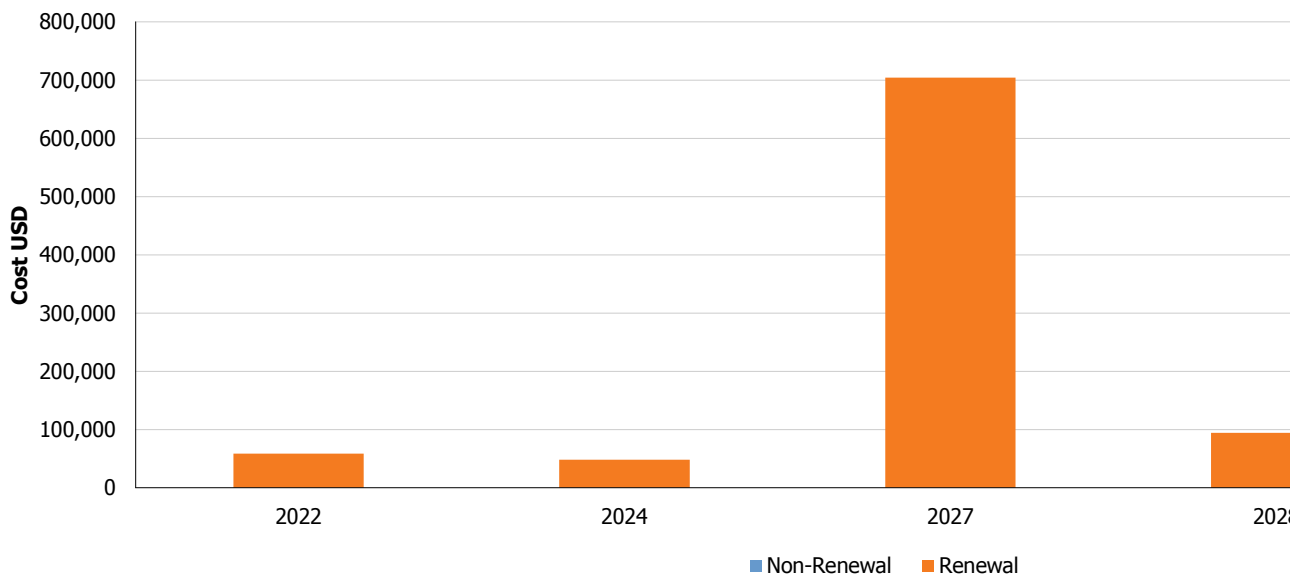
Requirement By Name

Region: Municipal
 Campus: Albion - Maple Grove Apartments Improvements
 Report is grouped by Year
 Address 1
 City
 Country

Asset: Maple Grove Apartments - A Wing
 AssetNumber: 1
 Currency: USD
 1041 Maple Street
 Albion
 UNITED STATES OF AMERICA

Current Replacement Value 2,010,983

Summary of Funding Needed by Requirement



Year	Renewal Requirements
2022	58,582
2024	48,257
2027	704,384
2028	94,432
2029	95,873
Total	1,001,528

Detail of Funding Needed by Year

Year	System
2022	C3020 - Floor Finishes
	F1010 - Special Structures
	D2010 - Plumbing Fixtures
2024	B2020 - Exterior Windows
2027	C3010 - Wall Finishes
	B30 - Roofing
	E - Equipment and Furnishings
	C3020 - Floor Finishes

2028

B30 - Roofing

2029

C1020 - Interior Doors

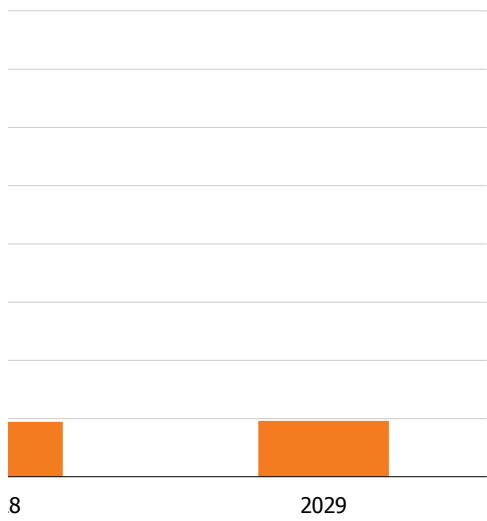
Copyright

2021

Forecast Report

Address 2	-
State/Province/Region	MI
ZIP	49224
Size	9,847SF

Type and Year



Non-Renewal Requirements	Total
0	58,582
0	48,257
0	704,384
0	94,432
0	95,873
0	1,001,528

Requirement Name	Renewal	Non-Renewal
Carpeting - Broadloom (Corridor) Renewal	6,153	0
Site Project #2 - Northwest lawn area ("A" Wing) Renewal	47,115	0
Plumbing Shut-off Valves Renewal	5,314	0
Subtotal for 2022	58,582	0
Windows Renewal	48,257	0
Subtotal for 2024	48,257	0
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	204,694	0
Gutters and Downspouts - Aluminum Renewal	6,593	0
Kitchen Cabinets - High End Renewal	386,864	0
Carpeting - Broadloom Renewal	106,233	0

	Subtotal for 2027	704,384	0
Asphalt Shingled Roofing Renewal		94,432	0
	Subtotal for 2028	94,432	0
Interior Doors Renewal		95,873	0
	Subtotal for 2029	95,873	0
	Total	1,001,528	0

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Dec 15, 2021

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	Total
<hr/>	6,153
	47,115
	5,314
	58,582
<hr/>	48,257
<hr/>	48,257
	204,694
	6,593
	386,864
	106,233

704,384
94,432
94,432
95,873
95,873
1,001,528



Requirement

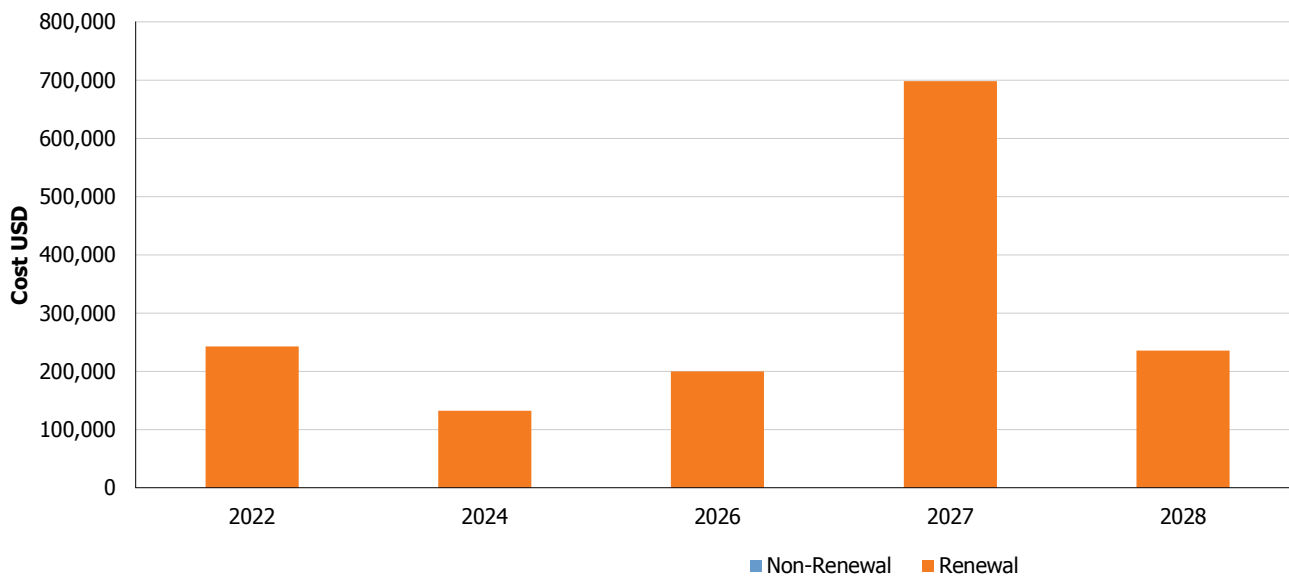
By Name

Region: Municipal
 Campus: Albion - Maple Grove Apartments Improvements
 Report is grouped by Year
 Address 1
 City
 Country

Asset: Maple Grove Apartments - Original
 AssetNumber: 1
 Currency: USD
 1041 Maple Street
 Albion
 UNITED STATES OF AMERICA

Current Replacement Value 4,561,067

Summary of Funding Needed by Requirement



Year	Renewal Requirements
2022	242,765
2024	131,941
2026	199,540
2027	698,080
2028	235,257
2029	32,732
2030	125,260
Total	1,665,574

Detail of Funding Needed by Year

Year	System
2022	C3020 - Floor Finishes
	B30 - Roofing
	D2010 - Plumbing Fixtures
	D5038 - Security and Detection Systems
	B2030 - Exterior Doors
	D3040 - Distribution Systems
	D5034 - Call Systems
	D3040 - Distribution Systems

	B2030 - Exterior Doors F1010 - Special Structures D5022 - Lighting Equipment
2024	D2010 - Plumbing Fixtures B2020 - Exterior Windows D2010 - Plumbing Fixtures
2026	B2010 - Exterior Walls E - Equipment and Furnishings
2027	C3020 - Floor Finishes C3010 - Wall Finishes C3020 - Floor Finishes C3020 - Floor Finishes D5038 - Security and Detection Systems
2028	B30 - Roofing B30 - Roofing
2029	C1020 - Interior Doors
2030	D5032 - Intercommunication and Paging System D5092 - Emergency Light and Power Systems D5092 - Emergency Light and Power Systems

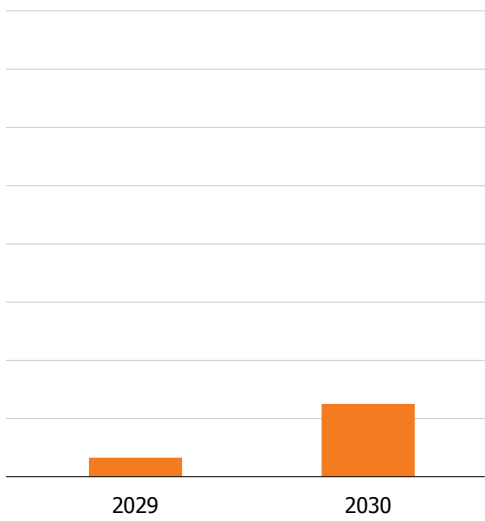
Copyright

2021

Forecast Report

Address 2	-
State/Province/Region	MI
ZIP	49224
Size	23,517SF

Type and Year



Non-Renewal Requirements	Total
0	242,765
0	131,941
0	199,540
0	698,080
0	235,257
0	32,732
0	125,260
0	1,665,574

Requirement Name	Renewal
Carpeting - Broadloom (Corridor) Renewal	10,939
Gutters and Downspouts - Aluminum Renewal	9,825
Plumbing Shut-off Valves Renewal	8,540
Security System Renewal	65,820
Door Assembly - 3 x 7 HM Renewal	6,771
Central AHU - Const Volume w/Distribution - Hallways - no a/c Renewal	18,890
Nurse Call System Renewal	2,474
Central AHU - Const Volume w/Distribution - Community room with ac Renewal	73,791

Door Assembly - 6 x 7 HM Renewal	13,049
Building Project #1 - Add CCTV Cameras in "B" Wing and Parking Lot Renewal	15,705
Lighting Fixtures - Replacement Renewal	16,961
Subtotal for 2022	242,765
Custodial/Utility Sinks Renewal	2,526
Windows Renewal	92,493
Kitchen - Sink and Cabinet Renewal	36,921
Subtotal for 2024	131,941
Vinyl Siding Renewal	9,011
Kitchen Cabinets - Countertops Renewal	190,529
Subtotal for 2026	199,540
Vinyl Sheet Goods Renewal	94,339
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	393,852
VCT - Average Renewal	5,990
Carpeting - Broadloom Renewal	173,328
Security System - CCTV Renewal	30,572
Subtotal for 2027	698,080
Asphalt Shingled Roofing - Repair Renewal	8,620
Asphalt Shingled Roofing Renewal	226,637
Subtotal for 2028	235,257
Interior Doors Renewal	32,732
Subtotal for 2029	32,732
Intercom System Renewal	67,740
Exit Signs - Low Density Renewal	18,488
Emergency Battery Pack Lights Renewal	39,031
Subtotal for 2030	125,260
Total	1,665,574

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Dec 15, 2021

Non-Renewal	Total
0	10,939
0	9,825
0	8,540
0	65,820
0	6,771
0	18,890
0	2,474
0	73,791

0	13,049
0	15,705
0	16,961
0	242,765
0	2,526
0	92,493
0	36,921
0	131,941
0	9,011
0	190,529
0	199,540
0	94,339
0	393,852
0	5,990
0	173,328
0	30,572
0	698,080
0	8,620
0	226,637
0	235,257
0	32,732
0	32,732
0	67,740
0	18,488
0	39,031
0	125,260
0	1,665,574

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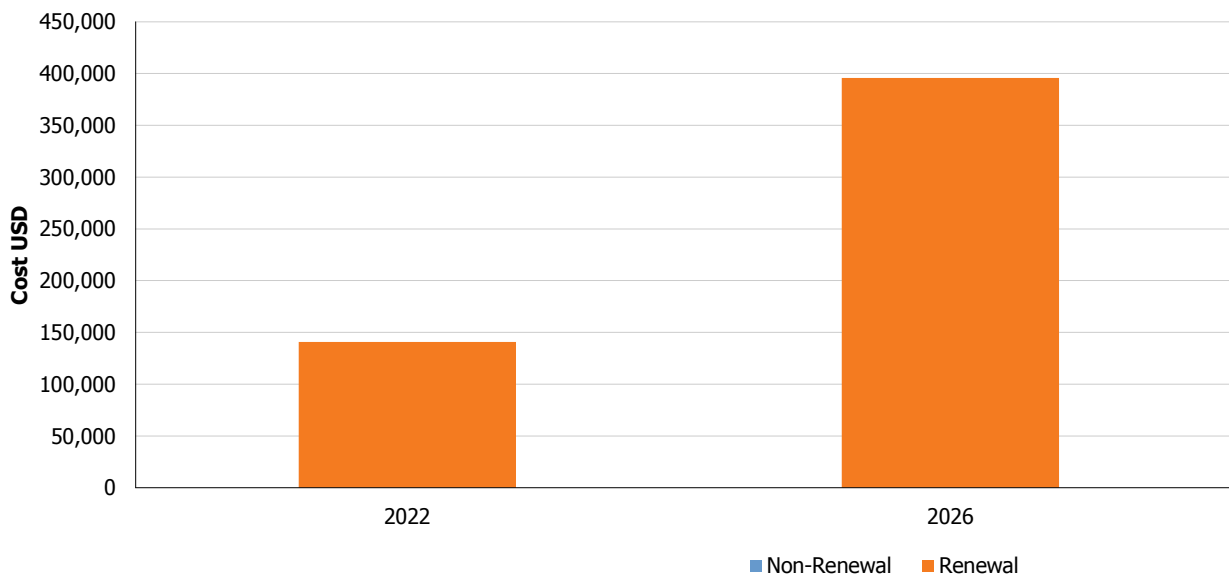
Requirement By Name

Region: Municipal
 Campus: Albion - Maple Grove Apartments Improvements
 Report is grouped by Year
 Address 1
 City
 Country

Asset: Maple Grove Apartments - Site
 AssetNumber: 1
 Currency: USD
 1041 Maple Street
 Albion
 UNITED STATES OF AMERICA

Current Replacement Value 633,582

Summary of Funding Needed by Requirement



Year	Renewal Requirements
2022	140,805
2026	395,709
2030	11,573
Total	548,087

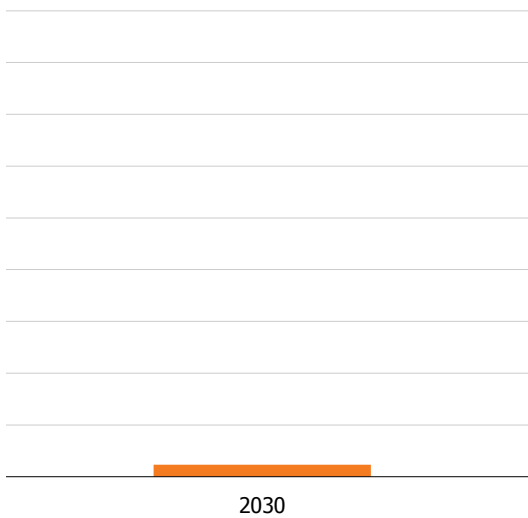
Detail of Funding Needed by Year

Year	System
2022	G2041 - Fences and Gates
	F1010 - Special Structures
	F1010 - Special Structures
2026	G2031 - Paving and Surfacing
2030	G2023 - Curbs, Rails and Barriers

Forecast Report

Address 2	-
State/Province/Region	MI
ZIP	49224
Size	261,435SF

Type and Year



Non-Renewal Requirements	Total
0	140,805
0	395,709
0	11,573
0	548,087

Requirement Name	Renewal	Non-Renewal
Site Development - Fencing - Chain Link Renewal	57,045	0
Site Project #1 - Front of Building (Original) Renewal	68,055	0
Site Project #3 - Northeast area (Original) Renewal	15,705	0
Subtotal for 2022	140,805	0
Pedestrian Pavement - Concrete Renewal	395,709	0
Subtotal for 2026	395,709	0
Parking Lot - Curbs, Rails and Barriers - Cast-In-Place Concrete Renewal	11,573	0
Subtotal for 2030	11,573	0
Total	548,087	0

Total
57,045
68,055
15,705
140,805
395,709
395,709
11,573
11,573
548,087