



**CITY OF ALBION**  
**ALBION BUILDING AUTHORITY MEETING AGENDA**

*Thursday, June 16, 2022*  
 8:00 A.M.

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

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Page

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
- 2 - 6 A. MARCH 10, 2022 MINUTES  
[ALBION BUILDING AUTHORITY MEETING - 10 Mar 2022 - Minutes - Pdf](#)
- IV. ITEMS FOR INDIVIDUAL DISCUSSION
- 7 - 83 A. APPROVE MAPLE GROVE BILLS-FEBRUARY, MARCH & APRIL 2022  
[February Maple Grove Invoices](#)  
[March Maple Grove Invoices](#)  
[April Maple Grove Invoices](#)
- 84 - 105 B. DISCUSSION EDWARD JONES LEASE  
[Lease Agreement 201 N Clinton St Edward Jones - Redline 4-20-2022](#)
- C. UPDATE ON 219 N. EATON ST. DEMOLITION
- 106 - 108 D. APPROVE REPLACEMENT CARPET FOR MAPLE GROVE LOBBY  
[Carpet quotes](#)  
[Est 6094 from SIMPLE FLOORING SOLUTIONS 12360](#)
- E. APPROVE ONE-TIME DOG INSPECTION OF ENTIRE MAPLE GROVE PROPERTY FOR BED BUGS
- F. DISCUSS/APPROVE NEXT STEPS OF WIGHTMAN ASSESSMENT AND DETERMINE FUND ALLOCATION
- V. PUBLIC COMMENTS
- VI. BOARD MEMBER COMMENTS
- VII. EXCUSE ABSENT BOARD MEMBERS
- VIII. ADJOURN



**MINUTES**  
**ALBION BUILDING AUTHORITY MEETING**  
**Thursday, March 10, 2022 @ 8:00 AM**

**I CALL TO ORDER**

Chair C Burdette called the ABA meeting to order at 8:00 a.m.

**II ROLL CALL**

PRESENT: Elaine Seedorf; Audra Masternak-Fuentes; Chris Burdette

ABSENT: Tom Pitt & Mike Tymkew

ADMINISTRATION: Haley Snyder, City Manager; Jill Domingo, City Clerk; Tom Mead, Finance Director and Scott Kipp, Chief Public Safety

**III APPROVAL OF MINUTES**

**A. DECEMBER 9, 2021 MINUTES**

Chair C Burdette asked for clarification on the following two items:

- 219 N. Eaton St.-do we have an update on the demolition?
- 1041 Maple-will the lot the lot the City owns beside Maple Grove be maintained by the City?

City Manager Snyder stated the company that the ABA approved the bid to do the demolition on 219 N. Eaton St. did not have the proper credentials. Director of Planning & Building Arnold is looking for an alternative company to do the demolition. City Manager Snyder will follow up to see if another company has been found.

City Manager will look into the parcel next to Maple Grove and if it is City owned, the City will maintain the lot

Moved by Board Member Seedorf, seconded by Board Member Masternak-Fuentes

*To approve minutes as presented*

Carried

**IV ITEMS FOR INDIVIDUAL DISCUSSION**

- A. APPROVE NOVEMBER, 2021; DECEMBER 2021 AND JANUARY 2022 MAPLE GROVE BILLS

Comments were received from Chair C Burdette; City Manager Snyder and JRance Property Management

Moved by Board Member Seedorf, seconded by Board Member Masternak-Fuentes

*Approve November 2021, December 2021 and January 2022 Maple Grove bills*

Carried

- B. APPROVE MAPLE GROVE BOILER REPAIR

Comments were received from Chair C Burdette; City Manager Snyder; Finance Director Tom Mead; Chief Public Safety Scott Kipp; Director of Public Services Patrick Miller and JRance Property Management

The Board requested JRance Property Management obtain bids for a boiler maintenance service agreement

Moved by Board Member Masternak-Fuentes, seconded by Board Member Seedorf

*Approve Maple Grove Boiler Repair*

Carried

- C. DISCUSS AG EDWARDS LEASE AGREEMENT

City Manager Snyder stated the lease agreement with AG Edwards expired in November, 2021 at which time AG Edwards wanted to auto-renew. A letter was sent from the City Attorney stating the ABA needed to be aware of the contract renewal and also some potential changes to the lease agreement. As of this time, no response has been received from AG Edwards.

Finance Director Mead stated the lease was for \$1.00/month rent and \$1500.00 per year to cover property taxes which currently is not covering the cost.

The Board discussed that when the lease was originally drafted, work was needed on the building which was completed by AG Edwards along with any repairs needed in the past five years. The Board would like to have the lease amended to:

\$500.00 month rent

Cost of property taxes per year

ABA will be responsible for repairs

Comments were received from Chair C Burdette and Chief Kipp

D. DISCUSS AG EDWARDS CONTRACT

City Manager Snyder stated the lease agreement with AG Edwards expired in November, 2021 at which time AG Edwards wanted to auto-renew. A letter was sent from the City Attorney stating the ABA needed to be aware of the contract renewal and also some potential changes to the lease agreement. As of this time, no response has been received from AG Edwards.

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Cost of property taxes per year

ABA will be responsible for repairs

Comments were received from Chair C Burdette and Chief Kipp

E. DISCUSS LEASE AGREEMENT FOR 101 N. GALE ST./EVANS BODY SHOP

Chief Public Safety Kipp asked the ABA to consider deeding the 101 N. Gale St/Evans Body Shop property over to the City after repairing the buildings overhead doors at a cost of \$7500.00

Comments were received from Chair C Burdette; Board Member A Masternak-Fuentes and Finance Director Mead

Moved by Board Member Masternak-Fuentes, seconded by Board Member Seedorf



## ALBION BUILDING AUTHORITY MEETING

March 10, 2022

*Approve Repairs to Garage Doors at the 101 N. Gale St.  
Property(Evans Body Shop) not to exceed \$7500.00 and Deed the  
Property to the City of Albion*

	<b>For</b>	<b>Against</b>	<b>Abstained</b>	<b>Absent</b>
Seedorf Board Member	x			
Burdette Board Member	x			
Tymkew Board Member				x
Pitt Commissioner				x
Masternak-Fuentes Board Member	x			
	3	0	0	2

Carried

**F. APPROVE MAPLE GROVE ASSESSMENT FROM WIGHTMAN**

City Manager Snyder stated the assessment on the Maple Grove building has been completed with the maintenance and improvements with a cost of \$3 million dollars. The repair costs for this year is \$442,152 which would include carpeting; plumbing, cameras and doors.

The ABA will now need to identify what projects they would like completed this year and a funding source for the projects. The USDA offers programs for grants as well as potential HUD funding.

Comments were received from Chair C Burdette; City Manager Snyder; Finance Director Mead and JRance Property Management

**G. DISCUSSION BED BUGS/APPROVE ONE-TIME DOG INSPECTION OF ENTIRE PROPERTY**

No action was needed as as the cost is \$600.00 per visit and is currently only being done once a year.

Comments were received from Chair C Burdette; City Manager Snyder and JRance Property Management

**V PUBLIC COMMENTS**

Comments were received from JRance Property Management who stated the replacement carpet in the lobby of Maple Grove would be \$2,000 more than what was originally approved. Due to the increased

cost, Chair C Burdette and City Manager Snyder stated that three bids must be obtained before moving forward.

**VI BOARD MEMBER COMMENTS**

No Board Member comments were received

**VII EXCUSE ABSENT BOARD MEMBERS**

Moved by Board Member Masternak-Fuentes, seconded by Board Member Seedorf

*Excuse Absent Board Members T Pitt and M Tymkew*

Carried

**VIII ADJOURN**

Chair C Burdette adjourned the ABA meeting at 9:08 a.m.

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Jill A. Domingo, City Clerk

Maple Grove Apts Bills

Company	Amount	Purpose	Date
Apco Supply	\$217.18	Maintenance Supplies	2/11/2022
Applied Imaging	\$71.76	contract	2/9/2022
Barbour Heating & A	\$2,305.00	Service Call	2/23/2022
Cascade Spinklers ins	\$278.00	Contract - Annual inspection	2/11/2022
Culligan	\$626.22	Rustbuster	2/1/2022
D & D Maintenance	\$500.00	Janitorial Service	2/22/2022
Ed Decorating	\$600.00	Service- painting C-203	2/9/2022
Hurst Mechanical	\$380.13	Service to Boiler	2/22/2022
Hurst Mechanical	\$253.42	Service to Boiler	2/22/2022
L & M Electric	\$82.00	Service A-209	2/21/2022
Morning Star	\$57.50	Advertisement	2/20/2022
Next Genertion lawn	\$1,830.00	Contract 1/28-2/7/2022	2/14/2022
Real Page	\$42.34	Screening	2/17/2022
Rose	\$399.00	B-202	1/28/2022
Rose	\$399.00	C-104	1/21/2022
Rose	\$399.00	C-105	1/21/2022
Rose Pest Solution	\$399.00	Service A-213	2/11/2022
Rose Pest Solution	\$138.00	Contract	2/4/2022
Rose Pest Solution	\$300.00	Canine inspection	2/4/2022
Ruff & Kreger	\$5,189.20	Contract - C-203	2/3/2022
The Recorder	\$25.00	Advertisement	2/4/2022
Tringle Plumbing	\$175.00	Service A-114	1/31/2022
Tringle Plumbing	\$602.52	Service A-101	1/31/2022

February



A Div. of APCO Inc.

Apartment Maintenance Supplies

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

# INVOICE

Page 3 of 108

<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
1665085-00	02/11/22
<b>ACCOUNT NUMBER</b>	<b>INVOICE TOTAL</b>
413700	217.18
<b>REMIT PAYMENT TO:</b>	
APCO Inc 5511 Enterprise Drive Lansing, Mi 48911	

3663 1 AB 0.461 E0199X I0342 D8702195520 S2 P8843278 0001:0001



SHIP TO



MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION MI 49224-1186

Maple Grove Apartments  
1041 Maple St  
Albion, MI 49224

CUSTOMER PO #	SHIP POINT	SHIP DATE	SHIP VIA				TERMS		
DON	APCO Inc.	02/11/22	Delivery				Net30 Days		
PRODUCT AND DESCRIPTION		QTY ORDERED	QTY SHIPPED	QTY B/O	QTY U/M	UNIT PRICE	CD	EXT AMOUNT	
RP24096 Stem Assy Faucet Delta (6)		10	2	8	ea	20.55		41.10	
RP34090 SPOUT CAP CHROME SO DELTA 87000		5	0	5	each	15.43		0.00	
Lime-A-Way 28oz lime calcuim remover 601905		2	0	2	ea	7.07		0.00	
Brush Tile & Grout (12) DBR5850		1	1	0	ea	5.75		5.75	
Hose Garden 5/8X50' Viny (5) G135-1100		1	1	0	ea	15.92		15.92	
Faucet Kitchen 2-Handle CP Acrylic Pfister A1176ST		2	2	0	ea	55.00		110.00	
Key Blank KW10 Kwikset (50) PC2400		50	50	0	ea	0.55		27.50	
Battery AAA Alkaline 24/pk		1	1	0	pk	16.91		16.91	
Lines Total 8	Qty Shipped Total		57			Total Invoice Total		217.18 217.18	

277-701-785  
2-28-22



**SAVE TIME AND MONEY WITH OUR FREE E-BILLING INVOICING SERVICE!**

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](mailto: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



CONTRACT INVOICE

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

Invoice Number: 1897896  
Invoice Date: 02/09/2022

**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](mailto:AR@appliedimaging.com). Thank you!

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
MG22	Net 15 Days	02/24/2022	\$71.76	<b>\$71.76</b>	
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 02/17/2022 to 03/16/2022 billing period	\$69.67 *
Contract Additional Pages charge for this billing period	\$0.00 **
Freight	\$2.09
	\$71.76

\*Sum of equipment base charges \*\*See Additional Pages details below

**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

277-701-808  
2/14/22 req

**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
<b>Balance Due:</b>	<b>\$71.76</b>



**Cascade Sprinkler Inspection Co.**

8500 E. Michigan Ave.  
Parma, MI 49269-9785

**INVOICE**

Invoice Number: 13704  
Invoice Date: Feb 11, 2022  
Page: 1

Voice: (517) 750-3525  
Fax: (517) 750-3191

Bill To:
Maple Grove Apartments Attn: Valerie Terry 1041 Maple Street Albion, MI 49224

Ship to:
Maple Grove Apartments Attn: Valerie Terry 1041 Maple Street Albion, MI 49224

Customer ID	Customer PO	Payment Terms	
Maple	Verbal Don S.	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Courier		3/13/22

Quantity	Item	Description	Unit Price	Amount
1.00		Annual Fire Sprinkler System Inspection and Testing on 2/7/2022	250.00	250.00
1.00		Air/Water Pressure Gauge Replaced	28.00	28.00
				278.00
Subtotal				278.00
Sales Tax				
Total Invoice Amount				278.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>278.00</b>

277-701-785  
2/11/22  
VLT

Check/Credit Memo No:

1 1/2. % Per Month (18% per Annum) Service Charge On Past Due Invoices



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

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
02/01/2022	\$626.22	77636
PAY BY DATE: FEB 28		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



**BALANCE FORWARD**  
RETURN THIS TOP PORTION WITH YOUR PAYMENT

BRANCH ID: CW-01  
CUSTOMER: MAPLE GROVE APTS

				PREVIOUS BALANCE:	\$ 0.00
DATE	QUANTITY	DESCRIPTION	REF	AMOUNT	BALANCE
01/13/2022	49.00	RUSTBUSTER DELIVERED	221575	626.22	626.22
		<i>277-761-285</i> <i>2/14/22</i> <i>pel</i>			
<b>ACCOUNTS ARE SUBJECT TO A LATE PAYMENT FINANCE CHARGE</b> <b>FINANCE CHARGE SCHEDULE</b>					
OVER \$	5	PERIODIC RATE 1.50%	ANNUAL RATE 18.00%	PLEASE PAY NEW BALANCE BEFORE FEB 28	
to	5	0.00%	0.00%	MIN CHARGE 0.50	
0-30	31-60	61-90	Over 90		
626.22	0.00	0.00	0.00		
CULLIGAN WATER CONDITIONING PO BOX 448 ALBION, MI 49224 (517) 629-3977 <b>SERVICE ADDRESS:</b> MAPLE GROVE APTS 1041 MAPLE ST ALBION MI 49224				<b>Next Deliveries:</b> 02/24/22 03/24/22 04/21/22 05/19/22	<b>Balance Due</b> \$626.22
STATEMENT DATE		ACCOUNT NUMBER		NAME	
02/01/2022		77636		MAPLE GROVE APTS	

# D & D MAINTENANCE SUPPLY

# Sales Invoice

Invoice #: 167077

Invoice Date: 2/22/2022

Packing Slip #: 164820

Shipped from MAIN

Entered By: RAND

1003 INDUSTRIAL BLVD, ALBION, MI 49224

Phone: 517-629-2173

Fax: 517-629-5058

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 #
2/22/2022	Net 15 Days		Standard	

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	4.00	JAN011722021322	JANITORIAL SERVICE 1/17/22-2/13/22	4.00	EA	\$125.00	EA	\$500.00
<b>SubTotal</b>								<b>\$500.00</b>
Freight (Includes Shipping & Handling)								<b>\$0.00</b>
Min. Order Fee								<b>\$0.00</b>
Tax								<b>\$0.00</b>
<b>Total</b>								<b>\$500.00</b>

277-701-785 GSR  
 2-28-22



# invoice

## eds decorating

414 ferguson  
marshall mich 49068  
1-269-37-6119  
[email]

INVOICE NO.

DATE

2/9/22

maple grove apts

PAYMENT TERMS

Due on receipt

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

Painted c-203

primed apartment with oil base primer  
Painted 2 coats of paint

total due \$600.00

277-701-785  
~~2/14/22~~  
 2/14/22 PEO

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

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: 1/30/2022 - 2/20/2022  
 Advertiser Number: 10587  
 Billing Date: 2/20/2022  
 Due Date: 3/7/2022  
**Amount Due: \$57.50**  
 Amount Enclosed: \_\_\_\_\_

Please detach top portion and return with your payment.

**STATEMENT**

Morning Star					2/20/2022	
Date	Ref No.	Transaction	Details	Debit	Credit	
Balance Forward:				\$57.50		
2/5/2022	109197	Check	116619		\$32.50	
2/20/2022	109297	Invoice		\$32.50		
		Order No. 52260	Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability	\$16.25		
		Ads: 1	2/6/2022 Display ad			
		Morning Star				
		Order No. 52372	Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability	\$16.25		
		Ads: 1	2/20/2022 Display ad			
		Morning Star				

MAPLE GROVE APARTMENTS  
 Advertiser No: 10587

AGING					
Current	1 - 30	31 - 60	61 - 90	91+	
\$57.50	\$0.00	\$0.00	\$0.00	\$0.00	

Balance Forward: \$57.50  
 Debits: \$32.50  
 Credits: \$32.50  
**Amount Due: \$57.50**

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 JS  
 2-28-22

877-201-785  
2/14/2022

\* Next Generation Landscaping  
12121 Town rd  
Purme, MI  
49269 \*

INVOICE NO.

483626

Invoice

SOLD TO <b>Apartments</b>		SHIPPED TO <b>N.G.L</b>	VIA
ADDRESS		ADDRESS	
CITY, STATE, ZIP		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	DATE

\* Total Due = \$1,830 \*

1/28	Salt Entire Complex	\$130
2/2	plow/sidewalks (\$175) Salt lot (\$130)	\$305
2/2	plow/sidewalks	\$175
2/2	plow/sidewalks	\$175
2/2	plow/sidewalks	\$175
2/3	plow/sidewalks (\$175) salt lot (\$130)	\$305
2/4	Salt Entire Complex	\$130
2/5	plow/sidewalks (\$175) salt lot (\$130)	\$305
2/7	Salt Entire Complex	\$130





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

CLIENT NUMBER 70003629	INVOICE NUMBER 70832496	AMOUNT DUE Page 16 of 108
PAYMENT DUE DATE 3/9/2022	INVOICE DATE 2/11/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000679 01



MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION, MI 49224

C  
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E  
N  
T

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	2/11/2022	70832496	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
2/11/2022	70832496	Bedbugs - Conventional Service  Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a>  277-701-802 JR 2-28-22	399.00	-	399.00
		APPLICATION FOR BED BUGS IN UNIT A-213; 15 & 30 DAY FOLLOW UP INCLUDED  Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a>			

TOTAL AMOUNT DUE

399.00

THIS INVOICE DOES NOT REFLECT A



70832496

Billing / Service Questions  
Call 517-322-9422

100000 01 01 000679 000679 P



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

CLIENT NUMBER 70003629	INVOICE NUMBER 70829821	AMOUNT DUE Page 37 of 108
PAYMENT DUE DATE 2/22/2022	INVOICE DATE 1/28/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000273 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

CLIENT

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	1/28/2022	70829821	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
1/28/2022	70829821	Bedbugs - Conventional Service  Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a>	399.00	-	399.00
		APPLICATION FOR BED BUGS IN UNIT B-202; 15 & 30 DAY FOLLOW UP INCLUDED			
		Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a>			

277-701-8002  
2/14/22  
RA

TOTAL AMOUNT DUE	399.00
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70829821

Billing / Service Questions  
Call 517-322-9422

THIS INVOICE DOES NOT REFLECT A



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

CLIENT NUMBER 70003629	INVOICE NUMBER 70829818	AMOUNT DUE <b>Page 18 of 108</b>
PAYMENT DUE DATE 2/16/2022	INVOICE DATE 1/21/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000784 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

C  
L  
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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	1/21/2022	70829818	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
1/21/2022	70829818	Bedbugs - Conventional Service  Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a>  <i>277-701-802</i> <i>2/14/22 pd</i>  APPLICATION FOR BED BUGS IN UNIT C-104; 15 & 30 DAY FOLLOW UP INCLDUED  <b>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></b>	399.00	-	399.00

**TOTAL AMOUNT DUE** 399.00

**THIS INVOICE DOES NOT REFLECT A**



70829818

Billing / Service Questions  
Call 517-322-9422

100000 01 01 000784 000784 P





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

CLIENT NUMBER 70003629	INVOICE NUMBER 70829815	AMOUNT DUE Page 1 of 108
PAYMENT DUE DATE 2/16/2022	INVOICE DATE 1/21/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000783 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	1/21/2022	70829815	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
1/21/2022	70829815	Bedbugs - Conventional Service  Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a>  <i>277-701-802</i> <i>2/14/22 RB</i>  APPLICATION FOR BED BUGS IN UNIT C-105; 15 & 30 DAY FOLLOW UP INCLUDED  Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a>	399.00	-	399.00

TOTAL AMOUNT DUE

399.00

THIS INVOICE DOES NOT REFLECT A



70829815

Billing / Service Questions  
Call 517-322-9422

100000 01 01 000783 000783 P

Date: February 3, 2022

**RUFF & KREGER, INC.**  
 1540 E MICHIGAN AVE.  
 ALBION, MICHIGAN 49224

**517-629-4508**

Maple Grove Apts.

1041 Maple St

Albion, Michigan 49224

TERMS:

\$ 5,189.20

-----  
 PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE	CHARGES AND CREDITS	BALANCE FORWARD	BALANCE
	Remodel Bathroom Unit C-203		
	WORK WAS COMPLETD AS FOLLOWS		
	Remove old tub and shower , wall boards and vinyl flooring and disposed of		
	Install shower wall panels		
	Install trim around tub and wall kit		
	Install new laminate flooring		
	Install new vinyl base		
	Install 2 - new grab bars 1- 30" , 1- 24"		
	Install 1/2" plywood acess pane in closet		
	Caulk as needed		
	Cleanup by contractor		
	Total Material and Labor		2,420.00
	TRIANGLE PLUMBING		2,769.20
	TOTAL AMOUNT DUE		5,189.20

277-74-785  
 01/14/22 *PK*

*Thank You*

PAY LAST AMOUNT IN THIS COLUMN



# TRIANGLE PLUMBING INC

P.O. BOX 546  
ALBION, MI 49224

## Invoice

Date	Invoice #
1/31/2022	23743

Bill To
---------

Maple Grove Apartments 1041 Maple St Albion, MI 49224
---

Ship To
Apt A - 114

P.O. No.

Our Job Number
35791

Quantity	Description	Serviced	Amount
	Problem: No Heat Install Owner Supplied Control	1/31/2022	
	Labor Charge - After Hours		175.00
	Sales Tax		0.00
	<i>277-701-785</i> <i>2/14/22 PBL</i>		

<b>Total</b>	
<b>Balance Due</b>	\$175.00

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 #
1/31/2022	23745

Bill To
---------

Maple Grove Apartments 1041 Maple St Albion, MI 49224
---

Ship To
Apt. A-101

P.O. No.

Our Job Number
35750

Quantity	Description	Serviced	Amount
	<b>Problem: No Heat</b> Install owner supplied control Order and Deliver 4) danfoss Controls for Inventory  Materials Labor Charge Sales Tax	1/7/2022	427.52 175.00 0.00
<i>277-701-785</i> <i>8/14/22 PCL</i>			

<b>Total</b>	
<b>Balance Due</b>	\$602.52

Phone #	Fax #
5178572425	517 857-2450

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



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

CLIENT NUMBER 70003629	INVOICE NUMBER 70829281	AMOUNT DUE <b>Page 29 of 108</b>
PAYMENT DUE DATE 3/2/2022	INVOICE DATE 2/4/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000477 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	2/4/2022	70829281	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
2/4/2022	70829281	Canine Inspection Recurring	300.00	-	300.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 GSR 2-22-22</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

<b>TOTAL AMOUNT DUE</b>	<b>300.00</b>
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**THIS INVOICE DOES NOT REFLECT A**



70829281

Billing / Service Questions  
Call 517-322-9422

100000 01 01 000477 000477 P



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

CLIENT NUMBER 70003629	INVOICE NUMBER 70827913	AMOUNT DUE Page 24 of 108
PAYMENT DUE DATE 3/2/2022	INVOICE DATE 2/4/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000476 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	2/4/2022	70827913	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
2/4/2022	70827913	Pest Control - Contract	138.00	-	138.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 JBR</p> <p>2-22-22</p>					
<p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

**TOTAL AMOUNT DUE** 138.00

THIS INVOICE DOES NOT REFLECT A



70827913

Billing / Service Questions  
Call 517-322-9422

100000 01 01 000476 000476 P

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

Invoice Number	Invoice Date
109031	2/4/2022

Advertiser No.	Amount Due	Due Date
10587	\$25.00	2/25/2022

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. 109031		2/4/2022
Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount	
1/6/2022	52226 TR	Display ad: 2.5", Senior Housing	1 x 2.5				\$12.50
1/20/2022	52226 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.	109031	Invoice Amount	\$25.00
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Please make checks payable to The Recorder.  
 We appreciate your business!

277-701-9000 JSR  
 2-22-22



PO BOX 11407 Birmingham AL 35246-5575

**INVOICE**

Invoice No	Account No	Ref. No
I2202122137	A0901015355	CUS05682

Account Name
MAPLE GROVE APTS.

Invoice Date	Total Due	Due	Page No
02/17/2022	42.34	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
<b>LeasingDesk Screening Criminal Classification</b> 01/03/2022 - ApplD 132:William McKim 01/25/2022 - ApplD 133:Leslie Warnsley	2.00	3.2500	6.50	0.00	0.00	6.50
<b>LeasingDesk Screening National Criminal Search</b> 01/03/2022 - ApplD 132:William McKim 01/25/2022 - ApplD 133:Leslie Warnsley	2.00	5.7500	11.50	0.00	0.00	11.50
<b>LeasingDesk Screening National Sex Offender Search</b> 01/03/2022 - ApplD 132:William McKim 01/25/2022 - ApplD 133:Leslie Warnsley	2.00	1.0000	2.00	0.00	0.00	2.00
<b>LeasingDesk Screening Credit</b> 01/03/2022 - ApplD 132:William McKim 01/25/2022 - ApplD 133:Leslie Warnsley	2.00	11.1700	22.34	0.00	0.00	22.34
<b>Total</b>			<b>42.34</b>	<b>0.00</b>	<b>0.00</b>	<b>42.34</b>

277-701-802 JR  
2-22-22

For account questions, call 1-877-325-7243 and choose option 7 from the menu or email [ARCcustomerService@realpage.com](mailto:ARCcustomerService@realpage.com).  
Review your account status online at [www.realpage.com/clientportal](http://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
I2202122137	A0901015355	CUS05682	MAPLE GROVE APTS.	02/17/2022	42.34	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](http://www.realpage.com/clientportal).

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

I220212213700CUS0568200000042341





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 #: 4844

Transaction Date: 2/23/2022

Terms: Net 15

Invoice #: i3403

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

Subtotal: \$2,305.00  
 Tax: \$0.00  
 Total: \$2,305.00  
 Payments: \$0.00  
 Balance Due: \$2,305.00

277-701-785 JR  
 2-28-22

**Authorization**

I hereby authorize Barbour Heating and Air LLC to complete the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment.

*Customer*  
*Authorized*

---

**Acceptance**

I accept the services performed by Barbour Heating and Air LLC are to my satisfaction.

*Customer*  
*Accepted*

---



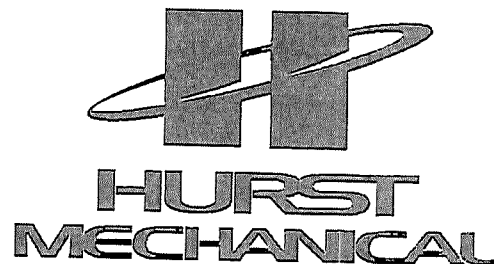
Barbour Heating and Air LLC  
118 E. Ash St.  
Unit A  
Albion, MI 49224

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

Thank you for being a customer!



**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

<b>Invoice No.</b>	<b>11843741</b>	<b>Service Location</b>	Maple Grove Apartments
<b>Invoice For</b>	Service Call Job #24274067		1041 Maple Street
	(02/15/2022)		Albion, MI 49224
<b>Transaction Date</b>	2/22/2022		
<b>Due Date</b>	3/24/2022 (Net 30)		

**Notes**

Provided labor to inspect pump for boiler #3. Found boiler #3 circuit pump leaking from seal. Isolated pump and disabled boiler. Noted that boilers 2 and 3 were no longer able to run due to pumps leaking. Boiler 1 was keeping the loop at 178 deg. Informed customer of findings.

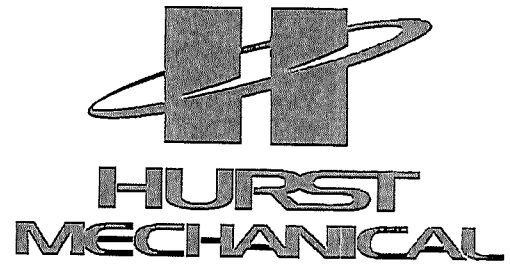
Code	Item	Svc	Qty	Amt
Labor				\$253.42
labor-st	labor-straight time	HVAC	2	
<b>GRAND TOTAL</b>				<b>\$253.42</b>

**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 JS  
 2-28-22

**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

<b>Invoice No.</b>	<b>11843702</b>	<b>Service Location</b>	Maple Grove Apartments
<b>Invoice For</b>	Service Call Job #24208392		1041 Maple Street
	(02/08/2022)		Albion, MI 49224
<b>Transaction Date</b>	2/22/2022		
<b>Due Date</b>	3/24/2022 (Net 30)		

**Notes**

Provided labor to inspect boiler 2 pump. Found boiler 2 pump was leaking. Isolated boiler and turned off power to boiler. Sent information to manufacturer's representative for replacement parts.

Code	Item	Svc	Qty	Amt
Labor				\$380.13
labor-st	labor-straight time	HVAC	3	
<b>GRAND TOTAL</b>				<b>\$380.13</b>

**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 JSR  
 2-28-22

# L M Electric Inc

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

## Invoice

Date	Invoice #
2/21/2022	24620

P.O. No.

Bill To
Maple Grove 1041 Maple Street Albion, MI 49224

Location	Apt. 209 A	Project	Replaced light	
Description		Qty	Rate	Amount
Service call			82.00	82.00
<p>277-701-785 <i>JS</i></p> <p>2-28-22</p>				
			<b>Total</b>	\$82.00

Phone #
5175314276

Maple Grove Apts Bills

Company	Amount	Purpose	Date
Apco	\$255.69	Material	3/11/2022
Applied Imaging	\$313.10	Copier	3/14/2022
Culligan	\$626.22	Rustbuster	3/1/2022
Cummins	\$587.57	Service	3/1/2022
D & D Maintenance	\$500.00	Janitorial Service	3/15/2022
D & D Maintenance	\$200.00	Service	3/14/2022
Hurst Mechanical	\$435.13	Service Call	3/28/2022
Johnson Cleaning	\$300.00	Service C-212 & C-211	3/21/2022
Larry Floor Covering	\$89.95	Material	2/4/2022
Morning Star	\$32.50	Advertisement	3/20/2022
Next Generation	\$435.00	Service	3/28/2022
Next Generation	\$1,480.00	Service	3/15/2022
Real Page	\$63.51	Background checks	3/17/2022
Rose	\$995.00	Canine Services	3/11/2022
Rose	\$138.00	Contract	3/4/2022
Rose	\$399.00	Service - C-202	2/25/2022
Ruff & Kreger, Inc	\$225.00	Service A-101	3/1/2022
Ruff & Kreger, Inc	\$1,375.00	Service c-103, C-112	3/1/2022
The Recorder	\$25.00	Advertisement	3/1/2022
Triangle Plumbing	\$937.20	Service - C-209	3/9/2022
Triangle Plumbing	\$510.17	Service A-113	3/9/2022
Triangle Plumbing	\$326.48	Service A-203	3/9/2022

March

# INVOICE



A Div. of APCO Inc.

Apartment Maintenance Supplies

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



INVOICE NUMBER	INVOICE DATE
1665085-01	03/11/22
ACCOUNT NUMBER	INVOICE TOTAL
413700	255.69
REMIT PAYMENT TO:	
APCO Inc 5511 Enterprise Drive Lansing, Mi 48911	

1758 1 AB 0.461 E0162X 10262 D8825543424 S2 P8904056 0001:0001



SHIP TO



MAPLE GROVE APARTMENTS  
 1041 MAPLE ST  
 ALBION MI 49224-1186

Maple Grove Apartments  
 1041 Maple St  
 Albion, MI 49224

CUSTOMER PO #	SHIP POINT	SHIP DATE	SHIP VIA				TERMS		
DON	APCO Inc.	03/11/22	Delivery				Net30 Days		
PRODUCT AND DESCRIPTION		QTY ORDERED	QTY SHIPPED	QTY B/O	QTY U/M	UNIT PRICE	CD	EXT AMOUNT	
RP24096 Stem Assy Faucet Delta (6)		8	8	0	ea	20.55		164.40	
RP34090 SPOUT CAP CHROME SO DELTA		5	5	0	each	15.43		77.15	
87000 Lime-A-Way 28oz lime calcuim remover		2	2	0	ea	7.07		14.14	
Lines Total 3	Qty Shipped Total	15		Total Invoice Total		255.69			

277-701-785 JSR  
 3/28/22



**SAVE TIME AND MONEY WITH OUR FREE E-BILLING INVOICING SERVICE!**

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](mailto: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**

**CONTRACT INVOICE**

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

Invoice Number: 1920885  
Invoice Date: 03/14/2022

**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](mailto:AR@appliedimaging.com). Thank you!

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
MG22	Net 15 Days	03/29/2022	\$313.10	<b>\$313.10</b>	
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
CN11853-01		\$313.10		09/13/2018	
Remarks					
Quarterly overages 3/6/9/12					

**Summary:**

Contract base rate charge for the 03/17/2022 to 04/16/2022 billing period  
Contract Additional Pages charge for the 12/17/2021 to 03/16/2022 billing period  
Freight  
\*Sum of equipment base charges \*\*See Additional Pages details below

\$69.67 \*  
\$234.31 \*\*  
\$9.12  
**\$313.10**

**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	qtlly 3/6/9/12	50,330	52,899		2,569	6,000	0	\$0.016410	\$0.00
Color Bus	87875 - Color Bus	18,073	21,348		3,275	1,050	2,225	\$0.105310	\$234.31 \$234.31

3-15-22  
277-701-802 JSR

**Remit To:**

**Applied Imaging**  
7718 Solution Center  
Chicago, IL 60677-7007

1-800-521-0983

Invoice SubTotal	\$313.10
Tax:	\$0.00
Invoice Total	\$313.10
<b>Balance Due:</b>	<b>\$313.10</b>

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

	Invoice Number	Invoice Date
	109399	3/1/2022
Advertiser No.	Amount Due	Due Date
10587	\$25.00	3/16/2022

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. 109399		3/1/2022
Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount
2/3/2022	52440 TR	Display ad: 2.5", Senior Housing	1 x 2.5			\$12.50
2/17/2022	52440 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.	109399	Invoice Amount	\$25.00
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Please make checks payable to The Recorder.  
 We appreciate your business!

277-701-900 *JS*  
 3-7-22



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

www.culliganalbionhillsdale.com

Page 36 of 408

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD

VISA   
  MasterCard   
  AMERICAN EXPRESS   
  DISCOVER   
  NAVIUS   
  PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER \_\_\_\_\_ V. CODE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ EXP. DATE \_\_\_\_\_

DATE: 03/01/2022    PAY THIS AMOUNT: \$626.22    ACCOUNT NUMBER: 77636

PAY BY DATE: MAR 31    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



**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
				\$626.22		
02/23/2022	-1.00	PAYMENT	6636		-626.22	0.00
02/25/2022	49.00	RUSTBUSTER DELIVERED	222601		626.22	626.22

277-701-785  
3-7-22

ACCOUNTS ARE SUBJECT TO A LATE PAYMENT FINANCE CHARGE

FINANCE CHARGE SCHEDULE			PLEASE PAY NEW BALANCE BEFORE
OVER	PERIODIC RATE	ANNUAL RATE	
5	1.50%	18.00%	MAR 31
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

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

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

Balance Due \$626.22

Next Deliveries: 03/24/22 04/21/22 05/19/22 06/16/22

STATEMENT DATE	ACCOUNT NUMBER	NAME
03/01/2022	77636	MAPLE GROVE APTS





Payment terms are 30 days from invoice date unless otherwise agreed upon in writing. Remit to:  
 Cummins Sales and Service  
 PO Box 772639  
 Detroit, MI 48277-2639

GRAND RAPIDS MI BRANCH  
 3715 CLAY S.W.  
 GRAND RAPIDS, MI 49548-  
 (616)538-2250

\*\*\*REPRINT\*\*\*

INVOICE NO
S3-24281
TO PAY ONLINE LOGON TO customerpayment.cummins.com

**BILL TO**

ALBION, CITY OF  
 112 W CASS ST  
 ALBION, MI 49224-1731

**OWNER**

MAPLE GROVE APTS.  
 1041 MAPLE ST  
 ALBION, MI 49224-  
 PATRICK MILLER - 517 629-7200

PAGE 1 OF 1

\*\*\* CHARGE \*\*\*

DATE	CUSTOMER ORDER NO.	DATE IN SERVICE	ENGINE MODEL	PUMP NO.	EQUIPMENT MAKE
28-OCT-2021	SIGNED AGREEMENT		QT13068GNSNA		GENERAC
CUSTOMER NO.	SHIP VIA	FAIL DATE	ENGINE SERIAL NO.	CPL NO.	EQUIPMENT MODEL
197214		07-SEP-2021	4939505		GEN SET
REF. NO.	SALESPERSON	PARTS DISP.	MILEAGE/HOURS	PUMP CODE	UNIT NO.
50281	MH740		/ 271.4		GENERAC

QUANTITY ORDERED	BACK ORDERED	QUANTITY SHIPPED	PART NUMBER	DESCRIPTION	PRODUCT CODE	UNIT PRICE	AMOUNT
------------------	--------------	------------------	-------------	-------------	--------------	------------	--------

OSN/MSN/VIN 4939505

COMPLAINT FULL PM SERVICE (FS)  
 1041 MAPLE ST ALBION

1 PM PAY AS YOU GO MOTOR OIL  
 5W-20 PAC, LF  
 LF3681

PARTS:	46.26
PARTS COVERAGE CREDIT:	0.00 CR
TOTAL PARTS:	46.26
SURCHARGE TOTAL:	0.00
LABOR:	416.31
LABOR COVERAGE CREDIT:	0.00 CR
TOTAL LABOR:	416.31
MISC.:	125.00
MISC. COVERAGE CREDIT:	0.00 CR
TOTAL MISC.:	125.00
PREVENTIVE MAINT MILEAGE	

TAX EXEMPT NUMBERS:

LOCAL 0.00

*277-701-785 QR*  
*31-22*

Billing Inquiries? Call (877)480-6970

THERE ARE ADDITIONAL CONTRACT TERMS ON THE REVERSE SIDE OF THIS DOCUMENT, INCLUDING LIMITATION ON WARRANTIES AND REMEDIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN AND WHICH PURCHASER ACKNOWLEDGES HAVE BEEN READ AND FULLY UNDERSTOOD.

SUB TOTAL:	587.57
TOTAL TAX:	0.00
<b>TOTAL AMOUNT: US \$</b>	<b>587.57</b>

AUTHORIZED BY (print name) Ellen Rance SIGNATURE Ellen Rance DATE \_\_\_\_\_

# D & D MAINTENANCE SUPPLY

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

# Sales Invoice

Invoice #: 167390  
 Invoice Date: 3/15/2022  
 Packing Slip #: 165133  
 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 #
3/14/2022	Net 15 Days		Standard	

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	4.00	JAN021422031322	JANITORIAL SERVICE 2/14/22-3/13/22	4.00	EA	\$125.00	EA	\$500.00
<b>SubTotal</b>								<b>\$500.00</b>
Freight (Includes Shipping & Handling)								\$0.00
Min. Order Fee								\$0.00
Tax								\$0.00
<b>Total</b>								<b>\$500.00</b>

277-701-785 QR  
3-21-22

# D & D MAINTENANCE SUPPLY

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

# Sales Invoice

**Invoice #: 167370**  
**Invoice Date: 3/14/2022**  
**Packing Slip #: 165143**  
 Shipped from MAIN  
 Entered By: LISA

<b>Acct #:</b> MAGA1 <b>Bill To:</b> MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA	<b>Ship To:</b> MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA			
Fax No: 5176298635				
<b>Order Date</b>	<b>Terms of Sale</b>	<b>Purchase Order</b>	<b>Shipment Method</b>	<b>Tracking #</b>
3/14/2022	Net 15 Days		Standard	

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	1.00	JANCARPET	RESTORATIVE EXTRACTION OF CARPETS FOUR STAIRWELLS	1.00	EA	\$200.00	EA	\$200.00
<b>SubTotal</b>								<b>\$200.00</b>
Freight (includes Shipping & Handling)								\$0.00
Min. Order Fee								\$0.00
Tax								\$0.00
<b>Total</b>								<b>\$200.00</b>

Invoice Notes: SM 8181

277-701-78598

3128102

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

<b>Invoice No.</b>	<b>11618095</b>	<b>Service Location</b>	Maple Grove Apartments
<b>Invoice For</b>	Service Call Job #24018814 (01/24/2022)		1041 Maple Street
<b>Transaction Date</b>	1/28/2022		Albion, MI 49224
<b>Due Date</b>	2/27/2022 (Net 30)		

**Notes**

Provided labor to inspect boilers. Found domestic hot water system running a lower pressure. Adjusted valve to improve pressure. System was running 30 to 40 psi. Verified temperature at second floor sink. System was working properly.

	Code	Item	Svc	Qty	Amt
<b>Fees</b>					\$55.00
	TRIP	Trip Charge	HVAC	1	
<b>Labor</b>					\$380.13
	labor-st	labor-straight time	HVAC	3	
			<b>GRAND TOTAL</b>		<b>\$435.13</b>

**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 JSE  
 3/28/22

# LARRY'S FLOOR COVERING AND PAINT SPOT

Phone (269) 781-9888 • Fax (269) 781-3845  
 827 W. Michigan Avenue, Marshall, Michigan 49068  
 www.larrysfloor.com

**"Complete Decorating Center"**

Wall & Window Covering • Full Service Benjamin Moore Paints  
 Carpet • Resilient Floors • Ceramic Tile



Customer's Order No. \_\_\_\_\_ Date 2-4-22  
 Name Maple Grove Apartments  
 Address \_\_\_\_\_

Albion

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MOSE. RETD.	PAID OUT	
<u>A</u>			<input checked="" type="checkbox"/>				
QUAN	DESCRIPTION				PRICE	AMOUNT	
<u>3 gal</u>	<u>Power Stain</u>					<u>89.95</u>	
	<u>Notes</u>						
	<u>Charge</u>						
	<u>277-701-785 JSZ</u>						
	<u>3-7-22</u>						
All claims and returned goods MUST be accompanied by this bill.						TAX	
<b>13214</b> Received By: <u>[Signature]</u>						TOTAL	

1-1/2% Carrying Charge will be added each month after 30 days. 18% per annum.



277-701-785 QR

3-21-22

193521

Invoice

SOLD TO Maple Grove Apartments		SHIP TO	
ADDRESS 1041 Maple St.		ADDRESS SAME	
CITY, STATE, ZIP Albion, MI 49224		CITY, STATE, ZIP	

CUSTOMER ORDER NO.	SOLD BY Johnson Cleaning & more	TERMS	F.O.B.	DATE
--------------------	------------------------------------	-------	--------	------

Cleaning			
C-212 - Cleaning Apartment	Clean kitchen, bathroom, living room Living room, dining area baseboards Window sills, all appliances	150	00
C-211 - Cleaning Apartment	Clean kitchen, bathroom, living room Living room dining room baseboards Window sills, all appliances	150	00
		300	00

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: 2/27/2022 - 3/20/2022

Advertiser Number: 10587  
 Billing Date: 3/20/2022  
 Due Date: 4/4/2022  
**Amount Due: \$32.50**  
 Amount Enclosed: \_\_\_\_\_

Please detach top portion and return with your payment.

**STATEMENT**

Morning Star

3/20/2022

Date	Ref No.	Transaction	Details	Debit	Credit
Balance Forward:				\$32.50	
3/7/2022	109485	Check	116654		\$32.50
3/20/2022	109752	Invoice		\$32.50	
		Order No. 52534 Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability		\$16.25	
		Ads: 1	3/6/2022 Display ad		
		Morning Star			
		Order No. 52684 Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability		\$16.25	
		Ads: 1	3/20/2022 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 *JSR*  
 3/28/22

277-701-785 QJR  
3-28-22

INVOICE NO.

Page 44 of 108

988178

Invoice

SOLD TO Maple Grove Apts	SHIPPED TO N.G.C	VIA
ADDRESS	ADDRESS Next Generation	
CITY, STATE, ZIP	CITY, STATE, ZIP	

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

3/11	* plow/sidevents = \$175 * Salt Complex = \$130	→	\$305	
3/13	* Salt Complex	→	\$130	
<div style="border: 1px solid black; border-radius: 50%; padding: 20px; width: fit-content; margin: 0 auto;"><p>Total Due = \$435</p></div>				

277-701-785 JR  
3-15-22

Invoice

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

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

2/11	Salt Entire Complex	→	\$130
2/14	Salt Entire Complex	→	\$130
2/17	Salt Entire Complex	→	\$130
2/17	plow/Sidewalks	→	\$175
2/17	plow/Sidewalks	→	\$175
2/18	plow/Sidewalks	→	\$175
2/18	Salt Entire Complex	→	\$130
2/25	plow/Sidewalks	→	\$175
2/25	Salt Entire Complex	→	\$130
3/7	Salt Entire Complex	→	\$130

Total Due  
= \$1,480





PO Box 842899 Dallas TX 75284-2899

# INVOICE

Invoice No	Account No	Ref. No
I2203126214	A0901015355	CUS05682

Account Name
MAPLE GROVE APTS.

Invoice Date	Total Due	Due	Page No
03/17/2022	63.51	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
<b>LeasingDesk Screening Criminal Classification</b> 02/08/2022 - AppID 134:Michelle Grenier 02/16/2022 - AppID 136:James Bowling 02/16/2022 - AppID 137:Kathryn Harris	3.00	3.2500	9.75	0.00	0.00	9.75
<b>LeasingDesk Screening National Criminal Search</b> 02/08/2022 - AppID 134:Michelle Grenier 02/16/2022 - AppID 136:James Bowling 02/16/2022 - AppID 137:Kathryn Harris	3.00	5.7500	17.25	0.00	0.00	17.25
<b>LeasingDesk Screening National Sex Offender Search</b> 02/08/2022 - AppID 134:Michelle Grenier 02/16/2022 - AppID 136:James Bowling 02/16/2022 - AppID 137:Kathryn Harris	3.00	1.0000	3.00	0.00	0.00	3.00
<b>LeasingDesk Screening Credit</b> 02/08/2022 - AppID 134:Michelle Grenier 02/16/2022 - AppID 136:James Bowling 02/16/2022 - AppID 137:Kathryn Harris	3.00	11.1700	33.51	0.00	0.00	33.51
<b>Total</b>			<b>63.51</b>	<b>0.00</b>	<b>0.00</b>	<b>63.51</b>

277-701-802 AS2  
3-21-22

For account questions, call 1-877-325-7243 and choose option 7 from the menu or email [ARCCustomerService@realpage.com](mailto:ARCCustomerService@realpage.com).  
Review your account status online at [www.realpage.com/clientportal](http://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
I2203126214	A0901015355	CUS05682	MAPLE GROVE APTS.	03/17/2022	63.51	NET 30

Payable to Realpage, Inc.:

Amount Enclosed	Check #

Send Payment To:  
Realpage, Inc.  
PO Box 842899  
Dallas TX 75284-2899

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

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

I220312621400CUS0568200000063512





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

CLIENT NUMBER 70003629	INVOICE NUMBER 70833265	AMOUNT DUE Page 475 of 108
PAYMENT DUE DATE 4/6/2022	INVOICE DATE 3/11/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000417 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	3/11/2022	70833265	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/11/2022	70833265	Bedbugs - Canine Service	995.00	-	995.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 <i>OS</i></p> <p>3128122</p> <p>K-9 INSPECTION FOR ALL UNITS OF THE BUILDING AND COMMON AREAS.</p> <p><i>entire building</i></p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

**TOTAL AMOUNT DUE** 995.00



70833265

Billing / Service Questions  
Call 517-322-9422

THIS INVOICE DOES NOT REFLECT A

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

CLIENT NUMBER 70003629	INVOICE NUMBER 70830289	AMOUNT DUE Page 48 of 108
PAYMENT DUE DATE 3/30/2022	INVOICE DATE 3/4/2022	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

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MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION, MI 49224

**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	3/4/2022	70830289

DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/4/2022	70830289	Pest Control - Contract  Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a>  277-701-802 JSP 3/28/22  Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a>	138.00	-	138.00



70830289

Billing / Service Questions  
Call 517-322-9422

<b>TOTAL AMOUNT DUE</b>	138.00
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**THIS INVOICE DOES NOT REFLECT A**

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

70003629	70832493	Page 49 of 108
PAYMENT DUE DATE	INVOICE DATE	AMOUNT ENCLOSED
3/22/2022	2/25/2022	
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS		
maplegroveapts@gmail.com		

MDG2022 00003896 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	2/25/2022	70832493		
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL	
2/25/2022	70832493	Bedbugs - Conventional Service	399.00	-	399.00	
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 GR 3-15-22</p> <p>APPLICATION FOR BED BUGS IN UNIT C-202 15 &amp; 30 DAY FOLLOW UP INCLUDED</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>						

TOTAL AMOUNT DUE

399.00



70832493

Billing / Service Questions  
Call 517-322-9422

THIS INVOICE DOES NOT REFLECT A

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**RUFF & KREGER, INC.**  
1540 E MICHIGAN AVE.  
ALBION, MICHIGAN 49224

Date: March 1, 2022

**517-629-4508**

Maple Grove Apts.

1041 Maple St

Albion, Michigan 49224

TERMS:

\$ 1,375.00

Page 1

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE	CHARGES AND CREDITS	BALANCE FORWARD	BALANCE
277-701-785 3-1-22			
	WORK COMPLETED AS FOLLOWS A- 101		
	Scrap and cleaned up kitchen ceiling and removed light		
	Taped, mud and textured kitchen ceiling		
	reinstalled lights		
		Total Material and Labor	170.00
	WORK COMPLETED AS FOLLOWS A-106		
	Bathroom ceiling		
	Installed blocking		
	Installed drywall tape, mud textured		
	Clean up		
	reinstalled fan and light housing		
		Total Material and Labor	225.00
	Payment due on receipt		

*Thank You*

PAY LAST AMOUNT IN THIS COLUMN



**RUFF & KREGER, INC.**  
 1540 E MICHIGAN AVE.  
 ALBION, MICHIGAN 49224

Date: March 1, 2022

**517-629-4508**

Maple Grove Apts.  
1041 Maple St  
Albion, Michigan 49224

TERMS:

page 2

\$ \_\_\_\_\_

Payment due upon receipt

-----  
 PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD →	
	<b>WORK COMPLETED AS FOLLOWS UNIT C-103</b>	
	Cleaned 2 windows sahes and frames	
	Reinstalled all parts	
	Installed new base shoe trim	
	Removed and installed 2 new 7" casings	
	Stained and polyed on bedroom door	
	Removed and rreplaced 2 window sill boards caulked as needed	
	Cleaned up	
	Total Material and Labor	720.00
	<b>WORK COMPLETED AS FOLLOWS UNIT C-112</b>	
	Scraped ceiling,	
	Taped, mud, tectured ceiling	
	Clean up	
	Total Material and Labor	260.00
	<b>Total Amount Due for 4 apartments</b>	<b>1,375.00</b>

*Thank You*

PAY LAST AMOUNT IN THIS COLUMN

TRIANGLE PLUMBING INC

P.O. BOX 546  
ALBION, MI 49224

**Invoice**

Date	Invoice #
3/9/2022	23794

Bill To

Maple Grove Apartments  
1041 Maple St  
Albion, MI 49224

Ship To  
Apt C-209

P.O. No.

Our Job Number  
35841

Quantity	Description	Serviced	Amount
	Replace tub and shower faucet Replace waste and overflow on bathtub Replace pop-up drain on lavatory  Materials Labor Charge Sales Tax	3/3/2022	462.20 475.00 0.00
	277-701-785 JSP 3-21-22		

<b>Total</b>	
<b>Balance Due</b>	\$937.20

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 #
3/9/2022	23795

Bill To

Maple Grove Apartments  
1041 Maple St  
Albion, MI 49224

Ship To  
Apt. A-113

P.O. No.

Our Job Number  
35842

Quantity	Description	Serviced	Amount
	Replace 12" toilet and seat with Comfort Height Toilet	3/3/2022	
	Materials		270.17
	Labor Charge		225.00
	Disposal of Old Toilet		15.00
	Sales Tax		0.00
	2777-701-785 <i>JS</i> 3-21-22		

**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 #
3/9/2022	23799

Bill To

Maple Grove Apartments  
 1041 Maple St  
 Albion, MI 49224

Ship To  
 Apt. A-203

P.O. No.

Our Job Number  
 35860

Quantity	Description	Serviced	Amount
	Problem: Not enough hot water to tub faucet Replaced pressure balance cartridge	2/25/2022	
	Materials		51.48
	Labor Charge - Includes travel time to pickup cartridge		275.00
	Sales Tax		0.00
	<i>277-701-785</i> <i>JS</i> <i>3-21-22</i>		

<b>Total</b>	
<b>Balance Due</b>	\$326.48

Phone #	Fax #
5178572425	517 857-2450

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

Company	Amount	Purpose	Date
Apco	\$13.56	Material	3/23/2022
Applied Imaging	\$71.76	contract	4/11/2022
D & D Maintenance	\$179.93	Janitorial Supplies	3/31/2022
D & D Maintenance	\$500.00	Janitorial Service	4/21/2022
Granger	\$232.98	Service Call	3/31/2022
Great American Busine	\$189.95	supplies	3/22/2022
Home Depot	\$258.55	maintenance supplies	4/11/2022
Johnson Cleaning	\$300.00	Cleaing services	4/21/2022
Morning Star	\$32.50	Advertisement	4/17/2022
Office Depot	\$55.62	office supplies	3/31/2022
Real Page	\$42.34	Tenant screening	4/19/2022
Rose	\$399.00	Service B-104	4/14/2022
Rose	\$399.00	Service A-110	3/22/2022
Rose	\$399.00	Service A-211	4/14/2022
Rose	\$399.00	Service C-112	4/17/2022
Rose	\$399.00	Service C-107	3/22/2022
Rose	\$399.00	Service C-106	3/22/2022
Rose	\$145.00	Contract	4/1/2022
Rose	\$399.00	Service C-111	3/29/2022
Rose	\$399.00	Service - Property	4/12/2022
Rose	\$495.00	Canine inspection	4/8/2022
Roto Rooter	\$199.00	Service Call	4/6/2022
Solar Contract Carpet	\$1,533.48	Service C-203	3/31/2022
Solar Contract Carpet	\$291.08	Service - C-203	4/7/2022
Solar Contract Carpet	\$291.08	Service C-211	4/7/2022
The Recorder	\$37.50	Advertisement	4/15/2022
Triangle Plumbing	\$510.17	Service C-211	4/18/2022

April



A Div. of APCO Inc.

Apartment Maintenance Supplies

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



# INVOICE Page 3 of 108

INVOICE NUMBER	INVOICE DATE
1658581-01	03/23/22
ACCOUNT NUMBER	INVOICE TOTAL
413700	13.56
REMIT PAYMENT TO:	
APCO Inc 5511 Enterprise Drive Lansing, MI 48911	

4021 1 AB 0.461 E0258X 10451 D8869542322 S2 P8923764 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.	03/23/22	Delivery	Net30 Days			
PRODUCT AND DESCRIPTION	QTY ORDERED	QTY SHIPPED	QTY B/O	QTY U/M	UNIT PRICE	CD	EXT AMOUNT
18609 Caulk Alex Paintable White 10oz All-Purpose	6	6	0	ea	2.26		13.56
Lines Total 1		Qty Shipped Total 6			Total Invoice Total		13.56

277-701-785 JSP  
4-5-22



### SAVE TIME AND MONEY WITH OUR FREE E-BILLING INVOICING SERVICE!

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](mailto: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



**CONTRACT INVOICE**

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

Invoice Number: 1939968  
 Invoice Date: 04/11/2022

**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](mailto:AR@appliedimaging.com). Thank you!

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
MG22	Net 15 Days	04/26/2022	\$71.76	<b>\$71.76</b>
Contract Number	Contact	Contract Amount	P.O. Number	Start Date
CN11853-01		\$71.76		09/13/2018
Remarks				
Quarterly overages 3/6/9/12				

**Summary:**

Contract base rate charge for the 04/17/2022 to 05/16/2022 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	<b>\$71.76</b>

**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

277-701-802 JSE  
 4-18-22

**➔ 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
<b>Balance Due:</b>	<b>\$71.76</b>



# D & D MAINTENANCE SUPPLY

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

# Sales Invoice

Invoice #: 167597  
 Invoice Date: 3/31/2022  
 Packing Slip #: 165311

Shipped from MAIN  
 Entered By: LISA

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 #
3/30/2022	Net 15 Days		Standard	

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	1.00	MET05965	WHITE SWAN 2PLY TISSUE 500 SHEET 96/CS	1.00	CS	\$48.92	CS	\$48.92
2	3.00	MET01920	WHITE SWAN MULTIFOLD BLEACHED 12-334/CS	3.00	CS	\$27.75	CS	\$83.25
3	1.00	DDPB	HUSKY 305 BATHROOM CLEANER QT/EA	1.00	CS	\$47.76	CS	\$47.76
<b>SubTotal</b>								<b>\$179.93</b>
Freight (includes Shipping & Handling)								<b>\$0.00</b>
Min. Order Fee								<b>\$0.00</b>
Tax								<b>\$0.00</b>
<b>Total</b>								<b>\$179.93</b>

277-701-785 JR  
 4-11-22

# D & D MAINTENANCE SUPPLY

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

# Sales Invoice

**Invoice #: 167853**  
**Invoice Date: 4/21/2022**  
**Packing Slip #: 165578**

Shipped from MAIN  
 Entered By: LISA

<b>Acct #:</b> MAGA1 <b>Bill To:</b> MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA	<b>Ship To:</b> MAPLE GROVE APTS ALBION BUILDING AUTHORITY 1041 MAPLE ST ALBION, MI 49224- USA			
Fax No: 5176298635				
<b>Order Date</b>	<b>Terms of Sale</b>	<b>Purchase Order</b>	<b>Shipment Method</b>	<b>Tracking #</b>
4/20/2022	Net 15 Days		Standard	

Line	Qty	Item Number	Description	Invoiced	UOM	Unit Price	UOM	Item Total
1	4.00	JAN031422041022	JANITORIAL SERVICE 03/14/22- 04/10/22	4.00	EA	\$125.00	EA	\$500.00
							<b>SubTotal</b>	<b>\$500.00</b>
							<b>Freight (includes Shipping &amp; Handling)</b>	<b>\$0.00</b>
							<b>Min. Order Fee</b>	<b>\$0.00</b>
							<b>Tax</b>	<b>\$0.00</b>
							<b>Total</b>	<b>\$500.00</b>

277-701-785

4-26-22



**VISIT [WWW.GRANGERWASTESERVICES.COM](http://WWW.GRANGERWASTESERVICES.COM)**  
 to pay your bill, request  
 service and more.  
**1-888-947-2643**

# INVOICE

Account Number: 2665650  
 Invoice Date: 3/31/2022  
 Invoice Number: 23880045

T10\*S2136\*\*\*\*\*ALL FOR AADC 481  
 MAPLE GROVE APARTMENTS  
 1041 Maple St  
 Albion, MI 49224-1186



Total Due by 4/25/2022  
**\$239.97**  
*Additional charges will be incurred if payment is not received by due date.*

Description	PO/Ticket	Date	Quantity	Rate	Amount
Service Location: MAPLE GROVE APARTMENTS, 1041 MAPLE ST, ALBION, MI, 49224, Account Number: 2665650 BULK ITEM CHARGES  <i>277-701-785 JR</i> <i>4-11-22</i>  move out bulk items accounts have been charged <i>JR</i>		3/17/2022	6.00	\$38.83	\$232.98

*In order to ensure continue reliable service at a competitive rate this invoice may reflect a price increase.*

Previous Balance:	\$0.00
Payments:	\$0.00
Current Charges:	\$232.98
State/County/Local Surcharges:	\$6.99
Invoice Total:	\$239.97
Total Due:	\$239.97

Please see reverse side for terms, conditions and explanation of fees.



Please make check payable to:  
**Granger**  
 PO Box 22213  
 Lansing, MI 48909-2213

## PAY ONLINE AT [WWW.GRANGERWASTESERVICES.COM](http://WWW.GRANGERWASTESERVICES.COM)

Account Number:	2665650	
Customer Name:	MAPLE GROVE APARTMENTS	
Invoice Date:	3/31/2022	
Invoice Number:	23880045	
<b>Payment Due Date</b>		<b>Amount Paid</b>
Total Due by 4/25/2022: <b>\$239.97</b>		
<i>Additional charges will be incurred if payment is not received by due date.</i>		

Corrections/Comments on reverse side



**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
2606980-000	3/22/22	43109436	1
CUSTOMER P.O.		CUSTOMER NUMBER	
		159564	
TERMS			
Net 30 Days			
SHIP VIA:			
Fedex - Ground			

**SOLD TO:** MAPLE GROVE APARTMENTS  
 1041 MAPLE ST  
 OFFICE  
 ALBION, MI 49224-1186  
 United States of America  
 5176292026

**SHIP TO:** 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 4 OF 4 * 20.0% Order Discount	224.00  44.80-		
<p>277-701-785 JSR 4-5-22</p>						
SUBTOTAL		SHIPPING & HANDLING	TAX	TOTAL	PRE-PAID AMOUNT	BALANCE DUE
179.20		.00	10.75	189.95	.00	189.95

*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
3/22/22	<b>43109436</b>
CUSTOMER NUMBER	ORDER NUMBER
159564	2606980-000
<b>TOTAL DUE</b> ▶	189.95
<b>Amount Enclosed</b> ▶	

0000159564032222431094360000189950



formerly Wilmar

PO BOX 2317  
Jacksonville FL 32203-2317

INVOICE DATE	04/11/2022
INVOICE NUMBER	679207589
ACCOUNT NUMBER	39507
ORDER NO.	MULTIPLE

FOR INQUIRIES CALL: (800) 345-3000  
FAX: (800) 220-3291  
www.HomeDepotPro.com/Multifamily  
customercare@wilmar.com

Please mail payments to the remit address at the bottom of this bill

SOLD TO:  
579 1 MB 0.485 E0055X I0091 D8952787798 S2 P8959074 0001:0002



MAPLE GROVE APTS  
1041 MAPLE ST  
ALBION MI 49224-1186

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL39507	HTG PWK RZR

SHIPPED TO:  
MAPLE GROVE APTS  
1041 MAPLE ST  
ALBION MI 49224

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
MULTIPLE							NET 30 DAYS	0.00				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
1	313111578	17	BIFOLD GUIDE ROD 5-1/8IN 2PK	18	18	0	BG		10.01	180.18		
2	313111588	17	BIFOLD BTM PIVOT ROD 5IN 2PK	8	3	5	BG		7.48	22.44		
3	313111594	17	BIFOLD PIVOT ROD 5-1/8 2PK	3	3	0	BG		9.98	29.94		
4	86-1179	2	Key Blanks - KEY BLANK - KWIKSET K	1	1	0	BX		35.60	35.60		
5	15-6722	7	WD40 SPECIALST SILICONE 11OZ	2	2	0	EA		7.91	15.82		
6	98-9144	5	GORILLA SUPER GLUE 15GRAM BOTTLE	2	2	0	EA		6.61	13.22		
7	29-2070	7	GOOFFOFF 12OZ SPRAY	1	1	0	EA		8.22	8.22		
8	99-0006	8	Simple Green - All purpose cleaner,	1	1	0	EA		17.76	17.76		
				DISCOUNT					-64.63			
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX) 2-Builders Hardware 28.48 5-Tools and Equipment 10.58 7-Paints and Sundries 19.23												
NET MERCHANDISE TOTAL			TAX TOTAL			SPECIAL CHARGES			INVOICE TOTAL			
258.55			0.00			0.00			258.55			

277-701-785 QJ2  
4-26-22

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
39507	679207589	04/11/2022	258.55
			NET DUE DATE 05/11/22
			NET AMOUNT PAID

SOLD TO:  
MAPLE GROVE APTS  
1041 MAPLE ST  
ALBION MI 49224-1186

REMIT TO:  
THE HOME DEPOT PRO  
PO BOX 404284  
ATLANTA GA 30384-4284





formerly Wilmar

PO BOX 2317  
Jacksonville FL 32203-2317

INVOICE DATE	04/11/2022
INVOICE NUMBER	679207589
ACCOUNT NUMBER	39507
ORDER NO.	MULTIPLE

FOR INQUIRIES CALL: (800) 345-3000  
FAX: (800) 220-3291  
[www.HomeDepotPro.com/Multifamily](http://www.HomeDepotPro.com/Multifamily)  
[customercare@wilmar.com](mailto:customercare@wilmar.com)

SOLD TO:



MAPLE GROVE APTS  
1041 MAPLE ST  
ALBION MI 49224-1186

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL39507	HTG PWK RZR

SHIPPED TO:

MAPLE GROVE APTS  
1041 MAPLE ST  
ALBION MI 49224

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS	CASH DISCOUNT AMT				
MULTIPLE							NET 30 DAYS	0.00				
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE

8-Janitorial Supplies			14.21									
17-Building Supplies			186.06									

277-701-7854  
4-20-22

193522

Invoice

SOLD TO Maple Grove Apts		SHIP TO	
ADDRESS 1041 Maple St		ADDRESS SAME	
CITY, STATE, ZIP Hobion, MI 49224		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY Johnson cleaning more	TERMS	DATE April 21 2022

B-210	Empty everything out of apartment	150.00
B-210	Power wash walls	150.00
Total		300.00

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

Invoice Number		Invoice Date
110284		4/17/2022
Advertiser No.	Amount Due	Due Date
10587	\$32.50	5/2/2022

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. 110284		4/17/2022
Item Dates	Order No.	Description	No. of Runs	Ad Size	SubTotal	Sales Tax	Amount
4/3/2022 - 4/3/2022	52818	Display ad: Senior citizens 62 years or older and individuals aged 55-62 with a verifiable disability Morning Star	1	Display ad			\$16.25
4/17/2022 - 4/17/2022	52988	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

<b>SUMMARY</b>	Advertiser No.	10587	Invoice No.	110284	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 JSP  
 4-26-22



# INVOICE



PO Box 842899 Dallas TX 75284-2899

Invoice No	Account No	Ref. No
I2204124993	A0901015355	CUS05682

Account Name
MAPLE GROVE APTS.

Invoice Date	Total Due	Due	Page No
04/19/2022	42.34	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
<b>LeasingDesk Screening Criminal Classification</b> 03/28/2022 - AppID 138:Kimberly Richard 03/28/2022 - AppID 139:Kathryn Ames	2.00	3.2500	6.50	0.00	0.00	6.50
<b>LeasingDesk Screening National Criminal Search</b> 03/28/2022 - AppID 138:Kimberly Richard 03/28/2022 - AppID 139:Kathryn Ames	2.00	5.7500	11.50	0.00	0.00	11.50
<b>LeasingDesk Screening National Sex Offender Search</b> 03/28/2022 - AppID 138:Kimberly Richard 03/28/2022 - AppID 139:Kathryn Ames	2.00	1.0000	2.00	0.00	0.00	2.00
<b>LeasingDesk Screening Credit</b> 03/28/2022 - AppID 138:Kimberly Richard 03/28/2022 - AppID 139:Kathryn Ames	2.00	11.1700	22.34	0.00	0.00	22.34
<b>Total</b>			42.34	0.00	0.00	42.34

277-701-802 JZR  
4-26-22

Please cut this portion and send it along with your payment

Invoice No	Account No	Ref. No	Account Name	Invoice Date	Total Due	Due
I2204124993	A0901015355	CUS05682	MAPLE GROVE APTS.	04/19/2022	42.34	NET 30

Payable to Realpage, Inc.:

Amount Enclosed	Check #

Send Payment To:  
Realpage, Inc.  
PO Box 842899  
Dallas TX 75284-2899

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

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

I220412499300CUS0568200000042341





FIRST PEST CONTROL SERVICE  
HOME • INDUSTRIAL • COMMERCIAL

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

70003629	70836554	399.00
PAYMENT DUE DATE	INVOICE DATE	AMOUNT ENCLOSED
4/17/2022	3/22/2022	
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS		
maplegroveapts@gmail.com		

MDG2022 00000427 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	3/22/2022	70836554	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/22/2022	70836554	Bedbugs - Conventional Service	399.00	-	399.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 <i>JS</i></p> <p>4-11-22</p> <p>APPLICATION FOR BED BUGS IN UNIT B-104; 15 &amp; 30 DAY FOLLOW UP INCLUDED</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

**TOTAL AMOUNT DUE** 399.00

THIS INVOICE DOES NOT REFLECT A



70836554 Billing / Service Questions  
Call 517-322-9422

100000 01 01 000427 000427 P



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

70003629	70836558	Page 69 of 108
PAYMENT DUE DATE 4/17/2022	INVOICE DATE 3/22/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000428 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	3/22/2022	70836558	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/22/2022	70836558	Bedbugs - Conventional Service	399.00	-	399.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 JSZ 4-11-22</p> <p>APPLICATION FOR BED BUGS IN UNIT A-110; 15 &amp; 30 DAY FOLLOW UP INCLUDED</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

TOTAL AMOUNT DUE



399.00

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The answer since 1860

70836558

Billing / Service Questions  
Call 517-322-9422

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

70003629	70836538	399.00 Page 70 of 108
PAYMENT DUE DATE 4/17/2022	INVOICE DATE 3/22/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000423 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	3/22/2022	70836538	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/22/2022	70836538	Bedbugs - Conventional Service	399.00	-	399.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 JSZ 4-11-22</p> <p>APPLICATION FOR BED BUGS IN UNIT A-211; 15 &amp; 30 DAY FOLLOW UP INCLUDED</p> <p>Payments can be made online at:  <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

**TOTAL AMOUNT DUE** 399.00

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70836538

Billing / Service Questions  
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Troy, MI 48099-0309

70003629	70836541	Page 799 of 108
PAYMENT DUE DATE 4/17/2022	INVOICE DATE 3/22/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

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MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION, MI 49224

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Troy, MI 48099-0309

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PURCHASE ORDER NUMBER	CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER
	70003629	3/22/2022	70836541

DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
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3/22/2022	70836541	Bedbugs - Conventional Service	399.00	-	399.00
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Visit us at [www.rosepestsolutions.com](http://www.rosepestsolutions.com)

277-701-802 JSZ  
4-11-22

APPLICATION FOR BED BUGS IN UNIT C-112; 15 & 30 DAY FOLLOW UP INCLUDED

Payments can be made online at:  
<https://rosepest.pestconnect.com>

<b>TOTAL AMOUNT DUE</b>	399.00
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70836541

Billing / Service Questions  
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AMERICA'S  
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 P.O. Box 309  
 Troy, MI 48099-0309

70003629	70836547	Page 72 of 108
PAYMENT DUE DATE	INVOICE DATE	AMOUNT ENCLOSED
4/17/2022	3/22/2022	399.00
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS		
maplegroveapts@gmail.com		

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

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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	3/22/2022	70836547	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/22/2022	70836547	Bedbugs - Conventional Service	399.00	-	399.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 JSZ 4-11-22</p> <p>APPLICATION FOR BED BUGS IN UNIT C-107; 15 &amp; 30 DAY FOLLOW UP INCLUDED</p> <p>Payments can be made online at:  <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

**TOTAL AMOUNT DUE**



399.00

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70836547

Billing / Service Questions  
 Call 517-322-9422

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

70003629	70836551	Page 73 of 108
PAYMENT DUE DATE	INVOICE DATE	AMOUNT ENCLOSED
4/17/2022	3/22/2022	
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS		
maplegroveapts@gmail.com		

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MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION, MI 49224

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Troy, MI 48099-0309

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PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	3/22/2022	70836551	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/22/2022	70836551	Bedbugs - Conventional Service	399.00	-	399.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 JH</p> <p>4-11-22</p> <p>APPLICATION FOR BED BUGS IN UNIT C-106; 15 &amp; 30 DAY FOLLOW UP INCLUDED</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

TOTAL AMOUNT DUE



399.00

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The answer since 1860

70836551

Billing / Service Questions  
Call 517-322-9422

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The answer since 1860

CLIENT NUMBER 70003629	INVOICE NUMBER 70833747	AMOUNT DUE Page 74 of 108
PAYMENT DUE DATE 4/26/2022	INVOICE DATE 4/1/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

MDG2022 00000231 01



MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION, MI 49224

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Troy, MI 48099-0309

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PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	4/1/2022	70833747	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
4/1/2022	70833747	Pest Control - Contract	145.00	-	145.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 <i>JS</i></p> <p>4-18-22</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

TOTAL AMOUNT DUE 145.00



70833747

Billing / Service Questions  
Call 517-322-9422

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70003629	70836544	399.00
PAYMENT DUE DATE	INVOICE DATE	AMOUNT ENCLOSED
4/24/2022	3/29/2022	
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS		
maplegroveapts@gmail.com		

MDG2022 00000340 01



MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION, MI 49224

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Troy, MI 48099-0309

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PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	3/29/2022	70836544	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
3/29/2022	70836544	Bedbugs - Conventional Service	399.00	-	399.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 JSZ 4-18-22</p> <p>APPLICATION FOR BED BUGS IN UNIT C-111: 15 &amp; 30 DAY FOLLOW UP INCLUDED</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					

TOTAL AMOUNT DUE 399.00



70836544

Billing / Service Questions  
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Troy, MI 48099-0309

70003629	70837383	289.00
PAYMENT DUE DATE	INVOICE DATE	AMOUNT ENCLOSED
5/4/2022	4/12/2022	
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS		
maplegroveapts@gmail.com		

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 MAPLE GROVE APARTMENTS  
1041 MAPLE ST  
ALBION, MI 49224

C L I E N T

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PURCHASE ORDER NUMBER	CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER
	70003629	4/12/2022	70837383

DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
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4/12/2022	70837383	Appl - Commercial	399.00	-	399.00
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Visit us at [www.rosepestsolutions.com](http://www.rosepestsolutions.com)

277-701-802 JSE  
4-26-22

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Property

Payments can be made online at:  
<https://rosepest.pestconnect.com>

<b>TOTAL AMOUNT DUE</b>	399.00
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70837383 Billing / Service Questions  
Call 517-322-9422

100000 01 01 000408 000408 P



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

CLIENT NUMBER 70003629	INVOICE NUMBER 70837360	AMOUNT DUE 495.00 Page 77 of 108
PAYMENT DUE DATE 5/4/2022	INVOICE DATE 4/8/2022	AMOUNT ENCLOSED
CREDIT CARD NUMBER		EXP. DATE
CREDIT CARD SIGNATURE		SEC CODE
EMAIL ADDRESS maplegroveapts@gmail.com		

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MAPLE GROVE APARTMENTS  
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ALBION, MI 49224

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

INVOICE

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PURCHASE ORDER NUMBER		CLIENT NUMBER	INVOICE DATE	INVOICE NUMBER	
		70003629	4/8/2022	70837360	
DATE	ORDER #	DESCRIPTION	SUB-TOTAL	TAX	TOTAL
4/8/2022	70837360	Canine Inspection Recurring	495.00	-	495.00
<p>Visit us at <a href="http://www.rosepestsolutions.com">www.rosepestsolutions.com</a></p> <p>277-701-802 JSR 4-26-22</p> <p>Payments can be made online at: <a href="https://rosepest.pestconnect.com">https://rosepest.pestconnect.com</a></p>					



70837360

Billing / Service Questions  
Call 517-322-9422

TOTAL AMOUNT DUE 495.00

THIS INVOICE DOES NOT REFLECT A



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 55404894  
 Invoice Date 4/6/2022  
 Completed Date 4/6/2022  
 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 #a206  
 Albion, MI 49224 USA

Description of Work

Arrived and was told by Don Spanger called the office to say the problem resolved itself as entering unit. Tech checked to make sure everything was working well and all tested great/could not duplicate issue with blockage. Service call.

Task #	Description	Quantity	Your Price	Your Total
COSC101	Commercial Service Call	1.00	\$149.00	\$149.00
ALBION	Albion	1.00	\$50.00	\$50.00

Potential Savings \$19.90  
 Sub-Total \$199.00  
 Tax 0% \$0.00  
 Total Due \$199.00  
 Balance Due \$199.00

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*

4/6/2022

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 Thai Jones 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*

4/6/2022

*277-701-785*  
*4-11-22*



12227 Beech Daly Rd  
 Redford, MI 48239  
 (248) 352-4400



**SOLAR CONTRACT CARPET**

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JRance Property Management  
 Maple Grove Apts  
 1041 Maple St  
 Albion MI 48224

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JRance Property Management  
 Maple Grove Apts  
 1041 Maple St  
 Albion MI 48224

Invoice NO. <b>1673004</b>	Invoice Date. <b>3/31/2022</b>
TERMS: <b>Net 15</b>	
SHIP TO PROPERTY	Maple Grove Apts
ACCOUNT MANAGER	11
CUSTOMER NUMBER	JRA5301MAP84 1741744 <b>TAX EXEMPT</b>

Unit: C - 203	P.O: BID	Install Date: 3/31/2022
FLOOR PLAN: 1-1	Complete	
DESCRIPTION	UNITS	AMOUNT
Carpet TK Franchise II 26 Common Stretch In - 800 Salsa	63.00 @ 21.85	1,376.55
Remove Existing Carpet From Property	63.00 @ 1.00	63.00
Take Up Carpet Glue Down Std	63.00 @ 1.25	78.75
	<b>SUB-TOTAL:</b>	<b>1,518.30</b>

277-701-785 JSZ  
 4-11-22

WHEN REMITTING -- SHOW AMOUNT APPLICABLE TO EACH INVOICE. ALL PAST DUE ACCOUNTS WILL BE CHARGED THE MAXIMUM INTEREST RATE ALLOWABLE BY LAW. ALL APPLICABLE TAXES ARE INCLUDED IN THIS INVOICE.

<b>SUB-TOTAL</b>	<b>1,518.30</b>
<b>TOTAL</b>	<b>1,518.30</b>
<b>After 04/30/22:</b>	<b>1,533.48</b>

**WHEN REMITTING - SHOW AMOUNT APPLICABLE TO EACH INVOICE**

PMC: JRance Property Management  
 Property: Maple Grove Apts  
 Address: 1041 Maple St  
 Albion MI 48224



**SOLAR CONTRACT CARPET**

12227 Beech Daly Rd  
 Redford, MI 48239

Invoice Date: 3/31/2022  
 Invoice NO: 1673004

CUSTOMER NUMBER  
 JRA5301MAP84 1741744

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT  
 THANK YOU. WE APPRECIATE YOUR BUSINESS

<b>TOTAL</b>	<b>1,518.30</b>
<b>After 04/30/22:</b>	<b>1,533.48</b>

12227 Beech Daly Rd  
Redford, MI 48239  
(248) 352-4400



**SOLAR CONTRACT CARPET**

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Maple Grove Apts  
1041 Maple St  
Albion MI 48224

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JRance Property Management  
Maple Grove Apts  
1041 Maple St  
Albion MI 48224

Invoice NO. <b>1673270</b>	Invoice Date. <b>4/7/2022</b>
TERMS: <b>Net 15</b>	
SHIP TO PROPERTY	Maple Grove Apts
ACCOUNT MANAGER	11
CUSTOMER NUMBER	JRA5301MAP84 1744270 <b>TAX EXEMPT</b>

Unit: <b>C - 203</b>	P.O: C-203	Install Date: 4/7/2022
FLOOR PLAN: 1-1	Kitchen	
DESCRIPTION	UNITS	AMOUNT
Sheet Vinyl TK Living Quarters Glue Down Pressure Sensitive - 511 Lincoln	10.00 @ 16.60	166.00
Wallbase & Moldings TK Vinyl Cove 4"x4' Roppe - P172 Champagne	24.00 @ 1.35	32.40
Labor Floor Prep per SY	10.00 @ 1.98	19.80
Labor Move Appliance	2.00 @ 15.00	30.00
Labor Remove Existing Sheet Vinyl From Property	10.00 @ 1.00	10.00
Labor Take Up Sheet Vinyl Glue Down	10.00 @ 3.00	30.00
Minimum Labor Charge	55.00	0.00
<b>SUB-TOTAL:</b>		<b>288.20</b>

277-701-785  
4-18-22

WHEN REMITTING -- SHOW AMOUNT APPLICABLE TO EACH INVOICE. ALL PAST DUE ACCOUNTS WILL BE CHARGED THE MAXIMUM INTEREST RATE ALLOWABLE BY LAW. ALL APPLICABLE TAXES ARE INCLUDED IN THIS INVOICE.

**WHEN REMITTING - SHOW AMOUNT APPLICABLE TO EACH INVOICE**

<b>SUB-TOTAL</b>	<b>288.20</b>
<b>TOTAL</b>	<b>288.20</b>
<b>After 05/07/22:</b>	<b>291.08</b>

PMC: JRance Property Management  
Property: Maple Grove Apts  
Address: 1041 Maple St  
Albion MI 48224



**SOLAR CONTRACT CARPET**

12227 Beech Daly Rd  
Redford, MI 48239

Invoice Date: 4/7/2022  
Invoice NO: 1673270

CUSTOMER NUMBER  
JRA5301MAP84 1744270

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT  
THANK YOU. WE APPRECIATE YOUR BUSINESS

<b>TOTAL</b>	<b>288.20</b>
<b>After 05/07/22:</b>	<b>291.08</b>

12227 Beech Daly Rd  
 Redford, MI 48239  
 (248) 352-4400



**SOLAR CONTRACT CARPET**

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JRance Property Management  
Maple Grove Apts  
1041 Maple St  
Albion MI 48224

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JRance Property Management  
Maple Grove Apts  
1041 Maple St  
Albion MI 48224

Invoice NO. <b>1673269</b>	Invoice Date. <b>4/7/2022</b>
TERMS: <b>Net 15</b>	
SHIP TO PROPERTY	Maple Grove Apts
ACCOUNT MANAGER	11
CUSTOMER NUMBER	JRA5301MAP84 1744269 <b>TAX EXEMPT</b>

Unit: <u>C - 211</u>	P.O: C-211	Install Date: 4/7/2022
FLOOR PLAN: 1-1	Kitchen	

DESCRIPTION	UNITS	AMOUNT
Sheet Vinyl TK Living Quarters Glue Down Pressure Sensitive - 511 Lincoln	10.00 @ 16.60	166.00
Wallbase & Moldings TK Vinyl Cove 4"x4' Roppe - P172 Champagne	24.00 @ 1.35	32.40
Labor Floor Prep per SY	10.00 @ 1.98	19.80
Labor Move Appliance	2.00 @ 15.00	30.00
Labor Remove Existing Sheet Vinyl From Property	10.00 @ 1.00	10.00
Labor Take Up Sheet Vinyl Glue Down	10.00 @ 3.00	30.00
Minimum Labor Charge		55.00
Trip Charge		55.00
	<b>SUB-TOTAL:</b>	<b>288.20</b>

*277-701-785 JR  
4-18-22*

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<b>SUB-TOTAL</b>	<b>288.20</b>
<b>TOTAL</b>	<b>288.20</b>
<b>After 05/07/22:</b>	<b>291.08</b>

**WHEN REMITTING - SHOW AMOUNT APPLICABLE TO EACH INVOICE**

PMC: JRance Property Management  
 Property: Maple Grove Apts  
 Address: 1041 Maple St  
 Albion MI 48224



**SOLAR CONTRACT CARPET**

12227 Beech Daly Rd  
 Redford, MI 48239

Invoice Date: 4/7/2022  
 Invoice NO: 1673269

CUSTOMER NUMBER  
 JRA5301MAP84 1744269

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<b>TOTAL</b>	<b>288.20</b>
<b>After 05/07/22:</b>	<b>291.08</b>

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

Invoice Number

Invoice Date

110286

4/15/2022

Advertiser No.

Amount Due

Due Date

10587

\$12.50

4/30/2022

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. 110286

4/15/2022

Item Dates	Order No.	Description	No. of Runs	Ad Size	SubTotal	Sales Tax	Amount
3/3/2022 - 3/31/2022	52865	Display ad: 2.5", Senior Housing The Recorder	3	1 x 2.5			\$37.50
						Sub Total:	\$37.50
						Total Transactions: 3	Total: \$37.50

SUMMARY	Advertiser No.	10587	Invoice No.	110286	Invoice Amount	\$37.50
					Amount Paid	\$25.00

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

277-701-900  
 4-26-22

# TRIANGLE PLUMBING INC

P.O. BOX 546  
ALBION, MI 49224

## Invoice

Date	Invoice #
4/18/2022	23841

Bill To

Maple Grove Apartments  
1041 Maple St  
Albion, MI 49224

Ship To  
Apt C-211

P.O. No.

Our Job Number  
35897

Quantity	Description	Serviced	Amount
	Replace toilet and seat with Comfort height toilet	3/31/2022	
	Materials		270.17
	Labor Charge		225.00
	Disposal of Old Toilet		15.00
	Sales Tax		0.00
<p><i>277-701-785</i></p> <p><i>4-26-22</i></p>			

<b>Total</b>	
<b>Balance Due</b>	\$510.17

Phone #	Fax #
5178572425	517 857-2450

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

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 Five Hundred~~ and No/100 Dollars (~~\$1500.00~~) per month. Said rent shall be due on the first (1<sup>st</sup>) of each month and shall be in addition to any sums due under Section 11 of this lease. 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 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-Fivesixty-six and No/100 Dollars (\$125.00166.66 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

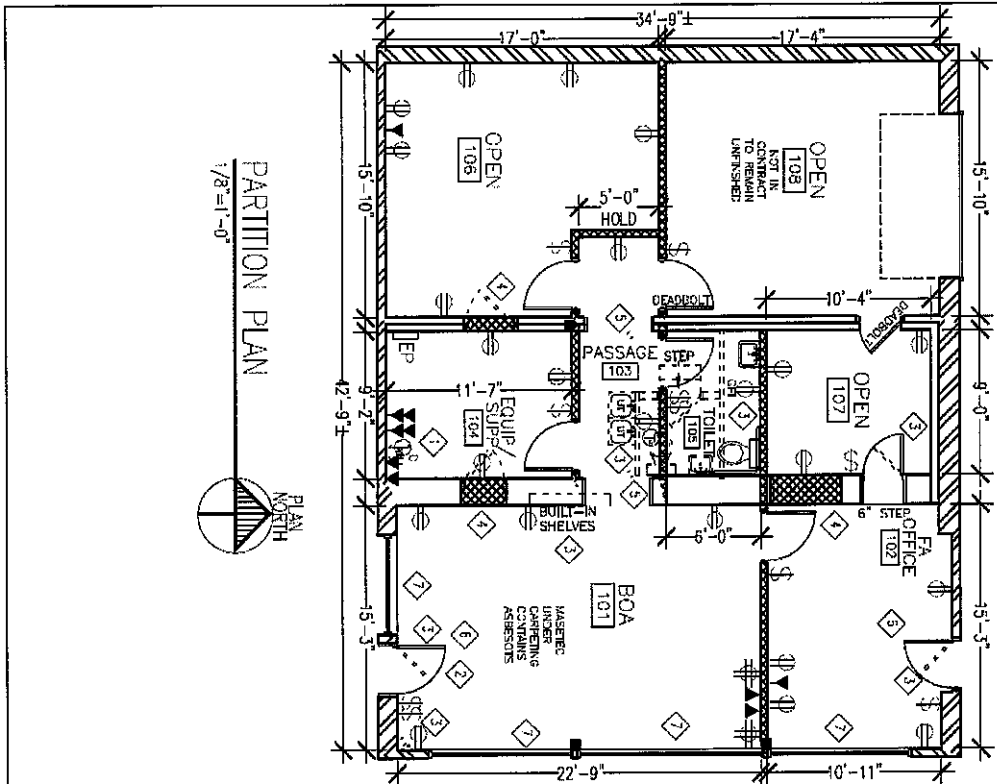
Date: 12-13-16

Its: Lensing Coordinator

Date: 12/1/16







**KEYED NOTES:**

1. PHONE COMPANY SERVICE TO BE INSTALLED AT SPEC LOCATION PER DETAIL ON SHEET 6 OF 6 AND PER SPECIFICATIONS ON 1ST DAY OF CONSTRUCTION. EVAL PHOTO TO LESSEE CONTRACTOR TO COMPLETE WORK ASAP.
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 DEPT MODEL #HL-6188 OR COMPAREABLE ALTERNATIVE.
3. DEMO EXISTING PARTITION/WINDOW/DOOR/TOLLET/VULNERITY 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'-3" CASSED OPENING IN EXISTING PARTITION AS SHOWN.
6. INSTALL NEW GLASS ENTRY DOOR AND NEW REAR ENTRY DOOR WITH GLASS INSERT TO MEET BUILDING STANDARD & ALL LOCAL FIRE CODES.
7. REPLACE EXISTING WINDOWS IN BRANCH SIZED 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 MILLION 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 SPEC LOCATION IN EQUIP/SPEL ROOM. SET DETAIL ON SHEET 5 OF 5.
5. DEMO EXISTING COULTERS OVER 18" LEFT. INSTALL NEW ELECTRICAL PER PLAN UNLESS OTHERWISE NOTED.
6. INSTALL/RELOCATE ELECTRICAL PANEL MEETS GC SPECIFICATIONS. UNDOOR OR ADD SUBPANEL AS REQUIRED.
7. 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.
8. REMOVE EXISTING CEILING GRID AND TILE. INSTALL NEW 2'x4' ACOUSTICAL CEILING GRID & TILES AT HEIGHT OF EXISTING WITH 2'x4' LED-DRIVE FLUORESCENT LIGHT FIXTURES TO MEET EDWARD JONES LIGHTING SPECIFICATIONS. (2) NIGHT LIGHTS TO BE HARDWIRED AT 101 & 103. 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 GALLON 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 WIRING.
13. INSTALL 3'-0" E-PANEL SOUND BLOC DOORS THROUGHOUT. PROMOTE & INSTALL STORE ROOM LOCKSET & DOOR CLOSER AT 104. PROMOTE & INSTALL PRIMARY LOCKSET & DOOR CLOSER AT 105. PAINT DOORS AND FRAMES WHITE.

CONTRACTOR MUST HAVE ALL 6 PAGES OF THESE DESIGN INTENT DRAWINGS. IF YOU ARE MISSING ANY OF THESE 6 PAGES, PLEASE CONTACT DESIGNER AT PHONE NUMBER LISTED IN TITLEBLOCK. SEE PAGE 1 OF 6 FOR ADDITIONAL NOTES.

NO.	DATE	DESCRIPTION
<b>ISSUES/REVISIONS</b>		

**Edward Jones**  
 BRANCH FACILITIES  
 201 N. CLINTON ST  
 ALBION, MI 49221  
 SQUARE FOOTAGE 1584  
 DATE 8.11.2016  
 DEMARC EXTENSION WORK PER DETAIL ON SHEET 6 OF 6. IQ SE COMPIITD ON THE FIRST DAY OF CONSTRUCTION. GC TO INSTALL BOARD AND CONDUIT AND COORDINATE PHOTO TO CATALING COORPNATOR TO CONFIRM WORK COMPLETION



EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

- GENERAL NOTES:**
1. GENERAL NOTE: 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.

**EdwardJones** 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:

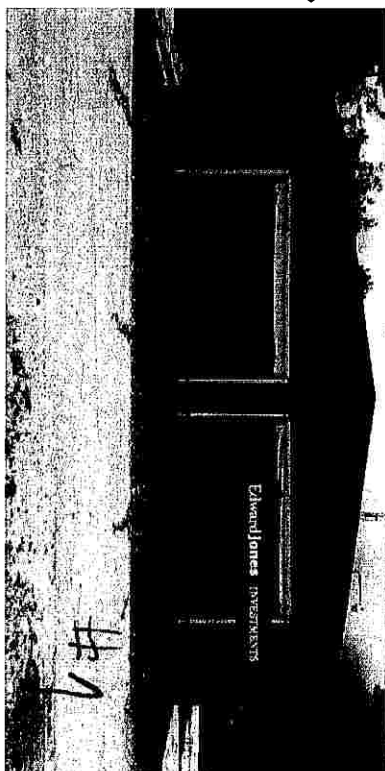
Its:

EXHIBIT C  
LESSEE SIGNAGE

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

30"

11'-10"



ON B 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

<b>FASTSIGNS</b>	
NATIONAL ACCOUNTS	
ACCOUNT #	EDWARD JONES
SCREENING #	06741-2ART1
ADDRESS	221 N. CROWN ST
PHONE #	402-441-1412

GENERAL SHADING SPEC. DRAWING	
DRAWING NUMBER	SCALE
1 of 3	N/A
DATE OF PRINT	DATE
09/13/16	09/13/16
Notes: 9 pin and address 14712	

LANDLORD OR AGENT SIGNATURE HERE X

Please sign & return drawings to FASTSIGNS

Signature below indicates approval of BOTH design & placement of signs

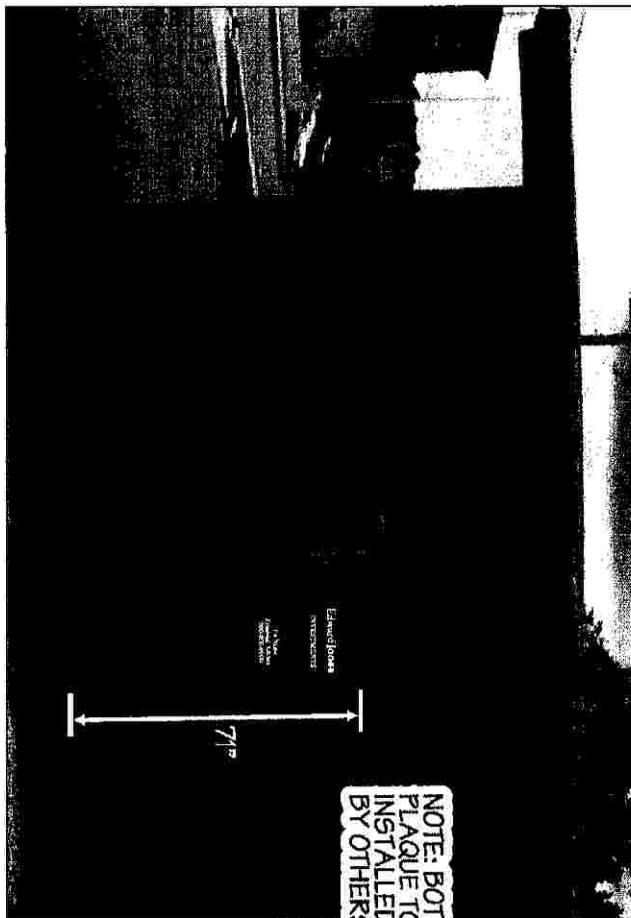
DATE \_\_\_\_\_

\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\*

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.

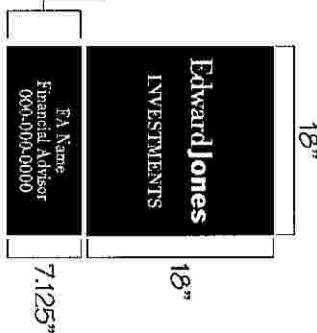
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

<b>REVISION-1</b>	
09/13/16	
BY	DATE
09/13/16	09/13/16
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE REPRODUCER AGREES, IF SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, FOR ANY PURPOSES WITHOUT PERMISSION.	



SOE ELE ION

**NOTE: BOTTOM PLAQUE TO BE INSTALLED BY OTHERS**



**SIGN TYPE T2 PAN COMBO**

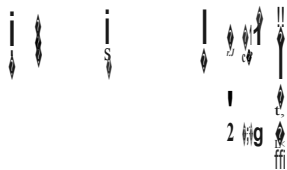
- QTY: 1
- FORMED .030 ALUMINUM PANEL
- EDGES BENT TO DEPTH OF 1/8"
- WITH CORNERS WELDED AND GROUND SMOOTH
- BACKGROUND PTM PANTONE 5635 DK GREEN WITH MATTE FINISH
- LOGO TEXT SILK-SCREENED WHITE
- ALL BORDERS AND RULE LINES SILK-SCREENED PANTONE 371 LT. GREEN
- COPY ON LOWER PANEL IS PREMIUM WHITE VINYL, BOLDONI BOLD TYPE
- INSTALL AS SHOWN

**FASTSIGNS**  
NATIONAL ACCOUNTS

ACCOUNT #  
**EDWARD JONES**

PHONE  
**06741-2ART2**

REPRESENTATIVE



**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.

Larry's Floorcovering & Paint Spot, Inc.

827 W Michigan Av  
Marshall MI 49068

# Estimate

Date	Estimate #
5/31/2022	2015

Name / Address
Maple Grove Apartments 1041 Maple St. Albion, MI 49224

Project

Description	Qty	Cost	Total
We hereby submit and agree to provide and install the following. All areas are to be empty of all non-stationary items. Area is to be ready for installation by Larry's Floor Covering			
Front Lobby & 2 Hall Ways Off Lobby : Shaw On The Move 54801 Color To The Point 01505		0.00	
Carpet		2,979.80	2,979.80
Adhesive		201.34	201.34
Installation		885.89	885.89
Carpet Removal		332.14	332.14
We propose to furnish materials and labor - complete with the above specifications. Payment to be made as follows: 50% with acceptance of this estimate and balance upon completion of the job.			0.00
All Areas Are To Be Empty Of Furniture & Ready For Carpet Removal		0.00	

<b>Subtotal</b>		\$4,399.17
-----------------	--	------------

All material is guaranteed to be as specified. All work to be done in a workman-like manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by workman's compensation insurance.		<b>Sales Tax (6.0%)</b>	\$0.00
---	--	-------------------------	--------

<b>Total</b>		\$4,399.17
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Note: The proposal may be withdrawn if not accepted within 60 days

Signature \_\_\_\_\_

<b>7. Proposal / Contract</b>		60552
<b>Solar Contract Carpet - Detroit</b> 12227 Beech Daly Rd Redford, MI 48239 Phone: (248) 352-4400 • (734) 971-4400 • Fax: (313) 937-1823		
PURCHASERS NAME	JRance Property Management	JOB NAME
STREET	1041 Maple St	STREET
CITY, STATE, AND ZIP CODE	Albion, MI 49224	CITY, STATE, AND ZIP CODE
PHONE #	(269) 929-7508	PHONE #
ATTENTION	JoEllen	Date
PROPOSAL NAME	Lobby & Elevator	Broadloom
		2-10-22
We propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:		Dollars _____
Payment to be made as follows:		NET 30
We hereby submit specifications and estimates for:		
<b>Includes: Carpet, Take Up, floor prep, Re Install transitions, &amp; Install-</b>		
<i>Areas: Lobby Area &amp; Elevator</i>		
	<u>Broadloom</u>	
Patcraft Full Moon: Mldnight Path	6,593.40	
Adhesive 4 gal (BL Cpt)	345.75	
Seam Sealer Carpet	64.65	
Floor Prep per SY	293.04	
Take Up Existing Carpet	185.00	
Remove Existing Carpet From Property	148.00	
Re-Installation Existing Transitions - LF	24.00	
Reducer Vinyl	30.00	
<b>Total Sales:</b>	<b>\$7,683.84</b>	
*Floor prep listed above is std prep only. If additional floor repair/leveling is required it will be invoiced at \$55.00 hr		
The above price includes installation and all appropriate tax on materials only.		
<b>Additional Services:</b>		
Floor Prep \$55.00 hr	Metal \$ 1.25 plf	T-Track \$3.25 plf    Repairs \$75.00 Flat Rate
<b>**THANK YOU FOR THE OPPORTUNITY TO BID THIS WORK FOR YOU!**</b>		
1. A service charge of 1 1/2% per month on all past due accounts will be charged(18% per annum). 2. Prices herein are firm for 30 days from the date of this proposal. 3. Electric current, heat, hoisting and/or elevator service to be furnished without charge to seller. 4. Purchaser shall provide floors covered by this proposal - smooth, level, and free from debris prior to installation of merchandise sold hereunder. 5. No Liability shall accrue against seller as a result of breach of these terms and conditions resulting from any strike, act of God, lockout, accident, or any other delay. 6. All material is guaranteed to be as specified and all work is to be completed in a workmanlike manner according to standard practices. 7. Any alteration or deviation from job specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the prop. 8. Any proposal for work of an unlimited quantity will be subject to change. A new proposal/contract form will be submitted by seller, which must be accepted by purchaser within 30 days or the contract will become null and void at the completion of the 30 day acceptance period. 9. All orders subject to credit approval by Solar Contract Carpet.		
Seller's Name & Signature: Jeanine Streight		Date: 02/10/22
<b>Acceptance of Proposal -</b> The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.		
Customer's Printed Name:		Title:
Date of Acceptance:	Signature:	



**SIMPLE FLOORING SOLUTIONS**

808 W Ganson, Jackson MI 49201  
517 793.1971  
Simpleflooringsolutions@gmail.com

**Estimate**

Date	Estimate #
6/2/2022	6094

## Name / Address

Maple Grove Apartmens  
1041 Maple St  
Albion, MI 49224

## Rep

Tony

## Contact #

629.2026

## Terms

1/2 Down / Bal. On Comp

Area	Item	Description	Qty	Sqft Price	Total
Common Area . 2 Halls & Elev	Carpet	Cannonboro - Willow Brook Glued Down ( No Pad )	1,272	4.55333	5,791.84
	Rip & Disposal	Rip & Disposal	1,200	0.35	420.00

On the behalf of the entire Simple Flooring Solutions Team, I would like to thank you for considering us for your current project. Without customers like you, we would not exist. I hope you found value in our product offering, our product knowledge and our 30 years of flooring experience.

You can buy similar products elsewhere, but please consider, these 3 things.

1. If I have a problem, is it my problem?
2. If I am not satisfied with my purchase will they replace it, without a hassle?
3. How skilled are their workers?

I believe Simple Flooring Solutions is the best overall value when you consider both price and service.

If you find we are not the right fit for your project, please continue to shop local. Large corporations create jobs, but they kill more. Jackson is all of our home and if we all don't do our part to improve it, we will wake up and there will be only one store at our mall.

**Total**

\$6,211.84