



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Cstrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

April 1, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Estate of Jeanette D. Willis
401 W Oakbrook Apt 147
Ann Arbor, MI 48103-6428

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number 09-12-02-405-018

Dear Property Owner:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that the Estate of Jeanette D. Willis is the owner of the property located at 2460 Yost Blvd, but that communication is to be sent to the address on Oakbrook listed above. The property is more fully described in the Assessor's Records as follows:

LOT 27 PITTSFIELD PARK NO. 2

This letter is to provide notice that the City finds that the building on the property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsection 10. A copy of Chapter 101 is enclosed. Specific defects that render the building[s] dangerous include, but are not limited to, the following:

- **Building has been unoccupied for 180 days or more without being listed for sale or lease.**

It is requested that you contact the Building Official by the end of the business day on April 14, 2016, to discuss your intentions for demolishing the building or to provide proof satisfactory to the City Attorney that the property is **actually listed** for sale or lease.

Mr. James Daniel provided us with a copy of a contract to sell between Marci Childs and a realtor. It came to our attention earlier this week that the realtor is

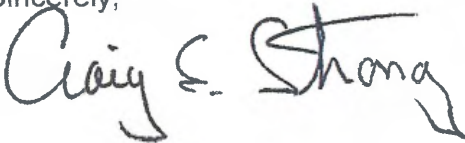
not fully authorized to list the property. We note also that the copy sent to us is not signed by the seller.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the Building Official. I can be reached by email or telephone.

Sincerely,



Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc (w/ enclosure) by certified and first class mail to:

Marci Childs
1398 Haybrooke Dr
Gahanna, OH 43230-6428

James H. Daniel
Daniel & Daniel
535 Griswold St Ste 111-270
Detroit, MI 48226-3604

cc (w/enclosure) by first class mail to:

James Daniel
20317 Glastonbury Road
Detroit, MI 48219

cc: Derek Delacourt, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron St., P.O. Box 8647, Ann Arbor, Michigan 48107-8647

Phone (734) 794-6170

FAX (734) 994-4954

www.a2gov.org

Office of The City Attorney

March 11, 2016

BY FIRST CLASS MAIL & EMAIL (jamez48det@aol.com)

James H. Daniel
Daniel & Daniel
535 Griswold St Ste 111-270
Detroit, MI 48226-3604

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number 09-12-02-405-018

Dear Mr. Daniel:

At the Ann Arbor Building Board of Appeals meeting on **March 18, 2016, at 1:30 p.m.** City staff will report on the condition of the above-referenced property that was previously determined to be a "dangerous building" under City Code. If you have any information for the Board, please plan to attend and/or send me written communication to pass on to Board members. The meeting is in City Council Chambers, which is on the 2nd floor of Ann Arbor City Hall at 301 East Huron in Ann Arbor.

The house continues to be considered a dangerous building because, to our knowledge, it is not listed with a licensed realtor for sale or lease. Specifically, the definition of "dangerous building" in Code Section 9:382 includes a building that "remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under the state occupational code." A copy of the ordinance is enclosed.

It is hoped that you will be able to list the property by next Friday. If not, it will be necessary to resume proceedings with the recommendation of demolition.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Kristen D. Larcom
Senior Assistant City Attorney

Enc.

Development Services Unit in writing not more than 30 days after the dwelling no longer qualifies for this exception.

- (c) A new building or new structure under construction that meets all of the following conditions: 1) has a valid building permit, 2) demonstrates that significant and continuous progress is being made toward completion, 3) secures the property and takes all other necessary safety precautions, and 4) otherwise complies with this chapter and all applicable laws, ordinances, and regulations.

In the case of a single family dwelling only that is deemed dangerous under this subsection only, the city will send notice by first class mail to the owner or agent as indicated by the records of the City Assessor that administrative or other legal proceedings under this subsection may be commenced against the owner in 10 business days after the notice is mailed.

(Ord. No. 41-05, § 3, 10-17-05)



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Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460

September 17, 2015

Jeanette D. Willis
C/O: James Daniel
Marcea Childs
2460 Yost Blvd
Ann Arbor, MI 48103

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-12-02-405-018

Dear Property Owner and Ms. Childs & Mr. Daniel:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for the Dangerous Building Notice and Order for the conditions at 2460 Yost Blvd.

The meeting will take place on Thursday, September 24, 2015 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting if needed.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
cstrong@a2gov.org



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**BUILDING BOARD OF APPEALS MEETING SEPTEMBER 24, 2015
NOTICE OF CONTINUATION**

September 1, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL

Marcea Childs
1398 Haybrooke Dr
Columbus, OH 43230

RE: 2460 Yost Blvd, Ann Arbor, Michigan 48104
Parcel Identification Number ("PIN"): **09-12-02-405-018**

Dear Ms. Childs:

This letter serves as a Notice of Continuation for Building Board of Appeals Hearing agenda item **BBA14-0763** presented **to the Board** on July 29, 2015. Per the motion at the time of the BBA meeting, *The owner shall commence the necessary work by contacting the building official by August 14, 2015, regarding requirements for obtaining necessary permits, and to complete the work by September 11, 2015, unless otherwise extended by the building official for purposes of compliance. If the owner fails to comply with this order the City will cause the building to be demolished.*

The owner/responsible party will be allowed the opportunity to provide the Board with updates of progress and present a plan of action.

The meeting will take place on **September 24, 2015 at 1:30 p.m.** on the 2nd floor City Council Chambers in the Ann Arbor City Hall.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.

If you have any questions please contact me by email.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
CStrong@a2gov.org



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Planning & Development Services Unit
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Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
cstrong@a2gov.org or Building@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON May 14, 2015**

May 6, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Jeanette D. Willis
c/o Marcea Childs
2460 Yost Blvd
Ann Arbor, MI 48103

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number 09-12-02-405-018

Dear Property Owner and Ms. Childs:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **May 14, 2015, at 1:30 p.m.** on the 2nd floor City Council Chambers in the Ann Arbor City

Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

LOT 27 PITTSFIELD PARK NO. 2

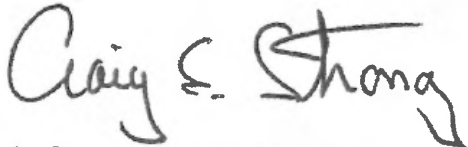
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds. If there are any other parties known to the City who may have an interest in your property, a copy is also being sent by certified and first class mail to the addresses indicated below.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosures

cc (w/enclosure) by certified and first class mail to:

Marcea Childs
1398 Haybrooke Dr
Columbus, OH 43230

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney

Greater Metropolitan Association of REALTORS®
EXCLUSIVE RIGHT TO SELL CONTRACT

REALTOR®/BROKER FIRM: Vasileff Realty
Address of Firm: 1300 Lafayette East Ste M3
Detroit MI 48207
Phone#: (313) 259-3131

SELLER'S NAME: Marci Childs
Seller's Home Address: 1398 Raybrook Dr, Gahanna, Oh 43230
Phone#: Home 313 516 5717 Bus. _____

1. **CONSIDERATION AND TERM OF CONTRACT:** This Agreement is entered into this _____ day of _____, Year _____, by and between the above mentioned REALTOR®/BROKER ("THE REALTOR/BROKER") and the above mentioned SELLER(S) ("the Seller") in consideration of the agreement of the REALTOR®/BROKER to market the Property hereinafter described and to use the best efforts to find a BUYER, the SELLER grants to the REALTOR®/BROKER the exclusive right to sell the Property from 03/13/2016 to 11:59 P.M. on 06/14/2016

2. **PROPERTY DESCRIPTION:** Residential Condominium Multi-Family Commercial/Industrial Vacant Other _____
Property is located in the Village Township City of Ann Arbor, County of Washtenaw, Michigan, commonly known as (street address) 2460 YOST (zip code) 48104 Legal Description: LOT 27 PITTSFIELD PARK NO 2

(the "Property"). This Property is being sold together with all improvements and appurtenance, if any, now in or on the premises including all buildings, fixtures, built in appliances, all window treatments including hardware attached floor coverings, attached fireplace doors, screens, gas logs, garage door opener and controls, screens, storm windows and doors, landscaping, fences and mailboxes, all ceiling fans, alarm system, radio and television antennas, rotors and controls, water softener (unless rented), water pumps, pressure tanks, fuel in tank, incinerator, if any, and gas, oil and mineral rights owned by SELLER, and

SELLER excludes the following items:

3. **PRICE/TERMS:** SELLER agrees to sell the Property for the sum of \$ 75,000.00 to be paid in cash, upon terms specified in the MLS LISTING FORM, of this contract or upon such terms and conditions as the SELLER may hereafter accept. SELLER to deliver possession not later than 1 days after closing of the sale, subject to the rights of tenants. Should SELLER not deliver possession of the Property at the closing, SELLER shall be required to pay a daily rate of \$ 0.00 or such other terms and conditions as the SELLER may hereafter accept.

4. **COMMISSION:** SELLER agrees to pay the REALTOR®/BROKER a commission of \$ _____ or 6 % of the sale price upon the consummation of the sale. The commission will be due and payable if a BUYER is obtained for the Property by anyone, including the SELLER, during the term of this contract at the price and terms set forth herein, or upon any other price and terms agreed upon by the SELLER, FURTHER, said commission will be paid if:

- the SELLER refuses to sell when a ready, willing and able BUYER is produced at price and terms.
- the SELLER refuses or is unable to complete a sale pursuant to the terms of a duly executed Offer To Purchase, Purchase Agreement, Contract of Sale, or such other equivalent agreement signed by SELLER.
- the SELLER, or anyone, sells (or enters into a contract to sell or receives a deposit) within _____ days from the termination or expiration of this contract to anyone to whom the Property has been shown or who has learned of the Property because of the REALTOR®/BROKER'S efforts, during the terms of this contract; PROVIDED, HOWEVER, the SELLER will not be obligated to pay such commission if the Property is sold through another licensed real estate broker who is paid a commission or fee during this protection period.

It is agreed that the word "sale" shall include a trade or exchange and that a commission will be due at the agreed upon amount or percentage of the exchange or trade value, as the case may be, and that in the event of a trade or exchange, the REALTOR®/BROKER is authorized to receive a commission or fee from both parties to the transaction provided disclosure thereof is made to all parties.

5. **DEFAULT:** If a sale is not consummated because of the SELLER'S refusal to perform, then the full commission shall be due and able upon such refusal. If a sale is not consummated because of the BUYER'S failure to perform and the deposit made is forfeited, SELLER agrees that _____ % of the deposit, not to exceed the full commission, shall be retained by the REALTOR®/BROKER in full payment for service rendered in this transaction.

6. **OPTION:** The SELLER agrees that the commission will be due and payable to the REALTOR®/BROKER if the SELLER enters into an option to purchase during the term of this contract or the protection period as provided upon the consummation of the sale/purchase pursuant to the option. If option is exercised and consummated, the agreed upon commission will be paid to the REALTOR®/BROKER on the option amount.

7. **CONSIDERATION NEGOTIATION:** The SELLER and REALTOR®/BROKER acknowledge that they have negotiated the consideration contracted hereunder between themselves and that the commission to be paid by the SELLER in consideration of services to be performed by the REALTOR®/BROKER and commission to be paid was not fixed, controlled, recommended or maintained by any other person(s) or entity not a party to this contract.

8. **MULTI-LIST/COOPERATION:** The SELLER acknowledges that the services of the Multiple Listing Service(s) and the offering of cooperation and compensation to other Participants has been fully explained and the REALTOR®/BROKER is authorized to multiple list the Property, and the Cooperating BROKER may represent the BUYER even though paid by REALTOR®/BROKER.

The SELLER authorizes the REALTOR®/BROKER to provide to the Multiple Listing Service(s) such information as they may require including but not limited to timely notice of status changes in this contract and sales information including selling price and terms upon the acceptance of an Offer to Purchase or any time after closing. The Multiple Listing Service(s) is authorized to disseminate the information according to its rules and regulations. The SELLER and REALTOR®/BROKER release the Multiple Listing Service(s) from any liability for errors and omissions in the listing information disseminated. The SELLER authorizes the REALTOR®/BROKER to offer cooperation as provided by the Multiple Listing Service(s) either through the Multiple Listing Service(s) or otherwise and to offer compensation to the cooperating BROKER. It is understood that compensation paid to a cooperating BROKER will be paid from the commission due the REALTOR®/BROKER, and will be in the amount of \$ _____ or 3 % as stated on the MLS Listing form, or as otherwise agreed in writing.

This contract is for use by Realcomp Subscribers. Use by any other party is illegal and voids the contract.

Instant
forms

9. **AGENCY:** SELLER acknowledges that the REALTOR®/BROKER has explained to SELLER the REALTOR®/BROKER policy on agency, disclosed to SELLER the different types of real estate agency relationships, and that REALTOR®/BROKER will be acting as the agent for the SELLER. Receipt of an Agency Disclosure is acknowledged by SELLER.

SELLER further grants the REALTOR®/BROKER the authorization to act as a disclosed dual agent in the event any licensee of the REALTOR®/BROKER procures a BUYER who has contracted with the REALTOR®/BROKER as BUYER'S agent.

SELLER authorizes REALTOR®/BROKER to show potential BUYER'S properties other than the SELLER'S Property and provides BUYER'S with information on selling prices in the area.

10. **TITLE:** SELLER represents the title Property to be good and marketable, and SELLER will execute and deliver a Warranty Deed, Land Contract, or other instrument of assignment or conveyance as shall be required. By agreement on subsequent Purchase Agreement, SELLER will furnish an owner's title insurance policy with standard exceptions. Any deed required shall have full covenants of warranty and conveyance thereunder and shall be free of all encumbrances and liens except restrictions, easements, reservations and covenants of record and (e.g. special assessments):

11. **SHOWING/SIGNS:** REALTOR®/BROKER is hereby authorized to photograph the Property and publish such photographs, retain a key, and cause a sign to be erected on the Property and to remove all other "for sale" signs. REALTOR®/BROKER shall have access to the buildings on the Property for the purpose of showing the same at reasonable hours.

ADVERTISING: REALTOR®/BROKER is authorized to place Property information on the Internet and to otherwise advertise the Property for sale.

SELLER shall indemnify and hold harmless BROKER and BROKER'S agents and subagents from any and all liability for any reason as a result of injury to person(s) or damage or loss to property arising out of the showing of SELLER'S home pursuant to this listing.

12. **LOCK BOX:** The REALTOR®/BROKER is is not authorized to attach a lock box to be used for the purposes of storing key(s) that provide access to the Property by authorized persons. SELLER acknowledges that the lock box is not a security system and agrees to release and hold harmless REALTOR®/BROKER and any agents or subagents of REALTOR®/BROKER from any liability whatsoever arising from the use of the lock box to provide access to the Property.

13. **MARKET:** Upon SELLER'S written acceptance of the terms of any Offer to Purchase, Purchase Agreement, Contract of Sale, or equivalent, the REALTOR®/BROKER shall not continue to market the Property nor present any other offers received after the time of acceptance.

14. **REFERRAL:** SELLER agrees to refer to REALTOR®/BROKER all inquires concerning the Property during the period of this contract.

15. **CITIZENSHIP:** SELLER is a United States citizen. Yes No

16. **HEIRS:** This contract shall bind the heirs, personal representatives, administrators, executor's assigns and successors of the respective parties.

17. **NON-DISCRIMINATION:** It is agreed by REALTOR®/BROKER and SELLER that discrimination because of race, religion, color, national origin, sex, marital status, age, height, weight, or physical or mental disability, or familial status, with the sale of the subject Property is **PROHIBITED**.

18. **INFORMATION:** SELLER agrees to provide REALTOR®/BROKER or BUYER with all information required by any law.

19. **MARKETABLE TITLE:** The SELLER(S) represent and warrant that they are the exclusive holders of the interest to be conveyed hereunder, or that they are the duly authorized agents of the holders of said interest and are specifically empowered to enter into this contract and to convey the interest set forth.

20. **BINDING CONTRACT:** This contract shall be binding upon execution by SELLER(S) or SELLER(S) agents and REALTOR®/BROKER or the agent of the REALTOR®/BROKER.

21. **COPYRIGHT & EXCLUSIVE USE:** The Seller hereby consents to taking pictures and/or video of the property and consents to the unlimited and perpetual use of such Visual Media by Broker or any of Broker's designees. "Use" shall include, without limitation, the reproduction, modification, adaption, publishing, creation and derivative works from, distribution and display all Visual Media throughout the world in any format. Furthermore Seller hereby irrevocably assigns, transfers, sets over and conveys to Broker all of Seller's rights, title and interest in and to certain photographs and or video of the property taken by the Seller and provided to the Broker willingly, including without limitation, the right to grant permission to republish the Visual Media in whole or in part and the right to republish the Work in any format throughout the world.

22. **OTHER:** _____

23. **ACKNOWLEDGMENT:** The SELLER has read, acknowledges, and accepts the terms of this contract and has received a completed copy of this contract.

James Hall 3/18/14
(REALTOR®) Date
James Hall
(Name and Address)
Vasileff Realty
For (REALTOR®/BROKER FIRM)

(SELLER) Date
Marci Childs c/o James Daniel
(Name and Address)

(SELLER) Date
20317 Glastonbury Rd. Detroit, Mi 48219
(Name and Address)

RESIDENTIAL / CONDO LISTING FORM



***Required Fields**

SUPPORT@REALCOMP.COM • FAX: (248) 699-0331 • PHONE: (866) 553-3430

MLS # _____

AGENT/OFFICE

*LIST AGENT ID # 102950 *AGENT PHONE 3135066538
 *LIST OFFICE ID # 194837
 *CONTACT NAME James Hall *CONTACT PHONE 3135066538
 CO-LISTER ID# _____ CO-LISTER PHONE _____

PRICE & OWNERSHIP

SINGLE FAMILY RESIDENTIAL CONDOMINIUM * SALE LEASE (also complete the Lease Addendum form)
 * ACCESS Maximum 1 choice * OWNERSHIP Maximum 1 choice * LIST PRICE \$ 75000
 APPOINTMENT BANK OWNED * IS THIS A SHORT SALE? _____ YES NO
 APPOINTMENT/KEY CORPORATE/RELO. * IS A HOME WARRANTY OFFERED? _____ YES NO
 APPOINTMENT/LOCKBOX FANNIE MAE/FREDDIE MAC * POSSESSION at close
 KEY GOVERNMENT
 LOCKBOX PRIVATE

PUBLIC RECORD AND ADDRESS

*COUNTY Washtenaw *PROPERTY ID 091202405018 *AREA # 04092 MAP COORDINATES Y -14
 *ADDRESS 2460 *STREET # _____ *STREET NAME YOST STREET TYPE _____ POST DIR _____ SIDE OF STREET _____
 UNIT/SUITE # _____ (condo only) BUILDING # _____ (condo only)
 CITY Ann Arbor *MUNICIPALITY NAME Ann Arbor *MAILING CITY NAME _____ *STATE MI *ZIP CODE 48104 ZIP + 4 _____
 VILLAGE _____
 TOWNSHIP _____
 NORTH Washtenaw *NORTH/SOUTH CROSS STREET _____ *EAST US23 *EAST/WEST CROSS STREET _____
 SOUTH _____
 *DIRECTIONS south of Washtenaw/ north of Packard
 *LEGAL DESCRIPTION LOT 27 PITTSFIELD PARK NO 2
 *TAXES 1135.00 *SUMMER TAXES 1500.0069 *WINTER TAXES _____ SPECIAL ASSESSMENT AMOUNT AND REASON _____ *ARE TAXES HOMESTEAD? _____ YES NO
 SUBDIVISION PITTSFIELD PARK SUB NO 2 *SCHOOL DISTRICT Ann Arbor

LOT AND LAND INFORMATION

*LOT DIMENSIONS 69 x 111 x 69 x 111 FRONTAGE FEET 69 ACRES _____
 (residential only) (residential only) (residential only)
 SITE DESCRIPTION No maximum CONSTRUCTION FEAT. No maximum WATER FACILITIES Maximum 3 choices WATER FEATURES No maximum *ROAD No maximum *WATER Maximum 2 choices *SEWER Maximum 2 choices
 CORNER LOT CONSTRUCTION TO START UPON SALE CANAL FRONTAGE ALL SPORTS LAKE GRAVEL 3RD PARTY/ UNKNOWN 3RD PARTY/ UNKNOWN
 EASEMENT FARM (res only) MODEL FOR SALE CREEK BOAT FACILITIES PAVED PRIVATE COMMUNITY COMMON SEPTIC
 GOLF COMMUNITY MODEL NOT FOR SALE LAKE FRONTAGE DOCK FACILITIES PUBLIC SIDEWALK MUNICIPAL WATER SEPTIC-EXISTING
 GOLF FRONTAGE NEW CONSTRUCTION LAKE/RIVER PRIV. SEA WALL WATER AT STREET SEWER AT STREET
 HILLY-RAVINE PERMIT READY POND SWIM ASSOC. WELL-EXISTING SEWER-SANITARY
 IRREGULAR PLATTED SUB RIVER FRONTAGE OTHER/NONE
 LAKE VIEW QUICK DELIVERY HOME
 LEVEL SITE CONDO (res only) BODY OF WATER NAME _____
 SPLITS AVAILABLE (res only)
 VACATION HOME
 WETLAND/SWAMP
 WOODED
 % WOODED _____ SOIL TYPE _____
 % TILLABLE _____
 % TILED _____

91-01-4



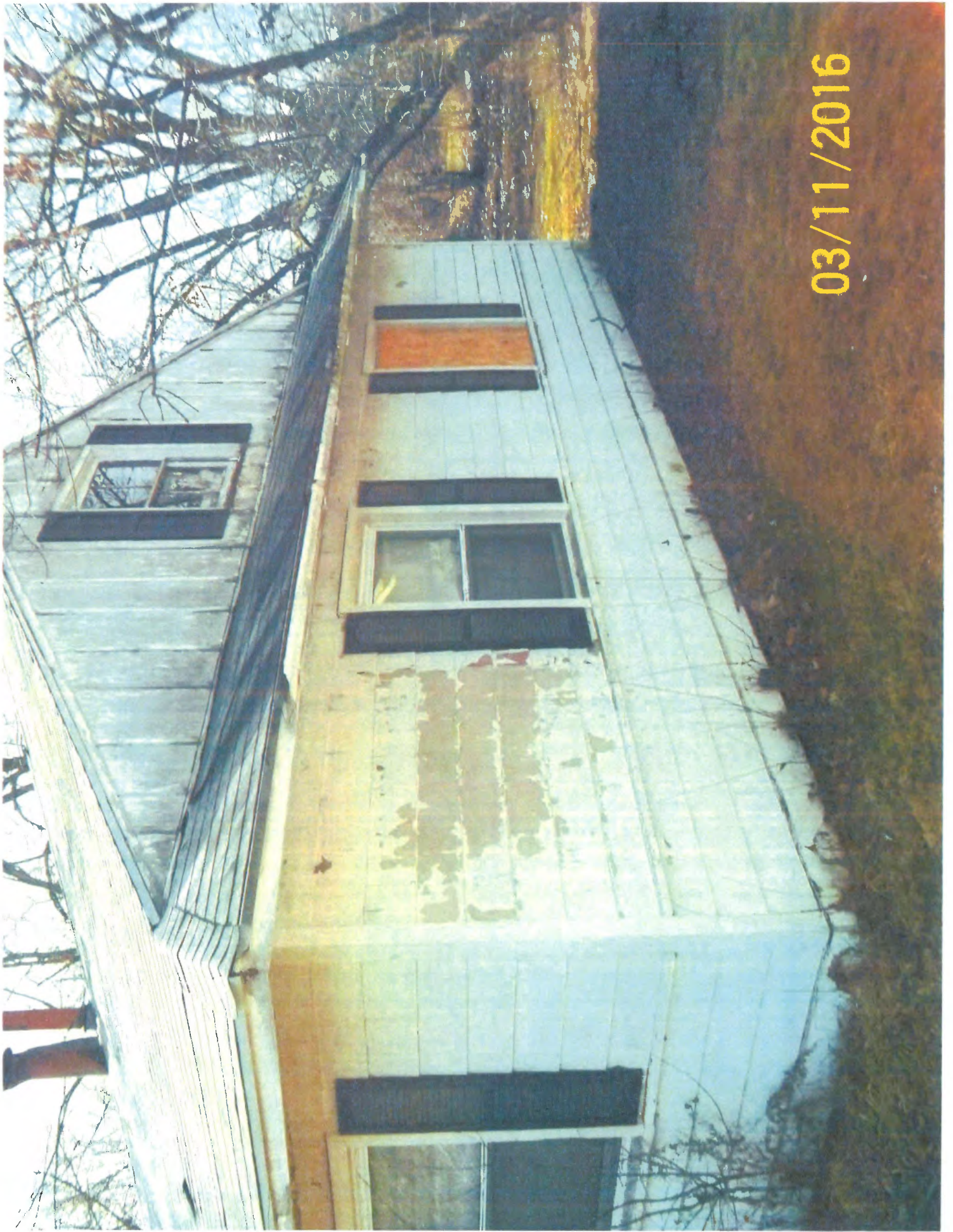


03/11/2016

For Sale
By Owner



9/11/16



03/11/2016

