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Appraisal Report

Riverview 220 Apartments

220 East Kalamazoo Street
Lansing, Michigan 48933

Prepared For:

Lansing Housing Commission
419 Cherry Street
Lansing, Michigan 48933

Requested By:

Doug Fleming

As Of:

July 3, 2024

P.O. Box 784 | 2100 Gill Plaza Drive, Suite B | Dexter, MO 63841 | (m): (573) 624-6614 | (f): (573) 624-2942 | contact@gillgroup.com

July 25, 2024

Mr. Doug Fleming
Lansing Housing Commission
419 Cherry Street
Lansing, Michigan 48933

Re: Appraisal Report
Riverview 220 Apartments
220 East Kalamazoo Street, Lansing
Ingham County, Michigan 48933

Dear Mr. Fleming:

Thank you for the opportunity to provide appraisal services. Based on our agreement with you, I have performed an appraisal and reported our findings in this Appraisal Report. This report is intended to comply with the reporting requirements under Standards Rule 2.2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP 2024 Edition).

The purpose of the Appraisal Report is to estimate the “as is” market value of the fee simple estate of the property.

Hypothetical Conditions:

- The market value of the fee simple estate was determined under the hypothetical condition that the subject is currently vacant land with no improvements.

Extraordinary Assumptions:

- There are no extraordinary assumptions for this appraisal.

This report is the result of the appraiser and client concurring on the appropriate valuation methods based on the subject property specifics resulting in a credible value opinion. The scope of the appraisal and the definition of market value are found in the Introduction section of this report.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

The analysis produced the following value opinion for the property as of July 3, 2024.

<u>“As Is” Market Value</u>

One Million Dollars
$1,000,000

The following report sets out our reasoning, methodology and conclusions. It has been prepared in accordance with the appraisal standards and procedures as currently promulgated by the Appraisal Standards Board of the Appraisal Foundation (USPAP 2024 Edition). The report is also prepared in accordance with the standards of Lansing Housing Commission as well as the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

I strive to present the timeliest market data with pertinent analytical methods reflective of current market participants. Nonetheless, I am receptive to suggestions of methodology, presentation or other concerns about this report. I appreciate this opportunity to provide service and look forward to providing appraisal or consulting services for Lansing Housing Commission in the future.

Respectfully submitted,

Samuel T. Gill

Samuel T. Gill
State Certified General Real Estate Appraiser
MI# 1201068069

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Summary of Salient Facts and Conclusions	
Property Name	Riverview 220 Apartments
Property Address	220 East Kalamazoo Street Lansing, Ingham County, Michigan 48933
Property Tax Identification Number	33-01-01-16-452-013
Owner of Record	Preservation Nonprofit Housing Corporation
Date of the Report	July 25, 2024
Effective Date of the Appraisal	July 3, 2024
Property Rights Appraised	Fee Simple
Land Area	69,696 Square Feet, or 1.60 Acres
Zoning Designation	The property is zoned DT-3, Urban Core, according to the City of Lansing. The property has a Residential land use.
Highest and Best Use As Vacant	Vacant Land
Estimated Exposure Time and Marketing Period	three to 15 Months and three to 15 Months
Market Value Conclusions	**"As Is"**
Sales Comparison Approach	$1,000,000
Final Value Conclusion	**$1,000,000**

Purpose of the Appraisal

The purpose of the Appraisal Report is to estimate the "as is" market value of the fee simple estate of the property.

Intended Use/Client and Intended User(s)

The intended use of this report is for mortgage financing. It is our understanding that the intended user of the report is for Lansing Housing Commission, the client. The definition of market value relied upon is included before the Addenda.

Competency of the Appraisers

The appraisers' specific qualifications are included within this report. These qualifications serve as evidence of their competence for the completion of this appraisal assignment in compliance with the competency provision in USPAP. The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of this assignment. The appraisers have previously provided consultation and value opinion for properties similar to the subject in Michigan.

Effective Date of Value

July 3, 2024

Date of Report

July 25, 2024

Scope of Work

Scope of work is the most critical decision an appraiser will make in performing an assignment. Solving an appraisal problem involves three steps:

1. Identifying the problem
2. Determining the solution (or scope of work)
3. Applying the solution

None of the three steps can be omitted, and each must be performed in order. To analyze the problem, the appraiser identifies seven key assignment elements: (1) client, (2) intended users in addition to the client, (3) intended use, (4) objective of the appraisal or type of value and its definition, (5) effective date, (6) property characteristics that are relevant to the assignment such as the interest to be valued and physical and legal characteristics) and (7) assignment conditions such as hypothetical conditions, extraordinary assumptions and other requirements. These elements provide the framework for the assignment and allow the appraiser to identify the problem to be solved.

The second step is to determine the scope of work to solve the problem. Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area and over what time period; the extent of the data verification process; and the extent of property inspection, if any. The scope of work decision is appropriate when it allows the appraisers to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraisers' peers in a similar situation.

<u>Inspection</u>

A complete inspection of the subject property has been made, and photographs were taken by Samuel T. Gill, State Certified General Real Estate Appraiser. Samuel T. Gill gathered community data and comparable information on the property which is the subject of this report.

Gill Group, Inc.'s professionals are not engineers and are not competent to judge matters of an engineering nature, nor has Gill Group, Inc. retained independent structural, mechanical, electrical or civil engineers in connection with the report. As such, Gill Group, Inc. makes no representations relative to the condition of the improvements, if any exist. Unless otherwise noted in the report, no problems were brought to the attention of Gill Group, Inc.'s professionals by ownership or management.

Unless otherwise noted, Gill Group, Inc.'s professionals inspected less than 100 percent of the entire interior and exterior portions of the improvements. If questions regarding engineering studies are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon.

<u>Data Research</u>

Factual information about the subject property and the surrounding market was collected. The investigations undertaken and the major data sources used are as follows: the City of Lansing; the Ingham County Recorder; the Ingham County Assessor; United States Bureau of Labor Statistics; United States Census Bureau; and CoStar. Research is generally conducted two years prior to the date of our valuation, including reviewing any relevant current listings. The information is confirmed with various sources such as buyers, sellers and brokers.

Methodology

In order to develop a reasonable opinion of the value of the subject property, the following appraisal techniques have been used:

The Cost Approach
The Cost Approach considers the current cost of replacing a property, less depreciation from three sources: physical deterioration, functional obsolescence and external obsolescence. A summation of the market value of the land, assumed vacant and the depreciated replacement cost of the improvements provides an indication of the total value of the property. The cost approach is not applicable or necessary for a credible appraisal.

The Income Approach
The Income Approach is based on an estimate of the subject property's possible net income. The net income is capitalized to arrive at an indication of value from the standpoint of an investment. This method measures the present worth and anticipated future benefits (net income) derived from the property. The income approach is not applicable or necessary for a credible appraisal.

The Sales Comparison Approach
The Sales Comparison Approach produces an estimate of value by comparing the subject property to sales and/or listings of similar properties in the same or competing areas. This technique is used to indicate the value established by informed buyers and sellers in the market.

In preparing this appraisal, the appraiser inspected the subject property. Furthermore, comparable sales were gathered primarily for their use as overall rate indicators. The application of each measure of value is discussed further in appropriate sections of this report.

Legal Description

A copy of the legal description has been provided in the Addendum of this report.

Property History/Ownership

According to the Ingham County Property Appraiser's Office, the current owner of record is Preservation Nonprofit Housing Corporation. The property is identified as 33-01-01-16-452-013. The property has transferred ownership within the past five years. The owner purchased the property on May 24, 2024. The seller was Grand Avenue Investments, LLC, and the purchase price was $905,000. This was an arm's-length transaction. The property is not currently under contract or listed for sale.

Taxes and Assessments

The current assessment for the property is $768,000.00, with real estate taxes of $59,113.31.

Definition of Terms

Definition of Market Value[1]

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of U.S. cash dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Fee Simple[1]

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Leased Fee[1]

An ownership interest held by a landlord with the rights of use and occupancy conveyed by a lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

[1]Definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS) and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS and FDIC and in the Interagency Appraisal and Evaluation Guidelines, dated December 2, 2010.

Intended User

The client and any other party as identified, by name or type, as users of the appraisal, appraisal review or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Client

The party or parties who engage an appraiser (by employment or contract) in a specific assignment.

Assignment

A valuation service provided as a consequence of an agreement between an appraiser and a client.

Intended Use

The use or uses of an appraiser's reported appraisal, appraisal review or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Marketing Time[2]

The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded Market Value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. In this instance, we have determined a three to 15 Months marketing time for the subject.

Exposure Time[2]

Reasonable exposure time is one of a series of conditions in most Market Value definitions. Exposure time is always presumed to precede the effective date of the appraisal.

Exposure time may be defined as follows: the length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at Market Value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Exposure time is different for various types of property and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. This statement focuses on the time component.

The fact that exposure time is always presumed to occur prior to the effective date of the appraisal is substantiated by related facts in the appraisal process: supply/demand conditions as of the effective date of the appraisal, the use of current cost information, the analysis of historical sales information (sold after exposure and after completion of negotiations between the seller and buyer) and the analysis of future income expectancy projected from the effective date of the appraisal.

[2]Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

Exposure period can be based on statistical information about days on market; information gathered through sales verification and interviews of market participants. In this instance, I have determined a three to 15 Months exposure time for the subject.

The Market Value of the property appraised in this report is determined as of the date shown in the Certification. Constantly changing economic conditions have varying effects upon real property values. Even after the passage of a relatively short period of time, property values may change substantially.

Gross Building Area (GBA) [3]

The total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. Gross building area for office buildings is computed by measuring to the outside finished surface of permanent outer building walls without any deductions. All enclosed floors of the building including basements, mechanical equipment floors, penthouses and the like are included in the measurement. Parking spaces and parking garages are excluded.

Rentable Area (RA) [3]

The amount of space on which the rent is based; calculated according to local practice.

Gross Leasable Area (GLA) [3]

The total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines, and measured from the center of interior partitioning to outside wall surfaces; the standard measure for determining the size of shopping centers where rent is calculated based on the GLA occupied. The area for which tenants pay rent.

As Is Value[3]

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.

Stabilized Value[3]

A value opinion that excludes from consideration any abnormal relationship between supply and demand such as is experienced in boom periods, when cost and sale price may exceed the long-term value, or during periods of depression when cost and sale price may fall short of long-term value.

A value opinion that excludes from consideration any transitory condition that may cause excessive construction costs, e.g., a bonus or premium for material, the abnormal inefficiency of labor, the cost of delay or an excessive sale price, e.g., a premium paid due to a temporary shortage of supply.

The prospective value of a property after construction has been completed and market occupancy and cash flow have been achieved is known as the stabilized value.

[3] Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

As Complete Value[4]

The prospective value of a property after all construction has been completed. This value reflects all expenditures for lease-up and occupancy that may be expected to have occurred at that point in time, which may or may not put the property at stabilized value.

Extraordinary Assumption[4]

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends or about the integrity of data used in an analysis.

The definition of "extraordinary assumption" builds upon the definition of "assumption". Therefore, the first thing to acknowledge with regard to an extraordinary assumption is that we really believe an extraordinary assumption to be true. Second, we acknowledge that if we found that the extraordinary assumption was actually not true, then our value opinion could be impacted or changed as a result. This is what makes it extraordinary, because it is so relevant to our appraisal or value opinion. Therefore, USPAP Standard Rule 2-1(a) requires that all extraordinary assumptions be disclosed, so that everyone knows that the value opinion depends upon the extraordinary assumption being true.

Hypothetical Condition[4]

That which is contrary to what exists but is supposed for the purpose of analysis.

Comment: Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Extraordinary Assumptions Compared to Hypothetical Conditions

The best way to distinguish between an extraordinary assumption and a hypothetical condition is as follows: if as of the date of value, the condition in question is known to be false, then it is a hypothetical condition. If, as the date of value, the fact of the condition is unknown and it is reasonable to believe that the condition is true, then the condition is an extraordinary assumption.

[4]Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

Regional Description

The following data on the City of Lansing and Ingham County included to give the reader an insight into the social, economic, governmental and environmental factors which provide the setting and ultimate stability for the subject neighborhood and the property which is the subject of this appraisal. The various social, economic, governmental and environmental factors within any locality are the underlying forces which create, modify or destroy real property values.

Location

The City of Lansing is located in Ingham County which is located in the Mid portion of Michigan. The nearest cities are Charlotte, Saint John's, Williamston, East Lansing, Dimondale, Haslett, Eaton Rapids, Grand Ledge, Mason and De Witt. Ingham County has the following boundaries: North – Shiawassee and Clinton Counties: South – Jackson and Washtenaw County; East – Livingston County; and West – Eaton County.

Utilities

The Lansing Board of Water and Light provides water and electricity services to the residents of the city. Capital Area Recycling and Trash provide trash collection for the city. Just Energy Services provide natural gas. Basic telephone service is provided by Ooma and Spectrum. Cellular phone service providers is T-Mobile, Verizon, Cricket and AT&T. Internet services providers is Xfinity, AT&T, Earthlink and T-Mobile.

Healthcare

University of Michigan Health-Sparrow Lansing, E.W. Sparrow Hospital and McLaren Greater Lansing Hospital are located in the City of Lansing. Additional healthcare facilities within the city include Ingham Regional Medical Center, Lansing Urgent Care – Frandor and Sparrow Clinton Hospital.

Transportation

Major highways in Ingham County include Interstates 69 (Business), 96 and 496; U.S. Highway 27 (Business) and 127; and State Highways 43, 99 and 143. The nearest airport is Capital Region Internation Airport located in Lansing. Amtrak is available in the area for passenger rail service. Public transportation is provided by the Capital Area Transportation Authority.

Population and Employment Statistics

	City	County	State
Population	114,300	289,262	10,050,893
Households	50,780	118,123	4,059,000
Renter Occupied	25,178	48,834	1,183,022

Source: Nielsen Claritas and Ribbon Demographics, 2024 Data

CITY				
	Labor Force	Employment	Unemployment	Unemployment Rate
2010	60,123	52,420	6,908	11.6
2015	57,849	53,975	3,874	6.7
2020	59,220	52,734	6,486	11.0
May 2024	62,462	58,904	3,558	5.7

Source: U.S. Bureau of Labor Statistics

COUNTY				
	Labor Force	Employment	Unemployment	Unemployment Rate
2010	147,144	132,451	14,693	10.0
2015	146,506	139,586	6,920	4.7
2020	147,085	135,611	11,474	7.8
May 2024	157,778	151,480	6,298	4.0

Source: U.S. Bureau of Labor Statistics

STATE				
	Labor Force	Employment	Unemployment	Unemployment Rate
2010	4,754,799	4,173,946	580,853	12.2
2015	4,760,207	4,501,816	258,391	5.4
2020	4,861,572	4,376,032	485,540	10.0
May 2024	5,066,550	4,857,652	208,898	4.1

Source: U.S. Bureau of Labor Statistics

Lansing – East Lansing, MI -- Metropolitan Statistical Area				
	Labor Force	Employment	Unemployment	Unemployment Rate
2010	243,148	219,944	23,204	9.5
2015	242,556	231,536	11,020	4.5
2020	243,858	225,189	18,669	7.7
May 2024	261,727	251,493	10,234	3.9

Source: U.S. Bureau of Labor Statistics

Major Employers

Major employers for the City of Lansing are as follows:

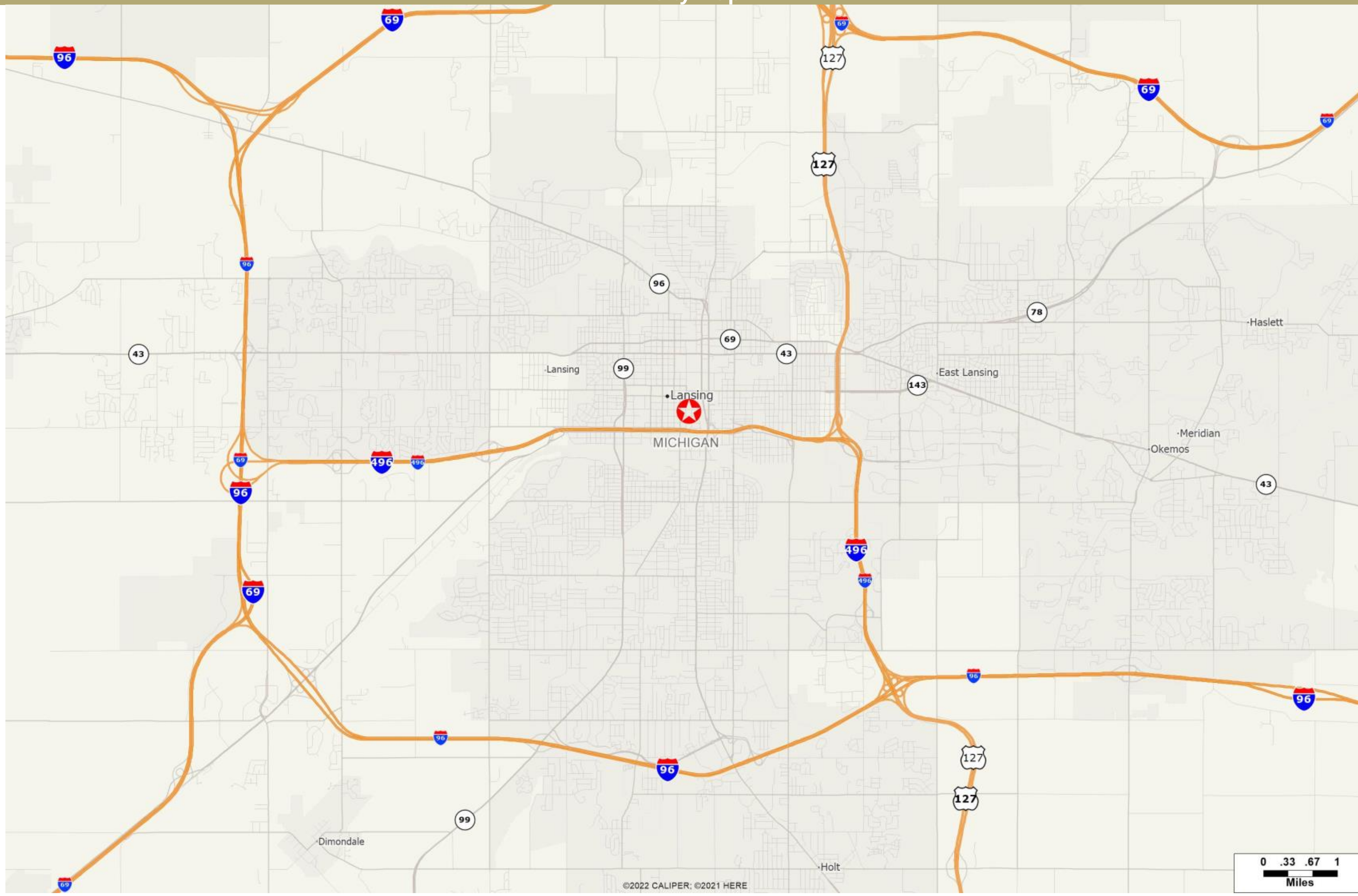
Employer	Industry/Service	# of Employees
State of Michigan	Government	13,880
Michigan State University	Education	10,253
Sparrow Health System	Healthcare	9,000
General Motors	Manufacturing	4,274
McLaren Health	Healthcare	3,000
Auto-Owners Insurance Group	Insurance	2,720
Jackson National Life Insurance	Insurance	2,439
Peckham	Manufacturing	2,200
Dart Container Corporation	Manufacturing	2,000
Lansing Community College	Education	1,957

Source: Pure Lansing

Summary and Conclusions

Lansing is a city located in the southern portion of Michigan. The unemployment rate was higher in 2020; however, it has since stabilized and is expected to remain stable as indicated in the previous tables.

City Map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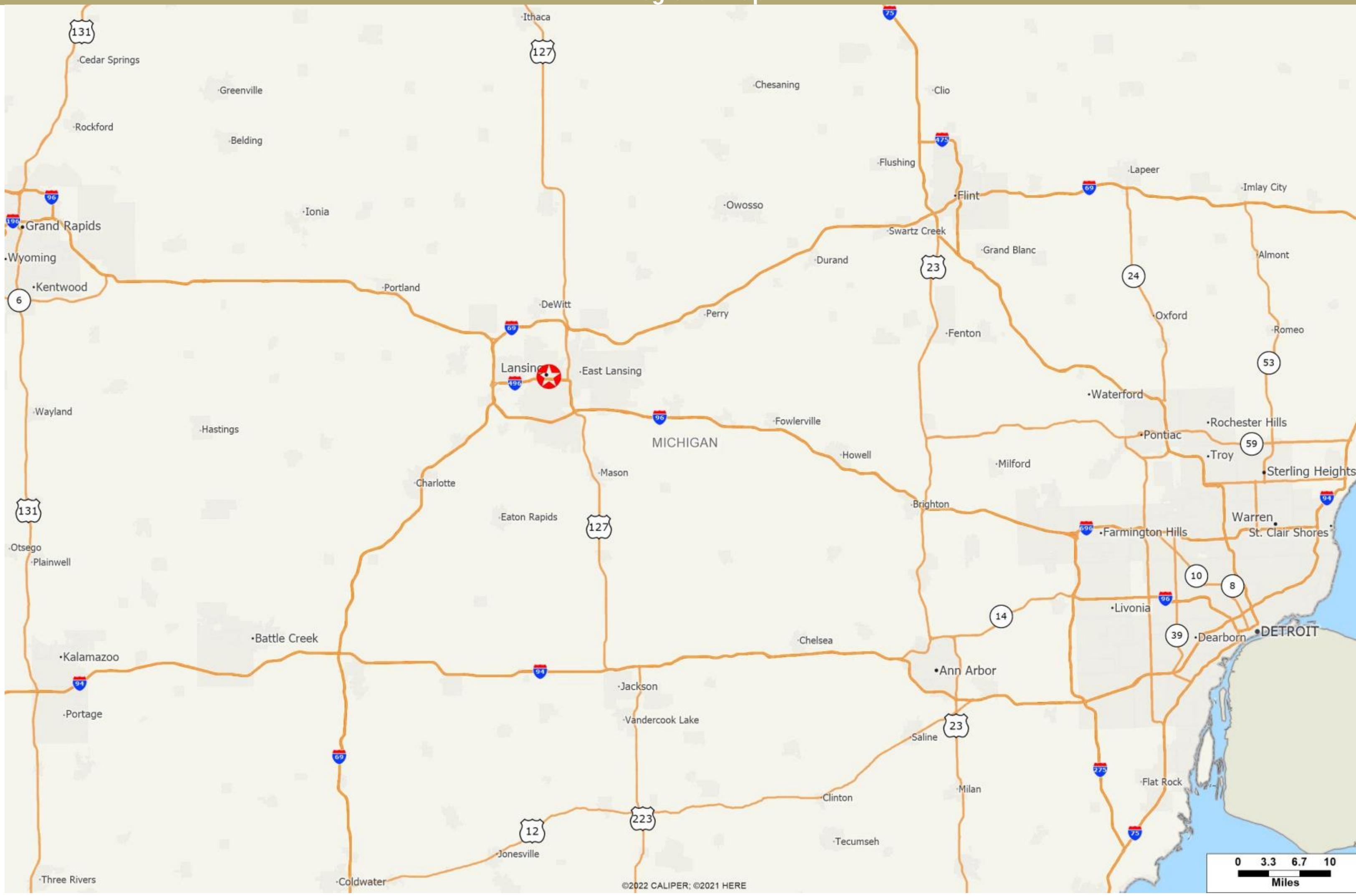
Regional Map



Neighborhood Description

Location
The subject property is located in the central portion of the City of Lansing, Ingham County, Michigan. The neighborhood has average attractiveness and appeal. The neighborhood has the following boundaries: North – East Kalamazoo Street; South – Interstate 496; East - South Cedar Street; and West – South Capitol Avenue.

Access
The neighborhood is accessed by East Kalamazoo Street, South Cedar Street and South Capitol Avenue. There are additional roads running north to south and west to east that provide access to the neighborhood as well. Street widths and patterns appear to be adequate for the surrounding uses.

Land Use Pattern
The subject neighborhood is comprised primarily of commercial properties and is 100 percent built up. Approximately 60 percent of the land use is made up of commercial properties. About 35 percent is comprised of single-family residences. The remaining five percent is comprised of multifamily dwellings. The area is mostly urban.

Surrounding Land Uses
Properties adjacent to the subject are as follows:

Adjacent Properties	
North	Commercial Properties
West	Greyhound: Bus Station and Commercial Properties
South	Commercial Properties and Vacant Land
East	Commercial Properties

Site Description

The subject is located on the south side of East Kalamazoo Street, in the central portion of the City of Lansing in Ingham County.

Site Description	
Site Size	69,696 Square Feet, or 1.60 Acres
Shape	Irregular
Frontage	East Kalamazoo Street and South Grand Avenue
Visibility	Average
Topography/Drainage	Nearly Level
Environmental Concerns	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Zoning Designation

The property is zoned DT-3, Urban Core, according to the City of Lansing. Please refer to the Highest and Best Use section of this report for further discussion.

HUD Flood Data

According to FEMA, Flood Map Number T04NR02WS16, dated August 16, 2011, the subject is zoned X, an area determined to be outside the 100- and 500-year floodplains. Federal flood insurance is available but is not required.

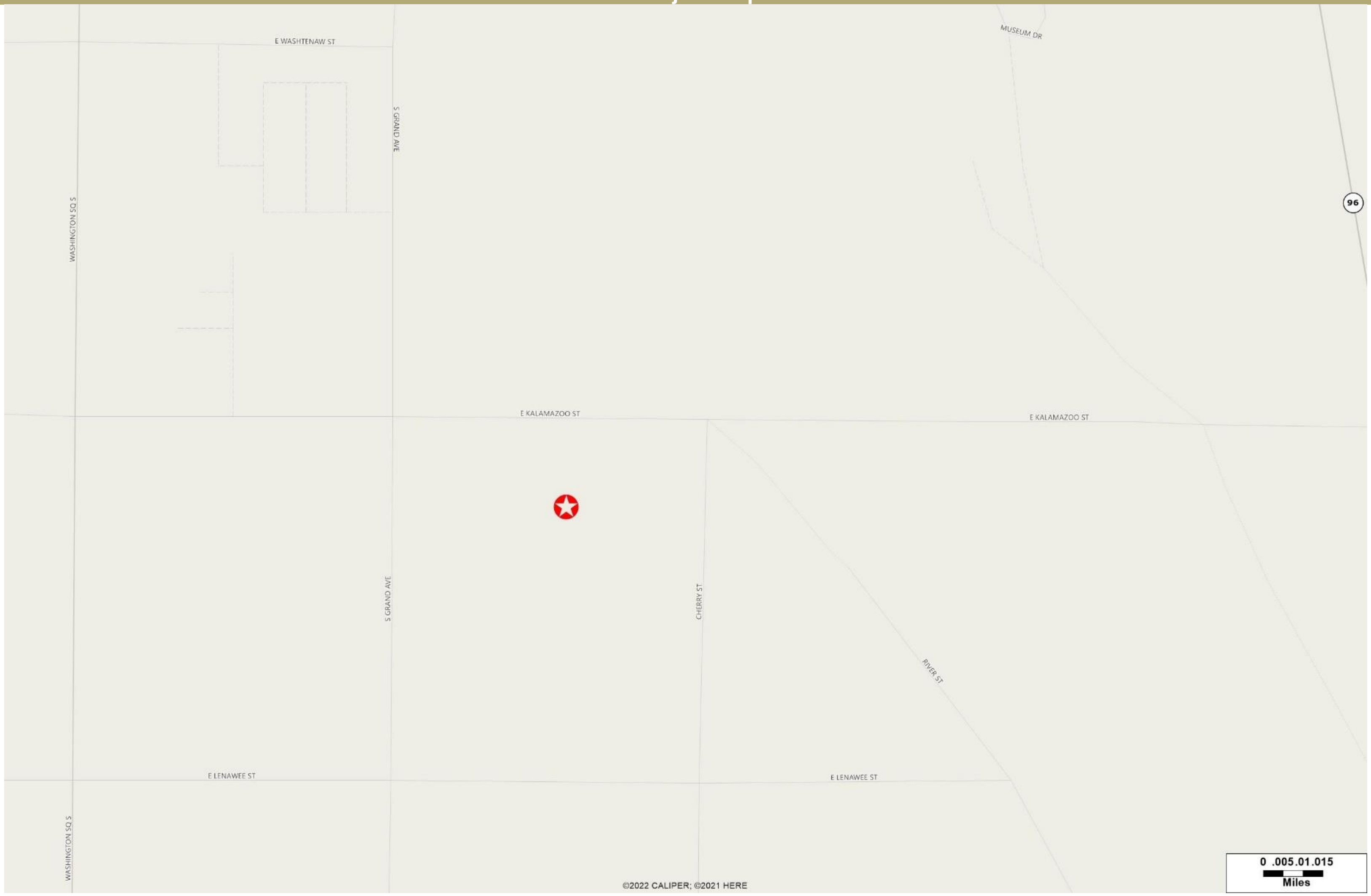
Easements and Encroachments

Typical utility easements that are not adverse to the site's development run on the property. A title insurance report was not provided to the appraisers with this assignment. No significant easements are known. No encroachments were observed. A survey was not provided with this assignment. The appraiser is not qualified to determine whether or not the adjacent properties encroach on the subject site.

Summary

The site size and configuration are conducive for development, especially considering that all utilities are available.

Subject Map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Subject Photographs

View of Site

View of Site

View of Site

View of Site

View of Site

View of Site

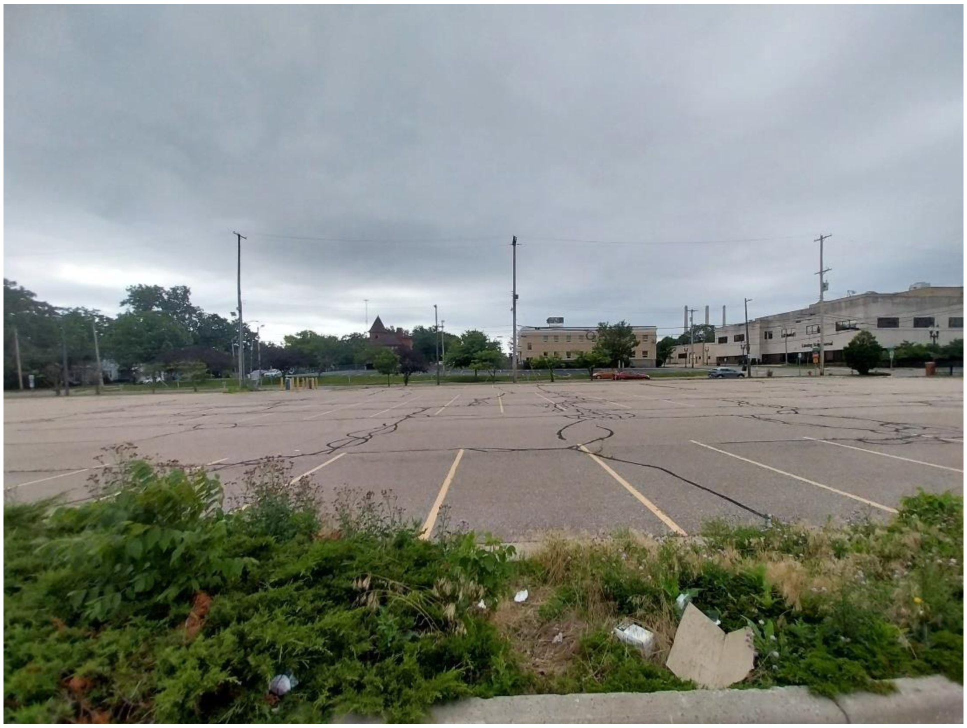
View of Site

View of Site

View of Street

View of Street

View to the North



View to the South

View to the East


View to the West

Highest and Best Use

Highest and Best Use is defined in *The Dictionary of Real Estate Appraisal*, sponsored by the Appraisal Institute (Sixth Edition 2015), as follows: The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. Alternatively, the probable use of land or improved property, specific with respect to user and timing of the use, that is adequately supported and results in the highest present value.

When a site is improved, we must recognize that the highest and best use may differ from the existing use; however, the existing use will continue, unless and until, land value (at its highest and best use) exceeds the total value of the property in its present use. The definition of highest and best use recognizes the contribution of a specific use to the community or to individual property owners.

The determination of highest and best use results from the appraiser's judgment and analytical skill; i.e., determination of highest and best use is an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use is the premise upon which value is based. In the context of investment value, "most profitable use" is another alternative term, but the degree of risk must be considered.

The highest and best use concept requires an analysis of the subject as if it were vacant and also as improved to determine if the land is more valuable as vacant than the property as improved. There are four criteria that must be met. The highest and best use must be 1) physically possible; 2) legally permissible; 3) financially feasible; and, 4) maximally productive. These criteria are generally considered sequentially, and the analysis may indicate more than one use.

Physically Possible

The subject site, given its size and configuration, is well suited for a variety of development. The property has access from East Kalamazoo Street and South Grand Avenue. All utilities are available to the property, further promoting its potential.

Legally Permissible

The property is zoned DT-3, Urban Core, according to the City of Lansing. The property has a Residential land use. It appears there is no conflict between the subject property and the zoning ordinances provided. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative effect on the market value by the zoning classification.

Financially Feasible/Maximally Productive

Those uses which are financially feasible and that use which is maximally productive are generally closely related. Any use that results in a net return to the land after satisfying the return to the improvements is considered to be financially feasible; however, that use which returns the maximum dollars to the land is considered the use which is maximally productive.

As If Vacant

It is our opinion that the highest and best use of the subject property, as if vacant, would be for vacant land.

Based on the analysis of the previous elements, it is reasonable to assume, if the site were vacant and available for development on the date of valuation, the highest and best use would be for vacant land.

Applied Technique

In order to develop a reasonable opinion of the value of the subject property, the following appraisal techniques have been used:

The Cost Approach
The Cost Approach considers the current cost of replacing a property, less depreciation from three sources: physical deterioration, functional obsolescence and external obsolescence. A summation of the market value of the land, assumed vacant and the depreciated replacement cost of the improvements provides an indication of the total value of the property. The cost approach is not applicable or necessary for a credible appraisal.

The Income Approach
The Income Approach is based on an estimate of the subject property's possible net income. The net income is capitalized to arrive at an indication of value from the standpoint of an investment. This method measures the present worth and anticipated future benefits (net income) derived from the property. The income approach is not applicable or necessary for a credible appraisal.

The Sales Comparison Approach
The Sales Comparison Approach produces an estimate of value by comparing the subject property to sales and/or listings of similar properties in the same or competing areas. This technique is used to indicate the value established by informed buyers and sellers in the market.

In preparing this appraisal, the appraiser inspected the subject property. Furthermore, comparable sales were gathered primarily for their use as overall rate indicators. The application of each measure of value is discussed further in appropriate sections of this report.

The strengths and weaknesses of each approach are discussed in the Reconciliation and Final Value Conclusion(s) section.

Valuation

Sales Comparison Approach

The Sales Comparison Approach involves a detailed comparison of the subject property with similar properties which have recently sold in the same or competitive markets. This approach is based primarily on the Principle of Substitution which states, "When several commodities or services with substantially the same utility are available, the lower price attracts the greatest demand and widest distribution". In other words, a prudent investor/purchaser would not pay more to acquire a given property in the market when an alternative property may be purchased for less. The five basic steps in this analysis are listed below.

- Research the market to identify similar properties for which pertinent sales, listings, offerings and/or rental data is available;
- Qualify the data as to terms, motivating forces or bona fide nature;
- Analyze the salient characteristics of the comparable properties in relation to the property under appraisement, particularly those items relating to date of sale, location, physical characteristics and conditions of sale;
- Consider all dissimilarities and the probable effect on the price of each sale property, and derive individual market value indications for the property being appraised;
- Formulate an opinion of market value from the pattern developed from the foregoing analysis.

Direct Sales Comparison is a valuation technique in which a value opinion is predicated on prices paid in actual market transactions. In this process, comparison is made between properties having a satisfactory degree of similarity to the subject. I have presented transactions involving similar vacant land on the following pages, with an adjustment grid following.

Land Sales Comparables

Land Sale No. 1

Property Identification

Record ID	15765
Address	1240 South Clemens Avenue, Lansing, Ingham County, Michigan 48912
Tax ID	01-01-23-153-081
Market Type	Land

Sale Data

Grantor	Jana L. Putman & Teya O. Lee
Grantee	Beverly Foster
Sale Date	January 04, 2023
Deed Book/Page	2023/000290

Land Sale No. 1 (Cont.)

Property Rights	Fee Simple
Conditions of Sale	Normal
Financing	Conventional
Verification	Assessor
Sale Price	$63,000

<u>Land Data</u>

Zoning	R6-A, Urban Residential District
Topography	Nearly Level
Utilities	E, G, W, S
Shape	Irregular

<u>Land Size Information</u>

Gross Land Size	0.110 Acres or 4,792 SF
Front Footage	South Clemens Avenue

<u>Indicators</u>

Sale Price/Gross Acre	$572,727

Land Sale No. 2

Property Identification	
Record ID	15767
Address	West Lake Lansing Road, East Lansing, Ingham County, Michigan 48823
Tax ID	20-01-01-403-002, 20-01-01-403-003, 20-01-01-403-004, 20-01-01-403-001
Market Type	Land
Sale Data	
Grantor	R & S Development Company
Grantee	LLAB-EL, LLC
Sale Date	December 05, 2023
Deed Book/Page	2023/044185
Property Rights	Fee Simple
Conditions of Sale	Normal
Financing	Conventional
Verification	Assessor
Sale Price	$1,220,200

Land Sale No. 2 (Cont.)

<u>Land Data</u>	
Zoning	B-4, Office Business District
Topography	Nearly Level
Utilities	E, G, W, S
Shape	Irregular
<u>Land Size Information</u>	
Gross Land Size	2.100 Acres or 91,476 SF
Front Footage	West Lake Lansing Road
<u>Indicators</u>	
Sale Price/Gross Acre	$581,048

Land Sale No. 3

Property Identification

Record ID	15766
Address	4825-4837 Okemos Road, Okemos, Ingham County, Michigan 48864
Tax ID	02-02-21-254-018
Market Type	Land

Sale Data

Grantor	Renee A. Korrey Trust
Grantee	Okemos Consolidated Drain Drainage District
Sale Date	August 01, 2022
Deed Book/Page	2022/029130
Property Rights	Fee Simple
Conditions of Sale	Normal
Financing	Conventional
Verification	Assessor
Sale Price	$410,000

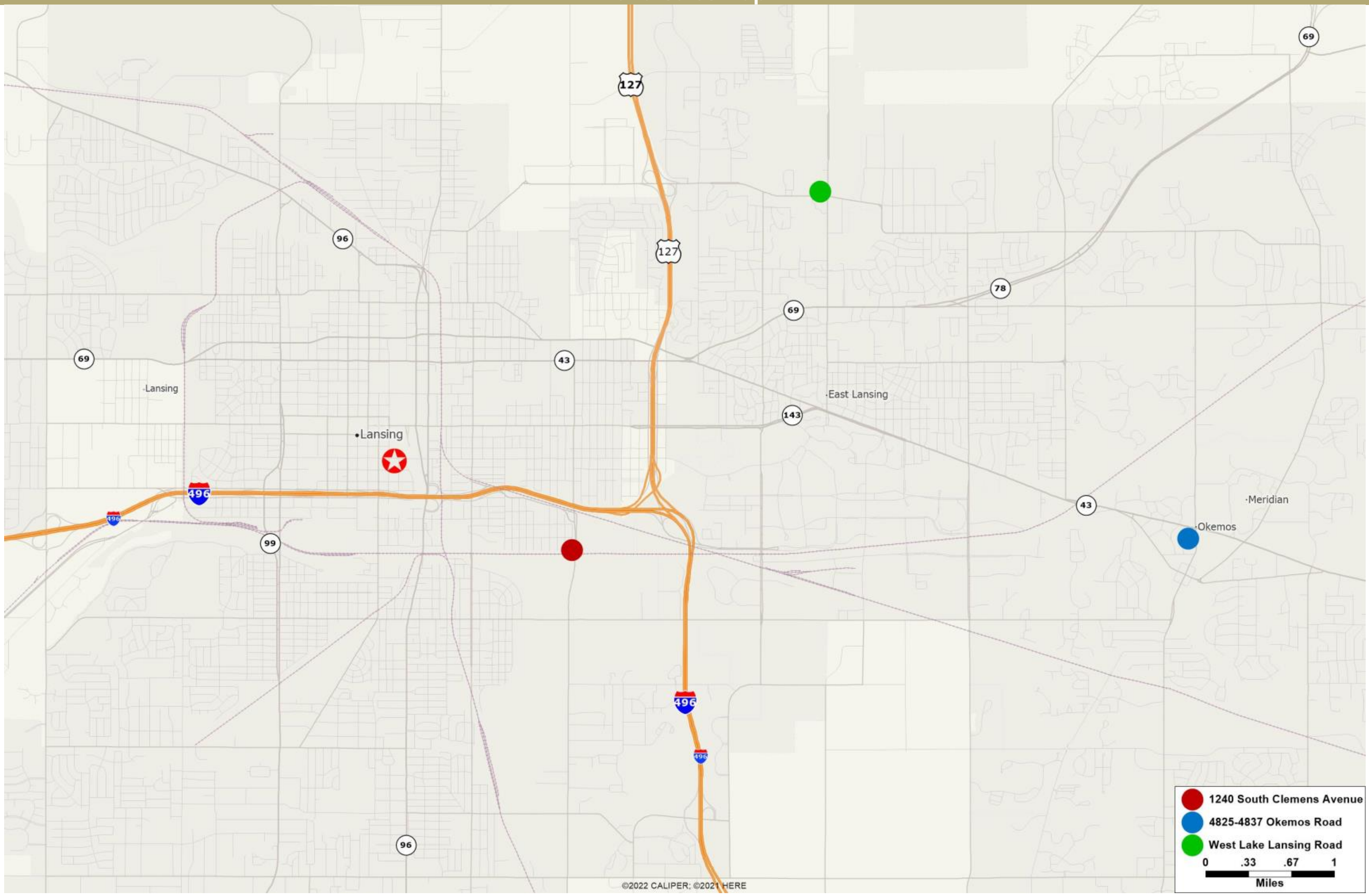
Land Sale No. 3 (Cont.)

<u>Land Data</u>	
Zoning	P-O, Professional Office District
Topography	Nearly Level
Utilities	E, G, W, S
Shape	Irregular
<u>Land Size Information</u>	
Gross Land Size	0.800 Acres or 34,848 SF
Front Footage	Okemos Road
<u>Indicators</u>	
Sale Price/Gross Acre	$512,500

Land Adjustment Grid

Land Sales Summary and Adjustment Grid	Subject	Comp 1	Comp 2	Comp 3
Location:	220 East Kalamazoo Street	1240 South Clemens Avenue	West Lake Lansing Road	4825-4837 Okemos Road
City:	Lansing	Lansing	East Lansing	Okemos
State:	Michigan	Michigan	Michigan	Michigan
Date of Sale:	N/A	01/04/23	12/05/22	08/01/22
Sale Price:	N/A	$63,000	$1,220,200	$410,000
Site Size (Acres):	1.60	0.11	2.10	0.80
Unadjusted Price/Acre:	N/A	$572,727	$581,048	$512,500
Adjustments				
Rights Transferred:	Fee simple	Fee simple	Fee simple	Fee simple
Financial Considerations:	Market	Market	Market	Market
Conditions of Sale:	N/A	Arm's Length	Arm's Length	Arm's Length
Market Conditions - Time:	N/A	Stable	Stable	Stable
Time Adj. Cash Equiv. Price/Gross Acre:		$572,727.00	$581,048.00	$512,500.00
Location:	Average	Similar	Superior	Superior
		0%	-7%	-9%
Visibility/Access	Average	Inferior	Inferior	Inferior
		10%	15%	30%
Site Size (Gross Acres):	1.60	0.11	2.10	0.80
		0%	0%	0%
Topography	Nearly Level	Nearly Level	Nearly Level	Nearly Level
		0%	0%	0%
Zoning:	DT-3	R6-A	B-4	P-O
		10%	10%	10%
Utilities:	E, G, W, S	Similar	Similar	Similar
		0%	0%	0%
Deomolition:	19,642 SF Improvements	Superior	Superior	Superior
		-10%	-10%	-10%
Net Adjustments:		10%	8%	21%
Adjusted Price/Gross Acre:		$630,000	$627,532	$620,125
Adjusted Price/Sq. Ft.:		$14.46	$14.41	$14.24

Land Sales Map



Land Sales Analysis

The preceding sales were confirmed to offer the best indication of value of the subject site via the Sales Comparison Approach. A number of sales were examined, and in the final analysis, they were narrowed to the four most comparable transactions. We have researched sales specifically vacant land sites from Ingham County.

There are several units of comparison generally employed in the analysis of land. In this instance, the market dictates the most appropriate index is price per acre. The adjustment categories include location, visibility/access, size, topography, zoning and utilities.

All of the transactions were financed at market terms by third-party financial institutions; hence, no adjustments for financing were required. If atypical financing were involved in the transaction, the appraiser would determine if those terms had a quantifiable effect on the sale price necessitating an adjustment.

Each transaction was confirmed to be arm's length between willing buyers and sellers; therefore, no adjustments for abnormal conditions of sale were necessary. However, if a listing is included in the analysis, a downward adjustment is considered to reflect a typical cushion for negotiations. Nonetheless, the amount of adjustment, if any, would depend on the asking price as it relates to the market at that time. Some transactions might include a bank sale sometimes referred to as "short sale". An adjustment will be made if warranted based on confirmation of that transaction.

Adjustments for time and price trends attempt to quantify changes in market conditions between the date of each sale and the date of the appraisal, based on current market conditions and available properties. All of the transactions are relatively timely, taking place from August 1, 2022 to December 5, 2023. Adjustment for this category would be based on any quantifiable appreciation or depreciation, typically identified through paired sales analysis.

Adjustments for location typically are associated with the general demographics of the area and property specific influences such as traffic counts, proximity to services and overall characteristics of an area. Comparables 2 and 3 were considered superior in terms of location and were adjusted downward seven- and nine-percent, respectively. Comparable 1 were considered similar in terms of location. Therefore, no adjustments were needed.

Adjustments for visibility and access are typically associated with ingress/egress, proximity to linkages such as interstates and major thoroughfares and access to and from major thoroughfares. All comparables were considered inferior in terms of visibility and access and were adjusted downward. Comparables 1 was adjusted downward 10 percent, comparable 2 was adjusted downward 15 percent and comparable 3 was adjusted downward 30 percent.

Site size is an adjustment in which comparable site size is compared to the subject. Depending on the market segment, variation in site size can have effect up to a point on the price per square foot index. Typically, if a comparable site is larger than the subject site, an upward adjustment is applied to reflect economies of scale. Conversely, if a comparable site is smaller than the subject site, a downward adjustment was applied. This category can also include adjustments for parcels that may have off-site retention and reflect a fully buildable lot. The market did not indicate a need for adjustment due to size. Therefore, no adjustment was needed.

Zoning is an important consideration in land sales analysis as it specifies the development potential of a given parcel. In this category, the comparables' zoning classifications relative to allowable uses, building setbacks and other restrictions are compared to the subject. Generally speaking, zoning classifications that allow more uses and flexible development are superior. The subject's zoning was considered superior to all comparables used. Therefore, each comparable was adjusted upwards ten percent.

The availability of municipal services, specifically water and sewer, is an important attribute to a typical site. The adjustment would be applied if the comparable has a different availability of municipal services as the subject. This is especially true for parcels that may need to have municipal lines extended to the property at a cost. The subject and all comparables are considered similar. Therefore, no adjustments were needed.

The subject property has approximately 19,642 square feet of improvements that will be demolished in order to construct the proposed multifamily development. The developer anticipates it will cost $100,000. According to *Marshall & Swift*, building demolition ranges from $4.69 to $7.75 for Class S buildings. Using $5.10 per square foot, approximately $100,000 was valued. Therefore, the developer's estimate is considered to be accurate and was utilized. All comparables were each adjusted downward ten percent.

After adjustments, the sales range from $620,125.00 to $629,999.70 per acre, with a mean of $625,885.51 per acre. Based on the relative merits of each sale, but placing greater emphasis on the more recent transactions with the fewest net adjustments, I have concluded to a value of the subject site at $625,000.00 per acre.

My math is as follows:

1.60 Acres of Land Area x $625,000.00 /Acre = $1,000,000

Land Value Estimate Rounded = $1,000,000

Reconciliation and Final Value Conclusions

"As Is" Market Value Conclusions	
Sales Comparison Approach	$1,000,000
Final Value Conclusion	**$1,000,000**

Hypothetical Conditions:

- The market value of the fee simple estate was determined under the hypothetical condition that the subject is currently vacant land with no improvements.

Extraordinary Assumptions:

- There are no extraordinary assumptions for this appraisal.

Certification

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with, the Uniform Standards of Professional Appraisal Practice.
- Samuel T. Gill has made a personal inspection of the subject property and inspected all properties used as comparables in this report.
- No one provided significant professional assistance to the person signing this report.

Certified by,

Samuel T. Gill

Samuel T. Gill
State Certified General Real Estate Appraiser
MI# 1201068069

Limiting Conditions and Assumptions

1. Limit of Liability
The liability of Gill Group, employees and subcontractors is limited to the client. There is no accountability, obligation or liability to any party other than those listed in the report as intended users. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies present in the property. Possession of this or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use; the physical report remains the property of the appraiser for the use of the client, the fee being for the analytical services only. This appraisal report is prepared for the sole and exclusive use of the client to assist with the mortgage lending decision. It is not to be relied upon by any parties other than those named in the body of this report.

2. Copies, Publications, Distribution, Use of Report
The client may distribute copies of the appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public for the use of advertising media, public relations, news, sales or other media for public communication without prior written consent of the appraiser.

3. Confidentiality
This appraisal is to be used only in its entirety. All conclusions and opinions of the analyses set forth in the report were prepared by the Appraiser(s) whose signature(s) appear on the appraisal report unless indicated as “Review Appraiser”. No change of any item in the report shall be made by anyone other than the Appraiser and/or officer of the firm. The Appraiser and the firm shall have no responsibility if any such unauthorized change is made.

The Appraiser may not divulge the material (evaluation) contents of the report, analytical findings or conclusions or give a copy of the report to anyone other than the client or his designee as specified in writing except by a court of law or body with the power of subpoena.

4. Information Used
No responsibility is assumed for accuracy of information furnished by or from others, the client, his designee or public records. The comparable data relied upon in this report have been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought reasonable; all are considered appropriate for inclusion to the best of my factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification within these categories as a prerequisite to any transaction involving sale, lease or other significant commitment of subject property and that such verification be performed by the appropriate specialists.

5. Testimony, Consultation, Completion of Contract for Appraisal Services
The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser(s) or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post-appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena issued on the behalf of the client, then the client shall be responsible for any additional time fees and changes.

6. Exhibits

The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos, if any, are included for the same purpose as of the date of the photos. Site plans are not surveys unless shown as being prepared by a professional surveyor. As noted in the Scope of Work section of the report, the appraiser inspected the exterior of the comparable properties. Our comparable database automatically includes pictures we have recently taken. The only time a comparable picture is replaced is when the inspection shows a material change. Otherwise, the pictures shown in the report are representative of how the comparables looked during the inspection.

7. Legal, Engineering, Financial, Structural or Mechanical Nature Hidden Components, Soil

No responsibility is assumed for matters legal in character or nature or matters of survey or of any architectural, structural, mechanical or engineering nature. The title to the property is good and marketable. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. The use of the land and improvements is confined within the boundaries or property lines of the property described.

The property is appraised as if free and clear unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee or as derived by the appraiser.

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy or soils and potential for settlement, drainage, etc., (seek assistance from qualified architect and/or engineer) nor matters concerning liens, title status and legal marketability (seek legal assistance). The lender and owner should inspect the property before any disbursement of funds; further, it is likely that the lender or owner may wish to require mechanical or structural inspections by qualified and licensed contractor, civil or structural engineer, architect or other expert.

The appraiser has inspected, as far as possible by observation, the land and any improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. I have not critically inspected mechanical components within the improvements, and no representations are made therein as to these matters unless specifically stated conditions would cause a loss of value. The land or the soil of the area being appraised appears firm; however, subsidence in the area is unknown. The appraiser(s) do not warrant against this condition or occurrence of problems arising from soil conditions.

The appraisal is based on there being no hidden unapparent or apparent conditions of the property site subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.

If improvements are located on-site, all mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling ventilation, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made as to adequacy of insulation, type of insulation or energy efficiency of the improvements or equipment.

If the Appraiser has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above-mentioned items.

The Appraiser assumes no responsibility for any costs or consequences arising due to the need or the lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

8. Legality of Use
The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report and that all applicable zoning, building and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.

9. Component Values
The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

10. Auxiliary and Related Studies
No environmental or impact studies, special market study or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. The appraiser reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimations or conclusions upon any subsequent such study or analysis or previous study or factual information as to market or subject or analysis subsequently becoming known to him.

11. Dollar Values, Purchasing Power
The market value estimated and the costs used are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of the value estimate.

12. Inclusions
Furnishings and equipment or personal property or business operations except as specifically indicated and typically considered as part of real estate have been disregarded with only the real estate being considered in the value estimate unless otherwise stated. In some property types, business and real estate interests and values are combined.

13. Proposed Improvements, Conditioned Value
Improvements proposed, if any, on or off-site as well as any repairs required are considered, for purposes of this appraisal, to be completed in good and workmanlike manner according to information submitted and/or considered by the appraisers. In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

14. Value Change, Dynamic Market, Influences
The estimated market value is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; they are thus subject to change as the market and value are naturally dynamic.

The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The Appraiser reserves the right to alter the opinion of value on the basis of any information withheld or not discovered in the original normal course of a diligent investigation.

15. Management of the Property
It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management neither inefficient nor super-efficient.

16. Fee
The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report.

17. Authentic Copies
The authentic copies of this report are signed originals. Any copy that does not have the above is unauthorized and may have been altered.

18. Insulation and Toxic Materials
Unless otherwise stated in this report, the appraiser(s) signing this report have no knowledge concerning the presence or absence of toxic materials, asbestos and/or urea-formaldehyde foam insulation in existing improvements; if such is present, the value of the property may be adversely affected and reappraisal an additional cost necessary to estimate the effects of such.

19. Hypothetical Conditions
The market value of the fee simple estate was determined under the hypothetical condition that the subject is currently vacant land with no improvements. The use of a hypothetical condition might have affected the assignment results.

20. Extraordinary Assumptions
There are no extraordinary assumptions for this appraisal. The use of an extraordinary assumption might have affected the assignment results.

21. Americans with Disabilities Act (ADA)
The Americans with Disabilities Act (ADA) became effective January 26, 1992, as to the removal of barriers in existing public accommodations. The ADA applies to alterations of existing public accommodations or commercial facilities or places of public accommodation designed for first occupancy after January 26, 1993. A compliance survey of the subject property has not been conducted to determine if it conforms to the various requirements of the ADA. A compliance survey of the property, in conjunction with a detailed study of the ADA requirements, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this could have a negative effect on the value of the property. Since I am not qualified to determine if the subject property complies with the various ADA regulations, I did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

22. Review
Unless otherwise noted herein, the review appraiser has reviewed the report only as to general appropriateness of technique and format and has not necessarily inspected the subject or market comparable properties.

The appraiser(s) and/or associates of Gill Group reserve the right to alter statements, analyses, conclusions or any value estimate in the appraisal if there becomes known to them facts pertinent to the appraisal process which were unknown to Gill Group when the report was finished.

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office, except as stated.
Alan Fox, Ingham County Treasurer
Sec.135, Act 206, 1893 as amended
6/3/2024 by TD

WARRANTY DEED

The Grantor(s) Grand Avenue Investments, LLC,
whose address is 255 S. Old Woodward, Ste 310, Birmingham, MI 48009
convey(s) and warrant(s) to Preservation Nonprofit Housing Corporation,
whose address is 1118 S. Washington Ave., Lansing, MI 48910
the following described premises situated in the City
of Lansing, County of Ingham
and State of Michigan:

Lots 1, 2, 3, 4, 9, 10 and East 33 feet of Lots 11 and 12, Block 134, Original Plat of City of Lansing, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 36, 37 and 38, Ingham County Records.

Address: 220 E. Kalamazoo Street, Lansing, MI 48933

also known as Property Address: 220 E. Kalamazoo Street, Lansing, MI 48933
Sidwell No. 33-001-01-16-452-013

for the sum of $905,000.00
subject to easements and building and use restriction of record
Dated this 24 day of May, 2024.

Signed by:

Grand Avenue Investments, LLC

Ronnie J. Boji
By: Ronnie J. Boji
Its: Member

State of Michigan.
County of ~~Macomb~~. Oakland
The foregoing instrument was acknowledged before me this 24th day of May, 2024, by Ronnie J. Boji, Member of Grand Avenue Investments, LLC.

Notary Public, Macomb County, Michigan
My commission expires: 4/5/2029
Acting in the County of Oakland

Ann M. Corder

ANN M. CORDER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Apr 5, 2029
ACTING IN COUNTY OF Oakland

When Recorded Return To:	Send Subsequent Tax Bills To:	Drafted By:
Preservation Non-Profit Housing 1118 S. Washington Ave. Lansing, MI 48910	Grantee	Ronnie J. Boji 255 S. Old Woodward, Ste 310 Birmingham, MI 48009
Tax Parcel # 33-01-01-16-452-013	Recording Fee $____	Transfer Tax ____

*TYPE OR PRINT NAMES UNDER SIGNATURES.

1243.11. - DT-3 Downtown Core.

Figure 40

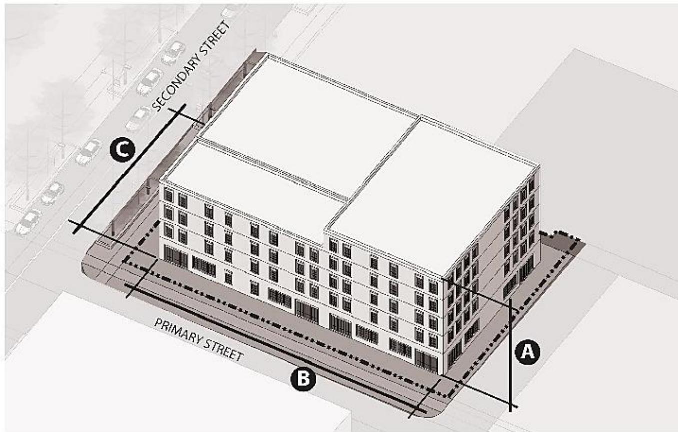
1243.11.01. - DT-3 intent.

The intent and purpose of the DT-3 Downtown Core District is to provide primarily a vertical mix of uses with higher density residential housing and office buildings. Ground floor uses should be those that generate pedestrian activity along the street front through the location of doors, windows, and displays. Development in this district is characterized by tall buildings lining urban streets with most or all parking provided on street or in municipal lots or structures. This district accommodates the City's highest intensity and density development.

(Ord. No. 1295, § 1, 11-29-21)

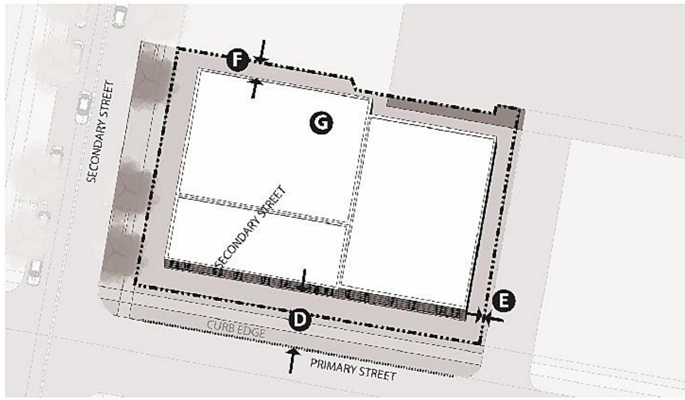
1243.11.02. - DT-3 site layout requirements.

Figure 41



(a) BUILDING MASSING		
A. Minimum height	25'	2 stories
Maximum height:	None	
Required corner massing	When site is a corner lot, the primary and secondary frontages at the corner must be occupied by building elevations for the first 20 feet of each frontage from the corner	

Figure 42



(b) BUILDING PLACEMENT	
B. Build-to-line	Five feet as measured from the property line. The Zoning Administrator may approve: 1. A setback of ten feet from the inside edge of the sidewalk, provided that the additional space is dedicated to outdoor seating and/or public art. 2. A setback of zero feet from the inside edge of the sidewalk, provided that the existing or proposed sidewalk is at least ten feet in width.
C. Minimum side setback	0'
D. Minimum rear setback	0'
E. Maximum lot coverage	100%

(c) PARKING	
Required parking spaces	No required parking.

Allowed surface parking locations	On-street parking; On-site: Rear yards only. Side yard parking allowed upon written approval of Zoning Administrator.
Parking lot spaces	Number of parking spaces shall not exceed what would otherwise be required per Section 1254.03 Parking facilities subject to special land use permit. See Chapter 1262.
Parking lot setback/screening	Property and parking lot setback/screening per Chapter 1252.

(Ord. No. 1295, § 1, 11-29-21)

CHAPTER 1254. - PARKING

1254.01. - Off-street parking.

1254.01.01. - Parking requirements in general.

(a) *Purpose.* Off-street parking and loading areas are to be designed, maintained and operated in a manner that will ensure adequate parking is provided, provide uncongested access for emergency vehicles, limit interference with the pedestrian realm and, where appropriate, protect surrounding uses from undesirable impacts of traffic and parking. Site access standards are intended to reduce the potential for crashes and congestion through a reduction of conflict points associated with traffic movements at other access points or street intersections. The standards of this section apply at the time of erection, enlargement or change in use, of any principal building or structure.

(b) *Compliance required.* In each zoning district the off-street parking requirements for the storage or parking of a motor vehicle for the use of occupants, employees or patrons, in a structure which is erected, constructed, substituted, resumed or extended after the effective date of this Zoning Code (Ordinance 1295, passed November 29, 2021), shall be as prescribed in this chapter. The determination of the required number of off-street parking spaces and the regulation of such spaces shall be as described in this chapter.

(c) *Ownership of parking lot.* All off-street parking shall be under the direct control, either by ownership, lease, or other legally binding agreement, of the beneficial user of the property. If the off-street parking is controlled by lease and the lease is discontinued, it shall be the obligation of the beneficial user of the property served to provide replacement parking that meets the requirements of this chapter.

(d) *Storage.* Off-street parking areas shall not be used for the storage of vehicles, trailers, new or used merchandise, supplies, equipment, storage containers, junk, junk vehicles, or construction materials not associated with a valid building permit, unless otherwise permitted by the zoning district in which the property is located.

(e) *[Automobile repair.]* Off-street parking areas shall not be used for automobile repair or for any other types of repair, assembly, or material processing activities unless otherwise permitted by the zoning district in which the property is located.

(f) *Pedestrian safety.* Off-street parking areas shall have dedicated pedestrian walkways connecting the parking lot and subject building(s). Off-street parking areas and parking surface lots greater than 50,000 square feet shall have dedicated interior pedestrian walkways demarcated by raised sidewalk, decorative paving, striping, or other similar method to meet the intent of this provision.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.02. - Location; expansion; encroachments.

Except as provided in Subsections (a) to (c) hereof, all required off-street parking for a principal use, conditional use, special land use or nonconforming use shall be located on the same lot on which such principal use, conditional use, special land use or nonconforming use is located. Permitted locations for off-street parking are marked with an "X" in the following table and also described by district in Chapters 1243-45.

Table 1254.01.02. Permissible Off-Street Parking Lot Locations

District	Front	Side	Rear
R-1		X	X
R-2		X	X
R-3		X	X
R-4		X	X
R-5		X	X
R-6A		X	X
R-6B		X	X
MFR		X	X
R-MX		X	X
R-AR		X	X
SC	1 double-loaded bay	X	X
MXC		X	X
Arterial	1 double-loaded bay	X	X

Suburban	1 double loaded bay	X	X
MX-1			
Arterial	1 single-loaded bay	X	X
Suburban	1 single-loaded bay	X	X
Prime connector			X
Neighborhood connector		X	X
MX-2		X	X
MX-3	Only when corner lot on secondary streets	X	X
DT-I		X	X
DT-2	1 single-loaded bay	X	X
DT-3		X	X
IND-1	1 single-loaded bay	X	X
IND-2		X	X
IND-3		X	X
INST-1 All street types except activity	Limited to four rows	X	X
Activity		X	X
INST-2		X	X

(a) The off-street parking for a lot which is zoned IND-1, IND-2, INST-1, or INST-2 may be located on a separate lot, if the following three conditions are met:

(1) The lot does not contain a cabaret, as defined by Section 808.01.

(2) The separate lot is zoned IND-1 or IND-2, or INST-1 or INST-2.

(3) The separate lot is not more than 5,280 feet, measured from the closest point on the closest lot line of the separate lot to the closest point on the closest lot line of the lot served, provided that if said parking is more than 1,000 feet from the principal use then a shuttle service shall be provided.

(b) Off-street parking for nonresidential uses on a lot which is zoned a Commercial Mixed-Use District may be located on a separate lot if the following three conditions are met:

(1) The lot does not contain a cabaret, as defined by Section 808.01.

(2) The separate lot is zoned a Commercial Mixed-Use District.

(3) The separate lot is not more than 300 feet, as measured from the closest point on the closest lot line of the separate lot to the closest point on the closest lot line of the lot served.

(c) Valet parking, approved as noted in Section 1254.01.04 may be on another lot.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.03. - Parking required.

(a) *Factors for calculation of parking.*

(1) *Gross floor area.* Where floor area is the unit for determining the required number of off-street parking and loading spaces, said unit shall mean the gross floor area (GFA), unless otherwise noted.

(2) *Usable floor area.* Where the floor area measurement is specified as usable floor area, parking requirements shall apply to all internal building areas excluding the floor area used for incidental service, storage, mechanical equipment rooms, heating/cooling systems and similar uses, and other areas not intended for use by the general public. Where these areas are not yet defined, usable floor area shall be considered to be 75 percent of the gross floor area.

(3) *Bench seating.* In calculating bench seating for places of assembly, each 24 inches of benches, pews or other such seating shall be counted as one seat.

(4) *Employees.* Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.

(5)

Fractional requirements. When units of measurements determining the number of required parking or loading spaces result in a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one additional parking space.

(6) *Similar uses.* If a use is not specifically described in Table 1254.01.03, the minimum number of spaces for the use shall be determined by the Zoning Administrator by requiring the minimum number of spaces for a use which is listed and is similar to the use in question.

(b) *Parking requirements.* Vehicle parking spaces shall be provided in accordance with the following table. The required parking shall include barrier free parking as required per Section 1254.01.05, bike parking per Section 1254.02.02 and loading/unloading zones per Section 1254.01.17.

Table 1254.01.03. Parking Requirements

Use	Minimum Number of Parking Spaces
Single-family detached dwellings	Two spaces for each dwelling unit. One parking space may be in a private garage on the property. Parking spaces may be on an approved driveway but only the part of the driveway outside of the public street right-of-way may be included.
Two-family dwellings	
Multiple-family dwellings	One space per each efficiency. One and one-half spaces per one-bedroom dwelling unit. Two spaces per each unit with two or more bedrooms.
Mobile home park	Two spaces per lot, at least one space of which to be provided on the lot. To provide the balance of this requirement, parking may be provided within 300 feet of all lots it is intended to serve. All parking areas shall be clearly defined and hard surfaced.
Bed and breakfast inn	Two spaces for the permanent residents plus, One space for each room rented.

Human care facilities	
Child care facility	One space for each employee and one space for each ten children, plus three passenger vehicle spaces for loading and unloading children.
Group day care and foster care group home	One employee parking space, plus three passenger vehicle spaces for loading and unloading children, either on-site or in legal parking areas along the street adjacent to the house.
Housing for the elderly	Senior independent units: One space per unit plus one-quarter space per unit for visitor parking. Senior "interim care" and "intermediate care" units retirement villages: One-half space per unit or two beds, one-quarter space per unit for visitor/employee parking. One-half space per unit for visitor/employee parking.
Institutional, Recreational, and Public Gathering Venues	
Places of public assembly or worship	One space per three seats or six feet of bench seating. Calculations shall be based on the occupancy for all assembly areas combined.

Hospital	Two spaces per each inpatient room or exam or outpatient procedure/operating room procedure. One space per laboratory or recovery room plus, One space for each patient or procedure room for employee parking plus, Parking for any medical offices is in addition to the above.
Museum or library	One parking space per 250 square feet plus separate parking for school or charter buses.
Elementary and middle schools	One space for each teacher or administrator or staff person plus separate loading/unloading areas for buses. Adequate and distinct parking and drop-off/pick-up zones for parents shall be provided for any auditorium or athletic fields, as required for "places of public assembly."

High schools, colleges, and universities	One space for each one teacher or administrator or staff person plus, One space for each five students. For high schools: Separate areas for any bus drop-off and pick-up zones. Additional parking shall be provided for any auditorium or athletic fields as noted under "places of public assembly" provided the Zoning Administrator may reduce that additional parking if activities are during the school day (such as a cafeteria) or will occur during non-school times when adequate parking is available.
Bowling alley	Five [spaces] for each bowling lane, plus parking required by this section for any bar, restaurant or assembly space attached to a bowling alley.
Dance hall, pool or billiard parlor, roller or ice skating rink, fitness center or gym, exhibition hall or assembly hall without fixed seats	One space for each three persons allowed within the maximum occupancy load as established by the local, county or State fire, building or health codes.
Golf course (except a miniature or par three course)	Six spaces for each hole and one for each employee.
Miniature or par three golf course	Three spaces for each hole and one for each employee.
Park, open space, plaza (public or private)	As determined by the Zoning Administration consideration of types of activities, facilities, and potential for walking and bicycling visits.

Community or senior centers	One space per each 200 square feet, provided the Zoning Administrator may modify the requirements based on the types of activities provided, level of programming, and potential for trips to be via transit, walking, biking, or shared ride.
Offices	
Professional and business offices (non-medical)	One space per 300 square feet. For any building or percentage of building used for medical or clinic, additional parking shall be required for that use, as noted above.
Clinic/medical office	One space for every 200 square feet.
Bank	One space for every 250 square feet of gross floor area plus, Three parking or stacking spaces for each ATM machine plus, Three stacking spaces for each drive-in window.
General Retail Uses	

Retail use	Up to 300,000 square feet of shopping area: One space per 250 square feet plus parking required for any areas used as a grocery or sit-down type restaurant. For part of building over 300,000 square feet: One space per 300 square feet providing a parking management system is in place for employee parking for peak holiday shopping days. Parking for a theater shall be calculated separately.
Shopping center (which may include a grocery and restaurants)	One space per 200 square feet for up to 100,000 square feet, then one space per 250 square feet for the remainder of the building(s).
Grocery store, liquor or beverage store	One space per 200 square feet.
Showroom or repair shop for the display or repair of goods such as bathroom and kitchen fixtures, shoes, plumbing and heating/cooling equipment, machinery, and similar goods	Four spaces for each establishment plus, One space for every 800 square feet of usable floor area.
Outdoor sales facility (not including specific types such as vehicle sales addressed separately)	One space for every 500 square feet of lot area used for retail sales or retail use.
Food and Beverage Sales	
Restaurant (general sit-down types, not including restaurant categories with specific uses below)	One space per 125 square feet of usable floor area.

Coffee, tea, and beverages (may include bakery items)	One space per 100 square feet of usable floor area plus, At least ten stacking spaces for any drive through.
Carry-out restaurant (with no or limited seating for eating on premises	Six spaces per station or counter service plus, One space for each employee (minimum of three).
Drive-in restaurant	One space for each customer order station. Parking for employees (minimum of six). Parking required for any indoor seating.
Bars, taverns, brewpubs, etc.	One space per each 60 square feet of usable floor area or one space per two seats, whichever is greater.
Commercial Services	
Animal hospital or kennel	One space per 500 square feet.
Dry cleaners	One space per 100 square feet of area open to the public (minimum of two). Employee parking (minimum of two).
Personal service use	Two spaces for each chair, booth, or bed.
Lodging facility	One space per room plus additional meeting rooms, banquet facilities and restaurants as determined by the Zoning Administrator.
Nursery, greenhouse, commercial	One space per 500 square feet.
Funeral home	One space for each 50 square feet of assembly, parlor, or chapel room floor area.

Laundromat or coin-operated dry cleaner	One space for each three washing or dry cleaning machines.
Studio (dance, health, music, or other similar places of instruction)	One space for every 40 square feet of usable floor area.
Self-storage rental	One space for each employee, plus one space for each 50 storage rental units.
Auto-Related Uses	
Motor vehicle service station	One space at each fueling station; plus at least three spaces for employees; plus one space per each tow truck; plus one space for each 500 square feet devoted to sales of automotive goods or convenience items.
Motor vehicle repair station	One space for each 250 square feet; plus one space for each service bay.
Vehicle sale, vehicle leasing	One space for each 300 square feet of usable floor space in the sale room. Two for each auto service stall in the service area. Spaces shall be distinct from, and shall not include, spaces for display or storage of vehicles for sale or lease.
Auto wash	One space for each employee; plus five stacking spaces for the storage of waiting vehicles; plus four waiting spaces per wash rack for self-serve auto washes.
Industrial	

Wholesale and warehouse activities	Five spaces; plus one space per employee at peak shift; Or one space for each 1,500 square feet, whichever is greater.
Manufacturing, processing, and other types of industrial use	One space per 400 square feet; Or one space per employee at peak shift, whichever is greater; Plus one space for each corporate vehicle.

(c) *Limits on excessive parking.* In order to minimize excessive areas of pavement which reduces aesthetic standards and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by more than 20 percent shall only be allowed with approval by the Zoning Administrator. In granting such additional space, the Zoning Administrator shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day. Except in industrial districts or an institutional use, the spaces exceeding the 20 percent minimum must be made available for public parking.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.04. - Factors to permit a reduction from the amount of parking required.

(a) *Shared parking on the same lot.* Where two or more uses are present on the premises, parking requirements shall be calculated for each use, based on the Table 1254.01.03. However, the Zoning Administrator may permit a reduction for shared parking between two or more uses where the applicant can document that the amount of parking provided will meet the peak needs of the uses collectively as noted in Subsection 1254.01.04(d) below.

(b) *Shared parking on adjacent lots.* Two or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced by the Zoning Administrator by up to 25 percent, provided a parking study is provided as noted in Subsection 1254.01.04(d) below and a signed agreement is provided by the property owners in a form acceptable to the City Attorney.

(c) *Parking reductions.* The Zoning Administrator may permit a reduction of required parking by up to 20 percent provided that a parking study is provided as noted in Subsection 1254.01.04(d) below.

(1)

Owner provides a parking study as noted in Subsection (d) below that demonstrates the amount of parking provided will be sufficient for the nature of the use as determined by the City Transportation Engineer. Such parking study shall be based upon publications of research and/or actual parking counts for the particular use. In such case, the City may require the owner provide a program to provide the amount of required parking if the actual parking needed exceeds the parking provided.

(2) Owner demonstrates that there is shared parking available, either in a municipal lot, parking structure, or shared with another property. For shared use of a private lot, the owner shall demonstrate that there will be sufficient parking available for all users during the time of peak shared demand.

(3) Owner provides incentives for employees to use public transit, bicycle or live within walking distance of the use. In such case the applicant shall provide information on the program that demonstrates effectiveness to the City. This could include priority on-site bicycle parking, stipends for use of transit, employee reward programs for non-single occupant vehicle commutes or similar incentives. The accepted parking reduction program would be a condition of zoning approval.

(4) The amount of required parking may be reduced if a shared car or program is provided. The amount of the reduction shall be determined by the Zoning Administrator, with input from the Transportation Engineer, in consideration of the number of shared vehicles provided and the level of availability.

(d) *Parking study.* A parking study to support a parking reduction shall be prepared by a qualified professional based on methodologies of recognized parking organizations such as the Urban Land Institute or the Institute of Transportation Engineers.

(e) *Valet parking.* The Zoning Administrator may allow a reduction in on-site parking required for valet parking provided the valet parking area is under the same ownership as the principal use or is leased and that a shared parking agreement has been approved by the City Attorney. Such parking agreement shall be considered as part of the permitted use such that, if the parking agreement is no longer valid, the City may restrict the use to the scale of parking available.

(f) *Exceptions in the DT-3, MX-C, and MX-3 Districts.*

(1) Properties located within the DT-3 District are exempt from the requirements of Section 1254.01.03.

(2) Properties zoned MX-C, located on the north side of the 900 block and east one-half of the 1,000 block of West Saginaw Street, are exempt from the requirements of Section 1254.01.03, except that at least one off-street parking space shall be required for each residential unit. The required parking spaces must be located within 300 feet of the property they serve and

may be located on City-owned off-street parking lots and private parking lots where a permit has been issued or an agreement has been established allowing use of the parking spaces on a 24-hour basis.

(3) Commercially zoned properties in the MX-3 Districts are exempt from the requirements of Section 1254.01.03, with the following exceptions:

a. Properties in the MX-3 District on South Cedar Street must provide parking in accordance with Section 1254.01.03.

b. Properties in the MX-3 District that have frontage on East Michigan Avenue or adjoin properties that have frontage on East Michigan Avenue, except those located in the 2,000 block on both the north and south sides of the street, must provide at least 20 percent of the on-street parking required by Section 1254.01.03.

c. At least one off-street street parking space shall be required for each residential unit in the MX-3 District.

d. All required parking spaces in the MX-3 Districts must be located within 300 feet of the property they serve and may be located on City-owned off-street parking lots and private parking lots where a permit has been issued or an agreement has been established allowing use of the parking spaces on a 24-hour basis.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.05. - Barrier free parking requirements.

Barrier free parking. Within each parking lot, signed and marked barrier free spaces shall be in accordance with the Michigan Department of Labor, Construction Code Commission—Barrier Free Design Division.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.06. - Storage of merchandise and vehicles.

(a) The storage of merchandise, equipment, and motor vehicles for sale is prohibited in an off-street parking area, if such storage reduces the number of off-street parking spaces available below the number required by Section 1254.01.03.

(b) No motor vehicle that is inoperable, stripped, dismantled, or in a state of disassembly or disrepair shall be kept on any exterior premises, except as permitted and as regulated by the zoning district of the property upon which such vehicle is located.

(Ord. No. 1295, § 1, 11-29-21)

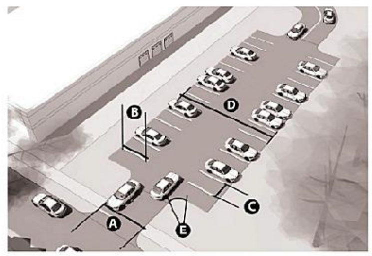
1254.01.07. - Parking space dimensions.

(a) Except for single-family or two-family dwellings, required off-street parking shall be designed pursuant to this section.

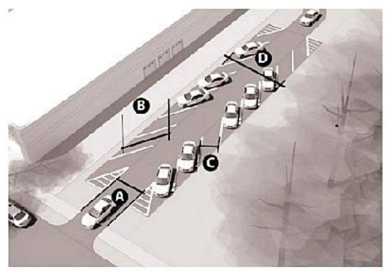
(b) Dimensions. All parking spaces and maneuvering aisles shall be designed and marked with minimum dimensions described:

Figure 123

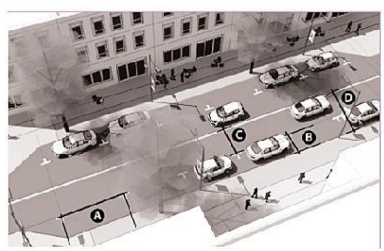
1) Perpendicular (90-degree) Parking		
A. Aisle Width	Two-way	24 ft.
	One-way	18 ft.
B. Stall Depth		18 ft. min.
C. Stall Width	9 ft.	
D. Overall Width (double-loaded bay)	Two-way	60 ft.
	One-way	54 ft.
E. Corner Radius	5 ft.	



2) Angled (45, 60, 75-degree) Parking		
A. Aisle Width	Two-way	20 ft.
	One-way	15 ft.
B. Stall Depth		18 ft. min.
C. Stall Width	9 ft.	
D. Overall Width (double-loaded bay)	Varies depending on the angle of the parking and one-way or two-way traffic	



3) Parallel Parking	
A. Stall Length	20 ft. min
B. Stall Width	7 ft. min, 8 ft. typical
C. Aisle Width	10 ft. min. 12 ft. max
D. Overall Width (single-loaded bay)	18 ft. min.



(4) Space length may be reduced by up to two feet if an unobstructed overhang of not less than two feet is provided, such as a landscaped area or sidewalk. A sidewalk shall have a minimum width of seven feet where abutting a parking area.

(c) Islands.

(1) Mid-bay islands: Minimum of nine feet wide.

(2) Between facing bays: Minimum of six feet wide.

(3) End-cap islands: Minimum of six feet wide.

(d) If requested by an applicant, the width of a parking space and any dimension described in Subsection (b) above may be varied by the Transportation Engineer, based upon all of the following criteria:

(1) The size of vehicles which use the lot;

(2) The turnover rate;

(3) The shape of the lot;

(4) Sound traffic flow principles;

(5) The use of the lot; and

(6) Adequacy of signs that provide information or restrict parking in certain spaces.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.08. - Surfacing.

(a) Except as provided for in Subsections (b) and (c) hereof, off-street parking and loading areas, including access drives, shall be hard-surfaced with either solid cement or asphalt.

(b) An alternative surface, including, but not limited to, gravel, may be approved by the Zoning Administrator, if circumstances exist which justify the alternative surface, and if the City Engineer believes the alternative surface will not result in an unreasonable amount of sediment being deposited in the sewers, and so long as the alternative surface is maintained in a dust-controlled condition.

(c) A lot used temporarily for off-street parking may be surfaced with gravel, so long as the temporary use does not extend for more than two years, and so long as the surface is maintained in a dust-controlled condition.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.09. - Grading and drainage.

(a) The City Engineer shall approve the grading of required off-street parking areas, based upon the design standards promulgated by the American Association of State and Highway Transportation Officials.

(b) The City Engineer shall approve drainage of required off-street parking areas, if the drainage may adequately be served by an existing storm sewage system.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.10. - Signs, striping, and maintenance.

(a) The City may require the installation of pavement markings and signs to direct circulation, provide information, and identify restrictions on use of parking spaces and loading areas.

(b) Except for one-family or two-family dwellings parking spaces shall be striped and such striping shall be maintained.

(c) Maintenance of parking lot.

(1) Off-street parking and loading facilities shall be maintained free of accumulated snow, debris or other materials which prevent full use and occupancy of such facilities except for temporary periods of no more than five days in the event of heavy rainfall or snowfall.

(2) Off-street parking and loading facilities must be maintained in a proper state of repair and free from hazardous conditions.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.11. - Ingress and egress.

(a) The number and location of points of ingress and egress to off-street parking areas developed after the effective date of this Zoning Code (Ordinance 1295, passed November 29, 2021) shall be approved by the Transportation Engineer.

(b) The number of access points shall be the minimum necessary to provide reasonable access as determined by the City Transportation Engineer.

(c) To reduce conflicts which can contribute to congestion and crash potential, access shall be located as far from signalized intersections as is practical.

(d) Access shall be located to minimize conflicts with through traffic, pedestrians, bicyclists and movements into access points adjacent to the property or across the street. To confirm this, a site plan shall include driveways across from the property frontage and adjacent access points.

(e) The City Transportation Engineer may require redesign, relocation, easements for a shared access system or restrict some movements at an access point to provide safe and efficient operations.

(f) Each ingress and egress to and from any off-street parking area located in an area zoned for other than single-family residential use shall be at least five feet from any adjacent property located in any single-family residential district.

(g) All parking spaces shall be provided adequate access by means of maneuvering lanes. Backing directly into a street is prohibited.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.12. - Unobstructed access.

(a) Except as provided in Subsection (b) or (c) hereof, each required off-street parking space shall be arranged in a way which provides for unobstructed access to a public right-of-way. Unobstructed access shall not be construed to prohibit security devices.

(b) In the case of a lot used as a single-family dwelling, one of the two off-street parking spaces required by Table 1254.01.03 may be obstructed from access to a public right-of-way by another parking space, if all of the following conditions are met:

(1) The obstructed space is located on an approved driveway.

(2) The obstructed space is not in the front yard.

(3) The driveway is surfaced pursuant to the requirements of Section 1254.01.09.

(4) The unobstructed space is directly behind the obstructed space.

(c) In the case of a lot used as a two-family dwelling, two of the four off-street parking spaces required by Table 1254.01.03 may be obstructed from access to a public right-of-way by another parking space, if all of the following conditions are met:

(1) The obstructed space is located behind the front line of the dwelling.

(2) The obstructed space is not in the front yard.

(3) The driveway is surfaced pursuant to the requirements of Section 1254.01.09.

(4) The unobstructed space is directly behind the obstructed space.

(d) No sidewalks, driveways, maneuvering aisles, fire lanes, or building accesses shall be obstructed by the parking, storage, or display of vehicles, merchandise, equipment, supplies, or any other items.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.13. - Lighting.

All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.14. - Vehicle stops.

A vehicle stop shall be provided for any parking space if the space abuts a public right-of-way, sidewalk, or landscaping or screening required by Chapter 1252, and shall either be one of the following or be approved by the Transportation Engineer:

(1) A concrete curb;

(2) A concrete, or similar durable material, stop properly anchored; or

(3) A steel or concrete post at least three feet in height.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.15. - Changes to a parking lot.

(a) An area designated as required off-street parking may be changed to another use or encroached upon, so long as the minimum requirements of Table 1254.01.03 continue to be met.

(b) Changes to parking areas other than for single-family detached homes or duplexes on individual lots shall be approved as part of a site plan. Minor changes to the parking layout, such as a reconfiguration, as determined by the Zoning Administrator, shall require submittal of a parking plan which indicates property lines, existing and proposed ground elevations at two-foot contour intervals, the number of spaces, calculations for meeting the minimum space requirements of this article, dimensions of aisles, driveways and typical parking stalls, location of curbs and curb blocks, location and size of signs, existing and proposed landscaping, existing and proposed lighting and drainage facilities.

(c) Reduction prohibited. A substitution, alteration or deletion of any off-street parking shall not have the effect of reducing the off-street parking below the number required in Table 1254.01.03.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.16. - Loading.

When on premise space for standing, loading, and unloading vehicles is necessary for uses involving the receipt or distribution of goods, the following provisions shall apply:

(a) *Traffic flow.* The size of the loading area shall be sufficient to prevent undue interference with adjacent required parking spaces, maneuvering aisles, or traffic flow on public streets.

(b) *Alleys.* Where an alley exists at the rear of the building, the loading area may be computed from the centerline of the alley.

(c) *Location.* Loading/unloading areas and docks shall not be provided in the front yard or on any building side facing and directly visible to a public street. Where possible, loading areas shall be integrated into the design of the building to minimize visibility.

(d) *Screening.* Loading docks and loading areas facing a residential district shall be adequately screened by a wall and/or landscaping.

(e) *Not included with parking.* Required loading areas shall not be included in calculations for off-street parking space requirements.

(f) *Size.* The size of all required loading/unloading spaces shall be at least ten feet by 50 feet or 500 square feet in area, with a clearance of at least 14 feet in height. The Zoning Administrator may modify this requirement for uses that will involve smaller delivery trucks such as offices.

(g) *[Alternative surface.]* An alternative surface, including, but not limited to, gravel, may be approved by the Zoning Administrator, if circumstances exist which justify the alternative surface, and if the City Engineer believes the alternative surface will not result in an unreasonable amount of sediment being deposited in the sewers, and so long as the alternative surface is maintained in a dust-controlled condition.

(Ord. No. 1295, § 1, 11-29-21)

1254.01.17. - Front yard parking.

(a) *Prohibitions; exceptions.*

(1) In residential districts no person shall park or place a motor vehicle, trailer, watercraft, or recreational vehicle or equipment, in a front yard. However, this section shall not apply:

a. To vehicles parked or placed in a lawfully established driveway;

b. While engaged in actual loading or unloading;

c. Where permitted pursuant to any other provision of these Codified Ordinances;

d. Where prior to the effective date of this ordinance, parking areas were lawfully established in front yards by variance or in accordance with the ordinance that was in effect at the time that the parking area was established.

(b) *Driveways.*

(1) A driveway may not exceed 12 feet in width or the width of the opening to the garage to which it provides access within the front yard of a single or two-family residential lot. A driveway may not exceed 12 feet in width for a residential lot where the driveway is not required to provide two-way vehicular access to a parking lot that lawfully contains more than four parking spaces in the side or rear yard.

(2) Each residentially zoned or used parcel is permitted one driveway. A second driveway may be permitted after review and approval by the Zoning Administrator and the Department of Public Services. A second driveway may only be permitted on corner lots that have at least 100 feet of frontage on one of the two streets, on through lots, or to eliminate a shared driveway provided that the existing driveway continues to serve the adjacent parcel of land. Approval of a second driveway may only be granted if it is necessary in order to accommodate parking for the allowable number of vehicles on the site.

(Ord. No. 1295, § 1, 11-29-21)

1254.02. - Bicycle parking.

1254.02.01. - Definitions.

For purposes of this chapter:

APBP Guidelines means the 2nd edition of the bicycle parking guidelines issued by the Association of Pedestrian and Bicycle Professionals.

Bicycle locker means a locked compartment for the storage of a single bicycle.

Bicycle parking space means a secure structure designed and available exclusively for the storage of a bicycle.

Bicycle room means a room with controlled access for users of bicycles to be stored in the room.

Exempt property means property:

(1) For which the Zoning Administrator, per Section 1254.01.04(f), reduces or eliminates the off-street parking requirements of Table 1254.01.03; and

(2) For which the property owner does not actually provide off-street parking.

Non-exempt property in a DT-3 or MX-3 District is property:

(1) For which the Zoning Administrator, per Section 1254.01.04(f), reduces or eliminates the off-street parking requirements of Table 1254.01.03; and

(2) For which the property owner does actually provide off-street parking.

Long-term bicycle parking space means bicycle parking that is covered and enclosed on all four sides.

Short-term bicycle parking space means any bicycle parking space that is not a long-term bicycle parking space.

(Ord. No. 1295, § 1, 11-29-21)

1254.02.02. - Required bicycle parking spaces.

Bicycle parking spaces shall be provided for the benefit of any structure identified in Section 1254.02.04 or Section 1254.02.05 if, after the effective date of this chapter:

(a) A site plan for the property on which the structure is located must be submitted to the Planning Office;

(b) The property on which the structure is located is rezoned to a district other than a residential district; or

(c) A special land use permit is granted for the property on which the structure is located.

(Ord. No. 1295, § 1, 11-29-21)

1254.02.03. - Bicycle parking guidelines.

(a) To the extent feasible and unless otherwise provided by this chapter or the City of Lansing Bicycle Parking Guidelines promulgated by the Zoning Administrator, property owners are encouraged to conform to the APBP Guidelines, copies of which are available in the Planning Office and the City Clerk's Office.

(b) During the operating hours of the structure identified in Sections 1254.02.04 and 1254.02.05, bicycle parking spaces required by this chapter shall be lighted at an illumination level of at least 0.4 footcandles.

(c) Bicycle parking spaces shall be located within 100 feet of an entrance to the structure or inside the structure.

(d) Bicycle parking spaces shall be adequately maintained and kept free of mud, debris, ice, and snow.

(e) Each short-term bicycle parking space provided pursuant to the provisions of this chapter shall support a bicycle in an upright position; allow both the bicycle frame and the front wheel to be locked; be securely anchored; have a hard surface, such as asphalt, concrete, or brick pavers, with dimensions of at least six feet by two feet; be constructed of materials that resist cutting, rusting, bending, and deformation; and be installed in accordance with the City of Lansing Bicycle Parking Guidelines promulgated by the Zoning Administrator based on the APBP Guidelines, maintenance of uniformity among Michigan communities, and other best practices.

(f) Long-term bicycle parking spaces provided pursuant to the provisions of this chapter shall be provided in:

(1) Bicycle lockers that ensure adequate clearance for simultaneous users;

(2) Bicycle racks in locked cages; or

(3) Bicycle rooms.

(Ord. No. 1295, § 1, 11-29-21)

1254.02.04. - Short-term bicycle parking requirements based on land use.

(a) For purposes of this section:

(1) Every 24 inches of bench seating shall be counted as one seat.

(2) Numbers resulting from the prescribed formulas shall be rounded up from one-half to the next whole number in calculating the number of required bicycle parking spaces.

(b) Short-term bicycle parking is not required on exempt property. On non-exempt property in a DT-3 or MX-3 District the property owner shall provide a number of short-term bicycle parking spaces that is at least five percent of the number of off-street parking spaces actually provided.

(c)

Except as otherwise provided in Subsection (b), property owners shall provide the following number of short-term bicycle parking spaces for the benefit of the corresponding specified structures:

Table 1254.02.04. Short-Term Bicycle Required Parking Spaces

<table>
<tr><th>Structure</th><th>Required Number of Bicycle Parking Spaces</th></tr>
<tr><td>Multi-family residential</td><td>Two for every ten dwelling units</td></tr>
<tr><td>Churches and other places of worship</td><td>Two for every 50 seats in the main unit of worship</td></tr>
<tr><td>Lodging</td><td>Two for every 50 units</td></tr>
<tr><td>Athletic clubs and fitness centers</td><td rowspan="8">Two for every 5,000 square feet of usable floor area, with a maximum of 30</td></tr>
<tr><td>Libraries and museums</td></tr>
<tr><td>Planned developments and shopping centers</td></tr>
<tr><td>Retail stores not otherwise identified</td></tr>
<tr><td>Banks and financial institutions</td></tr>
<tr><td>Offices of medical professionals, health clinics, and medical centers</td></tr>
<tr><td>Gas stations</td></tr>
<tr><td>Sports arenas and stadiums</td><td>Two for every 250 seats, with a maximum of 30</td></tr>
<tr><td>Theaters and auditoriums</td><td>Two for every 100 seats, with a maximum of 30</td></tr>
<tr><td>Eating and drinking establishments</td><td>Two for every 24 seats</td></tr>
</table>

Commercial property not otherwise identified	Two for every 5,000 square feet of usable floor area, with a minimum of two
Industrial, manufacturing, wholesale, and research establishments	Two for every 20,000 square feet of usable floor area, with a minimum of two
Commercial off-street parking facilities	Two for every 20 vehicle parking spaces, with a maximum of 30
Consumer repair service establishments	Two for every 3,000 square feet of usable floor area, with a minimum of two and a maximum of 30
Cemeteries, mausoleums, and parks	Two for every 20,000 square feet of land, with a maximum of ten

(Ord. No. 1295, § 1, 11-29-21)

1254.02.05. - Long-term bicycle parking requirements based on employment and transit.

(a) For purposes of this section, numbers resulting from the prescribed formulas shall be rounded up from one-half to the next whole number in calculating the number of required long-term bicycle parking spaces.

(b) Except as otherwise provided in Subsection (c), in addition to any requirements imposed by Section 1254.02.04:

(1) Property owners are not required to provide long-term bicycle parking spaces for the benefit of structures other than bus stations in which no more than 40 employees work at any given time.

(2) Property owners shall provide two bicycle parking spaces for every 40 employees that work in a structure other than a bus station at any given time.

(3) Property owners shall provide two bicycle parking spaces for every bus bay in a bus station.

(c) Long-term bicycle parking is not required on exempt property. On non-exempt property in a DT-3 or MX-3 District, in addition to any requirements imposed by Section 1254.02.04, the property owner shall provide a number of long-term bicycle parking spaces that is at least five percent of the number of off-street parking spaces actually provided.

(Ord. No. 1295, § 1, 11-29-21)

1254.02.06. - Offset of required off-street parking spaces.

The number of off-street parking spaces required by Section 1254.01 will be reduced by one space, with a maximum reduction of 20 percent of the number of off-street parking spaces required by Table 1254.01.03, for each of the following:

(a) Every six bicycle parking spaces provided in excess of those required by this chapter;

(b) Every six short-term bicycle parking spaces covered by a permanent structure approved by the Zoning Administrator.

(Ord. No. 1295, § 1, 11-29-21)

CHAPTER 1270. - NONCONFORMITIES

1270.01. - Purpose and intent.

(a) Within the districts established by this chapter or amendments that may later be adopted, there exist lots, structures uses of land, and sites which were lawful before this chapter was passed or amended but which would be prohibited, regulated or restricted under the terms of this chapter or future amendment. It is the intent of this chapter to permit non-conforming lots, buildings, structures, uses, and sites to continue until they are removed, but not to encourage their continued use or survival.

(b) No expansion of nonconformities. Nonconforming lots, buildings, structures, uses, and sites are hereby declared to be incompatible with the zoning districts in which they are located. It is the intent of this chapter that these nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other buildings, structures or uses prohibited elsewhere in the zoning district, except as may be provided for in this chapter.

(c) Required upgrades to nonconforming sites. Similar to other types of nonconforming situations noted herein, there exist sites that were developed consistent with an approved site plan and other site regulated standards applicable at that time said use or site plan was approved, but that do not fully meet the requirements of this ordinance. Those site design features include parking space and aisle sizes, access, parking lot, landscaping/buffering, waste receptacle screening, lighting and similar standards. One purpose of this chapter is to define the extent to which a site plan must be upgraded to meet the current site plan related standards when changes or minor modifications to a conforming use and/or conforming building are proposed for a lot that does not fully meet the current standards. The intent is to require a level of upgrade that is reasonable to improve compliance given the nature of the existing nonconforming site features and extent of the changes proposed on the lot.

(d) Construction prior to effective date of this chapter. Nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of this chapter, or an amendment thereto, and upon which actual building construction has been diligently conducted.

(Ord. No. 1295, § 1, 11-29-21)

1270.02. - Nonconforming lots of record.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record and if all or part of the lots do not meet the requirements for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this chapter, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this chapter.

(Ord. No. 1295, § 1, 11-29-21)

1270.03. - Nonconforming buildings or structures.

(a) *Continuation of non-conforming buildings or structures.* Where a lawful building or structure exists prior to the effective date of this chapter, or an amendment hereto, that does not comply with the requirements of this chapter because of restrictions such as parking, lot area, coverage, width, height, or yards, that building or structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such structure may be enlarged or altered in a way which increases its nonconformity.

(2) Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except as may be permitted by the Board of Zoning Appeals upon a finding that the repair and reconstruction shall:

a. Not have a substantial detrimental effect on the use and enjoyment of adjacent uses or lots;

b. Comply with any reasonable conditions imposed by the board of zoning appeals that are necessary to ensure that the repair and reconstruction shall not prove detrimental to adjacent properties, the neighborhood, or the community;

c.

The owner shall provide the necessary information to make a determination as to whether or not repairs to the structure will exceed 50 percent of the replacement cost, exclusive of the foundation.

(3) Should a nonconforming building or structure be destroyed to an amount equal to or less than 50 percent of its estimated replacement cost, exclusive of the foundation, it may be reconstructed in its previously nonconforming location.

(4) An owner shall commence repair and reconstruction work within 12 calendar months of the Board of Zoning Appeals approval of the application. Upon request, the Zoning Administrator may approve an administrative extension of up to an additional six calendar months where a property owner can demonstrate a good faith effort to start work or demonstrate third-party delays beyond their control. Extensions beyond the six months must be approved by the Board of Zoning Appeals.

(Ord. No. 1295, § 1, 11-29-21)

1270.04. - Nonconforming uses.

(a) *Enlargement or increase of nonconforming use.* No nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied prior to the effective date of this chapter, or an amendment thereto, except as may be permitted by the Board of Zoning Appeals in determining that the proposed enlargement, increase, or greater area shall:

(1) Not have a substantial detrimental effect on the use and enjoyment of adjacent uses or lots;

(2) Comply with all parking, sign, or other applicable regulations for accessory uses for the area affected by the proposed enlargement, increase, or greater area;

(3) Comply with any reasonable conditions imposed by the Board of Zoning Appeals that are necessary to ensure that the proposed enlargement, increase, or greater area shall not prove detrimental to adjacent properties, the neighborhood, or the community.

(b) *Extension within a building.* Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for that use at the time of adoption or amendment of this chapter and would have been permitted by right, but the use shall not be extended to occupy any land outside the building.

(c) *Reduction in nonconforming use.* If any part of a nonconforming use is moved or reduced in size by action of the owner, the part of the nonconforming use that is moved or reduced in size shall be considered to be abandoned and any subsequent use shall conform to the requirements of this chapter.

(d) *Abandonment of a nonconforming use.* If a nonconforming use is abandoned for any reason for a period of more than 12 calendar months, any subsequent use shall conform to the requirements of this chapter. Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

(e) *Extensions.* Upon request, the Zoning Administrator may approve an administrative extension of up to an additional six calendar months where a property owner can demonstrate a good faith effort to sell or lease the premises to another, similar use prior to determining abandonment. Requested extensions beyond the six months must be approved by the Board of Zoning Appeals.

(f) *Change to other nonconforming use.* A nonconforming use may be changed to another nonconforming use provided the Zoning Administrator makes all of the following determinations:

(1) The proposed use shall be as compatible as, or more compatible with, the surrounding area than the previous nonconforming use.

(2) The proposed nonconforming use shall not be enlarged or increased, nor extended to occupy a greater area of land than the previous nonconforming use, except as may otherwise be permitted by this article.

(3) That appropriate conditions of approval and safeguards are provided that ensure compliance with the intent and purpose of this chapter.

(Ord. No. 1295, § 1, 11-29-21)

1270.05. - Nonconforming sites.

This section applies when a change in use or a site plan is proposed on a site that does not conform with the current ordinance standards,

(a) *New development or a replacement of the existing building(s).* Where a new building is being constructed, full compliance with the current ordinance standards shall be required.

(b) *Building facade renovations.* Renovations to a building that does not include changes to the site, shall not be required to be brought into compliance with the ordinance, except for conforming features that impact safety such as building code compliance.

(c) *Change in use, expansion or reconstruction on part of the site.* The Zoning Administrator may review the extent of the noncompliance and may require full or partial compliance, or allow certain nonconforming features to remain, based on the relationship to the extent of the change proposed for the lot. In making such a determination, the Zoning Administrator may require an upgrade to the site based upon the following standards.

(1) Reasonable site improvements to be made in relation to the scale and construction cost of the improvements

(2) Improvements to the site are necessary to address safety-related site issues in accordance with the building code, fire code and other safety regulations.

(3)

Existing parking and loading spaces do not meet the current requirements of Chapter 1254, Parking. The Zoning Administrator may allow for continued use of parking and loading spaces that do not meet the current required dimensions within all or a portion of the existing parking area if the intensity of the use will not increase. The Zoning Administrator may require improvements to the pavement and parking lot striping.

(4) The closing, relocating, redesigning or reconfiguring of access points to allow shared access with adjacent parcels for the purpose of reducing conflicts with traffic and non-motorized travel along the public street. (For example, driveways closest to signalized intersections or that have a poor offset spacing from driveways across the street may need to be closed, relocated or restrict certain turning movements to improve traffic flow and reduce crash potential). The Zoning Administrator may defer to the City Transportation Engineer for required changes to access design. See Section 1254.01.12, Ingress and Egress.

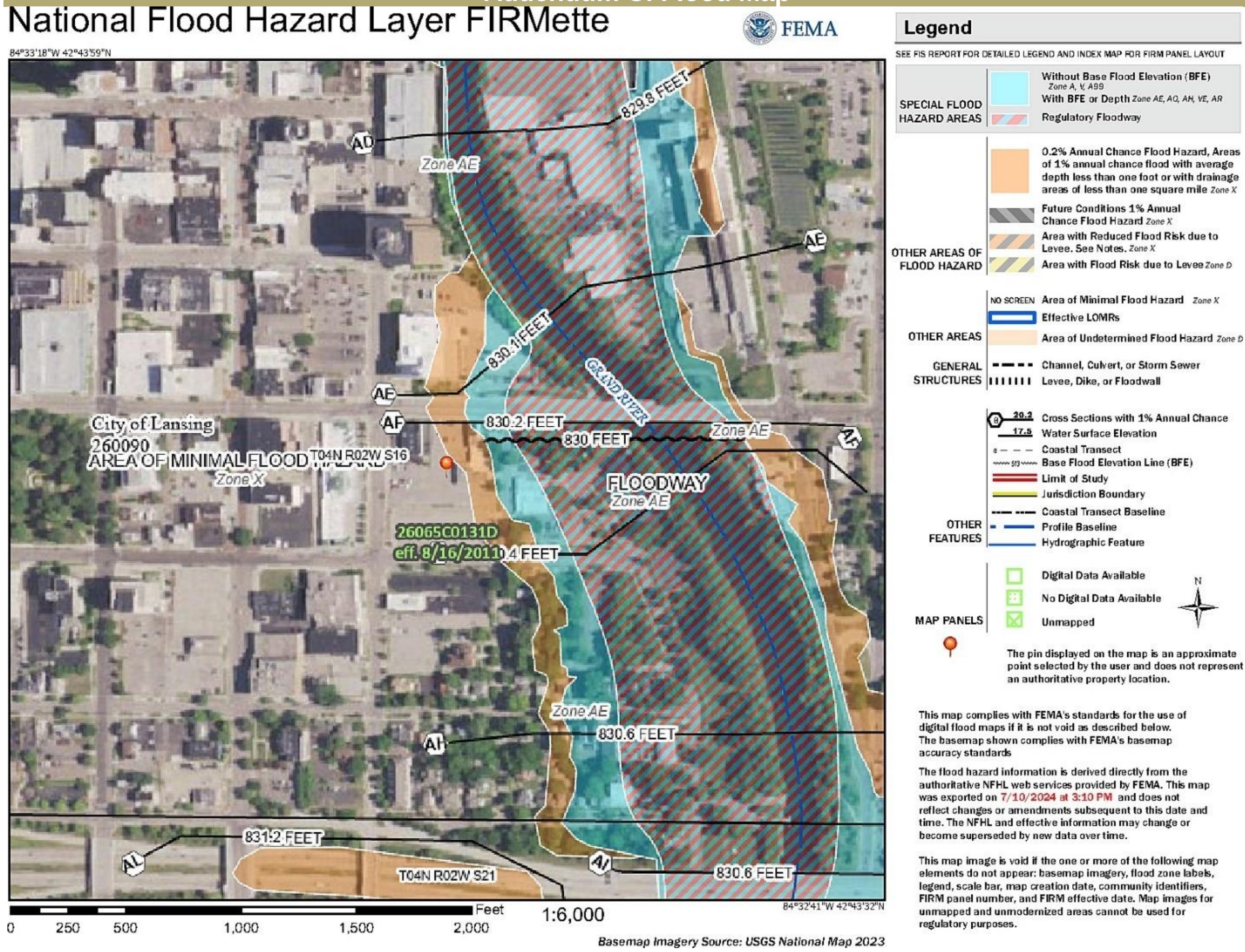
(5) Improved landscaping, to the extent practical, is necessary to provide sufficient buffering from less intensive adjacent uses, to improve the streetscape, mitigate the impact of nonconforming buildings or structures, and reduce the flowrate and improve the quality of stormwater runoff.

(6) Conformance with the standards of section will result in reduced glare onto adjacent residential or institutional properties and public rights-of-way.

(7) Relocating and screening waste receptacles that are not fully conforming to current placement and screening standards will reduce conflicts with vehicles, improve views from the public street, and reduce impacts on adjacent residential property.

(Ord. No. 1295, § 1, 11-29-21)

Addendum C: Flood Map



DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
P.O. BOX 30670
LANSING, MI 48909

STATE OF MICHIGAN - DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

BUREAU OF PROFESSIONAL LICENSING
CERTIFIED GENERAL REAL ESTATE APPRAISER LICENSE

SAMUEL T GILL

LICENSE NO.	EXPIRATION DATE	
1205068069	07/31/2025	23208070738

SAMUEL T GILL
2100 GILL PLAZA DR
SUITE B
PO BOX 784
DEXTER, MO 63841

COMPLAINT INFORMATION:
THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR EMPLOYEES.

FUTURE CONTACTS:
YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BY EMAILING BPLHELP@MICHIGAN.GOV OR CALL (517) 241-0199

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED GENERAL REAL ESTATE APPRAISER LICENSE

SAMUEL T GILL

LICENSE NO.	EXPIRATION DATE		
1205068069	07/31/2025	23208070738	THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

Samuel T. Gill
2100 Gill Plaza Drive, Suite B
P.O. Box 784
Dexter, Missouri 63841
573-624-6614 (phone)
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OVERVIEW

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

ACCREDITATIONS

State Certified General Real Estate Appraiser
Alabama State License Number: G00548
Arizona State License Number: 31453
Colorado State License Number: CG40024048
Connecticut State License Number: RCG.0001276
District of Columbia License Number: GA11630
Georgia State License Number: 258907
Hawaii State License Number: CGA1096
Idaho State License Number: CGA-3101
Illinois State License Number: 153.0001384
Indiana State License Number: CG40200270
Iowa State License Number: CG02426
Kansas State License Number: G-1783
Louisiana State License Number: G1126
Maine State License Number: CG3635
Maryland State License Number: 32017
Michigan State License Number: 1201068069
Minnesota State License Number: 40186198
Mississippi State License Number: GA-624
Missouri State License Number: RA002563
Montana State License Number: REA-RAG-LIC-8530
Nebraska State License Number: CG2000046R
New York State License Number: 46000039864
North Carolina State License Number: A5519
North Dakota State License Number: CG-2601
Ohio State License Number: 448306
Oklahoma State License Number: 12524CGA
Oregon State License Number: C000793
Pennsylvania State License Number: GA001813R
South Carolina State License Number: 3976
Tennessee State License Number: 00003478
Texas State License Number: 1329698-G
Utah State License Number: 5510040-CG00
Virginia State License Number: 4001 015446
Washington State License Number: 1101018
West Virginia State License Number: CG358
Wisconsin State License Number: 1078-10
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.

EXPERIENCE (1991 TO PRESENT)	Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.
	Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.
	Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.
	Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.
	Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.
	Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.
	Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.
	Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.
DEVELOPMENT/OWNERSHIP/ MANAGEMENT EXPERIENCE (2006 TO PRESENT)	For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.
	In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.
EDUCATION	**Bachelor of Arts Degree** *Southeast Missouri State University* **Associate of Arts Degree** *Three Rivers Community College*

HUD/FHA Appraiser Training

Arkansas State Office

Multifamily Accelerated Processing Valuation (MAP)

U.S. Department of Housing and Urban Development

2nd Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)

U.S. Department of Housing and Urban Development

FHA Appraising Today

McKissock, Inc.

Texas USDA Rural Development Multifamily Housing Appraiser Training

Texas Rural Development

Kentucky USDA Rural Development Multifamily Housing Appraiser Training

Kentucky Rural Development

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

Income Capitalization

McKissock, Inc.

Introduction to Income Property Appraising

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Uniform Standards of Professional Appraisal Practice

Central Missouri State University

Appraisal of Scenic, Recreational and Forest Properties

University of Missouri-Columbia

Appraiser Liability

McKissock, Inc.

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McKissock, Inc.

Sales Comparison Approach

Hondros College

Even Odder: More Oddball Appraisals

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Mortgage Fraud: A Dangerous Business

Hondros College

Private Appraisal Assignments

McKissock, Inc.

Construction Details & Trends

McKissock, Inc.

Condemnation Appraising: Principles & Applications

Appraisal Institute

Michigan Law

McKissock, Inc.

Pennsylvania State Mandated Law

McKissock, Inc.

Valuing Real Estate in a Changing Market
National Association of Independent Fee Appraisers
Principles of Residential Real Estate Appraising
National Association of Independent Fee Appraisers
Real Estate Appraisal Methods
Southeast Missouri State University
Lead Inspector Training
The University of Kansas
Lead Inspector Refresher
Safety Support Services, Incorporated
Home Inspections: Common Defects in Homes
National Association of Independent Fee Appraisers
Heating and Air Conditioning Review
National Association of Independent Fee Appraisers
Professional Standards of Practice
National Association of Independent Fee Appraisers
Developing & Growing an Appraisal Practice – Virtual Classroom
McKissock, Inc.
The Appraiser as Expert Witness
McKissock, Inc.
Current Issues in Appraising
McKissock, Inc.
2011 ValExpo: Keynote-Valuation Visionaries
Van Education Center/Real Estate
Residential Report Writing
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The Dirty Dozen
McKissock, Inc.
Risky Business: Ways to Minimize Your Liability
McKissock, Inc.
Introduction to Legal Descriptions
McKissock, Inc.
Introduction to the Uniform Appraisal Dataset
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Mold Pollution and the Appraiser
McKissock, Inc.
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McKissock, Inc.
Foundations in Sustainability: Greening the Real Estate and Appraisal Industries
McKissock, Inc.
Mortgage Fraud
McKissock, Inc.
The Nuts and Bolts of Green Building for Appraisers
McKissock, Inc.
The Cost Approach
McKissock, Inc.

Pennsylvania State Mandated Law for Appraisers
McKissock, Inc.
Michigan Appraisal Law
McKissock, Inc.
Modern Green Building Concepts
McKissock, Inc.
Residential Appraisal Review
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Residential Report Writing: More Than Forms
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2-4 Family Finesse
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Appraisal Applications of Regression Analysis
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McKissock, Inc.
Even Odder – More Oddball Appraisals
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Online Data Verification Methods
Appraisal Institute
Online Comparative Analysis
Appraisal Institute
Advanced Hotel Appraising – Full Service Hotels
McKissock, Inc.
Appraisal of Fast Food Facilities
McKissock, Inc.
Appraisal Review for Commercial Appraisers
McKissock, Inc.
Exploring Appraiser Liability
McKissock, Inc.