

CITY OF
PORTAGE
A Place for Opportunities to Grow

CONSTRUCTION BOARD OF APPEALS

March 16, 2009

CITY OF PORTAGE
CONSTRUCTION BOARD OF APPEALS
A G E N D A

March 16, 2009

The City of Portage Construction Board of Appeals will hold a meeting on Monday, **March 16, 2009 at 5:00 p.m.** in Conference Room 1, Portage City Hall, 7900 South Westnedge Avenue.

APPROVAL OF MINUTES:

*October 6, 2008

OLD BUSINESS:

None

NEW BUSINESS:

*5421 Meredith Street – Show Cause Hearing for fire damaged building.

STATEMENT OF CITIZENS:

ADJOURNMENT:

Material Transmitted

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE CONSTRUCTION BOARD OF APPEALS

Minutes of Meeting – October 6, 2008

The City of Portage Construction Board of Appeals meeting of October 6, 2008 was called to order at 5:00 p.m. in Conference Room One of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan.

MEMBERS PRESENT:

Thomas Wilkinson, Lawrence Schmidt, Bill Miller, William Koopsen, William Leach, Brett Grossman and John Kounelis.

MEMBERS ABSENT:

None

MEMBERS EXCUSED:

None

IN ATTENDANCE:

Terry Novak, Deputy Director of Building Services and Mike Beery Building Inspector.

APPROVAL OF MINUTES:

The minutes of December 10, 2007 and September 29, 2008 were approved.

BOARD ACTION:

2918 East Shore Drive – Interpretation/Variance request for exterior door landings – Section R311.4.3 of the 2003 State of Michigan Residential Code.

Deputy Director Novak provided a brief history of the house renovation project including the amount of time the project has encompassed. The Board was advised that a temporary Certificate of Occupancy was issued for the project on November 5, 2007 allowing the VanderRoests to move into their house with the condition that the remaining items be completed by June 30, 2008. Progress on the house continued, however, not all of the remaining items were completed by June 30, 2008 and an extension until August 1, 2008 for the remaining items was given. On August 5, 2008 civil infraction tickets were issued to Mr. Jerry VanderRoest for non-completion of the remaining items, which included providing exterior door landings for the sliding glass doors located on the lakeside of the house. Building Inspector Mike Beery advised the Board of the requirements of the 2003 State of Michigan Residential Code regarding landings for exterior doors. Mr. VanderRoest informed the Board of the difficulties he experienced in the project and the lack of funding needed to build the lakeside decks that were to serve as the exterior landings for the sliding glass doors. Mr. VanderRoest advised that the sliding glass doors had interior guardrails installed to prevent passage, and in his opinion, met the intent of the code. There was discussion about securing the doors to remain closed, however, some of the doors were required to be operational to meet emergency egress life-safety requirements. William and

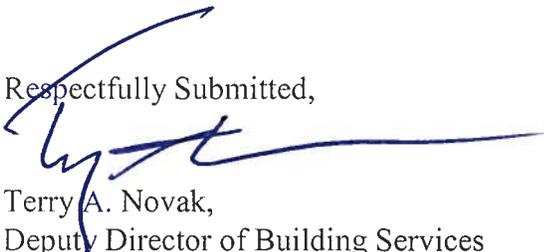
Carol Saye, 2924 East Shore Drive introduced themselves as neighbors of the VanderRoests and advised the Board that they were concerned because they had witnessed teenagers hanging out of the upper level sliding glass doors. Member Miller indicated that a tremendous liability might be assumed by the city if the required exterior door landings were not installed as required by the code. Member Schmidt advised Mr. VanderRoest that a potential option would be to install smaller decks to serve as the exterior landings for the doors. Deputy Director Novak indicated to Mr. VanderRoest that if he did modify the original approved plans for the project staff would work with him to ensure the revised plans met the required setbacks and building code standards.

After further discussion between the Board, staff and Mr. VanderRoest, a motion was made by Member Koopsen and seconded by Member Leach to deny the requested interpretation/variance and require that the exterior door landings be provided for the sliding glass doors located on the lakeside of the house. The motion passed unanimously.

ADJOURNMENT:

The Board meeting adjourned at 5:50 p.m.

Respectfully Submitted,



Terry A. Novak,
Deputy Director of Building Services

TO: Construction Board of Appeals

FROM: Jeffrey M. Erickson, Director of Community Development

DATE: March 4, 2009

SUBJECT: Show Cause Hearing – 5421 Meredith Street

CODE SECTION: Article 13, Section 42-1341 - Unsafe Structures, City of Portage Codified Ordinances

STAFF RECOMMENDATION:

The severely fire-damaged Maple Ridge apartment building located at 5421 Meredith Street has not been made habitable or safe in accordance with the provisions of the Codified Ordinances of the City of Portage. Review and action by the Board appears to be needed.

As background, on October 4, 2008 a fire occurred that caused significant damage to 12 of the 32 units contained in apartment building #21 (identified on the accompanying aerial photograph). Correspondence from the Department of Community Development was sent to the property owner on multiple occasions concerning property maintenance and fire-damage issues including a November 25, 2008 letter that requested plans and a timeframe for the rebuilding of the fire-damaged building. A response on the specific issue of the fire-damaged building was requested by December 12, 2008: The requested information has not been provided. In compliance with the Unsafe Structure Ordinance, an unsafe structure notice was sent certified mail and posted on the building on January 9, 2009 advising that the property owner had 30-days to bring the fire-damaged building (#21) into compliance or further enforcement action would be pursued. A Construction Board of Appeals Show Cause Hearing notice was sent certified mail and posted on the site on February 24, 2009.

On March 3, 2009, a package of letters, copies of letters and copies of invoices was received by the Department of Community Development. This package included 30 pages of letters that are unsigned, general information about the apartments, and pages of invoices for primarily plumbing and mechanical work performed at Maple Ridge Apartments. It is believed that some of the invoices involve plumbing and mechanical work performed on the fire-damaged building #21. The invoiced plumbing work has been done without necessary permits and, until March 3rd, without the knowledge of the Department of Community Development. As information, mechanical work that pertains to the boiler system for the building is regulated and permitted through the State of Michigan because the boiler serves six or more residential units.

The continued existence of the fire-damaged building and the inaction to complete the necessary repairs to restore all of the 32 units in the building is detrimental to the adjacent neighborhood, the residents residing in several apartment units in the undamaged portion of the building who are forced to endure the aftermath of the fire, and also serves as an attractive nuisance in this part of the community. With regard to property maintenance concerns throughout the apartment complex, ongoing efforts through District Court including civil infraction tickets and compliance orders have been initiated by the Department of Community Development in the effort to improve the overall condition of the property and establish safe, habitable and appropriate living conditions.

With regard to the fire-damaged building #21, staff recommends that the Board direct the property owner to provide, in writing, detailed information regarding the proposed course of action to repair the building including a date-specific timeline for the building, plumbing, mechanical, electrical work elements and related site work by the close of business on March 31, 2009. This information can be considered by the Department of Community Development and by the Board at the April meeting. Should the information not be received, additional enforcement action will be recommended, which includes, among other options, the City Attorney seeking an injunction through Circuit Court for an abatement order that would require building #21 to be repaired by a date certain, or the property owner incur daily monetary fines. Finally, should the owner comply and provide the requested information, but progress to repair building #21 not be promptly demonstrated, the Board can meet in May and June to further consider appropriate steps to compel action by the property owner to address the fire-damaged building and ensure progress.

Attachments: Unsafe structure notifications dated October 6, 2008 and January 9, 2009.
 Outstanding Violations correspondence dated November 25, 2008.
 Show Cause Hearing notification dated February 24, 2009.
 Aerial Photograph/Vicinity Map
 Pictures of 5421 Meredith Street.
 Information received March 3, 2009 from Ms. Cathi Berrier, Maple Ridge Site Manager

S:\Department Files\Board Files\Construction Board\2009 03 03 JME Maple Ridge Show Cause Recommendation, 5421 Meredith Street2.doc

Department of Community Development

October 6, 2008

Sent Certified Mail and Posted on Site

Tritex Real Estate Advisors Inc.
Attn: John Charles
Monarch Tower
3424 Peachtree Rd NE Suite 2200
Atlanta GA 30326

Ms. Cathi Berrier, Manager
Maple Ridge Apartments
5419 Meredith Street
Portage, MI 49024

Dear Ms. Berrier:

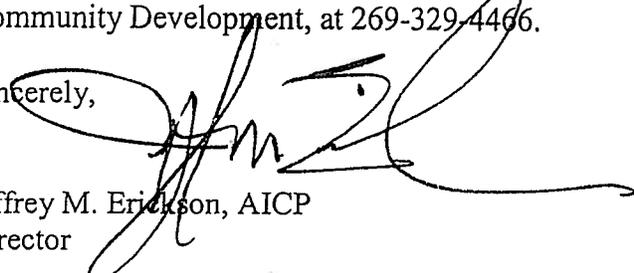
RE: Unsafe Structure - Notice to Owners/Occupants – 5421 Meredith Street

On behalf of the Department of Community Development, I wish to express our regret about the fire that severely damaged the Maple Ridge apartment building on October 4, 2008. Instances such as this are always unfortunate, however it is important that proper security and safety measures such as temporary fencing or other methods to secure the building from casual entry be immediately implemented and maintained by you for public safety purposes.

As information for you, the City of Portage property maintenance regulations require that properties be maintained/repared in the interests of the neighborhood and to protect the public health, safety and welfare. Please be advised that the current condition of the fire damaged apartment building is unsafe as defined in Section 42-1341 of the City of Portage Code of Ordinances. Corrective actions need to be taken by you within thirty (30) days from the date of receipt of this notice, so that further legal proceedings are not necessary. Please be advised that if you need any assistance in this matter, the Department of Community Development is ready to assist you.

If you have any questions, please contact the Building Services Division, Department of Community Development, at 269-329-4466.

Sincerely,


Jeffrey M. Erickson, AICP
Director

C. Daniel Foecking, Finance Director

cc: Terry A. Novak, Deputy Director of Building Services
Vicki Georgeau, Deputy Director of Neighborhood Services
Norman J. Smith, Chief Building Inspector

S:\Department Files\Address Files\2008-09 Address files\MM Meredith\2008 10 06 Meredith, 5419 (Maple Ridge fire damage).doc

November 25, 2008

John M. Charles
Tri Tex Real Estate Advisors, Inc.
Monarch Towers
3424 Peachtree Road NE, Suite 2200
Atlanta, GA 30326

Re: Outstanding violations at Maple Ridge Apartments, 5427 Meredith Street, Portage, MI

Dear Mr. Charles:

This letter is a follow-up to previous communications regarding outstanding violations at Maple Ridge Apartments. These violations date back to a November 1, 2007 notice that identified multiple items requiring correction throughout the complex. While many items were corrected, the list below itemizes violations not yet corrected or completed.

Please have the following items corrected by December 31, 2008:

- Building 23: support columns missing and require replacement;
- Building 25: corner support steel (for deck) and brick is broken and requires repair;
- Building 27: bottom horizontal rail broken at or near 2B, 2C, 2F, 2I, 2M, and 2O, and rotted wood on upper floor window exterior in front of 2O requires repair;
- Building 29: front support column (in front of 1A) and the guard rail in front of 2J requires repair, and the stair guard requires repair and two balusters are missing in front of 1A;
- Building 31: several support columns rotted at the bottom require repair including those in front of 1A, 1B, 1C, and 1D, and the guardrail at 2K and 2J require repair, as does the stair rail;
- Building 35: 1A, 2L and 2N guardrail, the main support columns at 1L, 1J, and laundry room are rotted;
- Repair missing or broken bricks on buildings 21, 25, 29, and 57;
- Building 23, 25, and 35: roofs replaced by December 31, 2008.

Please obtain permit(s) for roof replacement, column work, corner support steel, and rail work by December 12, 2008. Work on these items must be completed by a licensed contractor. Please complete all repairs listed above no later than December 31, 2008. City staff will monitor and inspect property. Failure to comply with these deadlines will result in additional enforcement action which may include the issuance of civil infraction tickets.

In addition to the above listed violations, the current condition of building 21, damaged by fire, and proposed reconstruction plans are currently unknown. City staff will have to review building plans and permit applications for reconstruction. Please also submit the required

building plans and a schedule for construction commencement and estimated completion by December 12, 2008.

Please direct any construction questions to Mike Beery, Building Inspector, at 269-329-4478. If you have any additional questions, please contact me at 269-324-9280. Thank you for your cooperation.

Sincerely,



Elizabeth Money

Neighborhood Program Specialist

C: Deputy Director Georgeau; Mike Beery, Building Inspector
Mapleridge Apartments, Calhi Berrier, 5419 Meredith Street, Portage, MI 49002
Chad Defoe, Tri Tex Real Estate Advisors Inc, Monarch Towers, 3424 Peachtree Road NE, Suite 2200, Atlanta, GA 30326

EC: kateomlinson@glasstetner.com

S:\Department Files\Address Files\2008-09 Address files\MM\ Meredith\2008 11 25 Meredith, 5427 (multi).doc

Department of Community Development

January 9, 2009

Sent Certified Mail and Posted on Site

Fritex Real Estate Advisors Inc.
Attn: John Charles
Monarch Tower
3424 Peachtree Road NE Suite 2200
Atlanta GA 30326

Ms. Cathi Berrier, Manager
Maple Ridge Apartments
5419 Meredith Street
Portage, MI 49024

Dear Mr. Charles:

RE: Unsafe Structure - Notice to Owners/Occupants – 5421 Meredith Street

According to records at City Hall, you are the owner and/or occupant of the property and property improvements at 5421 Meredith Street. As you are aware, correspondence dated November 25, 2008 was sent to you by the Department of Community Development requesting information and a timeframe pertaining to repair or removal of the apartment building that was severely damaged by fire on October 4, 2008. As of this date, the requested information has not been received. Upon recent inspection of the site, the following defects, conditions and/or violations of Portage City Codes remain:

1. The building is unfit for human occupancy due to severe fire damage. The intended use of the building is no longer possible.
2. Electrical, plumbing and mechanical systems for the building are not functional.

As a result of your lack of progress and action and the continued violations/deficiencies associated with the fire damaged building, the above referenced structures have been determined to be unsafe as defined in Section 42-1341 of the City of Portage Building and Housing Code. If corrective actions are not taken to make the premise a conforming use and safe/habitable within thirty (30) days from the date of receipt of this notice, further legal proceedings will be commenced.

If you have any questions, please contact the Building Services Division, Department of Community Development at (269)329-4477.

Sincerely,


Jeffrey M. Erickson, AICP
Director

cc: Terry A. Novak, Deputy Director of Building Services
Vicki Georgeau, Deputy Director of Neighborhood Services
Norman J. Smith, Chief Building Inspector

\\Department Files Address Files 2008-09 Address files\MMeredith\2009 01 09 Meredith, 5419 (Maple Ridge Unsafe Structure).doc

Department of Community Development

February 24, 2009

Sent Certified Mail and Posted on Site

Tritex Real Estate Advisors Inc.
Attn: John Charles
Monarch Tower
3424 Peachtree Road NE Suite 2200
Atlanta GA 30326

Ms. Cathi Berrier, Manager
Maple Ridge Apartments
5419 Meredith Street
Portage, MI 49024

Dear Mr. Charles:

RE: Notice of Show Cause Hearing – 5421 Meredith Street

The fire damaged apartment structure located at 5421 Meredith Street has not been made safe in accordance with the provisions of the Codified Ordinances of the City of Portage, Michigan. Correspondence dated November 25, 2008 was sent to you by the Department of Community Development requesting information and a timeframe pertaining to repair or removal of the October 4, 2008 fire damaged building. As of this date, the requested information has not been received.

The following defects, conditions and/or violations cited in the January 9, 2009 Unsafe Structure notice to you have also not been properly addressed:

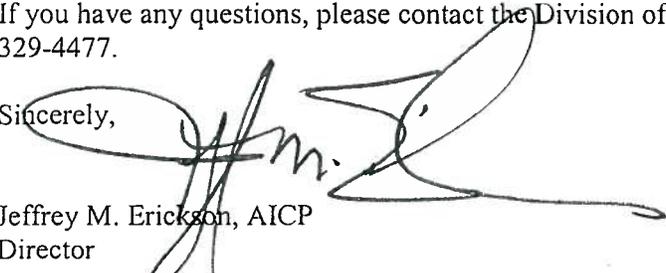
1. The building is unfit for human occupancy due to severe fire damage. The intended use of the building is no longer possible.
2. Electrical, plumbing and mechanical systems for the building are not functional.

As a result of these continued violations, you are hereby notified that a hearing on the condition of the premises will be held before the Construction Board of Appeals at 5:00 p.m. on March 16, 2009. The meeting will be held in Conference Room One of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan. At this hearing, you will have the opportunity to show cause as to why the fire damaged building should not be ordered demolished or otherwise made safe. The owner and any occupant of the structure shall have the right at the hearing to cross-examine witnesses who testify against the owner's and/or occupant's interests and the right to produce witnesses on your own behalf, including the use of pictures, video tapes or other recording devices.

The decision of the Construction Board of Appeals may be appealed to City Council for review within ten (10) days after the decision of the Board and, after review by Council, may be appealed to the Kalamazoo County Circuit Court within twenty (20) days after the decision of the Council.

If you have any questions, please contact the Division of Building Services, Department of Development, 329-4477.

Sincerely,


Jeffrey M. Erickson, AICP
Director

cc: Terry A. Novak, Deputy Director of Building Services
Vicki Georgeau, Deputy Director of Neighborhood Services

S:\Department Files\Address Files\2008-09 Address files\MI\Meredith\2009 02 25 JME Meredith 5421 Meredith Street (Maple Ridge Show Cause).doc

Vicinity Map
5421 Meredith Street
Date of Imagery: March 30, 2007







RECEIVED

MAR 03 2009

COMMUNITY DEVELOPMENT

Department of Community Development
Jeffrey M Erickson, AICP
Director
7900 south Westnedge Avenue
Portage, MI 49002
269-329-4477

March 2, 2009

RE: Structure – 5421 Meredith Street

Dear Mr. Erickson:

Please see the enclosed material to include:

Narratives of repairs and actions taken with the address of 5421 Building.

Invoices and statements of work completed pertaining to the 5421 Building.

Insurance adjusters letter and proposed actions.

Copy of October 25, 2008 letter.

Copy of January 26, 2009 letter.

Thank you
Cathi Berrier
Site Manager

Maple Ridge Apartments
5419 Meredith Drive
Portage, MI 49002
269-327-0149

January 26, 2008

Department of Community Development
Jeffrey M. Erickson, AICP Director
7900 South Westnedge Avenue
Portage, MI 49002

RE: Structure – 5421 Meredith Street

The following is a progress report for the address of 5421 Meredith Drive which suffered major fire damage on October 3, 2008.

10/27/08

All water, gas and electricity in the damaged area of the building has been isolated and capped off. Gas and heat were restored to the building and 8 of the smoke damaged units have been painted.

Our first new move in to the building was 5421-1H on 11/24/2008.

The last notification of the fire investigation was from Detective Myers of the Portage Police Department on 12/1/2008. All leads were investigated and case closed with the conclusion that the fire was deemed undeterminable we are still waiting for the official documentation from the Portage Fire Department.

11/26/2008

Brundy construction was contracted and did install a temporary roof to the portion of the building which the roof had been totally destroyed the cost of this project was in total of \$7,150.00.

The following units have re-occupied since the fire;

11/24/2008 21-1H and 21-1I

1/1/09 21-1F

1/16/09 21-1G

the last notification of the fire investigation was from Detective Myers of the Portage Police Department on 12/1/2008. All leads were investigated and case closed with the conclusion that the fire was deemed undeterminable, we are still waiting for the official documentation from the Portage Fire Department.

Site will continue to renovate minimal smoke damaged units and re-rent as units have been restored.

Week of 12/24/2009

Site manager has assigned three maintenance crew members to inspect each unit in 5421 and pull all access panels and re-insulate with new insulation. In addition to this they are going underneath all tubs and attics to make sure the bulkhead of the building is completely re-insulated.

1/5/2009

Dan Wood Company returned to finish the water/heat lines and plumbing/boiler repairs to the building 5421.

1/19/2009

Mike Hikle and insurance adjuster Steve Bowen returned to the property to do a final physical inspection on building 5421. They are trying to finalize the investigation and insurance adjustment. Please see enclosed letter from Mike Hilke. A copy of this letter from Mike Hikle was submitted to Elizabeth Money and Mike Berry at Portage Court House on January 23, 2009.

A timeline for all major repairs will be schedule as soon as all investigators and claims adjusters have completed their necessary investigations. In the meantime we will continue to rebuild and repair the building as allowed by the insurance claims adjusters.

Respectively Submitted
Cathi Berrier
Site Manager

Maple Ridge Apartments
5419 Meredith Drive
Portage, MI 49002
269-327-0149

October 27, 2008

Department of Community Development
Jeffrey M. Erickson, AICP Director
7900 South Westnedge Avenue
Portage, MI 49002

RE: Structure – 5421 Meredith Street

The following is a progress report for the address of 5421 Meredith Drive which suffered major fire damage on October 3, 2008.

On October 4th 2008
Building 5421 suffered catastrophic damage to 12 units that also resulted in vacating the entire building.

Local city officials, Portage Fire Chief and site manager met at 8:00 a.m. to create plan of action. The first step taken was to board up all dangerous areas of the building all refrigerators were emptied and all units were securely locked up to eliminate vandalism and possible theft. The Fire chief and Building inspector started their investigations and reported that the fire walls that were installed four years prior had stopped the fire from destroying the whole building and the remaining 20 units only suffered minimal smoke damages. The staff of Maple Ridge and some on site volunteers started to relocate the residents that were affected by the fire 24 households were relocated on site.

The company Belfore came in and tarped off the roof and started a building clean up, isolating and shutting off all gas lines, electrical and water lines in the building.

10/15/08

The house consumers to the building and water was turned back on and the city inspector Mike Berry came out and OK'D the temporary roof / walkway trapping and the board up of the building.

Respectively Submitted
Cathi Berrier
Site Manager

*Alex N.
Sill
Company*

International Loss Consultants & Appraisers

January 22, 2009

*Serving the
policyholder
since 1928*

Maple Ridge Apartments
Cathi Barrier
5419 Meredith Street
Portage, MI 49002

Re: Fire Loss

Dear Cathi,

Atlanta, GA

Cleveland, OH

Denver, CO

Detroit, MI

Great Falls, MT

Indianapolis, IN

Los Angeles, CA

New York, NY

Orlando, FL

Pittsburgh, PA

Portland, OR

Toronto, ON

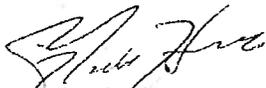
This letter follows our conversation this morning regarding the status of the fire damages settlement with the insurance company.

As you are aware, I inspected the property again on Monday January 19th and met with the insurance company adjuster after our inspection. Our inspection and meeting was productive and we are moving forward with the settlement of the building portion of this loss.

The adjuster has to report to the company our agreements then payment will be issued, since the insurance company is not in the United States this could take longer than normal. At this point there is no exact timeline for payment but I will keep you posted as details are given to me.

If you or anyone else has any additional questions, please contact me at (216) 524-9999 or my cellular phone (216) 973-1172. Thank You.

Sincerely,



Michael Fickle
General Adjuster



The undersigned (insured), _____ of _____

Address _____ City _____ State _____ Zip _____

represents that he/she/they are owners of/or agents for the hereinafter specified property (and/or its contents) and hereby authorize and direct Belfor USA Group, Inc. ("Contractor") to provide all labor, equipment and materials required to properly repair the specified real property or structure commonly known as:

5419 Meredith Drive Portage MI 49002
 Address City State Zip

It is understood and agreed that Contractor will perform all repair work in a good and workmanlike manner in accordance with our General Conditions, will have a policy of insurance in full force, will comply with local safety standards and will perform all work according to local building codes. A one-year workmanship warranty will be presented upon full payment for the work performed. The undersigned hereby transfers, assigns and conveys to Contractor his/her/their right, title and interest in and to the insurance policy proceeds and all drafts for work performed or to be performed by Contractor. Accordingly, undersigned authorizes and directs their insurer (named below) to make Belfor USA a payee on all insurance drafts for all insurance work performed by Contractor on the above damaged property. The undersigned also agrees to immediately endorse and tender all drafts as produced to the Contractor.

All insurance work performed by the Contractor is subject to the terms of the Insured's policy of insurance which sets the scope and price of the work based upon industry standards. All uninsured work performed, including uninsured code-upgrade work, depreciation and insurance deductibles are the responsibility of the undersigned or Owner. The undersigned also agrees to and understands the General Conditions stated below. Contractor agrees perform the insured work as approved by the Insurance Company and accept insurance proceeds as payment for the insured work. Any uninsured work, which includes but is not limited to code-upgrade work, asbestos removal or any other form of work not covered under Owner's insurance policy shall be paid by Owner. In the event insurance proceeds are not issued Contractor has the right to stop work until such time the insurance proceeds are released.

The undersigned has the right to cancel this Work Authorization prior to the midnight of the 3rd business day of signing this agreement by writing and delivering a written cancellation request to Contractor by such time. See the attached Notice of Cancellation form for an explanation of this right. Additionally, Contractor is prohibited from having an independent courier service or other third-party pick up your payment at your residence before the end of the 3-business day period in which you can cancel the transaction.

\$ _____ / / _____
 AMOUNT (IF KNOWN) DATE

[Signature]
 INSURED-OWNER-AUTHORIZED REPRESENTATIVE

[Signature]
 BELFOR REPRESENTATIVE

 INSURED-OWNER-AUTHORIZED REPRESENTATIVE

 INSURANCE COMPANY

 POLICY NUMBER

General Conditions

Owner agrees to allow timely inspections by municipal inspectors and/or mortgage company agents and to assist with obtaining any third party payee signatures on all insurance drafts so that Belfor can be timely paid. If for any reason your claim is denied by your insurance carrier or they refuse to pay the costs of any and/or all insurance work performed by Contractor, or you otherwise delay or prevent the payment of said insurance draft, or use it for other purposes, then the insured/owner(s) of the above mentioned property will be personally liable for all costs of services performed. The Contractor and undersigned acknowledge and agree that the Contractor shall have no liability for, and shall be indemnified and held harmless from and against, all claims, damages, liabilities and costs arising out of or relating to the presence, discovery, or failure to discover, remove address, remediate or cleanup environmental or biological hazards including, but not limited to, mold, fungus, hazardous waste, substances or materials, or asbestos unless covered by the insured's policy of insurance, remediation is part of the scope of work and such work is directed by an Industrial Hygienists protocol and clearance testing. If for any reason the amount due under this Work Authorization is not paid when due, the Contractor shall be entitled to its expenses and attorneys fees incurred in the collection of this agreement with interest on the unpaid balance at the rate of 1.5% per month or the rate prescribed by law. The undersigned permits Contractor to obtain a personal credit report to ensure that the insurance proceeds for this project are not in jeopardy. Any controversy or claim arising out of or relating to this agreement, or breach thereof, may be submitted to a court of competent jurisdiction. Contractor is in good standing with the Better Business Bureau. Contractor reserves their right to terminate this contract should the client breach any of its terms or the assurance of payment. 2/08

INVOICE

DAN WOOD CO. - SERVICE
 3950 EAST MILHAM
 PORTAGE MI 49002
 269-329-0050

Invoice No. 114130
01/28/2009

Purchase Order No. MA0732/9600002126
 122

APARTMENT 2D

MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
 5421 MEREDITH DRIVE-APT2L
 KALAMAZOO MI 49002

*OK To Pay Cathi Kern
 Code# 700130 plumbing Repair
 * fire Building Repairs due To fire damage*

TOTAL UNITS		PRICE PER UNIT	TOTAL
APARTMENT 2D			
	1/19/09 REPAIRED TWO WATER LEAKS ON 1/2" COPPER LINE.		
2.00	01/19/09TOM MEYERS	96.00	192.00
.50	01/19/09JIM WIESSNER	68.00	34.00
2.00	1091100	1.65	3.30
	1/2 C PIPE TYPE M		
4.00	1101400	.75	3.00
	1/2 C COUP W/STOP		
1	SERVICE CHARGE	69.00	69.00

WE APPRECIATE YOUR BUSINESS!

CREDIT CARDS ACCEPTED
 VISA-MASTERCARD-DISCOVER-AMEX
 PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
 AFTER 30 DAYS IS 1.5% PER MONTH

MATERIAL TOTAL 6.30
 LABOR TOTAL 226.00
 SALES TAX .38
 OTHER 69.00
 SUBTOTAL .00

INVOICE TOTAL 301.68
 PAYMENT .00
 BALANCE DUE 301.68

INVOICE

DAN WOOD CO. - SERVICE
 3950 EAST MILHAM
 PORTAGE MI 49002
 269-329-0050

Invoice No. 113420
01/28/2009
 Purchase Order No. MA0732/9600004847
 193

MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5455 MEREDITH
 5455 MEREDITH
 KALAMAZOO MI 49002

*OK To Pay Cash Bern
 Code # 70030 plumbing Repairs*

TOTAL UNITS		PRICE PER UNIT	TOTAL
	1/12/09 FOUND 3/4" WATER LINES IN LAUNDRY ROOM FROZEN AND BURST BEHIND WASHING MACHINES. REMOVED AND REPLACED PIPES AS NEEDED. FLOOR DRAIN IN LAUNDRY ROOM WAS CLOGGED WITH LINT, CLEARED. ALSO CLEARED FLOOR DOOR IN MECHANICAL ROOM.		
2.50	01/12/09ROLAND WEBB	96.00	240.00
2.00	1906820	13.50	27.00
	3/4" SHARK BITE FITTING		
2.00	2406200	1.25	2.50
	3/4 PVC J HOOK		
1	SERVICE CHARGE	69.00	69.00
1	SUPPLIES	10.00	10.00
1	DRAIN MACHINE (SM)	25.00	25.00

WE APPRECIATE YOUR BUSINESS!

CREDIT CARDS ACCEPTED
 VISA-MASTERCARD-DISCOVER-AMEX
 PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
 AFTER 30 DAYS IS 1.5% PER MONTH

MATERIAL TOTAL	29.50
LABOR TOTAL	240.00
SALES TAX	2.37
OTHER	104.00
SUBTOTAL	.00
INVOICE TOTAL	375.87
PAYMENT	.00
BALANCE DUE	375.87

INVOICE

DAN WOOD CO. - SERVICE
 3950 EAST MILHAM
 PORTAGE MI 49002
 269-329-0050

Invoice No. 114299
01/28/2009
 Purchase Order No. MA0732/9500001079
 154
 HYDROTHERM
 MR-720
 MG 1451

MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

*OK To Pay Cathie Beurier
 Code # 70042 HVAC Repair*

LOCATION

MAPLE RIDGE 5433 MEREDITH
 5433 MEREDITH
 KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
	APT 2H		
	1/26/09 OVERTIME CALL. NO HEAT. TECHNICIAN LOCATED BOILER LINES ABOVE CYCLONE WATER HEATER IN LAUNDRY ROOM. REMOVED DRYWALL FOR ACCESS. BLED PRESSURE OFF FROM LINES. REPLACED DANFOSS OPERATING VALVE BODY AND ACTUATING HEAD (MAPLE RIDGE PROVIDED PARTS USED) IN APARTMENT 2H. BLED AIR FROM LINES. ZONE WORKING AT THIS TIME.		
2.00	01/26/09 SCOTT ORR	140.00	280.00
1	SERVICE CHARGE	139.00	139.00

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 VISA-MASTERCARD-DISCOVER-AMEX
 PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
 AFTER 30 DAYS IS 1.5% PER MONTH

MATERIAL TOTAL	.00
LABOR TOTAL	280.00
SALES TAX	.00
OTHER	139.00
SUBTOTAL	.00
INVOICE TOTAL	419.00
PAYMENT	.00
BALANCE DUE	419.00

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
12/31/2008

Purchase Order No. MA0732/9600002126
183

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL
UNITS

PRICE
PER UNIT TOTAL

12/24/08 HVAC TECHNICIAN ISOLATED DOMESTIC WATER LINES NORTH OF BOILER ROOM. INSTALLED WATER FEED JUMPER TO FEED DOMESTIC HOT WATER TO APARTMENTS SOUTH OF BOILER ROOM. PROVIDED DRAIN ACCESS TO DRAIN ENTIRE BUILDING FOR REPAIRS. WHEN WATER WAS TURNED BACK ON, BOILER WOULD NOT PRESSURIZE. FOUND LEAK IN APARTMENT E2 ON REGISTER. REPAIRED LEAK ON REGISTER, WHEN BOILER DID PRESSURIZE, RELIEF VALVE GAVE OUT. INSTALLED NEW 30# RELIEF TO BOILER.

12/29/08 PLUMBING TECHNICIAN OPENED UNITS: D1, E1, 1F, 1G, 2F, 2G, 1J, 1K, 2J, 2K, 1L, AND 1M TO CHECK FOR HEAT AND WATER. FOUND BASEBOARD LEAKS IN 1D, 1M. ARRANGED TO INSTALL ISOLATION VALVES ON DOMESTIC H & C IN 1E. CUT INTO H & C MAINS TO DRAIN. HAD HVAC TECHNICIAN START FIXING LEAKS IN 1D, PREFAB VALVES. CLEANED AREA UP. WILL RETURN TO FINISH.

12/31/08 PLUMBING TECHNICIAN RETURNED TO JOBSITE. INSTALLED ISOLATION VALVES IN E1 BULKHEAD IN CLOSET. TURNED MAINS ON

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
AFTER 30 DAYS IS 1.5% PER MONTH

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
12/31/2008
Purchase Order No.
MA0732/9600002126
183

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL
UNITS

PRICE
PER UNIT

TOTAL

*** CONTINUED ***

AND CHECKED FOR LEAKS IN 1G, 2G, 1F, 2F, 1J, 2J, 1K, AND 2K.
TURNED COLD MAIN ON FIRST, WENT THROUGH UNITS TO CHECK FOR
LEAKS. PERFORMED FLOW TEST BY SHUTTING MAIN BRACK OFF.
CHECKED UNITS. TURNED COLD MAIN VALVE BACK ON AND CHECKED
FOR FLOW. NO WATER MOVED THRU COLD. PERFORMED SAME TEST ON
HOT MAIN, DOUBLE CHECKING SAID UNITS FOR LEAKS. PERFORMED
FLOW TEST ON HOT MAIN. BOTH H & C MAINS AND UNITS LEAK FREE
TO ISOLATION VALVES IN 1E. PUT ISOLATION VALVES IN 1E AS
THERE IS HEAT IN UNITS TO THAT POINT FROM BOILER ROOM IN
THAT DIRECTION.

NOTE: THIS IS A PARTIAL BILLING AND ONLY INCLUDES WORK
PERFORMED IN DECEMBER. THE REMAINDER OF REPAIRS FOR THE
FROST DAMAGED PIPES WILL BE COMPLETED IN JANUARY.

3.50	12/24/08	CHRIS ROGERS	96.00	336.00
3.50	12/24/08	SCOTT ORR	96.00	336.00
5.00	12/29/08	CHRIS ROGERS	96.00	480.00
2.50	12/29/08	TOM MEYERS	96.00	240.00

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
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FINANCE CHARGE ON UNPAID BALANCE
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INVOICE

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 269-329-0050

Invoice No. 113456
 12/31/2008
 Purchase Order No. MA0732/9600002126
 183

MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
 5421 MEREDITH DRIVE-APT2L
 KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
*** CONTINUED ***			
7.00	12/31/08CHRIS ROGERS	96.00	672.00
2.50	12/31/08JORDAN L RUDD	48.00	120.00
2.00	12/24/08DAN WOOD	96.00	192.00
2.00	SAWZALL BLADES	11.00	22.00
	SAWZALL BLADES		
2.00	1092100	2.60	5.20
	3/4 C PIPE TYPE M		
2.00	1092100	2.60	5.20
	3/4 C PIPE TYPE M		
4.00	1093100	4.45	17.80
	1 C PIPE TYPE M		
4.00	1102400	1.45	5.80
	3/4 C COUP W/STOP		
4.00	1102400	1.45	5.80
	3/4 C COUP W/STOP		
1.00	1103100	5.23	5.23
	1 C 90		

CREDIT CARDS ACCEPTED
 VISA-MASTERCARD-DISCOVER-AMEX
 PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
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INVOICE

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Invoice No. 113456
 12/31/2008
 Purchase Order No. MA0732/9600002126
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MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
 5421 MEREDITH DRIVE-APT2L
 KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
	*** CONTINUED ***		
2.00	1103200 1 C 45	7.70	15.40
2.00	1105401 1-1/2 C SLIP COUP	8.65	17.30
1.00	1106300 2 C TEE	31.46	31.46
1.00	1106350 2*2*1/2 C TEE	21.00	21.00
2.00	1106401 2 C SLIP COUP	11.68	23.36
1.00	1106460 2*1 C COUP	10.50	10.50
1.00	1201450 1/2 SWT BALL VALVE	8.70	8.70
1.00	1201470 1 SWT BALL VALVE	14.64	14.64
1.00	1201480	36.40	36.40

CREDIT CARDS ACCEPTED
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FINANCE CHARGE ON UNPAID BALANCE
 AFTER 30 DAYS IS 1.5% PER MONTH

INVOICE

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 269-329-0050

Invoice No. 113456
 12/31/2008
 Purchase Order No.
 MA0732/9600002126
 183

MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
 5421 MEREDITH DRIVE-APT2L
 KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
	*** CONTINUED ***		
1.00	1-1/2 SWT BALL VALVE 1201484	54.80	54.80
2.00	2 SWT BALL VALVE 1201484	54.80	109.60
1.00	1203140 1/2 FIP BOILER DRAIN	7.63	7.63
3.00	1906820 3/4" SHARK BITE FITTING	15.00	45.00
1.00	4305850 110121 B&G BLR RELIEF VLV 3/4 #790-30	120.60	120.60
1	SERVICE CHARGE	69.00	69.00
1	SUPPLIES	8.50	8.50

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CREDIT CARDS ACCEPTED
 VISA-MASTERCARD-DISCOVER-AMEX
 PLEASE CALL (269) 329-0050

MATERIAL TOTAL	583.42
LABOR TOTAL	2376.00
SALES TAX	35.52
OTHER	77.50
SUBTOTAL	.00

FINANCE CHARGE ON UNPAID BALANCE
 AFTER 30 DAYS IS 1.5% PER MONTH

INVOICE TOTAL	3072.44
PAYMENT	.00
BALANCE DUE	3072.44

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
12/31/2008
Purchase Order No. MA0732/9600002126
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MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

*OK To pay (Patrick Bernier
* 5421 fire Building
Repairs due To fire damage*

TOTAL UNITS	PRICE PER UNIT	TOTAL
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12/24/08 HVAC TECHNICIAN ISOLATED DOMESTIC WATER LINES NORTH OF BOILER ROOM. INSTALLED WATER FEED JUMPER TO FEED DOMESTIC HOT WATER TO APARTMENTS SOUTH OF BOILER ROOM. PROVIDED DRAIN ACCESS TO DRAIN ENTIRE BUILDING FOR REPAIRS. WHEN WATER WAS TURNED BACK ON, BOILER WOULD NOT PRESSURIZE. FOUND LEAK IN APARTMENT E2 ON REGISTER. REPAIRED LEAK ON REGISTER, WHEN BOILER DID PRESSURIZE, RELIEF VALVE GAVE OUT. INSTALLED NEW 30# RELIEF TO BOILER.

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12/31/08 PLUMBING TECHNICIAN RETURNED TO JOBSITE. INSTALLED ISOLATION VALVES IN E1 BULKHEAD IN CLOSET. TURNED MAINS ON AND CHECKED FOR LEAKS IN 1G, 2G, 1F, 2F, 1J, 2J, 1K, AND 2K. TURNED COLD MAIN ON FIRST, WENT THROUGH UNITS TO CHECK FOR

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MA0732/9600002126
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MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
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*** CONTINUED ***

LEAKS. PERFORMED FLOW TEST BY SHUTTING MAIN BRACK OFF.
CHECKED UNITS. TURNED COLD MAIN VALVE BACK ON AND CHECKED
FOR FLOW. NO WATER MOVED THRU COLD. PERFORMED SAME TEST ON
HOT MAIN, DOUBLE CHECKING SAID UNITS FOR LEAKS. PERFORMED
FLOW TEST ON HOT MAIN. BOTH H & C MAINS AND UNITS LEAK FREE
TO ISOLATION VALVES IN 1E. PUT ISOLATION VALVES IN 1E AS
THERE IS HEAT IN UNITS TO THAT POINT FROM BOILER ROOM IN
THAT DIRECTION.

NOTE: THIS IS A PARTIAL BILLING AND ONLY INCLUDES WORK
PERFORMED IN DECEMBER. THE REMAINDER OF REPAIRS FOR THE
FROST DAMAGED PIPES WILL BE COMPLETED IN JANUARY.

3.50	12/24/08CHRIS ROGERS	96.00	336.00
3.50	12/24/08SCOTT ORR	96.00	336.00
5.00	12/29/08CHRIS ROGERS	96.00	480.00
2.50	12/29/08TOM MEYERS	96.00	240.00
7.00	12/31/08CHRIS ROGERS	96.00	672.00
2.50	12/31/08JORDAN L RUDD	48.00	120.00

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MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
 5421 MEREDITH DRIVE-APT2L
 KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
	*** CONTINUED ***		
2.00	1105401 1-1/2 C SLIP COUP	8.65	17.30
1.00	1106300 2 C TEE	31.46	31.46
1.00	1106350 2*2*1/2 C TEE	21.00	21.00
2.00	1106401 2 C SLIP COUP	11.68	23.36
1.00	1106460 2*1 C COUP	10.50	10.50
1.00	1201450 1/2 SWT BALL VALVE	8.70	8.70
1.00	1201470 1 SWT BALL VALVE	14.64	14.64
1.00	1201480 1-1/2 SWT BALL VALVE	36.40	36.40
2.00	1201484	54.80	109.60

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 VISA-MASTERCARD-DISCOVER-AMEX
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INVOICE

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Invoice No. 113456
 12/31/2008
 Purchase Order No. MA0732/9600002126
 183

MAPLE RIDGE APTS
 5419 MEREDITH DR
 KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
 5421 MEREDITH DRIVE-APT2L
 KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
	*** CONTINUED ***		
1.00	2 SWT BALL VALVE 1201484	54.80	54.80
1.00	2 SWT BALL VALVE 1203140	7.63	7.63
3.00	1/2 FIP BOILER DRAIN 1906820	15.00	45.00
1.00	3/4" SHARK BITE FITTING 4305850	120.60	120.60
1	110121 B&G BLR RELIEF VLV 3/4 #790-30	69.00	69.00
1	SERVICE CHARGE	8.50	8.50
	SUPPLIES		

MATERIAL TOTAL 583.42
 LABOR TOTAL 2376.00
 SALES TAX 35.52
 OTHER 77.50
 SUBTOTAL .00

INVOICE TOTAL 3072.44
 PAYMENT .00
 BALANCE DUE 3072.44

CREDIT CARDS ACCEPTED
 VISA-MASTERCARD-DISCOVER-AMEX
 PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
 AFTER 30 DAYS IS 1.5% PER MONTH

rec'd 2-19-09
KSL

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
01/31/2009
Purchase Order No.
MA0732/9600002126
183

APARTMENT 1D

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL
UNITS

PRICE
PER UNIT

TOTAL

APARTMENT 1D

1/5/09 REPLACED 14-1/2" OF 1/2" COPPER ON DOMESTIC HOT RETURN IN BULKHEAD DUE TO 3 FREEZE SPLITS. REPLACED 4" OF 3/4" COPPER ON DOMESTIC HOT WATER BEHIND KITCHEN CABINET DUE TO FREEZE SPLITS. REPLACED 4" OF 1/2" COPPER ON DOMESTIC HOT IN WALL BETWEEN KITCHEN AND BATHROOM, ABOUT 36" UP FROM FLOOR. COMPLETELY REPLACED FIN TUBE ELEMENT IN BATHROOM DUE TO FREEZE SPLITTING. SOME FITTINGS COULD NOT BE TIED INTO ANY PORTION OF THE ELEMENT BECAUSE IT WAS COMPLETELY STRETCHED OUT. REPLACED A 1' SECTION OF 3/4" COPPER ABOVE BATHTUB ON DOMESTIC COLD ABOUT 2' FROM MAIN. REPLACED 9-1/2" OF 1/2" COPPER PIPE ON DOMESTIC HOT WATER IN CEILING OF BATHROOM IN THE MIDDLE OF THE ROOM. REPLACED 19" OF 3/4" COPPER PIPE DUE TO FREEZE SPLITS ABOVE BATHROOM CEILING IN ABOUT THE MIDDLE OF THE ROOM ON DOMESTIC COLD WATER LINE. REPLACED 10" OF 3/4" COPPER PIPE AT BATHROOM CEILING LEVEL DUE TO FREEZE SPLITS. IN SAME AREA, REPLACED 6" OF 1/2"

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
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rec'd 2-9-09
KSL

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
01/31/2009
Purchase Order No.
MA0732/9600002126
183

APARTMENT 1D

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL UNITS	PRICE PER UNIT	TOTAL
----------------	-------------------	-------

*** CONTINUED ***

COPPER PIPE ON DOMESTIC HOT WATER. REPLACED 3/4" COPPER 45 ON HEATING SYSTEM IN BULKHEAD CLOSE TO THE PARTY WALL. IT WAS PUSHED OFF THE PIPE BY FREEZING OF WATER INSIDE PIPE. SEALED IT OFF.

1/8/09 FOUND LEAK IN OVERHEAD. REMOVED CEILING AND REPLACED 2 RUNS. PURGED AIR FROM 4 UNITS. STARTED UP AND CHECKED OVER. ALL UNITS WERE HEATING.

1/9/09 HOOKED UP AIR COMPRESSOR TO DOMESTIC HOT AND COLD SYSTEM TO HELP FIND MORE LEAKS IN PIPES. REPLACED 2' OF 3/4" DOMESTIC HOT RISER IN TUB WALL, 3' ABOVE TUB VALVE. REPLACED 18" OF 3/4" DOMESTIC COLD RISER AT SAME ELEVATION. BOTH PIPES FROZE AND SPLIT. REPLACED 2-1/2' OF 1/2" COPPER ON SHOWERHEAD RISER. REPLACED 3/4" X 1/2" X 1/2" COPPER TEE BRANCH ON DOMESTIC COLD WATER TO LAVATORY AND TOILET INSIDE WALL. THE BRANCH TO LAVATORY PUSHED OUT DUE TO FREEZING.

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
AFTER 30 DAYS IS 1.5% PER MONTH

rec'd 29 09
1620

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
01/31/2009
Purchase Order No.
MA0732/9600002126
183

APARTMENT 1D

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL
UNITS

PRICE
PER UNIT TOTAL

*** CONTINUED ***

REPLACED 12" OF 3/4" COPPER ON HORIZONTAL COLD LINE IN WALL BETWEEN KITCHEN AND BATHROOM DUE TO FREEZE SPLIT. REPLACED 8" OF 1/2" COPPER ON HORIZONTAL HCT WATER IN WALL BETWEEN KITCHEN AND BATHROOM DUE TO FREEZE SPLIT.

1/12/09 LEAK SEARCHED WITH COMPRESSOR. SEVERAL REPAIRS COMPLETED FROM APARTMENT D1, BUT THE PIPING BELONGED TO BOTH APARTMENTS D2 AND M1, INCLUDING 2 FREEZE SPLITS ON 3/4" COLD RISER TO LAVATORY AND TOILET (THE SAME LINE THAT 3/4" X 1/2" X 1/2" COPPER TEE PUSHED OFF PIPING DUE TO FREEZING), AND 2 FREEZE SPLITS ON 1/2" HOT LINE RISER TO LAVATORY IN APARTMENT 1M.

1/13/09 STARTED LEAK SEARCHING WITH COMPRESSOR. COMPRESSOR STOPPED WORKING. CAREFULLY USED WATER TO FIND LEAKS DUE TO FREEZE SPLITS ON 3/4" COLD HORIZONTAL LINE IN CEILING OF APARTMENT 1D FOR PIPING IN APARTMENT 2D. FOUND LEAK DUE TO

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
AFTER 30 DAYS IS 1.5% PER MONTH

120 2-10-1
1602

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
01/31/2009
Purchase Order No.
MA0732/9600002126
183

APARTMENT 1D

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL UNITS	PRICE PER UNIT	TOTAL
----------------	-------------------	-------

*** CONTINUED ***

FREEZE SPLIT ON VERTICAL PIPING, JUST ABOVE BOTTOM PLATE
INSIDE TUB WALL ON 3/4" COLD WATER COPPER PIPE.

1/14/09 FINISHED FILLING OUT PAPERWORK AND MATERIAL LISTS
FOR WORK ALREADY COMPLETED.

APARTMENT 1M

1/6/09 SEALED PARTY WALL BULKHEAD CHASE WITH INSULATION AND
FOAM TO PROTECT PLUMBING AND HEATING MAINS AND BRANCHES FROM
DRAFTS COMING THROUGH OPEN BULKHEAD FROM BURNED OUT UNITS.
LOCATED VISIBLE LEAKS IN BULKHEAD ON HEATING LOOPS. REPLACED
12" OF 3/4" COPPER PIPE DUE TO FREEZE SPLIT ON HEATING LOOP
IN BULKHEAD. REPLACED 10-1/2" OF 3/4" COPPER PIPE DUE TO
FREEZE SPLIT ON HEATING LOOP IN BULKHEAD.

1/7/09 REPAIRED BASEBOARD (HYDRONIC) IN MAIN ROOM. REPLACED

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
AFTER 30 DAYS IS 1.5% PER MONTH

rec'd 2/9/09
KSR

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
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183

APARTMENT 1D

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL
UNITS

PRICE
PER UNIT

TOTAL

*** CONTINUED ***

3' OF BASEBOARD IN BATHROOM. INSTALLED 2 FLOW VALVES ON MAIN
SUPPLY.

APARTMENT 2D

1/6/09 REPLACED 14" OF 1/2" COPPER TO TOILET THAT FROZE AND
SPLIT IN CEILING OF BATHROOM OF APARTMENT 1D.

1/7/09 REPLACED BASEBOARD IN MAIN ROOM.

1/8/09 REPLACED BASEBOARD IN BATHROOM.

1/14/09 REPLACED 12" OF 3/4" COPPER IN HORIZONTAL COLD 3/4"
PIPING FROM KITCHEN WALL TO BATHROOM WALL DUE TO FREEZE
SPLIT.

1/15/09 LEAK TESTED WITH WATER. FOUND FREEZE SPLITS ON 1/2"

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
PLEASE CALL (269) 329-0050

FINANCE CHARGE ON UNPAID BALANCE
AFTER 30 DAYS IS 1.5% PER MONTH

rec'd 2-9-09
1066u

INVOICE

DAN WOOD CO. - SERVICE
3950 EAST MILHAM
PORTAGE MI 49002
269-329-0050

Invoice No. 113456
01/31/2009
Purchase Order No. MA0732/9600002126
183

APARTMENT 1D

MAPLE RIDGE APTS
5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL
UNITS

PRICE
PER UNIT

TOTAL

*** CONTINUED ***

COLD COPPER IN WALL-SUPPLY TO TOILET STOP. HAD TO PULL
TOILET. RETESTED, FOUND BOTH HOT AND COLD STOPS ON KITCHEN
SUPPLIES WERE LEAKING OUT OF THE HANDLES, REPLACED BOTH.
RETESTED, OK. TESTED SHOWERHEAD RISER FOR LEAKS, OK.

APARTMENT 2M

1/7/09 REPLACED 3' OF BASEBOARD IN BATHROOM. REPAIRED
BASEBOARD IN MAIN ROOM.

1/14/09 REPLACED 12" OF 3/4" COPPER PIPE IN KITCHEN CABINET
DUE TO FREEZE SPLIT ON COLD SIDE IN WALL. REPAIRED 1/2"
COPPER PIPE ON HOT SIDE IN WALL. PIPE PUSHED OUT OF 1/2"
COPPER TEE. CLEANED, FLUXED, AND RESOLDERED. TURNED ON WATER
AND DISCOVERED MORE LEAKS IN WHAT APPEARS TO BE PIPING FROM
THE UPSTAIRS APARTMENT 2D'S TOILET SUPPLY.

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rec'd 2/9/09
KSM

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TOTAL
UNITS

PRICE
PER UNIT TOTAL

*** CONTINUED ***

1/15/09 TURNED WATER ON TO APARTMENTS 1D, 2D, 1E, 2E, 1M, 2M, 1L, AND 2L. WENT THROUGH UNITS, RUNNING WATER THROUGH FIXTURES AND TESTING SHOWERHEAD RISERS. REPLACED SUPPLY STOP ON HOT SIDE OF LAVATORY IN APARTMENT 2M. SOME TOILETS ARE NOT OPERATING PROPERLY.

APARTMENT 1L

1/15/09 FOUND SHOWER RISER LEAKING. EVERYTHING ELSE IS EITHER REPAIRED OR CHECKED OUT. HAVE NOT MADE REPAIR TO THIS SHOWER RISER YET. WILL RETURN TO MAKE REPAIR.

1/29/09 FOUND WING ELL ON SHOWER RISER LEAKING AFTER OPENING UP DRYWALL. REPLACED WITH NEW. SHOWERHEAD ARM SNAPPED OFF AT THREADS IN WING ELL CONNECTION. DID NOT REPLACE SHOWERHEAD ARM PER MANAGEMENT. THEIR MAINTENANCE PERSONNEL WILL REPLACE SHOWERHEAD.

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FINANCE CHARGE ON UNPAID BALANCE
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rec'd 29.09
ksh

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APARTMENT 1D

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5419 MEREDITH DR
KALAMAZOO MI 49002

LOCATION

MAPLE RIDGE-5421 MEREDITH
5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
*** CONTINUED ***			
9.00	01/05/09CHRIS ROGERS	96.00	864.00
.50	01/05/09JORDAN L RUDD	68.00	34.00
9.00	01/06/09CHRIS ROGERS	96.00	864.00
1.50	01/06/09TOM MEYERS	96.00	144.00
4.50	01/07/09TOM MEYERS	96.00	432.00
1.00	01/07/09JIM WIESSNER	68.00	68.00
2.50	01/07/09GREG BUCKNER	68.00	170.00
8.00	01/08/09TOM MEYERS	96.00	768.00
2.50	01/08/09GREG BUCKNER	68.00	170.00
7.50	01/09/09CHRIS ROGERS	96.00	720.00
8.50	01/09/09GREG BUCKNER	68.00	578.00
6.50	01/12/09CHRIS ROGERS	96.00	624.00
5.50	01/12/09GREG BUCKNER	68.00	374.00
1.00	01/12/09JORDAN L RUDD	68.00	68.00
7.50	01/13/09CHRIS ROGERS	96.00	720.00
5.00	01/13/09GREG BUCKNER	68.00	340.00
5.00	01/14/09CHRIS ROGERS	96.00	480.00

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FINANCE CHARGE ON UNPAID BALANCE
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rec'd 7-9-09
KSH

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KALAMAZOO MI 49002

LOCATION

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5421 MEREDITH DRIVE-APT2L
KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
*** CONTINUED ***			
1.50	01/14/09JORDAN L RUDD	68.00	102.00
6.50	01/15/09GREG BUCKNER	68.00	442.00
6.50	01/15/09CHRIS ROGERS	96.00	624.00
2.00	01/29/09CHRIS ROGERS	96.00	192.00
6.00	111010 3' BASEBOARD HEAT/ FINTUBE	41.92	251.52
1.00	0050100 LEAD-FREE SOLDER 1LB	32.00	32.00
7.00	1091100 1/2 C PIPE TYPE M	1.65	11.55
37.00	1092100 3/4 C PIPE TYPE M	2.60	96.20
2.00	1101100 1/2 C 90	.95	1.90
1.00	1101200 1/2 C 45	1.75	1.75
11.00	1101400	.75	8.25

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rec'd 2-9-09

kgw

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KALAMAZOO MI 49002

TOTAL UNITS		PRICE PER UNIT	TOTAL
	*** CONTINUED ***		
2.00	1/2 C COUP W/STOP 1101401	.98	1.96
1.00	1/2 C SLIP COUP 1101920	2.63	2.63
3.00	1/2 C*1/2 FIP WROT 90 ADAPT 1102100	2.13	6.39
1.00	3/4 C 90 1102101	3.65	3.65
2.00	3/4 C ST 90 1102200	3.05	6.10
24.00	3/4 C 45 1102400	1.45	34.80
13.00	3/4 C COUP W/STOP 1102401	2.00	26.00
4.00	3/4 C SLIP COUP 1102500	10.12	40.48
	3/4 C UNION		

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FINANCE CHARGE ON UNPAID BALANCE
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Feb 24 09
KCS

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TOTAL UNITS		PRICE PER UNIT	TOTAL
	*** CONTINUED ***		
1.00	1102800 3/4 C CAP	1.30	1.30
3.00	2310322 3/8 FIP*1/2 COMP CP ANGLE STOP	8.48	25.44
1	SUPPLIES	40.00	40.00
1	SERVICE CHARGE	69.00	69.00
1	AIR COMPRESSOR (SM)	20.00	20.00

WE APPRECIATE YOUR BUSINESS!

CREDIT CARDS ACCEPTED
VISA-MASTERCARD-DISCOVER-AMEX
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MATERIAL TOTAL	551.92
LABOR TOTAL	8778.00
SALES TAX	35.52
OTHER	129.00
SUBTOTAL	.00

FINANCE CHARGE ON UNPAID BALANCE
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INVOICE TOTAL	9494.44
PAYMENT	.00
BALANCE DUE	9494.44