

**CITY OF EAST GRAND RAPIDS PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

A public hearing will be held at the date, time, and place below to consider a land division request for the property at 250 Plymouth Rd. SE. The Planning Commission will be reviewing a plan from Everstead Design Co. to divide the land at this address into five residential lots while retaining the existing primary residential building. The proposed plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at www.eastgrmi.gov/notices. Plans will be posted within five days of the public hearing date. The Planning Commission may make a decision on this matter at the end of this public hearing.

In accordance with Section 5.406E of the City Code, you are receiving this notice because you own property within 500' of this address. The Planning Commission invites those with any facts or evidence related to this request to present them at the scheduled meeting or by writing to the Planning Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or jgianotti@eastgrmi.gov.

Date: Tuesday, April 14, 2026
Time: 5:30 p.m.
Place: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Jay Gianotti, AICP
Zoning Administrator

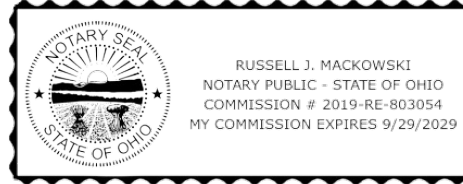


AD#: 0011080718

State of Ohio,) ss
County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Grand Rapids Press is a public newspaper published in the city of Grand Rapids, with general circulation in Kent and Ottawa county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Grand Rapids Press 03/19/2026



Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of March 2026

Notary Public

**CITY OF EAST GRAND
RAPIDS PLANNING
COMMISSION
NOTICE OF PUBLIC
HEARING**

The City of East Grand Rapids Planning Commission will hold a public hearing on Tuesday, April 14, 2026, at 5:30 PM in the Commission Chambers, 750 Lakeside Drive SE, East Grand Rapids, 49506, to consider a land division request for the property at 250 Plymouth Rd. SE. Complete information, descriptions, and information on how to give input on this matter can be found at www.eastgrmi.gov/notices.



**CITY OF EAST GRAND RAPIDS
LAND DIVISION REQUEST APPLICATION**

Date: 3/13/2026

A non-refundable filing fee of \$300.00 must accompany your application.

Property Owner (1):	Everstead Design Co	Property Owner (2):	
Address:	250 Plymouth Ave SE, Grand Rapids, MI 49506	Address:	
Daytime Phone:	(616) 446-3482	Daytime Phone:	
Property Address (If different from above)	1570 E Beltline SE Grand Rapids, MI	Property Address (If different from above)	
Permanent Parcel No.	41-14-28-376-021	Permanent Parcel No.	

This Land Division/Lot Split is to:

- Create additional buildable lot(s)
- Relocate existing property line between residences
- Other – Please describe: _____
-

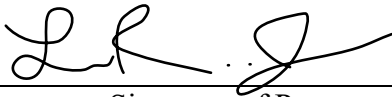
The following items shall be provided with the application (please attach all necessary documents):

1. Legal description of property(ies).
2. A survey prepared by a registered surveyor of the parcel as it exists, including all buildings located on the parcel, and showing the proposed lot division or partition, including the minimum building setback lines as required for the zoning district in which the property is located for each parcel.
3. A copy of a title search showing restrictions and covenants applicable to the parcel. In addition, include any restrictions or covenants which the owner intends to place on the resulting parcels should the proposed land division be approved.
4. Verification that there are no liens or outstanding taxes on the subject property(ies.)
5. A statement of impact on properties in the surrounding area resulting from the proposed submission. This statement shall include, but not be limited to, a review of the standards set forth in Section 5.406A of the City code. (See attached table.)
6. An environmental report may be requested if natural features (i.e. wetlands, floodplains, and drainage courses) are present.
7. Approved Land Division Tax Payment Certification Form from Kent County Treasurer (PA 23 of 2019).
8. Other information as may be requested by City staff, such as information regarding the location of drainage courses.

Please note the following future actions for your request depending on the Decision of the Zoning Administrator below.

- **Approval** – After receiving City approval, applicant shall record the relevant deed(s) or land contract(s) with the Kent County Register of Deeds within 90 days of the decision date below. Deeds or contracts shall be in compliance with the legal descriptions and surveys submitted with this application. Applicant shall also forward recorded copies of these documents to the City for our records.
- **Refer to Planning/City Commission** – City shall notify applicant that the request will be referred to the Planning Commission or City Commission for their review and approval. This review would include a public hearing as noted in Section 5.406E of the City Code. City will notify applicant of the public hearing date and body conducting the public hearing.
- **Denial** – City shall notify applicant that the request is denied upon determination that the request does not meet all of the required review criteria. Applicant may appeal such decision with the Zoning Board of Appeals within 30 days of the decision date below in accordance with Section 5.406F of the City Code.

By signing below, I certify that all information contained herein is accurate to the best of my knowledge and that I have reviewed all of the review criteria for my request.



Signature of Property Owner 1

3/13/2026

Date

Signature of Property Owner 2

Date

Do not write below this line – Office use only.

Date of Decision	
Decision of Zoning Administrator	<input type="checkbox"/> Approval Date of Recording with Kent County:
	<input type="checkbox"/> Refer to Planning/City Commission Date of Public Hearing:
	<input type="checkbox"/> Denial



City of East Grand Rapids
 City Services
 750 Lakeside Dr. SE, East Grand Rapids, MI 49506
 Phone 616.940.4817 FAX 616.831-6121

5.1: Each resulting lot has an area not less than required by Chapter 50 of this title, no new nonconformities are created, and the change is not in violation of Section 5.114 B. of the Zoning Ordinance

- 250 Plymouth is zoned R-1.
- The proposed land division will split the properties into 5 separate lots that all meet R1 standards without creating any non-conformities

Requirements	R1 Minimum	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area (within first 120 ft) (SF)	12,000 SF	16,424	28,936	17,449	15,067	15,465
Lot Width (feet)	100'	136.87	241.13	145.41	125.56	128.88

Existing Mansion remaining on Lot 2		
Requirements	R1 Minimums	
Front setback	30	86.1
Side	Total side setback	24
	Side setback	10
	Side setback	24
Maximum building coverage	35%	13.61%
Maximum lot coverage	40%	39.41%

5.2: Each proposed resulting lot has adequate easements for public utilities from the lot to existing public utility facilities.

The connection locations for each of the proposed lot are as follows:

- Lot 1: Plymouth
- Lot 2: Robinson
- Lot 3: Robinson
- Lot 4: Robinson
- Lot 5: Robinson

5.3a:

3. The location and size of the resultant parcels are generally consistent to the size, shape and area of lots in the surrounding area of the proposed split. In reviewing conformity with properties in the surrounding area.

'Surrounding area' as determined by Parcels within 500' of the resultant lots:

East (south side of Robinson)

- 1950 Robinson*
- 1990 Robinson*
- 2000 Robinson
- 2002 Robinson*
- 2010 Robinson
- 2020 Robinson

West (south side of Robinson)

- 251 Plymouth
- 1750 Robinson
- 1700 Robinson

South (East of Plymouth)

- 330 Plymouth
- 350 Plymouth

South (West of Plymouth)

- 255 Plymouth
- 303 Plymouth
- 321 Plymouth
- 345 Plymouth
- 355 Plymouth*

*Designates a non-conforming lot that is not considered when calculating averages shown below

Average total size of surrounding parcels: 1.19 acres

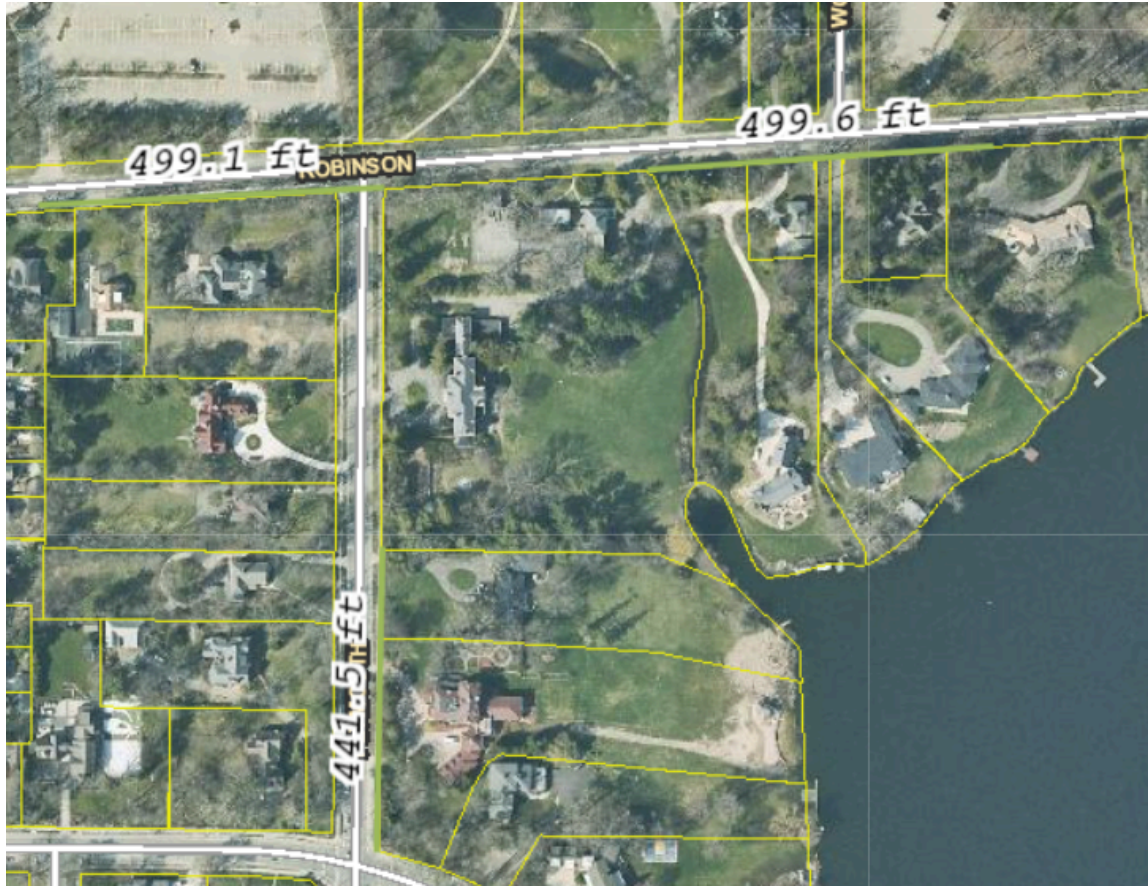
Average width of surrounding parcels: 137 feet

Average width width-to-depth ratio of surrounding parcels: .43

Average total size of proposed parcels: 1.12 acres

Average width of proposed parcels: 151.5 feet

Average width width-to-depth ratio of proposed parcels: .54



The proposed land division thoughtfully integrates five resultant parcels that honor the neighborhood's existing character by mirroring the dimensions of Fisk Lake estates, protecting the historical integrity of the primary mansion through generous setbacks, and utilizing natural creek boundaries to ensure a logical and aesthetically pleasing transition within the surrounding area. The resultant parcels are consistent to the size, shape and area of lots in the surrounding area.

- **Lakeview parcels (Lots 1 & 5):** These parcels specifically mimic the width-to-depth ratios and scale of established lots along Fisk Lake, maintaining the rhythm of the shoreline.
- **Mansion Preservation (Lot 2):** The shape is intentionally designed to "wrap" the existing mansion, ensuring ample coverage and setbacks to prevent any new non-conformities while maintaining a visually pleasing profile.
- **Development Logic (Lots 3 & 4):** These lots create a uniform standard for the interior of the split, providing consistent, logical building envelopes that harmonize with the streetscape.
- **Natural Alignment (Lot 5):** In addition to its lake-view characteristics, Lot 5 beautifully encapsulates the natural creek lot line, allowing the environment to dictate a logical and organic property boundary.

5.3b: Development of the resulting parcels will not have unreasonable disturbance on the area, and its drainage courses and terrain. The resultant parcels are capable of meeting all of the township's, city's, and county's permitting requirements for new construction as it relates to soil erosion and water maintenance plans.

5.3c: The proposed front, side, and rear setbacks for resultant parcels 1 through 5 are designed to be consistent, logical, and feasible with existing parcels along Robinson Road and Plymouth Avenue, ensuring that the orientation of all future buildings aligns harmoniously with the established character of the surrounding area.

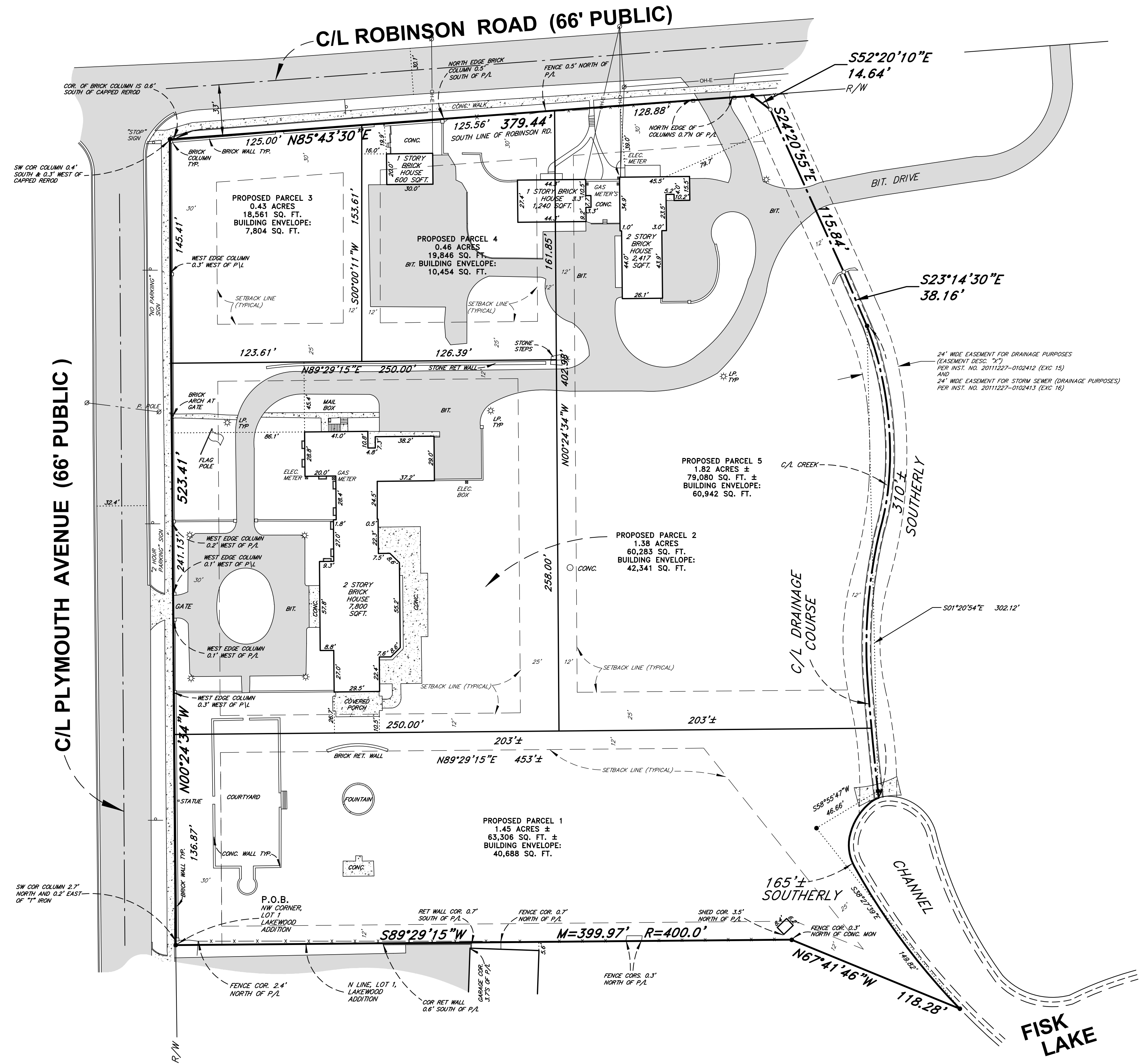
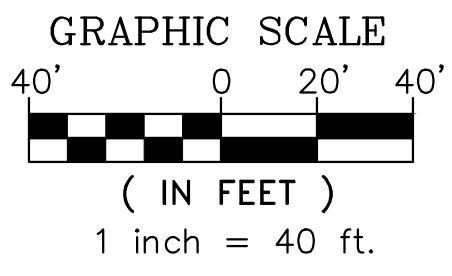
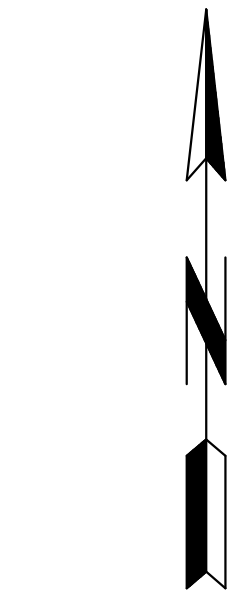
5.4: The proposed land division will not place demands on public services, roads and facilities in excess of their current capacities.

5.5: The proposed land division will not result in any lot that is likely to necessitate one or more setback variances in order to make it reasonably usable.

EXISTING LEGEND

- | | |
|-----------------------|-----------------------|
| SURVEY | TREES |
| ● SECTION CORNER | ☉ CONIFEROUS TREE |
| ○ PROPERTY IRON FOUND | ☉ DECIDUOUS TREE |
| ○ BENCHMARK | |
| WATER | ELECTRICAL |
| ○ MANHOLE | ○ UTILITY POLE |
| ○ VALVE | ○ GUY WIRE |
| ○ HYDRANT | ○ LIGHT POLE |
| ○ P/L PARCEL LINE | ○ UTILITY RISER/METER |
| SANITARY SEWER | STORM SEWER |
| ○ MANHOLE | ○ CURB CATCH BASIN |
| ○ CLEANOUT | ○ ROUND CATCH BASIN |
| | ○ FLARED END SECTION |
| MISC | |
| ○ MAILBOX | |
| ○ UTILITY FLAG | |
| ○ SIGN | |
| ○ SURFACE FLOW ARROW | |

24' WIDE EASEMENT FOR DRAINAGE PURPOSES (EASEMENT DESC. "7")



LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 4112272827CML, REVISION NO. 3, EFFECTIVE DATE OF JANUARY 13, 2026:

That part of the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 7 North, Range 11 West, City of East Grand Rapids, Kent County, Michigan, described as: Beginning at the Northwest corner of Lot 1, Lakewood Addition as recorded in Liber 55 of Plats, Page 42; thence N0°24'34"W 523.41 feet along the East line of Plymouth Avenue (66 feet wide); thence N85°43'30"E 379.44 feet along the South line of Robinson Road (66 feet wide); thence S52°20'10"E 14.64 feet; thence S24°20'55"E 115.84 feet; thence S23°14'30"E 38.16 feet to the centerline of a certain creek; thence Southerly 310 feet, more or less, along said centerline to the Northerly edge of a channel to Fisk Lake, the intermediate traverse line proceeding as follows: S1°20'54"E 302.12 feet; thence Southerly 165 feet, more or less, along the Westerly side of said channel to the Northerly line of Lot 1 of Lakewood Addition, according to the Plat thereof as recorded in Liber 55 of Plats, Page 42, the intermediate traverse line proceeding as follows: S58°55'47"W 46.66 feet and S38°27'39"E 149.82 feet; thence N67°41'46"W 118.28 feet along said Northerly line to a deflection point on said North line; thence S89°29'15"W 400.0 feet along the North line of said Lot 1 to the Place of Beginning.

**PRELIMINARY
 NOT FOR RECORDING**



Michael Manning

CLIENT:	Lucas Jones Whitmore Homes 1570 E Beltline Ave SE #A Grand Rapids, MI 49546
PROJECT NO.	260044-SPLIT
1 of 1	
REVISIONS:	March 01, 2026 -- moved N line, parcel 1 DATE: February 26, 2026 APPROVED BY: MM DRAWN BY: M.M. PROJECT NO. 260044-SPLIT
REVISIONS:	March 01, 2026 -- moved N line, parcel 1 DATE: February 26, 2026 APPROVED BY: MM DRAWN BY: M.M. PROJECT NO. 260044-SPLIT
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REVISIONS:	March 01, 2026 -- moved N line, parcel 1 DATE: February 26, 2026 APPROVED BY: MM DRAWN BY: M.M. PROJECT NO. 260044-SPLIT

1. Legal Description of Property

PART OF SE 1/4 SW 1/4 COM AT NW COR OF LOT 1 OF LAKEWOOD ADD TH N 89D 29M 15S E ALONG N LINE OF SD LOT 400.0 FT TH S 67D 41M 46S E 118.28 FT TO WATERS EDGE OF FISK LAKE & TO BEG OF THIS DESC - TH N 67D 41M 46S W 118.28 FT TO N LINE OF LAKEWOOD ADD TH S 89D 29M 15S W ALONG SD N LINE 400.0 FT TO E LINE OF PLYMOUTH RD TH N 0D 24M 34S W ALONG SD E LINE 523.41 FT TH N 85D 43M 30S E ALONG S LINE OF ROBINSON RD 379.44 FT TH S 52D 20M 10S E 14.64 FT TH S 24D 20M 55S E 115.84 FT TH S 23D 14M 30S E 38.16 FT TO CL OF CREEK TH SLY ALONG SD CL 310 FT M/L TO WATER EDGE OF FISK LAKE TH WLY & SLY ALONG WATER EDGE 165 FT M/L TO BEG * SEC 28 T7N R11W 5.59 A. SPLIT/COMBINED ON 02/03/2012 FROM 41-14-28-376-001 TO 41-14-28-376-018 AND -019 AND -020 SPLIT/COMBINED ON 02/08/2013 FROM 41-14-28-376-018, 41-14-28-376-019 TO 41-14-28-376-021 AND 022

Remit Payment To:

Chicago Title of Michigan, Inc.
4362 Cascade Rd SE, Suite 108
Grand Rapids, MI 49546
Phone: (616)201-9129

INVOICE**Due upon receipt**

Greenridge Realty (EGR)
ATTN: Ken L. Grashuis
2213 Wealthy St. SE
Ste. 200
Grand Rapids, MI 49506

Order Number:	411272827CML	Invoice Date:	2/17/2026
		Invoice Number:	411272827CML-1
		Operation:	02330.313470
Buyer/Borrower(s):	Everstead Design Collective LLC, a Michigan limited liability company	Seller(s):	Aquinas College
Escrow Officer:	Mark Ruis		
Title Officer:	Cammi Morris	Sales Rep:	Rebecca Schwartz

Property Description (1):

250 Plymouth Ave SE, East Grand Rapids, MI 49506-1700
Lot(s): 1 Subdivision: Lakewood Addition Tax/Map ID(s): APN/Parcel ID(s): 41-14-28-376-021

Policies Applied For:	ALTA Loan Policy 2021	\$2,200,000.00
	ALTA Owner's Policy 2021	\$2,500,000.00

Bill Code	Description	Amount
TP	Owner's Policy (Coverage \$2,500,000.00) (ALTA Owner's Policy 2021)	4,200.00
TP	Loan Policy (Coverage \$2,200,000.00) (ALTA Loan Policy 2021)	1,000.00
Invoice total amount due:		\$5,200.00

Invoice Notes: If your transaction involves a tax deferred exchange, we offer this service through our 1031 company, IPX1031. As the nation's largest 1031 company, IPX1031 provides guidance and expertise. Security of exchange funds includes: segregated bank accounts, 100 million dollar Fidelity Bond, and 30 million dollar in Errors & Omissions Insurance. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each exchange. For additional information or to set up an exchange, please call Rory Byrne, 616-257-3100 (office) or 616-970-6281 (mobile).

**Thank you for the opportunity to serve you.
Please return a copy of this invoice with your payment**

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

**411272827CML
Revision 3**

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title of Michigan, Inc. Commercial and Construction, 4362 Cascade Rd SE, Suite 108 Grand Rapids, MI 49546 Main Phone: (616)201-9129 Email: 313470a@ctt.com	Escrow Officer: Mark Ruis Chicago Title of Michigan, Inc. 4362 Cascade Rd SE, Suite 108 Grand Rapids, MI 49546 Phone: 616-201-9129 Main Phone: (616)201-9129 Email: Mark.Ruis@ctt.com

Order Number: 411272827CML

Property Address: 250 Plymouth Ave SE, East Grand Rapids, MI 49506-1700

SCHEDULE A

1. Commitment Date: January 13, 2026 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021
 - Proposed Insured: Everstead Design Collective LLC, a Michigan limited liability company
 - Proposed Amount of Insurance: \$2,500,000.00
 - The estate or interest to be insured: Fee Simple
 - (b) ALTA Loan Policy 2021
 - Proposed Insured: Lake Michigan Credit Union, its successors and/or assigns as their respective interests may appear
 - Proposed Amount of Insurance: \$2,200,000.00
 - The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
 - Fee Simple
4. The Title is, at the Commitment Date, vested in:
 - [Aquinas College, a Michigan nonprofit corporation](#)

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SCHEDULE A
(continued)

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Issued By:

Chicago Title of Michigan, Inc.

Countersigned By:



Kevin Kossen, Michigan State Manager
Authorized Officer or Agent

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 41-14-28-376-021

Land Situated in the State of Michigan, County of Kent, City of Grand Rapids.

Part of the SE 1/4 of the SW 1/4 of Section 28, T7N, R11W, City of East Grand Rapids, Kent County, Michigan, described as: Beginning at the NW corner of Lot 1 of Lakewood Addition, as recorded in Liber 55 of Plats, Page 42; thence N0°24'34"W 523.41 feet along the East line of Plymouth Avenue (66 feet wide); thence N85°43'30"E 379.44 feet along the South line of Robinson Road (66 feet wide); thence S52°20'10"E 14.64 feet; thence S24°20'55"E 115.84 feet; thence S23°14'30"E 38.16 feet to the centerline of a certain creek; thence Southerly 310 feet, more or less, along said centerline to the Northerly edge of a channel to Fisk Lake, the intermediate traverse line proceeding as follows: S1°20'54"E 302.12 feet; thence Southerly 165 feet, more or less, along the Westerly side of said channel to the Northerly line of Lot 1 of Lakewood Addition, according to the plat thereof as recorded in Liber 55 of Plats, Page 42, the intermediate traverse line proceeding as follows: S58°55'47"W 46.66 feet, and S38°27'39"E 149.82 feet; thence N67°41'46"W 118.28 feet, along said Northerly line, to a deflection point on said North line; thence S89°29'15"W 400.0 feet along the North line of said Lot 1 to the Place of Beginning.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, charges, assessments, levied and assessed against the subject premises that may be due and/or payable.
6. Owner's Affidavit(s), in the form furnished by the Company, must be completed and executed by all Sellers, Buyers and/or Borrowers to the transaction to be insured, and the company reserves the right to raise any additional requirements and/or exceptions to title as deemed necessary based upon the information provided.
7. Note for Information: If, per Public Act 201 of 2010, the land to be insured is defined as "Commercial Real Estate" and the proposed transaction is or will be the subject of a written commission agreement running in favor of a commercial real estate broker, the Company shall be immediately notified and this Commitment will be revised and made subject to such further requirements and exceptions as deemed necessary.
8. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Aquinas College, a Michigan nonprofit corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B, PART I - Requirements
(continued)

10. Record a Warranty Deed from the current owner(s) as shown in Schedule A to the proposed insured.
11. Record the Mortgage to be insured.
12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
13. Taxes are exempt for tax roll number 41-14-28-376-021.

Note: The Land may lose its tax exempt status upon conveyance of said Land.

Utility Billing DUE: \$82.26 (PLYM-000250-000C-01)

14. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Everstead Design Collective LLC, a Michigan limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2.
 - a. Rights or claims of parties in possession not shown by the Public Records.
 - b. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
 - c. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
 - d. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - e. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
 - f. Taxes or special assessments which are not shown as existing liens by the Public Records.
3. No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the Land.
4. The policy does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against the Land.
5. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.
6. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder.
7. Easement(s), if any, over and across the land described in Schedule A, together with all rights appurtenant to the easement(s), as more defined and set forth in Michigan Public Act 235 of 2022, MCLA 565.104.
8. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.
9. Rights of others in and to the use of the Easement(s) described in Schedule A.

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SCHEDULE B, PART II - Exceptions
(continued)

10. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of waters of Coldbrook Creek and Fish Lake.
11. Rights, if any, of riparian owners and the public to use the surface, subsurface and bed of the adjoining lake/river/creek for purposes of navigation and recreation.
12. Any adverse claim based upon the assertion that some portion of the Land is bottom land or has been created by artificial means or has accreted to such portion so created.
13. Terms, Covenants, and Conditions of Quit Claim Deed set forth as [Liber 1975 on Page 22](#).
14. INTENTIONALLY DELETED.
15. Easements, Terms, Covenants, and Conditions of Warranty Deed set forth as [Instrument No. 20111227-0102412](#).
16. Terms, Covenants, and Conditions of Easement for Storm Sewer set forth as [Instrument No. 20111227-0102413](#).
17. INTENTIONALLY DELETED.
18. INTENTIONALLY DELETED.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

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4. Verification that there are no liens or outstanding taxes on the subject property(ies.)

250 PLYMOUTH RD SE EAST GRAND RAPIDS, MI 49506 (Property Address)
 Parcel Number: 41-14-28-376-021 Location ID: PUM-00035-000C-01

Property Owner: AQUINAS COLLEGE, A MICHIGAN

Summary Information

- Residential Building Summary
 - Year Built: 1927
 - Bedrooms: 16
 - Full Baths: 9
 - Half Baths: 2
 - Sq. Feet: 14,830
 - Acres: 3.500
- Assessed Value: \$0 | Taxable Value: \$0
- Property Tax information found
- Utility Billing information found

Item 1 of 10 7 Images / 3 Sketches

Property Information (2026) | Tax Information (2025) | Utility Bill Info

Jump To: [Owner and Taxpayer Information](#) | [Legal Description](#) | [Other Information](#) | [Tax History](#)

Click here to add this parcel to your favorite records for easy access on your next visit.

[Owner and Taxpayer Information](#) Back To Top

[Legal Description](#) Back To Top

[Other Information](#) Back To Top

Recalculate amounts using a different Payment Date
 You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date:

[Tax History](#) Back To Top

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
▶ 2025	Winter	\$0.00	\$0.00		\$0.00
▶ 2025	Summer	\$0.00	\$0.00		\$0.00
▶ 2024	Winter	\$0.00	\$0.00		\$0.00
▶ 2024	Summer	\$0.00	\$0.00		\$0.00
▶ 2023	Winter	\$0.00	\$0.00		\$0.00
▶ 2023	Summer	\$0.00	\$0.00		\$0.00
▶ 2022	Winter	\$0.00	\$0.00		\$0.00
▶ 2022	Summer	\$0.00	\$0.00		\$0.00
▶ 2021	Winter	\$0.00	\$0.00		\$0.00
▶ 2021	Summer	\$0.00	\$0.00		\$0.00

[Load More Years](#)