Cass County
Planning Commission

AGENDA

Wednesday, April 28, 2021 at 4:00 PM
Cass County Building
120 N. Broadway
Kincheloe Room
Cassopolis, MI 49031

Call to Order - 4:00 PM

Approval of Agenda

Approval of Minutes – March 24, 2021

New Business:

1. Silver Creek Township – P.A. 116 Hassle Farms
2. Calvin Township – Proposed Text amendments
3. Wayne Township – P.A. 116 Berrybrook Investments, LLC (2)

Other Business:

Adjournment:

120 N. Broadway, Suite 200 ◊ Cassopolis, MI 49031 ◊ Telephone (269) 445-4420 ◊ Fax (269) 445-8978

CASS COUNTY PLANNING COMMISSION
Minutes of March 25, 2021

The meeting was called to order by at 4:00 p.m.

Members Presents: Ryan Laylin, Annie File, David Kring, Dan Stutsman, Robert Thompson.

Members Absent: Kathy Cobb, Char Hiemstra, Edwin Johnson III and Dianna McGrew.

Approval of Agenda: Motion made by Dan Stutsman to approve the agenda, seconded by Ryan Laylin and motion carried.

Approval of Minutes: Motion made by Dan Stutsman to approve the February 26, 2020 minutes, seconded by Ryan Laylin and motion carried.

New Business:

1. Election of Officers – Chair: Ryan Laylin nominated Robert Thompson for Chair, seconded by Dan Stutsman. All in favor, motion carried. Vice Chair: Annie File nominated Char Hiemstra, seconded by David Kring. All in favor and motion carried. Secretary: Ryan Laylin nominated Annie File, seconded by David Kring. All in favor and motion carried.

2. Penn township – Discussion was held. Ryan Laylin made a motion to approve, seconded by Annie File and motion carried unanimously.

3. Silver Creek Township – Rezoning request – Discussion was held. Ryan Laylin made a motion to approve, seconded by David Kring and motion carried unanimously.

Adjournment: A motion was made to adjourn the meeting.

Respectfully submitted,

Annie File, Secretary

Michigan Department of Agriculture & Rural Development

FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:
Date Received 3-18-21
Application No: ______

State:
Date Received ______
Application No: ______
Approved: ______ **Rejected** ______

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:
1. Name(s) of Applicant: Hassle Farms
Last First Initial

(If more than two see #15) ______
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:
☐ Married ☐ Single

2. Mailing Address: 28230 Elm Street, Dowagiac, MI 49047
Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 269-782-5000

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (269) 876-7575

5. E-mail address: jae@berrybrook.us

II. Property Location (Can be taken from the Deed/Land Contract)
6. County: Cass 7. Township, City or Village: Silver Creek
8. Section No. 13 Town No. 5 S. Range No. 15 W.

III. Legal Information:
9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? ☐ Yes ☒ No
If "Yes", please explain circumstances: ______

12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
Indicate who owns or is leasing rights if other than the applicant: ______
Name the types of mineral(s) involved: ______
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: ______
14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers):
Name: ______
Address: ______
Street City State Zip Code
14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

______ ______
Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

__ 2 or more persons having a joint or common interest in the land
__ Corporation   X Limited Liability Company   __ Partnership
__ Estate   __ Trust   __ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Joe A. Hassle Jr. Title: Member

Name: ______ Title: ______

Name: ______ Title: ______

Name: ______ Title: ______

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

X a. 40 acres or more ——► complete only Section 16 (a thru g);
~~X~~ b. 5 acres or more but less than 40 acres ——► complete only Sections 16 and 17; or
____ c. a specialty farm ——► complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):
Cash crop
b. Total number of acres on this farm 40
c. Total number of acres being applied for (if different than above): ______
d. Acreage in cultivation: 40
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
f. All other acres (swamp, woods, etc.) 0
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: ______ Barn: ______ Tool Shed: ______
Silo: ______ Grain Storage Facility: ______ Grain Drying Facility: ______
Poultry House: ______ Milking Parlor: ______ Milk House: ______
Other: (Indicate) ______

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of $200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income)**:

$ 28,000.00 (total income) : 40 (total acres of tillable land) = $ 720.00 **(per acre)**

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: $ ______
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years): 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[signature] (Signature of Applicant)	(Corporate Name, If Applicable)
(Co-owner, If Applicable)	(Signature of Corporate Officer)
3/8/2021 (Date)	member (Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 3-18-21 **(Note: Local Governing Body has 45 days to take action)**

Action by Local Governing Body: Jurisdiction: Silver Creek Township

☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected **Date of approval or rejection:**________

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: ________

Property Appraisal: $________ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

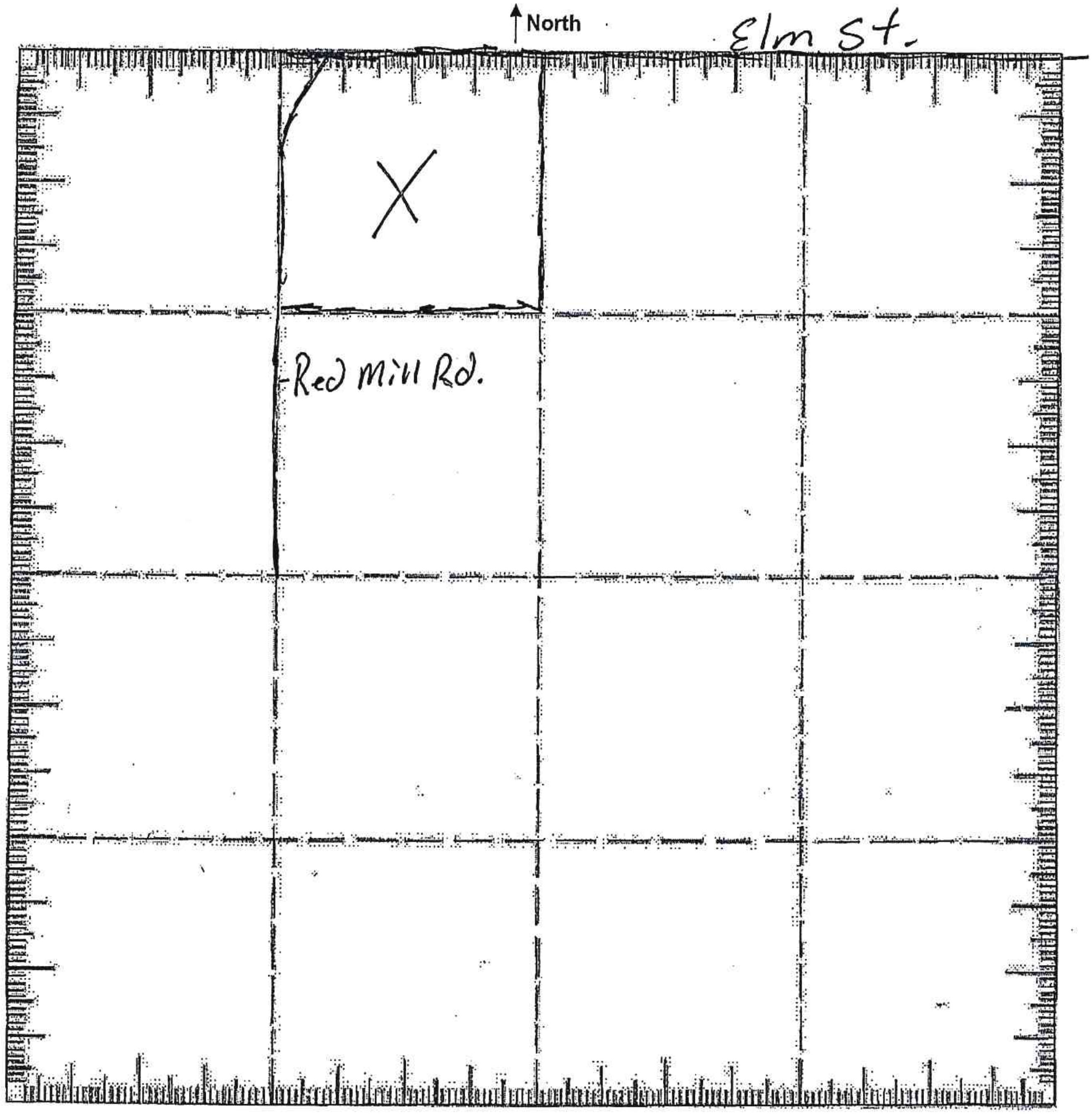
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	**Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:**
COPY SENT TO:	Y Copy of Deed or Land Contract (most recent showing current ownership)
____County or Regional Planning Commission	Y Copy of most recent Tax Bill (must include tax description of property)
____Conservation District	Y Map of Farm
____Township (if county has zoning authority)	____ Copy of most recent appraisal record
	____ Copy of letters from review agencies (if available)
	____Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft^2 (1 $mile^2$) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Cass
Township Silver Creek
T 5S R 16.W Section 13



TRUSTEE'S DEED

Cass County Title Office, Inc.
120 West Main Street; P.O. Box 187
Marcellus, MI 49067
(269) 646-5511/(269) 646-2051
7134-20C

The Grantor(s), **Colleen K. Brosnan, Trustee of The Colleen K. Brosnan Revocable Living Trust u/t/a dated March 1, 2006,**

whose address is 52090 Brosnan Rd, Dowagiac, MI 49047

convey(s) and warrant(s) to **Hassle Farms, L.L.C., a Michigan Limited Liability Company,**

whose address is 28230 Elm Street, Dowagiac, MI 49047

the following described premises:

Situated in the Township of Silver Creek, County of Cass, State of Michigan, and is described as follows:

The East 25 acres of the North half of the East half of the Northwest quarter of Section 13, Township 5 South, Range 16 West.

Tax ID No. 14-130-013-007-00
Property Address: Elm Street, Dowagiac, Michigan 49047

Also known as property address: Elm Street, Dowagiac, MI 49047

The Grantor grants to the Grantee the right to make 100% of the available divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

for the sum of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100** Dollars **($125,000.00).**

Subject to easements, reservations and restrictions of record

TRUSTEE REPRESENTS THAT THE ABOVE-REFERENCED TRUST AGREEMENT IS IN FULL FORCE AND EFFECT, UNREVOKED AND UNAMENDED, AND THAT ON THE DATE HEREOF, TRUSTEE IS FULLY QUALIFIED TO EXECUTE THIS TRUSTEE'S DEED.

Dated: December 16, 2020

Signed by:

The Colleen K. Brosnan Revocable Living Trust u/t/a dated March 1, 2006

By: Colleen K. Brosnan
Colleen K. Brosnan, Trustee

STATE OF MICHIGAN
COUNTY OF CASS

Acknowledged by Colleen K. Brosnan, Trustee of The Colleen K. Brosnan Revocable Living Trust u/t/a dated March 1, 2006 before me on 16th day of December, 2020.

Garrett T. McNally, Notary Public
State of Michigan, COUNTY OF Van Buren
My Commission Expires: 04-12-2023
Acting in the County of Cass

When Recorded Return To: Hassle Farms, L.L.C. 28230 Elm Street Dowagiac, MI 49047	Send Subsequent Tax Bills To: Grantee	Drafted By: Attorney Garrett T. McNally Jones Law Office 120 W. Main St; P.O. Box 187 Marcellus, MI 49067 (269)646-5511; (269)646-2051 Fax NO OPINION OF TITLE RENDERED

Tax Parcel # 14-130-013-007-00

172882 L: 1188 P: 1674 DWD
01/21/2021 11:20:50 AM Total Pages: 3 Fees: AFF
Monica McMichael, Register of Deeds - Cass County, MI

I certify that, as to the lands herein described, neither the state nor any person holds a tax title or lien, and that all taxes levied for the five calendar years preceding the date of this instrument have been paid, except that if checked here [X] This certificate does not cover taxes for the most recent year because the delinquent tax roll for same is not available.

Hope M Anderson Jan 19, 2021 TM
CASS COUNTY TREASURER Dated

AFFIDA'

WARRANTY DEED

Cass County Title Office, Inc.
120 West Main Street; P.O. Box 187
Marcellus, MI 49067
(269) 646-5511/(269) 646-2051
7144-20C

The Grantor(s), **Ethel Brosnan**, a woman,

whose address is 316 Victoria Court, Roseville, CA 95678

convey(s) and warrant(s) to **Hassle Farms LLC, a Michigan Limited Liability Company,**

whose address is 28230 Elm Street, Dowagiac, MI 49047

the following described premises:

Situated in the Township of Silver Creek, County of Cass, State of Michigan, and is described as follows:

The West 15 acres of the Northeast quarter of the Northwest quarter of Section 13, Town 6 South, Range 16 West; EXCEPT that part of the North 39 rods thereof lying West of Red Mill Road.

Tax ID No. 14-130-013-008-00 TM
Property Address: Elm Street and Red Mill Road, Dowagiac, Michigan 49047

Also known as property address: Elm St & Red Mill Road, Dowagiac, MI 49047

The Grantor grants to the Grantee the right to make 100% of the available divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

for the sum indicated on the valuation affidavit filed herewith.

Subject to easements, reservations and restrictions of record

Received in Cass:01/21/2021 10:18:12 AM

Dated: January 6 2021

Signed by:

Ethel Brosnan
Ethel Brosnan

STATE OF California
COUNTY OF

Acknowledged by Ethel Brosnan before me on 6 day of January, 2021.

Lois Mae Byrd
Notary Public Signature

Lois Mae Byrd
Notary name

Notary public, State of California, COUNTY OF Placer

My Commission Expires: 12-24-2022

SEAL

LOIS MAE BYRD
COMM. #2272969
Notary Public - California
Placer County
My Comm. Expires Dec. 24, 2022

When Recorded Return To: Hassle Farms LLC 28230 Elm Street Dowagiac, MI 49047	Send Subsequent Tax Bills To: Grantee	Drafted By: Attorney Garrett T. McNally Jones Law Office 120 W. Main St; P.O. Box 187 Marcellus, MI 49067 (269)646-5511; (269)646-2051 Fax NO OPINION OF TITLE RENDERED

Tax Parcel # 14-130-013-008-00

ELM ST DOWAGIAC, MI 49047 (Property Address)

Parcel Number: 14-130-013-007-00

Property Owner: HASSLE FARMS LLC

Summary Information

> Assessed Value: $82,200 | Taxable Value: $16,275

> Property Tax information found

Owner and Taxpayer Information

Owner	HASSLE FARMS LLC 28230 ELM ST DOWAGIAC, MI 49047	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2020

Property Class	AGRICULTURAL – VACANT	**Unit**	130 SILVERCREEK TOWNSHIP
School District	DOWAGIAC UNION SCHOOLS	**Assessed Value**	$82,200
Map Number	*No Data to Display*	**Taxable Value**	$16,275
User Number Index	0	**State Equalized Value**	$82,200
User Alpha 1	*No Data to Display*	**Date of Last Name Change**	01/15/2021
User Alpha 3	*No Data to Display*	**Notes**	*Not Available*
Historical District	No	**Census Block Group**	*No Data to Display*
User Alpha 2	*No Data to Display*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date 04/27/1994

Qualified Agricultural	June 1st	Final
2021	100.0000 %	-
2020	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	$84,000	$84,000	$15,972
2018	$73,100	$73,100	$15,598
2017	$93,700	$93,700	$15,278

Land Information

Zoning Code		**Total Acres**	25.000
Land Value	$164,400	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	*No Data to Display*	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

434-291 198 5S-16W E 25 ACRES NE QTR NW QTR. SEC 13.

Land Division Act Information

Date of Last Split/Combine	*No Data to Display*	**Number of Splits Left**	*Not Available*
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	*Not Available*
Date Created	01/01/2000	**Unallocated Div.s Transferred**	*Not Available*
Acreage of Parent	0.00	**Rights Were Transferred**	No
Split Number	0	**Courtesy Split**	No
Parent Parcel	*No Data to Display*		

ELM ST & RED MILL RD DOWAGIAC, MI 49047 (Property Address)

Parcel Number: 14-130-013-008-00

Property Owner: HASSLE FARMS LLC

Summary Information

> Assessed Value: $46,300 | Taxable Value: $8,843

> Property Tax information found

Owner and Taxpayer Information

Owner	HASSLE FARMS LLC 28230 ELM ST DOWAGIAC, MI 49047	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2020

Property Class	AGRICULTURAL – VACANT	**Unit**	130 SILVERCREEK TOWNSHIP
School District	DOWAGIAC UNION SCHOOLS	**Assessed Value**	$46,300
Map Number	*No Data to Display*	**Taxable Value**	$8,843
User Number Index	0	**State Equalized Value**	$46,300
User Alpha 1	*No Data to Display*	**Date of Last Name Change**	02/04/2021
User Alpha 3	*No Data to Display*	**Notes**	*Not Available*
Historical District	No	**Census Block Group**	*No Data to Display*
User Alpha 2	*No Data to Display*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date 06/07/1994

Qualified Agricultural	June 1st	Final
2021	100.0000 %	-
2020	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	$47,300	$47,300	$8,679
2018	$41,100	$41,100	$8,476
2017	$52,800	$52,800	$8,302

Land Information

Zoning Code		**Total Acres**	15.000
Land Value	$92,600	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	*No Data to Display*	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

479-1130 476-101 198-A 5S-16W W 15 A NE QTR NW QTR, EX THAT PART OF N 39 RDS THEREOF LYING W OF RED MILL RD SEC 13. 15 A M/L.

Land Division Act Information

Date of Last Split/Combine	*No Data to Display*	**Number of Splits Left**	*Not Available*
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	*Not Available*
Date Created	01/01/2000	**Unallocated Div.s Transferred**	*Not Available*
Acreage of Parent	0.00	**Rights Were Transferred**	No
Split Number	0	**Courtesy Split**	No
Parent Parcel	*No Data to Display*		

Cass County Planning Commission

Checklist

Dear Local Government Official:

When you send the Cass County Planning Commission material for their review, please use the attached checklist and include it with the other documents that you submit. Thank you.

Submitted Signed cover letter requesting review and summarizing the process which has already occurred.

No Available Yet Copy of the public hearing minutes.

Not Applicable Copy of section of Township Land Use Plan that applies to/supports action.

Submitted Copy of section of zoning ordinance, including amendments or supplements, which apply to/support action.

Not Applicable For an initial zoning ordinance: 8 copies on loan with map(s).

No map Changes For text changes (amendments or supplements): those portions affected or a comprehensive summary of the changes and, if affected, the map.

Not Applicable For petitions for rezoning, a copy of the petition with the map(s) showing: zoning of adjoining properties within 300 ft. for which action was taken and the parcel(s) of consideration and roads need to be clearly identified and labeled. If not included on the petition, the cover letter should indicate acreage, existing zoning, requested zoning, existing use and proposed use.

Not Applicable Does the action taken by the Township concur with the Township Ordinance, Zoning Map and/or Land Use Master Plan for that property? If not, is the request eligible for Zoning Board of Appeals action?

Not Applicable If any provision of public services is or will be involved, include correspondence from the affected unit expressing its awareness.

IT IS RECOMMENDED THAT A MEMBER OF THE PLANNING COMMISSION ATTEND THE COUNTY PLANNING COMMISSION MEETING TO FURTHER EXPLAIN THE REQUEST AND TO ANSWER QUESTIONS.

Date: April 16. 2021

Signed:

120 N. Broadway, Suite 116 ◊ Cassopolis, MI 49031 ◊ Telephone (269) 445-4420 ◊ Fax (269) 445-8978

Calvin Township
Office of Zoning Administration
&
Code Compliance Officer
65656 Burg Rd
Sturgis, Mi. 49091
Douglas M. Kuhlman, Zoning Administrator/Code Compliance Officer
Tel: (269)-651-3130
Email: municipalzoning@gmail.com

April 16, 2021

Cass County Planning Commission

RE: Text Amendments

Jackie

Attached please find a copy of a proposed text amendment to the Calvin Township Zoning Ordinance. The public hearing was held on April 15, 2021. At the end of the review, and with no participation of the public, a motion was made to forward these text amendments to the Calvin Township Board with a unanimous recommendation to make the following changes.

I will await for a review by the Cass County Planning Commission as required under Section 125.3307 of the Michigan Zoning Enabling Act (Act 110 of 2006) before forwarding the attached amendments on to the Calvin Township Board for final approval.

If you have any questions, feel free to contact me. If you would like me to attend this meeting, I would be willing to check my schedule for availability. If my attendance is requested, please advise me of the date and time of such meeting.

Respectfully Submitted,

Douglas M Kuhlman

Zoning Administrator

Calvin Township
Office of Zoning Administration
65656 Burg Road
Sturgis, Mi. 49091
Douglas M. Kuhlman, Zoning Administrator/Code Compliance Officer
Tel: (269)-651-3130
Email: municipalzoning@gmail.com

STAFF REPORT

Date: April 15, 2021

To: Calvin Township Planning Commission
C/O Ken Bradfield, Chairperson

Subject: Text Amendment

Applicant: Calvin Township

The following are the proposed text amendments that have been discussed. Those sections of the text that are in black are the current language. The text in blue are the sections that are showing the change. The text yellow highlighted is the text within that section of the ordinance to be amended. The text blue highlighted is the text to be deleted entirely.

Additionally, when reviewing Section 202.2, "Accessory Building" and Section 202.23, "Building Height" I have made recommended changes to the text.

As a basic review, the Township has been receiving complaints above the restriction set forth regarding "accessory buildings or structures", these amendments will allow for residents within the Township to afford a larger accessory building or structure. Such changes are removing what is commonly referred to as "subordinate buildings or structures" and basing the size of the accessory building or structure on the overall parcel size. The zoning district will play a role in the height of the accessory building or structure.

At the conclusion of this public hearing, I would anticipate that the planning commission would motion to move forward with such text amendments. Upon such direction of the planning commission, I will then forward this document to the Cass County Planning Commission for their review as required under Section 125.3307 of the Michigan Zoning Enabling Act (Act 110 of 2006). After the 30-day review time or unless they decline to complete such review, I will then forward such ex amendments to the Calvin Township Board. The Township Board will then have the option to approve, or to refer the amendments back to the planning commission for further review. If the Township Board approves such changes, then I will place them in the newspaper for publication. After the effective date, I will then update the zoning ordinance reflecting the changes.

SECTION I

AMENDMENT TO ARTICLE I, "DEFINITIONS", SECTION 202.2, "ACCESSORY BUILDING", IS HEREBY AMENDED BY THE REMOVAL OF THE LAST SENTENCE OF THE PARAGRAPH; SECTION 202.23, "BUILDING HEIGHT", IS HEREBY AMENDED BY DELETING, " ELEVATION OF THE ADJOINING GRADE PARALLELING THE FRONT, IF ON A SIDE STREET CORNER, THE FRONT AND SIDE, OF THE BUILDING", AND TO INSERT THE FOLLOWING LANGUAGE AFTER THE WORD AVERAGE AND BEFORE THE WORD TO, "UNDISTURBED GRADE OR ELEVATION".

202.2 Accessory Building

A detached building or structure on the same premises with a main building, occupied or devoted to an accessory use which is appropriate, supplemental and customarily related to that use as the main building or premises. Where an accessory building is attached to a main building in a substantial manner by a wall or roof, such accessory building shall be considered part of the main building, including a private garage, attached accessory building, carport, covered porch or other roofed structure. An attached accessory building shall not exceed the ground floor area of a principal building.

202.23 Building Height

Building height is the vertical distance from the average elevation of the adjoining grade paralleling the front, or if on a street corner, the front and side, of the building undisturbed grade or elevation, to the highest point of the roof surface if the roof is flat; to the deck line, if the roof is the mansard type; or the mean height level between the eaves and the ridge if the roof is gable, hip or gambrel type.

SECTION II

AMENDMENT TO SETBACK PROVISIONS AND PROCEDURE FROM SPLIT OF ORIGINAL PRINCIPAL FARM RESIDENCE IN THE A-1 DISTRICT ZONING CLASSIFICATION

1. Article III "Zoning Districts and Map", Section 305, "A-1 District: Agricultural Production District", Section 305.4, "Regulations and Standards", subsection D,1, "Setback Requirements", is hereby amended by the creation of subsections "a" and "b" thereunder to read as follows:

   Front Setback:

   a. Principal Dwelling: Seventy-five (75) feet from right-of-way line for US or State Highway; sixty (60) feet from right-of-way line for county roads; and thirty (30) feet from right-of-way line for private roads.

b. Accessory Building or Structure: Eighty-five (85) feet from right-of-way line for US or State Highway; Seventy (70) feet from right-of-way line for county roads; and Forty (40) feet from the right-of-way line for private roads.

2. Article III "Zoning Districts and Map", Section 305, "A-1 District: Agricultural Production District", Section 305.5, " Split of Original Principal Farm Residence from Agricultural Production Land", subsection 1, "Procedure" is hereby amended to read as follows:

1. Procedure. Only the original and principal farm dwelling may be sold as a non-farm residence and separated from the original farmstead in accordance with this subsection. A property split or division obtained under this Section shall require the submission of an application to the Zoning Administrator and review by the Zoning Administrator establishing adherence to the criteria contained in subsection 2 below. The Zoning Administrator shall submit the application and his or her review for adherence thereto to the Township Board for final approval. The Township Board's approval shall be conditioned on the provision of a "notice of municipal conditions" to be recorded with the Cass County Register of Deeds. Proof of this recording shall be submitted to the Township Assessor prior the Assessor's approval of the non-farm residence land division under the Township's Land Division Ordinance Land Division Officer. As part of the review process he Land Division Officer shall consult with the Zoning Administrator establishing adherence to the criteria contained in subsection two (2) below. The Zoning Administrator shall submit a written response to the Land Division Officer. Once the Zoning Administrator submits the documentation to the Land Division Officer, the Land or Local regulations.

SECTION III

AMENDMENT TO SETBACK PROVISIONS IN THE A-2 DISTRICT ZONING CLASSIFICATION

1. Article III, "Zoning Districts and Map", Section 306, "A-2 District: Agricultural Residence District", Section 306.4, "Regulations and Standards", subsection D,1, "Front Setback" is hereby amended by the creation of subsections "a" and "b" thereunder to read as follows:

a. Principal Dwelling: Seventy-five (75) feet from right-of-way line for US or State Highway; Sixty (60) feet from right-of-way line for county roads; and thirty (30) feet from the right-of-way line for private roads.

b. Accessory Building or Structure: Eighty-five (85) feet from right-of-way line for US or State Highway; Seventy (70) feet from right-of-way line for county roads; and Forty (40) feet from right-of-way line for private roads.

SECTION IV

AMENDMENT TO SETBACK PROVISIONS IN THE "R" DISTRICT ZONING CLASSIFICATION

1. Article III, "Zoning Districts and Map", Section 307, "R- District: Residential District", Section 307.4, "Regulations and Standards", subsection D,1, "Yard and Setback Requirement" is hereby amended by the creation of subsections "a" and "b" thereunder to read as follows:

   a. Principal Dwelling: Seventy-five (75) feet from right-of-way line for US or State Highway; Sixty (60) feet from right-of-way line for county roads; and thirty (30)
   feet from the right-of-way line for private roads.

   b. Accessory Building or Structure: Eighty-five (85) feet from right-of-way line for US or State Highway; Seventy (70) feet from right-of-way line for county roads; and Forty (40) feet from right-of-way line for private roads.

   d (2). Side Setback: Fifteen (15) Ten feet except in the case of a corner where the side yard on the street side shall not be less than the setback required for the front setback

2. Article III, "Zoning Districts and Map", Section 307, "R- District: Residential District", Section 307.4, "Regulations and Standards", subsection D,4, "Yard and Setback Requirement" is hereby amended by the addition of the following sentence at the end of the first paragraph:

   Waterfront Setback: Where a building site or parcel has lake or river frontage, the setback shall not be less than the average of the two (2) adjacent principal buildings on the adjacent lots If there are not principal building(s) on the adjacent lots the setback will be a minimum of fifty (50) feet on a lake and seventy-five (75) feet on a river. The area between the dwelling and the water shall be deemed the front yard.

SECTION V

AMENDMENT TO ARTICLE IV,"GENERAL PROVISIONS", SECTION 403, "GENERAL REGULATIONS", SECTION 403.3, "STRUCTURES"

1. Article IV, "General Provisions", Section 403, "General Regulations", Section 403.3, "Structures", Section D, "Accessory Buildings" subsection 5, is hereby amended to read as follows:

5. The total of the dwelling and all accessory buildings and structures, shall not occupy more than twenty-five (25) percent of the entire parcel in the A-1, A-2, or "R" Zoning District Classifications.

2. Article IV, "General Provisions", Section 403, "General Regulations", Section 403.3, "Structures", Section D, "Accessory Buildings" subsection 7, is hereby amended to read as follows:

7. No accessory building in the A-1, A-2, or "R" Zoning District Classifications shall be built on a parcel unless there is a residential dwelling on the parcel, unless such structure is for one-hundred (100) percent Agricultural Use. A Letter of Understanding must be signed and recorded for this purpose. An accessory building can only be constructed on a vacant parcel, provided the vacant parcel is adjacent to or directly across the street from a parcel with a residence owned by the applicant if the parcels are combined.

3. Article IV, "General Provisions", Section 403, "General Regulations", Section 403.3, "Structures", Section D, "Accessory Buildings", is hereby amended by the creation of subsection 8 thereunder to read as follows:

8. No accessory building or structure rather attached or detached shall be used for habitation.

4. Article IV, "General Provisions", Section 403, "General Regulations", Section 403.3, "Structures", Section D, "Accessory Buildings", is hereby amended by the creation of subsection 9 thereunder to read as follows:

9. No detached accessory building in a residential district shall be built on a parcel unless there is a residential dwelling on the parcel. However, the Zoning Administrator may grant permission to construct an accessory building not to exceed the ground floor area of a residence provided the vacant parcel is adjacent to or directly across the street from a parcel with a residence owned by the applicant, if one of the following has taken place:

a. The properties will be combined by the Township Assessor; or

b. The property owner signs a recordable document, prepared by the Township Attorney, to be filed with the County Register of Deeds Office that provides that the residential parcel and the vacant parcel will be sold together unless or until the accessory building parcel has a residential dwelling, or a building permit is in effect for a residential dwelling and construction is in process.

Respectfully Submitted,

Douglas M. Kuhlman

Douglas M. Kuhlman
Zoning Administrator

WAYNE TOWNSHIP
CASS COUNTY, MICHIGAN
P.O. BOX 304
DOWAGIAC, MICHIGAN 49047-0304
Phone & Fax: 269-782-7017

March 18, 2021

To: Cass County Conservation District
Cass County Planning Commission

From: Kurt Reich, Wayne Township Clerk

Enclosed with this letter are two applications for a Farmland (P.A. 116) Agreement from Berrybrook Investments, LLC.

According to the paperwork included with this application, each of the entities listed above have the right to comment on these applications. According to the applications, you have thirty (30) days to make any/all comments.

Please send any comments to me at:

Wayne Township
P.O. Box 304
Dowagiac MI 49047

Thank you for your cooperation.

Michigan **FARMLAND AND OPEN SPACE PRESERVATION PROGRAM**

Department of AGRICULTURE & Rural Development

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:
Date Received 3/15/2021
Application No: 2021 - A

State:
Date Received ____
Application No: ____
Approved: ____ **Rejected** ____

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:
1. Name(s) of Applicant: Berrybrook Investments
Last First Initial

(If more than two see #15) ____
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:
☐ Married ☐ Single

2. Mailing Address: 28230 Elm St. Dowagiac MI 49047
Street City State Zip Code

3. Telephone Number: (Area Code) (269) 782-5000

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (269) 876-7575

5. E-mail address: joe@berrybrook.us

II. Property Location (Can be taken from the Deed/Land Contract)
6. County: Cass 7. Township, City or Village: Wayne
8. Section No. 6 Town No. 5 S. Range No. 15 W.

III. Legal Information:
9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? ☐ Yes ☒ No
If "Yes", please explain circumstances: ____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
Indicate who owns or is leasing rights if other than the applicant: ____
Name the types of mineral(s) involved: ____
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: ____
14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers):
Name: ____
Address: ____
Street City State Zip Code
14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

____ Date ____ Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

__ 2 or more persons having a joint or common interest in the land
__ Corporation X Limited Liability Company __ Partnership
__ Estate __ Trust __ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Joe A. Hassle Jr Title: Member

Name: John M. Hassle Title: Member

Name: Scott M. Hassle Title: Member

Name: ______ Title: ______

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

X a. 40 acres or more → complete only Section 16 (a thru g);
____ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
____ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):
Cash Crop
b. Total number of acres on this farm 79
c. Total number of acres being applied for (if different than above): ______
d. Acreage in cultivation: 61
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: ______
f. All other acres (swamp, woods, etc.) 18
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings X Residence: ______ Barn: ______ Tool Shed: ______
Silo: ______ Grain Storage Facility: ______ Grain Drying Facility: ______
Poultry House: ______ Milking Parlor: ______ Milk House: ______
Other: (Indicate) ______

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of $200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products** (not from rental income):

$ 36,600 : 61 = $ $600.00 **(per acre)**
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: $ ______
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); ________

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Joe A. Hank Jr. (Signature of Applicant)	(Corporate Name, If Applicable)
(Co-owner, If Applicable)	(Signature of Corporate Officer)
3/8/2021 (Date)	Member (Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: ________________ **(Note: Local Governing Body has 45 days to take action)**

Action by Local Governing Body: Jurisdiction: ____________________

☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected **Date of approval or rejection:** ________________

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: ________________________________

Property Appraisal: $________________ is the current fair market value of the real property in this application.

II. Please verify the following:

_____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

_____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

_____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	**Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:**
COPY SENT TO:	___ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)
____County or Regional Planning Commission	___ Copy of most recent Tax Bill (must include <u>tax description</u> of property)
____Conservation District	___Map of Farm
____Township (if county has zoning authority)	___ Copy of most recent appraisal record
	___ Copy of letters from review agencies (if available)
	___Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

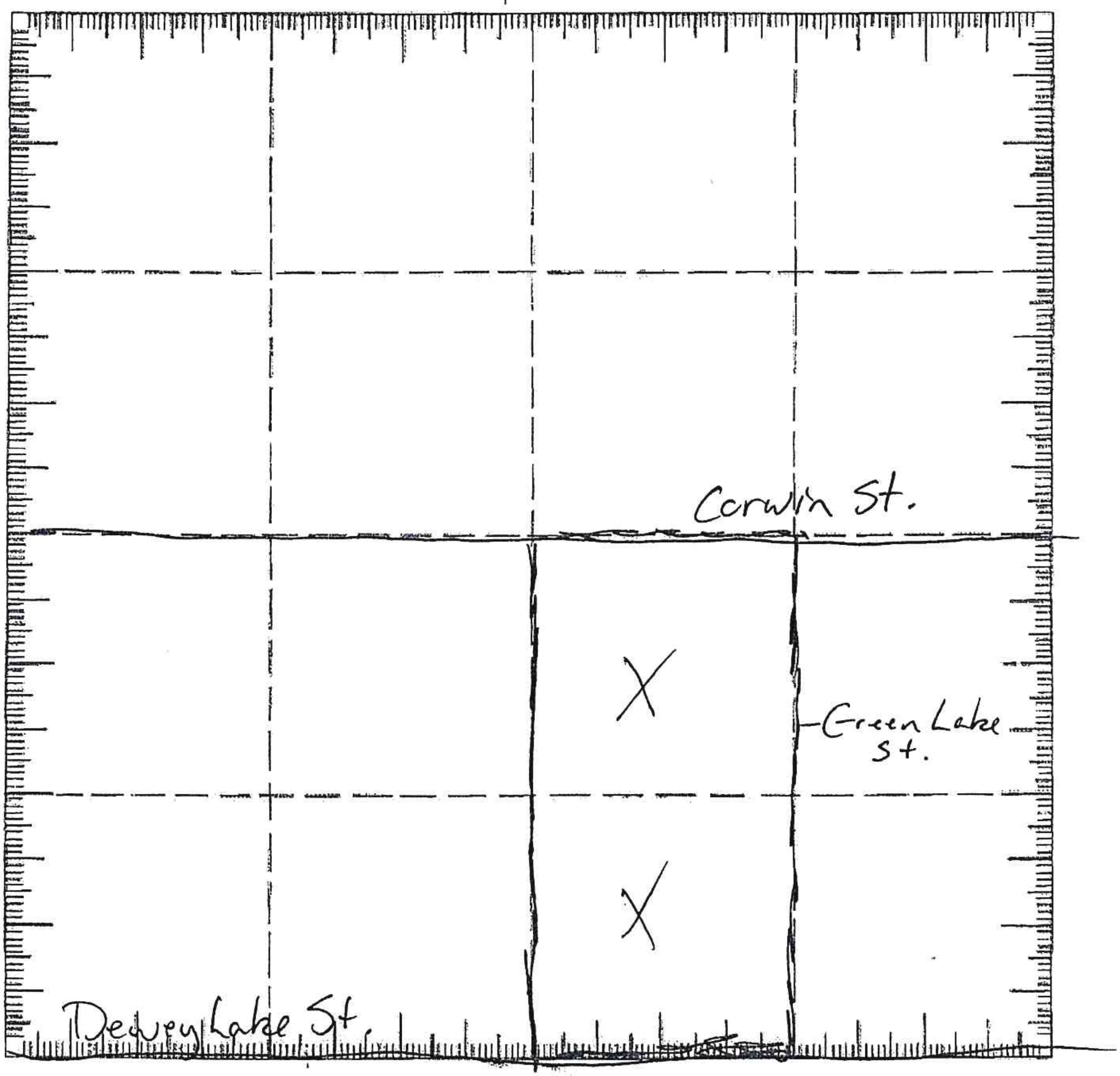
A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft^2 (1 $mile^2$) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Cass

Township Wayne

T 5 S. R 15 W. Section 6

North



REC'D CASS CO ROD

2020 JAN 13 AM 8: 13

160089 Pages: 2 L: 1166 P: 593
RECORDED Cass County, Michigan
Monica McMichael, Register of Deeds
01/13/2020 10:37 AM
Receipt #152299 Fee: AFF DTR

I certify that, as to the lands herein described, neither the state nor any person holds a tax title or lien, and that all taxes levied for the five calendar years preceding the date of this instrument have been paid, except that if checked here ☒ this certificate does not cover taxes for the most recent year because the delinquent tax roll for same is not available.

AH 1-13-2020

CASS COUNTY TREASURER

TRUSTEE'S DEED

Cass County Title Office, Inc.
120 West Main St.; Box 187
Marcellus, MI 49067
(269) 646-5511; (269) 646-2051 Fax

AFFIDAVIT FILED

The Grantor(s) Mary Kathleen Magin and Valerie Lynn Locke, Co-Trustees of the Robert & Doris Cox Living Trust, dated September 19, 2001,

whose address is 6210 N Woods Ln, Katy, TX, 77494

convey(s) and warrant(s) to Berrybrook Investments, LLC, a Michigan Limited Liability Company,

whose address is 28230 Elm Street, Dowagiac, MI 49047

the following described premises situated in the Township of Wayne, County of Cass and State of Michigan:

Parcel 1: The South 15 1/2 acres of the South half of the Northwest quarter of the Northeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-010-00 AH

Parcel 2: The Southwest quarter of the Northeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-011-00 AH

Parcel 3: The Northeast quarter of the Southeast quarter of Section 5, Town 5 South, Range 15 West. EXCEPT Commencing at the Northeast corner of the Southeast quarter; thence South on Section line 16 rods; thence West parallel with North Section line 10 rods; thence North parallel with the East Section line 16 rods; thence East 10 rods to beginning. ALSO EXCEPT the North 354 feet of the East 740 feet thereof. Tax ID No. 14-150-005-018-01 AH

Parcel 4: The Northwest quarter of the Southeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-020-00 AH

Parcel 5: The West half of the Southeast quarter of Section 6, Town 5 South, Range 15 West. EXCEPT Commencing at a point on the Northeast corner of the West half in center of Highway; thence South 16 rods, thence West 10 rods; thence North 16 rods; thence East 10 rods. Tax ID No. 14-150-006-031-00 AH

Parcel 6: The South 55 acres of the East half of the Northeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-008-00 AH

The Grantor grants to the Grantee the right to make ___100%____of the available divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

for the sum of $1.00 valuation affidavit filed herewith, subject to easements and restrictions of record.

TRUSTEES REPRESENT THAT THE ABOVE-REFERENCED TRUST AGREEMENTS ARE IN FULL FORCE AND EFFECT, UNREVOKED AND UNAMENDED, AND THAT ON THE DATE HEREOF, TRUSTEES ARE FULLY QUALIFIED TO EXECUTE THIS TRUSTEE'S DEED.

Dated this 10th day of January, 2020.

Signed by:

Robert & Doris Cox Living Trust, dated September 19, 2001

Mary Kathleen Magin

By Mary Kathleen Magin, Co-Trustee

Valerie Locke

By Valerie Lynn Locke, Co-Trustee

State of Michigan.
County of Cass

The foregoing instrument was acknowledged before me this 10th day of January, 2020, by Mary Kathleen Magin and Valerie Lynn Locke, Co-Trustees of the Robert & Doris Cox Living Trust, dated September 19, 2001.

Garrett T. McNally, Notary Public
Van Buren County, Michigan
My commission expires: 04-12-2023
Acting in the County of Cass

When Recorded Return To:
Berrybrook Investments, LLC

28230 Elm Street
Dowagiac, MI 49047

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Attorney Garrett T. McNally
Jones Law Office
120 W. Main St; Box 187
Marcellus, MI 49067
(269) 646-5511/ (269) 646-2051 fax
NO OPINION OF TITLE RENDERED

Recording Fee $____________

Transfer Tax ____________

Michigan Department of Treasury
1019 (Rev. 10-20)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM WAYNE TOWNSHIP ASSESSOR WILLIAM J. KAYS 72883 CR 687 HARTFORD, MI 49057	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 14-150-006-031-00 PROPERTY ADDRESS: 27437 CORWIN ST DOWAGIAC, MI 49047
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL. BERRYBROOK INVESTMENTS LLC 28230 ELM ST DOWAGIAC MI 49047	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": ☐ Yes ☒ No Exempt As "Development Property": ☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL – IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL – IMPROVED)

The change in taxable value will increase/decrease your tax bill for this year by approximately: **$23**	PRIOR AMOUNT YEAR: 2020	CURRENT TENTATIVE AMOUNT YEAR: 2021	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	63,148	64,032	884
2. ASSESSED VALUE:	230,600	225,400	-5,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	236,976	225,400	-11,576
5. There WAS/WAS NOT a transfer of ownership on this property in 2020. **WAS NOT**			

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: . 103 5S-15W W 1/2 SE 1/4, EX COM AT PT ON NE COR W 1/2 IN CEN OF HWY S 16 RDS, W 10 RDS, N 16 RDS, E 10 RDS TO BEG. SEC 6. 79 A.

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

WAYNE TOWNSHIP BOARD OF REVIEW WILL MEET TO HEAR ASSESSMENT APPEALS AT THE TOWNSHIP HALL, 53950 GLENWOOD ROAD, MONDAY, MARCH 8TH 2:00 PM TO 5:00 PM & 6:00 PM TO 9:00 PM, FRIDAY MARCH 12TH, 9:00 AM TO 12:00 NOON & 1:00 PM TO 4:00 PM. RESIDENTS AND NON-RESIDENTS MAY SEND LETTERS OF PROTEST AND THEY MUST BE RECEIVED BY MARCH 12TH, 2021. SEND LETTERS OF PROTEST TO: WILLIAM J. KAYS, 72883 CR 687, HARTFORD, MI 49057. LINE NO. 1 IS THE TAXABLE VALUE AND IS USED IN THE CALCULATION OF THE 2021 TAX BILL. WITH PROPOSAL A IN EFFECT THE TAXABLE VALUES, EXCLUDING NEW CONSTRUCTION AND CHANGE OF OWNERSHIP TRANSFERS, ARE CAPPED AT THE RATE OF INFLATION, 1.4%. DUE TO COVID-19 RESTRICTIONS YOU MAY PROTEST BY TELEPHONE 269-782-7017. THE INSTRUCTIONS ARE ON WAYNE TOWNSHIP'S WEBSITE. WWW.WAYNETWPMI.ORG

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must appoximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value will be the same as your 2021 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value is calculated by multiplying your 2020 Taxable Value by 1.014 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2020 Taxable Value cannot be higher than your 2020 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the MichiganTax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing of a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed ater June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subesquent tax levies so long as it remains the owner's principal residence.

Michigan Department of Agriculture & Rural Development

FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

OFFICIAL USE ONLY
Local Governing Body:
Date Received 3/15/21
Application No: 2021 - 13
State:
Date Received
Application No:
Approved: ______ Rejected ______

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Berrybrook Investments
   Last First Initial

   (If more than two see #15) ______
   Last First Initial

   Marital status of all individual men listed on application, if more than one, indicate status after each name:
   ☐ Married ☒ Single

2. Mailing Address: 28230 Elm Street Dowagiac MI 49047
   Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 269-782-5000

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) ______

5. E-mail address: joe@berrybrook.us

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Cass 7. Township, City or Village: Wayne

8. Section No. 5 Town No. ______ Range No. 15W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? ☐ Yes ☒ No
    If "Yes", please explain circumstances: ______
12. Does the applicant own the mineral rights? ☒ Yes ☐ No
    If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
    Indicate who owns or is leasing rights if other than the applicant: ______
    Name the types of mineral(s) involved: ______
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: ______
14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers):
    Name: ______
    Address: ______
    Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

______ Date ______ Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

__ 2 or more persons having a joint or common interest in the land
__ Corporation
__ Estate
X Limited Liability Company
_ Trust
_ Partnership
__ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Joe A. Hassle Jr Title: Member

Name: John M. Hassle Title: Member

Name: Scott M. Hassle Title: Member

Name: ______ Title: ______

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

X a. 40 acres or more → complete only Section 16 (a thru g);

____ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or

____ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

b. Total number of acres on this farm 90
c. Total number of acres being applied for (if different than above): 130
d. Acreage in cultivation: 105
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
f. All other acres (swamp, woods, etc.) 25
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ___ Residence: 0 Barn: 0 Tool Shed: 0
Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0
Poultry House: 0 Milking Parlor: 0 Milk House: 0
Other: (Indicate) 0

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of $200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products** (not from rental income):

$75,000.00 : 105 = $ 720.00 (per acre)
total income / total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: $ ______
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years): 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Joe A. Hawle Jr. (Signature of Applicant)	(Corporate Name, If Applicable)
(Co-owner, If Applicable)	(Signature of Corporate Officer)
3/8/2021 (Date)	(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: ________________ **(Note: Local Governing Body has 45 days to take action)**

Action by Local Governing Body: Jurisdiction: ____________________

☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected **Date of approval or rejection:**____________

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: ____________________

Property Appraisal: $________________ is the current fair market value of the real property in this application.

II. Please verify the following:

_____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

_____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

_____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	**Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:**
COPY SENT TO:	___ Copy of Deed or Land Contract (most recent showing current ownership)
___County or Regional Planning Commission	___ Copy of most recent Tax Bill (must include tax description of property)
___Conservation District	___Map of Farm
___Township (if county has zoning authority)	___ Copy of most recent appraisal record
	___ Copy of letters from review agencies (if available)
	___Any other applicable documents

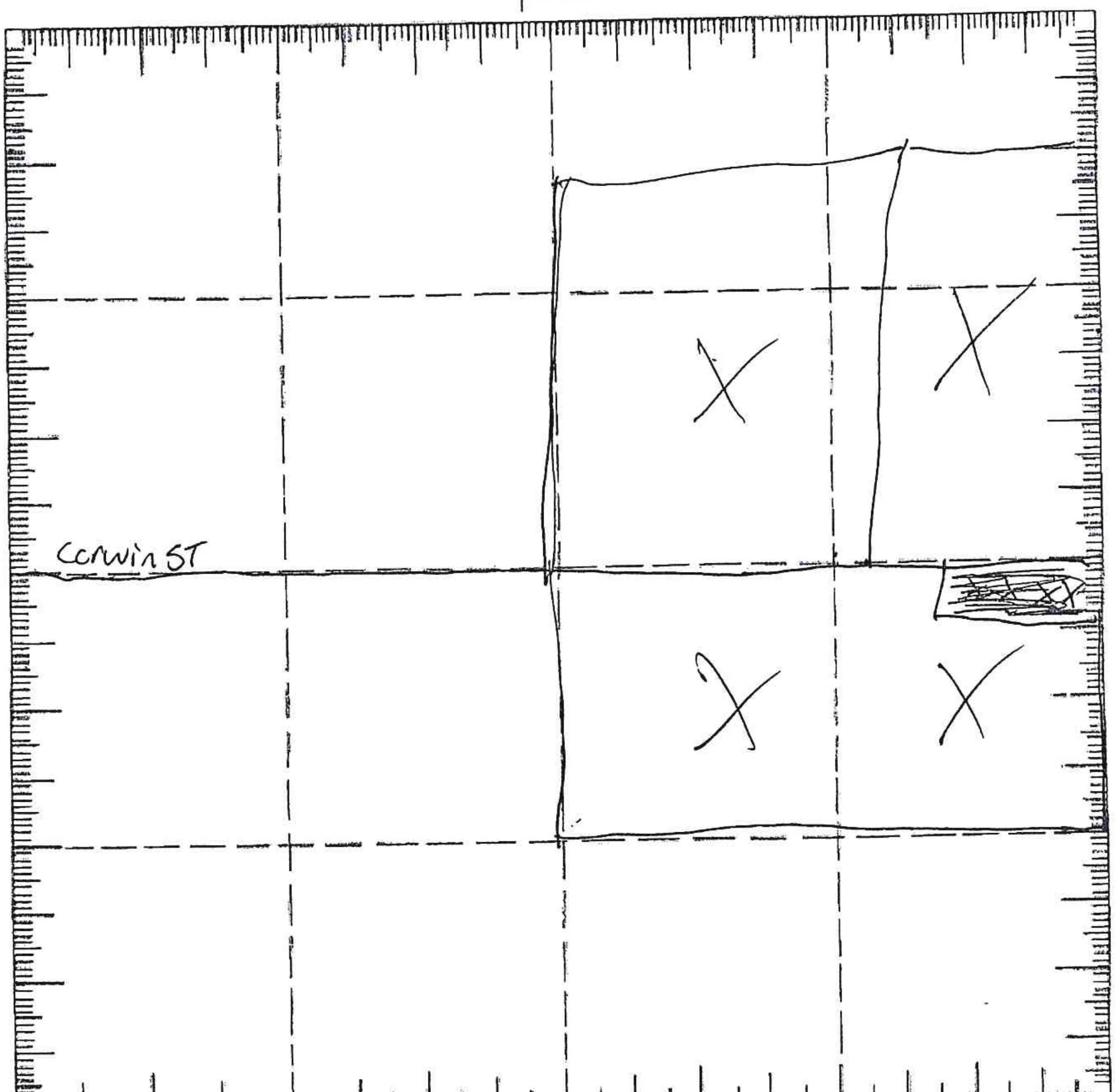
Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft^2 (1 $mile^2$) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Cass
Township Wayne
T 5S R 15W Section 5

North



REC'D CASS CO ROD

2020 JAN 13 AM 8: 13

160089 Pages: 2 L: 1166 P: 593
RECORDED Cass County, Michigan
Monica McMichael, Register of Deeds
01/13/2020 10:37 AM
Receipt #152299 Fee: AFF DTR

I certify that, as to the lands herein described, neither the state nor any person holds a tax title or lien and that all taxes levied for the five calendar years preceding the date of this instrument have been paid, except that if checked here [X] this certificate does not cover taxes for the most recent year because the delinquent tax roll for same is not available.

[signature] 1-13-2020
CASS COUNTY TREASURER

TRUSTEE'S DEED

Cass County Title Office, Inc.
120 West Main St.; Box 187
Marcellus, MI 49067
(269) 646-5511; (269) 646-2051 Fax

AFFIDAVIT FILED

The Grantor(s) Mary Kathleen Magin and Valerie Lynn Locke, Co-Trustees of the Robert & Doris Cox Living Trust, dated September 19, 2001,

whose address is 6210 N Woods Ln, Katy, TX, 77494

convey(s) and warrant(s) to Berrybrook Investments, LLC, a Michigan Limited Liability Company,

whose address is 28230 Elm Street, Dowagiac, MI 49047

the following described premises situated in the Township of Wayne, County of Cass and State of Michigan:

Parcel 1: The South 15 1/2 acres of the South half of the Northwest quarter of the Northeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-010-00 AH

Parcel 2: The Southwest quarter of the Northeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-011-00 AH

Parcel 3: The Northeast quarter of the Southeast quarter of Section 5, Town 5 South, Range 15 West. EXCEPT Commencing at the Northeast corner of the Southeast quarter; thence South on Section line 16 rods; thence West parallel with North Section line 10 rods; thence North parallel with the East Section line 16 rods; thence East 10 rods to beginning. ALSO EXCEPT the North 354 feet of the East 740 feet thereof. Tax ID No. 14-150-005-018-01 AH

Parcel 4: The Northwest quarter of the Southeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-020-00 AH

Parcel 5: The West half of the Southeast quarter of Section 6, Town 5 South, Range 15 West. EXCEPT Commencing at a point on the Northeast corner of the West half in center of Highway; thence South 16 rods, thence West 10 rods; thence North 16 rods; thence East 10 rods. Tax ID No. 14-150-006-031-00 AH

Parcel 6: The South 55 acres of the East half of the Northeast quarter of Section 5, Town 5 South, Range 15 West. Tax ID No. 14-150-005-008-00 AH

The Grantor grants to the Grantee the right to make ___100%____of the available divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

for the sum of $1.00 valuation affidavit filed herewith, subject to easements and restrictions of record.

TRUSTEES REPRESENT THAT THE ABOVE-REFERENCED TRUST AGREEMENTS ARE IN FULL FORCE AND EFFECT, UNREVOKED AND UNAMENDED, AND THAT ON THE DATE HEREOF, TRUSTEES ARE FULLY QUALIFIED TO EXECUTE THIS TRUSTEE'S DEED.

Dated this 10th day of January, 2020.

Signed by:

Robert & Doris Cox Living Trust, dated September 19, 2001

Mary Kathleen Magin
By Mary Kathleen Magin, Co-Trustee

Valerie Locke
By Valerie Lynn Locke, Co-Trustee

State of Michigan.
County of Cass

The foregoing instrument was acknowledged before me this 10th day of January, 2020, by Mary Kathleen Magin and Valerie Lynn Locke, Co-Trustees of the Robert & Doris Cox Living Trust, dated September 19, 2001.

Garrett T. McNally, Notary Public
Van Buren County, Michigan
My commission expires: 04-12-2023
Acting in the County of Cass

When Recorded Return To:	Send Subsequent Tax Bills To:	Drafted By:
Berrybrook Investments, LLC 28230 Elm Street Dowagiac, MI 49047	Grantee	Attorney Garrett T. McNally Jones Law Office 120 W. Main St; Box 187 Marcellus, MI 49067 (269) 646-5511/ (269) 646-2051 fax NO OPINION OF TITLE RENDERED

Recording Fee $____________ Transfer Tax ____________

Michigan Department of Treasury,
1019 (Rev. 10-20)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM WAYNE TOWNSHIP ASSESSOR
WILLIAM J. KAYS
72883 CR 687
HARTFORD, MI 49057

PARCEL IDENTIFICATION

PARCEL CODE NUMBER: 14-150-005-010-00

PROPERTY ADDRESS:

26195 CORWIN ST
DOWAGIAC, MI 49047

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

BERRYBROOK INVESTMENTS LLC
28230 ELM ST
DOWAGIAC MI 49047

PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence":	100.00%
% Exempt As "Qualified Agricultural Property":	.00%
% Exempt As "MBT Industrial Personal":	.00%
% Exempt As "MBT Commercial Personal":	.00%
Exempt As "Qualified Forest Property":	☐ Yes ☒ No
Exempt As "Development Property":	☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (402 RESIDENTIAL VACANT)

PRIOR YEAR'S CLASSIFICATION: 402 (402 RESIDENTIAL VACANT)

The change in taxable value will increase/decrease your tax bill for this year by approximately: $2	PRIOR AMOUNT YEAR: 2020	CURRENT TENTATIVE AMOUNT YEAR: 2021	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	4,643	4,708	65
2. ASSESSED VALUE:	9,200	9,500	300
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	9,399	9,500	101
5. There WAS/WAS NOT a transfer of ownership on this property in 2020. WAS NOT			

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: , 78 5S-15W S 15 1/2 A OF S 1/2 NW 1/4 NE 1/4 SEC 5. 15.50 A.

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

WAYNE TOWNSHIP BOARD OF REVIEW WILL MEET TO HEAR ASSESSMENT APPEALS AT THE TOWNSHIP HALL, 63960 GLENWOOD ROAD, MONDAY, MARCH 8TH 2:00 PM TO 6:00 PM & 6:00 PM TO 9:00 PM, FRIDAY MARCH 12TH, 9:00 AM TO 12:00 NOON & 1:00 PM TO 4:00 PM. RESIDENTS AND NON-RESIDENTS MAY SEND LETTERS OF PROTEST AND THEY MUST BE RECEIVED BY MARCH 12TH, 2021. SEND LETTERS OF PROTEST TO: WILLIAM J. KAYS, 72883 CR 687, HARTFORD, MI 49057. LINE NO. 1 IS THE TAXABLE VALUE AND IS USED IN THE CALCULATION OF THE 2021 TAX BILL. WITH PROPOSAL A IN EFFECT THE TAXABLE VALUES, EXCLUDING NEW CONSTRUCTION AND CHANGE OF OWNERSHIP TRANSFERS, ARE CAPPED AT THE RATE OF INFLATION, 1.4%. DUE TO COVID-19 RESTRICTIONS YOU MAY PROTEST BY TELEPHONE 269-782-7017. THE INSTRUCTIONS ARE ON WAYNE TOWNSHIP'S WEBSITE. WWW.WAYNETWPMI.ORG

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must appoximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value will be the same as your 2021 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value is calculated by multiplying your 2020 Taxable Value by 1.014 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2020 Taxable Value cannot be higher than your 2020 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the MichiganTax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing of a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed ater June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subesquent tax levies so long as it remains the owner's principal residence.

Michigan Department of Treasury,
1019 (Rev. 10-20)

THIS IS NOT A TAX BILL

L-4400

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FROM	PARCEL IDENTIFICATION
WAYNE TOWNSHIP ASSESSOR WILLIAM J. KAYS 72883 CR 687 HARTFORD, MI 49057	PARCEL CODE NUMBER: 14-150-005-011-00 PROPERTY ADDRESS. **26195 CORWIN ST** **DOWAGIAC, MI 49047**

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

BERRYBROOK INVESTMENTS LLC
28230 ELM ST
DOWAGIAC MI 49047

PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence":	.00%
% Exempt As "Qualified Agricultural Property":	100.00%
% Exempt As "MBT Industrial Personal":	.00%
% Exempt As "MBT Commercial Personal":	.00%
Exempt As "Qualified Forest Property":	☐ Yes ☒ No
Exempt As "Development Property":	☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL – VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL – VACANT)

The change in taxable value will increase/decrease your tax bill for this year by approximately: **$8**	PRIOR AMOUNT YEAR: 2020	CURRENT TENTATIVE AMOUNT YEAR 2021	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	23,474	23,802	328
2. ASSESSED VALUE:	65,400	64,000	-1,400
3. TENTATIVE EQUALIZATION FACTOR. 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	67,208	64,000	-3,208
5. There WAS/WAS NOT a transfer of ownership on this property in 2020. **WAS NOT**			

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: . 79 5-S-15W SW 1/4 NE 1/4 SEC 5 40A

March Board of Review Appeal Information:

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NOT LESS THAN 14 DAYS before the meeting of the Board of Review. the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value will be the same as your 2021 State Equalized Value

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value is calculated by multiplying your 2020 Taxable Value by 1.014 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2020 Taxable Value cannot be higher than your 2020 State Equalized Value.

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Michigan Department of Treasury
1019 (Rev. 10-20)

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NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

BERRYBROOK INVESTMENTS LLC
28230 ELM ST
DOWAGIAC MI 49047

PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence":	100.00%
% Exempt As "Qualified Agricultural Property":	.00%
% Exempt As "MBT Industrial Personal":	.00%
% Exempt As "MBT Commercial Personal":	.00%
Exempt As "Qualified Forest Property":	☐ Yes ☒ No
Exempt As "Development Property":	☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (402 RESIDENTIAL VACANT)

PRIOR YEAR'S CLASSIFICATION: 402 (402 RESIDENTIAL VACANT)

The change in taxable value will increase/decrease your tax bill for this year by approximately: $12	PRIOR AMOUNT YEAR: 2020	CURRENT TENTATIVE AMOUNT YEAR: 2021	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	32,126	32,575	449
2. ASSESSED VALUE:	45,200	46,100	900
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	46,178	46,100	-78
5. There WAS/WAS NOT a transfer of ownership on this property in 2020.	WAS NOT		

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: . 87 5S-15W NE 1/4 SE 1/4, EX COM AT NE COR SE 1/4, TH S ON SEC LINE 16 RDS, W PARA WITH N SEC LINE 10 RDS, N PARA WITH E SEC LINE 16 RDS, E 10 RDS TO BEG. EX N 354 FT OF THE E 740 FT THEREOF. SEC 5. 34A. M/L SUBJECT TO EASEMENT PROPERTY SPLIT 11.9.18 PARENT: 14-150-005-018-00 CHILDREN: 14-150-005-018-01 AND 14-150-005-018 -10

March Board of Review Appeal Information:

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value is calculated by multiplying your 2020 Taxable Value by 1.014 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2020 Taxable Value cannot be higher than your 2020 State Equalized Value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed ater June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subesquent tax levies so long as it remains the owner's principal residence.

Michigan Department of Treasury,
1019 (Rev. 10-20)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM WAYNE TOWNSHIP ASSESSOR WILLIAM J. KAYS 72883 CR 687 HARTFORD, MI 49057	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 14-150-005-020-00 PROPERTY ADDRESS: 26195 CORWIN ST DOWAGIAC, MI 49047
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL. BERRYBROOK INVESTMENTS LLC 28230 ELM ST DOWAGIAC MI 49047	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": ☐ Yes ☒ No Exempt As "Development Property": ☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL – VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL – VACANT)

The change in taxable value will increase/decrease your tax bill for this year by approximately: $7	PRIOR AMOUNT YEAR: 2020	CURRENT TENTATIVE AMOUNT YEAR 2021	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	20,003	20,283	280
2. ASSESSED VALUE:	80,900	79,200	-1,700
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	83,137	79,200	-3,937
5. There WAS/WAS NOT a transfer of ownership on this property in 2020. WAS NOT			

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: . 88 5S-15W NW 1/4 SE 1/4 SEC 5. 40 A.

March Board of Review Appeal Information:
The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

WAYNE TOWNSHIP BOARD OF REVIEW WILL MEET TO HEAR ASSESSMENT APPEALS AT THE TOWNSHIP HALL, 53950 GLENWOOD ROAD, MONDAY, MARCH 8TH 2:00 PM TO 6:00 PM & 6:00 PM TO 9:00 PM, FRIDAY MARCH 12TH, 9:00 AM TO 12:00 NOON & 1:00 PM TO 4:00 PM. RESIDENTS AND NON-RESIDENTS MAY SEND LETTERS OF PROTEST AND THEY MUST BE RECEIVED BY MARCH 12TH, 2021. SEND LETTERS OF PROTEST TO: WILLIAM J. KAYS, 72883 CR 687, HARTFORD, MI 49057. LINE NO. 1 IS THE TAXABLE VALUE AND IS USED IN THE CALCULATION OF THE 2021 TAX BILL. WITH PROPOSAL A IN EFFECT THE TAXABLE VALUES, EXCLUDING NEW CONSTRUCTION AND CHANGE OF OWNERSHIP TRANSFERS, ARE CAPPED AT THE RATE OF INFLATION, 1.4%. DUE TO COVID-19 RESTRICTIONS YOU MAY PROTEST BY TELEPHONE 269-782-7017. THE INSTRUCTIONS ARE ON WAYNE TOWNSHIP'S WEBSITE. WWW.WAYNETWPMI.ORG

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must appoximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value will be the same as your 2021 State Equalized Value.
IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2020, your 2021 Taxable Value is calculated by multiplying your 2020 Taxable Value by 1.014 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2020 Taxable Value cannot be higher than your 2020 State Equalized Value.

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Michigan Department of Treasury,
1019 (Rev. 10-20)

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FROM WAYNE TOWNSHIP ASSESSOR
WILLIAM J. KAYS
72883 CR 687
HARTFORD, MI 49057

PARCEL IDENTIFICATION

PARCEL CODE NUMBER: 14-150-005-008-00

PROPERTY ADDRESS:
26195 CORWIN ST
DOWAGIAC, MI 49047

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:
BERRYBROOK INVESTMENTS LLC
28230 ELM ST
DOWAGIAC MI 49047

PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence":	.00%
% Exempt As "Qualified Agricultural Property":	58.00%
% Exempt As "MBT Industrial Personal":	.00%
% Exempt As "MBT Commercial Personal":	.00%
Exempt As "Qualified Forest Property":	☐ Yes ☒ No
Exempt As "Development Property":	☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL – IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL – IMPROVED)

The change in taxable value will increase/decrease your tax bill for this year by approximately: **$23**	PRIOR AMOUNT YEAR: 2020	CURRENT TENTATIVE AMOUNT YEAR: 2021	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	49,390	50,081	691
2. ASSESSED VALUE:	144,600	143,000	-1,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	148,598	143,000	-5,598
5. There WAS/WAS NOT a transfer of ownership on this property in 2020.	**WAS NOT**		

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: . 76 5S-15W S 55 A E 1/2 NE 1/4 SEC 5. 55A

March Board of Review Appeal Information:

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