



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING NOTICE

**FOR FURTHER INFORMATION CONTACT:**

Grant E. Bauman, AICP  
R2PC Principal Planner  
(517) 768-6711  
[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

DATE: January 14, 2016

TIME: 6:00 p.m.

PLACE: 5<sup>th</sup> Floor Commission Chambers  
Jackson County Tower Building  
120 W. Michigan Avenue  
Jackson, Michigan 49201

## MEETING AGENDA

1. Call to order and pledge of allegiance.
2. Public comment. *[3 MINUTE LIMIT]*
3. Approval of minutes.  
Approval of the December 10, 2015, meeting minutes. *[ACTION]*..... 3
4. Approval of agenda.  
Approval of the January 14, 2016, meeting agenda. *[ACTION]*
5. Request(s) for review, comment, and recommendation.
  - a. Consideration of township zoning amendment(s). *None*
  - b. Consideration of master plan(s). *None*
  - c. Farmland and Open Space Preservation Program (PA116) application(s).  
FA #16-01 – Section 27 of Parma Township *[ACTION]* ..... 6
6. Other business.
  - a. Unfinished business. *None*
  - b. New business. *None*
7. Public comment. *[2 MINUTE LIMIT]*
8. Commissioner comment.
9. Adjournment.

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# Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING MINUTES

December 10, 2015

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Nancy Hawley, At Large; Jared Vickers, At Large; Ted Hilleary, Education; Jonathan Williams, At Large; Jim Videto, Agriculture; and Amy Torres, Industry and Economics
- Members Absent:** Carl Rice, Jr., Jackson Co. Board of Commissioners; Jennifer Morris, At Large; and Jack Ripstra, Environmental
- Liaisons Present:** Aaron Dawson, R2PC Senior Planner
- Others Present:** John Worden, Summit Township Zoning Administrator

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:04 p.m. by Commissioner Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** Mr. Worden asked to speak to the Commission when there was discussion of the Summit Township rezoning case. No other public comment was received.
- Item 3. **Approval of Minutes.** A motion was made by Commissioner Hilleary, and seconded by Commissioner Williams, to **approve** the minutes of the October 8, 2015 meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Mr. Dawson notified the Commission that two additional agenda items had been added. The additional items for Sandstone Township were added as items “d” and “e” under agenda item 5. A motion was made by Commissioner Videto, and seconded by Commissioner Hilleary, to **approve** the December 10, 2015, agenda as amended. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **#15-16 – Various Text Amendments to Chapter 150 of Code of Ordinances, Summit Township.** Staff summarized the proposed amendments to the Summit Township Code of Ordinances, which clarifies definitions of “adult entertainment” uses and allows these uses only in zoning district C-3 as a conditional use. “Adult entertainment” establishments were accidentally allowed in C-1, C-2, and C-3 districts in the current ordinance. The proposed amendments also called for a 6-month moratorium on all “adult entertainment” uses, but staff noted this was not necessary as there is already one in effect. A motion was made by Commissioner Williams, and seconded by Commissioner Hawley, to **approve with comments** the

ordinance text amendments as presented. Staff will notify Summit Township that no moratorium is necessary in the Code of Ordinances, as one is already in effect. *The motion was approved unanimously.*

- (2) **#15-17 - Summit Township Rezoning from Urban Residential (RU-1) to Light Industrial (I-1) in Section 4 (T3S-R1W).** Staff summarized Case #15-17 for the Commission. After review of the proposed rezoning, staff recommended disapproval of the application due to expansion of a non-compatible land use further into a residential area. A full review of the staff recommendation is included in the report. Mr. Worden of Summit Township explained that the lots where the I-1 district would expand to are not large enough to build a house on, and that the parcel currently has two zoning districts. This rezoning would make the parcel one land use. The plans of the current owner are to build a pole barn for vehicle storage and essentially clean the parcel up, having a conforming area to park vehicles and equipment. Commissioner Torres asked Mr. Worden why the owner does not expand south; on the vacant portion of what is already zoned I-1. Mr. Worden replied that the condition of the lot/soil will not allow for construction there. Commissioner Hawley also stated that the main concern is what future land uses may occur there, if the owner decides to sell the property. She also noted that marijuana laws in the future could also allow for that type of land use in a residential neighborhood. Commissioner Williams asked what would be stored in the new storage building, and Mr. Worden replied it will be vehicles and maintenance equipment. A motion was made by Commissioner Torres, supported by Commissioner Hawley, to **disapprove** the requested rezoning based on staff recommendations. *The motion failed by a vote of 2 for, and 4 against.* Commissioner Williams and Commissioner Torres then discussed that the proposed rezoning is not a “spot zoning” case, and that this would allow the entire parcel to be zoned for one use. In addition, the rezoning would allow the property to be more presentable and fully conforming. After further discussion, a motion was made by Commissioner Williams, supported by Commissioner Videto, to **approve with comments** the requested rezoning. Mr. Dawson noted that he will forward the comments to the Summit Township Planning Commission that the Jackson County Planning Commission’s only concern is potential future land uses. *The motion passed unanimously.*

b. **Consideration of Master Plan(s).** None.

c. **Farmland and Open Space Preservation Program (PA 116) application**

- (a) **FA #15-03 – Section 12 of Tompkins Township (T1S, R2W).** Staff summarized its report regarding the proposed PA 116 Agreement for 5 acres of land located on the south side of Baseline Road and the west side of Rives-Eaton Road of which 3 acres are cultivated for cash crops. The proposed term for the agreement is 30 years. The countywide future land use map places the property in an area recommended for “Agricultural Preservation” (see staff report). Staff advised the Commission to recommend **approval** of the PA 116 Application, noting that the home and storage areas cannot be removed from the application due the property being 5 acres, the minimum size allowed for a PA 116. A

motion was made by Commissioner Williams, and seconded by Commissioner Hilleary, to recommend **approval** of the proposed PA 116 Application as presented. *The motion was approved unanimously.*

- d. **#15-18 – Text Amendments to the Sandstone Township Zoning Ordinance.** Commissioner Hawley noted that on the Zoning Amendment form, the Township had only allowed a 7 day public comment period. The Commission then agreed to **take no action** on this case until a 15 day comment period was allowed, as stated in Section 103 of the Michigan Zoning Enabling Act. Staff will notify the Sandstone Township Planning Commission.
- e. **#15-19 - Sandstone Township Rezoning from Agricultural (AG-1) to Light Industrial (I-1).** Commissioner Hawley noted that on the Zoning Amendment form, the Township had only allowed a 7 day public comment period. The Commission then agreed to **take no action** on this case until a 15 day comment period was allowed, as stated in Section 103 of the Michigan Zoning Enabling Act. Staff will notify the Sandstone Township Planning Commission.

Item 6. **Other Business**

- a. **Unfinished Business.** None.
- b. **New Business**

(1) **Proposed 2016 Meeting Schedule**

Staff informed the Commissioners of the proposed meeting dates for the 2016 calendar year. Mr. Dawson noted that all meeting submittal dates should be on Wednesday, which will be corrected. Also, the regular November meeting will occur on the first Thursday of the month, due to a conflict with the Region 2 Planning Annual Dinner. A motion was made by Commissioner Hilleary, seconded by Commissioner Videto, to **approve** the meeting schedule with the corrections listed above. *The motion passed unanimously.*

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.** Commissioner Williams informed his fellow commissioners that this would be his last meeting, as he would not be renewing his term. The Commission thanked him for his service.

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 7:20 p.m.

Respectfully submitted by:  
Aaron Dawson, Region 2 Planning Staff



# Jackson County Planning Commission

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Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | #16-01

**Applicant:** Boerson Farms Properties LLC  
6241 Ransom Street  
Zeeland, MI 49464

**Application Type:** Application for Farmland Agreement

**Property Location:** The property is located in Section 27 of Parma Twp. (T2S,R3W) on the east side of Callahan Rd. and the north side of Michigan Ave. (see Map 1).

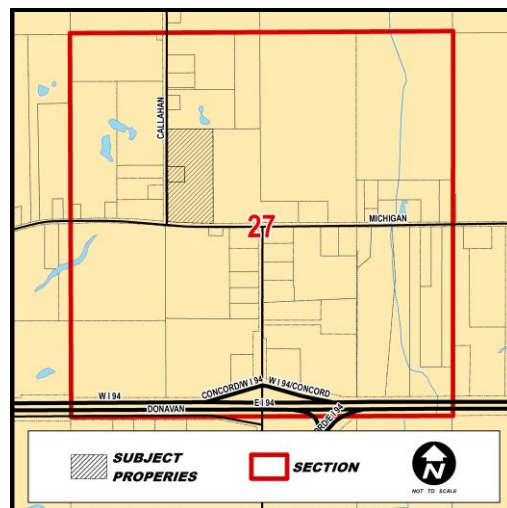
**Acreage:** The application states that the properties proposed for the farmland agreement: (1) encompass 20.39 acres; (2) contain a tool shed, grain drying facility, and 6 grain storage facilities; and (3) comprise 20.42 acres cultivated for cash crops. The average gross annual income per acre is \$200.00 (please see the background information).

**Term:** 10 years.

**Future Land Use:** The Jackson County Community Comprehensive Land Use Plan places the property in an area recommended for "Agricultural Preservation" (see Map 2).

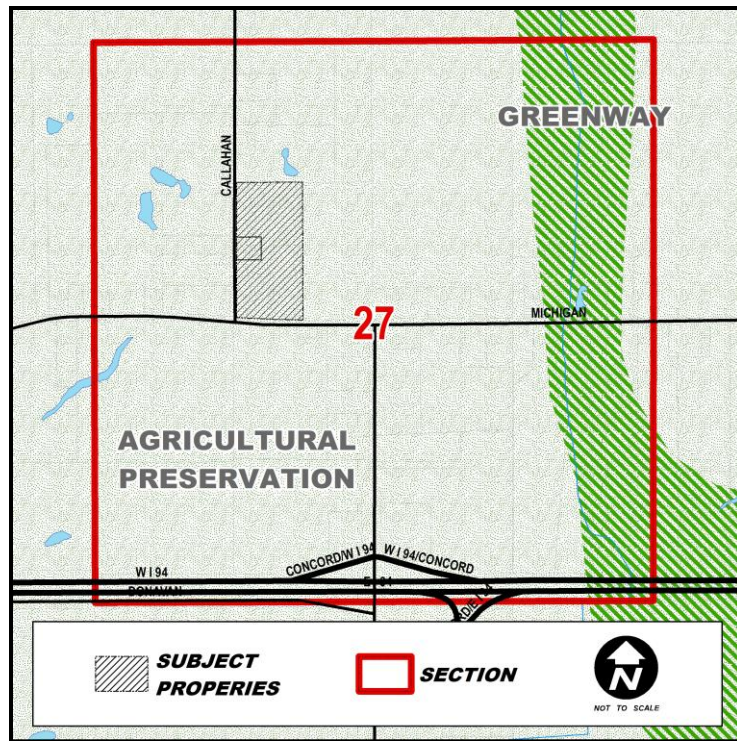
**Staff Comments:** The primary uses of the properties appears to be for grain drying and storage (see Maps 3a & 3b). It is not possible for 20.42 acres of a 20.39 acre site to be under cultivation. The full address of the applicant is not included in the application. These issues should be resolved prior to the application moving forward.

**Maps 1**  
**Location Map**

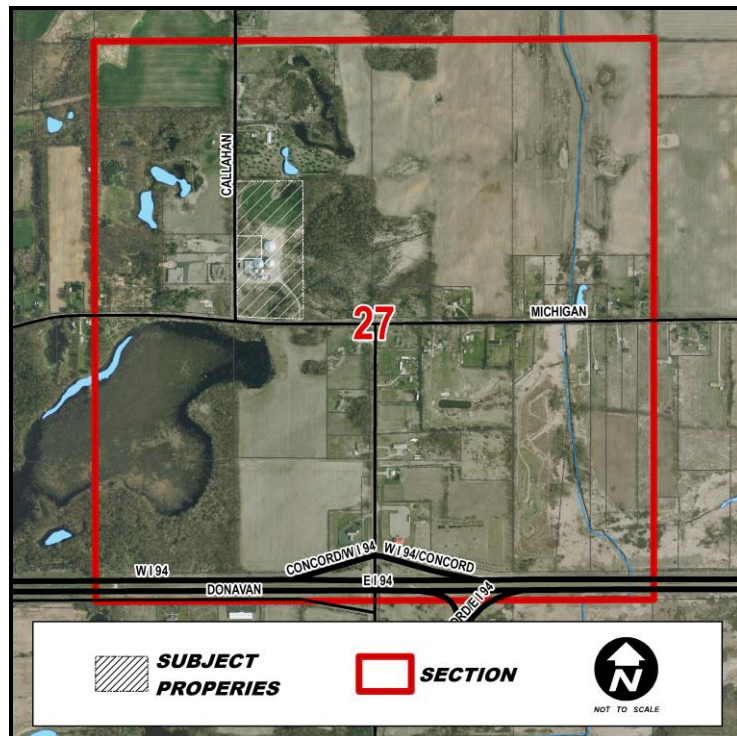


[www.co.jackson.mi.us/county\\_planning\\_commission](http://www.co.jackson.mi.us/county_planning_commission)

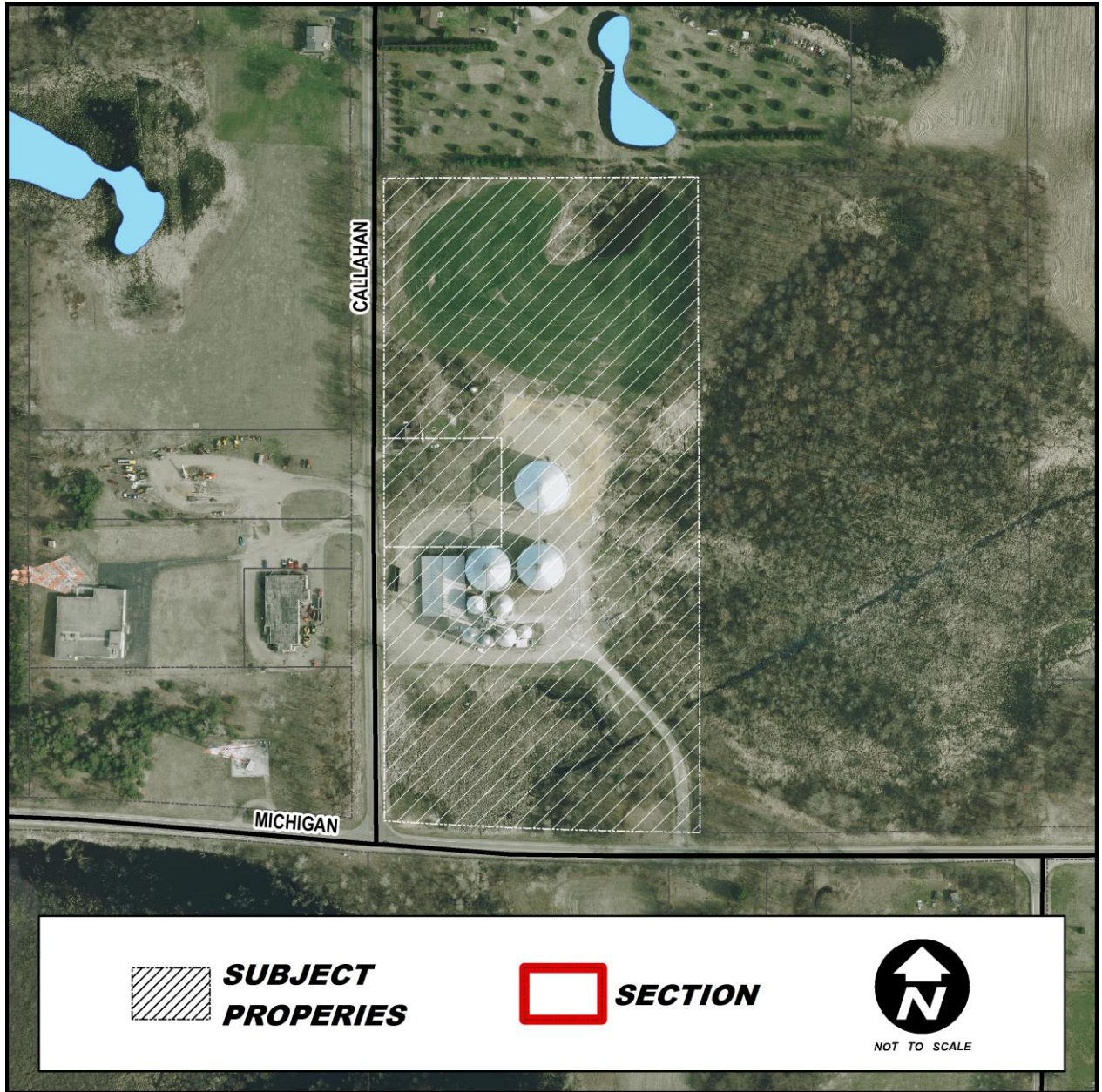
**Map 2**  
**County Future Land Use Map**



**Map 3a**  
**Aerial Photograph**



**Map 3b  
Aerial Photograph**



RECEIVED

DEC 18 2015

PARMA TOWNSHIP

Per \_\_\_\_\_

WENDY CHAMBERLAIN, SUPERVISOR  
DONALD SPANGLER, CLERK  
PHYLLIS LYNCH, TREASURER  
KNOWLE ENGELTER, TRUSTEE  
KEITH MOHNEY, TRUSTEE

2388 EATON RAPIDS ROAD  
PO BOX 51  
ALBION, MI 49224  
PH 517-629-8277  
FAX 517-629-8265  
E-MAIL [parmatwp@core.com](mailto:parmatwp@core.com)

December 16, 2015

Grant Bauman  
Region 2 Planning Commission  
120 W Michigan Avenue  
Jackson, MI 49201

Dear Mr. Bauman:

Please find enclosed an application for PA 116. The Board has prematurely acted on this as we neglected to send it to Region 2. (Page 2 December minutes enclosed)

Please contact Supervisor Chamberlain if you have any questions.

Respectively,



Louise Boehlke  
Deputy Clerk

PARMA TOWNSHIP BOARD REGULAR MEETING  
DECEMBER 14, 2015 PAGE 2

Mohney reported on the Planning Commission meeting from December 9.

Spangler reported there were 4 building inspections and 1 mechanical inspection performed.

Chamberlain announced the December Board of Review will be tomorrow at 1:00 pm.

OLD BUSINESS:

Adoption of a cemetery ordinance was postponed until the January meeting so board members could look over the MTA sample ordinance and make changes as needed.

NEW BUSINESS:

Chamberlain presented a Farmland & Open Space Preservation Program application, (commonly known as PA 116) from Boersen Farms. She explained she and our assessor reviewed it, but could not put it forward for acceptance as the property is classed as commercial and residential vacant.

Chamberlain moved Engelter supported carried to deny the application for PA 116 by Boersen Farms until such time that the property requested is classed as agricultural. Chamberlain yes, Engelter yes, Lynch yes, Mohney yes, Spangler yes.

Engelter moved Mohney supported carried to adopt the Ordinance Adopting Code of Ordinances. Engelter yes, Mohney yes, Spangler yes, Lynch yes, Chamberlain yes.

Engelter moved Lynch supported carried to pay the bills as presented and all routine ones that arrive by the end of the month. Engelter yes, Lynch yes, Mohney yes, Spangler yes, Chamberlain yes.

Public Comments were made by Paul Zuck.

Meeting adjourned at 8:31 pm

Submitted,

Donald Spangler, Clerk  
By Louise Boehlke, Deputy Clerk



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: 10-15-15
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: Boersen Properties LLC
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: 6241 Ransom Street
Street City State Zip Code

3. Telephone Number: (Area Code) (616) 873-7880

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (616) 836-0092

5. E-mail address: boersenfarms@comcast.net

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

6. County: Jackson 7. Township, City or Village: Paim9

8. Section No. 27 Town No. 25 Range No. 3W

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 (seller):

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 (seller) 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  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: Dennis Baessen Title: Member

Name: Ross Baessen Title: Member

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:

- 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: 19.03, 1.36 = 20.42 20.39 A.

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: ~~19.03~~ 20.42

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) \_\_\_\_\_

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 1 Residence:  Barn: \_\_\_\_\_ Tool Shed: 1

Silo: \_\_\_\_\_ Grain Storage Facility: 1 Grain Drying Facility: 1

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):

\$ 4,084.00 : 20.42 = \$ 200.00 (per acre)  
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, 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 MDA 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.

[Handwritten Signature]

(Signature of Applicant)

(Corporate Name, If Applicable)

[Handwritten Signature]

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10/16/15

(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: 10-15-15 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Palma  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: 12-14-15

(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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

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:

**MDA-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):

**COPY SENT TO:**

- \_\_\_\_ County or Regional Planning Commission
- \_\_\_\_ Conservation District
- \_\_\_\_ Township (if county has zoning authority)
- \_\_\_\_ City (if land is within 3 miles of city boundary)
- \_\_\_\_ Village (if land is within 1 mile of village boundary)

**Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:**

- \_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)
- \_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)
- \_\_\_\_ Map of Farm
- \_\_\_\_ 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) 373-3328

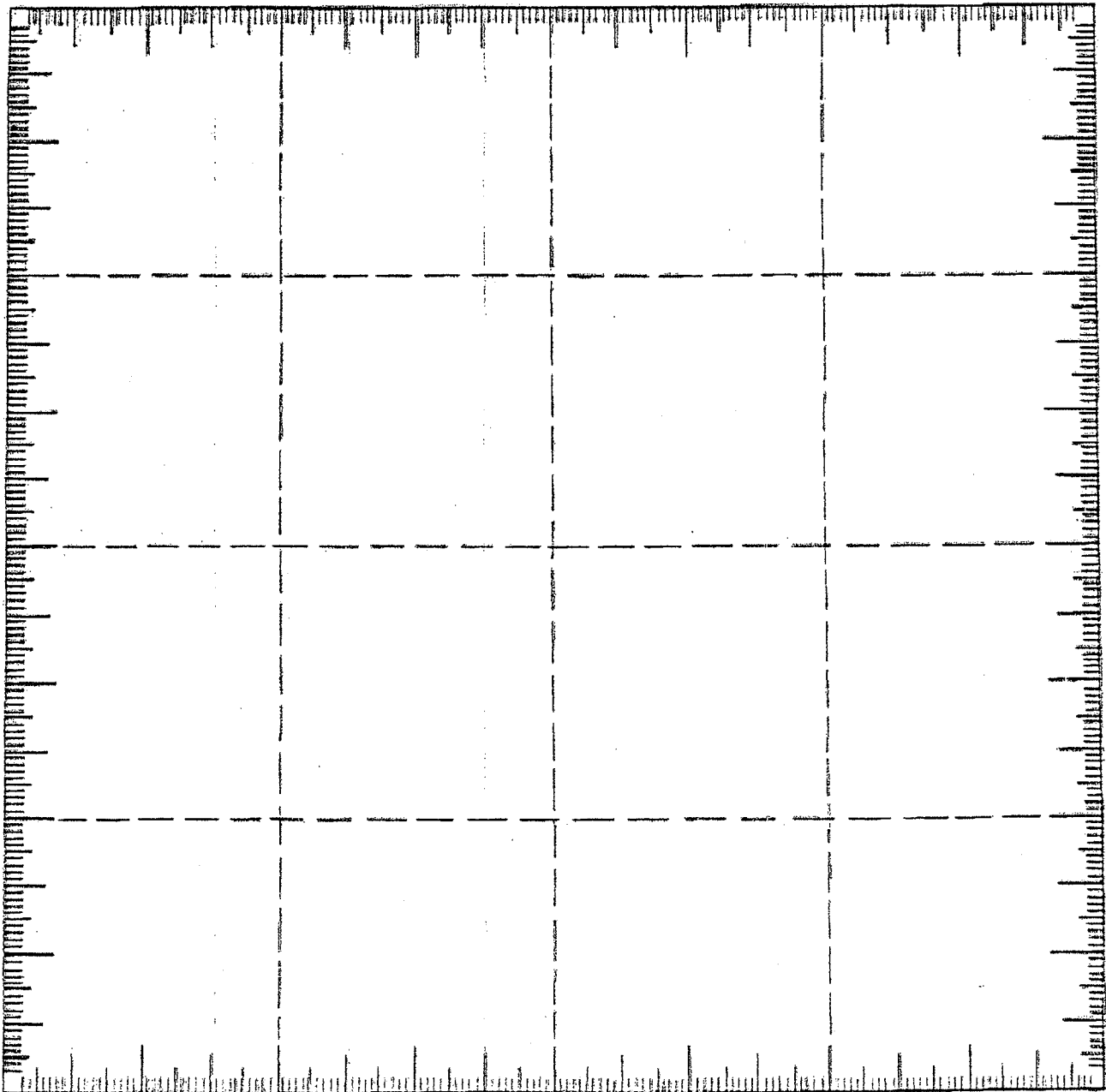
**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) 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 Jackson  
Township Parma  
T. 25 R. 3W Section 27

↑ North



**PARCEL DATA SHEET - PARCEL ID: 000-06-27-126-003-09**



OWNER NAME BOERSON FARMS PROPERTIES LLC  
 OWNER ADDRESS 6241 RANSOM ST  
 ZEELAND MI 49464  
 HOMESTEAD 100%  
 PARCEL ADDRESS CALLAHAN RD  
 ALBION MI 49224  
 PROPERTY CLASS 201 - COMMERCIAL  
 STATUS Active  
 ACREAGE 19.33 Acres  
 GOV'T UNIT Parma  
 TAX UNIT Parma  
 SCHOOL DISTRICT SPRINGPORT SCHOOL  
 LIBER/PAGE 1943-1219

	2013	2014	2015
TAXABLE VALUE	\$199,505	\$264,425	\$374,802
ASSESSED VALUE	\$530,900	\$565,300	\$683,800
TAX DESCRIPTION	BEG AT NW COR OF SEC 27 TH N 89DEG 45'35"E 1328.4 FT TO W 1/8 LN TH S 0DEG 17'03"E 1333.71 FT TO N 1/8 LN TO A PT FOR POB OF THIS DESC THCONT S ALG W 1/8 LN 526.29 FT TH S 89DEG 42'11"E 270 FT TH S 0DEG 17'49"W 220 FT TH N 89DEG 42'11"W 270 FT TO W 1/8 LN TH S ALG W 1/8 LN TO E&W 1/4 LN TH E ALG E&W 1/4 LN TO W LN OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 27 TH N ALG SD LN TO N 1/8 LN TH W ALG N 1/8 LN TO BEG. SEC 27 T2SR3W		



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, timeliness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on September 22, 2015.

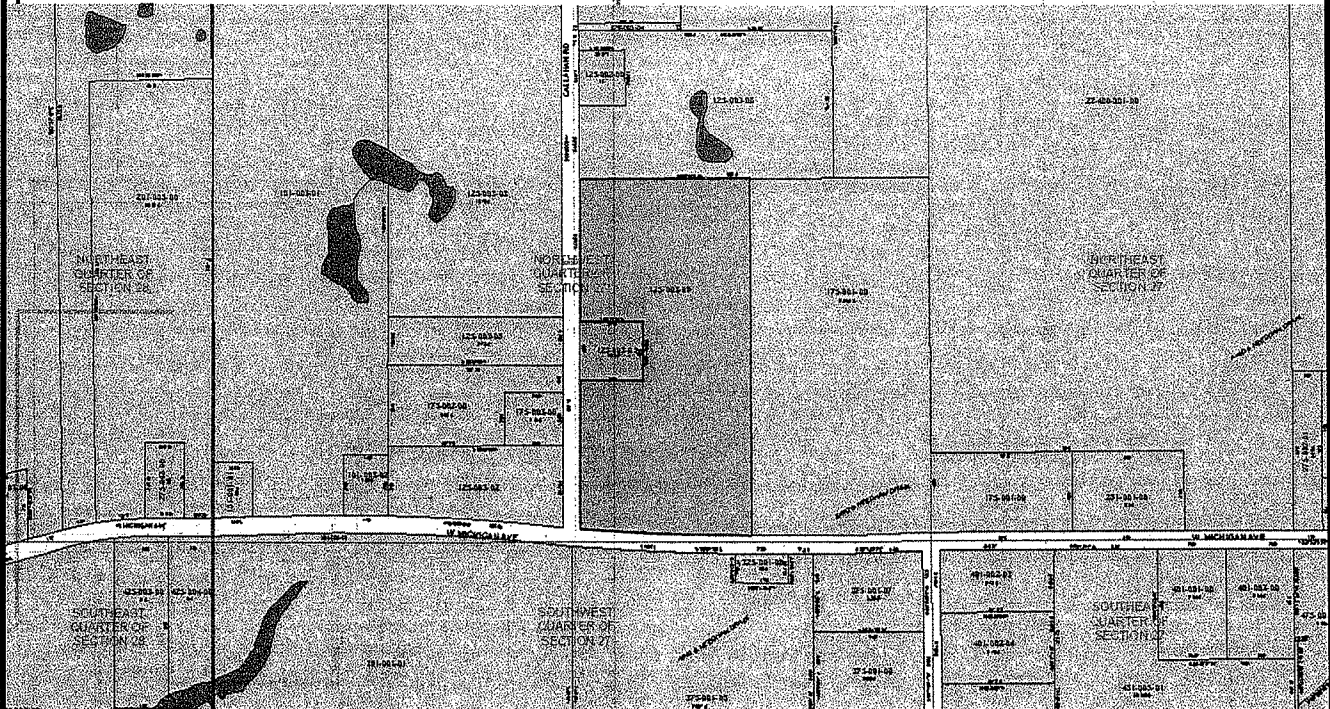




Google earth



# PARCEL DATA SHEET - PARCEL ID: 000-06-27-126-003-09



OWNER NAME BOERSON FARMS PROPERTIES LLC  
 OWNER ADDRESS 6241 RANSOM ST  
 ZEELAND MI 49464  
 HOMESTEAD 100%  
 PARCEL ADDRESS CALLAHAN RD  
 ALBION MI 49224  
 PROPERTY CLASS 201 - COMMERCIAL  
 STATUS Active  
 ACREAGE 19.33 Acres  
 GOV'T UNIT Parma  
 TAX UNIT Parma  
 SCHOOL DISTRICT SPRINGPORT SCHOOL  
 LIBER/PAGE 1943-1219

	2013	2014	2015
TAXABLE VALUE	\$199,505	\$264,425	\$374,802
ASSESSED VALUE	\$530,900	\$565,300	\$683,800

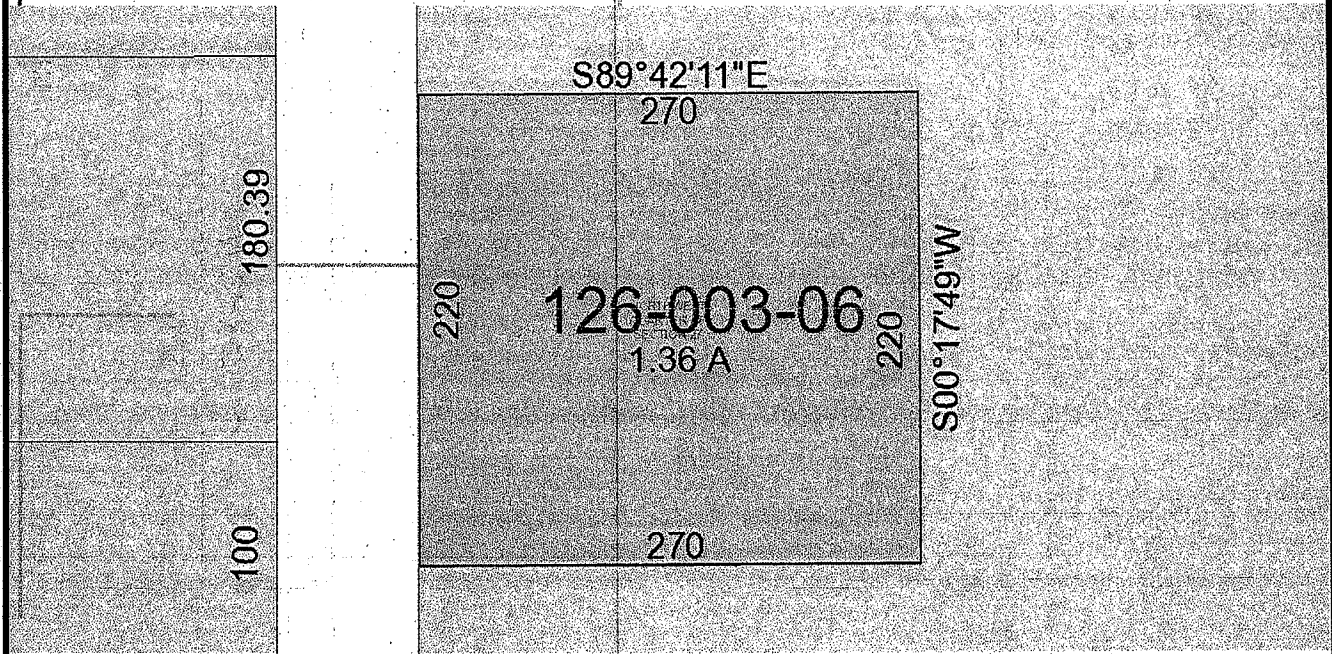
TAX DESCRIPTION  
 BEG AT NW COR OF SEC 27 TH N 89DEG 45'35"E 1328.4 FT TO W  
 1/8 LN TH S 0DEG 17'03"E 1333.71 FT TO N 1/8 LN TO A PT FOR  
 POB OF THIS DESC THCONT S ALG W 1/8 LN 526.29 FT TH S 89DEG  
 42'11"E 270 FT TH S 0DEG 17'49"W 220 FT TH N 89DEG 42'11"W 270  
 FT TO W 1/8 LN TH S ALG W 1/8 LN TO E&W 1/4 LN TH E ALG E&W  
 1/4 LN TO W LN OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 27 TH N  
 ALG SD LN TO N 1/8 LN TH W ALG N 1/8 LN TO BEG. SEC 27  
 T2SR3W



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# PARCEL DATA SHEET - PARCEL ID: 000-06-27-126-003-06



**OWNER NAME** BOERSEN FARMS PROPERTIES LLC  
**OWNER ADDRESS** 6241 RANSOM ST  
 ZEELAND MI 49464  
**HOMESTEAD** 0%  
**PARCEL ADDRESS** 2661 W CALLAHAN RD  
 ALBION MI 49224  
**PROPERTY CLASS** 402 - RESIDENTIAL VACANT  
**STATUS** Active  
**ACREAGE** 1.366 Acres  
**GOVT UNIT** Parma  
**TAX UNIT** Parma  
**SCHOOL DISTRICT** SPRINGPORT SCHOOL  
**LIBER/PAGE** 2041-285

	2013	2014	2015
TAXABLE VALUE	\$18,310	\$18,602	\$7,650
ASSESSED VALUE	\$26,500	\$25,450	\$7,650

**TAX DESCRIPTION**  
 COM AT NW COR OF SEC 27 TH N89°45'35"E ALG N SEC LN  
 1328.40 FT TO W 1/8 LN TH S00°17'49"W ALG SD 1/8 LN 1860 FT  
 FOR POB TH S89°42'11"E 270 FT TH S00°17'49"W 220 FT TH N89°  
 42'11"W 270 FT TO W 1/8 LN TH N00°17'49"E ALG SD 1/8 LN 220 FT  
 TO BEG. SEC 27 T2S R3W 1.3662A



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, timeliness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on October 06, 2015.





MESSAGE TO TAXPAYER

PAY AT FIRSTMERIT BANK IN PARMA & ALBION 07/01/15 - 09/14/15 TAKE TAX STATEMENT. ALSO PAYABLE AT THE TWP OFFICE, CHECK OR MONEY ORDER ONLY AT TWP OFFICE LOCATED AT 2388 EATON RAPIDS RD. ALBION, MI MON. - THURS. 8 AM-4 PM. MONDAY SEPT 14TH 9AM-5PM. 517-629-8277 \*MAIL SLOT AVAILABLE AT OFFICE.

PAYMENT INFORMATION

This tax is due by: 09/14/2015

Pay by mail to: PARMA TOWNSHIP TREASURER P O BOX 51 ALBION MI, 49224 517-629-8277 PHYLIS LYNCH, TREASURER

\*\*See reverse side for additional information\*\*

PROPERTY INFORMATION

Property Assessed To: BOERSEN FARMS PROPERTIES LLC 6241 RANDSOM ST ZEELAND, MI 49464

Prop #: 000-06-27-126-003-06 School: SPRINGPORT Prop Addr: 2661 CALLAHAN RD

Legal Description: SEC 27. T2S R3W PART NW1/4 COM N89DEG 45'35"E 1328.40 FT & S0DEG 17'49"W 1860 FT FROM NW COR SEC S89DEG 42'11"E 270 FT S0DEG 17'49"W 220 FT N89DEG 42'11"W 270 FT TO W1/8 LINE N0DEG 17'49"E 220 FT TO BEG.

TAX DETAIL

Taxable Value: 7,650 State Equalized Value: 7,650 Class: 402 PRE/MBT %: 0.0000 Bill # 00910 Mortgage Co: BOERSEN, DENNIS & BOERS

Table with 3 columns: DESCRIPTION, MILLAGE, AMOUNT. Rows include STATE ED (6.00000, 45.90) and COUNTY (5.11870, 39.15).

Summary table with 3 columns: Description, Amount, Total. Rows include Total Tax (11.11870, 85.05), Administration Fee (0.85), TOTAL AMOUNT DUE (85.90), PREV. PAYMENTS, and BALANCE DUE (85.90).

OPERATING FISCAL YEARS

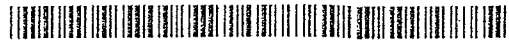
The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 01/01/2015 - 12/31/2015 Twn/Cty: 04/01/2015 - 03/31/2016 School: 07/01/2015 - 06/30/2016 State: 10/01/2015 - 09/30/2016

AS OF MARCH 1, 2016 ALL TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER, 120 WEST MICHIGAN AVE, JACKSON MI. 49201 PHONE 517-788-4418. PLEASE CALL THE TWP OFFICE TO CONFIRM THE BASE AMOUNT OF TAXES DUE BEFORE CALLING THE COUNTY TREASURER.



Does NOT affect when the tax is due or its amount. Does NOT affect when the tax is due or its amount. Please detach along perforation. Keep the top portion.



STATE OF MICHIGAN - JACKSON COUNTY  
Received 05/27/2010 08:00:48 AM 2566307  
Processed 05/28/2010 03:35:05 PM DW  
Mindy Reilly, REGISTER OF DEEDS

JACKSON COUNTY TREASURER'S CERTIFICATE  
No. 138409 Jackson, MI 5-28-2010

I HEREBY CERTIFY that there are no TAX LIENS or  
TITLES held by the State or any individual against the  
within description, and all TAXES on same are paid for  
five years previous to the date of this instrument, as  
appears by the records in this office except as stated.

*Karen A. Coffman*

KAREN A. COFFMAN County Treasurer  
Sec. 135 Act 206 1993 As Am

### WARRANTY DEED

The Grantors, **Dennis Boersen, a married man, and Ross Boersen, a married man, as joint tenants with full rights of survivorship**, c/o 6241 Ransom Street, Zeeland, Michigan, 49464, convey and warrant to **Boersen Farms Properties, LLC, a Michigan limited liability company**, of 6241 Ransom Street, Zeeland, Michigan, 49464, the following described premises situated in the Township of Parma, County of Jackson, State of Michigan:

See RIDER "A" attached hereto.

for the sum of One Dollar (\$1.00).

This instrument is exempt from County Real Estate Transfer Tax pursuant to MCL 207.505(a) and from State Real Estate Transfer Tax pursuant to MCL 207.526(a) because the consideration is less than \$100.00.

Subject to easements and restrictions of record and zoning laws and ordinances affecting the premises and further subject to any taxes which are a lien upon the premises, but not yet billed.

Further subject to reservations, easements, restrictions and instruments of record, and also subject to an easement for ingress and egress as evidenced by instrument recorded in Liber 1628, Page 2, Jackson County Records, also subject to the rights of the public or other riparian owners in and to those portions of subject property lying in the waters of Rice Creek, also subject to the rights of the public or any governmental unit over any part of subject property taken, deeded or used for Callahan Road, Michigan Avenue, Miner Road and Brown Road, also subject to a drainage easement in favor of Johnson & Miner Drainage District as evidenced by instrument recorded in Liber 1424, Page 480, Jackson County Records, also subject to the interest of the Campbell and Rice Creek Drain, King-Needham Drain, and Johnson & Miner Drain as evidenced by the Tax Roll Office, and also subject to reservation in K & M Farms, Inc. of fifty percent (50%) of all oil rights that are owned, vested in or otherwise in K & M Farms, Inc, also subject to the reservation by K & M Farms, Inc. of hunting rights, to the rights of K & M Farms, Inc. and Mead Brothers Excavating, Inc., to store machinery and material on the parcel described as Parcel K as long as same does not interfere with Grantee's operation.

Grantor grants to Grantee all of Grantor's interest in any divisions Grantor may have under Section 108(2) and Section 108(3), of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

7

4/24/1000



RIDER "A"

PROPERTY DESCRIPTION

The land referred to is described as follows:

PARCEL A:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan being described as: Beginning at the Southwest corner of said Section 15; thence South 89 degrees 50' 45" East, along the South line of said Section 15; a distance of 1330.31 feet to the point of beginning; thence North 00 degrees 22' 40" East a distance of 395.19 feet; thence South 64 degrees 30' 10" East to said South Section line; thence North 89 degrees 50' 45" West, along said South Section line to the point of beginning.

PARCEL B:

The South 30 acres of the Southwest 1/4 of the Southeast 1/4 of Section 14, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

PARCEL C:

The Southeast 1/4 of the Southeast 1/4 of Section 21, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

PARCEL D:

The Southwest 1/4 of the Southwest 1/4 and the East 1/2 of the Southwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT: Beginning at the Southwest corner of said Section 22, thence East, along the South line of said Section 22, a distance of 1340.9 feet to the centerline of Callahan Road; thence North 00 degrees 40' East, along said Road centerline, a distance of 2159.0 feet to the point of beginning of this exception; thence continuing North 00 degrees 40' East, along said road centerline, a distance of 450.0 feet; thence North 87 degrees 44' East a distance of 435.6 feet; thence South 00 degrees 40' West a distance of 450.00 feet; thence South 87 degrees 44' West a distance of 435.6 feet to the point of beginning. ALSO EXCEPT: The North 250.0 feet of the South 408.0 feet of the West 217.8 feet of the East 1/2 of the Southwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

PARCEL E:

The Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan, except the following six descriptions.

Exception No. 1: The North 10 rods of the East 16 rods of the Southwest 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

Exception No. 2: The South 10 rods of the East 16 rods of the Northwest 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

Exception No. 3: The South 127.55 feet of the East 528.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

SEE RIDER "A" CONTINUED

PAGE 1 OF 4

RIDER "A" CONTINUED

Exception No. 4: Commencing at the Northwest corner of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; thence North 89 degrees 08' 17" East, along the North line of said Section 22, a distance of 819.61 feet to the point of beginning of this exception; thence continuing North 89 degrees 08' 17" East, along said North section line, a distance of 500.0 feet; thence South 00 degrees 07' 47" West a distance of 550.0 feet; thence South 89 degrees 08' 17" West, parallel with said North section line, a distance of 500.0 feet; thence North 00 degrees 07' 47" East a distance of 550.0 feet to the point of beginning.

Exception No. 5: The West 16 rods of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

Exception No. 6: Beginning at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; thence North, along the West line of said Northeast 1/4 of the Northwest 1/4, a distance of 1314 feet; more or less, to the center of a drain; thence South 64 degrees East, along the center of said drain, a distance of 728.0 feet to a point that is 654.0 feet East of the West line of the East 1/2 of the Northwest 1/4 of Section 22; thence South, parallel with said West line of the East 1/2 of the Northwest 1/4, a distance of 1327 feet, more or less, to the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; thence West, along said South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4, a distance of 390.0 feet; thence North, parallel with said West line of the East 1/2 of the Northwest 1/4, a distance of 330.0 feet, more or less, to the North line of said Southeast 1/4 of the Northwest 1/4; thence West, along said North line of said Southeast 1/4 of the Northwest 1/4, a distance of 264.0 feet to the point of beginning.

PARCEL F:

The Northeast 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

PARCEL G:

The Southeast 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

PARCEL H:

The South 1/2 of the Northwest 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan. AND the West 66 acres of the North 1/2 of the Northwest 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT the East 1980.0 feet of the North 1/2 of the West 66 acres of the North 1/2 of the Northwest 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

SEE RIDER "A" CONTINUED

PAGE 2 OF 4

RIDER "A" CONTINUED

PARCEL I:

The Northwest 1/4 of the Northeast 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

AND the South 3/4 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

AND the South 1/2 of the Northeast 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT beginning at the East 1/4 post of Section 23; thence North, along the East line of said Section 23, a distance of 808.5 feet; thence South 82 degrees 33' 40" West a distance of 682.02 feet; thence South 22 degrees 12' 10" West a distance of 777.95 feet to the East-West 1/4 line of said Section 23; thence East, along said East-West 1/4 line, a distance of 970.1 feet to the point of beginning.

ALSO EXCEPT Commencing at the Northeast corner of Section 23; thence South, along the centerline of Brown Road, a distance of 1290.0 feet to the point of beginning of this exception; thence continuing South a distance of 203.0 feet; thence West a distance of 214.6 feet; thence North a distance of 203.0 feet; thence East a distance of 214.6 feet to the point of beginning.

Subject to the following easement: Commencing at the East 1/4 post of Section 23, Town 2 South, Range 3 West; thence North along the East line of said Section 808.50 feet to the place of beginning of this easement description; thence continuing North along the East line of said Section 120.00 feet; thence South 82 degrees 33' 40" West 50.00 feet; thence South parallel with the East line of said Section 53.44 feet; thence South 82 degrees 33' 40" West 679.02 feet; thence South 22 degrees 12' 10" West 771.98 feet; thence Westerly parallel with the East and West 1/4 line of said Section 425.65 feet; thence South 66 feet to the East and West 1/4 line of said Section; thence Easterly along said East and West 1/4 line 470 feet; thence North 22 degrees 12' 10" East parallel with and 25 feet Westerly of an existing drain 777.95 feet; thence North 82 degrees 33' 40" East parallel with and 25 feet Northerly of an existing drain 682.02 feet to the place of beginning.

PARCEL J:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT therefrom the North 80.0 feet of the East 120.0 feet thereof.

PARCEL K:

Part of the Northwest 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; Commencing at the Northwest corner of said Section 27; thence North 89 degrees 45' 35" East 1328.4 feet to the West 1/8 line; thence South 00 degrees 17' 03" East 1333.71 feet to the North 1/8 line to a point for the place of beginning of this description; thence South along the West 1/8 line 526.29 feet; thence South 89 degrees 42' 11" East 270.0 feet; thence South 00 degrees 17' 49" West 220.0 feet; thence North 89 degrees 42' 11" West 270.0 feet to the West 1/8 line; thence South along the West 1/8 line the East and West 1/4 line; thence East along the East and West 1/4 line to the West line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27; thence North along said line to the North 1/8 line; thence West along the North 1/8 line to beginning.

SEE RIDER "A" CONTINUED

PAGE 3 OF 4

RIDER "A" CONTINUED

PARCEL L:

Beginning at the Northwest corner of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; thence North 89 degrees 45' 35" East 2311.8 feet to a point for the place of beginning of this description; thence South 00 degrees 17' 03" East 1332.75 feet; thence East to the North and South 1/4 line; thence North along the North and South 1/4 line to the North Section line; thence West along the North Section line to beginning.

PARCEL M:

The Northeast 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT therefrom the West 938.0 feet of the South 330.0 feet of the West 1/2 of the Northeast 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

ALSO EXCEPT the South 626.0 feet of the East 1/2 of the Northeast 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

REVISION NO. 1

PAGE 4 OF 4

All of 000-06-22-126-001-03 EQ -

out of

000-06-22-126-001-02 ✓  
000-06-22-126-001-01 -  
000-06-15-300-002-03 ✓

All of 000-06-22-176-003-01 EQ -

000-06-22-176-003-00 ✓

All of 000-06-21-476-001-03 EQ -

000-06-21-476-001-01 ✓

All of 000-06-27-101-001-00 EQ ✓

All of 000-06-27-126-003-09 EQ ✓

All of 000-06-27-126-003-01 EQ ✓

All of 000-06-22-326-003-00 EQ -

All of 000-06-22-276-001-00 EQ -

All of 000-06-22-400-001-00 EQ -

All of 000-06-22-400-002-00 EQ -

All of 000-06-23-100-001-00 EQ -

All of 000-06-23-200-002-01 EQ -

All of 000-06-23-100-002-00 EQ -

000-06-14-300-001-01 ✓

All of 000-06-14-451-001-00 EQ -

Part of 000-06-22-301-001-00 EQ -

5

See Below



OFFICIAL SEAL Jackson County Register of Deeds  
Mindy Reilly

L-1900 P-1156



Mindy Reilly - Jackson Co. DW

2510181  
Page: 1 of 5  
05/30/2008 10:53A  
L-1900 P-1156

JACKSON COUNTY TREASURER'S OFFICE  
No. 1900 Jackson, MI 49401  
I HEREBY CERTIFY that there are no TAX LIENS or  
TITLES held by the State or any individual against the  
within description, and all TAXES on same are paid for  
five years previous to the date of this instrument, as  
appears by the reports in this office except as stated

JANET C. ROCHEFORT, County Treasurer  
Sec. 136, Act 206 1893 As Am

RECEIVED

2008 MAY 30 10:10

JACKSON COUNTY  
REGISTER OF DEEDS

STATE OF  
**MICHIGAN**



REAL ESTATE  
TRANSFER TAX

Jackson  
05/30/2008  
353416

\$4430.25 - C  
\$30206.25 - S  
#52847

WARRANTY DEED

The Grantor, **K & M Farms, Inc.**, a Michigan corporation, f/k/a **Komps Farm**, a Michigan corporation, conveys and warrants to **Dennis Boersen**, a married man and **Ross Boersen**, a single man, of 6241 Ransom, Zeeland, Michigan 49464, as joint tenants with full rights of survivorship, the following described premises situated in the Township of Parma, County of Jackson, and State of Michigan:

SEE RIDER "A" ATTACHED

Subject to reservations, easements, restrictions and instruments of record, and also subject to an easement for ingress and egress as evidenced by instrument recorded in Liber 1628, Page 2, Jackson County Records, also subject to the rights of the public or other riparian owners in and to those portions of subject property lying in the waters of Rice Creek, also subject to the rights of the public or any governmental unit over any part of subject property taken, deeded or used for Callahan Road, Michigan Avenue, Miner Road and Brown Road, also subject to a drainage easement in favor of Johnson & Miner Drainage District as evidenced by instrument recorded in Liber 1424, Page 480, Jackson County Records, also subject to the interest of the Campbell and Rice Creek Drain; King-Needham Drain, and Johnson & Miner Drain as evidenced by the Tax Roll Office, and also subject to reservation in Grantor of fifty (50%) percent of all oil rights that are owned, vested in or otherwise in Grantor, K & M Farms, Inc. Grantor shall retain hunting rights. Grantor and Mead Brothers Excavating, Inc., shall have the right to store machinery and material on the parcel described as Parcel K as long as same does not interfere with Grantee's operation.

134549  
77

for the sum of Four Million Twenty-Seven Thousand Five Hundred and no/100ths (\$4,027,500.00) Dollars. Grantor **WARRANTS AND DEFENDS** that said premises are free from all encumbrances except as above stated.

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.

- 000-06-15-126-001-02 EQV
- 000-06-14-451-001-00 EQV
- 000-06-21-476-001-01 EQV
- 000-06-22-301-001-00 EQV
- 000-06-22-176-003-00 EQV
- 000-06-22-126-001-03 EQV
- 000-06-22-176-003-00 EQV
- 000-06-22-326-003-00 EQV
- 000-06-22-301-001-00 EQV
- 000-06-22-400-001-00 EQV
- 000-06-22-400-002-00 EQV
- 000-06-14-300-001-01 EQV
- 000-06-23-200-002-01 EQV
- 000-06-23-226-001-00 EQV
- 000-06-22-276-001-00 EQV
- 000-06-23-100-001-00 EQV
- 000-06-27-101-001-00 EQV
- 000-06-27-126-003-09 EQV
- 000-06-27-126-003-01 EQV





**RIDER "A"**

**PROPERTY DESCRIPTION**

Land in the Township of Parma, Jackson County, Michigan, described as:

**PARCEL A:**

Part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan being described as: Beginning at the Southwest corner of said Section 15; thence South 89 degrees 50' 45" East, along the South line of said Section 15; a distance of 1330.31 feet to the point of beginning; thence North 00 degrees 22' 40" East a distance of 395.19 feet; thence South 64 degrees 30' 10" East to said South Section line; thence North 89 degrees 50' 45" West, along said South Section line to the point of beginning.

**PARCEL B:**

The South 30 acres of the Southwest 1/4 of the Southeast 1/4 of Section 14, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

**PARCEL C:**

The Southeast 1/4 of the Southeast 1/4 of Section 21, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

**PARCEL D:**

The Southwest 1/4 of the Southwest 1/4 and the East 1/2 of the Southwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT: Beginning at the Southwest corner of said Section 22, thence East, along the South line of said Section 22, a distance of 1340.9 feet to the centerline of Callahan Road; thence North 00 degrees 40' East, along said Road centerline, a distance of 2159.0 feet to the point of beginning of this exception; thence continuing North 00 degrees 40' East, along said road centerline, a distance of 450.0 feet; thence North 87 degrees 44' East a distance of 435.6 feet; thence South 00 degrees 40' West a distance of 450.00 feet; thence South 87 degrees 44' West a distance of 435.6 feet to the point of beginning. ALSO EXCEPT: The North 250.0 feet of the South 408.0 feet of the West 217.8 feet of the East 1/2 of the Southwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

**PARCEL E:**

The Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan, except the following six descriptions.

Exception No. 1: The North 10 rods of the East 16 rods of the Southwest 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

Exception No. 2: The South 10 rods of the East 16 rods of the Northwest 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

Exception No. 3: The South 127.55 feet of the East 528.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.



Exception No. 4: Commencing at the Northwest corner of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; thence North 89 degrees 08' 17" East, along the North line of said Section 22, a distance of 819.61 feet to the point of beginning of this exception; thence continuing North 89 degrees 08' 17" East, along said North section line, a distance of 500.0 feet; thence South 00 degrees 07' 47" West a distance of 550.0 feet; thence South 89 degrees 08' 17" West, parallel with said North section line, a distance of 500.0 feet; thence North 00 degrees 07' 47" East a distance of 550.0 feet to the point of beginning.

Exception No. 5: The West 16 rods of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

Exception No. 6: Beginning at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; thence North, along the West line of said Northeast 1/4 of the Northwest 1/4, a distance of 1314 feet, more or less, to the center of a drain; thence South 64 degrees East, along the center of said drain, a distance of 728.0 feet to a point that is 654.0 feet East of the West line of the East 1/2 of the Northwest 1/4 of Section 22; thence South, parallel with said West line of the East 1/2 of the Northwest 1/4, a distance of 1327 feet, more or less, to the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; thence West, along said South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4, a distance of 390.0 feet; thence North, parallel with said West line of the East 1/2 of the Northwest 1/4, a distance of 330.0 feet, more or less, to the North line of said Southeast 1/4 of the Northwest 1/4; thence West, along said North line of said Southeast 1/4 of the Northwest 1/4, a distance of 264.0 feet to the point of beginning.

PARCEL F:

The Northeast 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

PARCEL G:

The Southeast 1/4 of Section 22, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

PARCEL H:

The South 1/2 of the Northwest 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan. AND the West 66 acres of the North 1/2 of the Northwest 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT the East 1980.0 feet of the North 1/2 of the West 66 acres of the North 1/2 of the Northwest 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.



Mindy Reilly - Jackson Co. DW

**PARCEL I:**

The Northwest 1/4 of the Northeast 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

AND the South 3/4 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.

AND the South 1/2 of the Northeast 1/4 of Section 23, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT beginning at the East 1/4 post of Section 23; thence North, along the East line of said Section 23, a distance of 808.5 feet; thence South 82 degrees 33' 40" West a distance of 682.02 feet; thence South 22 degrees 12' 10" West a distance of 777.95 feet to the East-West 1/4 line of said Section 23; thence East, along said East-West 1/4 line, a distance of 970.1 feet to the point of beginning.

ALSO EXCEPT Commencing at the Northeast corner of Section 23; thence South, along the centerline of Brown Road, a distance of 1290.0 feet to the point of beginning of this exception; thence continuing South a distance of 203.0 feet; thence West a distance of 214.6 feet; thence North a distance of 203.0 feet; thence East a distance of 214.6 feet to the point of beginning.

Subject to the following easement: Commencing at the East 1/4 post of Section 23, Town 2 South, Range 3 West; thence North along the East line of said Section 808.50 feet to the place of beginning of this easement description; thence continuing North along the East line of said Section 120.00 feet; thence South 82 degrees 33' 40" West 50.00 feet; thence South parallel with the East line of said Section 53.44 feet; thence South 82 degrees 33' 40" West 679.02 feet; thence South 22 degrees 12' 10" West 771.98 feet; thence Westerly parallel with the East and West 1/4 line of said Section 425.65 feet; thence South 66 feet to the East and West 1/4 line of said Section; thence Easterly along said East and West 1/4 line 470 feet; thence North 22 degrees 12' 10" East parallel with and 25 feet Westerly of an existing drain 777.95 feet; thence North 82 degrees 33' 40" East parallel with and 25 feet Northerly of an existing drain 682.02 feet to the place of beginning.

**PARCEL J:**

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT therefrom the North 80.0 feet of the East 120.0 feet thereof.

**PARCEL K:**

Part of the Northwest 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; Commencing at the Northwest corner of said Section 27; thence North 89 degrees 45' 35" East 1328.4 feet to the West 1/8 line; thence South 00 degrees 17' 03" East 1333.71 feet to the North 1/8 line to a point for the place of beginning of this description; thence South along the West 1/8 line 526.29 feet; thence South 89 degrees 42' 11" East 270.0 feet; thence South 00 degrees 17' 49" West 220.0 feet; thence North 89 degrees 42' 11" West 270.0 feet to the West 1/8 line; thence South along the West 1/8 line the East and West 1/4 line; thence East along the East and West 1/4 line to the West line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27; thence North along said line to the North 1/8 line; thence West along the North 1/8 line to beginning.

**PARCEL L:**

Beginning at the Northwest corner of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; thence North 89 degrees 45' 35" East 2311.8 feet to a point for the place of beginning of this description; thence South 00 degrees 17' 03" East 1332.75 feet; thence East to the North and South 1/4 line; thence North along the North and South 1/4 line to the North Section line; thence West along the North Section line to beginning.

**PARCEL M:**

The Northeast 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan; EXCEPT therefrom the West 938.0 feet of the South 330.0 feet of the West 1/2 of the Northeast 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.  
 ALSO EXCEPT the South 626.0 feet of the East 1/2 of the Northeast 1/4 of Section 27, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan.



STATE OF MICHIGAN - JACKSON COUNTY  
Received 09/23/2014 11:38 AM 2692773  
Processed 09/23/2014 12:56:42 PM DW  
Amanda L. Riska, Clerk/Register of Deed

JACKSON COUNTY TREASURER'S CERTIFICATE  
No. 150796 Jackson, MI 9/22 2014  
I HEREBY CERTIFY that there are no TAX LIENS or  
TITLES held by the State or any individual against the  
within description, and all TAXES on same are paid for  
five years previous to the date of this instrument, as  
appears by the records in this office except as stated.

*Karen A. Coffman*  
KAREN A. COFFMAN County Treasurer  
Sec. 135 Act 206 1893 As Am

WARRANTY DEED ②

2

The Grantor(s) Michelle Ann Garrett

whose address is 2661 Callahan Road, Albion, Michigan 49224

convey(s) and warrant(s) to Boersen Farms Properties, LLC, a Michigan Limited Liability  
Company

whose address is 6241 Ransom Street, Zeeland, Michigan 49464

the following described premises situated in the Township of Parma, County of Jackson, State of  
Michigan:

Commence at the Northwest corner of Section 27, Town 2 South, Range 3 West, Parma Township,  
Jackson County, Michigan, thence North 89 degrees 45'35" East along the North line of said  
Section 1328.40 feet to the West 1/8 line of said Section; thence South 0 degrees 17'49" West  
along said West 1/8 line 1860 feet to the place of beginning of this description; thence South 89  
degrees 42'11" East 270.0 feet; thence South 0 degrees 17'49" West 220.00 feet; thence North 89  
degrees 42'11" West 270.00 feet to the West 1/8 line of said Section; thence North 0 degrees  
17'49" East along said West 1/8 line 220.00 feet to the place of beginning. ✓

153423 0 A7

subject to reservations, easements, and restrictions of record, if any, and taxes and assessments  
which constitute a lien, but are not yet due and payable.

Reference: 2661 Callahan Road, Albion, Michigan 49224

Tax Parcel #000-06-27-126-003-06 ✓

for the sum of One Hundred Fifteen Thousand & 00/100 (\$115,000.00) Dollars

The Grantor grants to the Grantee the right to make all division(s) under Section 108 of the  
Land Division Act, Act No. 288 of the Public Acts of 1967. Grantor makes no warranties or  
representations as to the availability of such divisions.

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.



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOERSEN FARMS PROPERTIES		0	08/26/2015	AFF	PA 260 AFFIDAVIT	2061-1165	WARRANTY DEED	0.0
GARRETT, MICHELLE ANN	BOERSEN FARMS PROPERTIES	115,000	09/19/2014	WD	ARMS-LENGTH	2041-285	PTA	100.0
GARRETT ELMER G & MICHELL	GARRETT MICHELLE ANN	0	09/17/2014	QC	FAMILY TRANSFER	2041-284	WARRANTY DEED	0.0
NEWSOME, MILFORD & VADA	GARRETT, ELMER GENE & MIC	0	04/27/2001	QC	QUIT CLAIM	1656-0191	WARRANTY DEED	100.0

Property Address	Class: COMMERCIAL VACANT	Zoning: Ag 1	Building Permit(s)	Date	Number	Status
2661 CALLAHAN RD	School: Springport					
	P.R.E. 0%					
Owner's Name/Address	MAP #: NW1/4, SEC 27					
BOERSEN FARMS PROPERTIES LLC 6241 RANDSOM ST ZEELAND MI 49464	2016 Est TCV Tentative					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00007.SEC 25-30					
SEC 27 T2S R3W PART NW1/4 COM N89DEG 45'35"E 1328.40 FT & S0DEG 17'49"W 1860 FT FROM NW COR SEC S89DEG 42'11"E 270 FT S0DEG 17'49"W 220 FT N89DEG 42'11"W 270 FT TO W1/8 LINE NODEG 17'49"E 220 FT TO BEG.	X		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			RESIDENTIAL				1.197 Acres 12,780 100	15,298
			ROAD R/W		0.167 Acres		0 100	0
					1.36 Total Acres		Total Est. Land Value =	15,298

Comments/Influences	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	Tentative	Tentative	Tentative			Tentative
X Rolling							
Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JC	10/17/2014	INSPECTED	2015	7,650	0	7,650			7,650S
J/M	04/21/2011	REAPPRAISA	2014	7,650	17,800	25,450			18,602C
			2013	8,950	17,550	26,500			18,310C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOERSEN, DENNIS & BOERSEN	BOERSEN FARMS PROPERTIES	0	05/03/2010	WD	INVALID SALE	1943-1219	WARRANTY DEED	0.0
K & M FARMS	BOERSEN, DENNIS & BOERSEN	4,027,500	05/22/2008	WD	ARMS-LENGTH	1900 1156	WARRANTY DEED	0.0

Property Address	Class	Zoning	Building Permit(s)	Date	Number	Status
2555 CALLAHAN RD	COMMERCIAL	Ag 1	HOUSE	08/05/2014	4	Issued
			AGRICULTURAL BUILDING	10/17/2013	20133	Issued
Owner's Name/Address	MAP #: NW1/4, SEC 27		AGR BUILDING	09/13/2010	AG 10-5	Issued

BOERSEN FARMS PROPERTIES LLC 6241 RANSOM ST ZEELAND MI 49464	2016 Est TCV Tentative		Land Value Estimates for Land Table COMM.COM COMMERCIAL			
--------------------------------------------------------------------	------------------------	--	---------------------------------------------------------	--	--	--

Tax Description	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T2S R3W PART NW1/4 COM N89DEG 45'35"E 1328.4 FT & S0DEG 17'03"E 1333.71 FT FROM NW COR SEC S0DEG 17'03"E 526.29 FT S89DEG 42'11"E 270 FT S0DEG 17'49"W 220 FT N89DEG 42'11"W 270 FT TO W 1/8 LINE S ALG SD 1/8 LINE TO E & W 1/4 LINE E ALG SD 1/4 LINE TO W LINE E1/2 SE1/4 NW1/4 N ALG SD LINE TO N 1/8 LINE W ALG SD N1/8 LINE TO BEG.	X		PRIME COML ACREAGE	17.678	Acres	23,401		75	ZONED	AGRI	310,267
			ROAD R/W	1.353	Acres			0	100		0
			19.03 Total Acres					Total Est. Land Value =			310,267

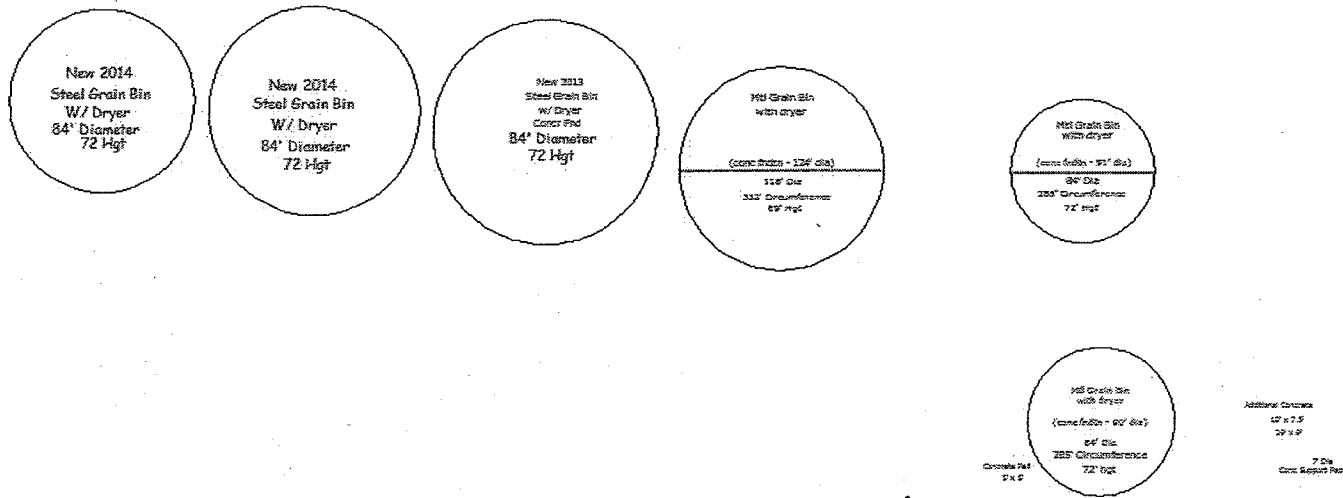
Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Dirt Road						
X	Gravel Road						
X	Paved Road						
X	Storm Sewer						
X	Sidewalk						
X	Water	D/W/P: Crushed Rock	1.24	1.46	47916	50	43,374
X	Sewer	D/W/P: 4in Ren. Conc.	4.21	1.46	3145	50	9,666
X	Electric	D/W/P: 3.5 Concrete	3.44	1.46	25	50	63
X	Gas	Fencing: Vnyl, 3 Rail	10.69	1.46	400	75	4,682
X	Curb	Commercial/Industrial Local Cost Land Improvements					
X	Street Lights	WELL	2000.00	1.00	1.0	50	1,070
X	Standard Utilities	SEPTIC SYSTEM	4000.00	1.00	1.0	50	2,140
X	Underground Utils.						

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2016	Tentative	Tentative	Tentative			Tentative
	X Rolling	2015	155,150	528,650	683,800			374,802C
	X Low	2014	155,150	410,150	565,300			264,425C
	X High	2013	192,300	338,600	530,900			199,505C
	Landscaped	Work Description for Permit 4, Issued 08/05/2014: ZONING COMPLIANCE PERMIT. Work Description for Permit 20133, Issued 10/17/2013: BUILD STILL BUILDING 90' WIDE X 40' HIGH.						
	Swamp	Total Estimated Land Improvements True Cash Value = 60,994						
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



Who	When	What	2016	2015	2014	2013
JC	01/14/2015	INSPECTED				
JC	01/14/2014	INSPECTED				
MAB	08/28/2011	REAPPRAISA				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Full sketch enclosed

Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: SEE BELOW FOR SCALES Calculator Occupancy: 0		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Good Percent Adj: +0						
Class: C Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> Base Rate for Upper Floors = 0.00 Adjusted Square Foot Cost for Upper Floors = 0.00		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age Physical %Good: 100 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Good Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:						
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type:						
Comments:		County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 0.000 Total Floor Area: 0 Base Cost New of Upper Floors = 0 Reproduction/Replacement Cost = 0 Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0 Total Depreciated Cost = 0 Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost /CIMS/SCA/PLA/20000 19625.00 1 1.46 1.00 50 14,326 ECF (12 COMMERCIAL/TOWNSHIP) 0.681 => TCV of Bldg: 1 = 9,756						

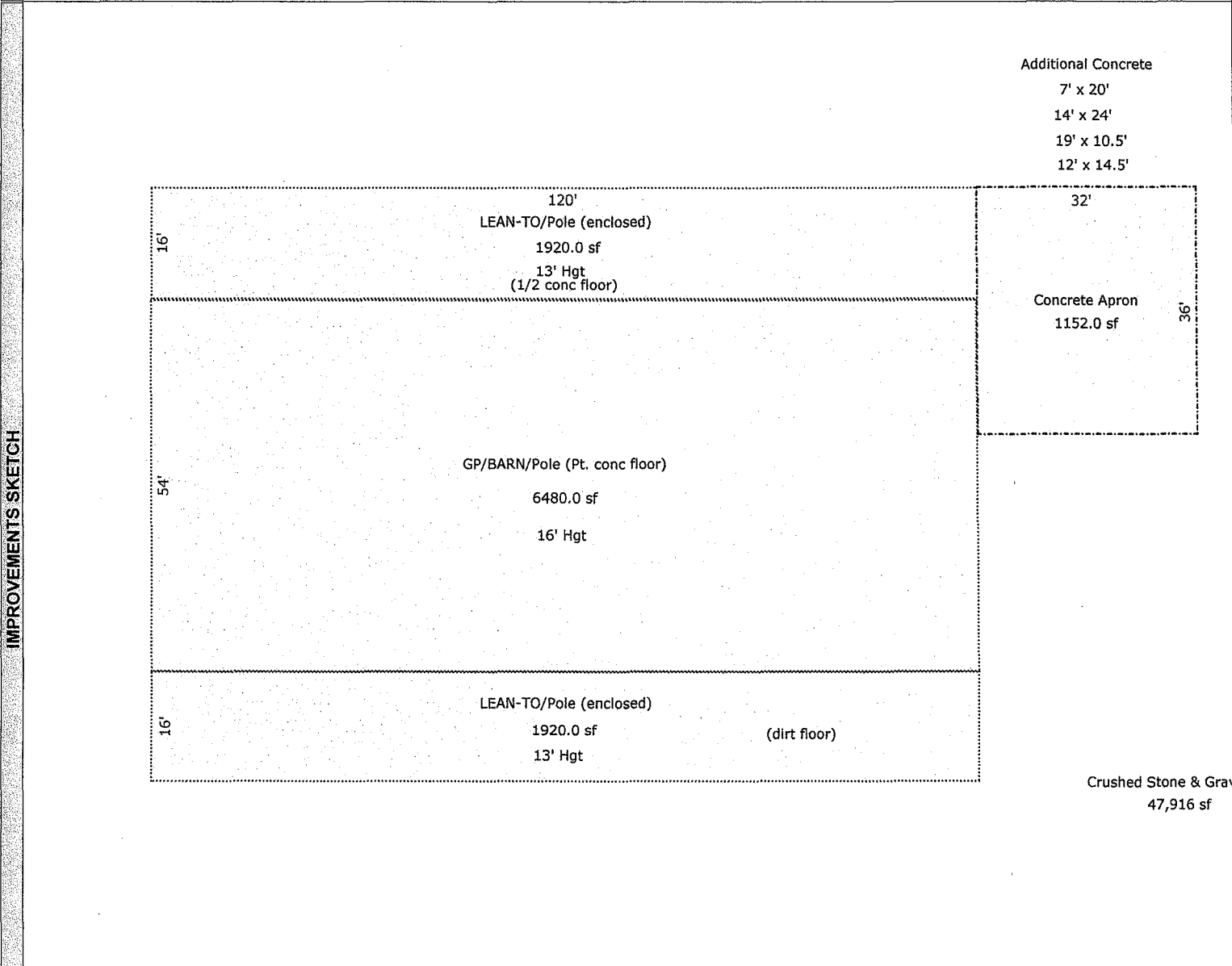
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average
(3) Frame:		Total Fixtures	Urinals	Flex Conduit	Incandescent	(40) Exterior Wall:	
		3-Piece Baths	Wash Bowls	Rigid Conduit	Fluorescent	Thickness	Bsmnt Insul.
		2-Piece Baths	Water Heaters	Armored Cable	Mercury		
		Shower Stalls	Wash Fountains	Non-Metallic	Sodium Vapor		
		Toilets	Water Softeners	Bus Duct	Transformer		
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas	Coal	Hand Fired			
		Oil	Stoker	Boiler			
(6) Ceiling:							

# SKETCH/AREA TABLE ADDENDUM

Parcel No 000-06-27-126-003-09

File No 000-06-27-126-003-09

SUBJECT	Property Address <b>2555 CALLAHAN RD</b>			
	City <b>ALBION</b>	County <b>JACKSON</b>	State <b>MI</b>	Zip <b>49224</b>
	Owner <b>BOERSEN FARMS PROPERTIES LLC</b>			
	Client			
	Appraiser Name <b>jc</b>		Inspection Date <b>1/29/2014</b>	



Comments:

Scale: 1" = 12'

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals

ACTIONS

# SKETCH/AREA TABLE ADDENDUM

Parcel No 000-06-27-126-003-09

File No 000-06-27-126-003-09

SUBJECT

Property Address 2555 CALLAHAN RD

City ALBION

County JACKSON

State MI

Zip 49224

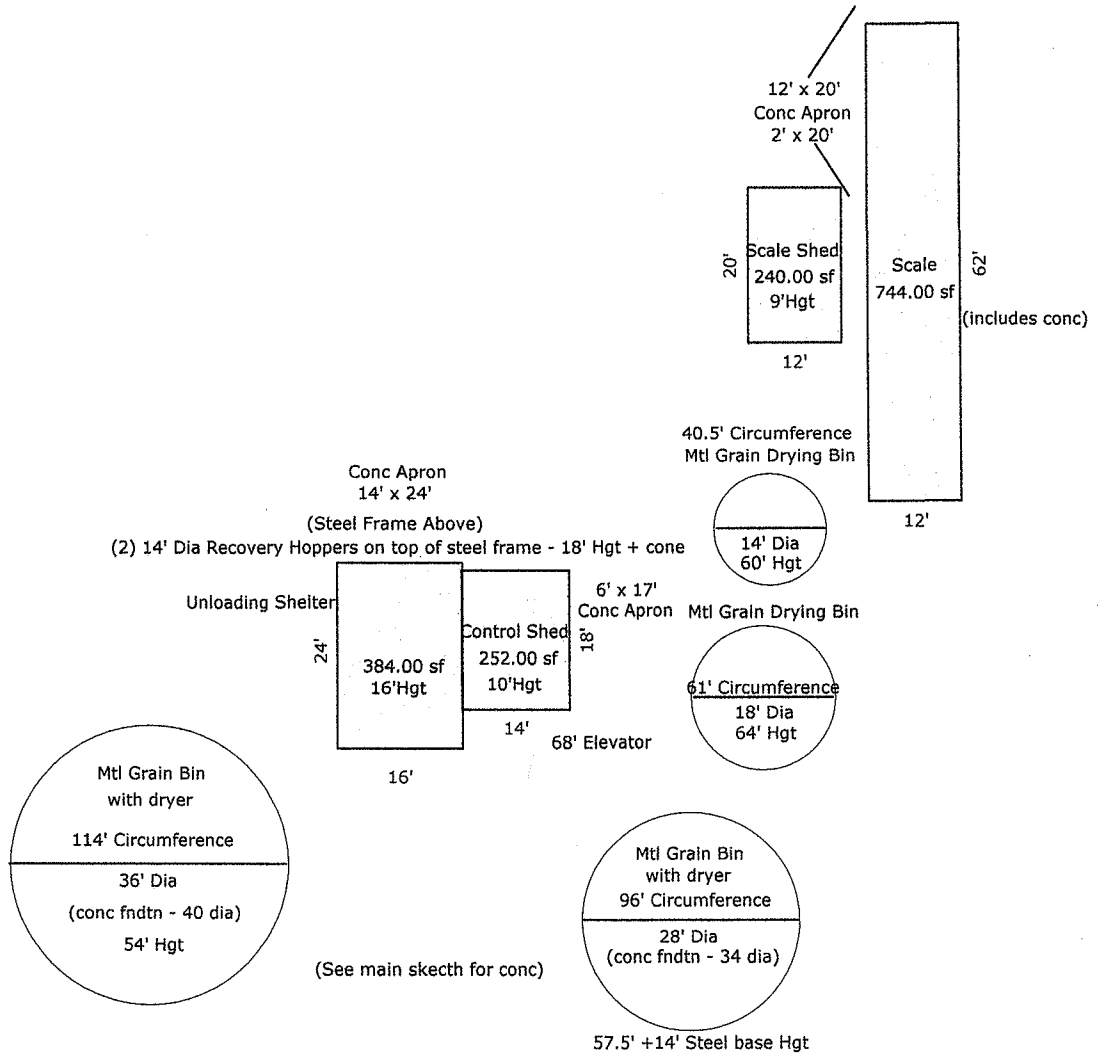
Owner BOERSEN FARMS PROPERTIES LLC

Client

Appraiser Name jc

Inspection Date 1/29/2014

IMPROVEMENTS SKETCH



Comments:

Scale: 1" = 12'

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	Unloading Shelter	1.00	384.00	80.0	
	Control Shed	1.00	252.00	64.0	
	Scale Shed	1.00	240.00	64.0	
	Scale	1.00	744.00	148.0	1620.00

ACTIONS