

BARODA INDUSTRIAL PARK

Village of Baroda, Michigan

PROTECTIVE COVENANTS

This Declaration of Conditions, Covenants, Restrictions, and Reservations made this ___th day of _____, 2009 by the Village Council of the Village of Baroda, Berrien County, Michigan the title holders of real property referred to herein as the **BARODA INDUSTRIAL PARK** (the grantor).

RECITALS

WHEREAS, the Grantors are the owners of real property described in Article I of this Declaration and desire to subject the real property described in Article I to the conditions, covenants, restrictions, reservations, and easements set forth herein for the benefit of the property and property owners.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is here by acknowledged, the Grantor hereby declares that the real property described in and referred to in Article I is and shall be held, transferred, sold, conveyed, and occupied subject to the conditions, covenants, restrictions, reservations, and easements hereinafter set forth.

ARTICLE I - DEFINITION OF TERMS AND SUBJECT PROPERTY

Definition of Terms

Except as hereinafter defined, the definitions of the Village of Baroda Zoning Ordinance, being Chapter 34, as amended, of the Code of Ordinances of the Village of Baroda, first adopted August 6, 2008, as amended shall prevail.

“Grantor” shall mean the Village Council of he Village of Baroda, Berrien County, Michigan.

“Building site” shall mean any lot or portion thereof upon which a building or buildings and appurtenant structures may be erected in conformance with the requirements of these covenants.

“Improvements” shall mean and include any industrial or commercial buildings and out-buildings

appurtenant thereto, parking areas, fences, walls, hedges, lawns, plantings, walkways, and any structure of any type or kind located above the ground.

“Development Committee or Committee” shall mean the Planning Commission of the Village of Baroda, Berrien County, Michigan or other Committee duly appointed by the Village Council of the Village of Baroda, Berrien County, Michigan to serve in the capacity of administering the duties herein described.

“Zoning Ordinance” shall mean the zoning ordinance of the Village of Baroda, Berrien County, Michigan as it now exists or as it may hereafter be amended.

Property Subject to This Declaration

The real property which is and shall be conveyed, transferred, restricted, and sold subject to the conditions, covenants, restrictions, reservations, and easements set forth herein is located in the Village of Baroda, County of Berrien, state of Michigan, and is more particularly described in “Exhibit A” attached hereto and incorporated herein by reference.

ARTICLE II - GENERAL PURPOSES OF CONDITIONS

The real property described in Article I is subject to the conditions, covenants, restrictions, reservations, and easements hereby declared to insure the proper use and appropriate development and improvement of each building site; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to guard against the erection of structures of improper or unsuitable materials; to encourage the erection of attractive improvements with appropriate locations on the building site; to prevent haphazard and inharmonious improvement of building sites; to insure and maintain proper setbacks from streets and adequate open space between structures; and in general to provide for high type and quality improvements on the subject property.

ARTICLE III - GENERAL RESTRICTIONS

A. Use Restrictions.

Except as may be contained in the following list of prohibited uses, any use which constitutes the manufacturing, processing, fabrication or assembly of goods, and is identified within the Village of Baroda Zoning Ordinance “I”, Industrial-General Zoning District as a “Permitted Use” or “Use Requiring Special Land Use Permit” may be permitted upon any building site within the Industrial Park.

1. Prohibited Uses. The following uses are specifically prohibited.
 - a. All residential dwellings except for watchmen's or caretaker's quarters;
 - b. recycling, composting and other related recycling, salvage yards or scrap processing facilities;
 - c. cement, asphalt, or other natural resources processor or manufacture, however not including ready-mix supply operations; *Sanitation*
 - d. distillation of bones, fat rendering, glue manufacture, garbage, offal, or dead animal reduction or dumping, including stockyards or slaughter of animals;
 - e. soil, sand or gravel extraction or quarrying;
 - f. any other use which in the discretion of the Committee, is determined to be objectionable by reason of emission of odor, dust, smoke, gas vibration or noise which may impose a hazard to health or property;
2. No building site shall be used for any purpose which transmits dirt, dust, noise, odor, fumes, smoke, vibration, or radio energy beyond its property lines during normal operations in violation of the requirements of the Michigan Department of Environmental Quality.
3. The manufacture and processing operations and activities permitted in the Baroda Industrial Park shall be carried out in wholly-enclosed buildings, except as provided in the following subsection (4).
4. The outdoor storage or of equipment, raw materials, semi-finished or finished products or any manufacturing or processing activity may be permitted only when such outdoor operations are necessary and incidental to the operations being carried on in the buildings located upon the site. All storage shall be shielded by an obscuring barrier (wall) of a height that non less than six (6) feet in high, the material of which and the construction as thereof shall be approved by the Committee subject to the standards outlined in Section C, Improvement Standards.

B. Performance Standards.

1. **Noise.** No noise, as measured on a standard decibel meter, perceptible above the general noise level at any property line of the immediate site shall be permitted.

2. **Vibration or Shock.** No vibration or shock perceptible to a person of normal sensibilities at the property line of the immediate site, shall be permitted.
3. **Air Pollution.** All processes that produce smoke, gas, dust, odor, fumes, aerosols, particulate, products of combustion, or any other atmospheric pollutant shall be conducted within a completely enclosed building. The release of such pollutants to the atmosphere shall not exceed the current or future standards established by State or Federal controlling agencies.
4. **Dust Control.** All ground areas not covered by structures shall be landscaped where appropriate or surfaced with concrete, bituminous asphalt, or other comparable hard surface. Such surfaces shall be properly drained and maintained in good condition free of weeds, dust, trash, and other debris.
5. **Heat.** No heat perceptible to a person of normal sensibilities shall be perceptible at the property line of the immediate site.
6. **Glare.** Direct or reflected glare from light sources such as flood lights or high temperature processes such as welding, shall not be visible beyond the limits of the site from which it originates. Lighting fixtures providing illumination for loading and parking facilities shall be designed and arranged to deflect light away from adjacent properties, streets and highways.
7. **Wastes.** All solid waste material, debris, refuse, or garbage, shall be kept within a completely enclosed building or in screened, properly enclosed containers designated for such purposes as required by the Village of Baroda Zoning Ordinance. All liquid wastes containing any organic or toxic matter will be discharged in a public sanitary sewer, as permitted by any sanitary sewer or industrial pre treatment ordinance governing the wastewater system as enacted by the Village of Baroda or treated and/or disposed of in a manner prescribed by the Berrien County Health Department and/or Michigan Department of Environmental Quality.
8. **Electrical Disturbance.** Activities or equipment which emit microwave or radio frequency energy shall be operated as not to cause interference with any activity located beyond the site's property line.

C. Improvement Standards.

1. **Building Coverage.** The total of all buildings on the lot shall not cover an aggregate area of more than 40 percent of the site.
60%
2. **Front Yard Area.** The minimum front yard building setback on any lot shall be twenty-five (25) feet from the street right-of-way line. The Committee (and Village Planning Commission, if applicable) and the property owner shall jointly determine

which street side frontage shall be the front yard on a corner lot. The other street side frontage shall be considered a side yard.

3. **Rear and Side Yard Area.** The minimum building setback from rear property line shall be thirty (30) feet for uses governed by the "I" Industrial Zoning District. No building, sign, storage or industrial activity shall be located closer than fifty (50) feet to an abutting residential zoned property. The minimum building setback from side property line shall be ten feet.

Rear and side yard requirements may be varied by the Zoning Board of Appeals, upon recommendation by the Committee.

4. **Greenbelts.** Each lot shall be provided with a greenbelt within each front, side and rear yard area. Front yard greenbelt shall begin at the right-of-way-line and shall be a minimum of ten (10) feet in depth. Side and rear yard greenbelt shall begin at the property line and shall be a minimum of ten (10) feet in depth. Greenbelts shall be landscaped and maintained in accordance with the guidelines identified in this Article. Greenbelts may only be utilized or interrupted for access, pedestrian ways, landscaping and signs relating to building identification, public safety, and traffic control.

5. **Height.** No building shall exceed a height of two (2) stories or forty (40) feet exclusive of such projections as flag poles, antennas, air conditioners, elevator housings, chimneys, and mechanical appurtenances permitted by the Committee and Village of Baroda Zoning Ordinance.

6. **Off-street Parking.** Each lot shall maintain off-street parking facilities in accordance with the standards of the Off-street Parking Requirements of the Village of Baroda Zoning Ordinance. The parking plan shall conform to the most restrictive regulations in effect at the time the Development Plan, required in Article III, paragraph E is prepared and submitted to the Committee for approval. Such parking may be located any place on the building site exclusive of required greenbelts. Where such parking is established between a building and the required front yard greenbelt, it shall be screened by a living hedge or a combination of planting and earth berming not less than five (5) feet in height. Front yard parking shall be limited to office employees and visitors.

7. **Loading Spaces.** The provision of off-street loading space shall conform to all the requirements of the Village of Baroda Zoning Ordinance, except when they are located on those sides of a building which do not front on a street. In the case of buildings located on corner lots, the Committee may approve loading spaces on the side of the building adjacent to the street if the loading spaces are landscaped and/or fenced in such a manner as to interrupt the view of the area. The proposed plan for the provision of loading spaces, shall conform to the most restrictive regulations in effect at the time the Development Plan, required in Article III, paragraph E is prepared and submitted to the Committee for approval.

8. **Signs.** The provision of on-premise signs for each building site shall be in conformance with the requirements of the Village of Baroda Zoning Ordinance and the following specifications except that bill board signs and pylon signs are not permitted. The plan for the provision signs, shall conform to the most restrictive regulations in effect at the time the Development Plan, required in Article III, paragraph E is prepared and submitted to the Committee for approval.

Generally, business identification signs allowed to be erected on the surface of the building visible from the frontage street.

a. Standards for the Erection of Signs.

- 1). No sign shall be painted directly onto the exterior surface of any building. All signs, designed to be displayed on the exterior surface of any buildings must be of a type where the sign can be removed from the surface of the building.
- 2). No sign shall project into or be placed within the right-of-way of a street.
- 3). No illuminated sign shall interfere with clear driver vision along any highway, street or road or at any intersection of two (2) or more streets. All illuminated signs shall be so placed as to prevent the rays and illumination therefrom from being cast upon neighboring residences within a residential district and shall be located not less than one hundred (100) feet from such residential district.
- 4). The color saturation and hue of any illuminated sign shall be such as to preclude confusion with traffic signals.
- 5). All signs are subject to the height regulations of principal buildings for the district in which located.
- 6). The placement, frequency, size, height, and design of signs shall not deteriorate the scenic environment or contribute to general traffic hazards.
- * 7). ~~Flashing and intermittent illuminated signs shall be prohibited, except for the reporting of time and/or temperature.~~
- 8). Temporary 'For Sale' or 'For Rent' signs, not to exceed six (6) square feet in area, advertising only the premises on which erected are permitted in the Park. All such signs shall be removed within three (3) days of the sale or leasing of the building.

9). One (1) or more signs may be located on a building, the total of all such signs shall not exceed a total area of one (1) square foot for each ten (10) square feet of wall surface area facing the front lot line. Business identification signs, permitted by the terms of the following subparagraph (10) located in parking lots shall be included in the computed sign area.

10). One sign shall be permitted at each point of ingress and egress to a parking lot to indicate the owner, and directions of movement. Each such sign shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above grade and shall be entirely on the parking lot. Besides the signs indicated in the preceding sentence, only signs advertising the business being served by the parking lot may be erected on a parking lot.

9. Utilities Services. All electrical and telephone connections and installations of wires to buildings shall be made underground from the nearest available power source. No transformer, electric, gas, or other meter of any type or other apparatus shall be located on any power pole or hung on the outside of any building, but the same shall be placed on or below the surface of the land, and where placed on the surface shall be adequately screened.

10. Building Construction. All buildings shall be of masonry, precast concrete, or factory finished metal construction. Certain wooden construction will be allowed if prior approval is obtained from the Committee. All office facades facing a street shall be constructed of brick, stone, fluted block, glass or similar decorative material. Wood may be utilized for decorative and non-structural porticos, canopies and other attachments. Wood may also be used for construction of office facades if prior approval is obtained from the Committee. All metal buildings shall be constructed to the minimum requirements established by the Metal Building Manufacturers Association and all such buildings shall be adequately protected on the interior and exterior from damage by vehicles and operations.

11. Landscaping. The entire building site not devoted to floor area, parking, outdoor storage, access ways, pedestrian ways, woodland or wetlands shall be landscaped with grass, canopy and coniferous trees, shrubs and other forms of low growing natural ground cover. Areas set aside for expansion shall be placed in grass and kept weed free. Any area which becomes disturbed for any reason shall be restored as soon as practical. In approving a landscape plan, the Committee will be guided by the following:

- a. Landscaping shall be installed within twelve (12) months of completion of the building or structure.

- b. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season.
- c. Underground sprinkling systems shall be encouraged on private property where necessary to service landscaped areas and such areas shall be neatly maintained, including mowing, fertilizing and pruning.
- d. Parking and loading areas shall be landscaped and/or fenced in such a manner as to interrupt the view of these areas.
- e. Corner lots are encouraged to provide appropriate landscaping ~~and~~ the for both sides of the building fronting the street.
- f. The extensive use of cobble stones, crushed stones or other non-living material as a ground cover is discouraged.
- g. Where appropriate the use of earthen berms is encouraged. Plantings should be grouped or clustered to provide the maximum visual effect.
- h. Adjoining property owners are urged to landscape adjacent side and rear yard greenbelts in a complimentary fashion.
 - 1. Landscape features installed should be designed and situated to break the monotony of large expanses of parking area, to protect lighting fixtures and fire hydrants and to define access and circulation ways.
 - 2. **Fences.** Fences and walls in front yards shall not exceed three (3) feet in height and shall be constructed of wood or masonry. Security fences not exceeding six (6) feet in height may be constructed on the common property line abutting a side or rear yard or in any other location except a front yard. Fences between the front building line and the right-of-way property line shall be landscaped with shrubs and other vegetation. The use of barbed wire is prohibited *less than 6 feet from grade.*

D. Development Committee or Committee

For the purpose of reviewing proposed development plans and performing such other functions as are indicated herein, the committee is hereby organized consisting of the Village of Baroda Planning Commission.

E. Development Plan Approval

The following development plan approval procedure is intended to enable the Committee to make a finding that the proposed development plan is in conformity with the intent and provisions of the covenants contained herein.

Prior to the formal submission of development plans to the Village Planing Commission and Village Council for approval under the terms of the Village of Baroda Zoning Ordinance, and prior to the construction of any improvements, the plan for such improvements shall be submitted to the Committee for approval.

1. In making an application for development plan review the grantee shall submit five (5) copies of the development plan to the Committee. Within fifteen (15) days after submission, the Committee shall either approve or disapprove the development plan. In each case, the development plan submitted shall contain the following items and considerations:

- a. site dimensions;
- b. all structures and buildings - location, size, height, proposed use, and location of doors;
- c. yards and open space;
- d. walls, fences, and landscaping and location and height thereof;
- e. access - pedestrian, vehicular, and service;
- f. off-street parking - location, number of spaces and arrangement of internal circulation;
- g. off-street loading - location, number of spaces, arrangement, and internal circulation;
- h. signs - location, size, height, illumination, materials, wording, logo, and trademarks to be used;
- i. lighting - location, intensity, height, and shielding devices;
- j. landscape treatment - plant groupings and materials to be used;
- k. outdoor storage - location, screening materials, height, and use;

1. waste disposal;
- m. drainage and grading plan;
- n. methods to be employed to control the transmission of dirt, dust, noise, odor, fumes, smoke, vibration, glare, or radio energy;
- o. location of easements - location, size, and pertinent engineering factors pertaining to all utilities including, but not limited to, communications transmission cables, water, sewer, storm sewer, and electric transmission facilities.
- p. building plans shall include adequate perspectives and/or elevations to facilitate review of their compatibility with existing developments, and the developer is encouraged in the planning process to recognize the importance of providing amenities to the development in question and to the surrounding area.
- q. other data that may be required to permit the Committee to determine compliance with the covenants;

2. **Exceptions.** Where the covenants exceed the requirements of the Village of Baroda Zoning Ordinance, the Committee shall have authority to grant exceptions and waivers.

3. **Zoning Compliance.** Prior to the commencement of construction, all development plans shall in all ways conform to the standards of the Village of Baroda Zoning Ordinance and all necessary approvals and permits for construction shall be obtained.

F. Appeals

1. In matters governed by the zoning ordinance, appeals to the provisions of said ordinance shall be heard by the Zoning Board of Appeals upon approval and recommendation of the Committee.

2. In matters where the covenants exceed the requirements of the zoning ordinance, the Committee shall have the authority to grant the following variations:

- a. Permit a variation in the building site area or yard requirements where there are unusual hardships and practical difficulties or unnecessary hardships in the application of such covenants due to an irregular shape of the lot, topographical or

other conditions, provided such variation will not seriously affect any adjoining property or the general welfare;

b. authorize a variation from the strict application of the covenants relation to construction or alteration of improvements when they would impose upon the owner practical difficulties or unusual hardship as differentiated from a convenience in development and use of the building site.

In granting an appeal in whole or in part, the Committee may impose any limitation or design standard which it deems necessary to carry out the intent of the covenants. The affirmative vote of two-thirds of the members of the Committee shall be required to grant an appeal in whole or in part, and the decision of the Committee shall be final.

The Committee shall deny on condition any such appeal in which opposition thereto is made in writing by the owners of twenty (20) percent of the land area covered by the covenants prior to the hearing.

3. **Hearing and Notice.** An appeal to the Committee shall be made in writing, and the Committee shall hold a hearing thereon in the Village Hall at a time prescribed by the Committee after giving notice thereof at least fifteen (15) days prior to the hearing by certified mail to all property owners covered by these covenants within three (300) feet of the boundary lines of the property which is subject to the appeal.


G. Duration of, and Amendments to, Covenants

Each of the conditions, covenants, restrictions, and reservations set forth above shall continue and be binding upon the Grantee and upon its successors and assigns for a period of twenty-five (25) years from the date of recording, and shall automatically be continued thereafter for successive periods of ten (10) years each; provided, however, that the title or lease holders of three-fourths of the lots subjected to these covenants, may release all or any part of the land so restricted from any one or more of said restrictions or may amend said restrictions by executing and acknowledging an the same for record in the Office of the Register of Deeds for Berrien County, Michigan.

It is further provided that within five years of the date of recording of these restrictions the grantors may amend the covenants set forth herein after first giving notice to its successors and assigns by certified mail at least fifteen (15) days prior to a hearing for the consideration of the proposed amendments and provided further that the amendments shall be binding upon all parties unless the owners of ten (10) percent or more of the lots held in fee simple, subjected to these covenants, object to the proposed amendments in writing to the grantor.

H. Enforcement of Covenants

The covenants set forth herein shall run with the land and bind the present owner, its successors and assigns, to conform to and observe said covenants as to the use of building sites and the construction of improvements thereon. The grantor or owner of any of the above land shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or enforce the observance of the restrictions set forth above, in addition to ordinary legal action for damages; and failure of the Grantors or the owner of any other lot or building sites hereby restricted to enforce any restrictions herein set forth at the time of its violation shall in no event be declared to be a waiver of the right to do so as to any subsequent violation. The violation of these restrictions shall not defeat or render invalid the lien or any mortgage or deed of trust made in good faith and for value.

I. Invalidation of Covenants

Invalidation of any one of these covenants or any part thereof by judgment or court order shall not affect any of the provisions of the remaining covenants set forth herein.

IN WITNESS HERE OF, this indenture has been executed the day and year first above written.

WITNESSES:

**VILLAGE COUNCIL,
VILLAGE OF BARODA,
BERRIEN COUNTY, MICHIGAN**

By: _____

It's President
Municipal Building
9091 First Street
P.O. Box 215
Baroda, MI 49101

STATE OF MICHIGAN)
COUNTY OF BERRIEN)

) SS.

Before me this ____ day of ____, 2009, appeared _____ President of the Village of Baroda, Berrien County, Michigan, who acknowledged that he executed this document on behalf of and in accordance with a resolution approved by the Village Council of the Village of Baroda, Berrien County, Michigan dated _____, 2009.

Notary Public
Acting in Berrien County Michigan
My Commission Expires _____

Drafted by:
Charles Eckenstahler
219-861-2077

Reviewed by:

David Petersen
Village Attorney

Please return to:
Clerk
Village of Baroda
Municipal Building
9091 First Street
P.O. Box 215
Baroda, MI 49101

EXHIBIT A

LEGAL DESCRIPTION
OF THE
BARODA INDUSTRIAL PARK
VILLAGE OF BARODA, , BERRIEN COUNTY, MICHIGAN

To the Village of Baroda (MI)

In response to the points raised during the recent village council meeting, I was asked by the village clerk and Treasurer, Tina Martin to provide my requests of information and financial disclosure in writing. Please let this document serve the council in response to my verbal requests and statements regarding spending and financial information involved with the Industrial Park area of the village.

Inquiries of Cost

1. Please disclose the purchase cost that was paid for the Industrial Park property that was bought during the time the late, John Harner, was Mayor. \$62,700.00
2. Please disclose the purchase cost of the property belonging to Mr. Bill Menser. \$12,500
3. Please disclose the infrastructure property cost related to B&Z construction, Inc. Specifically, in the area of First Street (Baroda, Mi) to the property owned by Starbucks Excavating Company. + \$150k
4. Please disclose the cost of road construction from First street (Baroda, Mi) to the property of the Starbucks Excavating Company. The work was performed by Knuth Construction/Excavating. \$600.
5. Please disclose the cost of construction performed for infrastructure at Hills Road (Baroda, MI) to First street (Baroda, Mi). The work was completed by Kalin Construction. \$ 739,025.40
6. Please disclose the cost of engineering performed by Wightman and Associates, Civil Engineering as it relates to the Industrial Park area. \$ 122,445.67
7. Please disclose the cost of installing gas lines from the Hills Road area to First Street (Baroda, MI). \$ 9660.00
8. Please disclose the identity of property ownership and lot ownership ~~within~~ the Industrial Park. See attached

The purpose of this request in writing, is to create transparency for current and future Baroda Village Council members to have knowledge of and identify financial loans obtained by the Village. Further, to identify the work and services those loans paid for. The council members should be made aware of how loan payments are being made and the balances of those loans as well as where the money comes from to pay off debts owed.

Respectfully Submitted,

Leonard William "Bubber" Krone

Council member

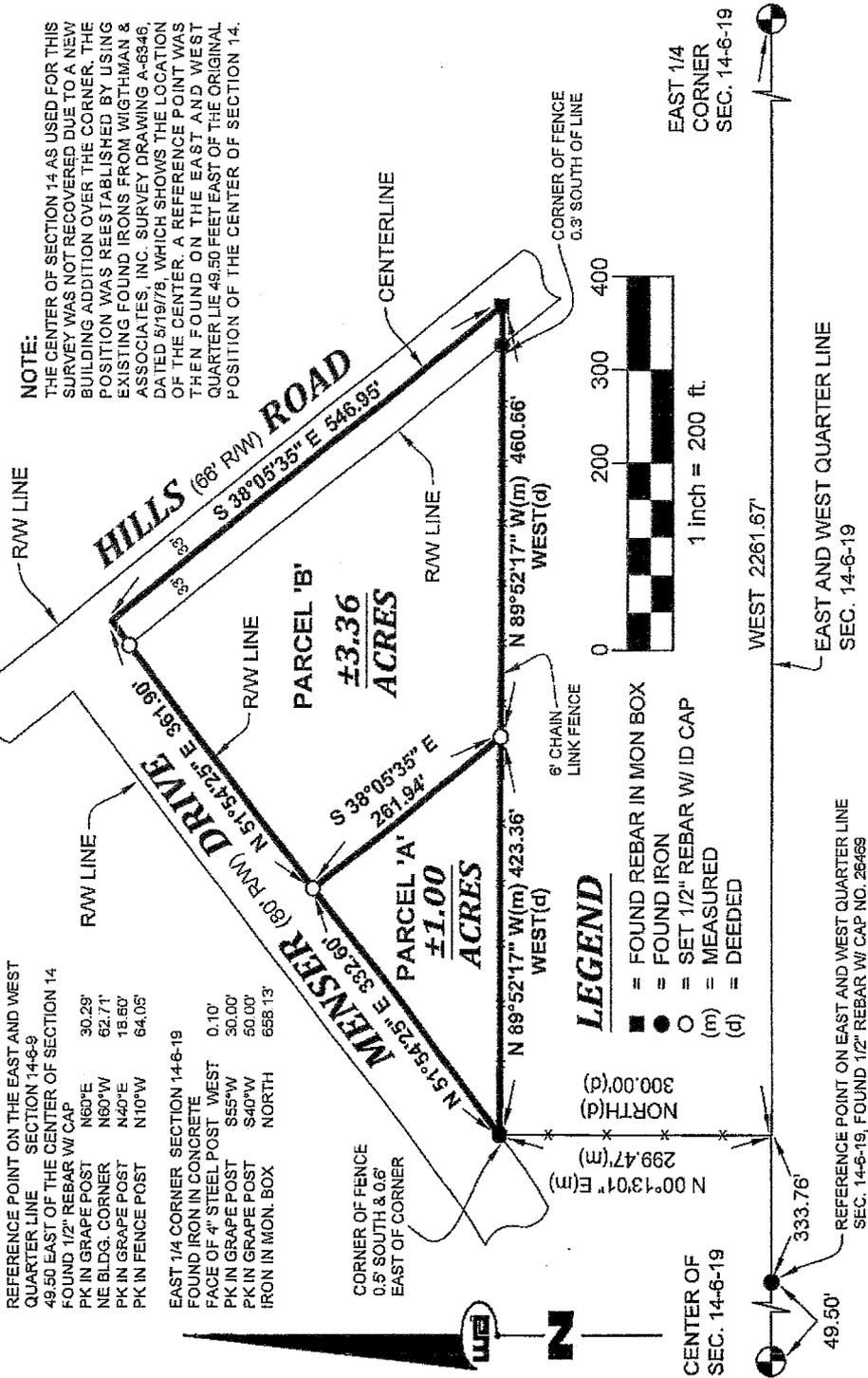
Act 288 of 1967 and act 591 of 1996 of the Michigan Public Acts should be checked to see that any property conveyance does not violate these acts.

SURVEY IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 19 WEST, BARODA TOWNSHIP, BERRIEN COUNTY, MICHIGAN

REFERENCE POINT ON THE EAST AND WEST QUARTER LINE SECTION 14-6-9
 49.50 EAST OF THE CENTER OF SECTION 14
 FOUND 1/2" REBAR W/ CAP
 PK IN GRAPE POST N60°E 30.25'
 NE BLDG. CORNER N60°W 62.71'
 PK IN GRAPE POST N40°E 18.60'
 PK IN FENCE POST N10°W 64.05'

EAST 1/4 CORNER SECTION 14-6-19
 FOUND IRON IN CONCRETE 0.10'
 FACE OF 4" STEEL POST WEST 0.10'
 PK IN GRAPE POST S55°W 30.00'
 PK IN GRAPE POST S40°W 50.00'
 IRON IN MON. BOX NORTH 658.13'

NOTE:
 THE CENTER OF SECTION 14 AS USED FOR THIS SURVEY WAS NOT RECOVERED DUE TO A NEW BUILDING ADDITION OVER THE CORNER. THE POSITION WAS REESTABLISHED BY USING EXISTING FOUND IRONS FROM WIGHTMAN & ASSOCIATES, INC. SURVEY DRAWING A-6546, DATED 6/19/78 WHICH SHOWS THE LOCATION OF THE CENTER. A REFERENCE POINT WAS THEN FOUND ON THE EAST AND WEST QUARTER LIE 49.50 FEET EAST OF THE ORIGINAL POSITION OF THE CENTER OF SECTION 14.



LEGEND

- = FOUND REBAR IN MON BOX
- = FOUND IRON
- = SET 1/2" REBAR W/ ID CAP
- (m) = MEASURED
- (d) = DEEDED

PARCEL A
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 19 WEST, BARODA TOWNSHIP, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE WEST ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 14 A DISTANCE OF 2261.67 FEET; THENCE NORTH 00° 13' 01" EAST 299.47 FEET (DEEDED NORTH 300.00 FEET) TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 51° 54' 25" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF MENSESER DRIVE 332.60 FEET; THENCE SOUTH 38° 05' 35" EAST PARALLEL WITH THE CENTERLINE OF HILLS ROAD 261.94 FEET; THENCE NORTH 89° 52' 17" WEST (DEEDED WEST) 423.36 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE MORE OR LESS

PARCEL B
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 19 WEST, BARODA TOWNSHIP, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE WEST ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 14 A DISTANCE OF 2261.67 FEET; THENCE NORTH 00° 13' 01" EAST 299.47 FEET (DEEDED NORTH 300.00 FEET); THENCE SOUTH 89° 52' 17" WEST (DEEDED EAST) 423.36 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 38° 05' 35" WEST PARALLEL WITH THE CENTERLINE OF HILLS ROAD 261.94 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MENSESER DRIVE; THENCE NORTH 51° 54' 25" EAST ON SAID SOUTHERLY RIGHT OF WAY LINE 361.90 FEET TO SAID CENTERLINE; THENCE SOUTH 38° 05' 35" EAST ON SAID CENTERLINE 546.95 FEET; THENCE NORTH 89° 52' 17" WEST (DEEDED WEST) 460.66 FEET TO THE POINT OF BEGINNING, CONTAINING 3.36 ACRES MORE OR LESS

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
 SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.
 SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
 THIS SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.
 THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED.

BEARINGS ARE RELATED TO WIGHTMAN & ASSOCIATES, INC. DRAWING A-19458, DATED 7-12-2002

PARCEL B
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 19 WEST, BARODA TOWNSHIP, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE WEST ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 14 A DISTANCE OF 2261.67 FEET; THENCE NORTH 00° 13' 01" EAST 299.47 FEET (DEEDED NORTH 300.00 FEET); THENCE SOUTH 89° 52' 17" WEST (DEEDED EAST) 423.36 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 38° 05' 35" WEST PARALLEL WITH THE CENTERLINE OF HILLS ROAD 261.94 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MENSESER DRIVE; THENCE NORTH 51° 54' 25" EAST ON SAID SOUTHERLY RIGHT OF WAY LINE 361.90 FEET TO SAID CENTERLINE; THENCE SOUTH 38° 05' 35" EAST ON SAID CENTERLINE 546.95 FEET; THENCE NORTH 89° 52' 17" WEST (DEEDED WEST) 460.66 FEET TO THE POINT OF BEGINNING, CONTAINING 3.36 ACRES MORE OR LESS

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

Village

02-0014-0014-10-0 / 30-9425-0014-10-0
9.94AC SAC

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EXEMPT

ACT425

<p>14-0014-1350 Vill 2AC North</p>	<p>9425 14-11-0 PireCrafte fleet A- IAC</p>	<p>9425- 14-14-0 Vill 3.30 Purva B</p>
<p>14-0014-1350 Vill 2AC North</p>	<p>9425 14-11-0 PireCrafte fleet A- IAC</p>	<p>9425 14-14-0 Vill 3.30 Purva B</p>

03 9425
14-14-0

12-0

Cancelled.

1.67AC

North

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.

Property Address	Class: INDUSTRIAL-VACANT	Zoning: INDUS	Building Permit(s)	Date	Number	Status
HILLS RD	School: LAKESHORE SCHOOL DISTRICT					
Owner's Name/Address	P.R.E. 0%					
VILLAGE OF BARODA 191 FIRST ST BARODA MI 49101	MAP #: 14					
	2022 Est TCV Tentative					

Improved X Vacant Land Value Estimates for Land Table 00009.COMMERCIAL

x Description	Public Improvements	* Factors *				Reason	Value
		Description	Frontage	Depth	Front Depth		
	Dirt Road				3.360 Acres	5,418 100	18,205
	Gravel Road				3.36 Total Acres	Total Est. Land Value =	18,205
	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Topography of Site

Comments/Influences

191 FIRST ST/MENSA DR/CORNER OF HILLS
Lit/Comb. on 01/24/2019 completed
/24/2019 BSA
rent Parcel(s): 30-9425-0014-10-0;
ild Parcel(s): 30-9425-0014-11-0,
-9425-0014-12-0, 30-9425-0014-13-0,
-9425-0014-14-0;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2022	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2021	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2020	0	0	0			0
2019	0	0	0			0

* Information herein deemed reliable but not guaranteed***

2766 (Rev. 01-16)

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory. This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property Menser Drive, Baroda, MI 49101		2. County Berrien	3. Date of Transfer (or land contract signed) April 30, 2018
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> Township <input checked="" type="checkbox"/> Village Township and Village of Baroda		5. Purchase Price of Real Estate 9,000.00	6. Seller's (Transferor) Name Village of Baroda
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. pt 11-02-0014-0014-10-0, pt 11-30-9425-0014-10-0		8. Buyer's (Transferee) Name and Mailing Address Fence Masters LLC 7526 Jericho Rd, Suite B, Stevensville, MI 49127	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list.			
<input type="checkbox"/> Land Contract	<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Other (specify) _____
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)		

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stocks
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

LARRY MARTIN

Signature



Date

04/30/2018

Name and title, if signer is other than the owner

Daytime Phone Number

269-369-1308

E-mail Address

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.
Property Transfer Affidavit
This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property Mensor Drive, Baroda, MI 49101	2. County Berrien	3. Date of Transfer (or land contract signed) April 30, 2018
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> Township <input checked="" type="checkbox"/> Village		5. Purchase Price of Real Estate 12,000.00
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. pt 11-02-0014-0014-10-0, pt 11-30-9425-0014-10-0		6. Seller's (Transferor) Name Village of Baroda
		8. Buyer's (Transferee) Name and Mailing Address Craft Effect, Inc. 210 State Street, Saint Joseph, MI 49085
		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. **Transfers** include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business.
See page 2 for list.
 Land Contract Lease Deed Other (specify)

11. Was property purchased from a financial institution? Yes No

12. Is the transfer between related persons? Yes No

13. Amount of Down Payment

14. If you financed the purchase, did you pay market rate of interest? Yes No

15. Amount Financed (Borrowed)

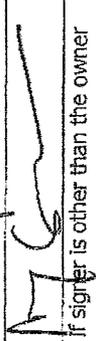
EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stocks
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name ANTHONY SUTALLER	Date 04/30/2018
Signature 	E-mail Address
Name and title, if signer is other than the owner	Daytime Phone Number 406-425-2414

Application Number _____
Number of Splits Requested _____
Date Filed _____
Date Approved _____
Parcel Number _____

Do Not Write Above This Line

BARODA TOWNSHIP LAND DIVISION APPLICATION

*You **MUST** answer all questions and include all attachments of the application will be returned to you. The completed application with attachments and fee must be returned to the Baroda Township Assessor at 9091 First Street, P. O. Box 215, Baroda, Michigan 49101*

Approval of a division is not a determination that the resulting parcels comply with other local, county or State ordinances or regulations. The resulting lots or parcels may or may not be suitable or approved for development.

1. Applicant:

Name Village of Baroda
Address: 9091 First State: MI Zip: 49101
City Baroda
Phone: 269-422-1779

2. Parcel Location:

11-30-9425-0014-08-0

Parcel Number: _____ Township: _____ Range: _____ Section: _____
Address: _____ City: _____ State: _____ Zip: _____

3. Legal Description of Parent Parcel: (attach extra sheets if necessary)

4. Property Owner (if other than applicant):

Name _____
Address _____ State _____ Zip _____
City _____
Phone _____

5. Summary of Proposed Development:

- A. Number of new Lots or Parcels 0
- B. Intended Use. (residential, commercial, etc.) COMM./Ind.
- C. Legal Description of Each Proposed Split: (attach extra sheets if necessary)
see attached

D. Legal Description for the Remaining Parent Parcel (attach extra sheets if necessary)

E. Each parcel has a minimum width of _____ feet

F. Each parcel has a minimum area of _____ square feet or _____ acres

G. Each parcel has frontage on an existing road or street
Yes: No: _____ Name of road/street First & Menses

H. Each parcel has frontage on an proposed new road or street.
Yes: _____ No: _____ Name of road/street _____

I. Legal description of the proposed new road and approval of county road commission of proposed new road. (attach extra sheets if necessary):
N/A

6. Future Divisions:

Number of future divisions being transferred with this application to other parcels: 0
Identify the parcel(s): N/A Identify the number for each parcel: N/A
(See section 109 (2) of the Statute, and make sure your deed includes both statements as required in section 109 (3) and 109 (4) of the Statute.)

7. Site Development Limits: (Check each item that identifies a condition which exists on any part of the parent parcel)

- is riparian or littoral (it is a river, pond or lake front parcel).
- includes a wetland.
- includes a beach.
- is within a flood plain.
- is on muck soil
- is on soil classified as having severe limitations for on site sewage disposal

8. Required Attachments:

- A. A scale drawing or survey that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 1. current boundaries of the parent parcel (as of March 31, 1997).
 2. all previous divisions made after March 31, 1997 (indicate when made, or that no divisions made).
 3. the proposed division(s).
 4. dimensions of the proposed division(s) including all linear and area measurements.
 5. existing and proposed road easements or rights-of-way.
 6. existing and proposed public utility easements providing access to all parcels that are proposed as development sites.
 7. any of the features identified and checked in question 7 (above), and
 8. all existing improvements (buildings, wells, septic systems, driveways, etc.)
 - F. Indication of approval from the Berrien County Road Commission or Michigan Department of Transportation for all proposed new streets and roads.
 - G. A copy of any transferred division rights [section 109 (4) of the Statute] in the parent parcel.
- N/A H. The appropriate processing fee
- I. Other (please list)

9. Improvements:

Describe and locate any existing improvements (buildings, wells, septic systems, driveways, etc.) which are located on the parent parcel (attach extra sheets if necessary):

None

10. Affidavit of Permission for Inspection

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the Baroda Township, Berrien County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 28 8 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560 101 et. seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Robert Dietz
Signature Property Owner(s)

4-20-18
Date

(Do not write below this line)

REVIEW ACTION:

Processing Fee Total \$ _____ Check No. _____ Typ. Receipt No. _____

✓ APPROVED

DENIED (list reasons)

Baroda Township Assessor

Angela Stoy

Date 4/27/18

Application Number: _____
Number of Splits Requested: _____
Date Filed: _____
Date Approved: _____
Parcel Number: _____

Do Not Write Above This Line

BARODA TOWNSHIP LAND DIVISION APPLICATION

*You **MUST** answer all questions and include all attachments or the application will be returned to you. The completed application with attachments and fee must be returned to the Baroda Township Assessor at 9091 First Street, P. O. Box 215, Baroda, Michigan 49101*

Approval of a division is not a determination that the resulting parcels comply with other local, county or State ordinances or regulations. The resulting lots or parcels may or may not be suitable or approved for development.

1. Applicant

Name: Village of Baroda
Address: 9091 First State: MI Zip: 49101
City: Baroda
Phone: 269-422-1779

2. Parcel Location:

Parcel Number: 11-30-9425-0014-08-0 Township: _____ Range: _____ Section: _____
Address: _____ City: _____ State: _____ Zip: _____

3. Legal Description of Parent Parcel: (attach extra sheets if necessary)

4. Property Owner (if other than applicant):

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____

5. Summary of Proposed Development:

- A. Number of new Lots or Parcels: _____
- B. Intended Use: (residential, commercial, etc.) Comm./Ind.
- C. Legal Description of Each Proposed Split: (attach extra sheets if necessary)

See attached

- D. Legal Description for the Remaining Parent Parcel (attach extra sheets if necessary):

- E. Each parcel has a minimum width of _____ feet
- F. Each parcel has a minimum area of _____ square feet or _____ acres
- G. Each parcel has frontage on an existing road or street
Yes: No: _____ Name of road/street: Hills Rd. - Menser
- H. Each parcel has frontage on an proposed new road or street
Yes: _____ No: _____ Name of road/street: _____

- I. Legal description of the proposed new road and approval of county road commission of proposed new road. (attach extra sheets if necessary):

N/A

6. Future Divisions:

Number of future divisions being transferred with this application to other parcels: 0
Identify the parcel(s): N/A Identify the number for each parcel: N/A
(See section 109 (2) of the Statute, and make sure your deed includes both statements as required in section 109 (3) and 109 (4) of the Statute.)

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 3. the proposed division(s),
 4. dimensions of the proposed division(s) including all linear and area measurements,
 5. existing and proposed road easements or rights-of-way,
 6. existing and proposed public utility easements providing access to all parcels that are proposed as development sites.
 7. any of the features identified and checked in question 7 (above), and
 8. all existing improvements (buildings, wells, septic systems, driveways, etc.)
- F. Indication of approval from the Berrien County Road Commission or Michigan Department of Transportation for all proposed new streets and roads.
- G A copy of any transferred division rights [section 109 (4) of the Statute] in the parent parcel.

N/A H. The appropriate processing fee

----- I. Other (please list)

9. Improvements:

Describe and locate any existing improvements (buildings, wells, septic systems, driveways, etc.) which are located on the parent parcel (attach extra sheets if necessary):
NONE

10. Affidavit of Permission for Inspection

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the Baroda Township, Berrien County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 28 8 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Robert Vetz

Signature: Property Owner(s)

4-20-18

Date

(Do not write below this line)

REVIEW ACTION:

Processing Fee Total \$ _____ Check No. _____ Twp Receipt No. _____



APPROVED

DENIED: (list reasons)

Cynthia Strong

Baroda Township Assessor

4/27/18
Date

NOTICE OF PRIVATE ROAD

Pursuant to MCL 500.261, the VILLAGE OF BARODA, a Michigan Municipal Corporation, the Seller of the real estate described on the attached Warranty Deed, notifies FENCE MASTERS, LLC, a Michigan Limited Liability Company, the Buyer of the real estate, that the property abuts a private road and is not required to be maintained by the Berrien County Road Commission.

Dated: April 30, 2018.

Village of Baroda

By: Robert Getz
Robert Getz, President
Baroda Village Council

By: Tina Boehm
Tina Boehm, Clerk
Baroda Village

GOVERNMENT 17-03

GOVERNMENT

(B) The Grantor also grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967 (MCL 560.108).

This Deed is exempt from State transfer tax pursuant to MCL 207.526(i) and county transfer tax pursuant to MCL 207.505(h).

For the sum of Nine Thousand (\$9,000.00) Dollars.

Dated this 30th day of April, 2018.

VILLAGE OF BARODA

By Robert Geiz
Robert Geiz, President
Baroda Village Council

By Tina Boehm
Tina Boehm, Clerk
Baroda Village

State of Michigan) SS:
County of Berrien

On this 30th day of April, 2018, before me, a Notary Public, personally appeared Robert Geiz, President, and Tina Boehm, Clerk, of the Village of Baroda, a Michigan municipal corporation, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same on behalf of the Village.

Eileen M Krajecki
Notary Public - State of Michigan
County of Berrien

Eileen M. Krajecki
Notary Public, Berrien County, Michigan
My Commission Expires: _____

My commission expires August 4, 2018

DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING SURVEY, TITLE TO THE PROPERTY, THE EFFECT OF THIS DEED ON TAXES (REAL OR OTHERWISE), OR THE LAND DIVISION ACT.
The Village of Baroda requested the drafter to prepare this document.

Drafted by:
David M. Peterson (P18834)
Straub, Seaman & Allen, P.C.
1014 Main Street, P.O. Box 318
St. Joseph, Michigan 49085
Telephone (269) 982-7719

CERTIFICATION DOES NOT REFLECT
POSSIBLE HOMESTEAD DENIAL

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 two years previous on file
with the State Treasurer's Office. If any, over in process
of collection. Also exempt: Delinquent Special Assessments, if any,
under Act No. 225, Public Act of 1976, as amended,
and any Specific Tax (i.e. Enterprise Zone)

Date: 05-08-16
No. 96787

Berrien County Treasurer

Lori D. Jarvis - Register Of Deeds

Berrien County, Michigan

Rec \$26.00
Remort \$4.00
Tax Crt \$5.00
Liber 3204
Receipt # 6379255

#2018216238



Page 3437

Received 05/08/2018 02:27:22 PM

Part of 11-02-0014-0014-10-0 sfb
Part of 11-30-9425-0014-10-0

EXEMPT

CLERK COUNTY

①
WARRANTY DEED

The Grantor, VILLAGE OF BARODA, a Michigan Municipal Corporation, whose address is 9091 First Street, P.O. Box 54, Baroda, Michigan 49101, CONVEYS AND WARRANTS TO FENCE MASTERS, LLC, a Michigan Limited Liability Company, whose address is 7526 Jericho Road, Suite B, Stevensville, Michigan 49127, subject to any and all conditions, restrictions, limitations, reservations and easements of record and together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto, the following parcel of land situated in the Township and Village of Baroda, County of Berrien, and State of Michigan, more particularly described as follows, to-wit:

That part of the Northeast Quarter of Section 14, Township 6 South, Range 19 West, Village of Baroda, Berrien County, Michigan, described as: Commencing at the North Quarter corner of said Section 14; thence South 00 degrees 31 minutes 48 seconds East, on the North and South Quarter line of said Section 14, a distance of 2649.81 feet to the center of said Section 14; thence East, on the East and West Quarter line of said Section 14, a distance of 49.50 feet to the point of beginning of the land herein described; thence North 00 degrees 31 minutes 48 seconds West, parallel with said North and South Quarter line, 181.04 feet to the Southerly right of way line of a proposed road; thence Northeasterly 344.38 feet on said Southerly right of way line and on a 492.00 foot radius curve to the left whose chord bears North 71 degrees 26 minutes 21 seconds East 337.40 feet; thence North 52 degrees 13 minutes 17 seconds East, on said Southerly right of way line, 21.08 feet; thence South 00 degrees 13 minutes 01 second West 301.35 feet to said East and West Quarter line; thence West, on said East and West Quarter line, 333.73 feet to the point of beginning.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
Pursuant to Public Act 591 of 1996, the following notices are given:

(A) This property may be located within the vicinity of farm land 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.

First American Title

File # SW 809432

CONFIDENTIAL

NOTICE OF PRIVATE ROAD

Pursuant to MCL 500.261, the VILLAGE OF BARODA, a Michigan Municipal Corporation, the Seller of the real estate described on the attached Warranty Deed, notifies CRAFT EFFECT, INC., a Michigan Non-profit Corporation, the Buyer of the real estate, that the property abuts a road this a private road and is not required to be maintained by the Berrien County Road Commission.

Dated: April 30, 2018.

Village of Baroda

By: Robert Getz
Robert Getz, President
Baroda Village Council

BY: Tina Boehm
Tina Boehm, Clerk
Baroda Village

NOTARIAL PUBLIC

For the sum of Twelve Thousand (\$12,000.00) Dollars.

Dated this 30th day of April, 2018. VILLAGE OF BARODA

By: Robert Getz
Robert Getz, President
Baroda Village Council

By: Tina Boehm
Tina Boehm, Clerk
Baroda Village

State of Michigan))
County of Berrien))
Notary Public in and for the State of Michigan)

On this 30th day of April, 2018, before me, a Notary Public, personally appeared Robert Getz, President and Tina Boehm, Clerk, of the Village of Baroda, a Michigan municipal corporation, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same on behalf of the Village.

Eileen M Krajecki
Notary Public - State of Michigan
County of Berrien
My commission expires August 4, 2018

Eileen M. Krajecki
Notary Public, Berrien County, Michigan
My Commission Expires: _____

DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING SURVEY, TITLE TO THE PROPERTY, THE EFFECT OF THIS DEED ON TAXES (REAL OR OTHERWISE), OR THE LAND DIVISION ACT.
The Village of Baroda requested the drafter to prepare this document.

Drafted by:
David M. Peterson (P18834)
Straub, Seaman & Allen, P.C.
1014 Main Street, P.O. Box 318
St. Joseph, Michigan 49085
Telephone (269) 982-7719

CERTIFICATION DOES NOT REFLECT
POSSIBLE HOMESTEAD DENIAL.

LIBRARY CERTIFY That there are no Tax Liens or Titles held by the State or any local government against the property and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply on taxes, if any, now in process of collection. Also except Deferred Special Assessments, if any, under Act No. 225, Public Acts of 1976, as amended, and any Specific Tax (i.e. Enterprise Zone)

Barbara Wolcott
Benton County Treasurer

Date: 05-08-18
No. 89786



Lori D. Jarvis - Register of Deeds
Berrien County, Michigan
Rec \$26.00
Remon \$4.00
Tax Crt \$5.00
MAY 08, 2018 04:47:39 PM

Liber 3204 Page 3445
Receipt # 6379566 W DEED #2018216240

Received 05/08/2018 02:27:50 PM

EXEMPT

- Pt of 11-02-0014-0014-10-0
- Pt of 11-30-9425-0014-10-0
- Pt of 11-02-0014-0014-08-0 (2017)
- Pt of 11-02-9425-0014-08-0 (2017)
- Pt of 11-30-9425-0014-06-0 (2016)
- Pt of 11-02-0014-0014-06-0 (2016)

RECORDED

WARRANTY DEED

The Grantor, **VILLAGE OF BARODA**, a Michigan Municipal Corporation, whose address is 9091 First Street, P.O. Box 54, Baroda, Michigan 49101, **CONVEYS AND WARRANTS TO CRAFT EFFECT, INC.**, a Michigan Non-Profit Corporation, whose address is 210 State Street, St. Joseph, Michigan 49085, subject to any and all conditions, restrictions, limitations, reservations and easements of record and together with all and singular the appurtenances and appurtenances thereunto belonging or in anywise appertaining thereto, the following parcel of land situated in the Township and Village of Baroda, County of Berrien, and State of Michigan, more particularly described as follows, to-wit:

That part of the Northeast Quarter of Section 14, Township 6 South, Range 19 West, Baroda Township, Berrien County, Michigan, described as: Commencing at the East Quarter corner of said Section 14; thence West, on the East and West Quarter line of said Section 14, a distance of 2261.67 feet; thence North 00 degrees 13 minutes 01 second East 299.47 feet (deeded North 300.00 feet) to the point of beginning of the land herein described; thence North 51 degrees 54 minutes 25 seconds East, on the Southerly right of way line of Menser Drive, 332.60 feet; thence South 38 degrees 05 minutes 35 seconds East, parallel with the centerline of Hills Road, 261.94 feet; thence North 89 degrees 52 minutes 17 seconds West (deeded West) 423.36 feet to the point of beginning.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

Pursuant to Public Act 591 of 1996, the following notices are given:

(A) This property may be located within the vicinity of farm land 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.

(B) The Grantor also grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967 (MCL 560.108).

← This Deed is exempt from state transfer tax pursuant to MCL 207.526(i) and county transfer tax pursuant to MCL 207.505(h). →

First American Title

File # SW 810073

03-11-30
MICHIGAN
COUNTY OF BERRIEN

(B) The Grantor also grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967 (MCL 560.108).

→ This Deed is exempt from State transfer tax pursuant to MCL 207.526(i) and county transfer tax pursuant to MCL 207.505(h). ←

For the sum of Nine Thousand (\$9,000.00) Dollars.

Dated this 30th day of April, 2018.

VILLAGE OF BARODA

By Robert Getz
Robert Getz, President
Baroda Village Council

By Tina Boehm
Tina Boehm, Clerk
Baroda Village

State of Michigan) SS:
County of Berrien)

On this 30th day of April, 2018, before me, a Notary Public, personally appeared Robert Getz, President, and Tina Boehm, Clerk, of the Village of Baroda, a Michigan municipal corporation, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same on behalf of the Village.

Eileen M Krajecki
Notary Public - State of Michigan
County of Berrien

Eileen M. Krajecki

Notary Public, Berrien County, Michigan
My Commission Expires: _____

My commission expires August 4, 2018

DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING SURVEY, TITLE TO THE PROPERTY, THE EFFECT OF THIS DEED ON TAXES (REAL OR OTHERWISE), OR THE LAND DIVISION ACT.
The Village of Baroda requested the drafter to prepare this document.

Drafted by:
David M. Peterson (P18834)
Straub, Seaman & Allen, P.C.
1014 Main Street, P.O. Box 318
St. Joseph, Michigan 49085
Telephone (269) 982-7719

CERTIFICATION DOES NOT REFLECT
POSSIBLE HOMESTEAD DENIAL

I HEREBY CERTIFY That there are no Tax Liens or Taxes held by the State or any individual against the within description and all Taxes on same are paid for the years previous on the date of this instrument, as appears by the records in my office. This certificate does not apply on sales, if any, now in process of collection. Also except Debated Special Assessments, if any, under Act No. 225, Public Acts of 1976, as amended, and any Specific Tax (i.e. Eminent Domain Zone)

Deborah
Berrien County Treasurer

Date: 05-08-18
No. 86797



Lori D. Jarvis - Register Of Deeds

Berrien County, Michigan
Recorder
Rec \$26.00
Remon \$4.00
Tax Crt \$5.00
Liber 3204
Receipt # 537935
W DEED #2018216238

Page 3437
Received 05/08/2018 02:27:22 PM

Part of 11-02-0014-0014-10-0 sfb
Part of 11-30-9425-0014-10-0

EXEMPT

WARRANTY DEED
GRANTOR
BARODA

The Grantor, VILLAGE OF BARODA, a Michigan Municipal Corporation, whose address is 9091 First Street, P.O. Box 54, Baroda, Michigan 49101, CONVEYS AND WARRANTS TO FENCE MASTERS, LLC, a Michigan Limited Liability Company, whose address is 7526 Jericho Road, Suite B, Stevensville, Michigan 49127, subject to any and all conditions, restrictions, limitations, reservations and easements of record and together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto, the following parcel of land situated in the Township and Village of Baroda, County of Berrien, and State of Michigan, more particularly described as follows, to-wit:

That part of the Northeast Quarter of Section 14, Township 6 South, Range 19 West, Village of Baroda, Berrien County, Michigan, described as: Commencing at the North Quarter corner of said Section 14; thence South 00 degrees 31 minutes 48 seconds East, on the North and South Quarter line of said Section 14, a distance of 2649.81 feet to the center of said Section 14; thence East, on the East and West Quarter line of said Section 14, a distance of 49.50 feet to the point of beginning of the land herein described; thence North 00 degrees 31 minutes 48 seconds West, parallel with said North and South Quarter line, 181.04 feet to the Southerly right of way line of a proposed road; thence Northeasterly 344.38 feet on said Southerly right of way line and on a 492.00 foot radius curve to the left whose chord bears North 71 degrees 26 minutes 21 seconds East 337.40 feet; thence North 52 degrees 13 minutes 17 seconds East, on said Southerly right of way line, 21.08 feet; thence South 00 degrees 13 minutes 01 second West 301.35 feet to said East and West Quarter line; thence West, on said East and West Quarter line, 333.73 feet to the point of beginning.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
Pursuant to Public Act 591 of 1996, the following notices are given:

(A) This property may be located within the vicinity of farm land 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.

First American Title
File # SW 809432

03-11-30
K11-30
NOTICE OF PRIVATE ROAD

Pursuant to MCL 500.261, the VILLAGE OF BARODA, a Michigan Municipal Corporation, the Seller of the real estate described on the attached Warranty Deed, notifies CRAFT EFFECT, INC., a Michigan Non-profit Corporation, the Buyer of the real estate, that the property abuts a road this a private road and is not required to be maintained by the Berrien County Road Commission.

Dated: April 30, 2018.

Village of Baroda

By: Robert Getz
Robert Getz, President
Baroda Village Council

BY: Tina Boehm
Tina Boehm, Clerk
Baroda Village

03-11-30
K11-30

COMMUNITY 17-30

For the sum of Twelve Thousand (\$12,000.00) Dollars.

Dated this 30th day of April, 2018.

VILLAGE OF BARODA

By Robert Getz
Robert Getz, President
Baroda Village Council

By Tina Boehm
Tina Boehm, Clerk
Baroda Village

State of Michigan)
County of Berrien) SS:

On this 30th day of April, 2018, before me, a Notary Public, personally appeared Robert Getz, President and Tina Boehm, Clerk, of the Village of Baroda, a Michigan municipal corporation, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same on behalf of the Village.

Eileen M Krajecki
Notary Public - State of Michigan
County of Berrien
My commission expires August 4, 2018

Eileen M. Krajecki
Notary Public, Berrien County, Michigan
My Commission Expires: _____

DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING SURVEY, TITLE TO THE PROPERTY, THE EFFECT OF THIS DEED ON TAXES (REAL OR OTHERWISE), OR THE LAND DIVISION ACT.
The Village of Baroda requested the drafter to prepare this document.

Drafted by:
David M. Peterson (P18834)
Straub, Seaman & Allen, P.C.
1014 Main Street, P.O. Box 318
St. Joseph, Michigan 49085
Telephone (269) 982-7719

CERTIFICATION DOES NOT REFLECT
POSSIBLE HOMESTEAD DENIAL.

I HEREBY CERTIFY that these are the Tax Lists as they hold
in Berrien County, Michigan, and that the description
and all taxes on same are paid for five years previous to the
date of this instrument, as appears by the records in my office.
This certificate does not apply on taxes, if any, now in process
of collection. Also except Deferred Special Assessments, if any,
under Act No. 225, Public Acts of 1976, as amended,
and any Specific Tax (i.e. Enterprise Zone)

Barbara W. ...
Berrien County Treasurer

Date: 05-08-18
No. 89790



Lori D. Jarvis - Register Of Deeds
Berrien County, Michigan
Recorded
\$26.00
Remon \$4.00
Tax Crt \$5.00
MAY 08, 2018 04:27:39 PM
Liber 3204 Page 3445
Receipt # 557936 W DEED #2018216240

Liber 3204 Page 3445

Received 05/08/2018 02:27:50 PM

EXEMPT

Pt of 11-02-0014-0014-10-0
Pt of 11-30-9425-0014-10-0
Pt of 11-02-0014-0014-08-0 (2017)
Pt of 11-02-9425-0014-08-0 (2017)
Pt of 11-30-9425-0014-06-0 (2016)
Pt of 11-02-0014-0014-06-0 (2016)

WARRANTY DEED

The Grantor, VILLAGE OF BARODA, a Michigan Municipal Corporation, whose address is 9091 First Street, P.O. Box 54, Baroda, Michigan 49101, CONVEYS AND WARRANTS TO CRAFT EFFECT, INC., a Michigan Non-Profit Corporation, whose address is 210 State Street, St. Joseph, Michigan 49085, subject to any and all conditions, restrictions, limitations, reservations and easements of record and together with all and singular the appurtenances and appurtenances thereunto belonging or in anywise appertaining thereto, the following parcel of land situated in the Township and Village of Baroda, County of Berrien, and State of Michigan, more particularly described as follows, to-wit:

That part of the Northeast Quarter of Section 14, Township 6 South, Range 19 West, Baroda Township, Berrien County, Michigan, described as: Commencing at the East Quarter corner of said Section 14; thence West, on the East and West Quarter line of said Section 14, a distance of 2261.67 feet; thence North 00 degrees 13 minutes 01 second East 299.47 feet (decided North 300.00 feet) to the point of beginning of the land herein described; thence North 51 degrees 54 minutes 25 seconds East, on the Southerly right of way line of Menser Drive, 332.60 feet; thence South 38 degrees 05 minutes 35 seconds East, parallel with the centerline of Hills Road, 261.94 feet; thence North 89 degrees 52 minutes 17 seconds West (decided West) 423.36 feet to the point of beginning.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

Pursuant to Public Act 591 of 1996, the following notices are given:

(A) This property may be located within the vicinity of farm land 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.

(B) The Grantor also grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967 (MCL 560.108).

This Deed is exempt from state transfer tax pursuant to MCL 207.526(i) and county transfer tax pursuant to MCL 207.505(h).

First American Title
File # SW 810073

**TOWNSHIP OF BARODA
COUNTY OF BERRIEN, STATE OF MICHIGAN**

**RESOLUTION ESTABLISHING THE 2013-01 BARODA TOWNSHIP INDUSTRIAL
DEVELOPMENT DISTRICT
FOR PARCELS:**

11-02-0013-0010-08-8; 11-02-0013-0010-07-0; 11-02-0013-0010-06-1; 11-02-0024-0010-04-1;
11-02-0024-0010-06-7; 11-02-0024-0014-02-0; 11-02-0024-0014-01-1; 11-02-0024-0009-00-0;
11-02-0024-0011-07-1; 11-02-0024-0011-09-8

Minutes of a regular meeting of the Board of Trustees of Baroda Township held on June 17, 2013 at the Baroda Township Hall (9091 First Street, Baroda, Michigan) at 7:00 p.m.

PRESENT: James Brow, John Harner, Amy Hemphill, Wendie Shafer

ABSENT: None

The following preamble and resolution were offered by James Brow
and supported by John Harner:

Resolution Establishing 2013-01 Baroda Township Industrial Development District for Parcels:

11-02-0013-0010-08-8; 11-02-0013-0010-07-0; 11-02-0013-0010-06-1; 11-02-0024-0010-04-1;
11-02-0024-0010-06-7; 11-02-0024-0014-02-0; 11-02-0024-0014-01-1; 11-02-0024-0009-00-0;
11-02-0024-0011-07-1; 11-02-0024-0011-09-8

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended, this Baroda Township Board of Trustees has the authority to establish "Industrial Development Districts" within Baroda Township; and

WHEREAS, landowners of the listed parcels have petitioned this Baroda Township Board of Trustees to establish an "Industrial Development District" on their properties located in Baroda Township hereinafter described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Herald Palladium and/or public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on June 17, 2013 at 7:00 P.M. a public hearing was held at which all owners of real property within the proposed "Industrial Development District" and all residents and taxpayers of Baroda Township were afforded an opportunity to be heard thereon; and

WHEREAS, the Baroda Township Board of Trustees deems it to be in the public interest of Baroda Township to establish the "Industrial Development District" as proposed.

NOW, THEREFORE, BE IT RESOLVED by the Baroda Township Board of Trustees of Baroda Township that the following described parcels of land situated in Baroda Township, County of Berrien, and State of Michigan, to wit:

11-02-0013-0010-08-8:

2012 LEGAL DESCRIPTION:

COM AT SE COR SEC 13 T6S R19W TH W 776.9' TH N 224' TH W 149' TH N02DEG 16' W
192.9' TH N01DEG49' 20" E 192.88' TH N14DEG55' 40" W 92' TH N06DEG14' 20" W 100' TH
N27DEG48' 20" W 95.7' TH S89DEG41' W 205.35' TH S00DEG19' E 112' TH N89DEG18' E
240.08' TH S06DEG14' 20" E 77.04' TH S14DEG55' 40" E 91.17' TH S01DEG49' 20" W
191.58' TH S02DEG16' E 193.09' TH S 223.76' TH W 392.8' TH N00DEG 08' E
1553.61' TH S87DEG13' 45" E 829.8' TH N 8' TH E 153' TH S 265' TH E 346.9' TH
S00DEG10' W 1256.5' TO POB

11-02-0013-0010-07-0:

2012 LEGAL DESCRIPTION:

COM 925.9' W OF SE COR SEC 13 T6S R19W TH W 12' TH N 223.76' TH N02DEG 16' W
193.09' TH N01DEG49' 20" E 191.58' TH N14DEG55' 40" W 91.17' TH N06DEG14' 20" W
77.04' TH S89DEG11' W 240.08' TH N00DEG19' W 112' TH N89DEG 41' S 205.35' TH
S27DEG48' 20" E 95.7' TH S06DEG14' 20" E 100' TH S14DEG55' 40" E 92' TH
S01DEG49' 20" W 192.88' TH S02DEG16' E 192.9' TH S 224' TO POB

11-02-0013-0010-06-1:

2012 LEGAL DESCRIPTION:

COM 776.9' W OF SE COR SEC 13 T6S R19W TH N 224' TH W 149' TH S 224' TH E
149' TO POB

11-02-0024-0010-04-1:

2012 LEGAL DESCRIPTION:

COM 600.24' W OF NE COR SEC 24 T6S R19W TH S 0 DEG09' 10" W 600' TH W 730' TH N
9 DEG09' 10" E 320' TH E 425' TH N 0 DEG09' 10" E 280' TH E 305' TO POB

11-02-0024-0010-06-7:

2012 LEGAL DESCRIPTION:

THE E1/2 OF NE1/4 SEC 24 T6S R19W EXC THE N 600' OF W 730' THEREOF ALSO EXC
COM AT E1/4 PST OF SD SEC 24 TH S89DEG51' 02" W 212' TH N 411' TH
N89DEG51' 02" E 212' TH S 411' TO POB

11-02-0024-0014-02-0:

2012 LEGAL DESCRIPTION:

BEG AT CEN OF SEC 24 T6S R19W TH S89DEG48' 12" W 23.25' TO C/L HILLS RD TH
N20DEG03' 40" W ON C/L 379.06' TH S89DEG48' 12" W 798.02' TH S00DEG01' 11" E
356.50' TO E&W1/4 LN TH N89DEG48' 12" W 382.26' TO W LN SE1/4 NW1/4 SEC 24 TH
N00DEG01' 12" W 990.42' TH N89DEG32' 20" E 1333.05' TH N89DEG32' 20" E 1332.69' TH
S00DEG07' 50" E 994.96' TO E&W1/4 LN TH S89DEG28' 11" W 1334.20' TO POB

11-02-0024-0014-01-1:

2012 LEGAL DESCRIPTION:

BEG 23.25' S89DEG48' 12" W OF CEN SEC 24 T6S R19W TH N20DEG03' 40" W ON C/L
HILLS RD 379.06' TH S89DEG48' 12" W 798.02' TH S00DEG01' 11" E 356.50' TO E&W1/4
LN TH S89DEG48' 12" E 927.52' TO POB

11-02-0024-0009-00-0:

2012 LEGAL DESCRIPTION:

COM 80 RDS E & 68 RDS S OF NW COR OF SEC 24 T6S R19W TH S 32 RDS TH E 160
RDS TH N 40 RDS TH W TO C/L OF HWY TH SELY ON HWY TO A PT DUE E OF BEG TH W
TO BEG

11-02-0024-0011-07-1:

2012 LEGAL DESCRIPTION:

COM AT CEN SEC 24 T6S R19W TH E 1671.07' TH S 280' TH E 494.76' (DEED 495.35')
TH S 0 DEG 07'12'' W 598.14 FT TH E 502' TH S 0 DEG 07'12'' W 428.86' TH
S89DEG49'41'' W 1334.52' TH S 0 DEG 08'02'' W 66' TH S89DEG 49'41'' W 346.49' TH
N 0 DEG 08'02'' E 379.95' TH S89DEG49'48'' W 712.65' TH N15DEG15'10'' W
1036.72' TO POB

11-02-0024-0011-09-8:

2012 LEGAL DESCRIPTION:

COM 1036.72' S15DEG15'10'' E OF CEN SEC 24 T6S R19W TH N89DEG49'48'' E 712.65'
TH S00DEG08'02'' W 379.95' TH N89DEG49'41'' E 33' TH S00DEG08'02'' W 249.22' TO
C/L OF CREEK TH S77DEG47'27'' W ON SD C/L 424.55' TH N02DEG38'17'' W 239.92' TH
S87DEG21'43'' W 185.99' TH N15DEG14'53'' W 503.38' TO POB.
SPLIT/COMBINE ON 12/19/2012 WITH 02-0024-0013-03-1 INTO 02-0024-0011-10-0,
02-0024-0013-06-0, 02-0024-0013-07-0;

is established as an "Industrial Development District" pursuant to the provisions of PA 198 of 1974, as amended, to be known as THE 2013-01 BARODA TOWNSHIP INDUSTRIAL DEVELOPMENT DISTRICT.

AYES: James Brow and John Harner

NAYS: None

ABSTAIN: Amy Hemphill and Wendie Shafer

RESOLUTION DECLARED ADOPTED.


Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Baroda Township Board of Trustees of Baroda Township, County of Berrien, State of Michigan, as a regular meeting held on Monday, June 17, 2013 at 7:30 P.M. local time.

**Minutes of the Baroda Township Board Meeting
And Public Hearing – Industrial Development Districts**

June 17, 2013

The regular meeting of the Baroda Township Board was called to order at 7:30 p.m. by Supervisor, James Brow, with a recitation of the Pledge of Allegiance in the meeting room of the Baroda Township Municipal Building, 9091 First St., Baroda MI. Those present: James Brow, John Harner, Amy Hemphill, and Wendie Shafer, along with sixteen audience members.

Supervisor Jim Brow spoke briefly and presented a plaque to Susan Newcomer for her 23 years of dedicated service to the Township as a Deputy Treasurer, Treasurer and Trustee, and for having served on the Fire and Police Boards.

Supervisor Brow opened the public Hearing. He introduced Joe Sobieralski, Executive Director of Southwestern Michigan Growth Alliance, who described the terms, procedures and reasons for creating the two proposed Industrial Development Wine Districts. Mr. Sobieralski explained that an Industrial Development District must first be in place in order for a winery owner to apply for tax abatement on facilities and equipment used in the process of converting the raw product into a different form (i.e. grapes to wine). He explained that the State of Michigan has included winemaking in their definition of industrial uses. He explained that the district would in no way affect the Township Zoning Ordinance regulations. Several questions were asked by audience members. All questions were answered. Jim Brow closed the public hearing and opened the Regular meeting.

Jim Brow moved, seconded by John Harner to approve the proposed Industrial Development Districts. Amy Hemphill declined to vote due to a conflict of interest because her employer at Moraine Vineyards is a property owner requesting the formation of one of the districts. Wendie Shafer declined to vote due to a conflict of interest due to the fact that property she owns is included in the proposed district. Voting Yes – Jim Brow and John Harner. Voting No – None. Voting Present- Amy Hemphill and Wendie Shafer.

Police Chief Shawn Martin reported that an accident occurred at the Hills and Shawnee intersection. He also reported on a tragic fatal accident in Lake Township involving an elderly couple having been found under their car. He reported that the Police Department is preparing for the July 3rd Fireworks in Baroda.

Fire Chief Larry Klug reported that the department had two fire calls in the last month and that both were false alarms. He reported that the department had done 139 man hours of training, some with the D.C. Cook plant, and some with the dry fire hydrant at Singer Lake.

He reported that the Fire Department is preparing for the July 3rd Fireworks and needs more volunteers to direct traffic and collect money. He said that anyone wishing to volunteer should call him. He reported that hay wagons will be allowed into the fireworks grounds and will be asked to park along the west side of the field. He said that the fireworks would be a little longer in duration this year because there had been more money collected during last year's display to be spent for this year's display. Jim Brow reported that Michiana Recycling and Disposal will deliver 20 roll carts to the Legion for the Fireworks.

Wendie Shafer reported that the State of Michigan has updated the permit forms for Building, Electrical, Plumbing and Mechanical Permits. Wendie Shafer moved, seconded by Amy Hemphill to adopt the state forms and fees for 2013. After discussion, Vote - All yes. Motion Carried.

Mary Hill reported on the many activities at the Lincoln Township Public Library. A print out provided by Mary Hill of participation of Baroda Township residents is included with these minutes.

Amy Hemphill presented the Treasurers report. May 31, 2013 ending balances are as follows:

General Fund – \$27,689.82	Baroda Police Fund – \$159,903.81
Rubbish Fund - \$133,171.89	Fire Maintenance Fund – \$107,573.69
Trust and Agency Fund - \$0.00 closed	Fire Equipment Fund – \$323,271.85
Water Fund – \$155,531.01	Building Fund - \$2,090.88
Tax Fund – \$653.73	Library Fund – \$41,344.49

Wendie Shafer reported the Planning Commission had met and has an unresolved issue at the corner of Cleveland and Siemon Roads concerning an unfinished residence, and stagnant water in large “pool” at the rear of the house. She reported that the Planning Commission would like to begin development of regulations addressing fracking in case an oil company would come into the township to use “fracking” to mine for natural gas. Patrick Freehling spoke on the subject and volunteered to follow through with research on the project.

Wendie Shafer reported that River Valley School System is to hold an election in August, but that since she had administered the Lakeshore Schools on behalf of Weesaw Township in May, The Weesaw Township Clerk would administer the River Valley School election on behalf of Baroda Township in August. She reported that the Township needs to replace the backup battery for the tabulator, and has had the memory pack battery replaced through the Berrien County Clerk’s office.

Wendie Shafer Moved, seconded by Amy Hemphill to amend the Baroda Township Budget as follows:

General Fund

101.103.958 Twp. Board ADD&D Insurance – increase from \$530.00 to \$608.00 by adding \$78.00
101.756.957 Park Liability Insurance – increase expense from \$500 to \$665.00 by adding \$165.
101.276.723 Cemetery Workers Comp Ins. – increase from \$1400.00 to \$1427.88 by adding \$27.88
101.752.960 Hall Inland Marine Ins. – budget \$56.00
101.756.723 Park Worker Comp Ins. Increase expense from \$175.00 to \$198.00 by adding \$23.00
101.756.957 Park Liability Ins. – Increase expense from \$700 to \$1228.00 by adding \$528.00

Building Fund

249.380.805 Building Dept. Membership Dues – budget \$125

Rubbish Fund

226.000.826 Legal Fees – Raise from \$2,000 to \$10,000 by adding \$8,000

After Discussion, Vote- All Yes. Motion Carried.

Jim Brow reported that the final details have been completed for the Park improvement project at Hess Lake. Since the board had approved the final payment of \$15,438.29 to Nitz Design Builders at their last meeting pending the completion of the final phase and sign off of Wightman and Associates on the project, the funds can now be disbursed. It was noted that the Township will proceed to make a request for final payment from the State MINRTF for the project.

Supervisor Jim Brow reminded the audience that there is a need to appoint a person to fill the Trustee position vacated by Susan Newcomer. He spoke about each of the candidates. Jim Brow moved, seconded by Wendie Shafer to appoint David Wolf as Trustee. Voting Yes – Jim Brow, Amy Hemphill and Wendie Shafer; Voting No- John Harner. Motion Carried.

Jim Brow presented a letter from a woman requesting reimbursement for two rose trees that had died and had been removed from a grave site. She said that she could have taken the trees back for reimbursement from the place where she had bought them. John Harner moved, seconded by Amy Hemphill to deny the request for reimbursement saying that if we pay for the flowers, we will have to end up paying for a lot more. After Discussion, Vote – All Yes. Motion Carried.

Wendie Shafer submitted a letter from AT&T requesting a five year extension of the existing Metro Act agreement. Wendie Recommended approving the request. Amy Hemphill requested to table the matter for further study.

Amy Hemphill moved, seconded by Jim Brow to approve the consent agenda. After discussing the current bills, treasurer's report and minutes of the last meetings, Vote- All Yes. Motion Carried.

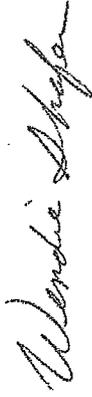
Jim Brow reported that Wightman and Associates informed him that the Baroda Township Recreation Plan is five years old and will need to be updated should the Township wish to apply for a grant for further improvements to the park. No action was taken.

Jim Brow reported that in the last month citizens living on Marlen Drive met with him and Wendie concerning a dirt bike track running on the property that borders their back yards. It was found to be an illegal track and has been shut down by the DNR. Another track on Russell Road was also shut down.

He also reported that Durwood D'Agostino has again threatened to block the north access ramp to Singer Lake. No action was taken.

He reported that an issue involving a barking dog nuisance is in the process of being addressed by the Township Ordinance Enforcement Officer and police department.

The meeting was adjourned by Supervisor James Brow at 8:27 p.m.



Prepared by Wendie Shafer
Baroda Township Clerk

AGREEMENT FOR CONDITIONAL TRANSFER OF PROPERTY
BETWEEN VILLAGE OF BARODA AND BARODA TOWNSHIP,
BERRIEN COUNTY, MICHIGAN

THIS AGREEMENT is made this 25 day of October, 2005, by and between the VILLAGE OF BARODA, a Michigan municipal corporation, with its principal offices at 9091 First Street, P.O. Box 54, Baroda, Michigan 49101 (the "Village"), and BARODA TOWNSHIP, a Michigan general law township, with its principal offices at 9091 First Street, P.O. Box 215, Baroda, Michigan 49101 (the "Township").

ARTICLE I

REPRESENTATIONS

Section 1.1 Representations. The Village and Township represent that prior to entering into this Agreement and when formulating this Agreement, each considered the following factors.

- A. Composition of the population; population density; land area and land uses; assessed valuation; topography, natural boundaries and drainage basins; and past and probable future growth, including population increase and business, commercial, and industrial development in the Transferred Area (as hereinafter identified) and the comparative data for the Township and the portion of the Township remaining after the transfer of the Transferred Area.
- B. Need for organized community services; the present costs and adequacy of governmental services in the Transferred Area; the practicability of supplying such services to the Transferred Area; the probable effect of the transfer and of alternative courses of action on the costs and adequacy of services in the area to be transferred and on the remaining portion of the Township; the probable change in taxes and tax rates in the Transferred Area in relation to the benefits expected to accrue from such transfer; and the financial ability of the Village to provide and maintain governmental services in the Transferred Area.
- C. General effect upon the parties hereto of the transfer; and the relationship of the transfer to applicable land use plans and any established City, Village, Township, County or regional land use plan.

ARTICLE II

TRANSFER AND EFFECT

Section 2.1 Transfer of Property. The real property legally described on Exhibit A attached hereto and incorporated herein (the "Transferred Area") shall be conditionally transferred from the jurisdiction of the Township to the jurisdiction of the Village as provided in this Agreement.

Section 2.2 Governmental Services. All governmental services, including, without limitation, water distribution services, sanitary sewer disposal services; police and fire protection; building permits; building code, fire code, electrical code, mechanical code, plumbing code and enforcement; library services; economic development services; real and personal property assessment services; street and road maintenance and repair; real and personal property tax abatement; and other municipal facilities and services shall be provided by the Village to the Transferred Area and its occupants on the same basis as it provides such governmental services

to other properties and projects within the corporate limits of the Village. The Township shall have no obligation to provide such governmental services to the Transferred Area or its occupants, except to the extent otherwise provided in this Agreement or as it otherwise does so and upon the terms it does so for other property and/or occupants of property in the Village. The fees for all such services shall be as established by the Village and applicable within the corporate limits of the Village. Nothing in the above provision shall be construed to modify the terms of any mutual-aid agreement to which the Village and the Township are parties.

Section 2.3 Applicability and Enforcement of Ordinances. The Transferred Area shall be treated as being within the corporate limits of the Village for the purpose of applying and enforcing all ordinances, rules, and regulations. The Village shall be responsible for enforcing all such ordinances, rules and regulations.

Section 2.4 Zoning of Transferred Area. Until the Village acts to determine and establish the zoning of the Transferred Area under the Village's Zoning Ordinance, the Transferred Area will retain its existing zoning under the Township Zoning Ordinance, provided, however, the Village will be responsible for the administration and enforcement of such ordinance in the Transferred Area.

Section 2.5 Taxes. For the purposes of all taxation against real and personal property in the Transferred Area, the Transferred Area shall be considered as being within the corporate limits and jurisdiction of the Village.

Section 2.6 Special Assessments. The Transferred Area shall be treated as being within the corporate limits and jurisdiction of the Village for purposes of special assessments.

Section 2.7 Rates, Charges and Fees. All rates, charges, fees, and other costs for governmental services provided in the Transferred Area shall be calculated, levied, and collected on the same basis as if such Transferred Area was in the corporate limits and jurisdiction of the Village.

Section 2.8 Liens. Liens for special assessments, ad valorem real and personal property taxes, water distribution and sewage disposal services, and other purposes made against real and personal property within the Transferred Area by the Village shall be and remain in full force and effect as if the Transferred Area were included within the corporate limits of the Village.

Section 2.9 Voting. Any persons residing in the Transferred Area shall be entitled to vote on the same basis as if such Transferred Area were located within the corporate limits of the Village.

ARTICLE III

TAXES AND OTHER REVENUES

Section 3.1 Taxes. Taxes on real and personal property in the Transferred Area or paid by (i) residents of, or (ii) non-resident employees in the Transferred Area shall be shared by the parties hereto as follows:

- A. Ad Valorem Real and Personal Property Taxes. Ad valorem real and personal property taxes imposed annually by the Village and the Township for property within the Village will apply in the Transferred Area as if it were within the corporate limits of the Village. The Township shall be responsible for collecting ad valorem real and personal property taxes as prescribed by law within the Transferred Area and shall retain and/or distribute such taxes as if the Transferred Area was within the corporate limits of the Village.

B. Tax Increment Financing. The parties understand the Village may use "Tax Increment Financing" to pay for improvements within the Transferred Area.

C. Exemptions. The parties understand that the Village may grant industrial facilities tax exemption certificates within the Transferred Area. The parties further understand that the Village may not grant such certificates that exceed the duration of this Agreement. In the event that this Agreement terminates pursuant to Section 4.3, the Village shall promptly notify the holders of any affected certificates of all procedures necessary to preserve said certificates.

D. Division of Assets or Liabilities. No other division of assets or liabilities between the Village and the Township shall result or be required because of the herein stated conditional transfer of property.

Section 3.2 Other Revenue. The Village is entitled to apply for, receive, and retain all gas and weight taxes, sales tax revenues, revenue sharing revenues, etc., related to the Transferred Area as if the Transferred Area was within the corporate limits of the Village. Any calculation or formula for receipt of such revenues shall assume the Transferred Area is within the corporate limits of the Village.

Section 3.3 Gifts, Grants, Etc. All gifts, grants, assistance funds, bequests, or other funds from any private or public source given as a result of the Transferred Area and activity performed upon or within the Transferred Area, the occupancy of the Transferred Area, or for any other reason arising from the existence of or jurisdiction over the Transferred Area shall belong to the Village.

ARTICLE IV

TERM AND TERMINATION

Section 4.1 Term. The term of this Agreement shall commence on the Effective Date described in Section 6.8 and shall terminate at 12:01 p.m. on October 25, 2054.

Section 4.2 Effect of Termination at End of Term. Upon the termination of this Agreement, the Transferred Area shall automatically, unconditionally and without further action by the parties be included within the corporate limits and under the permanent jurisdiction of the Township for all purposes. The Village shall retain unconditional ownership of all infrastructure it constructs within the Transferred Area including but not limited to utilities and roadways and the Township shall grant the Village such easements as are necessary to access and maintain said infrastructure.

Section 4.3 Purpose. The purpose of this Agreement is to develop the Transferred Area. To promote the development, the Village shall at no expense to the Township provide water and sewer services to the boundary of the Transferred Area. Failure to provide water and sewer to the Transferred Area within ten (10) years from the effective date of this Agreement shall terminate this Agreement. Upon such termination, the Transferred Area shall revert to the Township and be included within the Township corporate limits and under permanent jurisdiction of the Township for all purposes.

Section 4.4 Termination or Rescission of Agreement by Court. Should any court, after appellate review (unless the parties hereto agree not to pursue appellate review), terminate, void, or otherwise rule this Agreement to be non-effective prior to the end of its term or that the Village is not entitled to receive and retain the taxes and other revenues identified in Article III hereof, the Transferred Area shall automatically, unconditionally and without further action of either party hereto, be included within the corporate limits and under the permanent jurisdiction of the

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Township for all purposes. The Village and Township will both in good faith defend the validity of this Agreement.

Section 4.5 Termination by Mutual Consent. This Agreement may be terminated by mutual consent of the parties prior to the termination date stated in Section 4.1. However, in the event that the Village incurs debt to finance the construction of public infrastructure within the Transferred Area, the Township may petition the Village for early termination of this Agreement only after the aforementioned debt has been fully satisfied

ARTICLE V

AMENDMENT AND ENFORCEMENT

Section 5.1 Amendment. This Agreement may not be amended without the prior approval of both the Village Council and the Township Board after a public hearing.

Section 5.2 Enforcement. In the event of a dispute between the parties arising under this Agreement, this Agreement may only be enforced by an action under Michigan contract law commenced by either party in a Michigan state court of competent jurisdiction.

ARTICLE VI

MISCELLANEOUS

Section 6.1 Notices. Any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be deemed effectively given when personally delivered or mailed by first class mail addressed as follows:

If to the Village:	Village of Baroda 9091 First Street P.O. Box 54 Baroda, Michigan 49101
If to the Township:	Baroda Township 9091 First Street P.O. Box 215 Baroda, Michigan 49101

The parties hereto may, by notice given hereunder, designate any further or different address to which subsequent notices, demands, or communications may be given.

Section 6.2 Governing Law. This Agreement has been executed and delivered in Michigan. It shall be interpreted, construed, and enforced pursuant to and in accordance with the laws of the State of Michigan. All duties and obligations of the parties created hereunder shall be performed in Berrien County, Michigan.

Section 6.3 Assignment. No assignment of this Agreement or any of the rights and obligations hereunder shall be valid without the specific written consent of both parties hereto.

Section 6.4 Severability. In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of this Agreement which shall remain in full force and effect and enforceable in accordance with its terms except as otherwise provided in Article IV of this Agreement.

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Section 6.5 Articles and Other Headings. The article and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

Section 6.6 Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.

Section 6.7 Entire Agreement. This Agreement supersedes all previous or contemporaneous contracts and constitutes the entire agreement between the parties. Neither party shall be entitled to benefits other than those specified herein. No oral statements of prior or contemporaneous written material not specifically incorporated herein shall be of any force and effect, and both parties specifically acknowledge, in entering into and executing this Agreement, that they rely solely upon the representations and agreements contained in this Agreement and no others.

Section 6.8 Filing and Effective Date. In accordance with Act 425, following the execution of this Agreement by the Village and Township, a duplicate original of the Agreement shall be filed with the Clerk of Berrien County and with the Michigan Secretary of State. This Agreement certified by such County Clerk or Secretary of State, shall be prima facie evidence of the conditional transfer of the Transferred Area. This Agreement shall be effective at 12:01 a.m. on October 25, 2005, provided it has been filed with the Berrien County Clerk and Secretary of State.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above by authority of the respective Village Council and Township Board.

Witnesses:

Douglas Mensinger
[Signature] 436

VILLAGE OF BARODA

By Robert C. Getz
Its Council President, Robert Getz

By Diane Mensinger
Its Clerk, Diane Mensinger

Witnesses:

Douglas Mensinger
[Signature]
[Signature]

BARODA TOWNSHIP

By James E. Brow
Its Supervisor, James E. Brow

By Wendie Shafel
Its Clerk, Wendie Shafel

PROPERTY #: 11-30-9425-0014-12-0
 CLASS: 202
 TAXABLE VAL: 5,982

SCHOOL: 11030
 PRE/MBT %: 0.0000
 SEV: 6,500

TAXPAYER: FENCE MASTERS LLC
 7526 JERICHO RD STE B
 STEVENSVILLE MI 49127

MORTGAGE CODE:

PROP ADDRESS: HILLS RD

SUMMER TAX INFO

AD VALOREM TAX 224.75
 SP. ASSMENTS: 0.00
 ADMIN FEE: 2.24
 INTEREST: 0.00
 TOTAL: 226.99

WINTER TAX INFO

AD VALOREM TAX: 49.37
 SP. ASSMENTS: 0.00
 ADMIN FEE: 0.49
 INTEREST: 0.00
 TOTAL: 49.86

TOTAL PAID 226.99
 DATE PAID 09/13/2021
 BALANCE DUE 0.00

TOTAL PAID 49.86
 DATE PAID 12/20/2021
 BALANCE DUE 0.00

VILLAGE TAX INFO

AD VALOREM TAX 58.14
 SP. ASSMENTS: 0.00
 ADMIN FEE: 0.58
 INTEREST: 0.00
 TOTAL: 58.72

TOTAL PAID 58.72
 DATE PAID 09/14/2021
 BALANCE DUE 0.00

TOTAL BALANCE DUE

0.00

LEGAL DESCRIPTION:

SPLIT/COMBINED ON 06/19/2018 FROM 02-0014-0014-10-0, 30-9425-0014-10-0;
 BEG 49.5' E OF CEN SEC 14 T6S R19W TH N00DEG31'48"W PAR N/S LN 181.04' TO SLY R/W LN
 MENSER DR TH ON SD R/W LN NELY 344.38' ON 492.00' RAD CUR LT CH DIST N71DEG26'21"E
 337.40' TH N52DEG13'17"E ON SD R/W LN 21.08' TH S00DEG13'01"W 301.35' TO E/W LN TH W
 ON SD E/W LN 333.73' TO POB CONDITIONAL TRANSFER OF PROPERTY PURSUANT TO ACT 425 OF
 1984 BETWEEN THE VILLAGE OF BARODA AND BARODA TOWNSHIP SEE 11-02-0014-0014-12-0 FOR
 BARODA TOWNSHIP NUMBER

PROPERTY #: 11-30-9425-0014-09-0 SCHOOL: 11030
 CLASS: 202 PRE/MBT %: 0.0000
 TAXABLE VAL: 8,720 SEV: 9,500

TAXPAYER: GEIGER BUILDING SERVICES LLC
 9180 HILLS RD
 BARODA MI 49101

MORTGAGE CODE:

PROP ADDRESS: HILLS RD

SUMMER TAX INFO

AD VALOREM TAX	327.61	AD VALOREM TAX:	72.00
SP. ASSMENTS:	0.00	SP. ASSMENTS:	0.00
ADMIN FEE:	3.27	ADMIN FEE:	0.72
INTEREST:	0.00	INTEREST:	0.00
TOTAL:	330.88	TOTAL:	72.72

WINTER TAX INFO

AD VALOREM TAX:	72.00
SP. ASSMENTS:	0.00
ADMIN FEE:	0.72
INTEREST:	0.00
TOTAL:	72.72

TOTAL PAID

330.88

TOTAL PAID

72.00

DATE PAID

09/14/2021

DATE PAID

72.72

BALANCE DUE

0.00

BALANCE DUE

72.72

VILLAGE TAX INFO

AD VALOREM TAX	84.75
SP. ASSMENTS:	0.00
ADMIN FEE:	0.84
INTEREST:	0.00
TOTAL:	85.59

TOTAL PAID

85.59

DATE PAID

09/08/2021

BALANCE DUE

0.00

TOTAL BALANCE DUE

72.72

LEGAL DESCRIPTION:

SPLIT/COMBINED ON 12/29/2017 FROM 02-0014-0014-08-0, 30-9425-0014-08-0;
 COM N 1/4 PST SEC 14 T6S R19W TH S89DEG40'41"W ON N LN 150.01' TO E R/W LN FIRST
 STREET TH S00DEG31'10"E ON SD LN 2389.51' TH N89DEG32'36"E 219.85' TH NELY 270.63'
 ON A 412.00' RAD CUR LT CHORD BEARS N70DEG43'31"E 265.79' TH N51DEG54'25"E 424.47'
 TO POB TH N38DEG05'35"W 303.33' TH N52DEG49'17"E 291.97' TO C/L HILLS RD TH
 S38DEG05'35"E ON SD C/L 298.67' TH S51DEG54'25"W 291.93' TO POB CONDITIONAL TRANSFER
 OF PROPERTY PURSUANT TO ACT 425 OF 1984 BETWEEN THE VILLAGE OF BARODA AND BARODA
 TOWNSHIP SEE 11-30-9425-0014-09-0 FOR BARODA VILLAGE NUMBER
 CONDITIONAL TRANSFER OF PROPERTY PURSUANT TO ACT 425 OF 1984 BETWEEN THE VILLAGE OF
 BARODA AND BARODA TOWNSHIP SEE 11-02-0014-0014-09-0 FOR BARODA TOWNSHIP NUMBER

PROPERTY #: 11-30-9425-0014-07-0 SCHOOL: 11030
 CLASS: 201 PRE/MBT %: 0.0000
 TAXABLE VAL: 16,821 SEV: 21,500

TAXPAYER: STARBUCK DANIEL L MORTGAGE CODE:
 9245 GAST RD
 BRIDGMAN MI 49106

PROP ADDRESS: HILLS RD

SUMMER TAX INFO

AD VALOREM TAX 632.00
 SP. ASSMENTS: 0.00
 ADMIN FEE: 6.32
 INTEREST: 25.28
 TOTAL: 663.60

WINTER TAX INFO

AD VALOREM TAX: 138.95
 SP. ASSMENTS: 0.00
 ADMIN FEE: 1.38
 INTEREST: 0.00
 TOTAL: 140.33

TOTAL PAID

DATE PAID

BALANCE DUE

663.60

TOTAL PAID

DATE PAID

BALANCE DUE

140.33

VILLAGE TAX INFO

AD VALOREM TAX 163.49
 SP. ASSMENTS: 0.00
 ADMIN FEE: 1.63
 INTEREST: 6.54
 TOTAL: 171.66

TOTAL PAID

DATE PAID

BALANCE DUE

171.66

TOTAL BALANCE DUE

975.59

LEGAL DESCRIPTION:

SPLIT/COMBINED ON 11/28/2016 FROM 02-0014-0014-05-0, 02-0014-0014-06-0, 30-9425-0014-05-0, 30-9425-0014-06-0;
 COM AT N1/4 COR SEC 14 T6S R19W TH S89DEG40'41"W TO E R/W LN FIRST ST TH
 S00DEG31'10"E ON R/W 2389.51' TH N89DEG32'36"E 200.00' TO POB TH N00DEG31'10"W
 269.87' TH N52DEG49'17"E 96.68' TH S38DEG05'35"E 310.15' TH SWLY 266.55' ON 412.00'
 RAD CUR RT CH DIST S71DEG00'32"W 261.93' TH S89DEG32'36"W 19.85' TO POB ALSO COM AT
 N 1/4 COR SD SEC 14 TH S89DEG40'41"W ON N LN SD SEC 150.01' TO E R/W LN OF FIRST ST
 TH S00DEG31'10"E ON SD E R/W LN 2389.51' TH N89DEG32'36"E 219.85' TH NELY 266.55' ON
 412.00' RAD CUR LT CH DIST N71DEG00'32"E 261.93' TO POB TH N38DEG05'35"W 310.15' TH
 N52DEG49'17"E 141.05' TH S38DEG05'35"E 307.92' TH S51DEG54'25"W 136.95' TH SWLY
 4.08' ON 412.00' RAD CUR RT CH DIST S52DEG11'26"W 4.08' TO POB

PROPERTY #: 11-30-9425-0014-11-0 SCHOOL: 11030
 CLASS: 202 PRE/MBT %: 0.0000
 TAXABLE VAL: 5,982 SEV: 6,500

TAXPAYER: CRAFT EFFECT INC
 PO BOX 219
 BARODA MI 49101
 MORTGAGE CODE:

PROP ADDRESS: HILLS RD

SUMMER TAX INFO

AD VALOREM TAX 224.75
 SP. ASSESSMENTS: 0.00
 ADMIN FEE: 2.24
 INTEREST: 0.00
 TOTAL: 226.99

TOTAL PAID 226.99
 DATE PAID 07/26/2021
 BALANCE DUE 0.00

VILLAGE TAX INFO

AD VALOREM TAX 58.14
 SP. ASSESSMENTS: 0.00
 ADMIN FEE: 0.58
 INTEREST: 0.00
 TOTAL: 58.72

TOTAL PAID 58.72
 DATE PAID 08/09/2021
 BALANCE DUE 0.00

WINTER TAX INFO

AD VALOREM TAX: 49.37
 SP. ASSESSMENTS: 0.00
 ADMIN FEE: 0.49
 INTEREST: 0.00
 TOTAL: 49.86

TOTAL PAID
 DATE PAID
 BALANCE DUE 49.86

49.86

TOTAL BALANCE DUE

LEGAL DESCRIPTION:

SPLIT/COMBINED ON 06/19/2018 FROM 02-0014-0014-10-0, 30-9425-0014-10-0;
 COM E 1/4 PST SEC 14 T6S R19W TH W ON E/W LN 2261.67' TH N00DEG13'01"E 299.47' TO
 POB TH N51DEG54'25"E ON SLY R/W LN MESNER DR 332.60' TH S38DEG05'35"E PAR C/L HILLS
 RD 261.94' TH N89DEG52'17"W 423.36' TO POB CONDITIONAL TRANSFER OF PROPERTY PURSUANT
 TO ACT 425 OF 1984 BETWEEN THE VILLAGE OF BARODA AND BARODA TOWNSHIP SEE 11-02-0014-
 0014-11-0 FOR BARODA TOWNSHIP NUMBER

PROPERTY #: 11-30-9425-0014-13-0
 CLASS: 302
 TAXABLE VAL: 15,818

SCHOOL: 11030
 PRE/MBT %: 0.0000
 SEV: 19,200

TAXPAYER: EBOELENS PROPERTIES LLC
 8489 HOLLYWOOD RD
 BERRIEN SPRINGS MI 49103

MORTGAGE CODE:

PROP ADDRESS: HILLS RD

SUMMER TAX INFO

AD VALOREM TAX 594.31
 SP. ASSMENTS: 0.00
 ADMIN FEE: 5.94
 INTEREST: 0.00
 TOTAL: 600.25

WINTER TAX INFO

AD VALOREM TAX: 130.64
 SP. ASSMENTS: 0.00
 ADMIN FEE: 1.30
 INTEREST: 0.00
 TOTAL: 131.94

TOTAL PAID 600.25
 DATE PAID 09/14/2021
 BALANCE DUE 0.00

TOTAL PAID
 DATE PAID
 BALANCE DUE 131.94

VILLAGE TAX INFO

AD VALOREM TAX 153.74
 SP. ASSMENTS: 0.00
 ADMIN FEE: 1.53
 INTEREST: 0.00
 TOTAL: 155.27

TOTAL PAID 155.27
 DATE PAID 09/14/2021
 BALANCE DUE 0.00

TOTAL BALANCE DUE

131.94

LEGAL DESCRIPTION:

SPLIT/COMBINED ON 06/19/2018 FROM 02-0014-0014-10-0, 30-9425-0014-10-0;
 COM CEN SEC 14 T6S R19W TH E 49.5' ON E/W LN TH N 260.63' TO N R/W LN MENSER DR TH
 N89DEG32'36"E 19.85' TH NELY 266.55' ON 412.00' RAD CUR LT CH DIST N71DEG00'32"E
 261.93' TH NELY 4.08' ON SD 412.00' RAD CUR LT CH DIST N52DEG11'26"E 4.08' TH
 N51DEG54'25"E 136.95' TO POB TH N38DEG05'35'W 307.92' TH N53DEG23'E (REC
 N52DEG49'17"E) 287.55' TH S38DEG05'35"E 303.33' TO SD N R/W LN MENSER DR TH
 S51DEG54'25"W 287.52' ON SD R/W LN TO POB CONDITIONAL TRANSFER OF PROPERTY PURSUANT
 TO ACT 425 OF 1984 BETWEEN THE VILLAGE OF BARODA AND BARODA TOWNSHIP SEE 11-02-0014-
 0014-13-0 FOR BARODA TOWNSHIP NUMBER

VILLAGE OF BARODA
INDUSTRIAL PARK
PRELIMINARY COST ESTIMATE

December 9, 2008

The following preliminary estimate is for constructing a commercial /industrial road in the Village of Baroda. The road will be constructed to Berrien County Road Commission standards. The estimate also includes 12" sand subbase, 8" aggregate base, 3 5/8" bituminous roadway with concrete curb and gutter, storm sewer, sanitary sewer, detention pond and water main. The water main will also include extending 8" water main along Hills Road and replacing existing 6" water main with 8" water main on First Street.

<u>Water Main Items</u>			
4,700	LFT	8" Water Main	@ \$32.00 \$150,400.00
10	EA	6" Hydrant Valve & Box	@ 1,500.00 15,000.00
5,000	LBS	Misc Water Main Fittings	@ 3.00 15,000.00
2	EA	Connect to Existing Water Main	@ 1,000.00 2,000.00
40	EA	Water Service Reconnection	@ 250.00 10,000.00
800	LFT	Water Service Pipe	@ 20.00 16,000.00
4	EA	Removal of Existing Hydrant and Box	@ 1,000.00 4,000.00
1	L.S.	Pavement Replacement	@ 30,000.00 30,000.00
1	L.S.	Misc Pavt Rem	@ 7,500.00 <u>7,500.00</u>

SUBTOTAL WATER MAIN ITEMS \$249,900.00

<u>Sanitary Sewer Items</u>			
1,600	LFT	8" Sanitary Sewer	@ \$40.00 \$64,000.00
8	EA	4' Dia Sanitary Manholes	@ 1,600.00 12,800.00
650	LFT	6" Sanitary Sewer Lead	@ 25.00 16,250.00
8	EA	8" x 6" Sanitary Sewer Wye	@ 150.00 1,200.00

SUBTOTAL SANITARY SEWER ITEMS \$94,250.00

<u>Roadway Items</u>			
1,700	LFT	Storm Sewer	@ \$35.00 \$59,500.00
6	EA	4' Dia Drain Structure	@ 1,200.00 7,200.00
12	EA	2' Dia Catch Basin	@ 900.00 10,800.00
1	L.S.	Detention Pond	@ 20,000.00 20,000.00
3,400	SYD	Class II Subgrade	@ 3.50 11,900.00
3,400	SYD	8" Aggregate Base	@ 4.00 13,600.00
775	TON	HMA, CALC	@ 70.00 54,250.00
580	TON	HMA, CATC	@ 80.00 46,400.00
18	STA	Machine Grading, Modified	@ 1,500.00 27,000.00
3,500	LFT	Concrete Curb and Gutter	@ 12.00 42,000.00
200	CYD	Subgrade Undercutting, Type II	@ 10.00 2,000.00
1	L.S.	Misc Restoration	@ 5,000.00 5,000.00
1	L.S.	Traffic Maintenance and Control	@ 5,000.00 <u>5,000.00</u>

SUBTOTAL ROADWAY ITEMS \$304,650.00

SUBTOTAL ESTIMATED CONSTRUCTION COST

Contingency (10% +/-)	\$648,800.00
Design Engineering	65,200.00
Construction Engineering	43,000.00
	<u>46,000.00</u>

TOTAL ESTIMATED PROJECT COST \$803,000.00

Village of Baroda
Industrial Park Project

The following bills and invoices relating to the industrial park project have been approved for payment by the Village of Baroda:

Kalin Construction (Water)	\$ <u>2,250.00</u>
Kalin Construction (Road)	\$ <u>260,337.51</u>
Kalin Construction (Sewer)	\$ _____
Wightman – Basic Services (Water)	\$ _____
Wightman – RPR (Water)	\$ <u>1,200.00</u>
Wightman – Basic Services (Road)	\$ <u>2,000.00</u>
Wightman – RPR (Road)	\$ <u>2,870.44</u>
Wightman – Basic Services (Sewer)	\$ <u>4,125.00</u> (Village funds)
Wightman – RPR (Sewer)	\$ _____
Dave Peterson – Water	\$ _____
Dave Peterson – Road	\$ _____
Miller Canfield – Water	\$ _____
Miller Canfield – Road	\$ _____
Administration	\$ _____
Utility Allowance Cable	\$ _____
Utility Allowance Electric	\$ _____
Utility Allowance Gas	\$ _____
Contingency	\$ _____
	Wightman Add'l Services, Reimbursables

Attach copies of appropriate bills or invoices.

The Village of Baroda certifies that the above summary of bills and invoices were reviewed and approved for payment. They are directly related to the approved project.

By: _____

Date: _____