Lenawee County Planning Commission

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

MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:
Kade Peck
R2PC Planner
(517) 768-6708
kpeck@mijackson.org

DATE: November 19, 2026

TIME: 6:00 p.m.

PLACE: Lenawee Room |Human Services Bldg.
1040 S. Winter Street
Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment ***[3-MINUTE LIMIT]***
3. Approval of Agenda ***[ACTION]***
4. Meeting Minutes
   Approval of the Minutes of the September 17, 2026, Meeting ***[ACTION)*** ……3
5. Request(s) for Review, Comment, and Recommendation
   a. **Consideration of Township Zoning Amendment(s)** –
      (1) #CZ26-13 – Woodstock Township ***[ACTION]*** ……5
   b. **Consideration of PA 116 Farmland Agreement(s)** –
      (2) #FA26-14 – Franklin Charter Township ***[ACTION]*** ……18
      (3) #FA26-15 – Medina Township ***[ACTION]*** ……35
   c. **Consideration of Master Plan(s)** — None
6. Other Business
   a. Old Business — None
   b. New Business — None
7. Public Comment ***[2 MINUTE LIMIT]***
8. Commissioner Comment
9. Adjournment

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MEETING MINUTES

Thursday, September 17, 2026
Lenawee Room ● Lenawee County Human Services Building ● Adrian, Michigan

Members Present: Mr. Keith Dersham; Mr. Bruce Nickel; Mr. Dale Witt; Mrs. Beth Blanco, Lenawee County Commission.

Members Absent: Ms. Rebecca Liedel, LCPC Chair; Mr. Ralph Tillotson, Lenawee County Commission; Mrs. Carrie Dillon; Mr. Terry Collins, Lenawee County Commission.

Others Present: Mr. Brett Gatz, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Comm. Dersham called the meeting to order at 6:04 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment —** None.

Item 3 **Approval of Agenda.** Staff submitted the agenda for approval.

A motion was made by Comm. Blanco, and seconded by Comm. Witt, to approve the September 17, 2026, meeting agenda. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the August 20, 2026 meeting minutes for approval. A motion was made by Comm. Nickel and seconded by Comm. Blanco, to approve the August 20, 2026, meeting minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — None

b. **Consideration of PA 116 Farmland Agreements(s)**

(1) **#FA26-13 | Raisin Charter Township.** Commissioners reviewed a PA 116 Farmland Agreement from Raisin Charter Township. The subject property was approximately 38.5 acres, all of which is being applied for the program. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Blanco, to concur with the staff advisement to recommend approval of the PA116 to the Raisin Charter Township Clerk (see the staff report). *The motion passed unanimously with Comm. Witt abstaining.*

c. **Consideration of Master Plan(s) —** None.

Item 6 **Other Business**

a. **Old Business —** None.

b. **New Business —** None.

Item 7 **Public Comment —** None.

Item 8 **Commissioner Comment —** None.

Item 9 **Adjournment**. The meeting was adjourned at 6:17 p.m.

Respectfully submitted,

Brett Gatz, Recording Secretary

Lenawee County Planning Commission

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

Coordinated Zoning Report | #CZ26-13

To: Lenawee County Planning Commissioners

From: Kade Peck

Date: November 19, 2026

Proposal: **The rezoning of part 6387 Devils Lake Hwy from C-1 (Local Commercial District) to C-3 (Highway Service Commercial District).**

Request

The subject property is proposed to have .025 acres of the .9 total acres and be rezoned from C-1 to C-3.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed rezoning is to allow for the office to sell cars.

Location and Size of the Property

The subject property (WD0-555-0020-00) is located south of US Highway 223 and east of Devils Lake Highway. It is located in section 27 of Woodstock Township.

Land Use and Zoning

- **Current Land Use –** The current land use of the property is commercial. No zoning sheet to indicate land use, but zoning and satalite imagery indicate mostly commercial surrounding the property.
- Woodstock Master plan, the property is in a 'Commercial' zone.
- **Current Zoning –** The subject parcel is currently zoned 'Local Commercial District (C-1)'. The zoning map indicates Local Commercial District to the west, south, and east. 'Highway Commercial District (C-3)' is located to the north of the parcel.

Public Facilities and Environmental Constraints

- **Public Road/Street Access –** The subject property is accessible through US-223.
- **Public Water and Sewer –** Not indicated on sheet.
- **Environmental Constraints –** There are no known environmental constraints for the site.

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission approved the rezoning at their October meeting.

LCPC Staff Analysis and Advisement –

There is several 'Highway Commercial (C-3)' zoning located near the parcel as well as it fitting into the future land use plan for Woodstock Township. Staff advises the Lenawee County Planning Commission to recommend ***APPROVAL*** of the proposed rezoning to 'Highway Commercial District (C-3)' to the Woodstock Township Board.

Recommended Actions:

(1) Recommend ***APPROVAL***
(2) Recommend ***DISAPPROVAL***
(3) Recommend ***APPROVAL WITH COMMENTS/MODIFICATIONS***
(4) Take ***NO ACTION***

Attachment(s):

- Background information provided by Township and LCPC staff.

Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220

Planning Commission, Public Hearing

Date *Posted* 9/8/2026

Woodstock Township Planning Commission will hold **a Public Hearing** on **Thursday, October 22, 2026**, at 5:00pm, at 6486 Devils Lake Hwy.

The Hearing will have 3 Agenda items:

1) Zoning change request from C-1 to C-3, for 6387 US 223, WD0-555-0020-00, for the purpose of selling vehicles.
2) Conditional Use Permit for Airb&b at 14012 US Hwy 12, WD0-111-2900-00 (Rock Solid School House and separate Rec Building).
3) Regular Quarterly Meeting

John Nicholl- PC Chair
Copies of documents are available for review at 6486 Devils Lake Hwy.

Any written comments relating to these meetings can be forwarded to:

Woodstock Township
Attn. Planning Commission
6486 Devils Lake Hwy
Addison, MI 49220

Or emailed to
woodstocktownshipzoning@gmail.com

Matthew SeGraves,
Zoning/Ordinance Administrator

Woodstock Township
Application for Zoning Changes
Planning Commission Recommendation/Township Board Approval

RECEIVED
AUG 06 2026
Woodstock Township

Applicant 1800 MOTORS LLC (MIKE MOSTAFA)
Address 2306 TIMBER TRL
City,State,Zip BROOKLYN MI 49230
Contact No. 517-605-2666
Email MEDO MOSTAFA9543@GMAIL.COM
Parcel Number/Tax ID- WDO-555-0020-00

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)
Name: TANDA REAL-ESTATE
Address 6387 US223
City,State,Zip ADDISON, MI 49220
Contact No. 856-982-6616

If you are not the property owner what is your relationship?

- ☐ Builder
- ☐ Have option to purchase
- ☐ Agent/other LESSEE

Requested Zoning Classification

REQUEST FOR ZONING CLASSIFICATION TO C-3

Property Information

Proposed Land Use/Building OFFICE FOR SELLING CARS 4-5 Cars @ at a time
Present Zoning C-1
Parcel Size/Dimensions .025
Property Description COMMERCIAL
Size of Building, Structure, Addition N/A
Percentage of Lot Covered N/A
Central Sewer Available YES

Parcel Number/Tax ID WDO-555-0020-00

Review considerations. The planning commission and township board shall, at minimum, consider the following before taking action on any proposed amendment:

1. Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?

2. Is the proposed amendment consistent with the comprehensive plan of the township?

3. Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?

4. Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?

5. Will the amendment result in unlawful exclusionary zoning?

6. Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?

7. If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?

8. If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?

9. If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?

10. If a rezoning is requested, what is the impact on the township infrastructure?

The planning commission and the township board shall make a determination of whether public facilities are readily available and whether the potential impact of the rezoning would adversely impact the level of service standards of any public facility.

Parcel Number/Tax ID _____-_____-_____-___

Zoning Change

❑ **Recommend Approval**

Notes/Issues_____

_____

❑ **Recommend Disapproval**

Notes/Issues_____

_____

Date_____

Planning Commission Chair_____

Notice of Public Hearing

- Posting/Published Date_____
- Publishing Media_____
- Hearing Date_____

Lenawee County Planning Commission Recommendation

☐ **Approval**

☐ **Disapproval**

Determination by Township Board

❑ **Approval**

❑ **Disapproval**

Date _____

Township Supervisor_____

Date_____

Township Clerk_____

Distribution copies

- Applicant
- Township Clerk
- Zoning Department
- Assessing Department
- file

Parcel Number/Tax ID ___-___-___-___

1800 MOTORS LLC 04-24
2722 N WESTERN AVE 32 773-619-3100
CHICAGO, IL 60647

34433
71-1/863

DATE 8/6/26

PAY TO THE ORDER OF WOODSTOCK TOWNSHIP $ 505—

[illegible] DOLLARS

Security Features Details on Back

OLD NATIONAL BANK
oldnational.com

FOR ZONING CHANGE

MP

⑈034433⑈ ⑆086300012⑆ 011847509 3⑈

TO WHOM IT MAY CONCERN.

I TARLOK SINGH APPROVE 1800 MOTORS LLC. TO APPLY FOR CLASSIFICATION CHANGE FROM C-1 TO C-3

RECEIVED
AUG 05 2026
Woodstock Township

Fahey Schultz Burzych Rhodes
EXPERT COUNSEL REAL SOLUTIONS

Mort Code

Bill # 01983

Pay this tax to:

Woodstock Township
HEIDI PERRY, TREASURER
6486 DEVILS LAKE HWY
ADDISON, MI 49220

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 09/15/2026

After 09/15/2026 additional interest and fees apply

2026 Summer Tax for Prop #: 46-WD0-555-0020-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 6387 W US-223

To: SINGH, TARLOK
1259 SCOTT RIDGE DR
ADRIAN MI 49221

Make Check Payable To: Woodstock Township

TOTAL AMOUNT DUE: **451.44**

Please detach along perforation. Keep the bottom portion.

WOODSTOCK TOWNSHIP 2026 Summer

Bill #: 01983

MESSAGE TO TAXPAYER

TREASURER OFFICE HOURS:
MONDAY & FRIDAY 9:00AM -1:00PM
WEDNESDAY- 8:30AM-1:00PM
NOTE: AN OUTDOOR DROP BOX IS AVAILABLE FOR PAYMENTS.

WE ACCEPT CASH, CHECK, & CC PAYMENTS. CONVENIENCE FEE OF 2.8% + $0.50 ADDED FOR CC PAYMENTS.

SUMMER TAX BILLS ARE DUE ON SEPTEMBER 15, 2026.
AFTER SEPTEMBER 15TH, INTEREST OF 1% PER MONTH WILL BE ADDED.

IF YOU WOULD LIKE A RECEIPT FOR YOUR PAYMENT, YOU MUST ENCLOSE A SELF- ADDRESSED STAMPED ENVELOPE.

PROPERTY INFORMATION

Property Assessed To:
SINGH, TARLOK
1259 SCOTT RIDGE DR
ADRIAN, MI 49221

ADDISON COMMUNITY S

Prop #: 46-WD0-555-0020-00 School: 46020

Prop Addr: 6387 W US-223

Legal Description:
LOT 2 DEVILS LAKE

As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information please call the County Treasurer (517) 264-4554.

OPERATING FISCAL YEARS

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

County:	JAN 1 - DEC 31
Twn/Cty:	APRIL 1 - MARCH 31
School:	JULY 1 - JUNE 30
State:	OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is due by: 09/15/2026

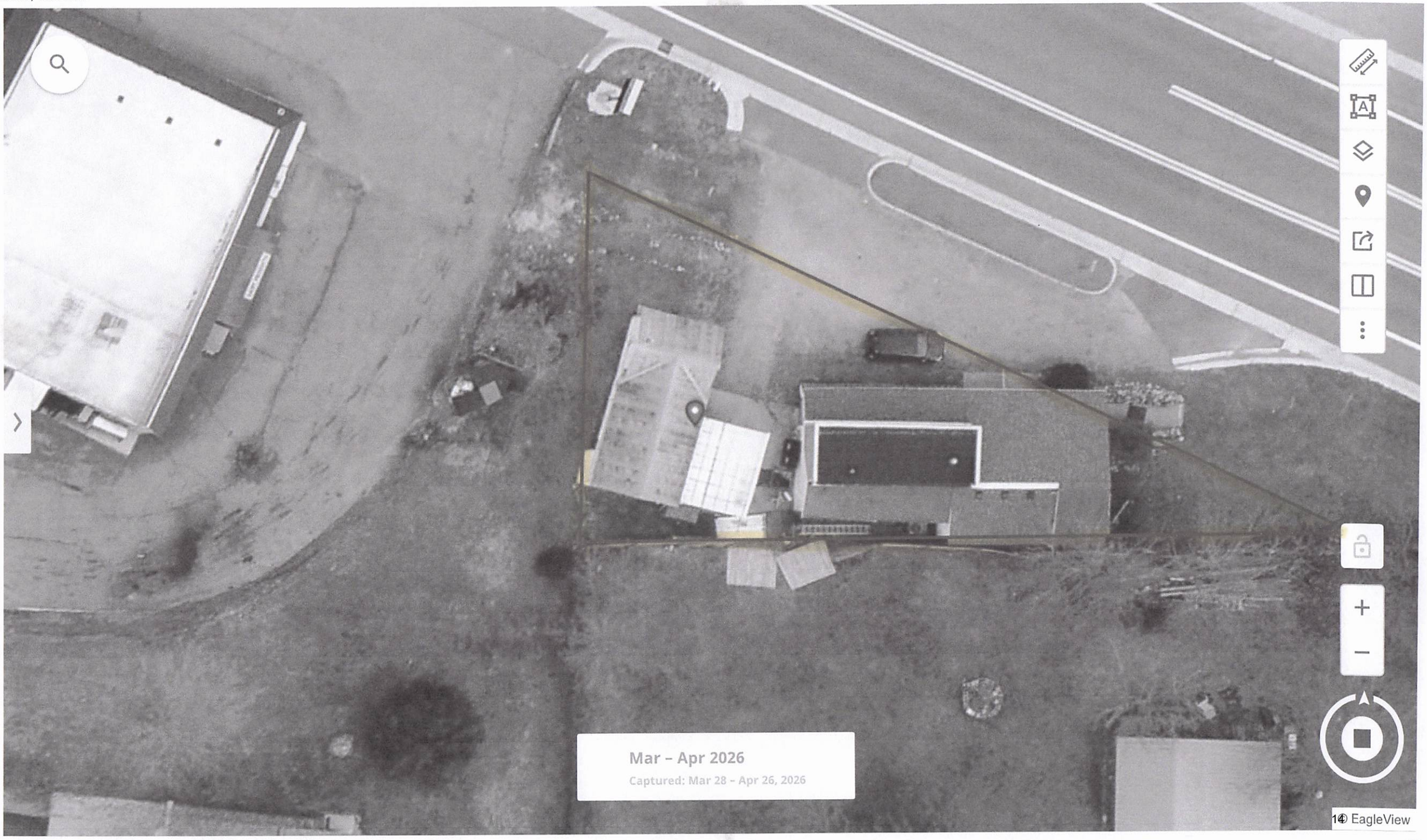
Pay by mail to: Woodstock Township
6486 DEVILS LAKE HWY
ADDISON, MI 49220

TAX DETAIL

Taxable Value:	39,600	COMMERCIAL-IMPROVE
State Equalized Value:	39,600	Class: 201
Homestead %:	0.0000	
		Mort Code:

Taxes are based upon Taxable Value.
1 mill equals $1.00 per $1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	237.60
COUNTY OPER	5.40000	213.84
Total Tax	11.40000	451.44
Administration Fee		0.00
TOTAL AMOUNT DUE		451.44

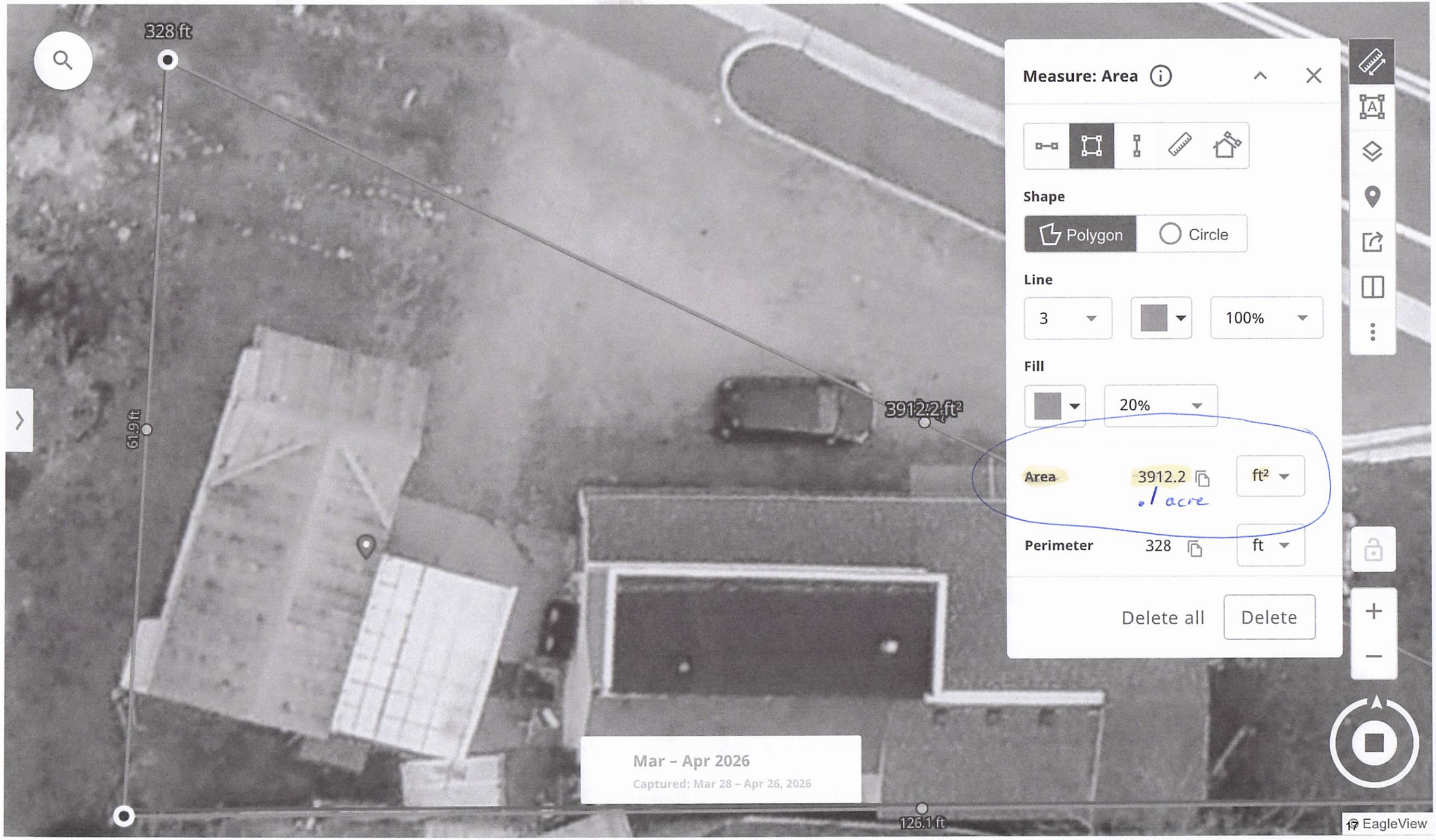

Mar – Apr 2026
Captured: Mar 28 – Apr 26, 2026
EagleView


30'
Car(s) Area
45' x 14'
Customer
Parking
36'
46'
28'
12' x 12'
12'
18'
Mar – Apr 2026

© EagleView



© EagleView


328 ft
61.9 ft
3912.2 ft²
126.1 ft
Measure: Area
Shape
Polygon
Circle
Line
3
100%
Fill
20%
Area
3912.2
ft²
.1 acre
Perimeter
328
ft
Delete all
Delete
Mar – Apr 2026
Captured: Mar 28 – Apr 26, 2026
EagleView

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PA 116 FARMLAND AGREEMENT | FA #26-14

Applicant(s): Ries Farms LLC (Larry Ries)

8460 Wisner Highway
Tipton, MI 49287

Date: November 19th, 2026

Local Government: Franklin Township

Purpose: **Enrollment application**

Location: The subject property is ID #FR0-135-3900-00. The parcel is located north of Robbins Road in section 35 of the township.

Description: The subject property has a area of approximately 74.10 acres, all of which is being applied for the program. 60.54 acres are cultivated for cash crop and 13.56 acres are classified as "other acres." According to the applicant there are no buildings on the property.

Term: 15 years.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' uses.

Staff Comments: None.

Staff Advisement: Due to no residential buildings existing on the parcel and the term duration being a reasonable length, Region 2 staff advises the Lenawee County Planning Commission to recommend ***APPROVAL*** of the PA 116 application to the Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

FRANKLIN TOWNSHIP
3922 Monroe Road
P.O. Box 101
Tipton, Michigan 49287
Phone (517) 431-2320
Fax (517) 431-2720
www.franklintownship.net

RECEIVED
OCT. 14 REC'D
By

September 22, 2026

Lenawee Co. Planning Commission
Attn: Kade Peck, Planner (Region 2)
120 W. Michigan Ave., 9th Floor
Jackson, MI 49201

Re: Ries Farms LLC – P.A. 116 Application

Dear County Planning Commission,

Please find enclosed a Farmland and Open Space Preservation Program (P.A. 116) application from Ries Farms LLC (Larry Ries) that has been received by Franklin Township, and is now being forwarded for the Commission's review. The application is for #FR0-135-3900-00 located at 2020 Robbins Road. Please respond within 30 days to: Franklin Township Clerk, PO Box 101, Tipton, MI 49287 OR email: sue@franklintownship.net

*Please note that the next Franklin Board Meeting is scheduled for October 13th. Feel free to contact me with any questions at 431-2320 or email sue@franklintownship.net

Sincerely,

Sue Whitehead

Sue Whitehead, Clerk
Franklin Township

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

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

OFFICIAL USE ONLY
Local Governing Body
Date received: 9-21-2026
Application #: _____

I. Personal Information

1. Name(s) of applicant
Ries Larry N
Last First Initial
(If more than two, see #18) _____
Last First Initial

2. Entity name: Ries Farms, LLC

3. Mailing address: 9460 Wisner Hwy
l-ries@hotmail.com Tipton MI 49287-9504
Street City State Zip Code

4. Phone number: (517) 403-5706

5. Alternative telephone number (cell, work, etc.): (___) ___-___

6. Email address: l_ries@hotmail.com

II. Property Location (can be taken from the deed/land contract)

7. County: Lenawee

8. Township, city, or village: Franklin Township

9. Section #: 35 Town #: _____
Range #: T.5S.-R3E Parcel # (Tax ID): FT0-135-3900-00

III. Legal Information

✓10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 08/01/2025

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

✓12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above? ○ Yes ◉ No

If "Yes," please explain circumstances:

_____

_____

14. Does the applicant own the mineral rights? ◉ Yes ○ No ○ Unknown

If owned by the applicant, are the mineral rights leased? ○ Yes ◉ No

Indicate who owns or is leasing rights if other than the applicant:

_____

Name the type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ○ Yes ○ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

_____

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ○ Yes ◉ No ○ Unknown

If "Yes," indicate the type of encumbrance and grantee:

_____

17. Is land being purchased under land contract? ○ Yes ◉ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

_____
Printed Name of Land Contract Vendor (Seller)

_____ _____
Signature of Land Contract Vendor (Seller) Date

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 6

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- ○ 2 or more persons have a joint or common interest in the land
- ○ Corporation
- ◉ Limited Liability Company
- ○ Partnership
- ○ Estate
- ○ Trust
- ○ Association

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

Name: Larry N. Rice Title: MGR

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY REQUIREMENTS BEGIN ON PAGE 7

LAND ELIGIBILITY

IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).

This application is for

- (●) 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ( ) 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- ( ) A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

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

b. Total number of acres on this farm: 74.10

c. Total number of acres to be enrolled (if different than above): _____

d. Acreage in cultivation: 60.54

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.): 13.56

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

Total: 0

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): House + 2 barns all on 2.19 Acres Not in Prod

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of $200.00 per year or more per acre of cleared and tillable land.

» Supporting documentation is necessary to validate the income requirements.

» Complete and sign the income certification page included with this application form.

LAND ELIGIBILITY REQUIREMENTS CONTINUE ON PAGE 8

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. Complete the income certification page attached to this application.

    NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 15 years

LANDOWNER SIGNATURE REQUIRED ON PAGE 9

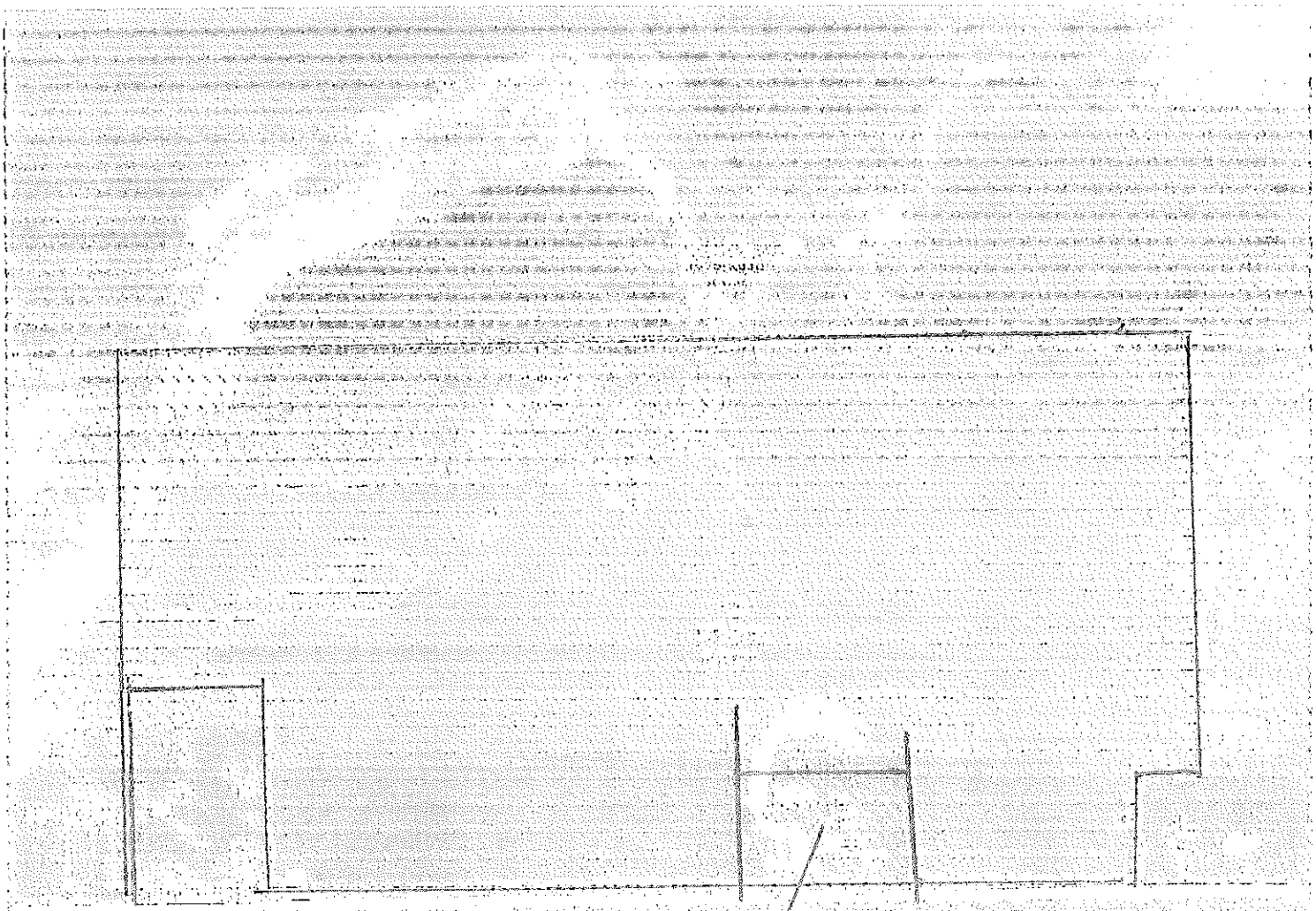
V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
    a. Other conservation easements that would prevent agricultural use on the property.
    b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Larry N Ries	MGL.
Printed Name of Applicant	Title
Larry N. Ries	9/16/2026
Signature of Applicant (Corporate Name, If Applicable)	Date
Printed Name of Co-owner, If Applicable	Title
Signature of Co-owner, If Applicable (Signature of Corporate Officer)	Date

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

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 10


Housed Buildings
2.19 Acres
Out For Pile

682

OFFICIAL TAX STATEMENT

Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below.

Property Addr: 2020 ROBBINS RD

682

*********AUTO**5-DIGIT 49267 T3 P1 ###
RIES FARMS LLC
8460 WISNER HWY
TIPTON, MI 49287-9531

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2026 THRU SEPT 14, 2026
After 9/14/2026, additional interest and fees apply

2026 Summer Tax for Prop #: FR0-135-3900-00

Tax for Prop#: FR0-135-3900-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 2,053.33

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP 2026 Summer Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2026. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2026 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.
POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
RIES FARMS LLC

8460 WISNER HWY
TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FR0-135-3900-00

Prop Addr: 2020 ROBBINS RD

Legal Description:
SE 1/4 OF SW 1/4 EXCEPT PAR COMM AT A PT 16 FT E OF SW COR OF SE 1/4 OF SW 1/4 RUNN TH N 528 FT E 330 FT S 528 FT TO CTR OF HWY TH W 330 FT TO POB CONT 4 ACRES ALSO SW-1/4 OF SE-1/4 EX 1 ACRE IN SE COR BEING 10 RDS E & W BY 16 RDS N & S SEC 35

OPERATING FISCAL YEARS

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

County:	JAN 1 - DEC 31
Twn/Cty:	JULY 1 - JUNE 30
School:	JULY 1 - JUNE 30
State:	OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is payable 7/01/2026 thru 9/14/2026

Pay by mail to: FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287

TAX DETAIL

Taxable Value:	84,606
State Equalized Value:	291,100
Assessed Value:	291,100
P.R.E. %:	68.0000

Class: 101

Taxes are based upon Taxable Value.
1 mill equals $1.00 per $1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	507.63
COUNTY OPER	5.40000	456.87
LENAWEE INT SCH	3.62340	306.56
SCHOOL DEBT	1.75000	148.06
SCH SINKING FND	1.73610	146.88
SCHOOL OPER	18.00000	487.33

Total Tax	2,053.33
Administration Fee	0.00
TOTAL AMOUNT DUE	**2,053.33**

Parcel Number: FR0-135-3900-00 Jurisdiction: FRANKLIN TOWNSHIP County: LENAWEE Printed on 09/14/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIES FARMS LLC	MI DEPT OF TREASURY	0	08/08/2025	AFF	13-GOVERNMENT	2688-502	DEED	0.0
JOHNSTON, HARLEN, ESTATE	RIES FARMS LLC	650,000	08/01/2025	WD	03-ARM'S LENGTH	2688-501	DEED	0.0
JOHNSTON, HARLEN H, DEC'D		0	11/01/2024	OTH	07-DEATH CERTIFICATE	2688-492	DEED	0.0
JOHNSTON, MARY E, DEC'D		0	02/25/1996	OTH	07-DEATH CERTIFICATE	2688-493	DEED	0.0

Property Address
2020 ROBBINS RD

Owner's Name/Address
RIES FARMS LLC
8460 WISNER HWY
TIPTON MI 49287

Class: AGRICULTURAL-IMPRO Zoning:
School: TECUMSEH PUBLIC SCHOOLS
P.R.E. 68% 10/27/2025 Qual. Ag.
:
2027 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RURAL RESIDENTIAL			1.000 Acres		17,350	100		17,350
AG ACREAGE TILLABLE 40-80A		61.20 Acres			5400	100	TILLABLE (FR)	330,480
AG ACREAGE NON-TILLABLE		11.14 Acres			3600	100	WOODS/POND	40,104
AG ACREAGE ROW		1.66 Acres			0	100	ROW	0
		75.00 Total Acres					Total Est. Land Value =	387,934

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.35	144	44	1,669
Total Estimated Land Improvements True Cash Value =				1,669

Tax Description
SE 1/4 OF SW 1/4 EXCEPT PAR COMM AT A PT 16 FT E OF SW COR OF SE 1/4 OF SW 1/4 RUNN TH N 528 FT E 330 FT S 528 FT TO CTR OF HWY TH W 330 FT TO POB CONT 4 ACRES ALSO SW-1/4 OF SE-1/4 EX 1 ACRE IN SE COR BEING 10 RDS E & W BY 16 RDS N & S SEC 35

Comments/Influences



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2027	Tentative	Tentative	Tentative			Tentative
2026	194,000	97,100	291,100			84,606C
2025	190,900	80,700	271,600			82,382C
2024	187,100	79,200	266,300			79,905C

Who	When	What
MG	10/29/2018	DATA ENTER
BG	05/22/2018	INSPECTED
000	01/01/2000	INSPECTED

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Lenawee, Michigan

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

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style:
SINGLE STORY

Yr Built	Remodeled
1800	1960

Condition: Average

Room List
1 Basement
7 1st Floor
2nd Floor
4 Bedrooms

(1) Exterior
Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many	Large
Avg.	Avg.
Few	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

X Asphalt Shingle

Chimney:

(3) Roof (cont.)
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall	Plaster
Paneled	Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors:	Solid	H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation
Basement: 0 S.F.
Crawl: 1695 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas	Oil	Elec.
	Wood	Coal	Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 1,952
Total Base New : 253,523 E.C.F.
Total Depr Cost: 147,043 X 1.235
Estimated T.C.V: 181,598

(16) Porches/Decks

Area	Type
24	CPP
20	CPP

(17) Garage
Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family SINGLE STORY Cls CD Blt 1800
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1695 SF Floor Area = 1952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,182		
1.5 Story	Siding	Crawl Space	513		
			Total:	229,171	132,919

Other Additions/Adjustments

Plumbing			
2 Fixture Bath	1	2,701	1,567
Water/Sewer			
1000 Gal Septic	1	4,733	2,745
Water Well, 200 Feet	1	10,714	6,214
Fireplaces			
Interior 1 Story	1	4,975	2,885
Porches			
CPP	24	670	389
CPP	20	559	324
	Totals:	253,523	147,043

Notes:
ECF (AGRICULTURAL ECF) 1.235 => TCV: 181,598

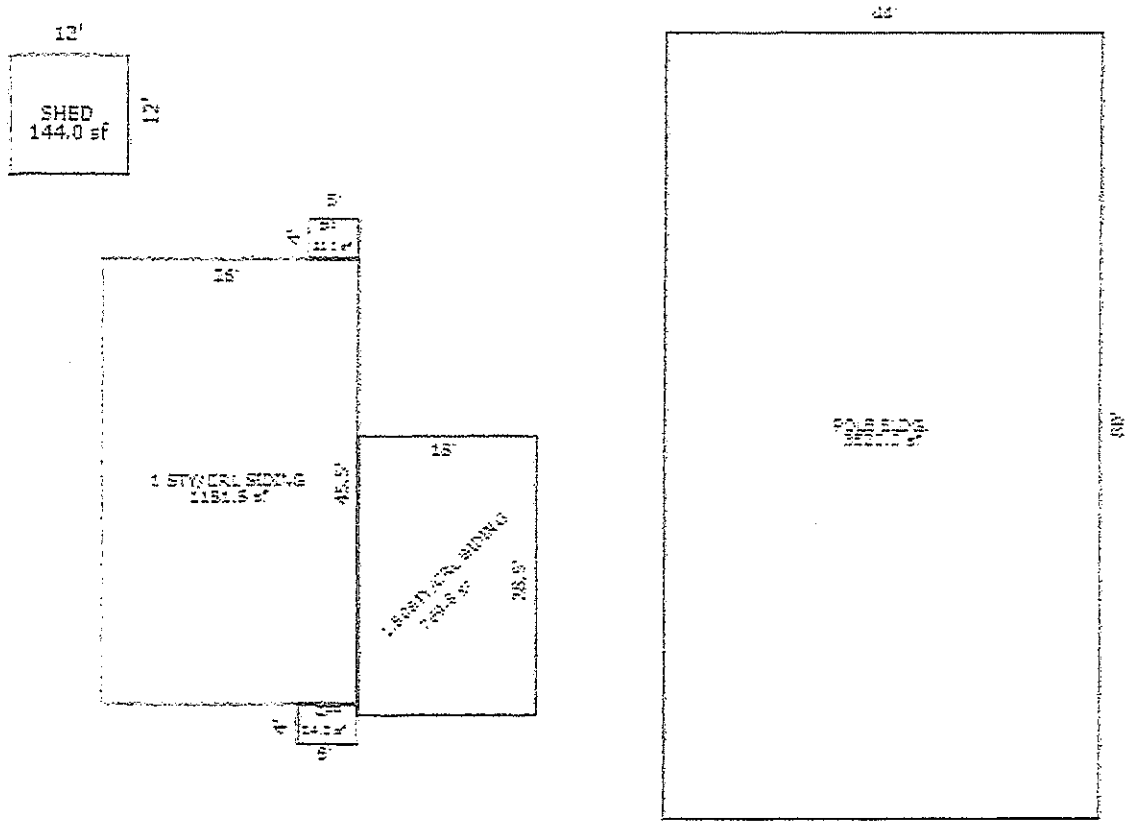
29

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

Building Type	Barn - General Purpose				
Year Built	1965				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 248				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	(L or Odd Shaped) 2464				
Cost New	$ 68,228				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	$ 13,646				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.235				
% Good	20				
Est. True Cash Value	$ 16,852				
Comments:					

Total Estimated True Cash Value of Agricultural Improvements / This Card: 16852 / All Cards: 16852

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



FIELD INSPECTED 5/22/2018 BG
SKETCHED 10/29/2018 MG

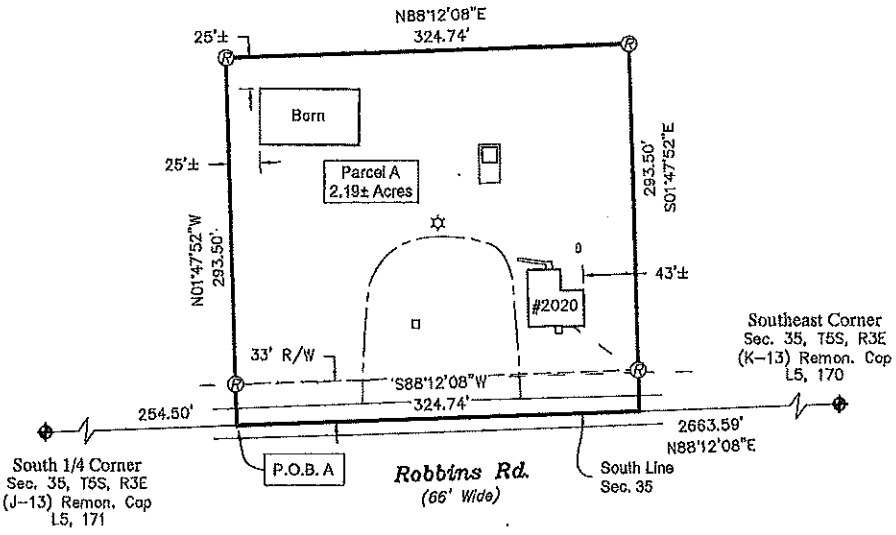
Certificate of Survey

Part of the SE 1/4 of
Sec. 35, T5S, R3E
Franklin Twp., Lenawee County, MI
Part of Parcel #FRO-135-3900-00

Certified To:
Larry N. Ries

Scale
1" = 100'
0 100'

Basis of Bearings
State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 18US



Legend

- ---- Section Corner
- -- Found Iron
- Ⓡ -- Set Rebar W/ Cap "DEE 29245"
- (R) -- Record
- (M) -- Measured

Parcel A - Description as Surveyed:

A parcel of land in the Southeast 1/4 of Section 35, Town 5 South, Range 3 East, Franklin Township, Lenawee County, Michigan, more particularly described as:

Commencing at the South 1/4 Corner of said Section 35, thence N88°12'08"E along the South Line of said section, 254.50 feet to the Point of Beginning of this description; thence N01°47'52"W 293.50 feet; thence N88°12'08"E 324.74 feet; thence S01°47'52"E 293.50 feet to said South Line; thence S88°12'08"W 324.74 feet to the Point of Beginning. Containing 2.19 acres, more or less.

Subject to the rights of the public to Robbins Road. Also to all easements and restrictions, if any.

STATE OF MICHIGAN
David Edwin Erickson
License No. 4001029245
LICENSED PROFESSIONAL SURVEYOR

JOB # :	2025.5557
DRAWN :	RST
DATE :	10-4-25
SCALE :	1" = 100'
PAGE :	1 OF 1

SHERIDAN SURVEYING CO.
910 Fifth Street Michigan Center, MI 49254
517-764-0440 sheridansurveying.com

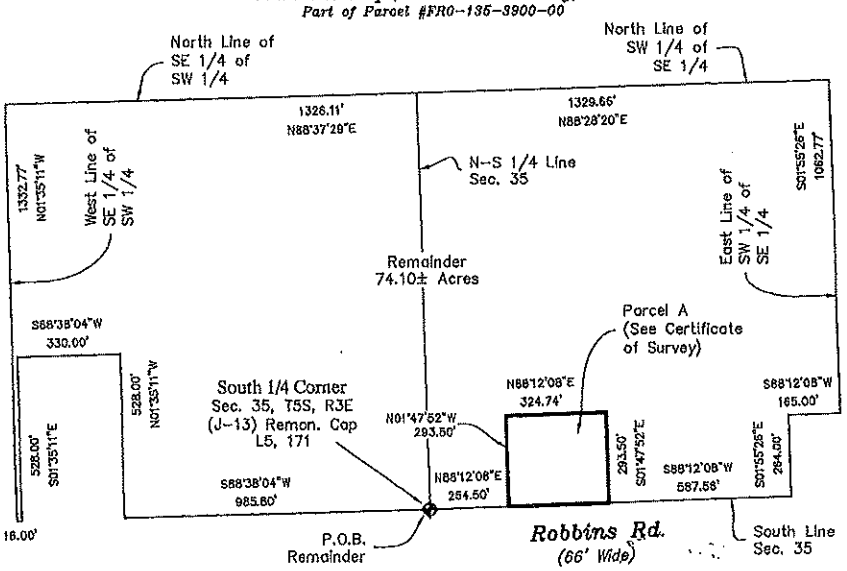
PROFESSIONAL SURVEYOR #29245

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 9-26-25 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED. SEE LCRC FOR WITNESSES.

Remainder Description

For:
Lorry N. Ries

Part of the S 1/2 of
Sec. 35, T5S, R3E
Franklin Twp., Lenawee County, MI
Part of Parcel #FR0-136-3900-00



Scale
1" = 400'
0 400'

Basis of Bearings
State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 18US

N
W E
S

STATE OF MICHIGAN
David Edwin Erickson
License No. 4001029245
LICENSED PROFESSIONAL SURVEYOR

PROFESSIONAL SURVEYOR #29245

Remainder Description (Part of Liber 2688, Page 501):

A parcel of land in the South 1/2 of Section 35, Town 5 South, Range 3 East, Franklin Township, Lenawee County, Michigan, more particularly described as:

The Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Town 5 South, Range 3 East; EXCEPTING land described as the East 10 rods of the South 16 rods of the Southwest 1/4 of the Southeast 1/4 of Section 35; ALSO EXCEPTING all that part of the Southeast 1/4 of the Southwest 1/4 of Section 35, Town 5 South, Range 3 East, described as commencing on the centerline of highway at appoint located 181.0 feet East from the Southwest corner of the Southeast 14 of the Southwest 1/4 of Section 35 aforesaid; and running thence North, parallel with the West line of the said Southeast 1/4 of the Southwest 1/4 of Section 35, 528.0 feet; thence East parallel with center line of the highway, 165.0 feet; thence South, parallel with first course 528.0 feet to center of highway; thence West, along centerline of highway, 165.0 feet to place of beginning; ALSO EXCEPTING, all that part of the Southeast 1/4 of the Southwest 1/4 of section 35, Towns 5 South, Range 3 East, described as commencing on the centerline of highway at a point located 16 East from the Southwest corner of the Southeast 1/4 pf the Southwest 1/4 of said Section 35 for a place of beginning; running thence North, parallel with the West line of the said Southeast 1/4 of the Southwest 1/4 of Section 35, 528 feet; thence East parallel with centerline of the highway, 165 feet; thence South, parallel with first course 528 feet to center of highway; thence West, along centerline of highway, 165 feet to place of beginning; ALSO EXCEPT Commencing at the South 1/4 Corner of said Section 35, thence N88°12'08"E along the South Line of said section, 254.50 feet to the Point of Beginning of this description; thence N01°47'52"W 293.50 feet; thence N88°12'08"E 324.74 feet; thence S01°47'52"E 293.50 feet to said South Line; thence S88°12'08"W 324.74 feet to the Point of Beginning. Containing 74.10 acres, more or less.

Subject to the rights of the public to Robbins Road. Also to all easements and restrictions, if any.

JOB # :	2025.5557R
DRAWN :	RST
DATE :	10-4-25
SCALE :	1" = 400'
PAGE :	1 OF 1

SHERIDAN SURVEYING CO.
910 Fifth Street
Michigan Center, MI 49254
517-764-0440
sheridansurveying.com

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1260

08-08-2025

Erin VanDyke AS
ERIN VANDYKE

LIBER 2688 PAGE 0501 1 of 2
STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 08/08/2025 01:12:26 PM D.WA
Received 08/08/2025 12:19:43 PM
Carolyn S. Bater, REGISTER OF DEEDS $30.00

LENAWEE COUNTY
AUGUST 08, 2025
RECEIPT # 1135317

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

$715.00- CO
$4,875.00- ST
Stamp # 46915

WARRANTY DEED

THIS INDENTURE, Made this 1 day of August, 2025, between KATHLEEN M. McNEIL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HARLEN JOHNSTON, deceased, as Grantor, residing at 3330 Sharp Rd., Adrian, MI 49221 and RIES FARMS, LLC, a Michigan Limited Liability Company, as Grantee, with offices at 8460 Wisner Hwy., Tipton, MI 49287.

WITNESSETH, that the Grantor, in consideration of the sum of Six Hundred Fifty Thousand ($650,,000.00) Dollars, receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT to Grantee the following described land situate in the Township of Franklin, County of Lenawee, State of Michigan, described as:

The Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Town 5 South, Range 3 East; EXCEPTING land described as the East 10 rods of the South 16 rods of the Southwest 1/4 of the Southeast 1/4 of Section 35; ALSO EXCEPTING all that part of the Southeast 1/4 of the Southwest 1/4 of Section 35, Town 5 South, Range 3 East, described as commencing on the centerline of highway at a point located 181.0 feet East from the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 35 aforesaid; and running thence North, parallel with the West line of the said Southeast 1/4 of the Southwest 1/4 of Section 35, 528.0 feet; thence East, parallel with center line of the highway, 165.0 feet; thence South, parallel with first course, 528.0 feet to center of highway; thence West, along center line of highway, 165.0 feet to place of beginning; ALSO EXCEPTING, all that part of the Southeast 1/4 of the Southwest 1/4 of Section 35, Town 5 South, Range 3 East, described as commencing on the center line of highway at a point located 16 feet East from the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a place of beginning; running thence North, parallel with the West line of the said Southeast 1/4 of the Southwest 1/4 of said Section 35, 528 feet; thence East, parallel with the center line of the highway 165 feet thence South, parallel with the first course, 528 feet to the center line of highway; thence West, along the center line of highway, 165 feet to the place of beginning.

Property Tax ID: FR0-135-3900-00
Property Address: 2020 Robbins Rd., Tipton, MI 49287

Subject to easements and restrictions of record, if any.

The Grantor also grants to the Grantee the right to make zero lawful divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantor

Lenawee County Planning Commission

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

PA 116 FARMLAND AGREEMENT | FA #26-15

Applicant(s): Keith Fisher

4385 E. Konker Rd
Port Clinton, Ohio 43452

Date: November 19th, 2026

Local Government: Medina Township

Purpose: **Enrollment application**

Location: The subject property is ID #ME0-105-2300-00. The parcel is located west of Crockett Hwy and north of Medina Rd in section 5 of the township.

Description: The subject property has an area of approximately 76.5 acres, 42.5 of which is being applied for the program. All enrolled acres are cultivated for cash crop. According to the applicant there are no buildings on the property.

Term: Not written.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' uses.

Staff Comments: Add in term length into filled out sheet.

Staff Advisement: Due to the lack of term length, Region 2 staff advises the Lenawee County Planning Commission to recommend ***APPROVAL WITH COMMENTS*** of the PA 116 application to the Medina Township Board.

Attachment(s):

- Background information provided by the applicant/township.

Township Clerk
Medina Township
13450 Lime Creek Rd
Morenci, MI 49256

October 17, 2026

RE: P.A. 116 Farmland Development Rights Agreement

To whom it may concern:

Enclosed, please find the necessary documentation for enrollment into the P.A. 116 Farmland Development Rights Agreement for the:

15000 Medina Rd. Blk
Medina Township
Lenawee County
ME0-105-2300-00

Let me know of questions. Thank you for your attention to this matter.

Sincerely,

Keith B. Fisher
4385 E. Konker Rd
Port Clinton, OH 43452
419-261-0019

Cc: file

Michigan Department of AGRICULTURE & Rural Development

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Requirements Checklist

INTRODUCTION

The Farmland and Open Space Preservation Program, or P.A. 116, is designed to protect farmland and open space through agreements that restrict development and provide tax incentives for program participation. A temporary restriction on the land between the state and a landowner, voluntarily entered into by a landowner, preserves the land for agriculture in exchange for certain tax benefits and exemptions for various special assessments.

The requirement for the land to be enrolled is either 40 acres or more and at least 51% in an agricultural use; or more than 5 acres but less than 40 acres and at least 51% in an agricultural use with a minimum income of $200 per acre per year.

All items listed below must be included with the new application packet prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner for additional information and may be rejected to comply with the statutory 60-day deadline from the date of receipt by Michigan Department of Agriculture and Rural Development (MDARD).

LANDOWNER CHECKLIST

- ○ **Complete all sections of the application.**

  Applications which do not contain all required information will be returned to the landowner for completion. Incomplete applications may be rejected if required information is not provided within 60 days of receipt by MDARD.

- ○ **Copy of recorded deed(s) or land contract(s), including signature page(s).**

  Copies must contain all pages of the recorded documents and sufficiently document the chain of title from the previous owner.

  - » If providing more than one deed or land contract, the land described in each recorded document must be under the same exact ownership (grantee names must match). If the names on the recorded documents do not match, separate applications will need to be completed.
  - » All pages from recorded document, including any recorded exhibits, must be included.
  - » If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
  - » All vendors/sellers listed on a land contract must sign and date the application where indicated.

- ○ **Verify landowner has no additional encumbrances that would impact the agreement, such as:**
  - » Other conservation easements that would prevent agriculture use on the property.
  - » Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

- ○ **Copy of most recent property tax assessment notice or tax bill with complete tax description of property and State Equalized Value (SEV).**

  Include a statement by the applicant certifying the name of the owner of record, the legal description of the property, and all liens, covenants, and other encumbrances affecting the title to the land.

REQUIREMENTS CHECKLIST CONTINUES ON PAGE 2

○ **Map of the farm with structures and natural features.**

A property survey or GIS image showing the property boundaries is sufficient. The map must include:

- The boundary of land cited in the application.
- A survey or accurate legal description for the property to be enrolled if less than property described in recorded deed.
- All buildings (house, barn(s), etc.); label roads and other encumbrances (such as utilities and other non-agricultural uses); label all buildings and indicate current use and who resides in residences.
- Current uses of the property (crops, pasture, forest, swamp, etc.).

NOTE: Any residential structures housing persons who are not essential to the farm operation will be excluded from the application. Residential buildings that fall within this category must have a property description for its exclusion or your application cannot be processed.

○ **Income certification for parcels 5 acres or more but less than 40 acres in size.**

- Do not submit income tax documents.
- If available, include a letter from a CPA, tax preparer, or tax attorney attesting that you meet the minimum income requirements for enrollment.

○ **Submit complete application and checklist to the clerk of the local governing body (see below).**

Maintain a copy of your application for your records.

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant will be notified by the local governing body within 10 days. The local governing body will forward the entire application packet to the MDARD Farmland and Open Space Preservation Office within 30 days.
- Application documentation provided to MDARD must include local governing body resolution or meeting minutes.
- If the application is rejected by the local governing body, the applicant will be notified within 10 days, stating the reason for rejection. The original application and all supporting documentation will be returned to the applicant. The applicant has 30 days to appeal the local rejection to MDARD.

LOCAL GOVERNING BODY CHECKLIST

○ **"Local Governing Body Requirements" on page 9 must be completed by the local governing body (Township Clerk if township has zoning authority; County Clerk if county has zoning authority). Local Clerk must present to the local governing body for approval or rejection.**

○ **Statement from the assessing officer where the property is located specifying the current fair market value of the land and structures.**

The local assessor must provide the property appraisal value on Page 10, in "Section I. Application Processing."

REQUIREMENTS CHECKLIST CONTINUES ON PAGE 3

○ **Copy of documents demonstrating minimum income from agricultural products ($200 per acre for 2 of the last 3 years required for applications of 5 acres or more but less than 40 acres; or $2,000 gross annual income for specialty farms).**

Landowner signature on the application is required to certify the income information provided. A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

MDARD HAS 60 DAYS FROM DATE OF RECEIPT FROM LOCAL GOVERNING BODY TO APPROVE OR REJECT THE APPLICATION.

The applicant will be notified within 10 days of the date of approval or rejection by MDARD.

New applications, eligibility requirements, and instructions for completing a new application can be found online: Michigan.gov/Farmland.

CONTACT AND LEGAL INFORMATION BEGINS ON PAGE 4

Michigan Department of AGRICULTURE & Rural Development

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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

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

OFFICIAL USE ONLY

Local Governing Body

Date received: 10.26.26

Application #: 1-2026

I. Personal Information

1. Name(s) of applicant

Fisher	Keith	B
Last	First	Initial

(If more than two, see #18) _____

Last First Initial

2. Entity name: _____

3. Mailing address:

4385 E. Konker Road	Port Clinton	OH	43452
Street	City	State	Zip Code

4. Phone number: (419) 261-0019

5. Alternative telephone number (cell, work, etc.): (____) ____-____

6. Email address: whitepinekf@gmail.com

II. Property Location (can be taken from the deed/land contract)

7. County: Lenawee

8. Township, city, or village: Medina Township

9. Section #: (5) Five Town #: (8) Eight

Range #: (1) One Parcel # (Tax ID): ME0-105-2300-00

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 07/23/2026

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above? ○ Yes ◉ No

    If "Yes," please explain circumstances:

    _____

    _____

14. Does the applicant own the mineral rights? ○ Yes ○ No ◉ Unknown

    If owned by the applicant, are the mineral rights leased? ○ Yes ○ No

    Indicate who owns or is leasing rights if other than the applicant:

    _____

    Name the type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ○ Yes ◉ No

    If "Yes," indicate to whom, for what purpose, and the number of acres involved:

    _____

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ○ Yes ○ No ○ Unknown

    If "Yes," indicate the type of encumbrance and grantee:

    _____

17. Is land being purchased under land contract? ○ Yes ◉ No

    If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

    If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

    _____
    Printed Name of Land Contract Vendor (Seller)

    _____ _____
    Signature of Land Contract Vendor (Seller) Date

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 6

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

○ 2 or more persons have a joint or common interest in the land

○ Corporation ○ Limited Liability Company ○ Partnership

○ Estate ○ Trust ○ Association

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY REQUIREMENTS BEGIN ON PAGE 7

LAND ELIGIBILITY

IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).

This application is for

- (●) 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ( ) 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- ( ) A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

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

b. Total number of acres on this farm: 76.5

c. Total number of acres to be enrolled (if different than above): 42.5

d. Acreage in cultivation: 42.5

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.): 34

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

Total: 0

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): _____

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of $200.00 per year or more per acre of cleared and tillable land.

» Supporting documentation is necessary to validate the income requirements.

» Landowner signature on the application is required to certify the income information provided.

» A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

LAND ELIGIBILITY REQUIREMENTS CONTINUE ON PAGE 8

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of $2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

    NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): _____

LANDOWNER SIGNATURE REQUIRED ON PAGE 9

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
    a. Other conservation easements that would prevent agricultural use on the property.
    b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Keith B. Fisher	Owner
Printed Name of Applicant	Title
Signature of Applicant (Corporate Name, If Applicable)	8/19/2026 Date
Printed Name of Co-owner, If Applicable	Title
Signature of Co-owner, If Applicable (Signature of Corporate Officer)	Date

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

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 10

II. Verification

Please verify the following:

- ○ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- ○ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- ○ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- ○ If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

PLEASE DO NOT SEND MULTIPLE COPIES OF APPLICATIONS AND/OR SEND ADDITIONAL ATTACHMENTS IN SEPARATE MAILINGS WITHOUT FIRST CONTACTING THE FARMLAND PRESERVATION OFFICE.

Please verify the following regarding Reviewing Agencies
(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- ○ County or Regional Planning Commission
- ○ Conservation District
- ○ Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- ○ Copy of local governing body meeting minutes and/or resolution of approval
- ○ Copy of recorded deed or land contract (most recent showing current ownership)
- ○ Copy of most recent tax bill (tax description and property assessment must be included)
- ○ Map of farm
- ○ Assessing office statement (fair market value)
- ○ Copy of letters from review agencies (if available)
- ○ Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:
MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov
Phone: 517-284-5663
Fax: 517-335-3131

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1243

08-07-2026

Erin VanDyke JO
ERIN VANDYKE

LIBER 2704 PAGE 0747 1 of 3
STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 08/07/2026 09:12:38 AM D.WA
Received 08/07/2026 08:18:40 AM
Carolyn S. Bater , REGISTER OF DEEDS $30.00

WARRANTY DEED

Know all Men by these Presents, that on the 23 day of July, 2026, for One Dollar ($1.00), Keith B. Fisher, unmarried, whose address is 4385 E. Konker Road, Port Clinton, OH 43452, CONVEYS AND WARRANTS to himself, Keith B. Fisher, unmarried, whose address is 4385 E. Konker Road, Port Clinton, OH 43452, for his lifetime, coupled with an unrestricted power to convey the property during his lifetime, pursuant to Michigan Land Title Standard 9.3, the following real property situated in the County of Lenawee, State of Michigan and legally described as follows:

See Exhibit A attached hereto for legal descriptions.

Prior Instrument Numbers: Liber 2439, page 0167; Liber 2540, page 0834; and Liber 2704, page 0671.
Lenawee County, Michigan, Official Records
Tax Parcel Nos.: HD0-135-3055-00 and ME0-105-2300-00
Property Addresses: 6000 Hughes Hwy., Hudson, MI 49247 and 15000 Block Medina Rd., Hudson, MI 49247

This power to convey creates a general inter vivos power of appointment, which includes the power to sell, transfer, gift, mortgage, lease, encumber or otherwise convey or dispose of all or any portion of the property in any manner which Keith B. Fisher, deems fit, in his sole discretion, without the consent of anyone else during his lifetime and to retain the proceeds therefrom. If Keith B. Fisher has not previously conveyed the property prior to his death, then the property shall automatically be conveyed to **Kelsey B. Fisher and Sara L. Fisher, as joint tenants with full rights of survivorship,** whose addresses are 12235 Magnolia Blvd., Apt. 206, Valley Village, CA 91607 and 1428 Hiner Ave., Apt. D, Ashland, OH 44805, respectively.

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The Grantor also grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967.

The above-described property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate, noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

Date: July 23, 2026

Keith B. Fisher

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing Warranty Deed was acknowledged before me this 23rd day of July, 2026, by Keith B. Fisher, unmarried.



MARISSA K. FITZPATRICK
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

Notary Public

Prepared by and return to:
Marissa K. Fitzpatrick, Esq.
Robison, Curphey & O'Connell, LLC
Four SeaGate, Ninth Floor
Toledo, Ohio 43604

Send subsequent tax bills to the Grantees

EXHIBIT A
Legal Descriptions

Parcel No. HD0-135-3055-00

The following described land situated in the Township of Hudson, County of Lenawee, State of Michigan, to wit: South one-half (1/2) of the Northwest quarter (1/4) and West one hundred (100) acres of Southwest Quarter (1/4) all of Section thirty-five (35), Town Seven (7) South, Range One (1) East, EXCEPTING THEREFROM beginning at the Southwest corner of the Southwest 1/4 of Section 35 thence North along the West line of said Southwest 1/4 of Section 35 230.00 feet; thence East 390.00 feet; thence South 217.85 feet to the South line of the Southwest 1/4 of Section 35; thence South 88 degrees 12 minutes 54 seconds West along said South line 390.19 feet to the point of beginning.

Property Address: 6000 Hughes Hwy., Hudson, MI 49247

Parcel No. ME0-105-2300-00

The land situated in the Township of Medina, County of Lenawee, State of Michigan, as follows:

A parcel of land being a part of the West 1/2 of the Northeast Fractional 1/4 of Section 5, Town 8 South, Range 1 East, Medina Township, Lenawee County, Michigan. Said parcel being bounded and described as PARCEL #2 as shown on Survey by Lodzinski & Associates, LLC, Job No. 16s0969, dated November 10, 2016, as follows:

Commencing at the North 1/4 corner of Section 5, Town 8 South, Range 1 East, thence North 90° 00' 00" East, along the North line of the Northeast Fractional 1/4 of Section 5, 496.53 feet to the Point of Beginning of this description; thence continuing North 90° 00' 00" East, along said North line, 830.77 feet to the intersection of the East line of the West 1/2 of the Northeast Fractional 1/4 of Section 5; thence South 01° 04' 30" East, along said East line, 3436.00 feet to the intersection of the East-West 1/4 line of Section 5; thence South 88° 28' 00" West, along said East-West 1/4 line, 959.75 feet; thence North 01° 37' 33" West, parallel with the North-South 1/4 line of Section 5, 3083.53 feet; thence North 90° 00' 00" East 151.66 feet; thence North 00° 00' 00" East 378.79 feet to the Point of Beginning.

Property Address: 15000 Block Medina Rd., Hudson, MI 49247

15000 MEDINA RD BLK

HUDSON, MI 49247
Parcel #ME0-105-2300-00
Property Owner: FISHER, BRENDA J

Owner and Taxpayer Information

Owner	FISHER, BRENDA J 4385 E KONKER RD PORT CLINTON, OH 43452
Taxpayer	SEE OWNER INFORMATION

Enroll In Autopay

Legal Description

LD DES AS COMM AT THE N1/4 COR OF SEC 5 T8S R1E TH N90^00'00"E ALG THE N LI OF THE NE FRL 1/4 OF SD SEC 496.53 FT TO THE POB TH CONT N90^00'00"E ALG SD N LI 830.77 FT TO THE INTERSECTION OF THE E LI OF THE W1/2 OF THE NE FRL 1/4 OF SD SEC TH S01^04'30"E ALG SD E LI 3436 FT TO THE INTERESECTION OF THE E-W 1/4 LI TH S88^28'00"W ALG SD E-W 1/4 LI 959.75 FT TH N01^37'33"W PAR WITH THE N-S 1/4 LI OF SD SEC 3083.53 FT TH N90^00'00"E 151.66 FT TH N00^00'00"E 378.79 FT TO THE POB SPLIT ON 04/17/2017 FROM ME0-105-2055-00

Tax History

Year Season	Total Amount	Total Paid Last Paid	Total Due
2026 Summer	$515.99	$515.99 07/14/2026	$0.00
2025 Winter	$755.64	$755.64 12/06/2025	$0.00
2025 Summer	$502.43	$502.43 08/12/2025	$0.00
2024 Winter	$733.77	$733.77 12/30/2024	$0.00
2024 Summer	$487.33	$487.33 07/03/2024	$0.00
2023 Winter	$709.78	$709.78 01/12/2024	$0.00
2023 Summer	$464.12	$464.12 08/30/2023	$0.00
2022 Winter	$688.64	$688.64 12/10/2022	$0.00
2022 Summer	$442.03	$442.03 08/01/2022	$0.00
2021 Winter	$663.96	$663.96 12/22/2021	$0.00
2021 Summer	$427.91	$427.91 07/13/2021	$0.00

Load More Years

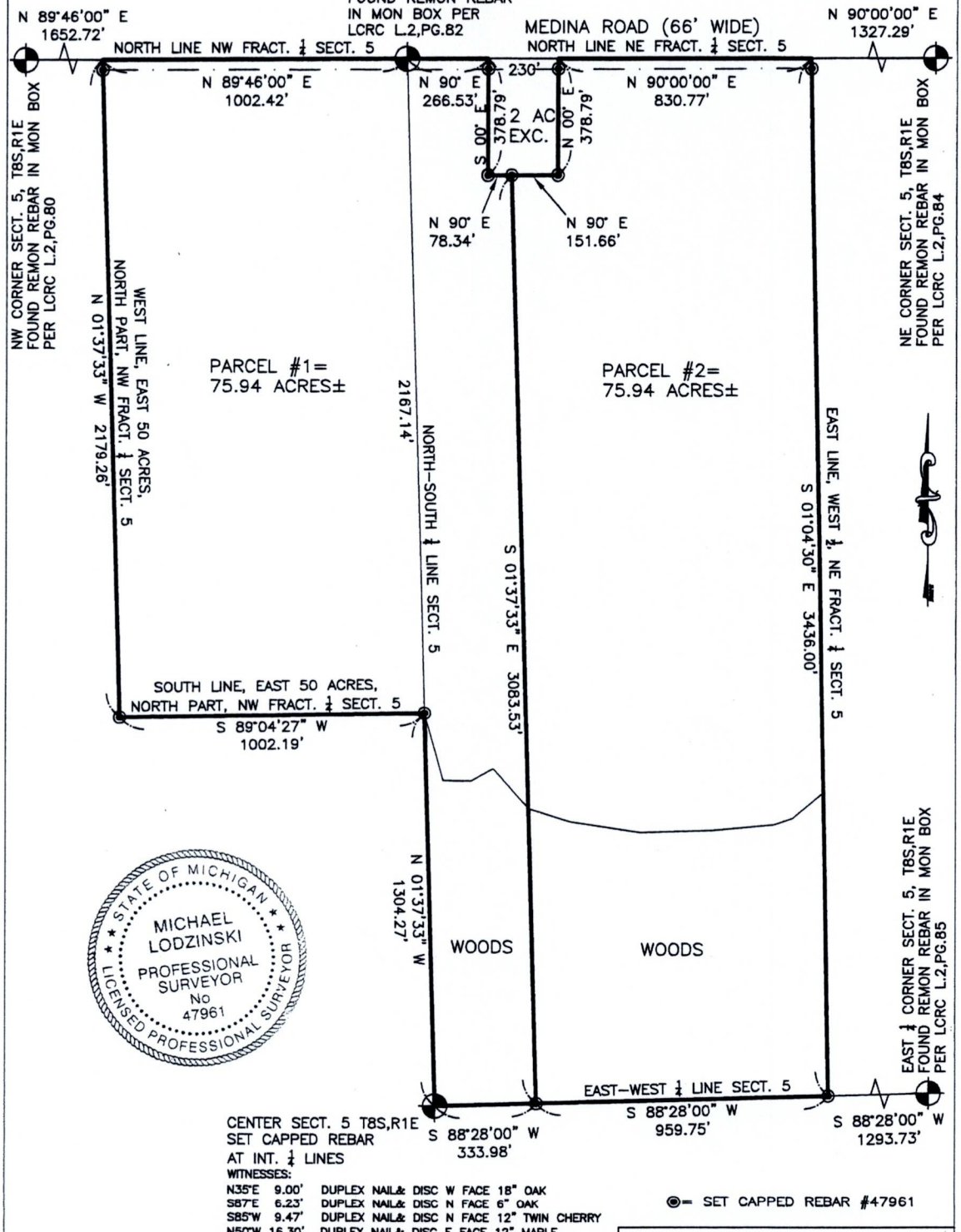
How can I help you today?

protected by reCAPTCHA
This site is exceeding reCAPTCHA Enterprise free quota.

CERTIFICATE OF SURVEY

CERTIFIED TO:
BRADENE MOORE & BRENDA FISHER
c/o COY& KONIECZNY,LLC
405 MADISON AVE.,SUITE 700
TOLEDO, OH. 43604

PART OF THE NORTH ½ OF SECTION 5,
T8S,R1E, MEDINA TWP.,LENAWEE CO.,MI.



WITNESSES:

N35°E	9.00'	DUPLEX NAIL& DISC W FACE 18" OAK
S87°E	6.23'	DUPLEX NAIL& DISC N FACE 6" OAK
S85°W	9.47'	DUPLEX NAIL& DISC N FACE 12" TWIN CHERRY
N50°W	16.30'	DUPLEX NAIL& DISC E FACE 12" MAPLE

◉= SET CAPPED REBAR #47961

BEARING USED HEREON ARE
BASED ON THE NORTH LINE OF
THE NE FRACTIONAL ¼ OF
SECTION 5 BEING EAST.

Michael J. Lodzinski, P.S. #47961

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED DURING NOVEMBER 2016 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS WAS 1:5,000 OR BETTER. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR.

Job No.:	16s0969
Drawn by:	MJL
Checked by:	MJL
Date:	11/10/16
Scale:	1" = 400'
Page:	1 of 2

LODZINSKI & ASSOCIATES, LLC
P.O. BOX 129
SOMERSET CENTER, MI 49282
Phone: (517) 320-1087
E-Mail: Lodzinski@comcast.net

CERTIFIED TO:
BRADENE MOORE & BRENDA FISHER
c/o COY& KONIECZNY,LLC
405 MADISON AVE.,SUITE 700
TOLEDO, OH. 43604

CERTIFICATE OF SURVEY

PART OF THE NORTH ½ OF SECTION 5,
T8S,R1E, MEDINA TWP.,LENAWEE CO.,MI.

PARENT PARCEL

TAX ROLL NUMBER MED-105-2055-00

LEGAL DESCRIPTION PER DEED LIBER 2439,PAGE 0169 LENAWEE COUNTY RECORDS.

THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ , AND THE EAST 50 ACRES OF NORTH PART OF NORTHWEST FRACTIONAL ¼ , SECTION 5, T8S,R1E
EXCEPTING THEREFROM
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5 THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST FRACTIONAL ¼ OF SECTION 5 2158.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 378.79 FEET; THENCE WEST 230.00 FEET; THENCE NORTH 378.79 FEET TO THE NORTH LINE OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE 230.00 FEET TO THE POINT OF BEGINNING.

PARCEL # 1 SURVEYED LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, AND ALL OF THE EAST 50 ACRES OF THE NORTH PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 5, T8S,R1E, MEDINA TOWNSHIP,LENAWEE COUNTY, MICHIGAN. SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ¼ CORNER OF SECTION 5, T8S,R1E THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, 266.53 FEET; THENCE SOUTH 00°00'00" EAST 378.79 FEET; THENCE NORTH 90°00'00" EAST 78.34 FEET; THENCE SOUTH 01°37'33" EAST, PARALLEL WITH THE NORTH-SOUTH ¼ LINE OF SECTION 5, 3083.53 FEET TO THE INTERSECTION OF THE EAST-WEST ¼ LINE OF SECTION 5; THENCE SOUTH 88°28'00" WEST, ALONG SAID EAST-WEST ¼ LINE, 333.98 FEET TO THE CENTER OF SECTION 5; THENCE NORTH 01°37'33" WEST, ALONG THE NORTH-SOUTH ¼ LINE OF SECTION 5, 1304.27 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE EAST 50 ACRES OF THE NORTH PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 5; THENCE SOUTH 89°04'27" WEST, ALONG SAID SOUTH LINE, 1002.19 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 50 ACRES OF THE NORTH PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 5; THENCE NORTH 01°37'33" WEST, PARALLEL WITH THE NORTH-SOUTH ¼ LINE OF SECTION 5, 2179.26 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST FRACTIONAL ¼OF SECTION 5; THENCE NORTH 89°46'00" EAST, ALONG SAID NORTH LINE, 1002.42 FEET TO THE POINT OF BEGINNING.

PARCEL #2 SURVEYED LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, T8S,R1E, MEDINA TOWNSHIP,LENAWEE COUNTY, MICHIGAN. SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 5, T8S,R1E THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, 496.53 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, 830.77 FEET TO THE INTERSECTION OF THE EAST LINE OF THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5; THENCE SOUTH 01°04'30" EAST, ALONG SAID EAST LINE, 3436.00 FEET TO THE INTERSECTION OF THE EAST-WEST ¼ LINE OF SECTION 5; THENCE SOUTH 88°28'00" WEST, ALONG SAID EAST-WEST ¼ LINE, 959.75 FEET; THENCE NORTH 01°37'33" WEST, PARALLEL WITH THE NORTH-SOUTH ¼ LINE OF SECTION 5, 3083.53 FEET; THENCE NORTH 90°00'00" EAST 151.66 FEET; THENCE NORTH 00°00'00" EAST 378.79 FEET TO THE POINT OF BEGINNING.



Michael J. Lodzinski, P.S. #47961

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED DURING NOVEMBER 2016 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS WAS 1:5,000 OR BETTER. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR.

Job No.:	16s0969
Drawn by:	MJL
Checked by:	MJL
Date:	11/10/16
Scale:	1" = 400'
Page:	2 of 2

LODZINSKI & ASSOCIATES, LLC
P.O. BOX 129
SOMERSET CENTER, MI 49282
Phone: (517) 320-1087

E-Mail: Lodzinski@comcast.net

First American Title™	Owner's Policy of Title Insurance
	ISSUED BY **First American Title Insurance Company**
Owner's Policy	POLICY NUMBER **5011400-1681647e**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

(This Policy is valid only when Schedules A and B are attached)

For Reference:

File #: 46-16496758-HIL

Issued By:

Midstate Title Agency of Southern Michigan, LLC
32 East Bacon
Hillsdale, MI 49242

This jacket was created electronically and constitutes an original document

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OWNERS POLICY OF TITLE INSURANCE

Issued by

First American Title Insurance Company

SCHEDULE A

Policy No.: **5011400-1681647e**
File No.: **46-16496758-HIL**

Commonly Known As: 15000 Block Medina Rd., Hudson, MI 49247
Amount of Insurance: **$50,000.00** Premium: **$507.25**
Date of Policy: **March 9, 2017, at 8:00am**

1. Name of Insured:

   Brenda J. Fisher

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title to the Land is vested in:

   Brenda J. Fisher

4. The land referred to in this policy is described as follows: Township of Medina, County of Lenawee, State of Michigan

   SEE EXHIBIT A

COUNTERSIGNED:
MIDSTATE TITLE AGENCY OF SOUTHERN MICHIGAN, LLC

Paul C. Anast

By: Paul C. Anast
AUTHORIZED SIGNATORY

EXHIBIT "A"

The land referred to in this policy is described as follows: Township of Medina, County of Lenawee, State of Michigan

A parcel of land being a part of the West 1/2 of the Northeast Fractional 1/4 of Section 5, Town 8 South, Range 1 East, Medina Township, Lenawee County, Michigan. Said parcel being bounded and described as PARCEL # 2 as shown on Survey by Lodzinski & Associates, LLC, Job No. 16s0969, dated November 10, 2016, as follows:
Commencing at the North 1/4 corner of Section 5, Town 8 South, Range 1 East, thence North 90° 00' 00" East, along the North line of the Northeast Fractional 1/4 of Section 5, 496.53 feet to the Point of Beginning of this description; thence continuing North 90° 00' 00" East, along said North line, 830.77 feet to the intersection of the East line of the West 1/2 of the Northeast Fractional 1/4 of Section 5; thence South 01° 04' 30" East, along said East line, 3436.00 feet to the intersection of the East-West 1/4 line of Section 5; thence South 88° 28' 00" West, along said East-West 1/4 line, 959.75 feet; thence North 01° 37' 33" West, parallel with the North-South 1/4 line of Section 5, 3083.53 feet; thence North 90° 00' 00" East 151.66 feet; thence North 00° 00' 00" East 378.79 feet to the Point of Beginning.

Policy No.: **5011400-1681647e**
File No.: **46-16496758-HIL**

OWNER'S POLICY OF TITLE INSURANCE

Issued by

First American Title Insurance Company

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Right or claims of parties in possession not shown by the public records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
8. Any provision contained in any instruments of record, which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
9. Outstanding oil, gas and mineral rights whether recorded or unrecorded.
10. Any rights, title, interest in or claims thereof to that portion of the land lying within any drain.
11. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

SCHEDULE B
Continued

12. Easement granted to General Telephone Company recorded in Liber 851, Page 742.

13. Oil and Gas Lease recorded in Liber 1342, Page 225, Lenawee County Records together with any Assignments, Assignments of Working Interest, Assignments of Overriding Royalty Interest, Pooling Agreements, and/or Mortgages and Security Assignments affecting said lease, whether recorded or unrecorded.

14. Oil and Gas Lease recorded in Liber 2357, Page 53, Lenawee County Records together with any Assignments, Assignments of Working Interest, Assignments of Overriding Royalty Interest, Pooling Agreements, and/or Mortgages and Security Assignments affecting said lease, whether recorded or unrecorded.

15. Terms, conditions and provisions which are recited in Affidavit Attesting That Qualified Agricultural Property Shall Remain Qualified Agricultural Property recorded in Liber 1833, Page 95.

16. Terms, conditions and provisions which are recited in Affidavit Attesting That Qualified Agricultural Property Shall Remain Qualified Agricultural Property recorded in Liber 2450, Page 46.

17. Terms, conditions and provisions which are recited in Farmland and Open Space Development Rights Agreement dated May 16, 2015, and recorded June 8, 2015 in Liber 2508, Page 655.

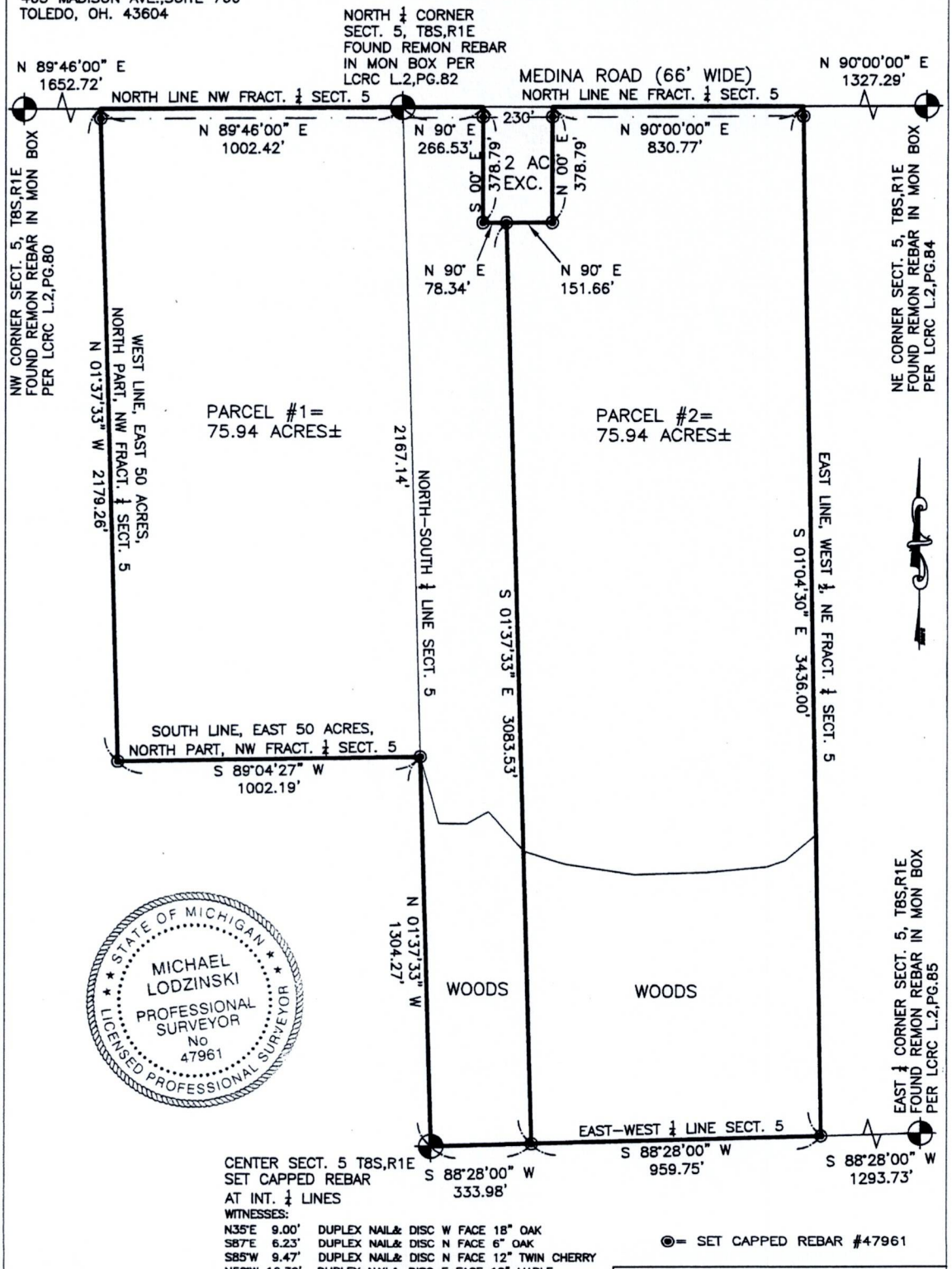
18. Any tax and/or special assessment due or that may become due, which constitutes a lien upon the subject property as a result of any termination of the Farmland and Open Space Development Rights Agreement identified in exception 18 above.

19. Loss or damage sustained as a result of the failure to have the tax assessed legal description reassessed to accurately describe the land insured herein.

CERTIFICATE OF SURVEY

CERTIFIED TO:
BRADENE MOORE & BRENDA FISHER
c/o COY& KONIECZNY,LLC
405 MADISON AVE.,SUITE 700
TOLEDO, OH. 43604

PART OF THE NORTH ½ OF SECTION 5,
T8S,R1E, MEDINA TWP.,LENAWEE CO.,MI.



STATE OF MICHIGAN
MICHAEL LODZINSKI
PROFESSIONAL SURVEYOR
No 47961
LICENSED PROFESSIONAL SURVEYOR

WITNESSES:

N35°E	9.00'	DUPLEX NAIL& DISC W FACE 18" OAK
S87°E	6.23'	DUPLEX NAIL& DISC N FACE 6" OAK
S85°W	9.47'	DUPLEX NAIL& DISC N FACE 12" TWIN CHERRY
N50°W	16.30'	DUPLEX NAIL& DISC E FACE 12" MAPLE

◉= SET CAPPED REBAR #47961

BEARING USED HEREON ARE
BASED ON THE NORTH LINE OF
THE NE FRACTIONAL ¼ OF
SECTION 5 BEING EAST.

Michael J. Lodzinski, P.S. #47961

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED DURING NOVEMBER 2016 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS WAS 1:5,000 OR BETTER. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR.

Job No.:	16s0969
Drawn by:	MJL
Checked by:	MJL
Date:	11/10/16
Scale:	1" = 400'
Page:	1 of 2

LODZINSKI & ASSOCIATES, LLC
P.O. BOX 129
SOMERSET CENTER, MI 49282
Phone: (517) 320-1087
E-Mail: Lodzinski@comcast.net

CERTIFIED TO:
BRADENE MOORE & BRENDA FISHER
c/o COY& KONIECZNY,LLC
405 MADISON AVE.,SUITE 700
TOLEDO, OH. 43604

CERTIFICATE OF SURVEY

PART OF THE NORTH ½ OF SECTION 5,
T8S,R1E, MEDINA TWP.,LENAWEE CO.,MI.

PARENT PARCEL

TAX ROLL NUMBER MED-105-2055-00

LEGAL DESCRIPTION PER DEED LIBER 2439,PAGE 0169 LENAWEE COUNTY RECORDS.

THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ , AND THE EAST 50 ACRES OF NORTH PART OF NORTHWEST FRACTIONAL ¼ , SECTION 5, T8S,R1E
EXCEPTING THEREFROM
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5 THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST FRACTIONAL ¼ OF SECTION 5 2158.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 378.79 FEET; THENCE WEST 230.00 FEET; THENCE NORTH 378.79 FEET TO THE NORTH LINE OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE 230.00 FEET TO THE POINT OF BEGINNING.

PARCEL # 1 SURVEYED LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, AND ALL OF THE EAST 50 ACRES OF THE NORTH PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 5, T8S,R1E, MEDINA TOWNSHIP,LENAWEE COUNTY, MICHIGAN. SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ¼ CORNER OF SECTION 5, T8S,R1E THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, 266.53 FEET; THENCE SOUTH 00°00'00" EAST 378.79 FEET; THENCE NORTH 90°00'00" EAST 78.34 FEET; THENCE SOUTH 01°37'33" EAST, PARALLEL WITH THE NORTH-SOUTH ¼ LINE OF SECTION 5, 3083.53 FEET TO THE INTERSECTION OF THE EAST-WEST ¼ LINE OF SECTION 5; THENCE SOUTH 88°28'00" WEST, ALONG SAID EAST-WEST ¼ LINE, 333.98 FEET TO THE CENTER OF SECTION 5; THENCE NORTH 01°37'33" WEST, ALONG THE NORTH-SOUTH ¼ LINE OF SECTION 5, 1304.27 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE EAST 50 ACRES OF THE NORTH PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 5; THENCE SOUTH 89°04'27" WEST, ALONG SAID SOUTH LINE, 1002.19 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 50 ACRES OF THE NORTH PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 5; THENCE NORTH 01°37'33" WEST, PARALLEL WITH THE NORTH-SOUTH ¼ LINE OF SECTION 5, 2179.26 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST FRACTIONAL ¼OF SECTION 5; THENCE NORTH 89°46'00" EAST, ALONG SAID NORTH LINE, 1002.42 FEET TO THE POINT OF BEGINNING.

PARCEL #2 SURVEYED LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, T8S,R1E, MEDINA TOWNSHIP,LENAWEE COUNTY, MICHIGAN. SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 5, T8S,R1E THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, 496.53 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, 830.77 FEET TO THE INTERSECTION OF THE EAST LINE OF THE WEST ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5; THENCE SOUTH 01°04'30" EAST, ALONG SAID EAST LINE, 3436.00 FEET TO THE INTERSECTION OF THE EAST-WEST ¼ LINE OF SECTION 5; THENCE SOUTH 88°28'00" WEST, ALONG SAID EAST-WEST ¼ LINE, 959.75 FEET; THENCE NORTH 01°37'33" WEST, PARALLEL WITH THE NORTH-SOUTH ¼ LINE OF SECTION 5, 3083.53 FEET; THENCE NORTH 90°00'00" EAST 151.66 FEET; THENCE NORTH 00°00'00" EAST 378.79 FEET TO THE POINT OF BEGINNING.

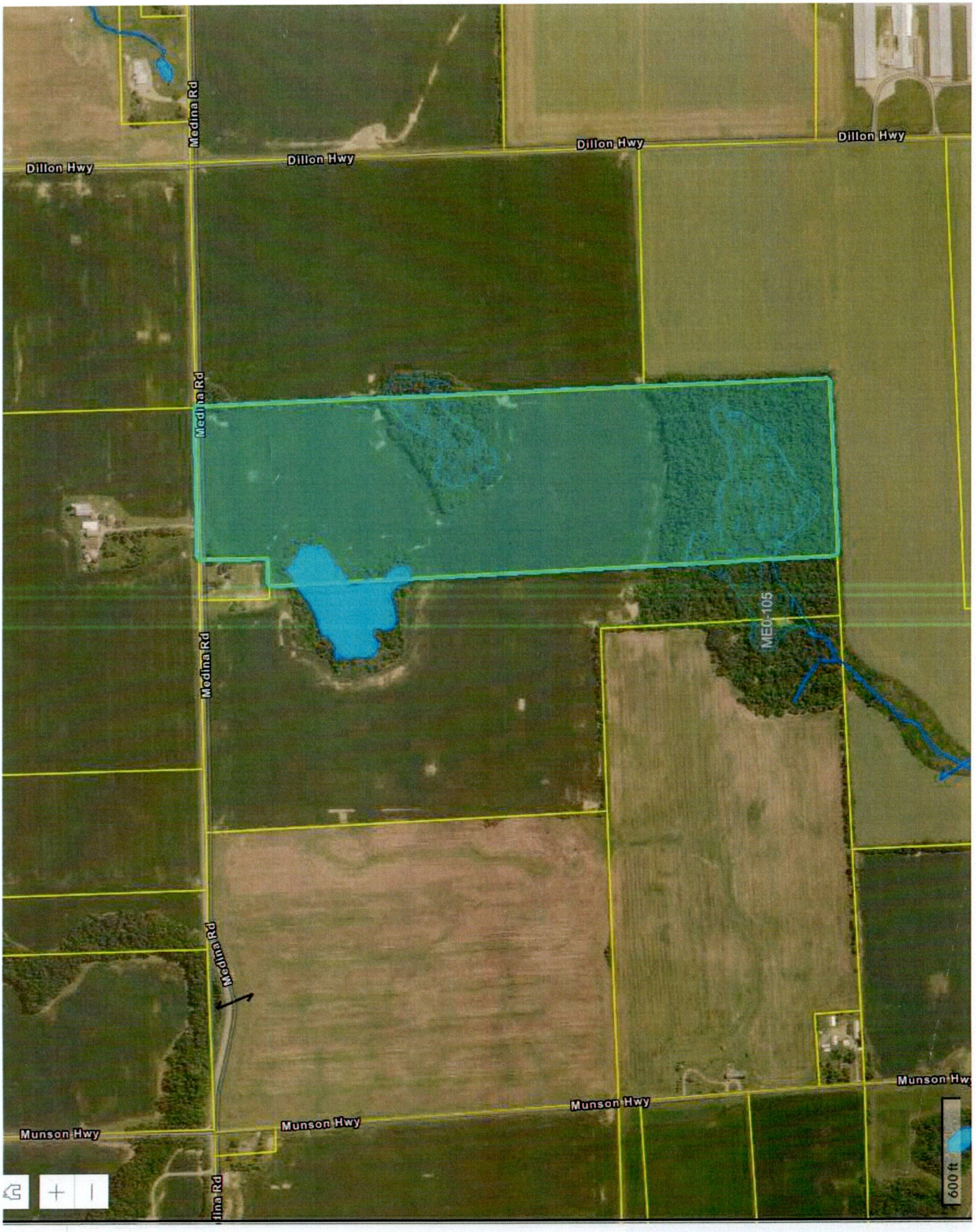


Michael J. Lodzinski, P.S. #47961

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED DURING NOVEMBER 2016 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS WAS 1:5,000 OR BETTER. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR.

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LODZINSKI & ASSOCIATES, LLC
P.O. BOX 129
SOMERSET CENTER, MI 49282
Phone: (517) 320-1087
E-Mail: Lodzinski@comcast.net


Medina Rd
Dillon Hwy
Dillon Hwy
Dillon Hwy
Dillon Hwy
Medina Rd
Medina Rd
MED-105
Medina Rd
Munson Hwy
Munson Hwy
Munson Hwy
Munson Hwy
600 ft

Parcel Number: ME0-105-2300-00 Jurisdiction: MEDINA TOWNSHIP County: LENAWEE Printed on 11/01/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISHER, BRENDA J	MI DEPT OF TREASURY	0	07/07/2017	OTH	21-NOT USED/OTHER	2548-213	DEED	0.0
MOORE, DAVID & JOYCE, LEGA	FISHER, BRENDA J	1	02/03/2017	QC	21-NOT USED/OTHER	2540-834	DEED	0.0

Property Address
15000 MEDINA RD BLK

Owner's Name/Address
FISHER, BRENDA J
4385 E KONKER RD
PORT CLINTON OH 43452

Class: AGRICULTURAL-VACAN Zoning:
School: HUDSON AREA SCHOOLS
P.R.E. 100% 02/08/2012 Qual. Ag.
:
2026 Est TCV 396,270

Building Permit(s)	Date	Number	Status

Improved X Vacant

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

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

Land Value Estimates for Land Table ME101.AGRICULTURAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
MISC	R / W	0.63 Acres		0	100		RIGHT OF WAY	0
MISC	LOW/WET	3.20 Acres		3000	100		LOW & WET	9,600
MISC	WOODS	27.40 Acres		3750	100		WOODS	102,750
MISC	TILLABLE	45.50 Acres		7800	80		TILLABLE	283,920
		76.73 Total Acres					Total Est. Land Value =	396,270

Tax Description
LD DES AS COMM AT THE N1/4 COR OF SEC 5 T8S R1E TH N90^00'00"E ALG THE N LI OF THE NE FRL 1/4 OF SD SEC 496.53 FT TO THE POB TH CONT N90^00'00"E ALG SD N LI 830.77 FT TO THE INTERSECTION OF THE E LI OF THE W1/2 OF THE NE FRL 1/4 OF SD SEC TH S01^04'30"E ALG SD E LI 3436 FT TO THE INTERESECTION OF THE E-W 1/4 LI TH S88^28'00"W ALG SD E-W 1/4 LI 959.75 FT TH N01^37'33"W PAR WITH THE N-S 1/4 LI OF SD SEC 3083.53 FT TH N90^00'00"E 151.66 FT TH N00^00'00"E 378.79 FT TO THE POB SPLIT ON 04/17/2017 FROM ME0-105-2055-00

Comments/Influences
6/23/17 FIXED ZIP CODE ON MAILING ADDRESS PER TOWNSHIP
Split/Comb. on 04/17/2017 completed 05/03/2017 SHELLY ;
Parent Parcel(s): ME0-105-2055-00;
Child Parcel(s): ME0-105-1300-00, ME0-105-2300-00;

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	198,100	0	198,100			44,816C
2025	175,100	0	175,100			43,638C
2024	164,200	0	164,200			42,326C
2023	151,400	0	151,400			40,311C

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

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