



CHARTER TOWNSHIP OF BEDFORD

115 S. Uldriks Drive, Battle Creek, MI 49037

P: 269.968.6917 F: 269.965.0908

www.bedfordchartertwpmi.gov

Planning Commission Public Hearing of September 27, 2022

1. Call Meeting to order
 - a. Pledge of Allegiance
2. Roll Call: Barry Beamish, Claudia Brown, Barbara Jones, Shirley Tuggle, Kevin Villadsen, Tawney Wolters
 - a. Absence Report
3. Approval of September 27, 2022 agenda
4. Approval of August 30, 2022 meeting minutes
5. Public Comment Time
6. Liaison report-Trustee Beamish
7. Zoning Report- Building and Zoning Administrator Dougherty
8. Discussion of Old Business
 - a. McKenna Update & Presentation
9. Discussion of New Business
 - a. Public Hearing, Parcel# 04-015-007-01 – 21736 Bedford Rd -Conditional Use Amendment Request for Paisley Trees (formally Man-Sing). This applicant is asking to be approved as a Medical and Recreational Marijuana Provisioning Facility in addition to their Medical & Recreational Grow Facility.
 - b. Public Hearing Comment Time
 - c. Discussion
 - d. Roll Call Vote
10. Open Public Comment Time
11. Planning Commission Member Time
12. Motion to Adjourn

Next Meeting to be October 25, 2022 at 6:30 p.m.

CHARTER TOWNSHIP OF BEDFORD CALHOUN COUNTY, MICHIGAN

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

To: The residents and property owners of the Charter Township of Bedford, Calhoun County, Michigan, and any other interested persons.

PLEASE TAKE NOTICE that the Planning Commission of the Charter Township of Bedford will hold a public hearing and meeting on Tuesday, September 27, 2022, commencing at 6:30 p.m. at the Township Hall, 115 S. Uldriks Drive, Battle Creek, MI 49037 to consider the following:

- 1) The Charter Township of Bedford Planning Commission will hold a public hearing to discuss and vote on the amendment of the Commercial Conditional Use application for 04-015-007-01, 21736 Bedford Rd. The applicant of the amendment of Commercial Conditional Use is requesting to change the current Commercial Conditional Use for the Medical & Recreational Marijuana Grow Facility to allow for a Medical & Recreational Provisioning Center in the front of the warehouse. The applicant currently has an outdoor Medical & Recreational grow facility located at the property.

PLEASE TAKE FURTHER NOTICE that anyone interested in reviewing the proposed requests may request to examine a copy of the same at the Bedford Charter Township Hall during regular business hours on regular business days. The Township Zoning Ordinance and map are also posted on the Township's website at <https://www.bedfordchartertwpmi.gov/index.php>

PLEASE TAKE FURTHER NOTICE that written comments will be received at the office of the Township Clerk, Joyce Feraco, 115 S. Uldriks Drive within the Township at any time during regular business hours of regular business days until 4:00 p.m. on the date of said hearing, and will further be received by the Planning Commission at the time of the said hearing.

PLEASE TAKE FURTHER NOTICE that Bedford Charter Township will provide necessary, reasonable auxiliary aids and services at the hearing to individuals with disabilities upon five (5) days' notice to the Bedford Charter Township Clerk of the need for the same. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk by writing or by calling the Clerk at the Township Hall at the phone number and/or email address contained within this notice.

All persons are invited to be present at the aforesaid time and place to participate in the discussion on the above.

**BEDFORD CHARTER TOWNSHIP
PLANNING COMMISSION**

Kevin Villadsen, Chairman
Joyce Feraco, Township Clerk
Bedford Charter Township
115 S. Uldriks Drive
Battle Creek, MI 49037
269-968-6917
clerk@bedfordchartertwpmi.gov

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Introduction and Background

This document is the culmination of the efforts of the Township Planning Commission, Township Board of Trustees, and residents of Bedford Charter Township to develop this update to the comprehensive plan for the community. The Bedford Charter Township Master Plan was developed to establish general policies to guide decision makers in the community as well as provide direction for future land use in the Township for the next ten (10) to fifteen (15) years. The intent of this Plan is to promote the high quality of life in Bedford Charter Township and build upon its history to provide for a bright future.

To accomplish this goal, the Master Plan will define the issues which are most important to the people of the community. This will be done through resident and community input, including a public hearing for the Plan. In addition, an analysis of the existing features of the Township will illustrate some of the defining characteristics within the Township. The analysis will include a survey of the existing land uses in the Township, population, economic and housing statistics, a description of the physical constraints and natural resources in the Township, and circulation patterns within the community. Based on all of the information collected and with input from residents of the community, goals and objectives will be developed to provide direction for the Township over the next ten (10) to fifteen (15) years. The goals and objectives will help create the Future Land Use Plan and Circulation Plan for Bedford Charter Township.

Regional Context

LOCATION

Bedford Charter Township is situated in the northwestern part of Calhoun County in southwestern Michigan, north of the City of Battle Creek. Bedford Charter Township is bordered on the north by Johnstown Township in Barry County, on the west by Ross Township in Kalamazoo County, on the south by Battle Creek Township and on the east by Pennfield Township.

The Township is primarily rural suburban and residential in character. M-37, the north-south highway connecting Battle Creek, Grand Rapids and Traverse City, runs directly through the township. M-89, as well as additional roads in the township, provide direct and easy access to urban centers in the City of Battle Creek (directly south of Bedford Charter Township), City of Springfield (also directly to the south), and the City of Kalamazoo (approximately 21 miles to the southwest).

REGIONAL INFLUENCES

A range of factors influence the decisions and future developments that will impact Bedford Charter Township. The majority of these influences will be determined from within the Township itself, while others will result from the actions or decisions of those outside the community. It is important to consider those influences located outside of the Township's borders which will affect the community's future.

CITY OF BATTLE CREEK

The City of Battle Creek is directly south of Bedford Charter Township, with a population of 52,731, as of the 2020 Census. Battle Creek serves as the area's commercial and historical center of activity. The Battle Creek School District, one of four school districts serving Bedford Charter Township, maintains all of its facilities within the city. The Battle Creek Fire Department has its facilities in the city and is separate from the Bedford Charter Township Fire Department. In addition to servicing the city, the Battle Creek Police Department also provides service Bedford Charter Township. The City of Battle Creek has a viable and traditional downtown, and a significant manufacturing base. The City of Battle Creek Master Plan was adopted in 2018, and guides land use and development decisions within the limits of the city. This Bedford Charter Township Master Plan will attempt to support the goals and objectives of the City of Battle Creek Master Plan by suggesting that the city continue to be the commercial and industrial center of the region while Bedford Charter Township will serve to fill important residential and recreational needs within the community in general.

CALHOUN COUNTY PLANNING COMMISSION

The Calhoun County Planning Commission reviews all new zoning ordinance amendments, master plan amendments, PA 116 agreements, and other various requests brought to it for consideration within the unincorporated areas of Calhoun County.

The Calhoun County Planning Commission will review the Bedford Charter Township Master Land Use Plan for consistency with the Calhoun County Comprehensive Plan, which was most recently updated in 2014. The Calhoun County Planning Commission will then be requested to formally approve the Bedford Charter Township Master Land Use Plan as presented.

SOUTHCENTRAL MICHIGAN PLANNING COUNCIL

The Southcentral Michigan Planning Council is one of the fourteen (14) regional planning and development agencies in the State of Michigan. These regional commissions were created by executive order in 1968 by the Governor of Michigan. The Commission is recognized as Region 3 and is responsible for the counties of Calhoun, Branch, Kalamazoo, and St. Joseph, comprising over 100 jurisdictions within the four-county region.

The primary function of the Southcentral Michigan Planning Council as the region's Metropolitan Planning Organization (MPO) is to coordinate federally funded transportation projects and facilitate federally funded economic development programs. The Commission also serves as an intergovernmental forum to address issues from a regional perspective. The Southcentral Michigan Planning Council is directed by a board of 11 commissioners, and staffed by a Director, Community Development Coordinator, and a Planner.

Demographic Profile

The comprehensive data source for Bedford Charter Township is from the U.S. Census in 2000, 2010, and 2020. The following information shows demographic data for Bedford Charter Township, as well as relevant comparisons to the City of Battle Creek and Calhoun County overall.

POPULATION TRENDS

Table 1: Population Comparisons

	2000	2010	2020	% Change 2000-2020
Bedford Charter Township	9,615	9,449	9,462	-1.59%
City of Battle Creek	53,251	52,762	51,084	-4.07%
Calhoun County	137,985	137,112	133,943	-2.93%

Source: U.S. Census (2000, 2010, 2020)

AGE CHARACTERISTICS

The median age of Bedford Charter Township is estimated at 44.1 years as of the 2020 Census. The median age for Bedford Charter has remained relatively stable, with the 2010 census median age of 44.2 years. The median ages of Battle Creek and Calhoun County were 36.5 years and 40.1 years, respectively.

Table 2: Age Characteristics

Age of Resident	Number	% of Population
Under 10 years of age	1,016	10.74%
10 to 19 years	1,133	11.97%
20 to 24 years	716	7.57%
25 to 34 years	1,116	11.79%
35 to 44 years	913	9.65%
45 to 64 years	2,960	31.28%
65 years and above	1,608	16.99%
Total	9,462	100.00%

Source: U.S. Census 2020

EDUCATIONAL ATTAINMENT

The following table shows the educational attainment of Township residents 25 years of age and older.

About 91.9% of the Township's population of those over the age of twenty-five (25) have completed and graduated from high school or an equivalency. This is reflective of the fact that high school graduation rates are significantly higher in more recent decades than in previous decades, thus the percentage of the population with a high school diploma should continue to increase in the future. About 18.3% of the Township's over 25 population has completed a bachelor's degree or higher.

Table 3: Educational Attainment

Education Level	% of Population
Less than 9th grade	2.6%
9th to 12th grade, no diploma	5.5%
High school graduate (includes equivalency)	40.8%
Some college, no degree	24.9%
Associate's degree	7.9%
Bachelor's degree	13.2%
Graduate or professional degree	5.0%
Total	100.0%

Source: U.S. Census 2020

Housing Profile

It is important to examine the housing stock in Bedford Charter Township because it serves as an indicator of the quality of life for residents living in the community. Furthermore, housing information also acts as an economic gauge for the community and the surrounding area.

YEAR STRUCTURE BUILT

The Township has experienced various levels of building construction through its history. In addition, the age of the housing stock is very evident as almost half (approximately 43.9%) of all dwellings in the Township were built prior to 1959 and are at least sixty years of age. Over a quarter of homes were built in the 60s and 70s; however, building decreased after 1979, leading to only 17.5% homes in the township built in the 80s and 90s. Just over 10% of housing units in the Township have been built since 2000, which correlates with the slight population decrease in the Township over this time (approximately 1.6% between 2000 and 2020, Table 1).

HOUSING VALUES

The 2020 Census data describes housing values only rather than the value of land or other property. Much of the housing stock in Bedford Charter Township, 70.2%, has a total value of \$150,000 or less. About 6.1% of the housing stock is valued at \$300,000 or more.

Table 4: Year Structure Built

	Number of Units	Percent of Total
2014 or later	44	1.1%
2010 to 2013	60	1.5%
2000 to 2009	307	7.7%
1990 to 1999	459	11.5%
1980 to 1989	240	6.0%
1970 to 1979	582	14.6%
1960 to 1969	545	13.7%
1950 to 1959	835	20.9%
1940 to 1949	489	12.3%
1939 or earlier	426	10.7%
Total	3,987	100.0%

Source: U.S. Census 2020

Table 5: Housing Values in Bedford Charter Township

Value	% of Total Units
Less than \$50,000	17.6%
\$50,000 to \$99,999	24.6%
\$100,000 to \$149,999	28.0%
\$150,000 to \$199,999	13.2%
\$200,000 to \$299,999	10.5%
\$300,000 to \$499,999	4.9%
\$500,000 to \$999,999	0.6%
\$1,000,000 or more	0.6%
Total	100.0%

Source: U.S. Census 2020

Economic Profile

LABOR FORCE

According to the 2020 American Community Survey 5-Year Estimates, approximately 4,054 people over the age of 16 in Bedford Charter Township were in the civilian employed population. It should be noted that because of slight decrease in population, the labor and industry statistics for the Township are very similar between 2010 U.S. Census figures and current estimates, with 4,103 people in the labor force as of the 2010 Census.

OCCUPATION SUMMARY

Table 6 provides a synopsis of the occupations for employed Bedford Charter Township residents. The highest percentages of people work in manufacturing (27.9%) and educational services, health care, and social assistance (20.1%). Reflecting the nature of Bedford Charter Township as a suburban community, approximately 28.8% of people employed work in trade, transportation, and professional services industries.

Table 6: Employment by Industry

Industry	% of Persons Employed
Agriculture, forestry, fishing and hunting, and mining	1.8%
Construction	4.8%
Manufacturing	27.9%
Wholesale trade	2.0%
Retail trade	10.4%
Transportation and warehousing, and utilities	7.1%
Information	0.2%
Finance and insurance, and real estate and rental leasing	1.4%
Professional, scientific, and management, and administrative and waste management services	9.3%
Educational services, and health care and social assistance	21.3%
Arts, entertainment, and recreation, and accommodation and food services	4.7%
Other services, except public administration	5.7%
Public administration	3.6%
Total	100.0%

Source: U.S. Census (2010, 2020)

INCOME AND POVERTY

The median household income for Bedford Charter Township is \$50,639, according to the 2020 Census. This means that half of all workers earned more than this amount and half earned less. The median income for the Township was \$43,504 in 2010 according to the U.S. Census. Additionally, the poverty rate in Bedford Charter Township is 11.9%, which is moderately lower than Calhoun County (16.7%).

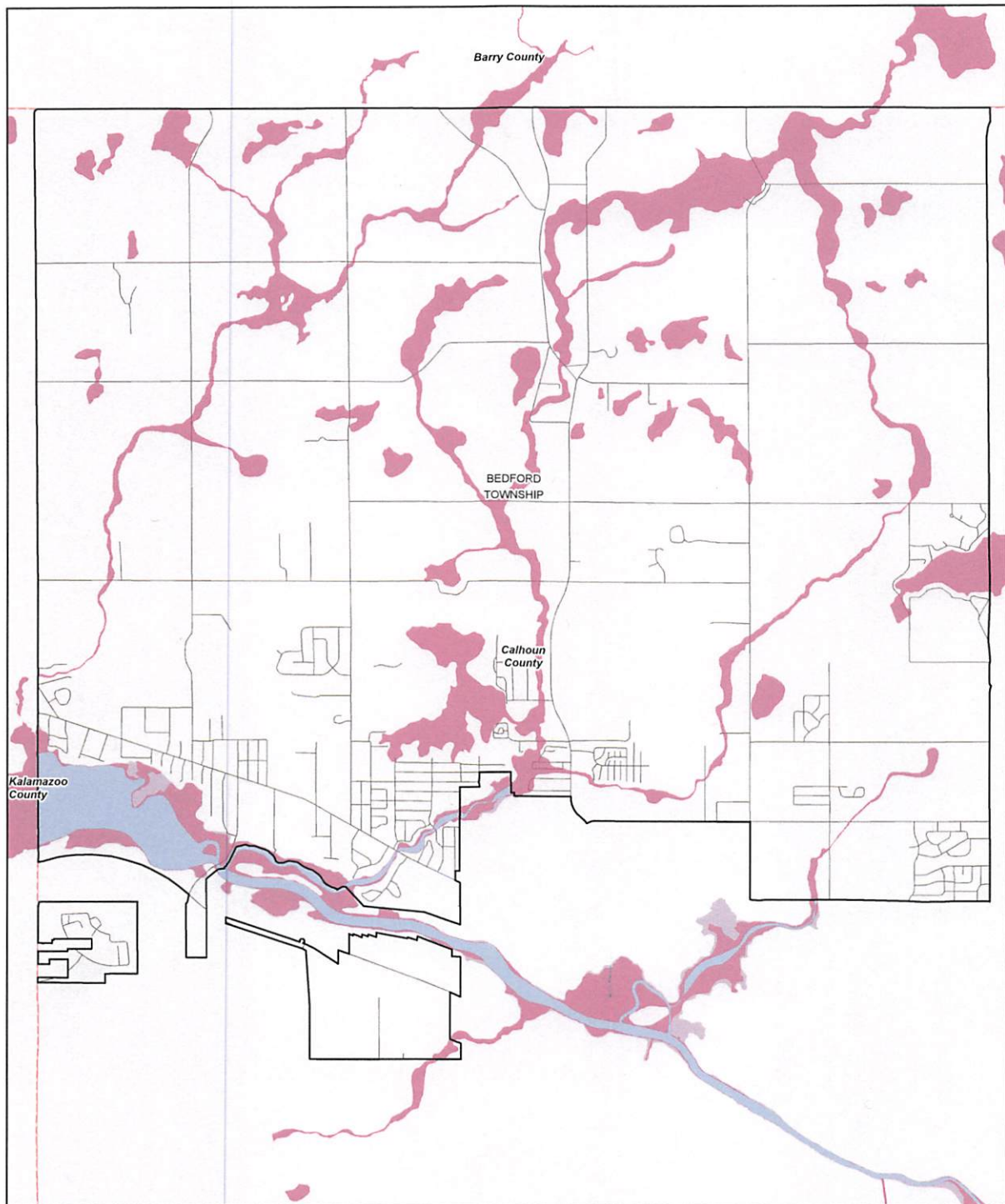
TRAVEL TIME TO WORK

An indication of the Township's economic position relative to the surrounding region can be illustrated in travel time to work for residents. The mean travel time to work was 20.7 minutes, according to the 2016-2020 American Community Survey 5-Year Estimates. More than one half (57.3%) of all Township residents drive 19 minutes or less to work. This suggests that residents are driving to nearby large employment center Battle Creek for the employment opportunities but have chosen to live in Bedford Charter Township. The following table further outlines the time residents spend traveling to their place of employment.

Table 7: Travel Time to Work

Travel Time to Work	% of Population
Less than 10 minutes	12.2%
10 to 14 minutes	21.7%
15 to 19 minutes	23.4%
20 to 24 minutes	13.4%
25 to 29 minutes	2.8%
30 to 34 minutes	12.2%
35 to 44 minutes	8.0%
45 to 59 minutes	2.7%
60 or more minutes	3.6%
Total	100.0%

Source: U.S. Census 2020



Flood Hazard

Bedford Township
Calhoun County Michigan

January 19, 2022

LEGEND

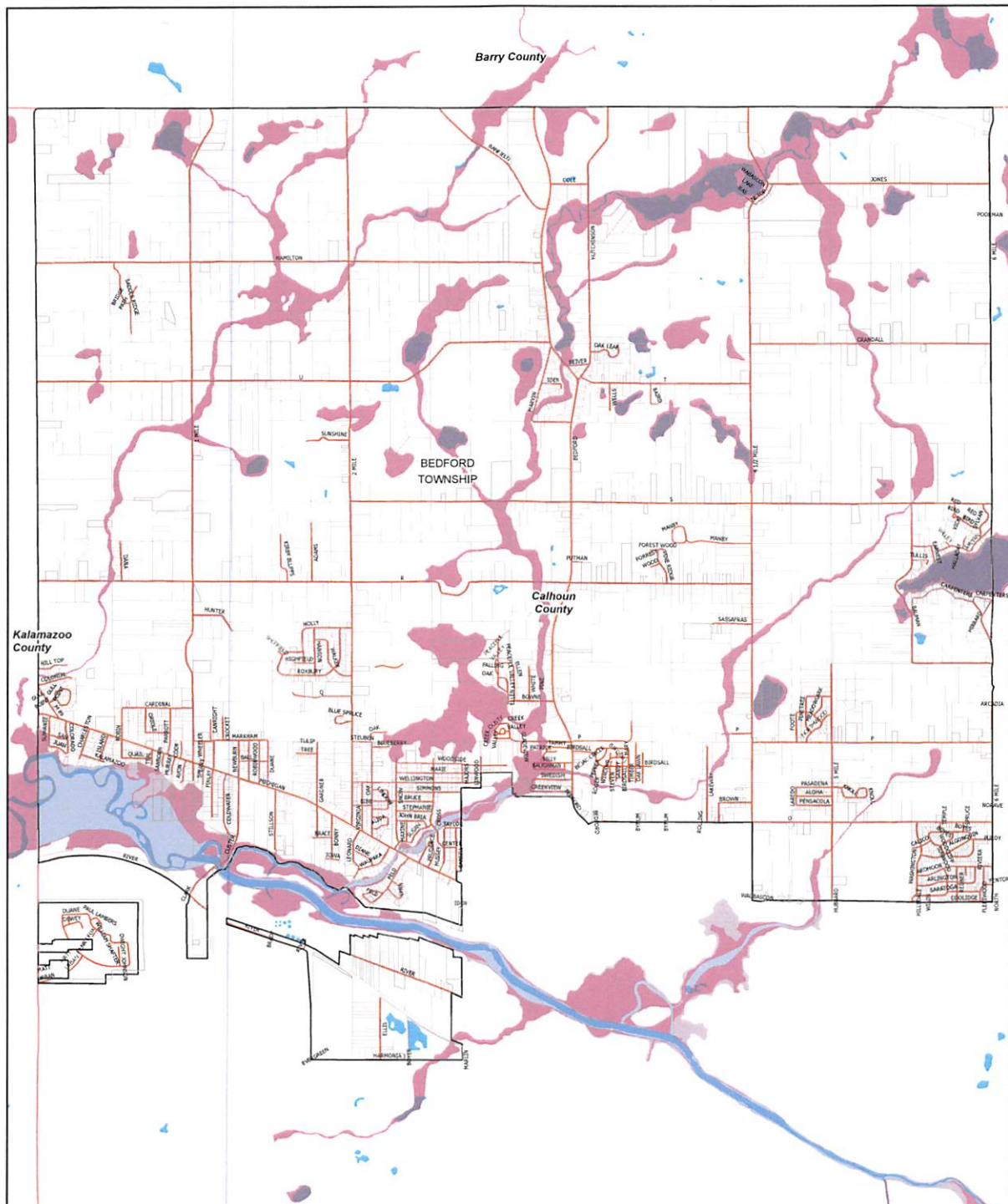
- Bedford Township Roadways
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Bedford Township
- Michigan Counties



0 2,000 4,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: State of Michigan & USA Flood Hazard
McKenna 2022.





Natural Features

Bedford Township
Calhoun County Michigan

July 20, 2022

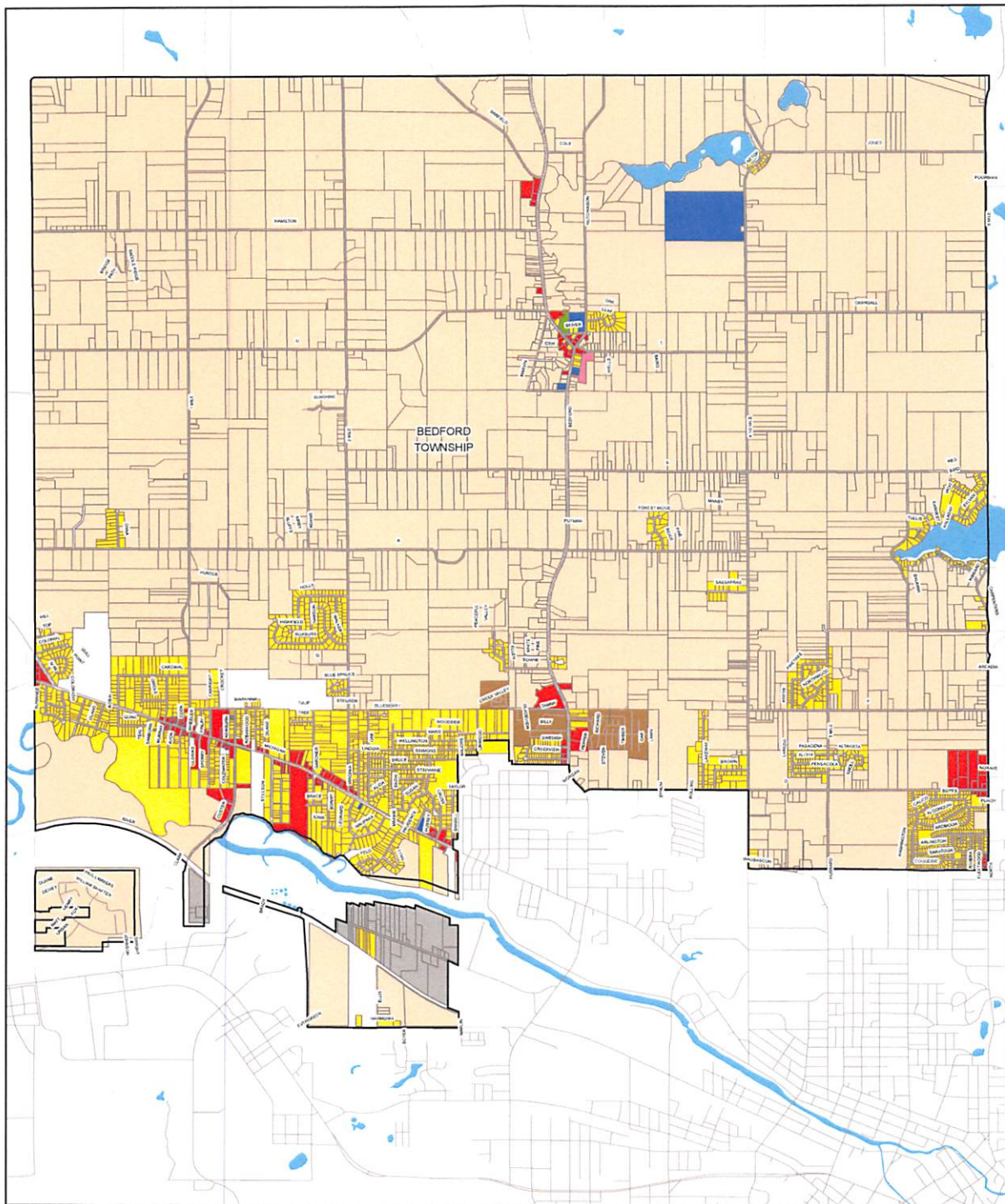
LEGEND

- Bedford Township Roadways
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Water Bodies
- Bedford Twp Parcels 2022
- Bedford Township
- Michigan Counties



0 2,000 4,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: State of Michigan & USA Flood Hazard
McKenzie 2022.



Existing Land Use

Bedford Township, Calhoun County
Michigan

August 31, 2022

LEGEND

Layer

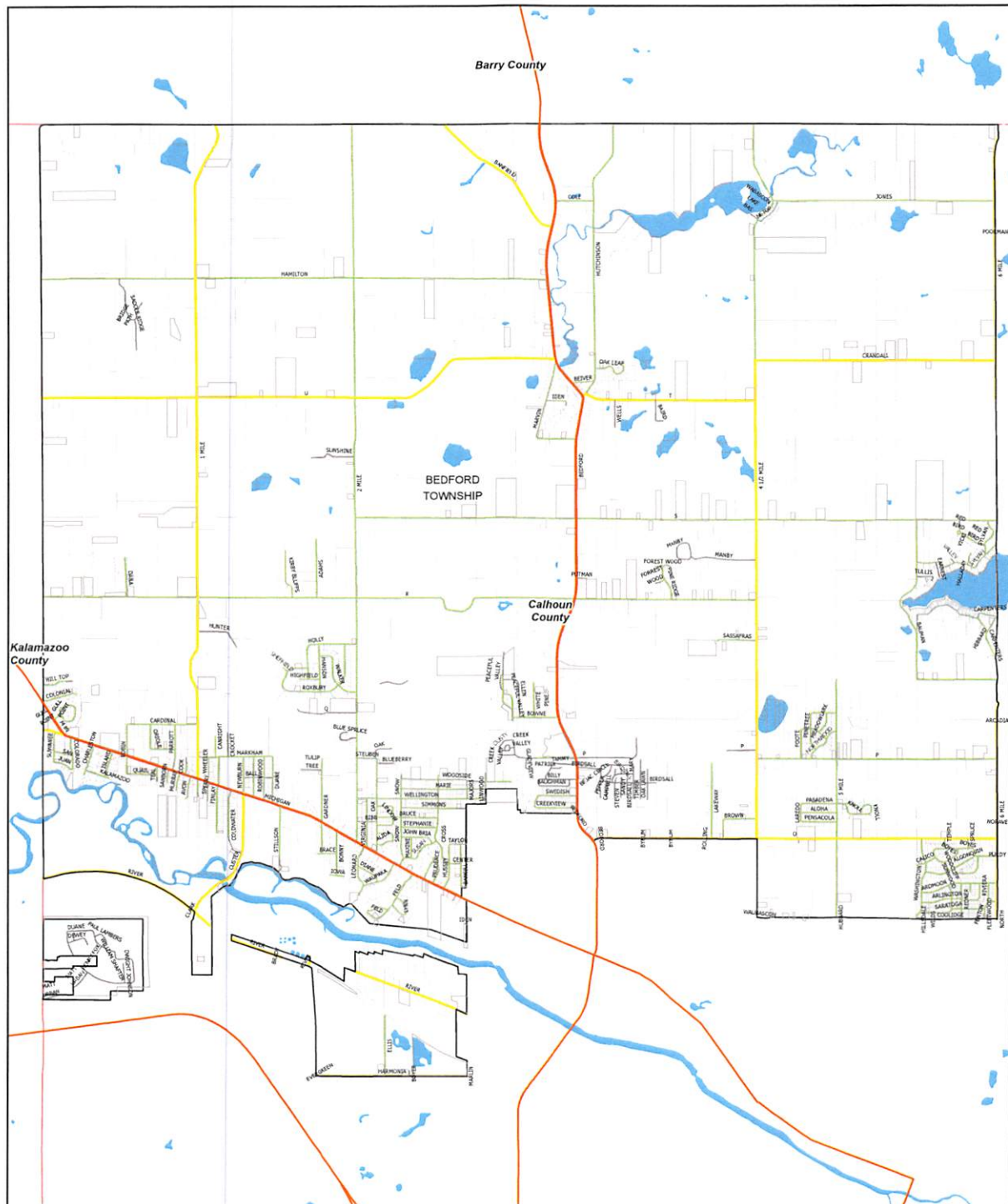
- Rural Residential & Agriculture
- General Commercial
- Industrial
- Neighborhood Residential
- Public/Tax Exempt
- Civic/Municipal
- Manufactured Housing
- PARK
- Water Bodies
- Bedford Township



0 2,500 5,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Calhoun County, McKenna 2022.





Road Network

Bedford Township
Calhoun County Michigan

July 20, 2022

Legend

- Highway
- Principal Arterial
- Minor Arterial
- Unclassified
- Bedford Twp Parcels 2022
- Bedford Township
- Water Bodies
- Michigan Counties



0 2,000 4,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a
Data Source: State of Michigan & USA Flood Hazard McKenna 2022

Charter Township of Bedford
115 S. ULDRIS DRIVE
BATTLE CREEK, MICHIGAN 49037-1165

Rezoning Application
Zoning Amendment

Special/Conditional Use
Sub-division/plat review

Applicant Name: Heath Tichenor
Address: 21736 Bedford Rd
City: Bedford State: MI Zip code: 49017
Phone: 269-209-2717 email: BCR@tichenorinc.com

Signature: _____ Date: _____

Applicant is: Owner Lessee Contractor

Owner Name: Heath Tichenor
Address: 111 Castle Ridge Dr
City: Bedford State: MI Zip code: 49015
Phone: 269-209-2717 email: BCR@tichenorinc.com
Signature: [Signature] Date: 8-24-22

I agree that the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding that the property will be in full compliance with all applicable sections of the Charter Township of Bedford Zoning Ordinance. Further, I agree to notify the Zoning Administrator of the Charter Township of Bedford for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of the Charter Township of Bedford, the County and the State of Michigan to enter the property subject to this permit application for purposes of inspection.

Signature: _____ Date: _____

Project Location/address: 21736 Bedford Rd
Parcel Number: _____

Explanation of request: Change Special use permit to include processing, dispensary, and greenhouse.

TO BE COMPLETED BY TOWNSHIP:

Date Received & accepted: 6/30/22 Staff name: Laura Dougherty
Parcel Number: _____ Hearing Date: 7/27/22 6:30pm

APPLICATION FEE IS NOT REFUNDABLE

Res 4/08/21/20
April 8, 2021

APPLICATION FEE IS NOT REFUNDABLE

CHARTER TOWNSHIP OF BEDFORD
REQUEST FOR CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE CHARTER TOWNSHIP OF BEDFORD PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT.

REASON FOR AN OUTDOOR MARIJUANA GROW (7 CLASS C LICENSES) WITH A BLOSSOM DRYING TRIM BARN BUILDING AN EXISTING RESIDENCE LOCATED ON THE SITE IS TO BE PARCELLED OFF AND NOT PART OF THIS CONDITIONAL USE.

TYPES OF SERVICES TO BE PERFORMED: LIST IN DETAIL. 7 CLASS C MARIJUANA GROW LICENSES ARE BEING BOUGHT OUT FOR GROWING MARIJUANA OUTDOORS.

TYPES OF PRODUCTS AND SUPPLIES USED OR PROVIDE SERVICES - LIST ALL. THE MARIJUANA WILL BE GROWN IN BPS SEED PLASTIC LINED CONTAINERS. A TRIM BARN WILL BE USED FOR DRYING/TRIMMING AND PACKAGING.

TYPES OF TOOLS AND EQUIPMENT REQUIRED TO PERFORM SERVICES - LIST ALL. THERE ARE NO SPECIAL TOOLS THAT WOULD BE USED FOR THIS PROJECT. STANDARD FARMING EQUIPMENT WILL BE USED TO GROW AND TRIM THE MARIJUANA.

ENVIRONMENTAL ISSUES - DISPOSAL OF HAZARDOUS ENVIRONMENTAL PRODUCTS - PROCEDURES UTILIZED. THERE WILL NOT BE ANY HAZARDOUS MATERIALS USED.

HOURS OF OPERATION IF APPLICABLE 7AM - 9PM DURING GROW SEASON

ARE THERE ANY DEEDED RIGHTS OR RESTRICTIONS ASSOCIATED WITH PROPERTY: NONE

I HAVE RECEIVED APPLICATION INSTRUCTIONS REGARDING THIS REQUEST AND HAVE SUBMITTED ALL DOCUMENTS AND INFORMATION AS REQUIRED.

I/WE THE UNDERSIGNED DO HEREBY GRANT PERMISSION TO THE MEMBERS OF THE CHARTER TOWNSHIP OF BEDFORD PLANNING COMMISSION AUTHORIZATION TO CONDUCT SITE VISITS IN CONJUNCTION WITH SUBJECT APPLICATION.

AT LOCATION: 21678 BEDFORD ROAD, BATTLE CREEK, MI

ASSESSMENT ROLL NUMBER: _____

APPLICANT'S SIGNATURE [Signature]

7501 Cox Rd Bellevue MI 49081
ADDRESS CITY STATE ZIP CODE

269 274 8954
AREA CODE AND TELEPHONE NUMBER

**ADMISSION AGREEMENT
MAN-SING, LLC**

THIS ADMISSION AGREEMENT ("Admission Agreement") is entered into by Bedrock Grass Service, LLC, a Michigan limited liability company ("Joining Party") pursuant to and in accordance with that certain Operating Agreement of Man-Sing, LLC, a Michigan limited liability company ("Company"), dated November 19, 2020 ("Operating Agreement"). Capitalized terms used, but not defined, in this Admission Agreement shall have the meanings set forth in the Operating Agreement.

WHEREAS, Joining Party has acquired 20,000 Shares in the Company equivalent to fifty percent (50%) membership interest in the Company, and the Company requires Joining Party, as a Member, to become a party to the Operating Agreement, and Joining Party agrees to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Joining Party hereby agrees as follows:

1. Joining Party hereby agrees that upon execution of this Admission Agreement, Joining Party shall become a party to the Operating Agreement and shall be fully bound by, and subject to, all of the covenants, terms, and conditions of the Operating Agreement as though an original party thereto. In addition, Joining Party hereby agrees that all Shares in the Company acquired by Joining Party shall be deemed Membership Interests for all purposes of the Operating Agreement.
2. Joining Party hereby agrees that upon execution of this Admission Agreement, Exhibit A to the Operating Agreement shall be replaced with Exhibit A to this Admission Agreement, which Exhibit A reflects the updated Members, Sharing Ratios and Shares as of the date of this Admission Agreement.
3. Joining Party hereby agrees this Admission Agreement shall bind and inure to the benefit of and be enforceable by the Company and its successors and permitted assigns, and Joining Party and Joining Party's successors and permitted assigns, so long as they hold any Shares in the Company.
4. This Admission Agreement may be executed in two or more counter parts. Electronic signatures (scanned PDF, DocuSign, etc.) shall be valid and enforceable.

[The rest of this page is intentionally left blank. Signature page and Exhibit to follow.]

IN WITNESS WHEREOF, Joining Party has executed this Admission Agreement as of the date set forth below.

JOINING PARTY:

Bedrock Grass Service, LLC
a Michigan limited liability company

Dated: February 16, 2021

By: 

Heath Tichenor

Its: Authorized Member

Acknowledgment

The Company and the members signing below acknowledge and accept the admission of Bedrock Grass Service, LLC as a Member of the Company and agree that Exhibit A to the Operating Agreement is hereby replaced with Exhibit A to this Agreement, effective as of February 16, 2021.

COMPANY:

Man-Sing, LLC
a Michigan limited liability company

Dated: February 16, 2021

By: 

Jackie Braman

Its: Manager

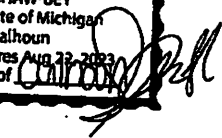
MEMBERS:

Dated: February 16, 2021


Jackie Braman

Dated: February 16, 2021


Harpal Singh

SHAVAREAH SHAW-BEY
Notary Public - State of Michigan
County of Calhoun
My Commission Expires Aug 22, 2023
Acting in the County of 

TERM SHEET

Development of Marijuana Grow Facility at 21678 Bedford Road, Battle Creek, Michigan

Parties: Bedrock Grass Service, LLC, a Michigan limited liability company ("Bedrock") whose members are Heath Tichenor and Heinz Schroeder (the "Bedrock Members").

Man-Sing, LLC, a Michigan limited liability company ("Man-Sing") whose members are Jacqueline Braman and Harpal Singh (the "Man-Sing Members").

Real Estate: A 95.86 acre parcel of land located in Bedford Township, Michigan and commonly known as 21678 Bedford Road, Battle Creek, Michigan 49017; ownership of which was acquired by Man-Sing on or about January 12, 2021.
DECEMBER 31, 2020.

Equity Transaction: Subject to the terms stated in this Term Sheet, Man-Sing shall sell, and Bedrock will purchase, a fifty percent (50%) equity interest in Man-Sing for \$200,000 (the "Membership Interest Sale"). As a result of the Membership Interest Sale, Bedrock will own 50% of Man-Sing and the Man-Sing Members, collectively, will own the other 50% (each owning 25%). The Man-Sing Members represent that as of the closing of the Membership Interest Sale Man-Sing will have no liabilities and its sole asset will consist of the Real Estate.

**THEIR INDIVIDUAL PERCENTAGES WILL ADJUST.*
**JACQUELINE BRAMAN REMAINS MANAGER OF THE MAN-SING.*
Bedford Approvals: As soon as possible following Closing of the Membership Interest Sale Man-Sing, or Great Lakes Holistics, LLC (an affiliate of the Man-Sing Members) ("GLH") will make application to Bedford Township for: (i) the issuance of a special use permit to allow the operation of a commercial marijuana grow facility at the Real Estate; and (ii) the issuance by Bedford Township to Man-Sing of up to six (6) licenses for such purpose; all of which shall be issued pursuant to the laws, rules and regulations of the Michigan Marijuana Regulatory Agency (collectively the "Bedford Approvals"). Bedrock acknowledges the Bedford Approvals may be issued to GLH, and the issuance of the Bedford Approvals to GLH shall be acceptable provided GLH has a written obligation to assign the Bedford Approvals to Man-Sing at such time as Man-Sing is qualified to hold them.

Licensing: As soon as possible following the Closing, Man-Sing (and, as necessary, Bedrock, the Bedrock Members and the Man-Sing Members) shall each submit all fees and information necessary to the Michigan Marijuana Regulatory Agency ("MRA") to: (i) obtain prequalification for a license to operate as a Marijuana Grower at the Real Estate; and (ii) obtain a final license to operate as a Marijuana Grower at the Real Estate (the "MRA Approvals"). The Bedrock Members and the Man-Sing Members represent to each other that they are not aware of any fact or circumstance involving them, Bedrock, or Man-Sing that would result in the denial of the MRA Approvals.

Facility Development:

~~Upon receipt of, or~~ Concurrent with the application for, the MRA Approvals, Man-Sing shall develop the Real Estate for the construction of a commercial marijuana growing facility (the "Facility"). Bedrock or one of its affiliates, shall fund all hard costs and labor necessary to construct the Facility. Such costs shall be paid by Bedrock or its affiliate, ^{OR MEMBERS} directly and documented as a loan to Man-Sing in the amount of such costs (the "Development Loan"). Repayment of the Development Loan by Man-Sing to Bedrock and/or its affiliate shall be secured by a first mortgage on the Real Estate and first lien security interest on all assets of Man-Sing.

Option:

If at any time Man-Sing is unable to obtain the transfer of the Bedford Approvals from GLH, the Man-Sing Members agree, at the option of Bedrock, to repurchase Bedrock's equity interest in Man-Sing for the greater of: (i) \$200,000; or (ii) 50% of the then current value of Man-Sing. Bedrock may also require, at its option, that the Development Loan be repaid, in full, at the same time the foregoing option is exercised. *AS SET FORTH IN THE LOAN DOCUMENTS.*

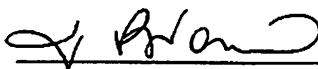
Definitive Agreements:


The terms of the transaction will be documented in definitive agreements to be signed by the parties, including, but not limited to, a Membership Interest Subscription Agreement, Admission Agreement, and documentation to evidence the Development Loan, including, but not limited to, a note, mortgage and security agreement.

The parties agree to the terms as stated above and instruct the Company's attorney to prepare all documentation necessary to close the transaction as soon as possible.

Dated: 2-19-21


Dated: 2-19-21

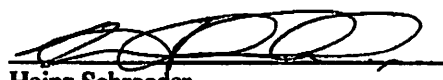

Jacqueline Braman
Individually, and on behalf of
Man-Sing, LLC

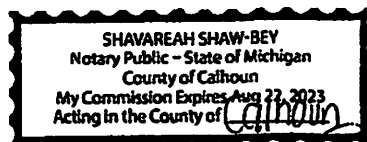

Heath Tichenor
Individually, and on behalf of
Bedrock Grass Service, LLC

Dated: 2-19-21

Dated: 2-19-21


Harpal Singh
Individually, and on behalf of
Man-Sing, LLC


Heinz Schroeder
Individually, and on behalf of
Bedrock Grass Service, LLC



OPTION AGREEMENT TO LEASE PROPERTY

21678 Bedford Road

THIS AGREEMENT is made and entered into as of the 5th day of February 2021 by and between **MAN-SING, LLC**, a Michigan limited liability company, of 7501 Cox Road, Bellevue, MI 49021, ("Optionor" or "Landlord"), and **GREAT LAKES HOLISTICS, LLC**, a Michigan limited liability company, of 7501 Cox Road, Bellevue, MI 49021 ("Optionee" or "Tenant").

RECITALS

WHEREAS, Optionor now holds record title to the property commonly known as 21678 Bedford Road, Bedford Township, Calhoun County, Michigan, which property is legally described on attached Exhibit A (the "Optioned Property"); and

WHEREAS, Optionee intends to forthwith file an application with the Township of Bedford (the "Township") for a Special Land Use approval to develop and use the Optioned Property for legalized commercial marijuana establishments pursuant to the ordinances of the Township and pursuant to licensing through the State of Michigan under the Michigan Medical Marijuana Facilities Licensing Act ("MMFLA") and the Michigan Regulation and Taxation of Marijuana Act ("MRTMA"); and

WHEREAS, Optionor and Optionee intend that Optionee become a Tenant under a Lease with Optionor as Landlord for the Optioned Property upon approval of a Special Land Use Permit by the Township and the grant to Optionee of conditional licenses to operate there.

NOW, THEREFORE, in consideration of the undertakings of the parties hereto, it is agreed by the parties as follows:

1. **Grant of Option to Lease.** Optionor, for, and in a consideration of, the terms and conditions of this Agreement hereby gives and grants, subject to the terms and conditions contained herein, to Optionee the exclusive right and option to lease from Optionor the Optioned Property upon such terms as shall be reasonably agreed upon between the parties and included in a Lease to be executed by them. This Option

to Lease includes the real property and all improvements and fixtures now or hereafter located thereon owned by Optionor, which is collectively referred to as the "Optioned Property."

2. Term of Option. The term of the Option herein granted to Optionee shall be for fifteen (15) calendar days following the earlier to occur of the following:

- a. The grant by the Township of a Special Land Use Permit and conditional licenses to Optionee for the development and use of the Optioned Property for marijuana establishments in accordance with MMFLA, MRTMA and the ordinances of the Township;
- b. The denial by the Township of a Special Land Use Permit and/or issuance of conditional licenses to Optionee for the Optioned Property;
- c. The award of the Special Land Use Permit for the Optioned Property subject to conditions which are not acceptable to Landlord and/or Tenant; or
- d. Until midnight on April 30, 2021.

3. Notice of Election to Exercise Option. If Optionee elects to exercise this Option, it shall give Optionor written or electronic notice addressed to Optionor at the address herein provided or such other address as Optionor may provide in writing during the term of this Option as stated in Paragraph 2 above. Such notice shall be deemed given when sent by Optionee to Optionor. If Optionee fails to provide such written notice in a timely manner, this Option shall then be null and void.

4. Lease. While the application to the Township is pending for the Special Land Use Permit, the parties shall reasonably negotiate the terms of a Lease between the parties based upon their heretofore preliminary discussions.

5. Necessary Approvals. Optionor agrees to join with Optionee in any application for permits, licenses, zoning changes, special land use approvals and the like which may be necessary to allow for the use of the Optioned Property by Optionee in the manner previously discussed by them.

6. Exclusivity Standard Operations. Optionor agrees that it will not, prior to the expiration of the option term or prior to execution of the Lease between the parties, convey, transfer, lease, mortgage, or option the Optioned Property or any interest therein to any other party.

7. Right of Entry. Prior to the exercise of the Option, Optionee shall have the right to enter upon the Optioned Property to make such inspections, tests, or studies as Optionee may deem necessary for its prospective business purposes.

8. Default. In the event of a default by either party hereto, the other party has all rights and remedies available to it under law and in equity resulting from such default and to seek appropriate damages.

9. Amendment. This Option Agreement may not be amended or modified in whole or in part without a written amendment executed by Optionor and Optionee.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

MAN-SING, LLC, a Michigan limited liability Company,

By: 
Jacqueline Braman

Its: Manager

GREAT LAKES HOLISTICS, LLC, a Michigan limited liability company.

By: 
Jacqueline Braman

Its: Manager

EXHIBIT A TO OPTION AGREEMENT TO LEASE PROPERTY

[21678 BEDFORD ROAD]

The following described premises situated in the Township of Bedford, County of Calhoun, and State of Michigan:

Beginning at a point on the North and South $\frac{1}{4}$ line of Section 15, Town 1 South, Range 8 West, Bedford Township, Calhoun County, Michigan, distant 990.00 feet North of the center of said Section; running thence East, parallel with the East and West $\frac{1}{4}$ line of said Section, 2165.00 feet to a point distant 30 rods West of the East line of said Section; thence North, parallel with the East line of said Section, 1664.00 feet to the North line of said Section; thence West, along the North line of said Section, 1461.00 feet to a point distant 707.00 feet East of the North and South $\frac{1}{4}$ line of said Section; thence South, parallel with said North and South $\frac{1}{4}$ line, 40 rods; thence West and parallel with the East and West $\frac{1}{4}$ line of said Section, 1320.00 feet to the Easterly boundary line of the Bedford Road, thence South, along the East line of said Road, 1006.5 feet to a point 990.00 feet North of the East and West $\frac{1}{4}$ line; thence East, parallel with said East and West $\frac{1}{4}$ line, 613.7 feet to the place of beginning.

ALSO, beginning at a point on the North and South $\frac{1}{4}$ line of said Section 15, 990 feet North of the center $\frac{1}{4}$ post of said Section; thence East, parallel with the East and West $\frac{1}{4}$ line, 40 rods; thence South, parallel with the North and South $\frac{1}{4}$ line, 20 rods; thence West, parallel with the East and West $\frac{1}{4}$ line, 80 rods to the Eastern line of the Bedford Road; thence North, along the Eastern line of said Bedford Road, to a point 990 feet North of the East and West $\frac{1}{4}$ line; thence East 40 rods, to the place of beginning.

Subject to Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Michigan Bell Telephone Company in a document recorded as recording no. Liber 1713, Page 962.

Commonly known as 21678 Bedford Rd., Battle Creek, MI 49017

Tax ID Number: 13-04-015-007-00

Gretchen Whitmer
GOVERNOR

STATE OF MICHIGAN

P480439

Marijuana Regulatory Agency

Establishment License
Marihuana Retailer

Great Lakes Holistics, LLC
1210 E Columbia AVE
Battle Creek, MI 49014

LICENSE NUMBER
AU-R-000253

Expiration Date
07/22/2021

THIS DOCUMENT IS DULY
ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN

Gretchen Whitmer
GOVERNOR

STATE OF MICHIGAN

P332276

MARIJUANA REGULATORY AGENCY

Facility License
Provisioning Center

Great Lakes Holistics, LLC
1210 East Columbia AVE
Battle Creek, MI 49014

LICENSE NUMBER
PC-000211

EXPIRATION DATE
04/25/2021

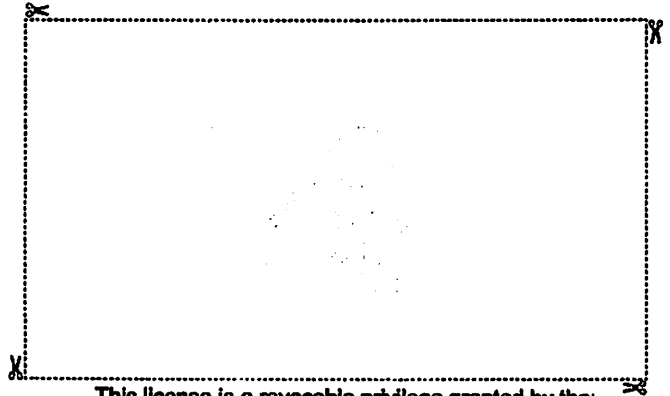
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ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN

STATE OF MICHIGAN
MARIJUANA REGULATORY AGENCY
P.O. BOX 30205
LANSING, MI 48909

Great Lakes Holistics, LLC
1210 East Columbia AVE
Battle Creek, MI 49014

www.michigan.gov/mra

MARIJUANA REGULATORY AGENCY
P.O. BOX 30205
LANSING, MI 48909



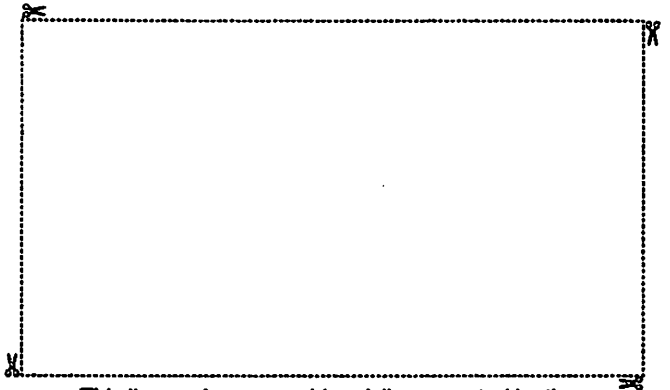
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STATE OF MICHIGAN
Marijuana Regulatory Agency
P.O. Box. 30205
Lansing, MI 48909

Great Lakes Holistics, LLC
1210 E Columbia AVE
Battle Creek, MI 49014

www.michigan.gov/mra

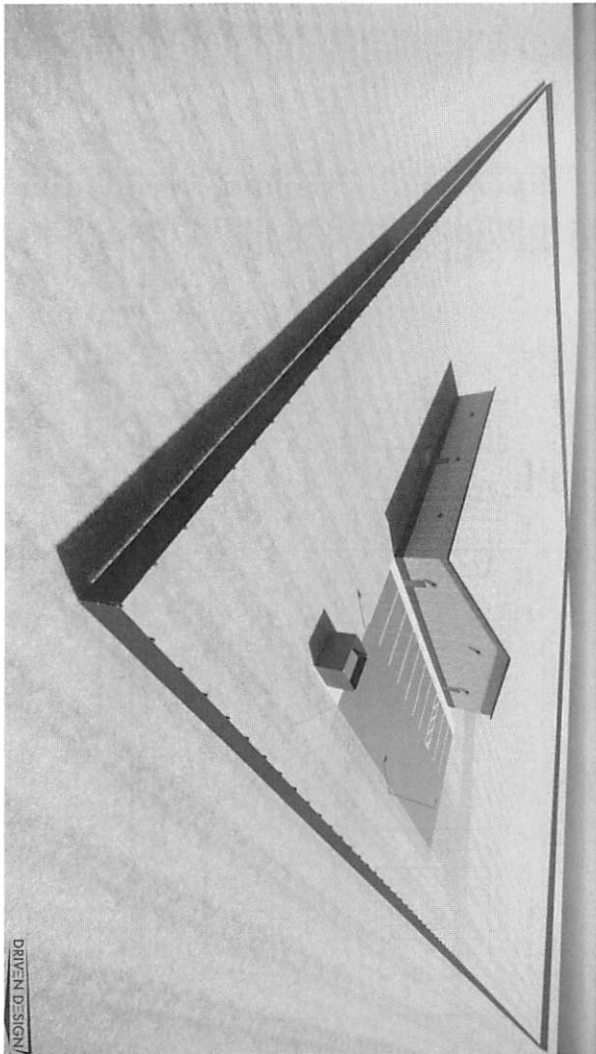
Marijuana Regulatory Agency
P.O. Box. 30205
Lansing, MI 48909



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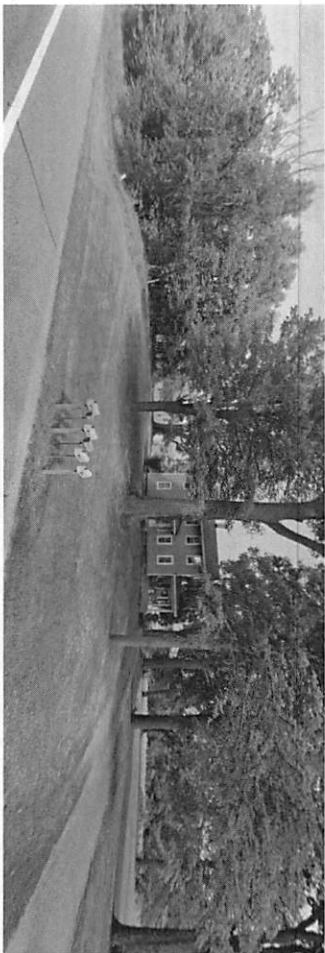
21678 BEDFORD RD., BATTLE CREEK, MI

RENDERING - FOR REFERENCE ONLY



DRIVEN DESIGN

EXISTING PHOTOS - FOR REFERENCE ONLY



DRAWING LIST

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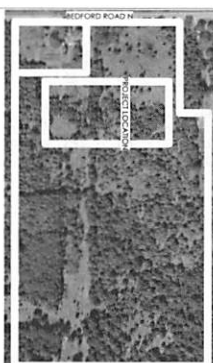
PROJECT DESCRIPTION

- A NEW OUTDOOR MAHUNA GROW FACILITY AND POLE BARN ARE BEING ADDED TO AN EXISTING SITE. THE EXISTING RESIDENTIAL HOME ON THE SITE IS TO REMAIN AND BE PARCELED OFF

ZONING MAP

PER SECTION 4.04A - THE RESIDENTIAL AREA WILL BE SPLIT OFF INTO A MINIMUM OF 2 ACRES WITH A MINIMUM LOT FRONTAGE OF 200 FEET. 500 FEET IS PROPOSED.

AREA MAP

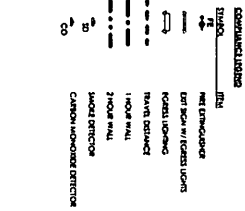


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1000

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DRIVEN DESIGN,

[illegible]

ARCHITECT

DRIVEN DESIGN STUDIO PLLC
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(269) 753-8040
info@drivendesignstudio.com

OWNER

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CONSTRUCTION MANAGER

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INSURER

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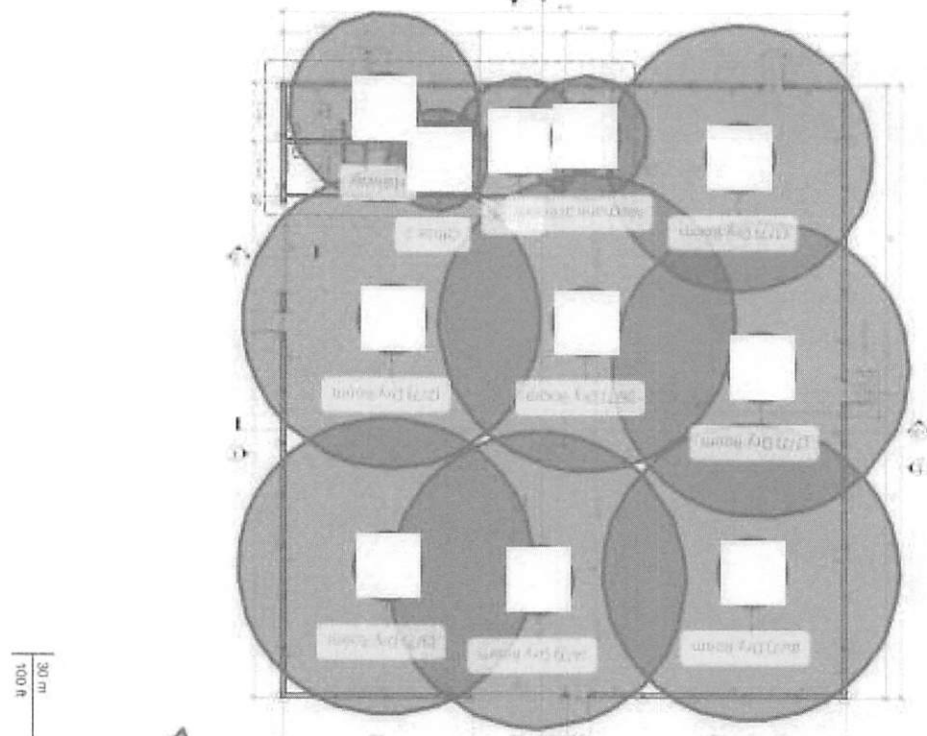
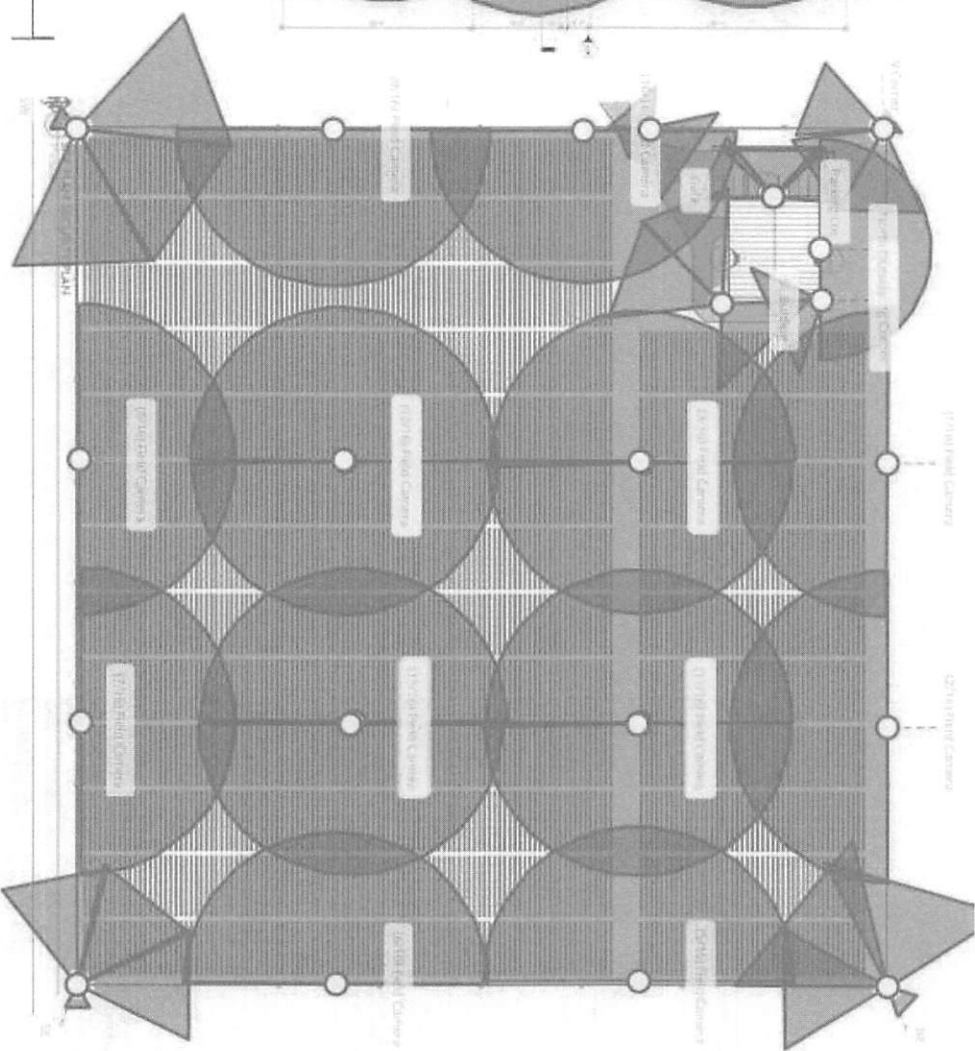
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PROJECT NUMBER

1003
SECURITY PLAN



FILE#:\Programs\2021\21-002 21478 Bedford- Drying Facility\2021\21-002 Reporting RCT DATE:2/8/2021 7:57 PM

INNOVATIVE DESIGNING
A ENGINEERING SOLUTIONS

MEGA
Association
of Engineering
Groups

238 WILKINSON DRIVE
HOMERVILLE
MICHIGAN 48345
OFFICE 313-751-1111
MEMBERSHIP/CONVENTION COORDINATOR
SERVING QUALITY VETERAN CHAIRMAN
SMALL BUSINESS ADVISOR

OVERALL SITE PLAN

1" = 120'

2001

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—CRUSHED GRAVEL DRIVE—

LOADING/UNLOADING AREA

EXISTING VERTICATION OUTSIDE OF FENCE TO REMAIN

14 ACRES GROW

GENERAL NOTES

1. THE UNDERSIGNED SHALL BE RESPONSIBLE TO REMAIN ON THE DESIGNATED SITE
2. THE UNDERSIGNED SHALL HAVE CUSTOMER'S PROPERTY SECURED TO REMAIN ON THE BUILDING AND TO REMAIN
3. COMPANY SHALL HAVE TO LOCATE ALL DESIGNATED UTILITIES BEFORE COMMENCEMENT OF WORK
4. PROPERTY DESIGNATION, PROPERTY, MATERIALS, EQUIPMENT, ACCESS, AND/OR LOT OR EASEMENT
5. EXISTING UTILITIES TO REMAIN ON AND THE SITE AS REQUESTED
6. WORKING FROM THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE MUNICIPAL ORDINANCE
7. PROPERTY, EXISTING WORK, OR MATERIALS, EQUIPMENT, SHALL BE PAID FOR AS THE CONTRACTOR CANNOT REPOSITION IT

PARKING REQUIREMENTS

22. PAYMENTS - 10. PAYMENT SPACES REQUIRED: 10. PROVIDED IN MONTHS: (1) 11. NO. SPACES
PER SECTION 19 OF THE ZONING ORDINANCE: (2) THE MINIMUM PAYMENT SPACE SIZE IS TO BE KNOWN WITH A
PER SECTION 19 OF THE ZONING ORDINANCE: (3) THE MINIMUM PAYMENT SPACE SIZE IS TO BE KNOWN WITH A
THE PAYMENT IS TO BE ACCEPTED FROM RESIDENTIAL AREAS. ALL PAYMENTS IS TO BE KNOWN IN

SETBACKS

ACROSS 1/2 MILE JORDING SET BACK
FRONT SETBACK - 47' FROM SIDE OF WAY
SIDE SETBACK - 37' ON EACH SIDE
REAR SETBACK - 37'
MAINTAIN JORDING SET BACK
100' FROM ALL PROPERTY LINES DOWN ON THE PLANS

LEGAL DESCRIPTION

[illegible][illegible]



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 733-8040
cody@drivendesignstudio.com

OWNER
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jordanm79@hotmail.com

CONSTRUCTION MANAGER/CC
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BATTLE CREEK, MI 49037
(269) 209-2717
bc@tichenorinc.com

ENGINEER
MITTEN STATE ENGINEERING
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tyler.crawns@mittenstateeng.com

ENGINEER

ENGINEER

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PROJECT NAME
G.L.H. GROW
PROJECT ADDRESS
21678 BEDFORD RD., BATTLE CREEK, MI
OWNER
G.L.H. GREAT LAKES HOUSTICS LLC

DATE
CONSTRUCTION DOCUMENTS

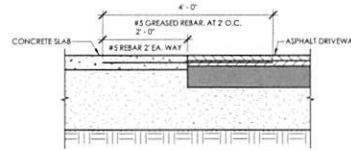
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DATE
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As Indicated
DWG#

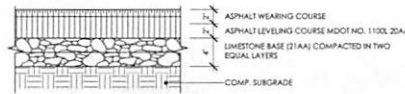
PROJECT NUMBER
2021.29

ARCHITECTURAL SITE DETAILS

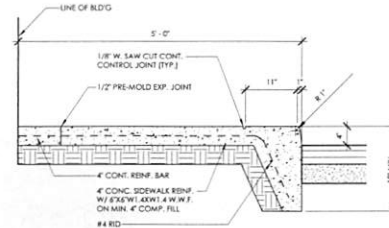
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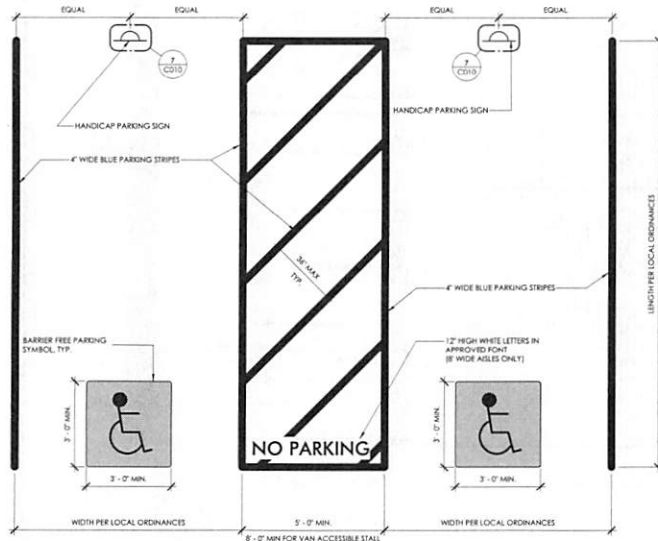
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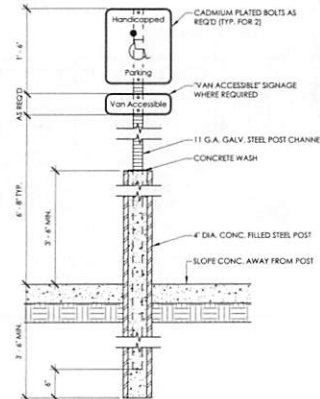
3 BITUMINOUS PAVING DETAIL
C010/ 1 1/2" = 1'-0"



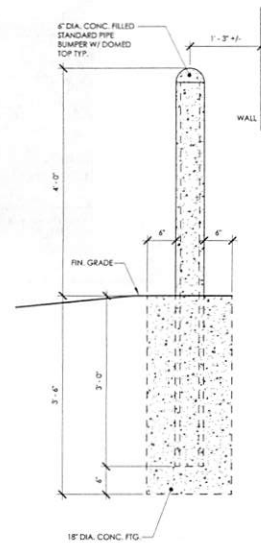
5 CONCRETE CURB AND WALK DETAIL
C010/ 1" = 1'-0"



6 BARRIER FREE PARKING STALL LAYOUT
C010/ 1/2" = 1'-0"



7 HANDICAP PARKING SIGN
C010/ 1" = 1'-0"



8 BUMPER POST/BOLLARD DETAIL
C010/ 1" = 1'-0"

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ENGINEER

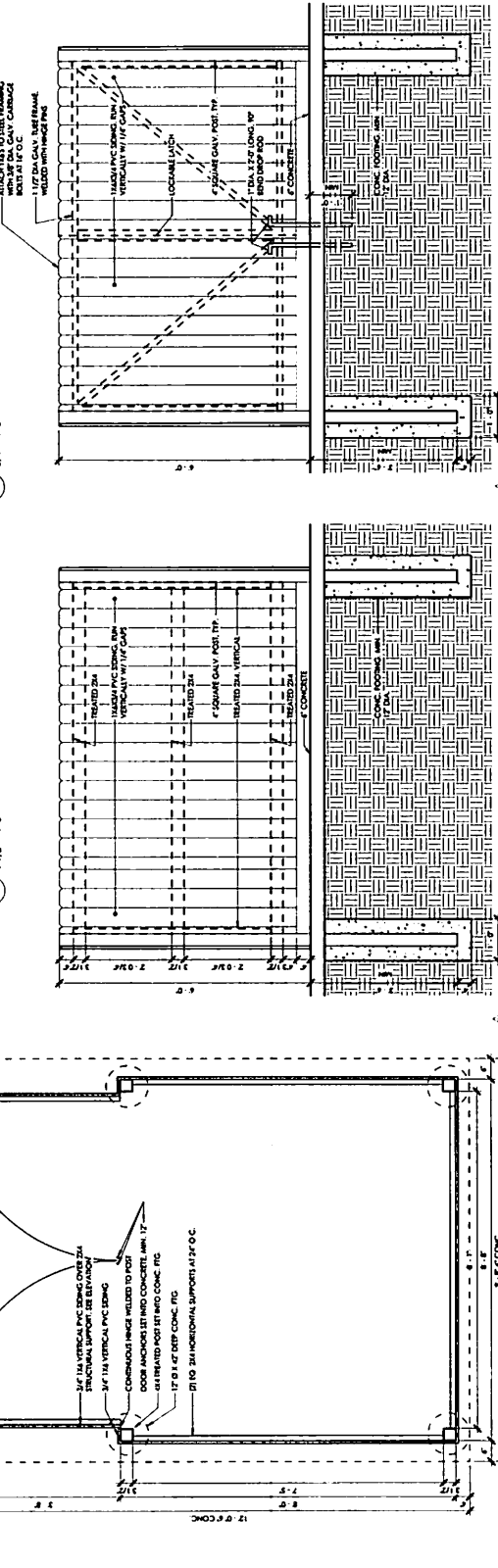
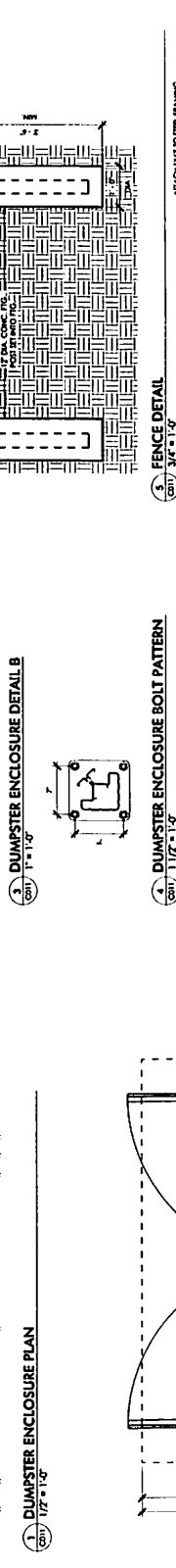
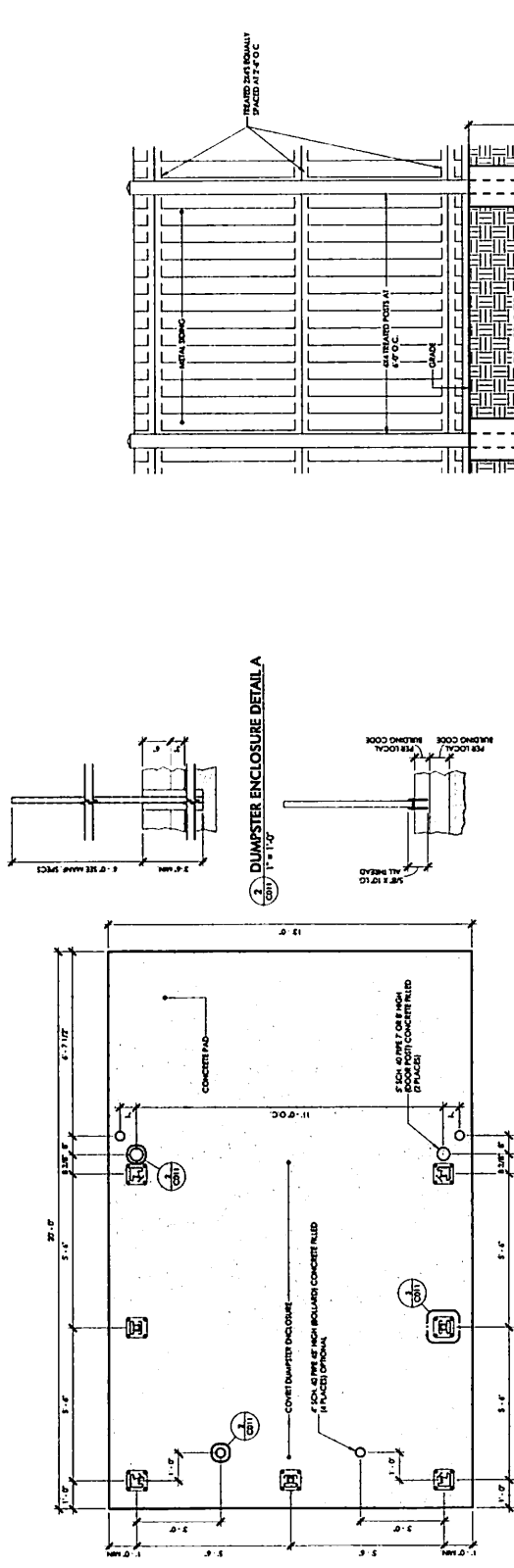
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CLIENT
CLARK GROUP
2109 BEDFORD RD, BATTLE CREEK, MI 49815
(269) 963-1111
CLARK GROUP LLC

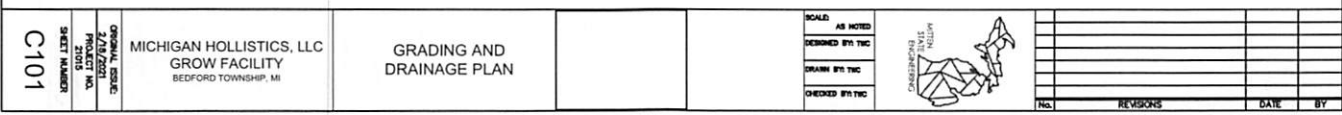
CONSTRUCTION DOCUMENTS

DATE
7/20/20
11:25:13 AM
FILE
P:\PROJECTS\

2021.2P
DUMPSTER ENCLOSURE DETAILS
C011



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ENGINEER

ENGINEER

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PROJECT NAME
G.L.H. GROW
PROJECT ADDRESS
21678 BEDFORD RD. BATTLE CREEK, MI
OWNER
G.L.H. GREAT LAKES INDUSTRIES LLC

DATE
CONSTRUCTION DOCUMENTS

REVISIONS

DATE OF CHECK
DATE: 7/6/2021 11:30:40 AM
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BY:

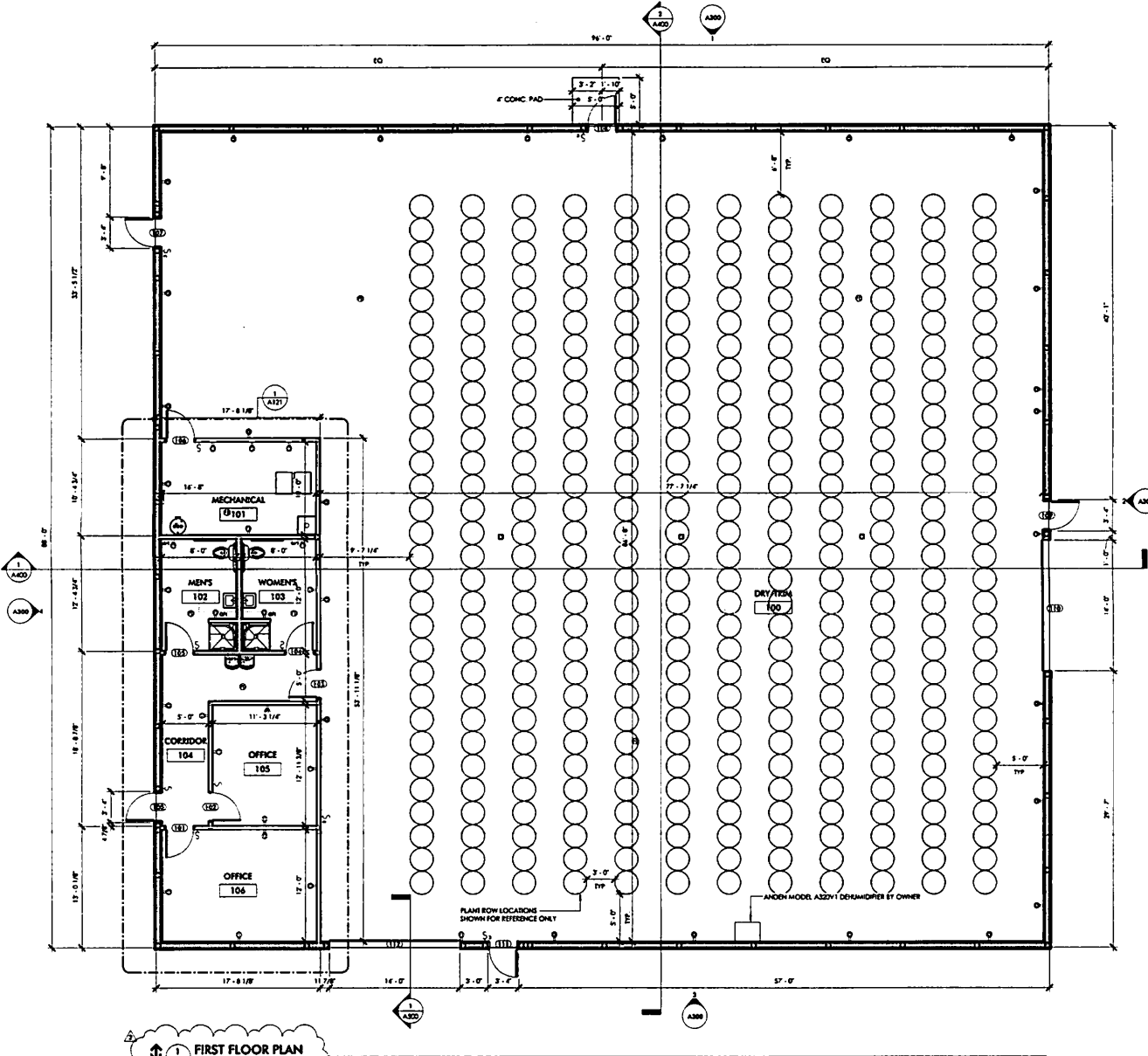
PROJECT NUMBER
2021.29

NEW FLOOR PLANS

A120

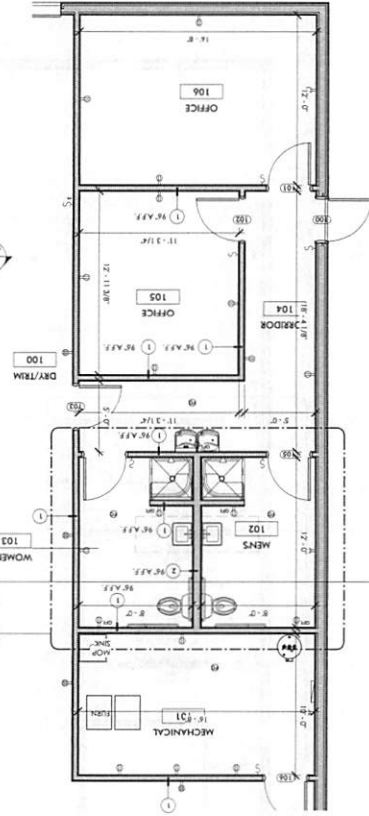
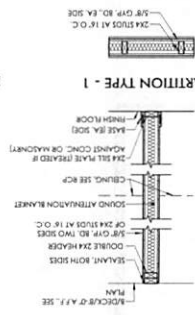
GENERAL NOTES

1. ANY FURNITURE SHOWN IS FOR REFERENCE AND SCALE ONLY. ALL FINAL FURNITURE SELECTION IS TO BE BY OWNER.
2. PRIME AND PAINT ALL GYPSUM BOARD SURFACES WITH A MINIMUM (2) PRIME COATS.
3. ALL BATHROOM WET WALLS ARE TO BE PORCELAIN TILE FROM FLOOR TO CEILING. PROVIDE CEMENT BACKER BOARD BEHIND ALL PORCELAIN TILE WALLS.
4. DRYING RACKS ARE TO BE PROVIDED AND INSTALLED BY OWNER.
5. SEE EXTERIOR ELEVATIONS FOR EXTERIOR MATERIALS.
6. GROUT COLOR FOR BATHROOM TILE IS TO BE SELECTED BY OWNER.
7. ALL ELECTRICAL SWITCHES, SWITCHPLATES AND COVER PLATES TO BE WHITE IN COLOR WITH WHITE COVERPLATES.
8. CUT WALL TILE TO INSTALL SWITCHES AND OUTLETS.
9. ALL FLOORING TO BE SEALED CONCRETE.
10. ALL EXTERIOR WALL FINISHES ARE TO BE METAL LINER PANELS.

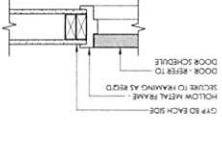


1 FIRST FLOOR PLAN
A120 3/16" = 1'-0"

PARTITION TYPE - 1



4 JAMB DETAIL - H.M. GYP. BD.



ABBREVIATIONS

[illegible]

AFL	HEAD		JAMS	COMMENT
	DATE			

GENERAL NOTES

1. ALL LIGHT SWITCHES SHALL BE INSTALLED 2' AND WHITE COLOR WITH WHITE COVER PLATES
2. ALL NEW LIGHT FIXTURES TO BE LED, REMOTE AND LATCH/ ARE SHOWN DISCREETLY
3. IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS ASSUMED TO BE 10' TO THE FINISH FLOOR. CEILING HEIGHTS SHALL BE PROVIDED TO THE DESIGN PROFESSIONAL. CEILING HEIGHTS SHALL BE PROVIDED TO THE DESIGN PROFESSIONAL. CEILING HEIGHTS SHALL BE PROVIDED TO THE DESIGN PROFESSIONAL.
4. ALL LIGHT FIXTURES AND WIRE SHALL BE COLORED IN ALL ROOMS, EXCEPT CEILING, CLOSET OR BATH.
5. OTHER ELEMENTS OR DETAILS SHOWN NOTED OTHERWISE.
6. SEE OTHER SHEETS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.

DRIVEN DESIGN

PROJECT

Driven Design Studio PLLC
117 West Michigan Avenue
Bloomington, IL 61801

OWNER

MAKING LLC
2149 E. 10TH RD
BLOOMINGTON, IL 61801

DESIGNER

CONSTRUCTION MANAGEMENT
1000 N. 1ST AVE
BLOOMINGTON, IL 61801

ENGINEER

WESTERN STATE ENGINEERING
1500 N. 1ST AVE
BLOOMINGTON, IL 61801

DATE

1/1/2021

REVISIONS

1. 1/1/2021

NOTES

1. 1/1/2021

REVISIONS

1. 1/1/2021

NOTES

1. 1/1/2021

REVISIONS

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1. 1/1/2021









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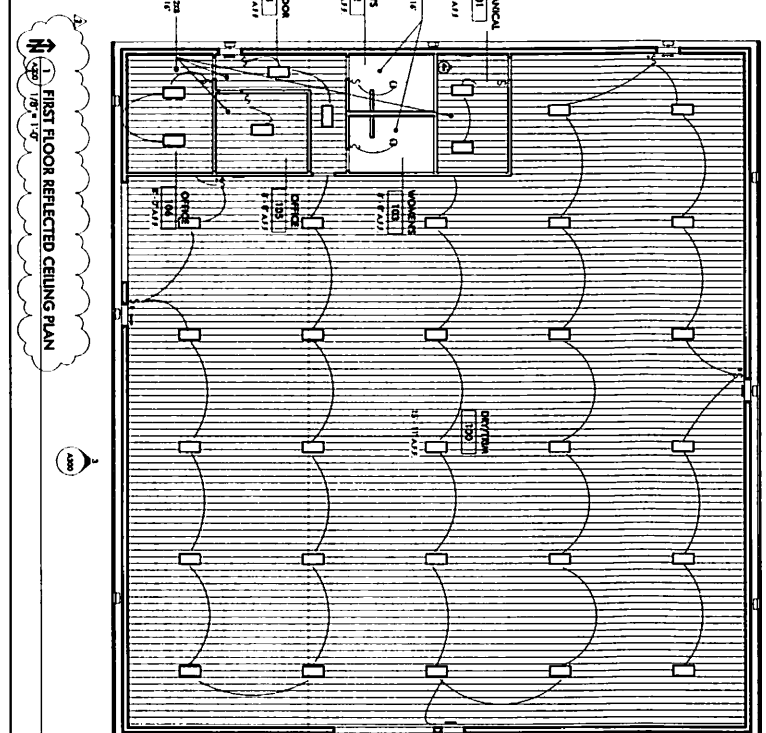
1. 1/1/2021

REVISIONS

1. 1/1/2021

A200

ELECTRICAL SYMBOLS	
*LIGHT FIXTURES SHOWN ARE TO BE THE BASIS OF DESIGN	
	UNIDIRECTIONAL LED LIGHT FIXTURE
	UNIDIRECTIONAL LED LIGHT FIXTURE
	UNIDIRECTIONAL LED LIGHT FIXTURE
	UNIDIRECTIONAL LED LIGHT FIXTURE
	UNIDIRECTIONAL LED LIGHT FIXTURE
	UNIDIRECTIONAL LED LIGHT FIXTURE
	UNIDIRECTIONAL LED LIGHT FIXTURE
	UNIDIRECTIONAL LED LIGHT FIXTURE



1. FIRST FLOOR REFLECTED CEILING PLAN

ARCHITECT
DRIVEN DESIGN, INC.
117 W. Main Street
Belle Creek, MI 49717
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perry@drivendesign.com

CONTRACTOR
CONSTRUCTION MANAGEMENT
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BATTLE CREEK, MI 49707
(249) 208-2117
code@cmhinc.com

DESIGNER
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15 CALVIE STREET, 2ND FLOOR
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REVISIONS

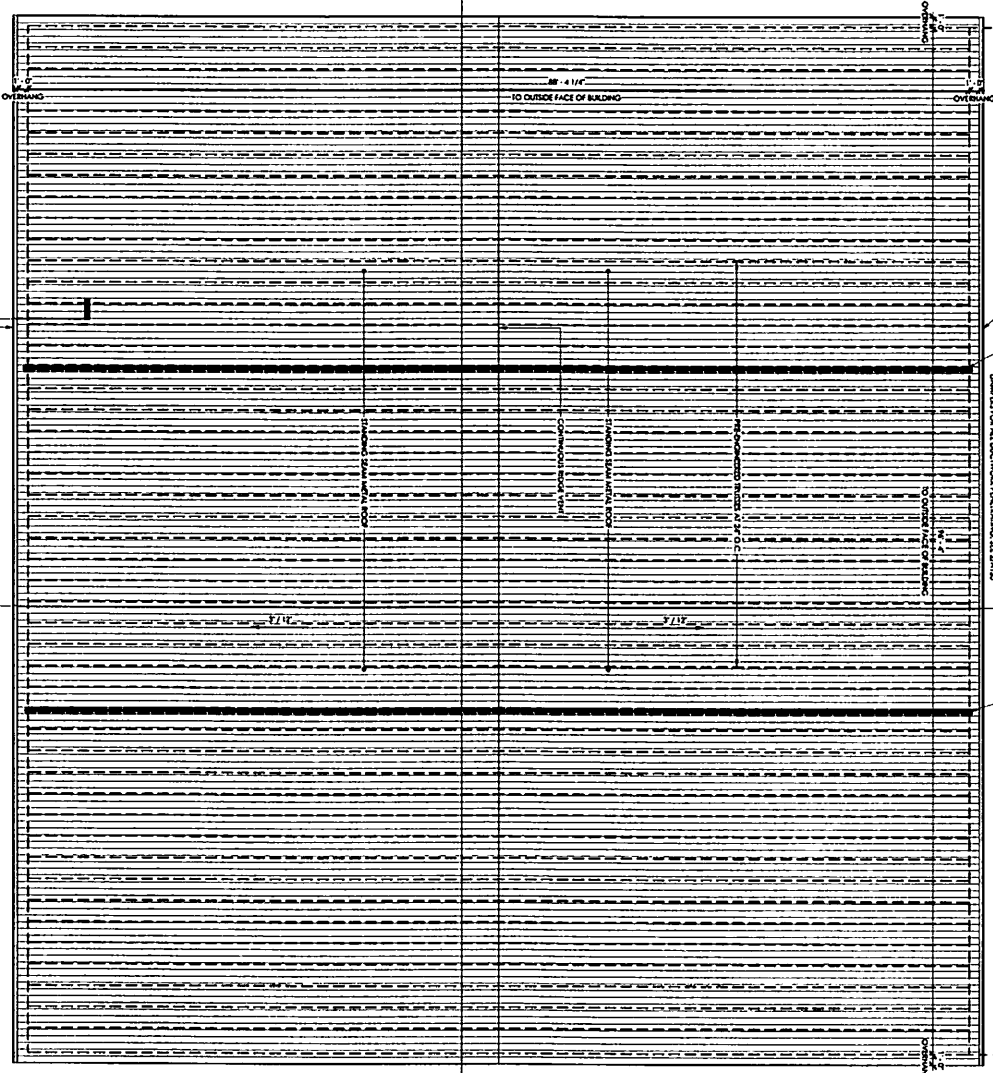
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DATE: 11/11/2021
BY: J. L. GIBSON
CHECKED BY: J. L. GIBSON
DATE: 11/11/2021
BY: J. L. GIBSON
CHECKED BY: J. L. GIBSON

CONSTRUCTION DOCUMENTS

DATE: 11/11/2021
BY: J. L. GIBSON
CHECKED BY: J. L. GIBSON
DATE: 11/11/2021
BY: J. L. GIBSON
CHECKED BY: J. L. GIBSON

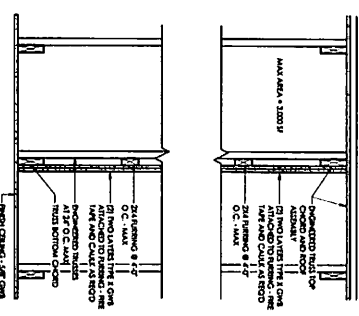
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BY: J. L. GIBSON
CHECKED BY: J. L. GIBSON
DATE: 11/11/2021
BY: J. L. GIBSON
CHECKED BY: J. L. GIBSON



1 ROOF PLAN
SCALE: 1/4\"/>



2 ATTIC SEPARATION DETAIL
SCALE: 1/4\"/>



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2128 BEDFORD RD
Ann Arbor, MI 48107
(734) 774-8932
brunawill@mayaking.com

CONSTRUCTION MANAGER
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437 W MICHIGAN AVE
Ann Arbor, MI 48107
(734) 205-2717
info@technicon.com

ENGINEER
MITHIS STATE ENGINEERING
15 CANFIELD STREET, 2ND FLOOR
Ann Arbor, MI 48107
(734) 344-5505
mwe@drivendesignstudio.com

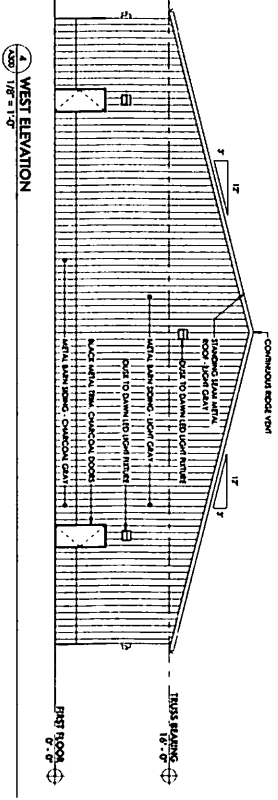
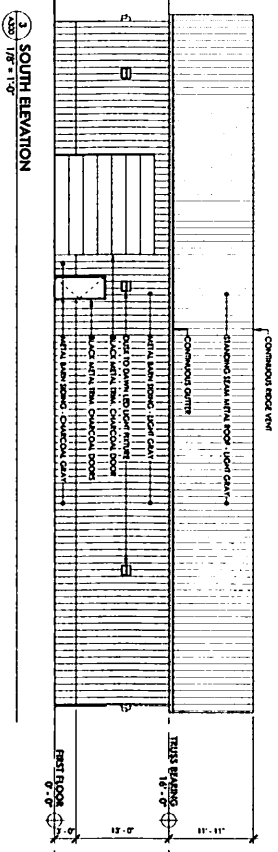
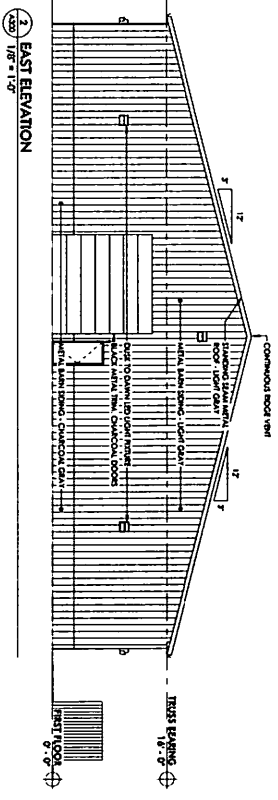
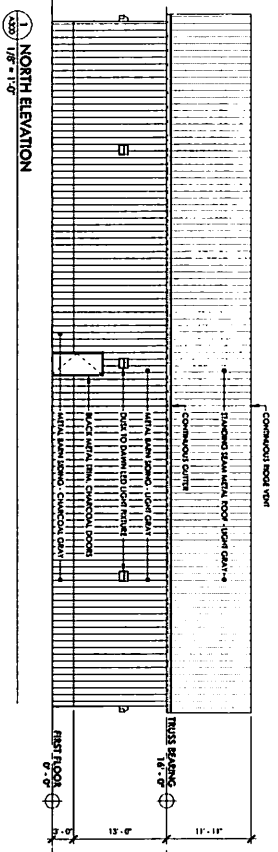
REVISIONS

NO OCCUPANCY IS BE EXERCISING
PROPERTY OR OCCUPANCY OF THE
BUILDING UNTIL THE PROJECT HAS BEEN
COMPLETED AND ALL NECESSARY
PERMITS AND APPROVALS HAVE BEEN
OBTAINED. THE OWNER SHALL BE
RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS
FOR THE PROJECT.

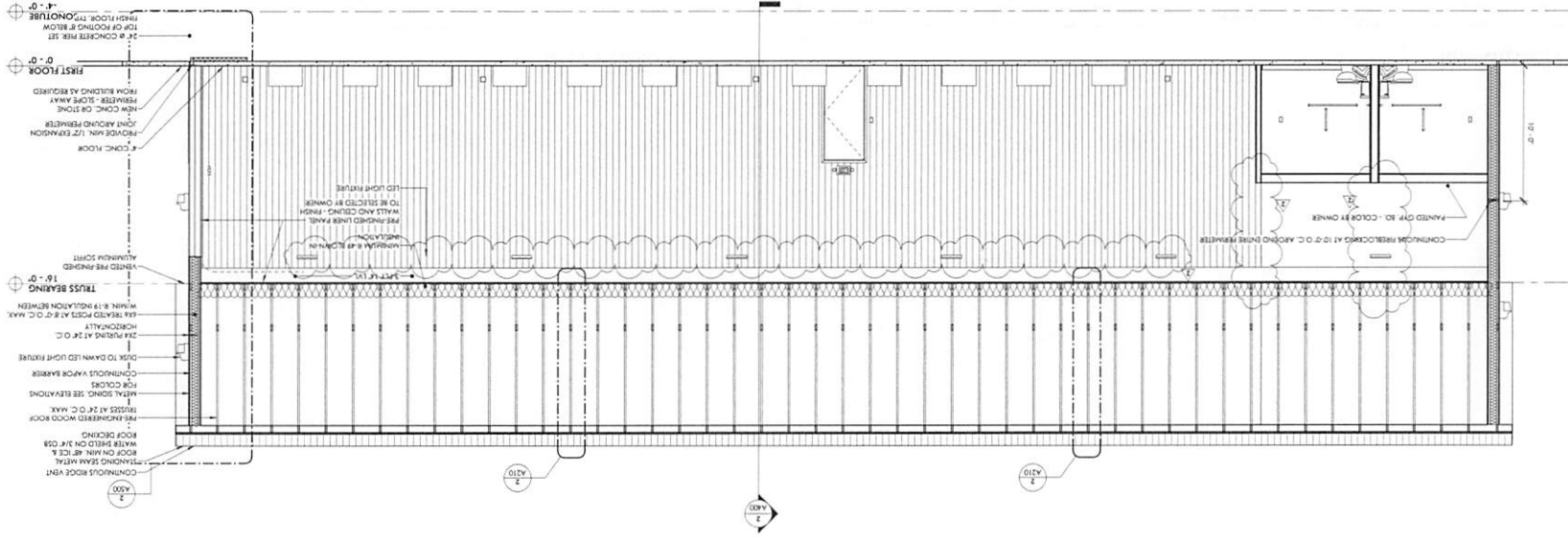
DATE: 11/11/2021
DRAWN BY: J. G. GOW
CHECKED BY: J. G. GOW
DATE: 11/11/2021
PROJECT: 2128 BEDFORD RD, ANN ARBOR, MI
CLIENT: MAYAKING LLC

CONSTRUCTION NOTES

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL FOUNDATION CODE BOOK (IFC).
4. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ROOFING CODE BOOK (IRC).



BUILDING SECTION



ER

DRIVEN DESIGN

OWNER

(2017-03-10)
braman79@hotmail.com

BATTLE CREEK, MI 49037
13481 308 3717

15 CARLYLE STREET, 2ND FLOOR

ENGINEER

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GENERAL NOTES

TYPICAL POST BASE DETAILS SHOWN FOR REFERENCE. VERIFY CONNECTIONS WITH MANUFACTURER'S SPECIFICATIONS AND MANUALS.

DRIVEN DESIGN

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cdd@drivendesignstudio.com

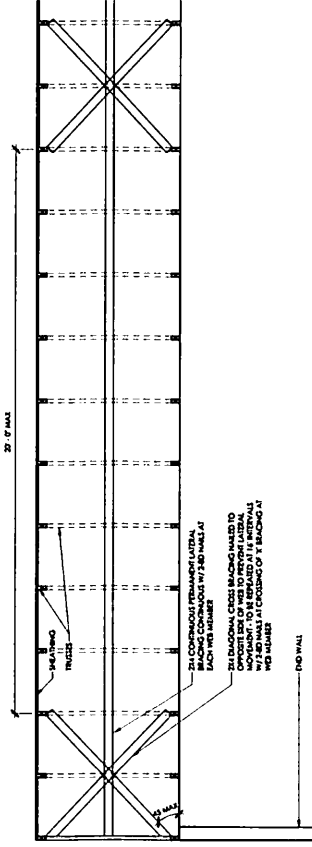
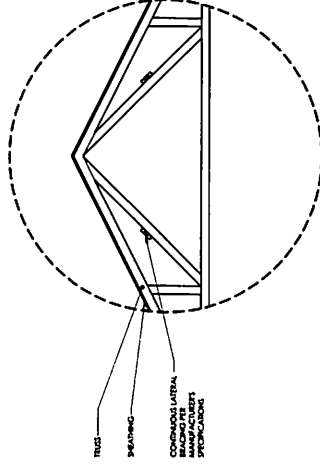
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DATE: 01.14.2021
DRAWN BY: CLAYTON GARDNER
CHECKED BY: JAMES H. BARTLE, CREEK, MI
PROJECT: 2021.01.14.2021
CLIENT: GREAT LAKES INDUSTRIES LLC

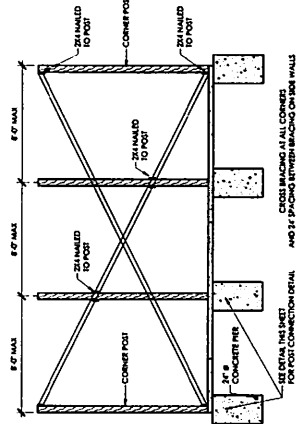
CONSTRUCTION DOCUMENTS

SECTION DETAILS

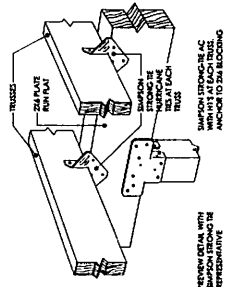
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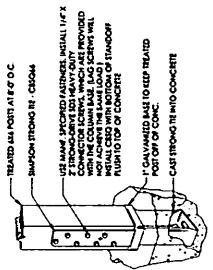
1. PERMANENT TRUSS BRACING DIAGRAM
1/2" = 1'-0"



2. TYPICAL WALL BRACING
1/4" = 1'-0"



3. TRUSS TIE DETAIL
1/2" = 1'-0"



4. POST BASE CONNECTION DETAIL
1/2" = 1'-0"

ARCHITECT
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Belle Harbor, NY 11737
info@drivendesignstudio.com

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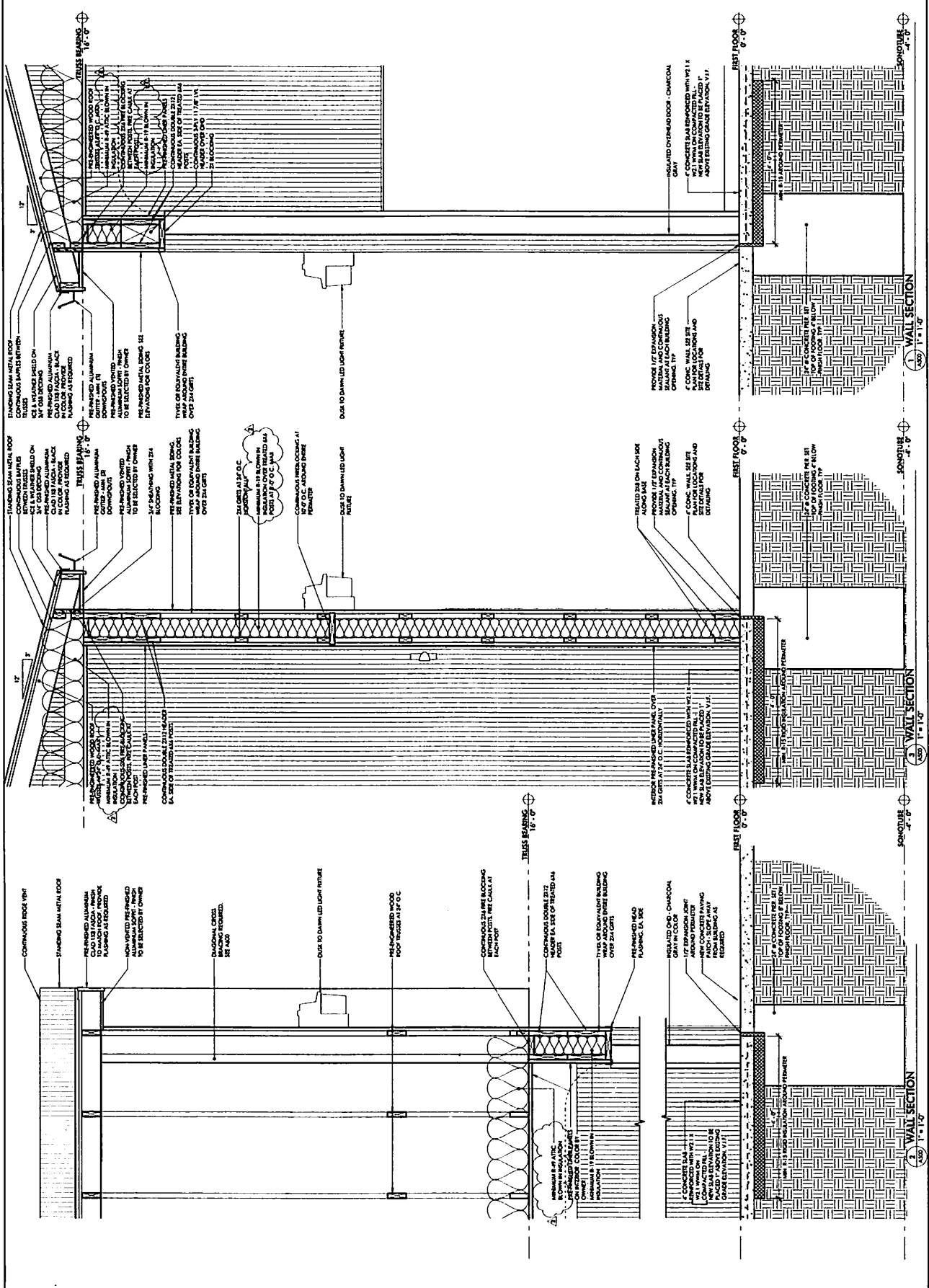
DATE: 01.14.2020
PROJECT: 2001.29
2001.29
01.14.2020
01.14.2020

CONSTRUCTION DOCUMENTS

DATE: 01.14.2020
PROJECT: 2001.29
2001.29
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01.14.2020

DATE: 01.14.2020
PROJECT: 2001.29
2001.29
01.14.2020
01.14.2020

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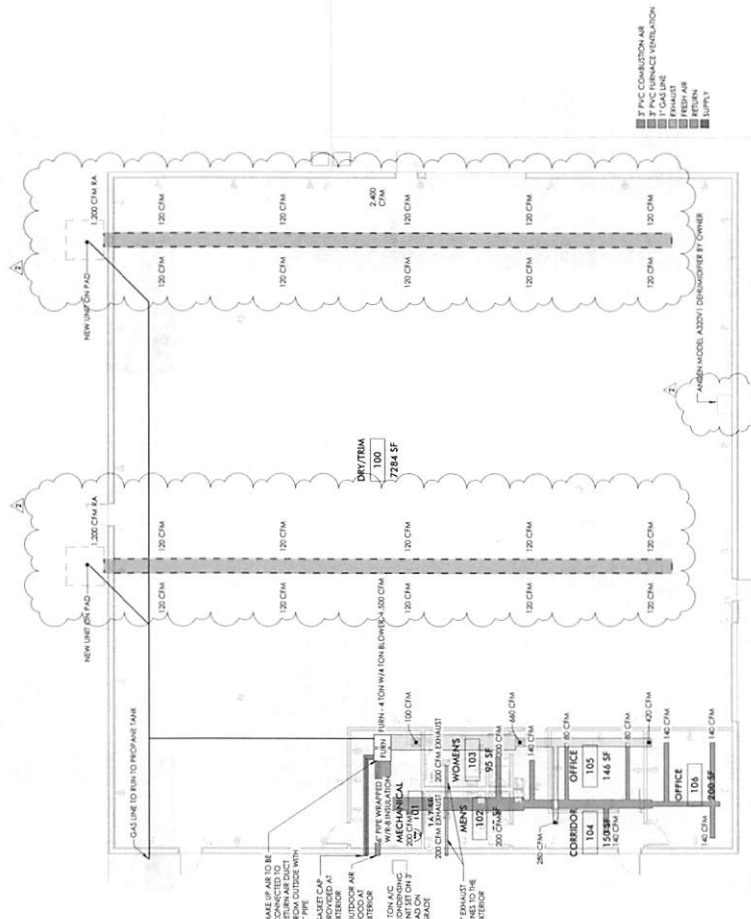


AIR DISTRIBUTION TABLE

PROJECT NAME: GUY STORAGE
 PROJECT NUMBER: 2021.29
 DATE: 3/25/2021

FIRST FLOOR									
ROOM NUMBER	ROOM NAME	OCCUPANCY	AREA (FT ²)	CEILING HEIGHT (FT)	VOLUME (FT ³)	PEOPLE	OUTDOOR AIR METHOD 1	AIR FLOWS	NOTES
								SUPPLY	EXHAUST
100	DRY/TREAS	STORAGE	7355	16.0	117360	25	0.06	2400	
101	MECHANICAL	MECHANICAL	53	16.0	848	1	0.06	200	
102	RESTROOM	RESTROOM	587	16.0	9392	2	0.0	200	2000 100% EXHAUST
103	WOMEN'S BR	RESTROOM	53	16.0	848	2	0.0	200	2000 100% EXHAUST
104	CORRIDOR	BUSINESS	300	16.0	4800	1	0.06	280	
105	OFFICE	BUSINESS	327	16.0	5232	2	0.06	160	
106	OFFICE	BUSINESS	181	16.0	2896	1	0.06	420	
Total			8836		141376	34		3860	150

NOTE: AN AIR BALANCE REPORT WILL BE PROVIDED PRIOR TO FINAL INSPECTION.



1 FIRST FLOOR MECHANICAL PLAN
 1/8" = 1'-0"

GENERAL MECHANICAL NOTES

1. MECHANICAL SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND LAWS.
2. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.
3. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.
4. PROVIDE ALL NECESSARY DUCT FITTINGS AND TRANSITIONS FOR A COMPLETE SYSTEM.
5. INSTALL DIFFUSERS WITH AIR FLOW CONTROLS.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND LAWS.
7. PROVIDE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
8. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
9. ANY MECHANICAL UNIT OR SYSTEM SHOWN ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEM.
10. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
11. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE THE RATED ASSEMBLY ARE PENETRATED.
12. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
13. ANY MODEL, NUMBERS OR MANUFACTURERS LISTED THROUGHOUT THE DRAWINGS ARE A BASE OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND PROVIDING THE NECESSARY EQUIPMENT, MATERIALS, AND METHODS TO COMPLY WITH THE DESIGN.
14. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, RUN IN BULKHEAD OR EMBEDDED IN WALL WHERE APPROPRIATE.
15. PROVIDE A GAS PIPING VALVE, COMPLETE WITH DET. LOC. AT EACH PIECE OF GAS FIELD EQUIPMENT.
16. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.
17. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.
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21. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.
22. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.
23. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.
24. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE BUILDING AT A MINIMUM OF 65°F DURING THE WINTER DESIGN TEMPERATURE AND 80°F DURING THE SUMMER DESIGN TEMPERATURE.

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DRIVEN DESIGN
 117 West Michigan Avenue
 East Lansing, MI 48824
 517.333.1177
 driven.designstudio.com

ELECTRICAL SPECIFICATIONS

1. PROVIDE COMPLETE AND ADEQUATE TEMPORARY POWER AND LIGHTS DURING CONSTRUCTION UNLESS APPROVED LAMPHOLDERS AND GFCI CIRCUITING. MAINTAIN ALL LAMPS AS REQUIRED. REMOVE TEMPORARY AT PROJECT COMPLETION.
2. ELECTRICAL SERVICE COORDINATION WITH THE LOCAL UTILITY COMPANY IS TO BE BY THE ELECTRICAL CONTRACTOR. THIS INCLUDES PERMITS, LOAD CALCULATION INFORMATION, RACEWAY, TRANSFORMER AND METER LOCATIONS AND REQUIREMENTS.
3. CUTTING AND PATCHING FOR ELECTRICAL ITEMS BY ELECTRICAL CONTRACTOR.
4. TRENCHING UNDER PAVED AREAS TO BE BACKFILLED WITH SAND AND COMPACTED.
5. ALL WIRING TO BE COPPER. ALL WIRING ABOVE 50 VOLTS TO BE IN CONDUIT UNLESS NOTED OTHERWISE. PROPER WIRE TYPE AND SIZE AND CONDUIT SIZE IS REQUIRED FOR BRANCH CIRCUITS.
6. ALL BRANCH CIRCUITS, FEEDERS AND WIRING TO BE IN CONDUIT. LOCATE ABOVE COUNTS WHEREVER POSSIBLE. MAKE SURE THAT EXPOSED CABLE IS RATED FOR THE ENVIRONMENT THAT IT IS IN.
7. PROVIDE UPDATED TYPEWRITTEN DIRECTORIES ON ALL PANELS. LABEL ALL DISCONNECTS AND PANELS.
8. ANY ELECTRICAL EQUIPMENT THAT GETS MOUNTED TO THE FLOOR OR ON GRADE OUTSIDE, INCLUDING BUT NOT LIMITED TO: UTILITY TRANSFORMERS, ARE TO BE INSTALLED ON A 4" THICK CONCRETE FOUNDATION (SEE FPD, OUTDOOR PADS, PROVIDE PROPER SLOPE FOR DRAINAGE).
9. EXPOSED CONDUIT TO RUN PARALLEL WITH STRUCTURE AND SECURELY ATTACHED TO BUILDING STRUCTURE. ELECTRICAL CONTRACTOR TO PROVIDE SUBMITTALS PRIOR TO ORDERING EQUIPMENT FOR LIGHTING, SWITCHGEAR, SPECIAL EQUIPMENT, ETC.
10. UNLESS NOTED OTHERWISE, ALL DEVICE ELEVATIONS REFER TO CENTER OF OUTLET BOX. ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLET LOCATIONS WITH OTHER TRADES. MINIMUM OF 18" ABOVE FINISHED FLOOR TO MEET BARBIEE FREE REQUIREMENTS.
11. SHARING NEUTRALS BETWEEN CIRCUITS IS NOT PERMITTED.
12. LOW VOLTAGE TEMPERATURE CONTROL BY OTHERS.
13. PROVIDE AN ELECTRICAL CONNECTION TO ALL EXISTING FOUNDATIONS.
14. REFER TO MECHANICAL DRAWINGS FOR ELECTRICAL DATA PERTAINING TO ALL MECHANICAL EQUIPMENT. VERIFY ACTUAL REQUIREMENTS WITH EQUIPMENT ORDERED AND MAKE ADJUSTMENTS ACCORDINGLY. LOCATIONS SHOWN ARE APPROXIMATE. FIELD VERIFY.
15. ELECTRICAL CONTRACTOR SHALL REFER TO ALL MECHANICAL DIVISION SPECIFICATIONS, HVAC PLANS AND PLUMBING PLANS FOR ADDITIONAL ELECTRICAL WORK AND REQUIREMENTS.
16. PROVIDE A DUCT DETECTOR FOR THE RETURN AND SUPPLY OF AIR HANDLING UNITS. CONNECT TO SHUT DOWN THE UNIT UPON ALARM. INSTALLATION MUST COMPLY WITH NFPA 70A, 70B.
17. FIRE ALARM SYSTEM TO BE INSTALLED BY QUALIFIED INSTALLER. ALL NECESSARY CONNECTIONS TO BE TAKEN CARE OF BY ELECTRICAL CONTRACTOR. E.C. TO COORDINATE LOCATIONS OF ALL FIRE ALARM DEVICES WITH OWNER AND OTHER TRADES PRIOR TO ROUGH-IN. DEVICES TO BE LOCATED AND MEET NFPA 72 REQUIREMENTS.
18. PROVIDE A CONNECTION FOR ALL EQUIPMENT IN KITCHEN AND BATHS. COORDINATE WITH SUPPLIES.
19. ALL EMERGENCY SYSTEM WIRING SHALL BE IN A SEPARATE RACEWAY IN ACCORDANCE WITH ARTICLE 700 OF N.E.C.
20. WIRING IN AREA SEPARATION WALLS TO COMPLY WITH ARTICLE 300-22 OF THE N.E.C.
21. PROVIDE PREPARED FOR ALL REQUIRED PENETRATIONS.
22. BACK-TO-BACK OUTLETS CANNOT BE IN THE SAME STUD CAVITY IN RATED WALLS. IF MINIMUM SPACING REQUIRED.
23. SLEEVES ELECTRICAL PENETRATIONS FROM TERRAZZO SLEEVES AND ALL AREA SEPARATION WALLS.
24. AN ELECTRICAL PERMIT SHALL BE ACCQUIRED BY A STATE LICENSED ELECTRICAL CONTRACTOR.
25. PROVIDE GROUNDING AS PER N.E.C. SECTION 250.
26. ALL ELECTRICAL WORK IS SUBJECT TO FIELD REVIEW BY THE ELECTRICAL INSPECTOR AND THE PROJECT ENGINEER.
27. PROVIDE PROPER WORKING CLEARANCES AT ALL ELECTRICAL EQUIPMENT.
28. MAXIMUM OF 16 IN. DUPLEX OUTLETS PER 20 AMP CIRCUIT UNLESS NOTED OTHERWISE.
29. ALL WORK TO COMPLY WITH THE LATEST ADOPTED VERSION OF NFPA 70, NFPA 70B, NFPA 72, NFPA 72A, NFPA 72B, NFPA 72C, NFPA 72D, NFPA 72E, NFPA 72F, NFPA 72G, NFPA 72H, NFPA 72I, NFPA 72J, NFPA 72K, NFPA 72L, NFPA 72M, NFPA 72N, NFPA 72O, NFPA 72P, NFPA 72Q, NFPA 72R, NFPA 72S, NFPA 72T, NFPA 72U, NFPA 72V, NFPA 72W, NFPA 72X, NFPA 72Y, NFPA 72Z, NFPA 72AA, NFPA 72AB, NFPA 72AC, NFPA 72AD, NFPA 72AE, NFPA 72AF, NFPA 72AG, NFPA 72AH, NFPA 72AI, NFPA 72AJ, NFPA 72AK, NFPA 72AL, NFPA 72AM, NFPA 72AN, NFPA 72AO, NFPA 72AP, NFPA 72AQ, NFPA 72AR, NFPA 72AS, NFPA 72AT, NFPA 72AU, NFPA 72AV, NFPA 72AW, NFPA 72AX, NFPA 72AY, NFPA 72AZ, NFPA 72BA, NFPA 72BB, NFPA 72BC, NFPA 72BD, NFPA 72BE, NFPA 72BF, NFPA 72BG, NFPA 72BH, NFPA 72BI, NFPA 72BJ, NFPA 72BK, NFPA 72BL, NFPA 72BM, NFPA 72BN, NFPA 72BO, NFPA 72BP, NFPA 72BQ, NFPA 72BR, NFPA 72BS, NFPA 72BT, NFPA 72BU, NFPA 72BV, NFPA 72BW, NFPA 72BX, NFPA 72BY, NFPA 72BZ, NFPA 72CA, NFPA 72CB, NFPA 72CC, NFPA 72CD, NFPA 72CE, NFPA 72CF, NFPA 72CG, NFPA 72CH, NFPA 72CI, NFPA 72CJ, NFPA 72CK, NFPA 72CL, NFPA 72CM, NFPA 72CN, NFPA 72CO, NFPA 72CP, NFPA 72CQ, NFPA 72CR, NFPA 72CS, NFPA 72CT, NFPA 72CU, NFPA 72CV, NFPA 72CW, NFPA 72CX, NFPA 72CY, NFPA 72CZ, NFPA 72DA, NFPA 72DB, NFPA 72DC, NFPA 72DD, NFPA 72DE, NFPA 72DF, NFPA 72DG, NFPA 72DH, NFPA 72DI, NFPA 72DJ, NFPA 72DK, NFPA 72DL, NFPA 72DM, NFPA 72DN, NFPA 72DO, NFPA 72DP, NFPA 72DQ, NFPA 72DR, NFPA 72DS, NFPA 72DT, NFPA 72DU, NFPA 72DV, NFPA 72DW, NFPA 72DX, NFPA 72DY, NFPA 72DZ, NFPA 72EA, NFPA 72EB, NFPA 72EC, NFPA 72ED, NFPA 72EE, NFPA 72EF, NFPA 72EG, NFPA 72EH, NFPA 72EI, NFPA 72EJ, NFPA 72EK, NFPA 72EL, NFPA 72EM, NFPA 72EN, NFPA 72EO, NFPA 72EP, NFPA 72EQ, NFPA 72ER, NFPA 72ES, NFPA 72ET, NFPA 72EU, NFPA 72EV, NFPA 72EW, NFPA 72EX, NFPA 72EY, NFPA 72EZ, NFPA 72FA, NFPA 72FB, NFPA 72FC, NFPA 72FD, NFPA 72FE, NFPA 72FF, NFPA 72FG, NFPA 72FH, NFPA 72FI, NFPA 72FJ, NFPA 72FK, NFPA 72FL, NFPA 72FM, NFPA 72FN, NFPA 72FO, NFPA 72FP, NFPA 72FQ, NFPA 72FR, NFPA 72FS, NFPA 72FT, NFPA 72FU, NFPA 72FV, NFPA 72FW, NFPA 72FX, NFPA 72FY, NFPA 72FZ, NFPA 72GA, NFPA 72GB, NFPA 72GC, NFPA 72GD, NFPA 72GE, NFPA 72GF, NFPA 72GG, NFPA 72GH, NFPA 72GI, NFPA 72GJ, NFPA 72GK, NFPA 72GL, NFPA 72GM, NFPA 72GN, NFPA 72GO, NFPA 72GP, NFPA 72GQ, NFPA 72GR, NFPA 72GS, NFPA 72GT, NFPA 72GU, NFPA 72GV, NFPA 72GW, NFPA 72GX, NFPA 72GY, NFPA 72GZ, NFPA 72HA, NFPA 72HB, NFPA 72HC, NFPA 72HD, NFPA 72HE, NFPA 72HF, NFPA 72HG, NFPA 72HH, NFPA 72HI, NFPA 72HJ, NFPA 72HK, NFPA 72HL, NFPA 72HM, NFPA 72HN, NFPA 72HO, NFPA 72HP, NFPA 72HQ, NFPA 72HR, NFPA 72HS, NFPA 72HT, NFPA 72HU, NFPA 72HV, NFPA 72HW, NFPA 72HX, NFPA 72HY, NFPA 72HZ, NFPA 72IA, NFPA 72IB, NFPA 72IC, NFPA 72ID, NFPA 72IE, NFPA 72IF, NFPA 72IG, NFPA 72IH, NFPA 72II, NFPA 72IJ, NFPA 72IK, NFPA 72IL, NFPA 72IM, NFPA 72IN, NFPA 72IO, NFPA 72IP, NFPA 72IQ, NFPA 72IR, NFPA 72IS, NFPA 72IT, NFPA 72IU, NFPA 72IV, NFPA 72IW, NFPA 72IX, NFPA 72IY, NFPA 72IZ, NFPA 72JA, NFPA 72JB, NFPA 72JC, NFPA 72JD, NFPA 72JE, NFPA 72JF, NFPA 72JG, NFPA 72JH, NFPA 72JI, NFPA 72JJ, NFPA 72JK, NFPA 72JL, NFPA 72JM, NFPA 72JN, NFPA 72JO, NFPA 72JP, NFPA 72JQ, NFPA 72JR, NFPA 72JS, NFPA 72JT, NFPA 72JU, NFPA 72JV, NFPA 72JW, NFPA 72JX, NFPA 72JY, NFPA 72JZ, NFPA 72KA, NFPA 72KB, NFPA 72KC, NFPA 72KD, NFPA 72KE, NFPA 72KF, NFPA 72KG, NFPA 72KH, NFPA 72KI, NFPA 72KJ, NFPA 72KL, NFPA 72KM, NFPA 72KN, NFPA 72KO, NFPA 72KP, NFPA 72KQ, NFPA 72KR, NFPA 72KS, NFPA 72KT, NFPA 72KU, NFPA 72KV, NFPA 72KW, NFPA 72KX, NFPA 72KY, NFPA 72KZ, NFPA 72LA, NFPA 72LB, NFPA 72LC, NFPA 72LD, NFPA 72LE, NFPA 72LF, NFPA 72LG, NFPA 72LH, NFPA 72LI, NFPA 72LJ, NFPA 72LK, NFPA 72LL, NFPA 72LM, NFPA 72LN, NFPA 72LO, NFPA 72LP, NFPA 72LQ, NFPA 72LR, NFPA 72LS, NFPA 72LT, NFPA 72LU, NFPA 72LV, NFPA 72LW, NFPA 72LX, NFPA 72LY, NFPA 72LZ, NFPA 72MA, NFPA 72MB, NFPA 72MC, NFPA 72MD, NFPA 72ME, NFPA 72MF, NFPA 72MG, NFPA 72MH, NFPA 72MI, NFPA 72MJ, NFPA 72MK, NFPA 72ML, NFPA 72MM, NFPA 72MN, NFPA 72MO, NFPA 72MP, NFPA 72MQ, NFPA 72MR, NFPA 72MS, NFPA 72MT, NFPA 72MU, NFPA 72MV, NFPA 72MW, NFPA 72MX, NFPA 72MY, NFPA 72MZ, NFPA 72NA, NFPA 72NB, NFPA 72NC, NFPA 72ND, NFPA 72NE, NFPA 72NF, NFPA 72NG, NFPA 72NH, NFPA 72NI, NFPA 72NJ, NFPA 72NK, NFPA 72NL, NFPA 72NM, NFPA 72NN, NFPA 72NO, NFPA 72NP, NFPA 72NQ, NFPA 72NR, NFPA 72NS, NFPA 72NT, NFPA 72NU, NFPA 72NV, NFPA 72NW, NFPA 72NX, NFPA 72NY, NFPA 72NZ, NFPA 72OA, NFPA 72OB, NFPA 72OC, NFPA 72OD, NFPA 72OE, NFPA 72OF, NFPA 72OG, NFPA 72OH, NFPA 72OI, NFPA 72OJ, NFPA 72OK, NFPA 72OL, NFPA 72OM, NFPA 72ON, NFPA 72OO, NFPA 72OP, NFPA 72OQ, NFPA 72OR, NFPA 72OS, NFPA 72OT, NFPA 72OU, NFPA 72OV, NFPA 72OW, NFPA 72OX, NFPA 72OY, NFPA 72OZ, NFPA 72PA, NFPA 72PB, NFPA 72PC, NFPA 72PD, NFPA 72PE, NFPA 72PF, NFPA 72PG, NFPA 72PH, NFPA 72PI, NFPA 72PJ, NFPA 72PK, NFPA 72PL, NFPA 72PM, NFPA 72PN, NFPA 72PO, NFPA 72PP, NFPA 72PQ, NFPA 72PR, NFPA 72PS, NFPA 72PT, NFPA 72PU, NFPA 72PV, NFPA 72PW, NFPA 72PX, NFPA 72PY, NFPA 72PZ, NFPA 72QA, NFPA 72QB, NFPA 72QC, NFPA 72QD, NFPA 72QE, NFPA 72QF, NFPA 72QG, NFPA 72QH, NFPA 72QI, NFPA 72QJ, NFPA 72QK, NFPA 72QL, NFPA 72QM, NFPA 72QN, NFPA 72QO, NFPA 72QP, NFPA 72QQ, NFPA 72QR, NFPA 72QS, NFPA 72QT, NFPA 72QU, NFPA 72QV, NFPA 72QW, NFPA 72QX, NFPA 72QY, NFPA 72QZ, NFPA 72RA, NFPA 72RB, NFPA 72RC, NFPA 72RD, NFPA 72RE, NFPA 72RF, NFPA 72RG, NFPA 72RH, NFPA 72RI, NFPA 72RJ, NFPA 72RK, NFPA 72RL, NFPA 72RM, NFPA 72RN, NFPA 72RO, NFPA 72RP, NFPA 72RQ, NFPA 72RR, NFPA 72RS, NFPA 72RT, NFPA 72RU, NFPA 72RV, NFPA 72RW, NFPA 72RX, NFPA 72RY, NFPA 72RZ, NFPA 72SA, NFPA 72SB, NFPA 72SC, NFPA 72SD, NFPA 72SE, NFPA 72SF, NFPA 72SG, NFPA 72SH, NFPA 72SI, NFPA 72SJ, NFPA 72SK, NFPA 72SL, NFPA 72SM, NFPA 72SN, NFPA 72SO, NFPA 72SP, NFPA 72SQ, NFPA 72SR, NFPA 72SS, NFPA 72ST, NFPA 72SU, NFPA 72SV, NFPA 72SW, NFPA 72SX, NFPA 72SY, NFPA 72SZ, NFPA 72TA, NFPA 72TB, NFPA 72TC, NFPA 72TD, NFPA 72TE, NFPA 72TF, NFPA 72TG, NFPA 72TH, NFPA 72TI, NFPA 72TJ, NFPA 72TK, NFPA 72TL, NFPA 72TM, NFPA 72TN, NFPA 72TO, NFPA 72TP, NFPA 72TQ, NFPA 72TR, NFPA 72TS, NFPA 72TT, NFPA 72TU, NFPA 72TV, NFPA 72TW, NFPA 72TX, NFPA 72TY, NFPA 72TZ, NFPA 72UA, NFPA 72UB, NFPA 72UC, NFPA 72UD, NFPA 72UE, NFPA 72UF, NFPA 72UG, NFPA 72UH, NFPA 72UI, NFPA 72UJ, NFPA 72UK, NFPA 72UL, NFPA 72UM, NFPA 72UN, NFPA 72UO, NFPA 72UP, NFPA 72UQ, NFPA 72UR, NFPA 72US, NFPA 72UT, NFPA 72UU, NFPA 72UV, NFPA 72UW, NFPA 72UX, NFPA 72UY, NFPA 72UZ, NFPA 72VA, NFPA 72VB, NFPA 72VC, NFPA 72VD, NFPA 72VE, NFPA 72VF, NFPA 72VG, NFPA 72VH, NFPA 72VI, NFPA 72VJ, NFPA 72VK, NFPA 72VL, NFPA 72VM, NFPA 72VN, NFPA 72VO, NFPA 72VP, NFPA 72VQ, NFPA 72VR, NFPA 72VS, NFPA 72VT, NFPA 72VU, NFPA 72VV, NFPA 72VW, NFPA 72VX, NFPA 72VY, NFPA 72VZ, NFPA 72WA, NFPA 72WB, NFPA 72WC, NFPA 72WD, NFPA 72WE, NFPA 72WF, NFPA 72WG, NFPA 72WH, NFPA 72WI, NFPA 72WJ, NFPA 72WK, NFPA 72WL, NFPA 72WM, NFPA 72WN, NFPA 72WO, NFPA 72WP, NFPA 72WQ, NFPA 72WR, NFPA 72WS, NFPA 72WT, NFPA 72WU, NFPA 72WV, NFPA 72WW, NFPA 72WX, NFPA 72WY, NFPA 72WZ, NFPA 72XA, NFPA 72XB, NFPA 72XC, NFPA 72XD, NFPA 72XE, NFPA 72XF, NFPA 72XG, NFPA 72XH, NFPA 72XI, NFPA 72XJ, NFPA 72XK, NFPA 72XL, NFPA 72XM, NFPA 72XN, NFPA 72XO, NFPA 72XP, NFPA 72XQ, NFPA 72XR, NFPA 72XS, NFPA 72XT, NFPA 72XU, NFPA 72XV, NFPA 72XW, NFPA 72XX, NFPA 72XY, NFPA 72XZ, NFPA 72YA, NFPA 72YB, NFPA 72YC, NFPA 72YD, NFPA 72YE, NFPA 72YF, NFPA 72YG, NFPA 72YH, NFPA 72YI, NFPA 72YJ, NFPA 72YK, NFPA 72YL, NFPA 72YM, NFPA 72YN, NFPA 72YO, NFPA 72YP, NFPA 72YQ, NFPA 72YR, NFPA 72YS, NFPA 72YT, NFPA 72YU, NFPA 72YV, NFPA 72YW, NFPA 72YX, NFPA 72YY, NFPA 72YZ, NFPA 72ZA, NFPA 72ZB, NFPA 72ZC, NFPA 72ZD, NFPA 72ZE, NFPA 72ZF, NFPA 72ZG, NFPA 72ZH, NFPA 72ZI, NFPA 72ZJ, NFPA 72ZK, NFPA 72ZL, NFPA 72ZM, NFPA 72ZN, NFPA 72ZO, NFPA 72ZP, NFPA 72ZQ, NFPA 72ZR, NFPA 72ZS, NFPA 72ZT, NFPA 72ZU, NFPA 72ZV, NFPA 72ZW, NFPA 72ZX, NFPA 72ZY, NFPA 72ZZ.
30. WHERE A FLOOR COVERING OR FINAL FLOOR FINISH IS OTHER THAN CARPET OR VINYL TILE, CONDUIT SHALL NOT BE RUN WITHIN CONCRETE SLAB. 1" OF CONCRETE OVER THE TOP OF CONDUITS AND SLABS MUST BE MAINTAINED 1-1/2" OVER IS PREFERRED.
31. DIMMER SWITCHES RATED 1200W OR HIGHER ARE TO BE MOUNTED IN A SEPARATE BACKBOX AND NOT GANGED TOGETHER WITH OTHER DIMMER SWITCHES.
32. PROVIDE SEAL-UPS WHICH PREVENT FAULTS THROUGH AREAS OF DIFFERENT AMBIENT TEMPERATURES AND/OR HAZARDOUS AREAS.
33. PROVIDE PROTECTION AGAINST CORROSION REQUIRED FOR ALL ELECTRICAL EQUIPMENT. IT SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
34. BRANCH CIRCUIT CONDUCTORS SUPPLYING A SINGLE MOTOR SHALL HAVE AN AMPACITY NOT LESS THAN 125% OF THE MOTOR FULL LOAD CURRENT RATING.
35. PROPER THERMAL OVERLOAD PROTECTION SHALL BE REQUIRED FOR ALL MOTORS.
36. ALL ELECTRICAL DEVICES IN THE PIT OF AN ELEVATOR SHAFT SHALL BE NEMA 4 RATED. THIS INCLUDES LIGHTING, RECEPTACLES, SWITCHES, CONDUIT AND CONNECTIONS. CONNECTIONS ARE TO BE THREADED OR COMPRESSION AND COVERED PROVIDED FOR RECEPTACLES AND SWITCHES.
37. DO NOT TOUCH IN ANY CIRCUITS UNTIL ALL MECHANICAL & OTHER EQUIPMENT SUBMITTALS ARE THOROUGHLY REVIEWED FOR CHANGES IN CIRCUIT SIZES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
38. PROVIDE OPERATION AND MAINTENANCE MANUALS AT PROJECT COMPLETION.
39. PROVIDE NECESSARY TRAINING ON ELECTRICAL SYSTEMS TO OWNER.
40. PROPER TIME IS TO BE GIVEN TO PRE-CONSTRUCTION COORDINATION OF ALL OTHER SYSTEMS. ELECTRICAL CONTRACTOR TO VERIFY MOUNTING HEIGHTS OF DEVICES WITH FINAL FURNITURE AND CABINET PLANS. FLOOR OUTLETS TO BE FIELD VERIFIED FOR EXACT PLACEMENT.
41. FEEDERS ARE TO BE KEPT AWAY FROM OCCUPIED SPACES.
42. ALL RECEPTACLES ARE TO BE NEMA 5-20R AND SPECIFICATION GRADE UNLESS NOTED OTHERWISE. ALL CIRCUITS TO RECEPTACLES TO HAVE SEPARATE EQUIPMENT GROUNDING CONDUCTORS INDEPENDENT OF RACEWAYS. DEVICE COLOR TO BE WHITE. COVER TO BE STAINLESS STEEL.
43. PROVIDE PROPER SEPARATION BETWEEN LOW VOLTAGE CONDUCTORS AND HIGHER VOLTAGE CONDUCTORS.
44. MAKE SURE THERE ARE WP, GFCI, WP RECEPTACLES WITHIN 25 FEET OF HVAC EQUIPMENT FOR SERVICEABILITY.
45. ALL RECEPTACLES OUTDOORS ARE TO BE WP LISTED AND GFCI PROTECTED. THE RECEPTACLE IS TO BE MOUNTED INSIDE A WP METAL BOX THAT IS LISTED WITH THE COVER CLOSED.
46. ALL RECEPTACLES WITHIN 6' OF A SWIM EDGE IS TO BE GFCI TYPE WHETHER LOCATED ABOVE THE COUNTERTOP OR NOT.
47. PROVIDE BLANK COVERPLATES FOR ALL UNUSED JUNCTION BOXES AND BACK BOXES AT JOB COMPLETION.
48. E.C. IS TO REVIEW ALL OTHER TRADES CONSTRUCTION DRAWINGS AND SHOP DRAWINGS FOR ANY ELECTRICAL, ROUGH-IN REQUIREMENTS NOT SHOWN IN ELECTRICAL CONSTRUCTION DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO: ARCHITECTURAL, INTERIOR DESIGN, MECHANICAL, PLUMBING, FOOD SERVICE, BREWING, FIRE ALARM AND ANY OTHER SPECIALTY SYSTEM DOCUMENTS.
49. OWNER AND/OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR CONTRACTING AND COORDINATING SERVICES AND EQUIPMENT CONTRACTS FOR PHONE, INTERNET, CABLE TV, SECURITY, ACCESS CONTROL, PAGING, SOUND, ETC. ALONG WITH SERVICE ENTRANCE RACEWAY SIZES AND LOCATIONS. INTERIOR RACEWAYS AND BACK BOXES FOR SUCH SYSTEMS WILL BE INSTALLED PER PART OF THE BASE CASE CONSTRUCTION DOCUMENTS BY THE ELECTRICAL CONTRACTOR. REFER TO TELEDATA NOTES FOR CABLEING, JACK AND CABLE TERMINATION REQUIREMENTS, IF ANY, AS PART OF THIS PROJECT'S CONTRACT.
50. PROVIDE FUSH FLOOR BOXES AT LOCATIONS SHOWN. FLOOR BOXES TO BE PER IEC, 1/8" DEEP x 4" WIDE x 4" HIGH. 120-130°C FUSH ALUMINUM CARPET/PILE COVER WITH LIFT-UP DOOR. PROVIDE POWER AND 11 RACEWAYS TO BOXES. COORDINATE EXACT LOCATIONS OF OPENINGS WITH ARCHITECTURAL AND OWNER PRIOR TO ROUGH-IN.

MOUNTING HEIGHTS

- SWITCHES
RECEPTACLES - STANDARD 48"
RECEPTACLES - ABOVE COUNTERS 48"
RECEPTACLES - MECHANICAL ROOMS 48"
RECEPTACLES - PLANT AREAS & GARAGE 48"
RECEPTACLES - EXTERIOR 34" (ABOVE FINISH GRADE)
TELEVISION RECEPTACLE 90"
LOW VOLTAGE OUTLETS SAME AS RECEPTACLES
DISCONNECT SWITCHES 48" (TO CENTER OF HANDLE)
MOTOR STARTERS 48" (TO CENTER OF HANDLE)
PANELS 72" TO 78" (TO TOP OF PANEL AS LONG AS BOTTOM IS AT LEAST 12" AFF)
48" (TO TOP OF PANEL HANDLE)
FIRE ALARM PULL STATIONS 48" (TO BOTTOM OF DEVICE OR 6" FROM CULING TO CENTER)
FIRE ALARM INDICATING DEVICES 48"
CONTROL BUTTONS - FINISHED AREAS 48"
CONTROL BUTTONS - UNFINISHED AREAS 48"
CARD READERS, ETC. 48"
WALL MOUNTED CLOCKS, SPEAKERS, EXIT SIGNS, EMERGENCY LIGHTING 92"
EXTERIOR BUILDING MOUNTED LIGHT FIXTURES (SEE ARCHITECTURAL ELEVATIONS OR COORDINATE WITH ARCHITECTURAL FEATURES)
- UNLESS NOTED OTHERWISE, MEASUREMENTS INDICATE TO CENTER OF BOX. IF DEVICE IS MARKED ON DRAWINGS DIFFERENTLY THAN THE SCHEDULE, USE DRAWINGS AS A GUIDE. CERTAIN PROJECT CONDITIONS MAY WARRANT VARYING THE HEIGHTS. ELECTRICAL CONTRACTORS FIELD FORSAKIN IS TO STUDY FINAL DOCUMENTS WITH SUBMITTALS FROM ALL TRADES BEFORE ROUGHING IN IF POSSIBLE. BASED FLOORS IN COMPUTER ROOMS OR SIMILAR ROOMS TO BECOME FINISHED FLOOR HEIGHT. REFER TO INTERIOR ELEVATIONS FOR HEIGHTS AND LOCATIONS OF EQUIPMENT AND FURNITURE.

SEE MOUNTING HEIGHTS AND ABERRATIONS FOR VISUALS

POWER/COMMUNICATION LEGEND

SYM	DESCRIPTION	HGT
SW	CIRCUIT BREAKER	48"
SW	FUSED SWITCH	48"
SW	CONTRACTOR	48"
SW	DISCONNECT	48"
SW	DUPLEX RECEPTACLE (NON-INTERLOCKED)	48"
SW	CONTRACTOR MOUNTED DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER	48"
SW	DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER	48"
SW	DUPLEX RECEPTACLE, WATER PROOF, GROUND FAULT INTERRUPTER	48"
SW	LOCAL MOUNTED RECEPTACLE (NON-INTERLOCKED)	48"
SW	EQUIPMENT CONNECTION POINT	48"
SW	GROUND	48"
SW	ARCHITECTURAL	48"
SW	MOTOR ELECTRIC	48"
SW	PANEL BRANCH	48"
SW	PANEL DISTRIBUTION	48"
SW	PUSH BUTTON SWITCH SINGLE	48"
SW	RECEPTACLE SPECIAL	48"
SW	SPEAKER	48"
SW	TELEVISION	90"
SW	UTILITY METER	48"

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS

FIRE ALARM LEGEND

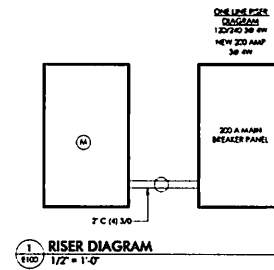
SYM	DESCRIPTION	HGT
SW	1. DUCT DETECTOR	48"
SW	2. DUCT DETECTOR	48"
SW	3. FIRE ALARM AUDIBLE/STATION	48"
SW	4. FIRE ALARM BELL	48"
SW	5. FIRE ALARM PULL STATION	48"
SW	6. FIRE ALARM VISUAL DEVICE	48"
SW	7. FLOW SWITCH	48"
SW	8. HEAT DETECTOR	48"
SW	9. SMOKE DETECTOR	48"
SW	10. TAMPER SWITCH	48"
SW	11. SMOKE DAMPER	48"

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS

LIGHTING LEGEND

SYM	DESCRIPTION	HGT
SW	1. WALL MOUNTED LIGHTING FIXTURE	48"
SW	2. WALL MOUNTED EMERGENCY LIGHT	48"
SW	3. WALL MOUNTED LIGHT	48"
SW	4. WALL MOUNTED LIGHT	48"
SW	5. SWITCH, SINGLE POLE	48"
SW	6. SWITCH, 3-WAY	48"
SW	7. SWITCH, 3-WAY	48"
SW	8. SWITCH, OCCUPANCY SENSOR	48"
SW	9. SWITCH, DIMMER	48"

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS



DRIVEN DESIGN

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PROJECT NAME
G.L.H. GROW
PROJECT ADDRESS
2178 BEDFORD RD., BATTLE CREEK, MI
OWNER
G.L.H. GREAT LAKES HOUSING LLC

DATE
CONSTRUCTION DOCUMENTS











DESIGNER
DATE
7/8/2021 11:32:55 AM
SCALE
AS SHOWN

DATE
2021.29
ELECTRICAL NOTES AND SPECIFICATIONS
E100



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE HANDWRITTEN AMENDATIONS
2. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL ELECTRICAL WORK. THE CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL FELD VARIOUS EXISTING CONDITIONS
4. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE TYPE THHN/THWN INSULATION
5. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FRIED AREAS
6. ALL RECEPTACLES SHALL BE 20 AMP. CIRCUITING TYPE TO BE WHITE WITH WHITE COVERS. PROVIDE CHART SHOWING AND LABEL ALL CIRCUITS. PROVIDE CHART SHOWING ALL CIRCUITS, VOLTAGE, AND COORDINATE ALL POWER OUTLET TYPES AND LOCATIONS. TO BE WHITE WITH WHITE COVERS
7. ALL LIGHT SWITCHES SHALL BE SLIDY TYPE 20 AMP. TO BE WHITE WITH WHITE COVERS
8. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMP OR 1800 WATTS @ 120 VAC
9. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED
10. LIGHTING SHOW SCHEMATICALLY ON REFLECTED CEILING PLAN. CENTER LIGHTINGS IN ROOM UNLESS NOTED OTHERWISE
11. ELECTRICAL CONTRACTOR TO FIELD VARIOU ALL EXISTING CONDITIONS
12. GUARANTEE ELECTRICAL MATERIALS AND WORKSMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE
13. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL. HOWEVER, EVEN THOUGH FOR INVOLVED IS NOT PARTICULARLY MENTIONED, INSTALLER SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERS, WIRING, BREAKERS, CIRCUIT DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDE EQUIPMENT REQUIRED FOR ALL LOCAL CODES
14. ELECTRICAL AND DATA OUTLETS ARE SHOWN SCHEMATICALLY IN ATTACHED. REVIEW FINAL PLACEMENT WITH OWNER BEFORE INSTALL
15. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY THE ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF OHIO. HOWEVER, THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE AMERICAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL CODES IN FORCE AND BE DESCRIBED BY A LICENSED ELECTRICAL ENGINEER. THE CONTRACTOR SHALL NOT BE ANY LIABILITY FOR THESE SYSTEMS

*LIGHT FIXTURES ARE TO BE BASIS OF DESIGN.
EQUIVALENT LIGHT FIXTURES ARE ACCEPTABLE

INTEGRATING LIGHT AND RECEPTION		MODEL & DUE LIST	
 <p>BIGBOX EXHAUST FAN WITH LED LIGHT 110 CMA</p>		<p>AL301 HOOK https://www.lightson.com/oc-3-series-fan-led-light-110v-100w</p>	
 <p>1' X 3' STEP LIGHT</p>		<p>LED LIGHT FIXTURE https://www.lightson.com/oc-3-series-fan-led-light-110v-100w</p>	
			
<p>○</p> <p>LYTHONIA RECESSED LED LIGHT FIXTURE</p>		<p>LYONIA ROUND SERIES https://www.athonia.com/products/round/14400/lythonia-lighting-hold-round-series/athonia-round-1-4-8-16-watt-walwash</p>	
 <p>LYTHONIA LED EXTERIOR WALL MOUNT</p>		<p>WIPED LED WALL MOUNT https://www.athonia.com/products/wiped/11515/athonia-lighting-hold-wiped-led-wall-mount/15-3-7200-arms</p>	
<p>▶▶▶▶▶</p> <p>LYTHONIA 2 LIGHT PLASTIC LED WHITE TRIP DOWNLIGHT COUPO WELD HEADS AND RED DETEOL</p>		<p>UHQH LED 2 Hk https://www.athonia.com/products/uqh/10231/athonia-lighting-hold-uqh-plastic-led-2-hk-coupo</p>	
 <p>LYTHONIA LED EMERGENCY LIGHTING LIGHT</p>		<p>ELWA EMERGENCY LIGHT https://www.athonia.com/products/elwa/101183/athonia-lighting-hold-emergency-light/100w-1m-2m-adjustable-coupo-22d-arms-emergency-light</p>	
 <p>THREE-WAY SWITCH</p>		<p>THREE-WAY SWITCH</p>	
 <p>SINGLE SWITCH</p>		<p>SINGLE SWITCH</p>	
 <p>GROUNDLESS FAULT INTERCEPTOR OUTLET</p>		<p>GROUNDLESS FAULT INTERCEPTOR OUTLET</p>	
 <p>QUADRUPLER OUTLET</p>		<p>QUADRUPLER OUTLET</p>	
 <p>DUPLEX OUTLET</p>		<p>DUPLEX OUTLET</p>	

ARCHITECT
Driven Design Studio PLLC
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Product name
G.L.H. GROW
Product address
21678 BEDFORD RD., BATTLE CREEK, MI
City
G.L.H. GREAT LAKES HOUSITICS LLC

CONSTRUCTION DOCUMENTS

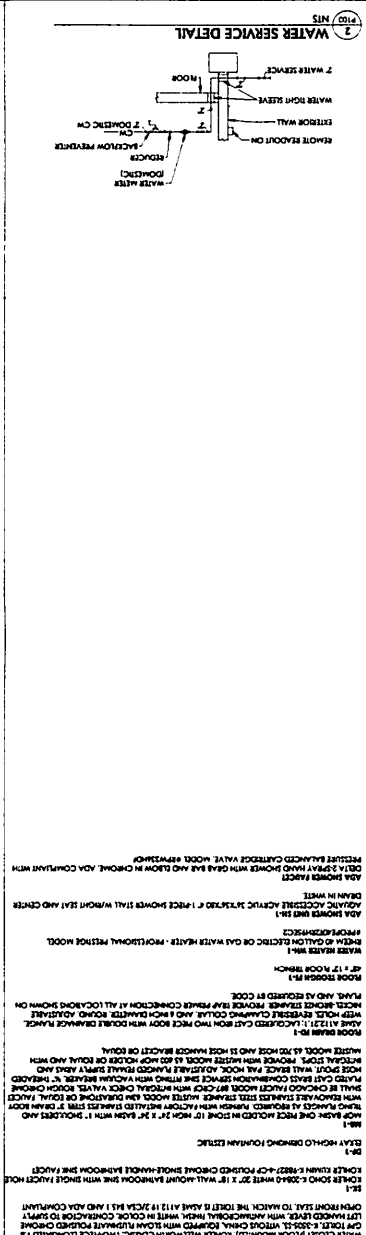
Date of CMN _____
 Date 7/6/2021 11:32:58 AM
 Unit As indicated
 Group _____

2021.29

ELECTRICAL PLAN

E101

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[illegible]WATER CLOSET (FLUSH) WC-1
WATER CLOSET (NO FLUSH) WC-1

ATTACHMENT AND ACCESSORIES

[illegible]

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APN



cooyuadvertising.com

10

Man-Singh LLC

Business Plan

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Executive Summary

Man-Singh LLC. will be located at 21673 Bedford Rd. North, Michigan, 49037. The property was secured through ownership.

The property is well positioned, and it matches the ideal picture of a cultivation facility.

The business will operate under a (7) licenses issued by the Township of Bedford and operate at this location once licensure from the State of Michigan is secured. As a grower Man-Singh LLC, will operate as a commercial entity that cultivates marijuana and sells, supplies, or provides marihuana to licensed marijuana facilities within the State of Michigan. Man-Singh, LLC. will be involved in the cultivating of medical marijuana, to licensed marijuana processor and/or provisional centers.

We are pursuing the medical marijuana grower license to cultivate medical marijuana as permitted by Michigan state law. Our employees will be well trained and qualified to handle the wide range of processes involved in the cultivation business.

Man-Singh, LLC will be operating from 7am-7pm 7 days per week. Our work force is going to be well trained to operate within the framework of our company's corporate culture and also to meet the needs of all our plants.

Man-Singh, LLC. will ensure that all our customers are given first class treatment whenever they visit the facility. Our software is compliant with the Metrc system for seed to sale tracking in accordance with Michigan State Law and ready to allow us to conform with any future state rules and regulations.

Man-Singh, LLC. is a private business that is owned and managed by Harpal Singh, the Chief Executive Officer of the business.

Our Products

Will predominantly consist of wholesale and bulk medical marijuana.

Our Vision Statement

Our vision is to become the largest and most proficiently operating medical marijuana grower in Southwest Michigan.

Our Mission Statement

Our mission is to establish a first-class medical marijuana grow using constantly evolving technology and natural environments.

Business Structure

Man-Singh, LLC. is built on a solid foundation. From the outset, we have decided to recruit only qualified people to man various job positions in our organization. We are quite aware of the rules and regulations governing the medical marijuana industry, which is why we decided to recruit experienced and qualified employees to be the foundational staff of the organization. We will leverage the combined expertise to build our business brand as a premiere medical marijuana cultivator within the Southwest Michigan area. We only hire individuals, who are qualified, experienced, honest, customer centric and willing to put in the hours it takes to build a prosperous business.

Market Analysis

Market Trends

Medical marijuana trends directly correlate with the retail pharmacy industry and are directly influenced by a country's healthcare reform policies. The fact that the pharmaceutical industry is highly regulated means that any entrepreneur who wants to run a medical marijuana grower must be prepared to meet federal, state and local guidelines every step of the way.

Undoubtedly, the industry will continue to grow and become more profitable due to the aging baby-boomer generation in the United States which is projected to continue to drive the increasing demand for medical marijuana. Competition to open and maintain successful medical marijuana businesses will be intense.

Our Target Market

Man-Singh, LLC. is in business to service processors and provisional centers with the medical cannabis they need to generate sales.

Organization, Management & Staffing Plan

The following positions will be available at Man-Singh LLC.;

- CEO (Owner)
- Cultivator (6-12)
- Trimmer (10-20)

Roles and Responsibilities

To minimize costs and properly train all staff, the CEO will initially take on all managing responsibilities, including but not limited to his CEO duties, manager, and sales agent. As the company grows, a self-assessment will determine the need to add additional managers or supervisors per state requirements. The responsibilities of each position within the grower will be broken down as detailed below.

Chief Executive Officer – CEO: • Responsible for providing business direction • Responsible for creating, communicating, and implementing the organization's vision, mission, and overall direction – i.e. leading the development and implementation of the overall organization's strategy • Responsible for fixing prices and signing business deals • Responsible for recruitment • Responsible for payment of

salaries • Responsible for signing checks and documents on behalf of the company • Evaluates the success of the organization

Cultivator - Responsible for the maintenance and care of the plants on the premises. Will oversee all of the stages of production through the year and maintain compliance with Metrc tracking requirements.

Trimmer - Responsible for harvest and compliance with all harvest batch tracking requirements.

Hiring Procedure

To ensure the safety, security, and integrity of our grower Man-Singh LLC has established the following procedure for hiring of employees*. Man-Singh LLC will conduct a criminal history background check on any prospective employee prior to hiring that individual pursuant to section 405 of the act. The licensee shall keep records of the results of the criminal history background checks. Man-Singh LLC will also record confirmation of criminal history background checks and make the confirmation of criminal history background checks available for inspection upon request by the department or authorized persons. Upon offer of employment, all employees are notified of the mandatory requirement to report any new or pending charges or convictions. Upon notification by the employee that a charge or conviction for a controlled substance-related felony or any other felony exists, Man-Singh LLC will immediately report to the department. At the time a registered primary caregiver is hired as an employee of a grower, processor, or secure transporter, Man-Singh LLC will instruct the licensee or the individual to withdraw registration as a registered primary caregiver in a manner established by the department.

Employee Monitoring & Screening

At the time of hire, Man-Singh will enter all employees in the statewide monitoring system for an identification number to be assigned by the department in the statewide monitoring system. Man-Singh will immediately update the statewide monitoring system whenever there is a change of employee information or status. Upon termination of employment Man-Singh will remove access and permissions to the marijuana facility and the statewide monitoring system.

All prospective Man-Singh employees will be screened against a list of excluded employees based on a report or investigation maintained by the department in the statewide monitoring system. Man-Singh understands, that per MRA Rules, if an individual is present at a marijuana facility or in a secure transporter vehicle who is not identified in the statewide monitoring system as a licensee or an employee of Man-Singh, or is in violation of the act or the rules, the department, through its investigators, agents, auditors, or the state police may take any action permitted under the act and the rules.

**For purposes of this corporate policy an "employee" includes, but is not limited to, hourly employees, contract employees, trainees, or any other person given any type of employee credentials or authorized access to the marijuana facility.*

Storage of Employee Records

Man-Singh stores all employee records in the CEO's office in a secured file cabinet. Man-Singh retains and destroys personnel records in accordance with our corporate policies on business records retention as well as federal and state laws governing records retention. If Man-Singh's retention procedure is not of sufficient duration for the state of Michigan requirements, this procedure will be superseded by state requirements. The CEO also maintains both employee record information and government compliance reports.

Man-Singh will make all employee records subject to inspection or examination by the department, through its investigators, agents, auditors, or the state police to determine compliance.

Employee Training

All Man-Singh employees receive a copy of the employee training manual, sign off on receipt of the manual, and are properly trained. We train all employees on corporate policy and procedures including, but not limited to, employee safety procedures, employee guidelines, security protocol, and educational training, including, but not limited to, marijuana product information, dosage and daily limits, or educational materials.

Marketing

There are no plans to do any marketing at this time. Several processors have already offered to purchase future harvests reducing the need for advertisements.

Publicity & Advertising Strategy

The state of Michigan requires all medical marijuana facilities to comply with municipal ordinances, state law, and the department rules. All products will be marketed or advertised as “medical marijuana” for use by registered qualified patients or primary caregivers and will not be marketed or advertised to minors age 17 or younger.

In addition, Man-Singh is committed to ensuring the safety, security, and integrity of the community it serves. Our marketing plan exceeds the state requirements and takes extra care to avoid enticement of minors by designing advertisement that avoids:

- (a) Any statement, design, representation, picture, cartoon or illustration that encourages or represents the use of marijuana for any purpose other than to treat a debilitating medical condition or related symptoms; or
- (b) Any statement, design, representation, picture, cartoon or illustration that encourages or represents the recreational use of marijuana.

Our Pricing Strategy

Pricing must consider other factors that surround costing. We will work towards ensuring that all our products (medical marijuana, supplies, etc.) are offered at highly competitive prices compared to what is obtainable in The United States of America. Offering our products at cheaper prices than our competitors will never result in the sale of sub-standard products. Selling our products at a lower price than our competitors' simply means that though we will reduce our profit margin and we will gain sales margin.

Payment Options

At Man-Singh, LLC., our payment policy is all inclusive because we are quite aware that different people prefer different payment options as it suits them.

Here are the payment options that will be available in all our outlets:

- Payment by cash

- Payment via Point of Sale (POS) Machine
- Payment via online bank transfer (online payment portal)
- Payment via Mobile money
- Check (only from loyal customers)

We have established banking relationships with Michigan based financial institutions to help us achieve our payment plans.

Growth

A major goal of Man-Singh LLC. is to build a business that will survive off its own cash flow without the need for injecting finances from external sources. The future of our business lies in the number of loyal customers, the capacity and competence of the employees, the investment strategy and the business structure. With this structure in place, Man-Singh, LLC will become the premier medical marijuana grower in the state, setting the stage for additional locations and continued business growth.

We will gain approval and win customers over by selling our product cheaper than what is currently obtainable in the market. We are well prepared to survive on lower profit margin to excel in our sales margin. As part of the long-term growth plan, Man-Singh, LLC. will create a corporate culture designed to drive our business to greater heights, with employee education as top priority. This policy will enable us to successfully hire and retain the best employees in the industry and result in knowledgeable, committed staff.

Financial Projections

Sources of Income

It is vital to determine, state, then act on the ways through which we have decided to raise funds. Our source of income will be primarily in the wholesaling of medical marijuana.

Sales Forecast

A true mark of an effective entrepreneur is the ability to forecast sales based on the magnitude of work put into the business. Our sales forecast is based on data gathered through feasibility studies, market survey, and assumptions readily available in the field.

Below are the sales projections for the first three years of operations:

First Year-: \$2,160,000.00

Second Year-: \$7,087,500.00

Third Year-: \$9,787,500.00

N.B: This projection is done based upon industry trends and the assumption that there won't be any major economic meltdown or natural disasters within the period stated above. Please note that the above projection may be higher or lower.

Start – Up Expenditure (Budget)

Research indicates that medical marijuana growers are a hefty investment. As we have already begun operation under our provisional permit, initial investments have already been made.

To date the following expenses, have been covered:

- Total Fees for Registering the LLC and Medical Marijuana Business in Michigan
- Legal expenses for obtaining licenses and permits
- Marketing/Promotion Expenses
- Consulting Costs (architects, engineers, security, etc.)
- Computer Software (Accounting/Payroll Software, MMJ Software, Microsoft Office, QuickBooks Pro)
- Insurance (general liability, workers' compensation and property casualty) coverage
- Building Purchasing (finance & closing costs)
- Facility Remodeling (construction of racks and shelves)
- Other start-up expenses including stationery
- Phone and Utility deposits
- Operational cost for the first month (salaries of employees, payments of bills et al)
- Start-up inventory (stocking with a wide range of products)
- Storage hardware (bins, rack, shelves)
- Counter area equipment (counter top, sink, ice machine, etc.)
- Supplies (Assorted bottles, boxes, envelopes, etc. for dispensing and shipment)
- Equipment (security, ventilation, signage)
- Security System (purchase and installation of CCTVs)
- Furniture and gadgets (Computers, Printers, Telephone, TVs, tables and chairs et al)
- Website Design and Launch
- Grand Opening event
- Misc.

Total start-up costs invested to date exceed \$2,000,000.00, with an estimated remaining capital needed to successfully set up our medical marijuana grower in 2021 of \$1,000,000.00.

Funding / Startup Capital for Man-Singh, LLC.

Man-Singh LLC. is a privately held business that is solely owned and financed by Harpal Singh and he does not intend to welcome any external business partners. Harpal Singh has restricted the generating of start-up capital to 2 major sources.

These are the areas Man-Singh, LLC. has generated start-up capital;

- Personal savings
- Soft loans from family members and friends

Man Sing LLC.
Grower Technology and Security Plan

Security Plan Summary

Axis Cameras and NVR

At least 30 days of 24/7 storage is being supplied (64TB)

A mixture of Axis 3807's and 3717's

Everything is at least 1080p or higher with minimum 15fps or greater

They will cover every inch but the bathrooms.

Axis Camera Station will be the software and it provides the proper notifications and event logging.

State Requirements

As a licensed marijuana grower, Man Sing LLC, will operate as a commercial entity that grows marijuana and retails to a processor or retail establishment. The business is not temporarily operating under a provisional permit issued by the Man Sing LLC and will operate at this location once licensure from the State of Michigan is secured. Man Sing LLC, will apply for Grower Class C's license (1500 marihuana plants per) under the MMFLA

Man Sing LLC, is a private business owned and managed by Chief Executive Officer Harpal Singh.

Man Sing LLC, is dedicated to continuous compliance with all State and local regulations. In accordance with Rule 9 of the Marijuana Regulation Agency and the MMFLA "an applicant for a license to operate a proposed marijuana facility shall submit a security plan that demonstrates, at a minimum, the ability to meet the requirements of this rule."

As such, we have developed the following Security Plan for Man Sing LLC.

Initiation & Implementation

Limited Access Areas

To ensure security of limited-access areas in the grow areas and at all times any person at the facility, except for employees of Man Sing LLC, will be escorted at all times by the CEO or at least 1 employee of the facility when in limited-access areas. "Limited access area" meaning any

building, room, or other contiguous area of the facility where marijuana is grown, cultivated, stored, weighed, packaged, sold, or processed for sale, under control of the licensee.

Locks & Alarms

Man Sing LLC, will ensure that our facility is secure at all times. All interior rooms, and points of entry and exits will be secured by commercial-grade, non-residential door locks. All windows will also be secured on the interior by commercial grade locks and the exterior by bars or other security devices to prevent breakage or unauthorized entry.

Man Sing LLC, will also maintain an armed security system with motion activated cameras at each point of entry. The alarm system will immediately report unauthorized presence or movement to the CEO and company security. Man Sing LLC, will always have available to the Michigan Department of Licensing and Regulatory Affairs all information related to the alarm system, monitoring, and alarm activity.

Video Surveillance

Man Sing LLC, video surveillance system will consist of digital or network video recorder, video monitors, digital archiving devices and a color printer for still photos. Each camera will be installed so that it is permanently mounted and in a fixed location. Placement of cameras will allow each camera to clearly record activity occurring within 20 feet of all points of entry and exit on the marijuana facility and allow for the clear and certain identification of any person, including facial features, and activities, including sales or transfers, in all areas listed below. All cameras will record continuously 24 hours per day and recorded images will clearly and accurately display the time and date.

The video surveillance system will at all times record images effectively and efficiently of the area under surveillance with sufficient resolution in each of the following areas:

- 1) Any areas where marijuana products are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the marijuana facility.
- 2) Limited-access areas and security rooms.
- 3) Any and all transfers between rooms.
- 4) Areas storing a surveillance system storage device will have at least 1 camera recording the access points to the secured surveillance recording area.
- 5) All entrances and exists to the building from both indoor and outdoor vantage points.

6) All areas of entrance and exit between marijuana facilities same location if applicable, including any transfers between marijuana facilities.

7) All point of sale areas where marijuana products are sold and displayed for sale.

Storage & Availability of Video & Logs

Man Sing LLC, will secure a physical storage device to safely store and maintain surveillance recordings and prevent tampering or theft. All surveillance recordings will be stored for a minimum of 30 days. In instances of investigation or inspection by the department, through its investigators, agents, auditors, or the state police, recordings will be retained until such time as the department notifies Man Sing LLC, that the recordings may be destroyed.

Surveillance recordings will be kept in a manner that allows the department to view and obtain copies for inspection at the provisioning center immediately upon request. When requested, Man Sing LLC, will also send or otherwise provide copies of the recordings to the department upon request within the time specified by the department. As added security Man Sing LLC, video surveillance system will be equipped with a failure notification system that provides notification to the CEO of any interruption or failure of the video surveillance system or video surveillance system storage device.

Man Sing LLC, will also maintain a log of all surveillance recordings, and include all of the following:

- (a) The identities of the employee or employees responsible for monitoring the video surveillance system.
- (b) The identity of the employee who removed the recording from the video surveillance system storage device and the time and date removed.
- (c) The identity of the employee who destroyed any recordings.

Building and Fire Safety

Man Sing LLC, as a Class C Grower marijuana facility shall at all times abide by all state required building and fire safety rules. Man Sing LLC fully understands it may be subject to inspection by a state building code official, state fire official, or code enforcement official to confirm that no health or safety concerns are present. We welcome the department or its

authorized agents, state building code official, or his or her authorized designee to conduct pre-licensure and post-licensure inspections to ensure that we are in compliance with the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531. Further Man Sing LLC understands that all requirements of Rule 8 and Rule 9 must be met and maintained at all times and as such will not operate a marihuana facility without a valid permanent certificate of occupancy issued by the appropriate enforcing agency.

Man Sing LLC will cooperate with the department or its authorized agents, or state fire marshal, including BFS, or his or her authorized designee, to conduct a BFS fire safety inspection of marihuana facility. We will comply with the national fire protection (NFPA 1, 2018) fire code as adopted including the additional requirements listed in Rule 8 and Rule 9 of the MMFLA.

Monday, June 21, 2021

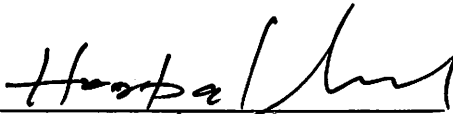
Notice of Application

Man-Sing LLC

Address: 14 Bluestone Ridge, Battle Creek MI 49014

Addressed to: Township of Bedford, Clerk (CERTIFIED MAIL)

This letter is to serve as notice that Man-Sing LLC has applied for a medical marijuana cultivation license with the State of Michigan at the address, 21678 Bedford Rd. North.

SIGN: 
DATE: 6/28/21

Harpal Singh, Manager

Man-Sing LLC

**CHARTER TOWNSHIP OF BEDFORD
MEDICAL MARIHUANA FACILITY LICENSE APPLICATION**

Office Use Only

Date

Time

Received by

Application Number _____

License Number GRA-C-21-000887

Type of Facility Requested:

Grower:

A SEPARATE APPLICATION MUST BE SUBMITTED FOR EACH FACILITY REQUESTED

Class A

Class B

Class C ☒

Processor

Provisioning Center

Transporter

Safety Compliance Center

Application fee: \$5,000 must be paid with the application and is non-refundable

AN APPLICATION MUST HAVE BEEN SUBMITTED TO THE STATE PRIOR TO APPLYING WITH THE TOWNSHIP.

Applicant Name: Man Sing LLC Harpal Signh

Address: 14 Bluestone Ridge

Battle Creek MI49014

Phone Number: (269)420-8135

Email Address: Mansinghllc2@gmail.com

APPLICANT MUST PROVIDE A PHOTOCOPY OF THE APPLICANTS VALID AND CURRENT LICENSE ISSUED BY THE STATE OF MICHIGAN.

Property Owner's Name (If not the applicant)

Applicant owns property

Property Owner's Address

Property Owner's Phone Number

Email Address: _____

All applicants should read and understand the Charter Township of Bedford Medical Marihuana Licensing Ordinance and all Township Zoning Ordinances applicable to the medical marihuana facilities and uses.

Proposed location of the Facility: 21673 Bedford rd. North

Legal Status: Individual

Corporation

LLC ☒

LLP

Other

Federal Tax ID Number/Social Security Number: 85-3981301

Date of Birth: 08-15-1961

How long have you been a resident of the State of Michigan? 27 years

Drivers License or State ID Card Number: S 520 298 018 637

Please provide a list of all owners, partners, corporate officers and stakeholders that will be involved in this business:

(USE ADDITIONAL PAGES AS NECESSARY)

Name	Address	Phone	Email
Harpal Signh	14 Bluestone Ridge	269-420-8135	Mansinghllc2@gmail.com

A site plan must be submitted for review and approval **PRIOR TO** beginning any related activities.
All set back requirements, building floor space, lighting, odor and security restrictions will be reviewed prior to the issuance of any license.

Proposed hours of operation: 7am to 7pm everyday

A COPY OF YOUR LICENSE WITH THE STATE OF MICHIGAN WILL BE REQUIRED AND KEPT ON FILE IN THE TOWNSHIP OFFICE.

Township Review Area:

Checklist:

Copy of Drivers License
Property zoning
Application fee
Proof of Licensing by the State of Michigan

Permit Approved

☒ Yes ☐ No

Reason for Denial: _____

Inspections/approvals:

Fire Department
Building Department
Zoning Department
Treasurer
Police Department

Signature of Township Official:

Kara Dougherty

Date:

8/25/21

APPLICANT MUST SUBMIT THE FOLLOWING:

One copy of the following:

- 1 All documentation showing the proposed permit holder's valid tenancy, ownership or other legal interest in the proposed permitted property and permitted premises. If the applicant is not the owner of the proposed permitted property and premises, a notarized statement from the owner of the property authorizing the use of the property for a Commercial Medical Marihuana Facility.
- 2 If the proposed permit holder is a Corporation, Non-Profit Organization, Limited Liability Company or any other than an Individual, indicate its legal status, attach a copy of the company articles of incorporation, partnership, charter or other organizational documents.
- 3 A valid, unexpired, driver's license or state issued ID for all owners, directors, officers and managers of the proposed facility.
- 4 Evidence of a valid sales tax license for the business, if such a license is required by state law or local regulations.
- 5 Non-refundable application fee.
- 6 Operations plan, showing in detail the Commercial Medical Marihuana Facility's proposed plan of operation, including without limitation the following:
 - i A description of the type of facility proposed and the anticipated or actual number of employees.
 - ii A security plan meeting the requirements of the Township Ordinance regulating Medical Marihuana Facilities, which shall include a general description of the security system(s), current centrally alarmed and monitored security system service agreement for the proposed property, and confirmation that those systems will meet State requirement and be approved by the State prior to commencing operations.
 - iii A description by category of all products to be sold.
 - iv A list of Material Safety Data Sheets for all nutrients, pesticides, and other chemicals proposed for use in the facility.
 - v A description and plan of all equipment and methods that will be employed to stop any impact on adjacent uses, including enforceable assurances that no odor will be detectable outside of the permitted premises.
 - vi A plan for the disposal of marihuana and related byproducts that will be used at the facility.
- 7 An identification of any business that is directly or indirectly involved in the growing, processing, testing, transporting, or sale of marihuana for the facility.
- 8 Signed and sealed site plan and interior floor plan of the proposed permitted premises and property.
- 9 Information regarding any other commercial medical marihuana facility that the licensee is authorized to operate in any other jurisdiction within the State of Michigan, or any other state, and the applicant's involvement in each facility.

The Township reserves the right to request any other information found to be reasonably relevant to the processing or consideration of this application.

Information obtained from the applicant or proposed permit holder is exempt from public disclosure under State Law.

AN APPLICATION MUST HAVE BEEN SUBMITTED TO THE STATE PRIOR TO APPLYING WITH THE TOWNSHIP.

Applicant:

I certify that the information I have provided is true to the best of my knowledge.

Harpal Singh
Signature of applicant

7/29/21

Date

HARPAL SINGH
Applicant's name Printed

I hereby grant permission for Township personnel to conduct inspections of the facility and property to ensure compliance with this ordinance and other local regulations.

Harpal Singh
Signature of applicant

7/29/21

Date

HARPAL SINGH
Applicant's name Printed

Record Number	Record Type	Licensee Name	Address	Expiration Date	Status
GR-C-000948	Class C Grower â€” License	MAN-SING, LLC	21673 Bedford Rd North, Battle Creek MI 49017	8/20/2022	Active
GR-C-000947	Class C Grower â€” License	MAN-SING, LLC	21673 Bedford Rd North, Battle Creek MI 49017	8/20/2022	Active
GR-C-000950	Class C Grower â€” License	MAN-SING, LLC	21673 Bedford Rd North, Battle Creek MI 49017	9/8/2022	Active
GR-C-000951	Class C Grower â€” License	MAN-SING, LLC	21673 Bedford Rd North, Battle Creek MI 49017	8/20/2022	Active
GR-C-000949	Class C Grower â€” License	MAN-SING, LLC	21673 Bedford Rd North, Battle Creek MI 49017	8/20/2022	Active
GR-C-000952	Class C Grower â€” License	MAN-SING, LLC	21673 Bedford Rd. North, Battle Creek MI 49017	8/20/2022	Active
GR-C-000887	Class C Grower â€” License	MAN-SING, LLC	21673 Bedford Rd North, Battle Creek MI 49017	8/20/2022	Active

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Charles Durham** whose address is 355 W. Columbia Ave., Battle Creek, MI 49015 and **Craig A. Osborn** whose address is 15569 S. M-43, Hickory Corners, MI 49060, survivors of themselves and **Phillip H. Voelker**, deceased, whose death certificate is recorded as Instrument No. Liber 3539, Page 425 and **Ronald J. Voelker**, Deceased, whose death certificate is recorded as Instrument No. Liber 4335, Page 482., grantor(s), for and in consideration of the sum of Four Hundred Thousand and no/100 Dollars (\$400,000.00), CONVEY AND WARRANT to **MAN-SING, LLC** whose address is 7501 Cox Rd., Bellevue, MI 49021, Grantee, the following described premises situated in the Township of Bedford, County of Calhoun, and State of Michigan:

Beginning at a point on the North and South $\frac{1}{4}$ line of Section 15, Town 1 South, Range 8 West, Bedford Township, Calhoun County, Michigan, distant 990.00 feet North of the center of said Section; running thence East, parallel with the East and West $\frac{1}{4}$ line of said Section, 2165.00 feet to a point distant 30 rods West of the East line of said Section; thence North, parallel with the East line of said Section, 1664.00 feet to the North line of said Section; thence West, along the North line of said Section, 1461.00 feet to a point distant 707.00 feet East of the North and South $\frac{1}{4}$ line of said Section; thence South, parallel with said North and South $\frac{1}{4}$ line, 40 rods; thence West and parallel with the East and West $\frac{1}{4}$ line of said Section, 1320.00 feet to the Easterly boundary line of the Bedford Road; thence South, along the East line of said Road, 1006.5 feet to a point 990.00 feet North of the East and West $\frac{1}{4}$ line; thence East, parallel with said East and West $\frac{1}{4}$ line, 613.7 feet to the place of beginning.

ALSO, beginning at a point on the North and South $\frac{1}{4}$ line of said Section 15, 990 feet North of the center $\frac{1}{4}$ post of said Section; thence East, parallel with the East and West $\frac{1}{4}$ line, 40 rods; thence South, parallel with the North and South $\frac{1}{4}$ line, 20 rods; thence West, parallel with the East and West $\frac{1}{4}$ line, 80 rods to the Eastern line of the Bedford Road; thence North, along the Eastern line of said Bedford Road, to a point 990 feet North of the East and West $\frac{1}{4}$ line; thence East 40 rods, to the place of beginning.

Subject to Right(s) of Way and/or Easements(s) and rights incidental thereto, as granted to Michigan Bell Telephone Company in a document recorded as recording no. Liber 1713, Page 962.


Commonly known as 21678 Bedford Rd., Battle Creek, MI 49017

Tax ID Number: 13-04-015-007-00

This property may be located within the vicinity of farmland or 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.

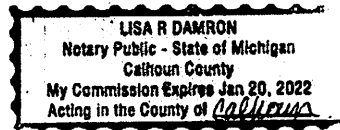
This conveyance includes any and all land splits allowable by the Land Division Act.

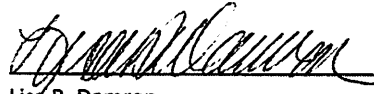
DATED: December 30, 2020


Charles Durham

STATE OF MICHIGAN)
)
COUNTY OF CALHOUN)

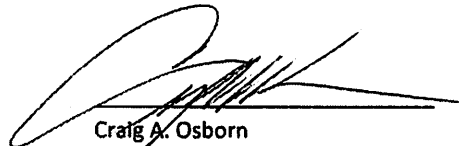
The foregoing instrument was acknowledged before me on December 30, 2020 by Charles Durham.



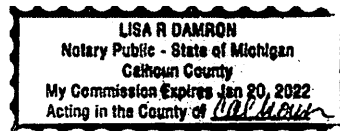

Lisa R. Damron
Notary Public, State of Michigan
County of Calhoun
My commission exp: 1/20/2022
Acting in the County of Calhoun


DATED: December 30, 2020

STATE OF MICHIGAN)
)
COUNTY OF CALHOUN)


Craig A. Osborn

The foregoing instrument was acknowledged before me on December 30, 2020 by Craig A. Osborn.




Lisa R. Damron
Notary Public, State of Michigan
County of Calhoun
My commission exp: 1/20/2022
Acting in the County of Calhoun

Prepared in the Offices of:
Wrigley Hoffman, P.C.
By: Benham R. Wrigley, Jr.
4519 Cascade Rd SE
Grand Rapids, MI 49546

Settlement Statement: Purchaser
Closing Date: December 30, 2020

Closing Officer: Benham R. Wrigley, Jr.
Wrigley Hoffman, P.C.
4519 Cascade Rd SE
Grand Rapids, MI 49546
Closing Location: RE/MAX Perrett Assoc.
317 Columbia Ave E
Battle Creek, MI 49017

Property Address: 21678 Bedford Rd.
Battle Creek, MI 49017

Purchasers: MAN-SING, LLC
7501 Cox Rd.
Bellevue, MI 49021

Sellers: Craig Osborn Charles Durham
15569 S. M-43 Hwy 355 W. Columbia Ave
Hickory Corners, MI 49060 Battle Creek, MI 49015

Lender: Cash Sale
Settlement Date: 12/30/2020
Disbursement Date: 12/30/2020

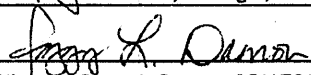
Description	Purchaser	
	Debit	Credit
Financial		
Sale Price of Property	\$400,000.00	
Seller Credit to Buyer for Well and Septic Repairs/Replacements		\$5,000.00
Prorations/Adjustments		
Property Taxes from 01/01/2020 thru 12/30/2020	\$34.42	
Settlement Charges		
Broker Closing Fee to RE/MAX Perrett	\$200.00	
Government Recording and Transfer Charges		
Recording Fee (Deed) to Calhoun County Register of Deeds	\$30.00	
Tax Certificate to Calhoun County Treasurer	\$5.00	
Subtotals	\$400,269.42	\$5,000.00
Due From Purchasers		\$395,269.42
Totals	\$400,269.42	\$400,269.42

Acknowledgement:

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement. We/I authorize Wrigley Hoffman, P.C. to cause the funds to be disbursed in accordance with this statement.


Jacqueline Braman, Manager, MAN-SING, LLC

12-30-20
Date


Witness: Peggy L. Damon, REALTOR

12-30-20
Date