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BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 2

Plymouth Township and Northville Township, Michigan

Michigan International Technology Center Redevelopment Authority

c/o Kurt Heise, Chair
Michigan International Technology Center Redevelopment Authority
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TABLE OF CONTENTS

- PROJECT SUMMARY – AMENDMENT NO. 21**
- I. INTRODUCTION..... 1**
 - A. PLAN PURPOSE 1
 - B. PROPERTY DESCRIPTION.....2
 - C. BASIS OF ELIGIBILITY3
 - D. PROJECT DESCRIPTION3
- II. GENERAL DEFINITIONS AS USED IN THIS PLAN 5**
- III. BROWNFIELD PLAN 5**
 - A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES5
 - B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES.....6
 - C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY7
 - D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS8
 - E. DURATION OF BROWNFIELD PLAN8
 - F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS.....8
 - G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY8
 - H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES8
 - I. PLAN FOR RELOCATION OF DISPLACED PERSONS9
 - J. PROVISIONS FOR RELOCATION COSTS.....9
 - K. STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW9
 - L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF).....9
 - M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT9

FIGURES

FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP

FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM

APPENDIX A

TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 13

**TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 11/12
(RIDGE 5 CORPORATE PARK)**

**TABLE 1-3 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**

APPENDIX B

TABLE 2-1 SUMMARY OF TIR CAPTURE FOR PARCEL 13

TABLE 2-2 SUMMARY OF TIR CAPTURE FOR PARCEL 11/12

APPENDIX C

**TABLE 3 TIR REIMBURSEMENT ALLOCATION (PARCEL 13, PARCEL 11/12, MITC
INFRASTRUCTURE)**

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS (PARCELS 6-15)

APPENDIX E

PROJECT CONCEPTUAL DRAWINGS – PARCEL 13

SITE PLAN – PARCEL 11/12

PROJECT SUMMARY – AMENDMENT NO. 2

Project Name:	5 & Ridge Flex Building (MITC Parcel 13), Ridge 5 Corporate Park (MITC Parcel 11/12), and MITC public infrastructure improvements Component developments in the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area
Developers:	Hillside Ridge Road Holdings East LLC, Hillside Ridge Road Holdings West LLC, and MITC
Estimated Investment:	\$110,500,000
Project Location:	The commercial development project sites are approximately 7.96 acres (MITC Parcel 13) and 133.12 acres (MITC Parcel 11/12) at the southeast and southwest corners, respectively, of the intersection of Five Mile Road and Ridge Road in Plymouth Township, Wayne County, Michigan. The projects are on the Property, which comprises seven tax parcels, being nine MITC parcels (MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15), plus adjoining road rights-of-way in the MITC Redevelopment Area.
Property Eligibility:	The Property is eligible by each parcel meeting the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended), being owned or previously owned by the State Land Bank Authority (SLBA), or being adjacent or contiguous to a facility.
Eligible Activities And Costs	Tax increment revenues will be captured under this plan for deposit in the State Revolving Fund (SRF) and reimbursement of the following: MITC administrative expenses, costs of public infrastructure improvements that benefit the eligible Property, and developers' eligible brownfield redevelopment activities and costs described in this plan amendment. The Michigan Department of Environment, Great Lakes and Energy (EGLE) eligible and Michigan Strategic Fund (MSF) eligible costs for redevelopment of Parcel 13 are \$1,470,773, to be reimbursed with incremental local and school operating taxes. The EGLE eligible costs for redevelopment of Parcel 11/12 are \$1,356,494, to be reimbursed only with incremental local taxes. The EGLE and MSF eligible costs for construction of the MITC infrastructure improvements are \$29,425,534, to be reimbursed with incremental local and school operating taxes.
Capture Period:	Capture period for all projects - 26 years. Capture period for Parcel 13 – 20 years Capture period for Parcel 11/12 – 8 years Capture period for MITC infrastructure – 26 years.
Project Summary:	<p>The redevelopment project for Parcel 13 is an approximately 66,952 square-foot, single-story, building designed for flexible commercial/industrial uses, such as research and development, office, laboratory, and warehouse activities.</p> <p>The redevelopment project for Parcel 11/12 is an industrial park for up to eight individual office, warehouse, or light industrial facilities. The site will also contain greenspace and a hike-and-bike trail along the east bank of Johnson Creek.</p> <p>The MITC public infrastructure will consist of upgrades to Five Mile Road, Ridge Road, potable water service, and sanitary sewer service serving the MITC Redevelopment Area.</p>

I. INTRODUCTION

A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by an interlocal agreement (the Interlocal Agreement) approved by the Governor on December 27, 2018, between the Charter Township of Northville Brownfield Redevelopment Authority (NTBRA), the Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA), and the (SLBA) pursuant to the Urban Cooperation Act, Michigan Public Act 7 of 1967, as amended, and operating in accordance with the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the limits of the MITC Redevelopment Area.

The Plymouth Township Board of Trustees adopted the Brownfield Plan for Five Mile and Ridge Roads (Appendix F), hereinafter the Site #3 Brownfield Plan on September 11, 2018, for property owned by the SLBA at 47500 Five Mile Road, located at the southeast corner of Five Mile Road and Ridge Road in the Charter Township of Plymouth, Michigan. Pursuant to the Interlocal Agreement, the parcel, also known as MITC Parcel 13 (Figure 1), is located within the jurisdiction of MITC in the MITC Redevelopment Area. . In February 2021, the Plymouth Township Board of Trustees amended the Site #3 Brownfield Plan to assign and incorporate all eligible activities to be conducted under that brownfield plan, and any future amendments, to the jurisdiction of MITC.

In December 2019, MITC and the two governing bodies approved an MITC Redevelopment Area Brownfield Plan (the Base Plan), which included all parcels of property and roadway rights-of-way in the MITC Redevelopment Area. The purpose of the Base Plan was to provide for capture of tax increment revenues (TIR) generated from redevelopment of the Redevelopment Area parcels to reimburse the following: 1) the costs of eligible brownfield redevelopment activities incurred by the parcel developers and 2) the costs of eligible critical public infrastructure improvements incurred by MITC to support redevelopment projects in the MITC Redevelopment Area.

The MITC approved Base Plan Amendment No. 1 in April 2020 to provide for reimbursement of eligible environmental costs incurred during redevelopment of MITC Parcel 11/12. In April 2021 the Base Plan was further amended (Base Plan Amendment No. 2) to remove MITC Parcels 11/12, 13, 14, and 15 and the approved eligible activities and costs for MITC Parcel 11/12 in preparation for their transfer to the Site #3 (MITC Parcel 13) Brownfield Plan; no tax capture had begun for these parcels. In April 2022 the Base Plan was further amended (Base Plan Amendment No. 3) to remove MITC Parcels 6, 7, 8, 9, and 10 in preparation for their transfer to the Site #3 (MITC Parcel 13) Brownfield Plan; no Act 381 eligible activities had occurred on these parcels, and no tax capture had occurred.

In April 2021 the Site #3 Brownfield Plan was renamed the Parcel 13 Brownfield Plan and was amended (Parcel 13 Brownfield Plan, Amendment No. 1) to add the adjacent or contiguous MITC Parcels 11/12, 14, and 15; incorporate the previously approved brownfield plan amendment for the adjacent Parcel 11/12; and update the reimbursable eligible activities and costs for redevelopment of the included parcels. The adjacent and contiguous parcels were expected to add value to the Parcel 13 redevelopment and the entire MITC Redevelopment Area by increasing marketability of the area for attracting new firms and employees and supporting improved public infrastructure.

This Parcel 13 Brownfield Plan Amendment No. 2 (the “Plan Amendment”) adds MITC Parcels 6, 7, 8, 9, and 10 to the Parcel 13 Brownfield Plan. The Parcel 13 Brownfield Plan now includes seven eligible tax parcels of land in the MITC Redevelopment Area: MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 (the Property).

MITC will implement this Plan Amendment to promote economic development of the MITC Redevelopment Area by encouraging and supporting redevelopment of the Property. The Plan Amendment allows MITC to capture TIR generated by redevelopment of the Property for reimbursement of the developers’ costs of eligible activities required to prepare the individual parcels for safe

redevelopment and reuse; capture TIR generated by redevelopment of the Property included in this Plan Amendment for reimbursement of MITC's costs of public infrastructure improvements supporting redevelopment of the Property; payments to the SRF; and payment of MITC's annual administrative operating expenses. The capture and use of TIR generated by redevelopment of the Property are necessary to support needed environmental response actions on the Property, ensure the economic viability of each redevelopment project, and construct critical infrastructure in the MITC Redevelopment Area to ensure economic viability of MITC's redevelopment program.

B. PROPERTY DESCRIPTION

The Property consists of seven tax parcels occupying approximately 740 acres of land plus associated roadway rights-of-way (ROW) in the MITC Redevelopment Area. The Property lies in the Charter Township of Plymouth and the Charter Township of Northville, Wayne County, Michigan. The tax parcel identification numbers and current ownerships of the parcels included in this Plan Amendment are shown

MITC PARCEL NUMBER	TAX PARCEL ID NO.	OWNERSHIP
6, 7, & 8	77-066-99-0002-702	Northville Township
9	77-066-99-0002-701	Northville Township
10	78-001-99-0001-703	City of Detroit
11/12	78-001-99-0001-704	Hillside Ridge Road Holdings West, LLC
13	78-006-99-0001-710	Hillside Ride Road Holdings East, LLC (formerly State Land Bank Authority)
14	78-006-99-0001-002	BCP Plymouth LLC
15	78-006-99-0001-711	State Land Bank Authority
All	Adjoining road rights-of-way	Wayne County

in the following table:

The Property (Figure 2) is located on the north and south sides of Five Mile Road between Beck Road and Napier Road. Napier Road is the western boundary of the Property, and developed land along Beck Road forms the eastern boundary. Residential neighborhoods, a commercial landfill, and undeveloped land lie north of the Property, and residential and light industrial developments and undeveloped land lie south of the Property. The C&O Railroad right-of-way, Ridge Road, Five Mile Road, and Johnson Creek bisect the Property.

The Property is a portion of a larger area, approximately 800 acres of land, that was formerly occupied by the Detroit House of Correction and the Western Wayne County Correctional Facility (the DeHoCo site) and associated agricultural land. The Property was used for agricultural purposes from at least the early 1900's until it was acquired by the City of Detroit as part of the approximately 800-acre acquisition. The larger site was first developed by the City of Detroit in 1920 as a prison camp. The city completed construction of a permanent, maximum-security prison, the Detroit House of Correction (DeHoCo), on what is now MITC Parcel 15. The land outside the secure prison was developed for agriculture and used as a prison farm until the mid-20th century. The city sold the prison facility to the State of Michigan Department of Corrections in two transactions, one in 1979 and the other in 1985. The prison facility was renamed the Western Wayne County Correctional Facility and was operated as a men's prison until its closure in 2004. A portion of the prison property (MITC Parcels 13 and 15) was transferred to the SLBA in 2014. MITC Parcel 10 was retained by the City of Detroit, and the other parcels were subsequently acquired by Plymouth Township, Northville Township, and other private parties.

MITC Parcels 11/12 and 13 are undergoing redevelopment at the time of this Plan Amendment, and redevelopment plans are being developed for all or parts of MITC Parcels 9, 10, 14, and 15. Parcel 13 is approximately 7.96 acres of land and associated roadway rights-of-way (ROWs). It is currently vegetated, undeveloped land. Parcel 11/12 is approximately 133.12 acres of land and associated roadway ROWs in the MITC Redevelopment Area. It is currently undergoing redevelopment as the Ridge 5 Corporate Park, with infrastructure and prepared building sites for up to eight individual industrial/commercial developments. Parcel 14 occupies approximately 105 acres of land that is currently vegetated and undeveloped. Parcel 15, the site of the former DeHoCo prison facilities, comprises approximately 117.35 acres of land. All above-ground structures have been demolished, and the Property is now undeveloped and generally vegetated, except for remnant pavements and building foundations.

C. BASIS OF ELIGIBILITY

MITC Parcel 13 was determined to be eligible for inclusion in the Site #3 Brownfield Plan in accordance with MCL 125.2652(p) because it was owned by the SLBA at the time of inclusion and meets the definition of a “facility” pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter “Part 201”. Eligibilities of all parcels included in the Property definition and this Plan Amendment are described in the following table:

MITC PARCEL NUMBER	TAX PARCEL ID NO.	BASIS FOR ELIGIBILITY
6, 7, & 8	77-066-99-0002-702	Part 201 Facility
9	77-066-99-0002-701	Part 201 Facility
10	78-001-99-0001-703	Contiguous with Part 201 Facility
11/12	78-001-99-0001-704	Part 201 Facility
13	78-006-99-0001-710	Included in Brownfield Plan while owned by State Landbank Authority; Part 201 Facility
14	78-006-99-0001-002	Adjacent to Part 201 Facility
15	78-006-99-0001-711	Owned by State Land Bank Authority
All	Adjoining road rights-of-way	Adjacent to eligible property

D. PROJECT DESCRIPTION

THE REDEVELOPMENT

The two townships, through their respective Brownfield Redevelopment Authorities and supported by Wayne County and the SLBA, created MITC as a joint venture to promote and support the redevelopment of approximately 800 acres of land (including the Property), occupying 10 individual tax parcels (15 MITC Parcels; Figure 1), for technology research and light industrial uses. The Property includes ten MITC parcels (Figure 2) that will be redeveloped, transforming the currently vacant parcels into tax-producing, job-creating industrial/commercial developments. Redevelopment of the Property will be supported by local public infrastructure improvements, which both Plymouth Township and Northville Township have determined are critical for supporting the redevelopments described in this plan and catalyzing additional redevelopment in the area.

MITC Parcel 13 will be redeveloped by Hillside – Ridge Road Holdings East LLC (Hillside) with a single, flexible-use, commercial/industrial building having a footprint of approximately 65,952 square feet. The single-story building can accommodate office, research and development, laboratory, and/or warehouse uses. A site plan and conceptual renderings of the project are attached in Appendix D. Site development

also includes the creation of a large stormwater detention pond and public infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the Five Mile Road and Ridge Road public ROWs. These infrastructure improvements are separate from, and are not duplicative of, the infrastructure improvements to be constructed by MITC. It is anticipated that approximately 350 temporary construction-related jobs will be created and approximately 160 permanent full-time equivalent jobs with an average hourly wage of \$31.25 will be created. The projected cost of the project is approximately \$10,150,000. Construction is currently expected to begin in late 2022, and eligible activities will be completed within 18-24 months.

Redevelopment of MITC Parcel 11/12 into the Ridge 5 Corporate Park is underway. The Ridge 5 Corporate Park will be an industrial business park with eight lots for light industrial and commercial occupancy. A site plan of the project is attached in Appendix D. The industrial park will be accessed via a single roadway connecting to Ridge Road. Greenspace will be maintained on the Property's southeast corner, and a pedestrian path will be constructed on the west side of the property along Johnson Creek. Specialized stormwater management ponds will be installed on the southern and northern sides of the Property to protect the biota of Johnson Creek Drain. It is anticipated that approximately 75-100 temporary construction-related jobs will be created, and over 1,000 permanent full-time equivalent jobs will be created at full occupancy. The estimated cost of the project when all land has been developed is approximately \$100,000,000. Site preparation began in 2019 and was completed in 2021. The lots are now being marketed for development.

BROWNFIELD CONDITIONS

Redevelopment of the Property is hindered by the presence of known environmental contamination on MITC Parcels, 6, 8, 11/12, 13, and 15. Contamination is also possible on the other parcels in this Plan Amendment, but environmental assessment data is not available. Arsenic is present in soil on Parcel 13 at levels greater than generic residential use criteria described in Part 201. Groundwater is contaminated with tetrachloroethene at levels that pose a potential risk to occupants of future buildings via the drinking water, groundwater-surface water protection, and vapor intrusion pathways. Waste materials in an unregulated disposal area on Parcel 15 are suspected to encroach on the southeastern portion of Parcel 13. Some foundations and footings of previous agricultural buildings and silos remain on the Property, as does fill unsuitable for construction.

Known brownfield conditions on other parcels included in this Plan Amendment are summarized below:

- MITC Parcel 6 - Soil is contaminated with arsenic at concentrations greater than the Part 201 default residential direct contact and drinking water protection criteria and with cobalt at a concentration greater than groundwater protection criteria. Groundwater is contaminated with iron and manganese at levels above drinking water protection criteria and ammonia at a level greater than the surface water protection criterion.
- MITC Parcel 8 - Arsenic is present in soil at concentrations greater than the Part 201 default residential direct contact and drinking water protection criteria, and selenium is present at a concentration greater than the groundwater protection criterion. Groundwater is contaminated with iron and manganese at levels above drinking water protection criteria and cyanide at a level greater than the surface water protection criterion.
- MITC Parcel 9 – Soil is contaminated with arsenic at concentrations above its default residential direct contact criterion and arsenic, manganese, cobalt, and selenium at concentrations above their respective groundwater protection criteria. Iron, aluminum, manganese and chloride are present in groundwater at levels greater than drinking water protection criteria, and ammonia is present at levels greater than its surface water protection criterion.
- MITC Parcels 11/12 – Arsenic, cadmium, copper, mercury, selenium, and zinc are present in soil at levels above residential cleanup criteria on this single tax parcel of land. Groundwater is contaminated with cadmium at concentrations greater than its residential use criterion. Residual structures from previous site use activities remain on the parcel.

- MITC Parcel 15 – Soil is contaminated with the following constituents at levels greater than groundwater protection criteria: benzene, n-propylbenzene, toluene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, naphthalene, phenanthrene, PCBs, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc. Soil is contaminated with the following compounds at concentrations greater than residential and non-residential human direct contact cleanup criteria: PCBs, arsenic, and lead. Soil is contaminated with the following compounds at concentrations at levels that may pose a risk to occupants of future buildings via the vapor intrusion pathway: benzene, ethylbenzene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, *cis*-dichloroethene, 1,4-dichlorobenzene, methane, and mercury.

Arsenic and barium are present in groundwater at levels above drinking water and surface water protection criteria. Levels of benzene and vinyl chloride are above vapor intrusion screening levels in soil gas.

Multiple, unregulated waste disposal areas are also present on this parcel. Residual building foundations, underground utilities, and pavements remain on the site as remnants of demolished former prison buildings.

The developers of these parcels will incur additional redevelopment costs to protect human health and the environment from the hazards posed by the identified contamination in compliance with their Part 201 due care obligations. They will also incur non-environmental redevelopment costs for eligible demolition, site preparation, and additional public infrastructure activities.

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

The costs of eligible activities included in, and authorized by, this Plan Amendment will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property and captured by MITC. TIR will be determined individually for each parcel. Reimbursement will be subject to any limitations and conditions imposed by the following: parcel eligibilities determined pursuant to Act 381; this Plan Amendment; Act 381 work plan approvals by the EGLE and the MSF for school operating tax capture; and the terms of the Reimbursement Agreement between MITC and the parties eligible to receive tax increment reimbursement. If available, this Plan Amendment will also capture all new personal property taxes generated by redevelopment of the Property.

The estimated total costs of Department Specific and MSF eligible activities, Brownfield Plan Amendment preparation, and Act 381 Work Plan preparation and implementation activities associated with redevelopment of the Property that are eligible for reimbursement from TIR under this Plan Amendment are \$32,252,801. The eligible Department Specific and MSF Eligible activities for the two redevelopment projects and the MITC infrastructure project included in this Plan Amendment are summarized in project-specific Tables of Eligible Activities (Table 1-1 through Table 1-3) attached in Appendix A. The total reimbursable costs for redevelopment of Parcel 13 are \$1,470,773. The total reimbursable costs for redevelopment of Parcel 11/12 are \$1,356,494. The total reimbursable costs for the MITC public infrastructure improvements that will serve and enhance the redevelopment value of the Property and the entire MITC Redevelopment Area are \$29,425,534.

The costs of individual Department Specific (environmental) and MSF Eligible (non-environmental) activities eligible for reimbursement under this Plan Amendment are estimated and may increase or decrease, depending on the nature and extent of unknown conditions and situations encountered during

redevelopment. The Reimbursement Agreements and this Plan Amendment will dictate the total cost of eligible activities subject to reimbursement of the developer of each parcel and of MITC for public infrastructure. As long as the applicable total cost limits described in this Plan Amendment for the eligible activities on each parcel included in this Plan Amendment (Table 1-1 and Table 1-2) and for the MITC public infrastructure (Table 1-3) are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific activities and MSF Eligible activities categories relevant to the individual parcel and the MITC public infrastructure may be adjusted after the date of this Plan Amendment without additional Plan amendment, to the extent the adjustments do not violate Act 381. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreements for each entity incurring brownfield redevelopment costs under this plan and with Act 381.

The contingency funds for reimbursement of the Department Specific and MSF Eligible Activities described in Table 1-1 through Table 1-3 (Appendix A) may be applied when the respective cumulative eligible Department Specific or MSF Eligible expenses for those activities eligible for contingency application are exceeded. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381 and as provided in the approved Plan Amendment and the Reimbursement Agreement.

Fifty percent (50%) of the available incremental State Education Tax will be captured for deposit into the SRF pursuant to Act 381. MITC will capture annual local TIR up to the maximum allowed by Act 381 to fund its administrative costs of operations. MITC will also capture incremental local and state school tax revenues annually under this Plan Amendment, to the extent possible during the term of this Plan Amendment, to reimburse the costs of MITC's public infrastructure improvements associated with the Property. The amounts of TIR captured for administrative costs and infrastructure reimbursement are defined in the tax increment reimbursement tables attached to this Plan Amendment and in the Reimbursement Agreement for each parcel/project.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The initial taxable values and projected taxable values, if under development, for MITC parcels included in this Plan Amendment are presented in the following table; however, the actual taxable value in each year of this Plan Amendment will be determined by the Plymouth Township and Northville Township Assessors.

MITC PARCEL NUMBER	TAX PARCEL ID NO.	INITIAL TAXABLE VALUE	PROJECTED TAXABLE VALUE OF ACTIVE DEVELOPMENTS
6, 7, & 8	77-066-99-0002-702	\$0	NA
9	77-066-99-0002-701	\$0	NA
10	78-001-99-0001-703	\$0	NA
11/12	78-001-99-0001-704	\$0	\$30,000,000
13	78-006-99-0001-710	\$0	\$2,846,680
14	78-006-99-0001-002	\$1,093,233	NA
15	78-006-99-0001-711	\$0	NA

Estimated taxable values, TIR to be captured and impacts on taxing jurisdictions are presented in Table 2-1 and Table 2-2, attached in Appendix B. Eligible activities reimbursement cash flows are presented in Table 3, attached in Appendix C. The annual increase in taxable value of the Property is assumed to be

2% for purposes of this Plan Amendment. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of each parcel of the Property and the millages approved by the relevant taxing jurisdictions.

Since the Site #3 Brownfield Plan for Parcel 13 was approved in 2018, the projected TIR capture starting date (2023) for Parcel 13 is year 5 for the Parcel 13 Plan, which is carried into this plan as year 5 of the Plan Amendment. Year 5 of the Site #3 Brownfield Plan and this Plan Amendment is also year 5 of the 5/50 tax capture for the SLBA after sale of Parcel 13 to Hillside Investments. The TIR capture period for Parcel 11/12 under MITC Brownfield Plan Amendment No. 1, which was transferred into this Plan Amendment from the MITC Base Plan, began in 2021, year 3 of the Site #3 Brownfield Plan and this Plan Amendment. Since 2021 is the earlier TIR capture starting date, it defines the beginning of the 30-year maximum capture period for this Plan Amendment.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse the costs of eligible activities under this Plan Amendment in accordance with the respective Reimbursement Agreements and approved Act 381 Work Plans. Incremental tax revenue associated with all new personal property will also be captured as part of this plan. Reimbursement using incremental school operating tax revenues is limited to those eligible activities and costs approved by EGLE and/or MSF or that are otherwise eligible under Act 381.

It is the intent of this Plan Amendment to provide for the proportional capture of all eligible incremental taxes in whatever amounts and years they become available until the eligible cost reimbursements described in this Plan Amendment are complete or for the maximum duration provided in Act 381, whichever is shorter. Eligible costs for a Baseline Environmental Assessment (BEA), Due Care assessment, Due Care planning, and for preparation of Brownfield Plan(s) and Act 381 Work Plan(s) for each parcel included in this Plan Amendment will be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381; these costs are not subject to approval of an Act 381 Work Plan.

Eligible environmental and non-environmental activities for Parcel 13 (Table 1-1) and the MITC public infrastructure improvements (Table 1-2) will be reimbursed with local and state school operating TIR to the extent allowed by Act 381 and approved Act 381 Work Plans. The eligible other response activities described in Table 1-3 for Parcel 11/12 will be reimbursed only with local TIR.

Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elects not to participate in this Project or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture (the local tax increments) and reimbursement that would be contributed if EGLE or MSF had approved capture of state school operating taxes.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

The developers of each parcel in this Plan Amendment will be responsible for financing the costs of eligible activities for the brownfield redevelopment project on that parcel. Neither MITC nor the local governing bodies will advance any funds to finance the costs of eligible activities that are incurred by the developers of the Property.

Public infrastructure improvements undertaken in the Five Mile Road corridor to support the MITC redevelopment program will be funded by third parties. Act 381 TIR arising from brownfield redevelopment of the Property are anticipated to be the source for repayment of the costs of public infrastructure improvements. Notwithstanding the foregoing, if the water and sewer improvements cannot be funded by third parties, the local Township Boards may elect to 1) fund or incur financial obligations to fund the water improvements and 2) request the Western Townships Utility Authority (WTUA) to fund the sewer improvements. Tax increment revenues will be used to reimburse the Townships and/or WTUA for such funding or financing of the public infrastructure improvements as provided in the respective

Reimbursement Agreements. The MITC and two townships may also act as pass-through entities for any grants-in-aid provided to fund project activities.

The inclusion of eligible activities and estimates of costs to be reimbursed pursuant to this Plan Amendment is intended to authorize the MITC to fund such reimbursements. The amount and source of any TIR that will be used for purposes authorized by this Plan, and the terms and conditions for such use and any reimbursement of the expenses permitted by the Plan, will be provided solely under the respective Reimbursement Agreements. Reimbursements under each Reimbursement Agreement shall not exceed the respective cumulative eligible costs or any reimbursement period limits described in this Plan Amendment, unless further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan Amendment shall not exceed the shorter of the following time periods without further brownfield plan amendment: 1) reimbursement of all eligible costs, cumulatively not to exceed reimbursement of the costs of developers' eligible activities plus reimbursement of MITC's costs for public infrastructure improvements or 2) until 30 years after first capture of TIR under the Site #3 (Parcel 13) Brownfield Plan. The date for beginning tax capture for Parcel 13 and Parcel 11/12 was tax year 2021.

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

MITC will capture available incremental local and school operating tax revenues generated by the redeveloped Property until all incurred eligible environmental and non-environmental brownfield redevelopment costs and MITC administrative expenses are reimbursed to the extent described in this Plan Amendment. The TIR available for capture by MITC will be captured in equal proportions from local and state school operating tax revenue sources based on the approved millage rates for each tax year in which TIR are captured; 100% of available local and state school operating TIR will be captured. The impact of the incremental tax capture on local taxing jurisdictions is presented in the Tax Increment Capture Estimate Tables, Table 2-1 and Table 2-2, attached in Appendix B.

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY

The Property consists of approximately 740 acres of land in Plymouth Township. It comprises Parcel 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 in the MITC Redevelopment Area. Property surveys and legal descriptions of Parcel 11/12 and Parcel 13, the parcels currently proposed for reimbursement of eligible brownfield redevelopment costs under this Plan Amendment, are attached in Appendix C.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan Amendment.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced as a result of this development; therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan Amendment.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan Amendment.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan Amendment.

L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)

At the time of this Plan Amendment, MITC has not established an LBRF and does not currently plan to establish and fund an LBRF or use LBRF funds to support redevelopment activities described in this Plan Amendment. However, MITC reserves the right to establish and fund an LBRF with TIR generated from the Property included in this Plan Amendment in the future in accordance with Act 381 and use LBRF funds to support redevelopment of the Property and/or other brownfield sites within the MITC Redevelopment Area.

M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT

The incremental tax revenues collected under this Plan Amendment will be adjusted as necessary to account for all precedent tax sharing and/or abatement programs. At the time of this Plan Amendment, Parcel 13 is subject to the SLBA 5/50 Tax through tax year 2023.

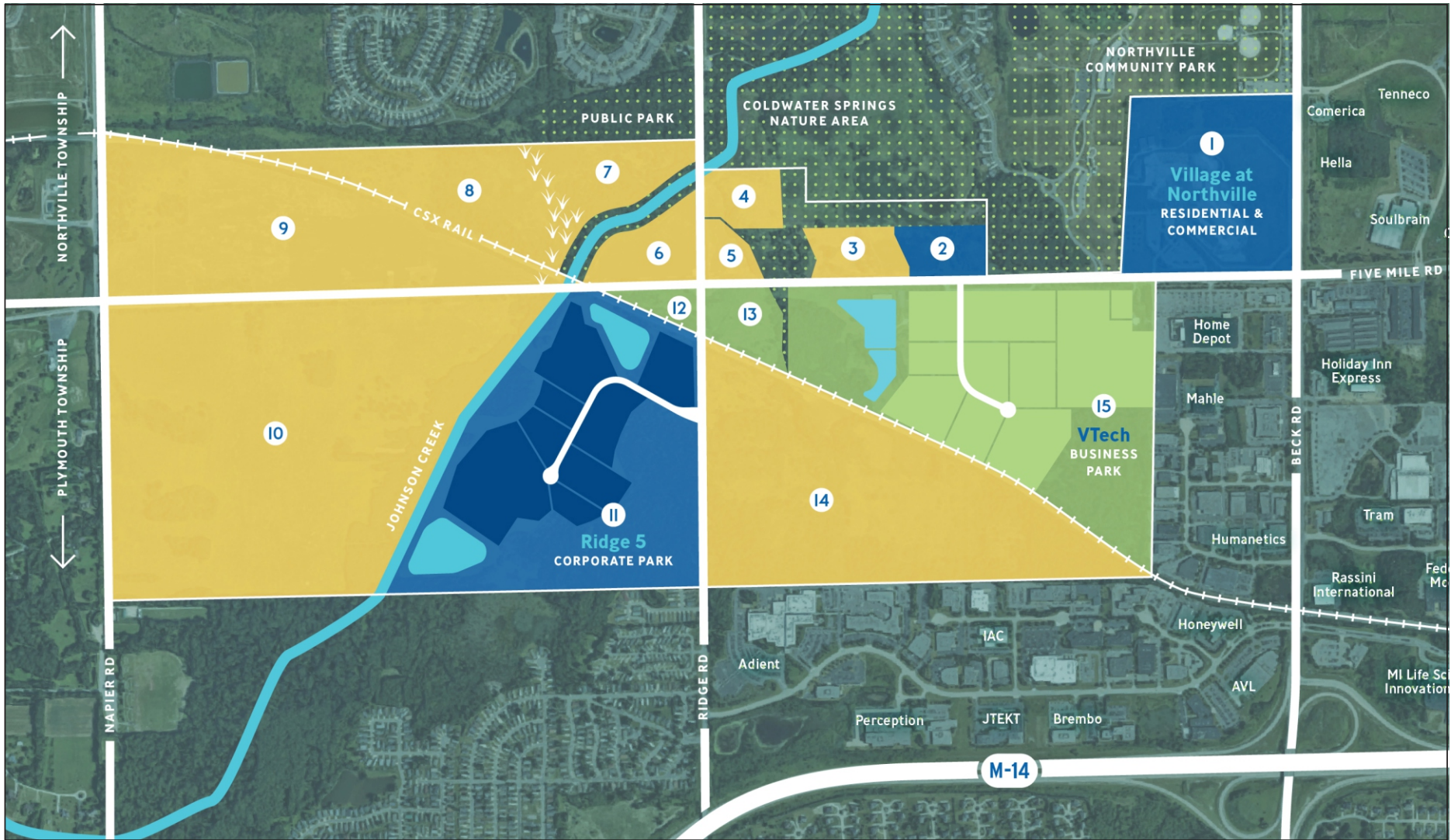
MITC anticipates that some developments on the Property will seek and be granted a Michigan Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended, for a period of up to six years. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from the project parcel by approximately 50% during the exemption period. At the time this Plan Amendment was prepared, no IFT Exemptions had been granted for redevelopment projects on the Property.

This Plan Amendment has been duly approved by resolutions of the Board of Trustees of the Charter Township of Northville and the Board of Trustees of the Charter Township of Plymouth and includes any limitations and/or conditions in those approvals.

FIGURES

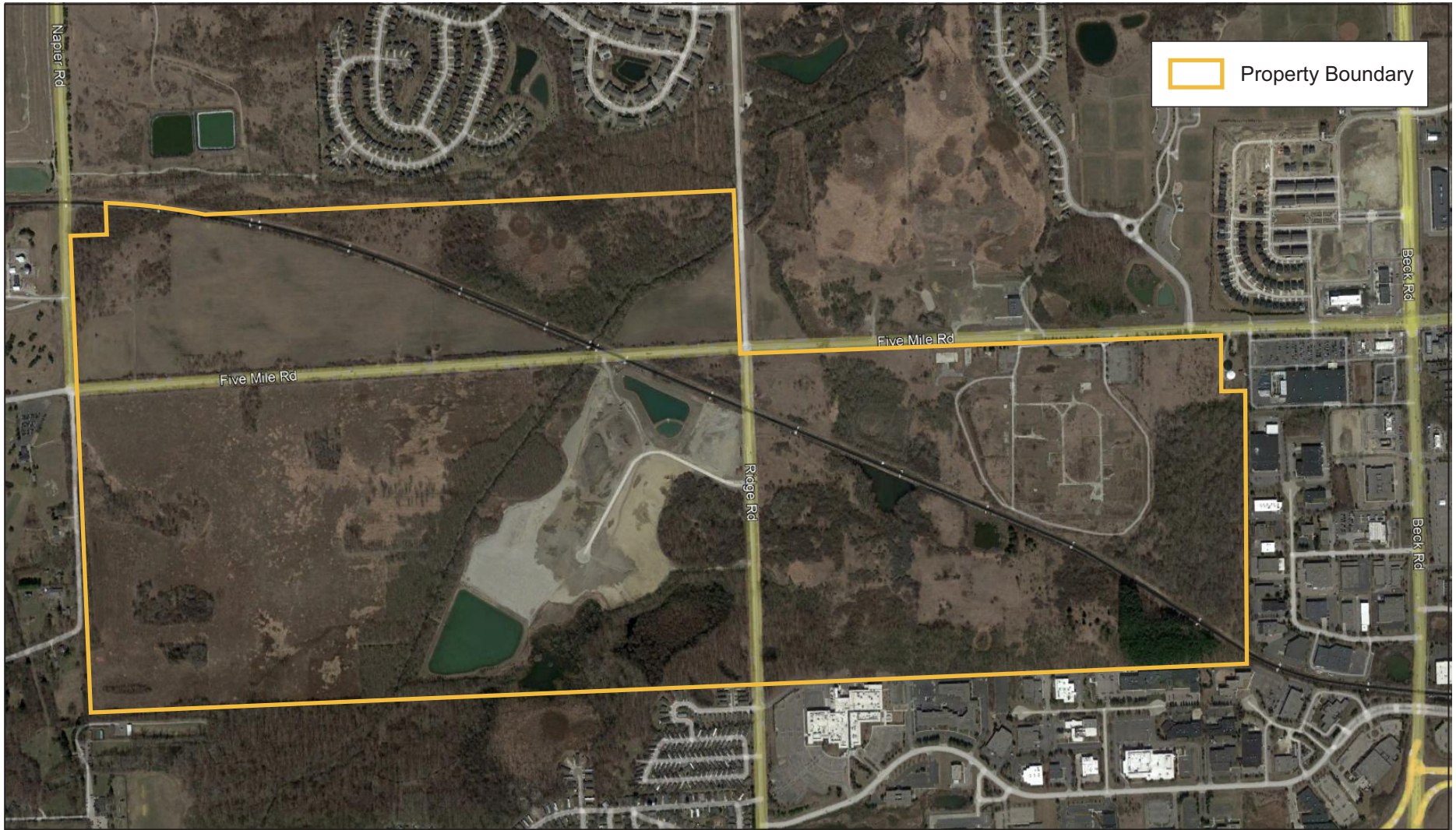
FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP

FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM



Date: February 23, 2022
Project #: HA001.20
Scale: Not To Scale

FIGURE NO. 1
MITC REDEVELOPMENT AREA
MITC PARCEL 13 BROWNFIELD PLAN
AMENDMENT NO. 2



Date: February 23, 2022
Project #: HA001.20
Scale: Not To Scale

FIGURE NO. 2
PROPERTY BOUNDARY
MITC PARCEL 13 BROWNFIELD PLAN
AMENDMENT NO. 2

APPENDIX A

TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 13

**TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 11/12
(RIDGE 5 CORPORATE PARK)**

**TABLE 1-3 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**



**TABLE 1-1
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Parcel 13**

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation Management and Disposal of Contaminated Soil Management and Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Field Monitoring and Project Management Due Care Design, Engineering, Management and Coordination	\$289,618
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$30,000
Subtotal Department Specific Activities	\$319,618
Contingency (15%)	\$34,443
Total Department Specific Activities	\$354,061
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities Remnant Foundations and Utilities Removal	\$50,000
Public Infrastructure Improvements - Roadway Improvemnts ROW and Site Access Improvements Architectural and Engineering Desgin Site Construction Management Construction General Conditions	\$47,200
Site Preparartion Activities Clearing and Grubbing Temporary Facilities Surveying and Staking Excavation and Transport of Unsuitable Soil Imported Fill Dewatering Utility Relocation Onsite Specialized Foundations Field Monitoring and Project Management Architectural and Engineering Desgin Site Construction Management Construction General Conditions	\$852,112
Act 381 Work Plans and Implementation⁽²⁾	\$25,000
Subtotal Department Specific Activities	\$974,312
Contingency (10%)	\$142,397
Total Non-Environmental Activities	\$1,116,709
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$1,470,770

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ These costs are not included in the contingency calculation.



TABLE 1-2

BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Parcels 11/12 - Ridge 5 Corporate Park

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COSTS
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$33,500
Due Care Activities Due Care Planning and Coordination Due Care Assessment Remediation of Waste Disposal Area Due Care Site Monitoring During Construction	\$56,500
Other Response Activities Construction of Deep Stormwater Containment Systems Transportation and Disposal of Excess Soil Stormwater Pumping Systems	\$1,072,190
Act 381 Work Plan⁽²⁾	\$10,000
<i>Subtotal Department Specific Activities</i>	\$1,172,190
Contingency (15%)	\$169,304
<i>Total Department Specific Activities</i>	\$1,341,494
BROWNFIELD PLAN	
Brownfield Plan	\$15,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$1,356,494

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ These costs are not included in the contingency calculation.



**TABLE 1-3
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Infrastructure**

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities	
Due Care Planning and Coordination	
Due Care Investigations	
Due Care Plans and Documentation	
Management and Disposal of Contaminated Soil	
Management and Disposal of Contaminated Dewatering Effluent	
Dust, Runoff, and Track-out Control	
Prevent Exacerbation of Contaminated Groundwater - Utilities	
Prevent Exacerbation and Human Exposure - Utilities	
Due Care Design, Engineering, Management and Coordination	
	\$800,000
Act 381 Work Plans and Implementation (x2)⁽²⁾	\$90,000
Subtotal Department Specific Activities	\$890,000
Contingency (10%)	\$120,000
Total Department Specific Activities	\$1,010,000
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities	
Pavement and drainage structure removal	
	\$1,260,000
Public Infrastructure Improvements - Roadway Improvemnts	
Roadway Reconstruction	
Railroad Crossing Improvements	
Bridge Repairs and Replacement	
Stormwater Management	
Traffic Control and Signage	
Utility/Power Pole Relocation	
Geotechnical Engineering	
Architectural and Engineering Desgin, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	\$15,282,225
Public Infrastructure Improvements - Sanitary Sewer	
Excavation and Earthwork	
Dewatering	
Install Upgraded Sewer	
Construct Pump Station	
Install Back-up Generator	
Site Restoration	
Geotechnical Engineering	
Architectural and Engineering Desgin, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	\$3,178,350
Public Infrastructure Improvements - Water Main	
Excavation and Earthwork	
Dewatering	
Install Upgraded Water Main	
Construct Water Storage Tank	
Roadway and Site Resporation	
Architectural and Engineering Desgin, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	\$6,029,910
Act 381 Work Plans and Implementation (x2)⁽²⁾	\$90,000
Subtotal Department Specific Activities	\$25,840,485
Contingency (10%)	\$2,575,049
Total Non-Environmental Activities	\$28,415,534
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$29,425,534

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ These costs are not included in the contingency calculation.

APPENDIX B

TABLE 2-1 SUMMARY OF TIR CAPTURE FOR PARCEL 13

TABLE 2-2 SUMMARY OF TIR CAPTURE FOR PARCEL 11/12



Table 2-1
TAX INCREMENT REVENUE
Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
*Base Taxable Value																
Estimated New TV ¹	\$ 2,846,680	\$ 2,903,614	\$ 2,961,686	\$ 3,020,920	\$ 3,081,338	\$ 3,142,965	\$ 3,205,824	\$ 3,269,941	\$ 3,335,339	\$ 3,402,046	\$ 3,470,087	\$ 3,539,489	\$ 3,610,279	\$ 3,682,484	\$ 3,756,134	\$ 3,831,256
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 2,846,680	\$ 2,903,614	\$ 2,961,686	\$ 3,020,920	\$ 3,081,338	\$ 3,142,965	\$ 3,205,824	\$ 3,269,941	\$ 3,335,339	\$ 3,402,046	\$ 3,470,087	\$ 3,539,489	\$ 3,610,279	\$ 3,682,484	\$ 3,756,134	\$ 3,831,256
	41.4026															
	9.3273															
School Capture	Millage Rate	SLBA 5/50														
State Education Tax (SET)	6.0000	\$ 8,540	\$ 17,422	\$ 17,770	\$ 18,126	\$ 18,488	\$ 18,858	\$ 19,235	\$ 19,620	\$ 20,012	\$ 20,412	\$ 20,821	\$ 21,237	\$ 21,662	\$ 22,095	\$ 22,537
School Operating Tax	18.0000	\$ 25,620	\$ 52,265	\$ 53,310	\$ 54,377	\$ 55,464	\$ 56,573	\$ 57,705	\$ 58,859	\$ 60,036	\$ 61,237	\$ 62,462	\$ 63,711	\$ 64,985	\$ 66,285	\$ 67,610
School Total	24.0000	\$ 34,160	\$ 69,687	\$ 71,080	\$ 72,503	\$ 73,952	\$ 75,431	\$ 76,940	\$ 78,479	\$ 80,048	\$ 81,649	\$ 83,283	\$ 84,948	\$ 86,647	\$ 88,380	\$ 90,147
Local Capture	Millage Rate															
Township (winter)	0.8103	\$ 1,154	\$ 2,353	\$ 2,400	\$ 2,448	\$ 2,497	\$ 2,547	\$ 2,598	\$ 2,650	\$ 2,703	\$ 2,757	\$ 2,812	\$ 2,868	\$ 2,925	\$ 2,984	\$ 3,044
Police-Fire (1) (winter)	1.6211	\$ 2,308	\$ 4,707	\$ 4,801	\$ 4,897	\$ 4,995	\$ 5,095	\$ 5,197	\$ 5,301	\$ 5,407	\$ 5,515	\$ 5,625	\$ 5,738	\$ 5,853	\$ 5,970	\$ 6,089
Police-Fire (2) (winter)	0.5583	\$ 795	\$ 1,621	\$ 1,654	\$ 1,687	\$ 1,720	\$ 1,755	\$ 1,790	\$ 1,826	\$ 1,862	\$ 1,899	\$ 1,937	\$ 1,976	\$ 2,016	\$ 2,056	\$ 2,097
Police-Fire (3) (winter)	1.1926	\$ 1,698	\$ 3,463	\$ 3,532	\$ 3,603	\$ 3,675	\$ 3,748	\$ 3,823	\$ 3,900	\$ 3,978	\$ 4,057	\$ 4,138	\$ 4,221	\$ 4,306	\$ 4,392	\$ 4,480
Fire (Winter)	0.9866	\$ 1,405	\$ 2,865	\$ 2,922	\$ 2,980	\$ 3,040	\$ 3,101	\$ 3,163	\$ 3,226	\$ 3,291	\$ 3,356	\$ 3,424	\$ 3,492	\$ 3,562	\$ 3,633	\$ 3,706
Wayne County (winter)	0.9897	\$ 1,409	\$ 2,874	\$ 2,931	\$ 2,990	\$ 3,050	\$ 3,111	\$ 3,173	\$ 3,236	\$ 3,301	\$ 3,367	\$ 3,434	\$ 3,503	\$ 3,573	\$ 3,645	\$ 3,717
Wayne County Jail (winter)	0.9381	\$ 1,335	\$ 2,724	\$ 2,778	\$ 2,834	\$ 2,891	\$ 2,948	\$ 3,007	\$ 3,068	\$ 3,129	\$ 3,191	\$ 3,255	\$ 3,320	\$ 3,387	\$ 3,455	\$ 3,524
Wayne County Parks (winter)	0.2459	\$ 350	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773	\$ 788	\$ 804	\$ 820	\$ 837	\$ 853	\$ 870	\$ 888	\$ 906	\$ 924
HCMA (winter)	0.2104	\$ 300	\$ 611	\$ 623	\$ 636	\$ 648	\$ 661	\$ 675	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775	\$ 790
Plymouth Library (winter)	1.4448	\$ 2,057	\$ 4,195	\$ 4,279	\$ 4,365	\$ 4,452	\$ 4,541	\$ 4,632	\$ 4,724	\$ 4,819	\$ 4,915	\$ 5,014	\$ 5,114	\$ 5,216	\$ 5,320	\$ 5,427
Community College (winter)	0.0177	\$ 25	\$ 51	\$ 52	\$ 53	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63	\$ 64	\$ 65	\$ 66
Community College (summer)	2.2700	\$ 3,231	\$ 6,591	\$ 6,723	\$ 6,857	\$ 6,995	\$ 7,135	\$ 7,277	\$ 7,423	\$ 7,571	\$ 7,723	\$ 7,877	\$ 8,035	\$ 8,195	\$ 8,359	\$ 8,526
RESA - Spec Ed (summer)	3.3678	\$ 4,794	\$ 9,779	\$ 9,974	\$ 10,174	\$ 10,377	\$ 10,585	\$ 10,797	\$ 11,013	\$ 11,233	\$ 11,457	\$ 11,687	\$ 11,920	\$ 12,159	\$ 12,402	\$ 12,650
RESA - Gen Operating (summer)	0.0965	\$ 138	\$ 280	\$ 286	\$ 292	\$ 297	\$ 303	\$ 309	\$ 316	\$ 322	\$ 328	\$ 335	\$ 342	\$ 348	\$ 355	\$ 362
RESA - Enhance (summer)	2.0000	\$ 2,847	\$ 5,807	\$ 5,923	\$ 6,042	\$ 6,163	\$ 6,286	\$ 6,412	\$ 6,540	\$ 6,671	\$ 6,804	\$ 6,940	\$ 7,079	\$ 7,221	\$ 7,365	\$ 7,512
Wayne County (Summer)	5.6483	\$ 8,040	\$ 16,400	\$ 16,728	\$ 17,063	\$ 17,404	\$ 17,752	\$ 18,107	\$ 18,470	\$ 18,839	\$ 19,216	\$ 19,600	\$ 19,992	\$ 20,392	\$ 20,800	\$ 21,216
Local Total	22.3981	\$ 31,880	\$ 65,035	\$ 66,334	\$ 67,664	\$ 69,017	\$ 70,397	\$ 71,805	\$ 73,243	\$ 74,707	\$ 76,198	\$ 77,722	\$ 79,278	\$ 80,865	\$ 82,482	\$ 84,130
Non-Capturable Millages	Millage Rate															
School Debt (summer)	4.0200	\$ 5,722	\$ 5,837	\$ 5,953	\$ 6,072	\$ 6,194	\$ 6,318	\$ 6,444	\$ 6,571	\$ 6,700	\$ 6,831	\$ 6,964	\$ 7,099	\$ 7,236	\$ 7,375	\$ 7,516
Wayne County Art Institute (winter)	0.2000	\$ 285	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 321	\$ 327	\$ 334	\$ 340	\$ 347	\$ 354	\$ 361	\$ 368	\$ 376
Wayne County Zoo	0.1000	\$ 143	\$ 145	\$ 148	\$ 151	\$ 154	\$ 157	\$ 161	\$ 164	\$ 167	\$ 170	\$ 173	\$ 176	\$ 179	\$ 182	\$ 185
Total Non-Capturable Taxes	4.3200	\$ 6,149	\$ 6,272	\$ 6,397	\$ 6,525	\$ 6,656	\$ 6,789	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,349	\$ 7,495	\$ 7,644	\$ 7,795	\$ 7,948	\$ 8,103
Total Tax Increment Revenue (TIR) Available for Capture		\$ 66,040	\$ 134,722	\$ 137,414	\$ 140,167	\$ 142,969	\$ 145,828	\$ 148,745	\$ 151,722	\$ 154,755	\$ 157,847	\$ 161,005	\$ 164,226	\$ 167,512	\$ 170,862	\$ 174,277



Table 2-1
TAX INCREMENT REVENUE
Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate:

Plan Year Calendar Year	21	22	23	24	25	26	27	28	29	30	TOTAL	
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048		
*Base Taxable Value												
Estimated New TV ¹	\$ 3,907,882	\$ 3,986,039	\$ 4,065,760	\$ 4,147,075	\$ 4,230,017	\$ 4,314,617	\$ 4,400,909	\$ 4,488,928	\$ 4,578,706	\$ 4,670,280		
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 3,907,882	\$ 3,986,039	\$ 4,065,760	\$ 4,147,075	\$ 4,230,017	\$ 4,314,617	\$ 4,400,909	\$ 4,488,928	\$ 4,578,706	\$ 4,670,280		
41.4026												
9.3273												
School Capture												
	Millage Rate											
State Education Tax (SET)	6.0000	\$ 23,447	\$ 23,916	\$ 24,395	\$ 24,882	\$ 25,380	\$ 25,888	\$ 26,405	\$ 26,934	\$ 27,472	\$ 28,022	\$ 566,564
School Operating Tax	18.0000	\$ 70,342	\$ 71,749	\$ 73,184	\$ 74,647	\$ 76,140	\$ 77,663	\$ 79,216	\$ 80,801	\$ 82,417	\$ 84,065	\$ 1,699,686
School Total	24.0000	\$ 93,789	\$ 95,665	\$ 97,579	\$ 99,529	\$ 101,520	\$ 103,551	\$ 105,621	\$ 107,735	\$ 109,889	\$ 112,087	\$ 2,266,250
Local Capture												
	Millage Rate											
Township (winter)	0.8103	\$ 3,167	\$ 3,230	\$ 3,294	\$ 3,360	\$ 3,428	\$ 3,496	\$ 3,566	\$ 3,637	\$ 3,710	\$ 3,784	\$ 76,516
Police-Fire (1) (winter)	1.6211	\$ 6,335	\$ 6,462	\$ 6,591	\$ 6,723	\$ 6,857	\$ 6,994	\$ 7,134	\$ 7,277	\$ 7,423	\$ 7,571	\$ 153,076
Police-Fire (2) (winter)	0.5583	\$ 2,182	\$ 2,225	\$ 2,270	\$ 2,315	\$ 2,362	\$ 2,409	\$ 2,457	\$ 2,506	\$ 2,556	\$ 2,607	\$ 52,719
Police-Fire (3) (winter)	1.1926	\$ 4,661	\$ 4,754	\$ 4,849	\$ 4,946	\$ 5,045	\$ 5,146	\$ 5,249	\$ 5,353	\$ 5,461	\$ 5,570	\$ 112,617
Fire (Winter)	0.9866	\$ 3,856	\$ 3,933	\$ 4,011	\$ 4,092	\$ 4,173	\$ 4,257	\$ 4,342	\$ 4,429	\$ 4,517	\$ 4,608	\$ 93,164
Wayne County (winter)	0.9897	\$ 3,868	\$ 3,945	\$ 4,024	\$ 4,104	\$ 4,186	\$ 4,270	\$ 4,356	\$ 4,443	\$ 4,532	\$ 4,622	\$ 93,456
Wayne County Jail (winter)	0.9381	\$ 3,666	\$ 3,739	\$ 3,814	\$ 3,890	\$ 3,968	\$ 4,048	\$ 4,128	\$ 4,211	\$ 4,295	\$ 4,381	\$ 88,580
Wayne County Parks (winter)	0.2459	\$ 961	\$ 980	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104	\$ 1,126	\$ 1,148	\$ 23,220
HCMA (winter)	0.2104	\$ 822	\$ 839	\$ 855	\$ 873	\$ 890	\$ 908	\$ 926	\$ 944	\$ 963	\$ 983	\$ 19,869
Plymouth Library (winter)	1.4448	\$ 5,646	\$ 5,759	\$ 5,874	\$ 5,992	\$ 6,112	\$ 6,234	\$ 6,358	\$ 6,486	\$ 6,615	\$ 6,748	\$ 136,429
Community College (winter)	0.0177	\$ 69	\$ 71	\$ 72	\$ 73	\$ 75	\$ 76	\$ 78	\$ 79	\$ 81	\$ 83	\$ 1,670
Community College (summer)	2.2700	\$ 8,871	\$ 9,048	\$ 9,229	\$ 9,414	\$ 9,602	\$ 9,794	\$ 9,990	\$ 10,190	\$ 10,394	\$ 10,602	\$ 214,349
RESA - Spec Ed (summer)	3.3678	\$ 13,161	\$ 13,424	\$ 13,693	\$ 13,967	\$ 14,246	\$ 14,531	\$ 14,821	\$ 15,118	\$ 15,420	\$ 15,729	\$ 318,014
RESA - Gen Operating (summer)	0.0965	\$ 377	\$ 385	\$ 392	\$ 400	\$ 408	\$ 416	\$ 425	\$ 433	\$ 442	\$ 451	\$ 9,112
RESA - Enhance (summer)	2.0000	\$ 7,816	\$ 7,972	\$ 8,132	\$ 8,294	\$ 8,460	\$ 8,629	\$ 8,802	\$ 8,978	\$ 9,157	\$ 9,341	\$ 188,856
Wayne County (Summer)	5.6483	\$ 22,073	\$ 22,514	\$ 22,965	\$ 23,424	\$ 23,892	\$ 24,370	\$ 24,858	\$ 25,355	\$ 25,862	\$ 26,379	\$ 533,351
Local Total	22.3981	\$ 87,531	\$ 89,280	\$ 91,065	\$ 92,887	\$ 94,744	\$ 96,639	\$ 98,572	\$ 100,543	\$ 102,554	\$ 104,607	\$ 2,114,992
Non-Capturable Millages												
	Millage Rate											
School Debt (summer)	4.0200	\$ 15,710	\$ 16,024	\$ 16,344	\$ 16,671	\$ 17,005	\$ 17,345	\$ 17,692	\$ 18,045	\$ 18,406	\$ 18,775	\$ 342,782
Wayne County Art Institute (winter)	0.2000	\$ 782	\$ 797	\$ 813	\$ 829	\$ 846	\$ 863	\$ 880	\$ 898	\$ 916	\$ 934	\$ 17,052
Wayne County Zoo	0.1000	\$ 391	\$ 399	\$ 407	\$ 415	\$ 423	\$ 431	\$ 440	\$ 449	\$ 458	\$ 467	\$ 8,528
Total Non-Capturable Taxes	4.3200	\$ 16,883	\$ 17,220	\$ 17,564	\$ 17,915	\$ 18,274	\$ 18,639	\$ 19,012	\$ 19,392	\$ 19,780	\$ 20,176	\$ 368,362
Total Tax Increment Revenue (TIR) Available for Capture		\$ 181,320	\$ 184,945	\$ 188,644	\$ 192,416	\$ 196,264	\$ 200,190	\$ 204,193	\$ 208,278	\$ 212,443	\$ 216,694	\$ 4,381,242



Table 2-2
TAX INCREMENT REVENUE
Parcel 11/12 - Ridge 5 Corporate Park
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate: 2% per year

Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹	\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
Incremental Difference (New TV - Base TV)	\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,600,000	\$ 31,212,000	\$ 31,836,240	\$ 32,472,965	\$ 33,122,424	\$ 33,784,872	\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	
School Capture																		
	Millage Rate																	
State Education Tax (SET)	6.0000	\$ 18,000	\$ 63,000	\$ 99,000	\$ 126,000	\$ 153,000	\$ 162,000	\$ 180,000	\$ 183,600	\$ 187,272	\$ 191,017	\$ 194,838	\$ 198,735	\$ 202,709	\$ 206,763	\$ 210,899	\$ 215,117	\$ 219,419
School Operating	18.0000	\$ 54,000	\$ 189,000	\$ 297,000	\$ 378,000	\$ 459,000	\$ 486,000	\$ 540,000	\$ 550,800	\$ 561,816	\$ 573,052	\$ 584,513	\$ 596,204	\$ 608,128	\$ 620,290	\$ 632,696	\$ 645,350	\$ 658,257
School Total	24.0000	\$ 72,000	\$ 252,000	\$ 396,000	\$ 504,000	\$ 612,000	\$ 648,000	\$ 720,000	\$ 734,400	\$ 749,088	\$ 764,069	\$ 779,351	\$ 794,939	\$ 810,837	\$ 827,053	\$ 843,595	\$ 860,467	\$ 877,676
Local Capture																		
	Millage Rate																	
Township	0.8134	\$ 2,440	\$ 8,541	\$ 13,421	\$ 17,081	\$ 20,742	\$ 21,962	\$ 24,402	\$ 24,890	\$ 25,388	\$ 25,896	\$ 26,414	\$ 26,942	\$ 27,481	\$ 28,030	\$ 28,591	\$ 29,163	\$ 29,746
Police-Fire (1)	1.6272	\$ 4,882	\$ 17,086	\$ 26,849	\$ 34,171	\$ 41,494	\$ 43,934	\$ 48,816	\$ 49,792	\$ 50,788	\$ 51,804	\$ 52,840	\$ 53,897	\$ 54,975	\$ 56,074	\$ 57,196	\$ 58,340	\$ 59,506
Police-Fire (2)	0.5604	\$ 1,681	\$ 5,884	\$ 9,247	\$ 11,768	\$ 14,290	\$ 15,131	\$ 16,812	\$ 17,148	\$ 17,491	\$ 17,841	\$ 18,198	\$ 18,562	\$ 18,933	\$ 19,312	\$ 19,698	\$ 20,092	\$ 20,494
Police-Fire (3)	1.1971	\$ 3,591	\$ 12,570	\$ 19,752	\$ 25,139	\$ 30,526	\$ 32,322	\$ 35,913	\$ 36,631	\$ 37,364	\$ 38,111	\$ 38,873	\$ 39,651	\$ 40,444	\$ 41,253	\$ 42,078	\$ 42,919	\$ 43,778
Fire	0.9903	\$ 2,971	\$ 10,398	\$ 16,340	\$ 20,796	\$ 25,253	\$ 26,738	\$ 29,709	\$ 30,303	\$ 30,909	\$ 31,527	\$ 32,158	\$ 32,801	\$ 33,457	\$ 34,126	\$ 34,809	\$ 35,505	\$ 36,215
Plymouth Library	1.4535	\$ 4,361	\$ 15,262	\$ 23,983	\$ 30,524	\$ 37,064	\$ 39,245	\$ 43,605	\$ 44,477	\$ 45,367	\$ 46,274	\$ 47,199	\$ 48,143	\$ 49,106	\$ 50,088	\$ 51,090	\$ 52,112	\$ 53,154
Wayne County	5.6483	\$ 16,945	\$ 59,307	\$ 93,197	\$ 118,614	\$ 144,032	\$ 152,504	\$ 169,449	\$ 172,838	\$ 176,295	\$ 179,821	\$ 183,417	\$ 187,085	\$ 190,827	\$ 194,644	\$ 198,537	\$ 202,507	\$ 206,557
Wayne County	0.9897	\$ 2,969	\$ 10,392	\$ 16,330	\$ 20,784	\$ 25,237	\$ 26,722	\$ 29,691	\$ 30,285	\$ 30,891	\$ 31,508	\$ 32,138	\$ 32,781	\$ 33,437	\$ 34,106	\$ 34,788	\$ 35,483	\$ 36,193
WC Jail	0.9381	\$ 2,814	\$ 9,850	\$ 15,479	\$ 19,700	\$ 23,922	\$ 25,329	\$ 28,143	\$ 28,706	\$ 29,280	\$ 29,866	\$ 30,463	\$ 31,072	\$ 31,694	\$ 32,327	\$ 32,974	\$ 33,633	\$ 34,306
WC Parks	0.2459	\$ 738	\$ 2,582	\$ 4,057	\$ 5,164	\$ 6,270	\$ 6,639	\$ 7,377	\$ 7,525	\$ 7,675	\$ 7,829	\$ 7,985	\$ 8,145	\$ 8,308	\$ 8,474	\$ 8,643	\$ 8,816	\$ 8,993
HCMA	0.2117	\$ 635	\$ 2,223	\$ 3,493	\$ 4,446	\$ 5,398	\$ 5,716	\$ 6,351	\$ 6,478	\$ 6,608	\$ 6,740	\$ 6,875	\$ 7,012	\$ 7,152	\$ 7,295	\$ 7,441	\$ 7,590	\$ 7,742
Community College	2.2516	\$ 6,755	\$ 23,642	\$ 37,151	\$ 47,284	\$ 57,416	\$ 60,793	\$ 67,548	\$ 68,899	\$ 70,277	\$ 71,682	\$ 73,116	\$ 74,578	\$ 76,070	\$ 77,591	\$ 79,143	\$ 80,726	\$ 82,341
RESA - Spec Ed	3.3678	\$ 10,103	\$ 35,362	\$ 55,569	\$ 70,724	\$ 85,879	\$ 90,931	\$ 101,034	\$ 103,055	\$ 105,116	\$ 107,218	\$ 109,362	\$ 111,550	\$ 113,781	\$ 116,056	\$ 118,377	\$ 120,745	\$ 123,160
RESA - Gen Oper	0.0965	\$ 290	\$ 1,013	\$ 1,592	\$ 2,027	\$ 2,461	\$ 2,606	\$ 2,895	\$ 2,953	\$ 3,012	\$ 3,072	\$ 3,134	\$ 3,196	\$ 3,260	\$ 3,325	\$ 3,392	\$ 3,460	\$ 3,529
RESA - Enhance	2.0000	\$ 6,000	\$ 21,000	\$ 33,000	\$ 42,000	\$ 51,000	\$ 54,000	\$ 60,000	\$ 61,200	\$ 62,424	\$ 63,672	\$ 64,946	\$ 66,245	\$ 67,570	\$ 68,921	\$ 70,300	\$ 71,706	\$ 73,140
Local Total	22.3915	\$ 67,175	\$ 235,112	\$ 369,460	\$ 470,222	\$ 570,984	\$ 604,572	\$ 671,745	\$ 685,180	\$ 698,885	\$ 712,861	\$ 727,118	\$ 741,660	\$ 756,495	\$ 771,622	\$ 787,057	\$ 802,797	\$ 818,854
Non-Capturable Millages																		
	Millage Rate																	
WC Zoo	0.1000	\$ 300	\$ 1,050	\$ 825	\$ 1,050	\$ 1,275	\$ 1,350	\$ 1,500	\$ 1,530	\$ 1,680	\$ 1,710	\$ 1,860	\$ 1,890	\$ 2,040	\$ 2,070	\$ 2,220	\$ 2,250	\$ 2,400
WC Art Institute	0.2000	\$ 600	\$ 2,100	\$ 1,650	\$ 2,100	\$ 2,550	\$ 2,700	\$ 3,000	\$ 3,060	\$ 3,360	\$ 3,420	\$ 3,720	\$ 3,780	\$ 4,080	\$ 4,140	\$ 4,440	\$ 4,500	\$ 4,800
School Debt	4.0200	\$ 12,060	\$ 42,210	\$ 33,165	\$ 42,210	\$ 51,255	\$ 54,270	\$ 60,300	\$ 61,506	\$ 62,712	\$ 63,918	\$ 65,124	\$ 66,330	\$ 67,536	\$ 68,742	\$ 69,948	\$ 71,154	\$ 72,360
Total Non-Capturable Taxes	4.3200	\$ 12,960	\$ 45,360	\$ 35,640	\$ 45,360	\$ 55,080	\$ 58,320	\$ 64,800	\$ 66,096	\$ 67,392	\$ 68,688	\$ 69,984	\$ 71,280	\$ 72,576	\$ 73,872	\$ 75,168	\$ 76,464	\$ 77,760
Total Tax Increment Revenue (TIR) Available for Capture		\$ 139,175	\$ 487,112	\$ 765,460	\$ 974,222	\$ 1,182,984	\$ 1,252,572	\$ 1,391,745	\$ 1,419,580	\$ 1,447,973	\$ 1,476,930	\$ 1,506,469	\$ 1,536,599	\$ 1,567,332	\$ 1,598,675	\$ 1,630,652	\$ 1,663,264	\$ 1,696,530



Table 2-2
TAX INCREMENT REVENUE
Parcel 11/12 - Ridge 5 Corporate Park
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022

Estimated Taxable Value (TV) Increase Rate:

Plan Year	Calendar Year	20	21	22	23	24	25	26	27	28	29	30	TOTAL
		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹		\$ 37,301,229	\$ 38,047,254	\$ 38,808,199	\$ 39,584,363	\$ 40,376,050	\$ 41,183,571	\$ 42,007,242	\$ 42,847,387	\$ 43,704,335	\$ 44,578,422	\$ 45,469,990	
Incremental Difference (New TV - Base TV)		\$ 37,301,229	\$ 38,047,254	\$ 38,808,199	\$ 39,584,363	\$ 40,376,050	\$ 41,183,571	\$ 42,007,242	\$ 42,847,387	\$ 43,704,335	\$ 44,578,422	\$ 45,469,990	
School Capture		Millage Rate											
State Education Tax (SET)	6.0000	\$ 223,807	\$ 228,284	\$ 232,849	\$ 237,506	\$ 242,256	\$ 247,101	\$ 252,043	\$ 257,084	\$ 262,226	\$ 267,471	\$ 272,820	\$ 5,534,816
School Operating	18.0000	\$ 671,422	\$ 684,851	\$ 698,548	\$ 712,519	\$ 726,769	\$ 741,304	\$ 756,130	\$ 771,253	\$ 786,678	\$ 802,412	\$ 818,460	\$ 16,604,452
School Total	24.0000	\$ 895,229	\$ 913,135	\$ 931,397	\$ 950,025	\$ 969,025	\$ 988,405	\$ 1,008,173	\$ 1,028,337	\$ 1,048,904	\$ 1,069,883	\$ 1,091,280	\$ 22,139,268
Local Capture		Millage Rate											
Township	0.8134	\$ 30,341	\$ 30,948	\$ 31,567	\$ 32,198	\$ 32,842	\$ 33,499	\$ 34,169	\$ 34,852	\$ 35,549	\$ 36,260	\$ 36,985	\$ 750,340
Police-Fire (1)	1.6272	\$ 60,697	\$ 61,910	\$ 63,149	\$ 64,412	\$ 65,700	\$ 67,014	\$ 68,354	\$ 69,721	\$ 71,116	\$ 72,538	\$ 73,989	\$ 1,501,044
Police-Fire (2)	0.5604	\$ 20,904	\$ 21,322	\$ 21,748	\$ 22,183	\$ 22,627	\$ 23,079	\$ 23,541	\$ 24,012	\$ 24,492	\$ 24,982	\$ 25,481	\$ 516,953
Police-Fire (3)	1.1971	\$ 44,653	\$ 45,546	\$ 46,457	\$ 47,386	\$ 48,334	\$ 49,301	\$ 50,287	\$ 51,293	\$ 52,318	\$ 53,365	\$ 54,432	\$ 1,104,287
Fire	0.9903	\$ 36,939	\$ 37,678	\$ 38,432	\$ 39,200	\$ 39,984	\$ 40,784	\$ 41,600	\$ 42,432	\$ 43,280	\$ 44,146	\$ 45,029	\$ 913,519
Plymouth Library	1.4535	\$ 54,217	\$ 55,302	\$ 56,408	\$ 57,536	\$ 58,687	\$ 59,860	\$ 61,058	\$ 62,279	\$ 63,524	\$ 64,795	\$ 66,091	\$ 1,340,811
Wayne County	5.6483	\$ 210,689	\$ 214,902	\$ 219,200	\$ 223,584	\$ 228,056	\$ 232,617	\$ 237,270	\$ 242,015	\$ 246,855	\$ 251,792	\$ 256,828	\$ 5,210,384
Wayne County	0.9897	\$ 36,917	\$ 37,655	\$ 38,408	\$ 39,177	\$ 39,960	\$ 40,759	\$ 41,575	\$ 42,406	\$ 43,254	\$ 44,119	\$ 45,002	\$ 912,967
WC Jail	0.9381	\$ 34,992	\$ 35,692	\$ 36,406	\$ 37,134	\$ 37,877	\$ 38,634	\$ 39,407	\$ 40,195	\$ 40,999	\$ 41,819	\$ 42,655	\$ 865,368
WC Parks	0.2459	\$ 9,172	\$ 9,356	\$ 9,543	\$ 9,734	\$ 9,928	\$ 10,127	\$ 10,330	\$ 10,536	\$ 10,747	\$ 10,962	\$ 11,181	\$ 226,836
HCMA	0.2117	\$ 7,897	\$ 8,055	\$ 8,216	\$ 8,380	\$ 8,548	\$ 8,719	\$ 8,893	\$ 9,071	\$ 9,252	\$ 9,437	\$ 9,626	\$ 195,289
Community College	2.2516	\$ 83,987	\$ 85,667	\$ 87,381	\$ 89,128	\$ 90,911	\$ 92,729	\$ 94,584	\$ 96,475	\$ 98,405	\$ 100,373	\$ 102,380	\$ 2,077,032
RESA - Spec Ed	3.3678	\$ 125,623	\$ 128,136	\$ 130,698	\$ 133,312	\$ 135,978	\$ 138,698	\$ 141,472	\$ 144,301	\$ 147,187	\$ 150,131	\$ 153,134	\$ 3,106,692
RESA - Gen Oper	0.0965	\$ 3,600	\$ 3,672	\$ 3,745	\$ 3,820	\$ 3,896	\$ 3,974	\$ 4,054	\$ 4,135	\$ 4,217	\$ 4,302	\$ 4,388	\$ 89,020
RESA - Enhance	2.0000	\$ 74,602	\$ 76,095	\$ 77,616	\$ 79,169	\$ 80,752	\$ 82,367	\$ 84,014	\$ 85,695	\$ 87,409	\$ 89,157	\$ 90,940	\$ 1,844,940
Local Total	22.3915	\$ 835,230	\$ 851,936	\$ 868,974	\$ 886,353	\$ 904,080	\$ 922,161	\$ 940,608	\$ 959,418	\$ 978,604	\$ 998,178	\$ 1,018,141	\$ 20,655,482
Non-Capturable Millages		Millage Rate											
WC Zoo	0.1000	\$ 3,730	\$ 3,805	\$ 3,881	\$ 3,958	\$ 4,038	\$ 4,118	\$ 4,201	\$ 4,285	\$ 4,370	\$ 4,458	\$ 4,547	\$ 84,716
WC Art Institute	0.2000	\$ 7,460	\$ 7,609	\$ 7,762	\$ 7,917	\$ 8,075	\$ 8,237	\$ 8,401	\$ 8,569	\$ 8,741	\$ 8,916	\$ 9,094	\$ 169,433
School Debt	4.0200	\$ 149,951	\$ 152,950	\$ 156,009	\$ 159,129	\$ 162,312	\$ 165,558	\$ 168,869	\$ 172,246	\$ 175,691	\$ 179,205	\$ 182,789	\$ 3,405,619
Total Non-Capturable Taxes	4.3200	\$ 161,141	\$ 164,364	\$ 167,652	\$ 171,004	\$ 174,425	\$ 177,913	\$ 181,471	\$ 185,100	\$ 188,802	\$ 192,579	\$ 196,430	\$ 3,659,768
Total Tax Increment Revenue (TIR) Available for Capture		\$ 1,730,459	\$ 1,765,071	\$ 1,800,371	\$ 1,836,378	\$ 1,873,105	\$ 1,910,566	\$ 1,948,781	\$ 1,987,755	\$ 2,027,508	\$ 2,068,061	\$ 2,109,421	\$ 42,794,750

APPENDIX C

TABLE 3 TIR REIMBURSEMENT ALLOCATION (PARCEL 13, PARCEL 11/12, MITC INFRASTRUCTURE)



**TABLE 3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Parcel 13, Parcel 11/12, and MITC Infrastructure
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022**

Developer Maximum Reimbursement	PARCEL 13		PARCELS 11/12		MITC INFRASTRUCTURE		Total
	Proportionality	Incremental Taxes	Proportionality	Incremental Taxes	Proportionality	Incremental Taxes	
State	48.3%	\$ 735,414	0.0%	\$ -	53.0%	\$ 15,582,640	\$ 16,318,053
Local	51.7%	\$ 735,356	100.0%	\$ 1,356,494	47.0%	\$ 13,842,899	\$ 15,934,749
TOTAL		\$ 1,470,770		\$ 1,356,494		\$ 29,425,534	\$ 32,252,798
EGLE	24.1%	\$ 354,061	100.0%	\$ 1,356,494	3.5%	\$ 1,010,000	\$ 2,720,555
MSF	75.9%	\$ 1,116,709	0.0%	\$ -	96.5%	\$ 28,415,534	\$ 29,532,243

Estimated Total Years of Plan	27	Estimated Capture	
		Administrative Fees	\$
State Revolving Fund	\$	2,425,982	
LBRF	\$	-	

Plan Year Calendar Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
	2019	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total State Incremental Revenue	\$ 72,000	\$ 252,000	\$ 430,160	\$ 573,687	\$ 683,080	\$ 720,503	\$ 793,952	\$ 809,831	\$ 826,028	\$ 842,548	\$ 859,399	\$ 876,588	\$ 894,120	\$ 912,001	
State Brownfield Revolving Fund (50% of SET)	\$ 9,000	\$ 31,500	\$ 53,770	\$ 71,711	\$ 85,385	\$ 90,063	\$ 99,244	\$ 101,229	\$ 103,254	\$ 105,319	\$ 107,425	\$ 109,574	\$ 111,766	\$ 114,001	
State TIR Available for Reimbursement	\$ 63,000	\$ 220,500	\$ 376,390	\$ 501,976	\$ 597,695	\$ 630,440	\$ 694,708	\$ 708,602	\$ 722,774	\$ 737,229	\$ 751,974	\$ 767,014	\$ 782,354	\$ 798,000	
Total Local Incremental Revenue	\$ 67,175	\$ 235,112	\$ 401,340	\$ 535,257	\$ 637,318	\$ 672,236	\$ 740,762	\$ 755,577	\$ 770,690	\$ 786,104	\$ 801,825	\$ 817,858	\$ 834,217	\$ 850,900	
BRA Administrative Fee (10%)	\$ 6,718	\$ 23,511	\$ 40,134	\$ 53,526	\$ 63,732	\$ 67,224	\$ 74,076	\$ 75,558	\$ 77,069	\$ 78,610	\$ 80,183	\$ 81,786	\$ 83,422	\$ 85,090	
Local TIR Available for Reimbursement	\$ 60,457	\$ 211,601	\$ 361,206	\$ 481,731	\$ 573,586	\$ 605,012	\$ 666,686	\$ 680,019	\$ 693,621	\$ 707,494	\$ 721,642	\$ 736,072	\$ 750,795	\$ 765,810	
\$ 32,252,798.000															
Total State & Local TIR Available	\$ 60,457	\$ 211,601	\$ 737,596	\$ 983,707	\$ 1,171,281	\$ 1,235,452	\$ 1,361,394	\$ 1,388,621	\$ 1,416,395	\$ 1,444,723	\$ 1,473,616	\$ 1,503,086	\$ 1,533,149	\$ 1,563,810	
Total TIR to Developers	\$ 42,320	\$ 148,121	\$ 273,768	\$ 379,895	\$ 445,047	\$ 364,370	\$ 88,776	\$ 90,552	\$ 92,362	\$ 94,211	\$ 96,095	\$ 98,015	\$ 99,975	\$ 101,976	
Total TIR to MITC Infrastructure	\$ 18,137	\$ 63,480	\$ 463,828	\$ 603,812	\$ 726,234	\$ 871,082	\$ 1,272,618	\$ 1,298,069	\$ 1,324,033	\$ 1,350,512	\$ 1,377,521	\$ 1,405,071	\$ 1,433,174	\$ 1,461,834	
REIMBURSEMENT BALANCES	Beginning Balances														
PARCEL 13 Reimbursement Balance	\$ 1,470,770		\$ 1,429,762	\$ 1,346,107	\$ 1,260,780	\$ 1,173,743	\$ 1,084,967	\$ 994,415	\$ 902,053	\$ 807,842	\$ 711,747	\$ 613,732	\$ 513,757	\$ 411,781	
PARCEL 11/12 Reimbursement Balance	\$ 1,356,494	\$ 1,314,174	\$ 1,166,053	\$ 933,293	\$ 637,053	\$ 277,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MITC INFRASTRUCTURE Reimbursement Balance	\$ 29,425,534	\$ 29,406,762	\$ 29,341,060	\$ 28,877,231	\$ 28,273,420	\$ 27,547,186	\$ 26,676,103	\$ 25,403,485	\$ 24,105,416	\$ 22,781,384	\$ 21,430,872	\$ 20,053,351	\$ 18,648,280	\$ 17,215,107	\$ 15,753,273
PARCEL 13															
MSF Non-Environmental Costs	\$ 1,116,709		\$ 31,125	\$ 63,494	\$ 64,763	\$ 66,061	\$ 67,381	\$ 68,729	\$ 70,103	\$ 71,506	\$ 72,936	\$ 74,393	\$ 75,881	\$ 77,400	
State Tax Reimbursement	\$ 554,763		\$ 15,881	\$ 32,397	\$ 33,044	\$ 33,706	\$ 34,379	\$ 35,067	\$ 35,768	\$ 36,484	\$ 37,213	\$ 37,958	\$ 38,717	\$ 39,491	
Local Tax Reimbursement	\$ 561,946		\$ 15,244	\$ 31,098	\$ 31,719	\$ 32,355	\$ 33,002	\$ 33,662	\$ 34,335	\$ 35,023	\$ 35,723	\$ 36,436	\$ 37,164	\$ 37,908	
Total MSF Reimbursement Balance			\$ 1,085,584	\$ 1,022,090	\$ 957,327	\$ 891,266	\$ 823,885	\$ 755,156	\$ 685,053	\$ 613,547	\$ 540,611	\$ 466,218	\$ 390,337	\$ 312,937	
EGLE Environmental Costs	\$ 354,061		\$ 9,883	\$ 20,161	\$ 20,564	\$ 20,976	\$ 21,395	\$ 21,823	\$ 22,259	\$ 22,705	\$ 23,159	\$ 23,622	\$ 24,094	\$ 24,576	
State Tax Reimbursement	\$ 180,651		\$ 5,042	\$ 10,287	\$ 10,492	\$ 10,702	\$ 10,916	\$ 11,135	\$ 11,357	\$ 11,584	\$ 11,816	\$ 12,052	\$ 12,294	\$ 12,539	
Local Tax Reimbursement	\$ 173,410		\$ 4,840	\$ 9,874	\$ 10,071	\$ 10,273	\$ 10,479	\$ 10,688	\$ 10,902	\$ 11,120	\$ 11,343	\$ 11,569	\$ 11,801	\$ 12,037	
Total EGLE Reimbursement Balance			\$ 344,178	\$ 324,017	\$ 303,453	\$ 282,477	\$ 261,082	\$ 239,259	\$ 217,000	\$ 194,295	\$ 171,136	\$ 147,514	\$ 123,420	\$ 98,844	
Total Annual Parcel 13 Reimbursement	\$ 1,470,770		\$ 41,008	\$ 83,655	\$ 85,327	\$ 87,037	\$ 88,776	\$ 90,552	\$ 92,362	\$ 94,211	\$ 96,095	\$ 98,015	\$ 99,975	\$ 101,976	
PARCELS 11/12 RIDGE 5 CORPORATE PARK															
EGLE Environmental Costs	\$ 1,356,494	\$ 42,320	\$ 148,121	\$ 232,760	\$ 296,240	\$ 359,720	\$ 277,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ 1,356,494	\$ 42,320	\$ 148,121	\$ 232,760	\$ 296,240	\$ 359,720	\$ 277,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total EGLE Reimbursement Balance		\$ 1,314,174	\$ 1,166,053	\$ 933,293	\$ 637,053	\$ 277,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Parcel 11/12 Reimbursement	\$ 1,356,494	\$ 42,320	\$ 148,121	\$ 232,760	\$ 296,240	\$ 359,720	\$ 277,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MITC INFRASTRUCTURE															
MSF Non-Environmental Costs	\$ 28,415,534	\$ 18,137	\$ 63,480	\$ 447,595	\$ 582,678	\$ 700,816	\$ 840,595	\$ 1,228,076	\$ 1,252,637	\$ 1,277,691	\$ 1,303,244	\$ 1,329,308	\$ 1,355,894	\$ 1,383,012	\$ 1,410,670
State Tax Reimbursement	\$ 15,047,345		\$ 343,026	\$ 443,218	\$ 534,763	\$ 565,521	\$ 626,683	\$ 639,217	\$ 652,001	\$ 665,040	\$ 678,342	\$ 691,909	\$ 705,746	\$ 719,860	
Local Tax Reimbursement	\$ 13,368,188	\$ 18,137	\$ 63,480	\$ 104,569	\$ 139,461	\$ 166,053	\$ 275,074	\$ 601,393	\$ 613,420	\$ 625,690	\$ 638,204	\$ 650,966	\$ 663,985	\$ 677,266	
Total MSF Reimbursement Balance		\$ 28,397,397	\$ 28,333,917	\$ 27,886,322	\$ 27,303,644	\$ 26,602,828	\$ 25,762,233	\$ 24,534,157	\$ 23,281,520	\$ 22,003,829	\$ 20,700,585	\$ 19,371,277	\$ 18,015,383	\$ 16,632,371	\$ 15,221,701
EGLE Environmental Costs	\$ 1,010,000	\$ 635	\$ 2,222	\$ 16,234	\$ 21,133	\$ 25,418	\$ 30,488	\$ 44,542	\$ 45,432	\$ 46,341	\$ 47,268	\$ 48,213	\$ 49,177	\$ 50,161	\$ 51,164
State Tax Reimbursement	\$ 535,292		\$ 12,441	\$ 16,075	\$ 19,396	\$ 20,511	\$ 22,729	\$ 23,184	\$ 23,648	\$ 24,121	\$ 24,603	\$ 25,095	\$ 25,597	\$ 26,109	
Local Tax Reimbursement	\$ 474,709	\$ 635	\$ 2,222	\$ 3,793	\$ 5,058	\$ 6,023	\$ 9,977	\$ 21,812	\$ 22,248	\$ 22,693	\$ 23,147	\$ 23,610	\$ 24,082	\$ 24,564	
Total EGLE Reimbursement Balance		\$ 1,009,365	\$ 1,007,143	\$ 990,909	\$ 969,776	\$ 944,358	\$ 913,870	\$ 869,328	\$ 823,896	\$ 777,555	\$ 730,287	\$ 682,074	\$ 632,897	\$ 582,736	\$ 531,572
Total Annual MITC Infrastructure Reimbursement	\$ 29,425,534	\$ 18,772	\$ 65,702	\$ 463,829	\$ 603,811	\$ 726,234	\$ 871,083	\$ 1,272,618	\$ 1,298,069	\$ 1,324,032	\$ 1,350,512	\$ 1,377,521	\$ 1,405,071	\$ 1,433,173	\$ 1,461,834



**TABLE 3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Parcel 13, Parcel 11/12, and MITC Infrastructure
MITC Redevelopment Area
Plymouth Township, Michigan
2/23/2022**

	17	18	19	20	21	22	23	24	25	26	TOTAL
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
Total State Incremental Revenue	\$ 930,242	\$ 948,847	\$ 967,823	\$ 987,180	\$ 1,006,924	\$ 1,027,062	\$ 1,047,604	\$ 1,068,554	\$ 1,089,925	\$ 1,111,724	\$ 19,407,782
State Brownfield Revolving Fund (50% of SET)	\$ 116,281	\$ 118,607	\$ 120,979	\$ 123,398	\$ 125,866	\$ 128,383	\$ 130,951	\$ 133,569	\$ 136,241	\$ 138,966	\$ 2,425,982
State TIR Available for Reimbursement	\$ 813,961	\$ 830,240	\$ 846,844	\$ 863,782	\$ 881,058	\$ 898,679	\$ 916,653	\$ 934,985	\$ 953,684	\$ 972,758	\$ 16,981,800
Total Local Incremental Revenue	\$ 867,922	\$ 885,279	\$ 902,984	\$ 921,043	\$ 939,467	\$ 958,254	\$ 977,418	\$ 996,967	\$ 1,016,905	\$ 1,037,247	\$ 18,107,570
BRA Administrative Fee (10%)	\$ 86,792	\$ 88,528	\$ 90,298	\$ 92,104	\$ 93,947	\$ 95,825	\$ 97,742	\$ 99,697	\$ 101,691	\$ 103,725	\$ 1,810,759
Local TIR Available for Reimbursement	\$ 781,130	\$ 796,751	\$ 812,686	\$ 828,939	\$ 845,520	\$ 862,429	\$ 879,676	\$ 897,270	\$ 915,214	\$ 933,522	\$ 16,296,811
Total State & Local TIR Available	\$ 1,595,091	\$ 1,626,991	\$ 1,659,530	\$ 1,692,721	\$ 1,726,578	\$ 1,761,108	\$ 1,796,329	\$ 1,832,255	\$ 1,868,898	\$ 1,906,280	\$ 33,278,611
Total TIR to Developers	\$ 104,016	\$ 106,096	\$ 108,217	\$ 93,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,827,264
Total TIR to MITC Infrastructure	\$ 1,491,075	\$ 1,520,895	\$ 1,551,313	\$ 1,599,269	\$ 1,726,578	\$ 1,761,108	\$ 1,796,329	\$ 1,832,255	\$ 1,868,898	\$ 1,906,280	\$ 30,723,405
REIMBURSEMENT BALANCES											
PARCEL 13 Reimbursement Balance	\$ 307,765	\$ 201,669	\$ 93,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PARCEL 11/12 Reimbursement Balance											
MITC INFRASTRUCTURE Reimbursement Balance	\$ 14,262,198	\$ 12,741,304	\$ 11,189,991	\$ 9,590,722	\$ 7,864,144	\$ 6,103,036	\$ 4,306,707	\$ 2,474,452	\$ 605,554	\$ -	\$ -
PARCEL 13											
MSF Non-Environmental Costs	\$ 78,948	\$ 80,527	\$ 82,137	\$ 71,325							\$ 1,116,709
State Tax Reimbursement	\$ 40,281	\$ 41,087	\$ 41,908	\$ 21,382							\$ 554,763
Local Tax Reimbursement	\$ 38,667	\$ 39,440	\$ 40,228	\$ 49,943							\$ 561,946
Total MSF Reimbursement Balance	\$ 233,989	\$ 153,462	\$ 71,325	\$ -							
EGLE Environmental Costs	\$ 25,068	\$ 25,569	\$ 26,080	\$ 22,127							\$ 354,061
State Tax Reimbursement	\$ 12,790	\$ 13,046	\$ 13,307	\$ 11,290							\$ 180,651
Local Tax Reimbursement	\$ 12,278	\$ 12,523	\$ 12,773	\$ 10,837							\$ 173,410
Total EGLE Reimbursement Balance	\$ 73,776	\$ 48,207	\$ 22,127	\$ -							
Total Annual Parcel 13 Reimbursement	\$ 104,016	\$ 106,096	\$ 108,217	\$ 93,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,470,770
PARCELS 11/12 RIDGE 5 CORPORATE PA											
EGLE Environmental Costs											\$ 1,166,053
State Tax Reimbursement											\$ -
Local Tax Reimbursement											\$ 1,166,053
Total EGLE Reimbursement Balance											
Total Annual Parcel 11/12 Reimbursement											\$ 1,356,494
MITC INFRASTRUCTURE											
MSF Non-Environmental Costs	\$ 1,438,887	\$ 1,467,663	\$ 1,497,017	\$ 1,543,295	\$ 1,666,148	\$ 1,699,469	\$ 1,733,457	\$ 1,768,126	\$ 1,803,487	\$ 604,152	\$ 28,415,534
State Tax Reimbursement	\$ 734,259	\$ 748,943	\$ 763,922	\$ 802,021	\$ 850,221	\$ 867,225	\$ 884,570	\$ 902,261	\$ 920,305	\$ 308,294	\$ 15,047,345
Local Tax Reimbursement	\$ 704,629	\$ 718,720	\$ 733,095	\$ 741,273	\$ 815,927	\$ 832,244	\$ 848,887	\$ 865,866	\$ 883,182	\$ 295,858	\$ 13,368,188
Total MSF Reimbursement Balance	\$ 13,782,814	\$ 12,315,151	\$ 10,818,134	\$ 9,274,839	\$ 7,608,691	\$ 5,909,222	\$ 4,175,765	\$ 2,407,639	\$ 604,152	\$ -	
EGLE Environmental Costs	\$ 52,188	\$ 53,231	\$ 54,296	\$ 55,974	\$ 60,430	\$ 61,639	\$ 62,872	\$ 64,129	\$ 65,411	\$ 1,402	\$ 1,010,000
State Tax Reimbursement	\$ 26,631	\$ 27,164	\$ 27,707	\$ 29,089	\$ 30,837	\$ 31,454	\$ 32,083	\$ 32,724	\$ 33,379	\$ 715	\$ 535,292
Local Tax Reimbursement	\$ 25,556	\$ 26,068	\$ 26,589	\$ 26,886	\$ 29,593	\$ 30,185	\$ 30,789	\$ 31,404	\$ 32,032	\$ 687	\$ 474,709
Total EGLE Reimbursement Balance	\$ 479,384	\$ 426,153	\$ 371,857	\$ 315,883	\$ 255,453	\$ 193,814	\$ 130,942	\$ 66,813	\$ 1,402	\$ -	
Total Annual MITC Infrastructure Reimbursement	\$ 1,491,075	\$ 1,520,894	\$ 1,551,313	\$ 1,599,269	\$ 1,726,578	\$ 1,761,108	\$ 1,796,329	\$ 1,832,255	\$ 1,868,898	\$ 605,554	\$ 29,425,534

APPENDIX D
LEGAL DESCRIPTIONS AND SURVEYS

PARCELS 6, 7, 8 AND 9

-LAND TITLE SURVEY LEGEND-

---	GAS MAIN
---	WATER MAIN
---	SANITARY SEWER
---	STORM SEWER
---	UG TELEPHONE COMPANY LINE
---	UG ELECTRIC COMPANY LINE
---	OVERHEAD UTILITY LINE
---	MANHOLE
---	CATCH BASIN
---	YARD SIGN
---	UTILITY POLE
---	WATER GATE
---	UNDERGROUND GAS VALVE
---	WATER VALVE
---	FIRE HYDRANT
---	M.S. & MEAS.
---	MEASURED
---	DESCRIBED
---	CHORD
---	C.I.D.
---	INDICATES ROAD SURFACE

-LAND TITLE SURVEY NOTES-

THE LOCATION OF ALL UTILITY MANHOLES SHOWN HEREON ARE FROM FIELD MEASUREMENTS, THE PIPE DIAMETERS, AND IN SOME CASES THE DIRECTION OF LINES RUNNING FROM MANHOLES, HAVE BEEN TAKEN FROM MUNICIPAL AND PUBLIC UTILITY COMPANY RECORDS, WHEN NO SURFACE CHECK WAS POSSIBLE, WE HAVE SHOWN UNDERGROUND UTILITY LINES RUNNING DIRECTLY FROM SURFACE MANHOLE TO SURFACE MANHOLE, IN MOST CASES, THIS MAY NOT BE THE ACTUAL ROUTE OF THESE LINES, WE ASSUME NO RESPONSIBILITY AS TO THE SIZE OR LOCATION OF UNDERGROUND UTILITIES.

THIS SURVEY HAS BEEN BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 793802, DATED SEPTEMBER 8, 2017.

THE BEARINGS SHOWN HEREON ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

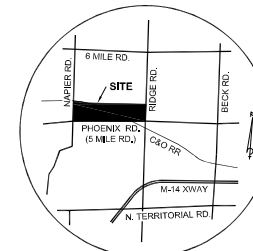
PORTIONS OF THE SURVEYED PROPERTY SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 26163C0202E, DATED FEBRUARY 2, 2012.

THERE ARE NO VISIBLE ON SITE PARKING SPACES ON THE SUBJECT PARCEL.

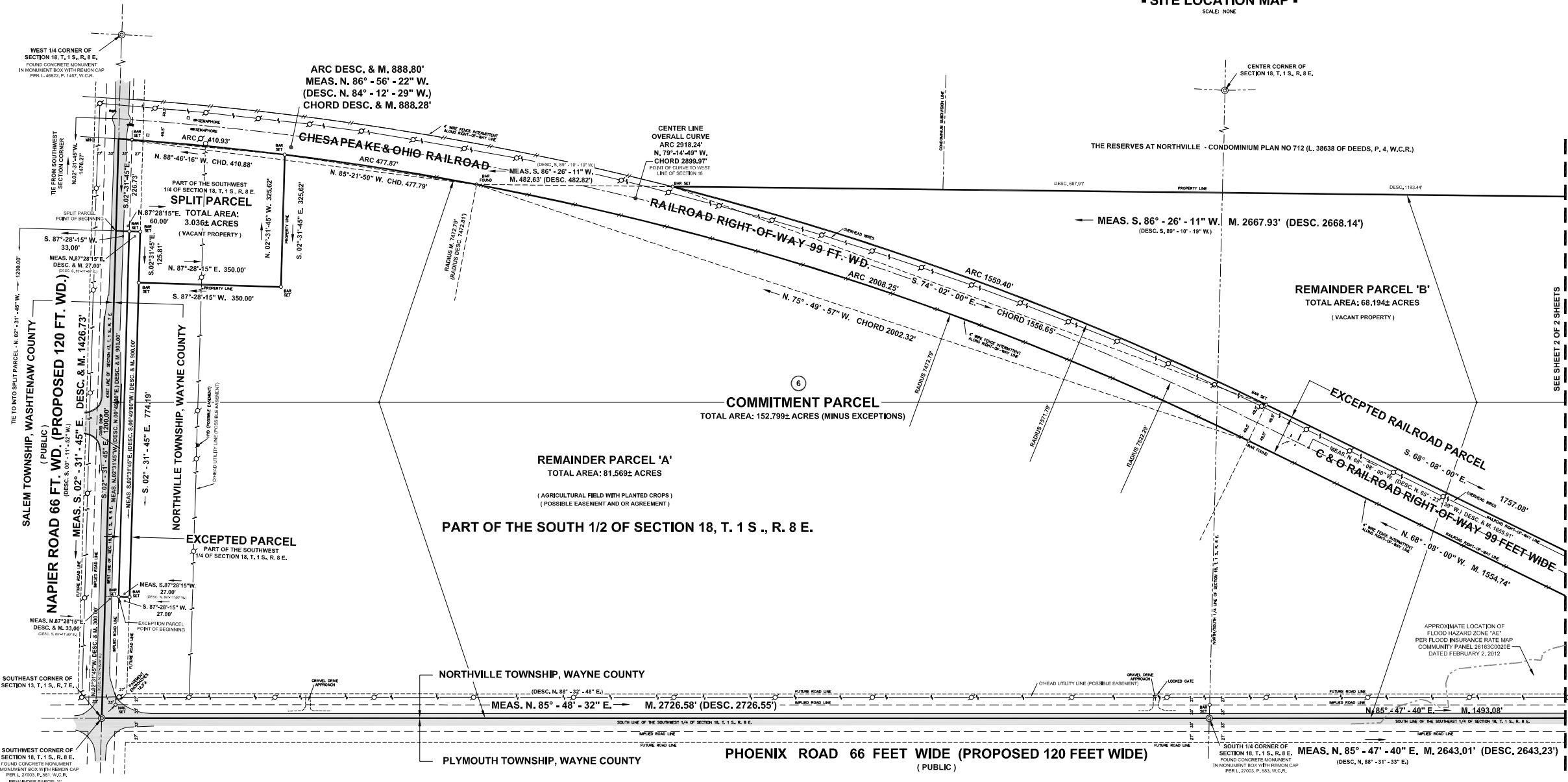
THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PARCELS.

EXCEPTIONS FROM SCHEDULE 'B' OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 793802, DATED SEPTEMBER 8, 2017:

TERMS AND CONDITIONS CONTAINED IN AFFIDAVIT TO PERMIT RECORDING OF AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40936, PAGE 541, (AFFECTS THE ENTIRE SURVEYED PROPERTY) (NOT PLOTTED ON SURVEY).



- SITE LOCATION MAP -
SCALE: NONE



-LAND TITLE SURVEY CERTIFICATION -

TO THE DTE ELECTRIC COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MICHIGAN STANDARD DEFINITIVE REQUIREMENTS OF ALL PROPERTY LAND SURVEYS, WHICH HAVE BEEN ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11, 12, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2017.

DATED OF PLAN OR MAP: NOVEMBER 16, 2017



DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.
2807 E. HAWTHORNE ROAD
ANN ARBOR, MI 48106
734-233-8422
FAX: 734-233-8438
WWW.DCASURVEY.COM

DCA SURVEY NO. 20199
SHEET 1 OF 2 SHEETS

David C. Adams & Son
Professional Land Surveyors, Inc.
2807 E. Hawthorne Road
Ann Arbor, MI 48106
734-233-8422
FAX: 734-233-8438
www.dcasurvey.com

PROJ. CHG.	PROJ. DR.	PROJ. ENL.	PROJ. DR.	PROJ. ENL.	PROJ. DR.	OTHER APPROVALS	DATE	DIVISION	SUPERVISOR	DATE	APPROVED BY	DATE
									DC ADAMS & SON	11/16/17		
											CHECKED BY	DATE
											SURVEY ENGINEER	DATE
											SUPERVISING ENGINEER	DATE
											M. FAIRLESS	DATE
											DIVISION DIRECTOR	DATE

SHEET 1 OF 2 SHEETS

DTE Energy - DTE Electric Company Central Design

ALTA/NSPS LAND TITLE SURVEY
OF PROPERTY BEING PART OF THE
SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E.,
NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN.

LOCATION NAME: NAPIER ROAD SUBSTATION

ORIGINATING SOURCE: SURVEYING SERVICES

DRAWING NUMBER: 6SE-NVL-004

SCALE: 1" = 100'

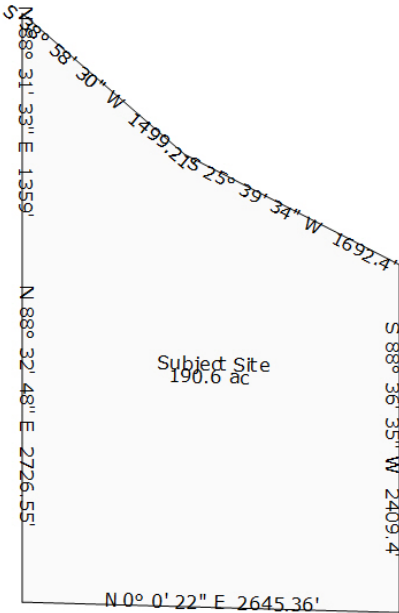
JOB NUMBER: 48841639



THREE FULL WORKING DAYS BEFORE YOU GO, CALL THE PRESS DIG SYSTEM AT 48860-621511

PARCEL 10

MITC PARCEL 10
PROPERTY SKETCH AND LEGAL DESCRIPTION



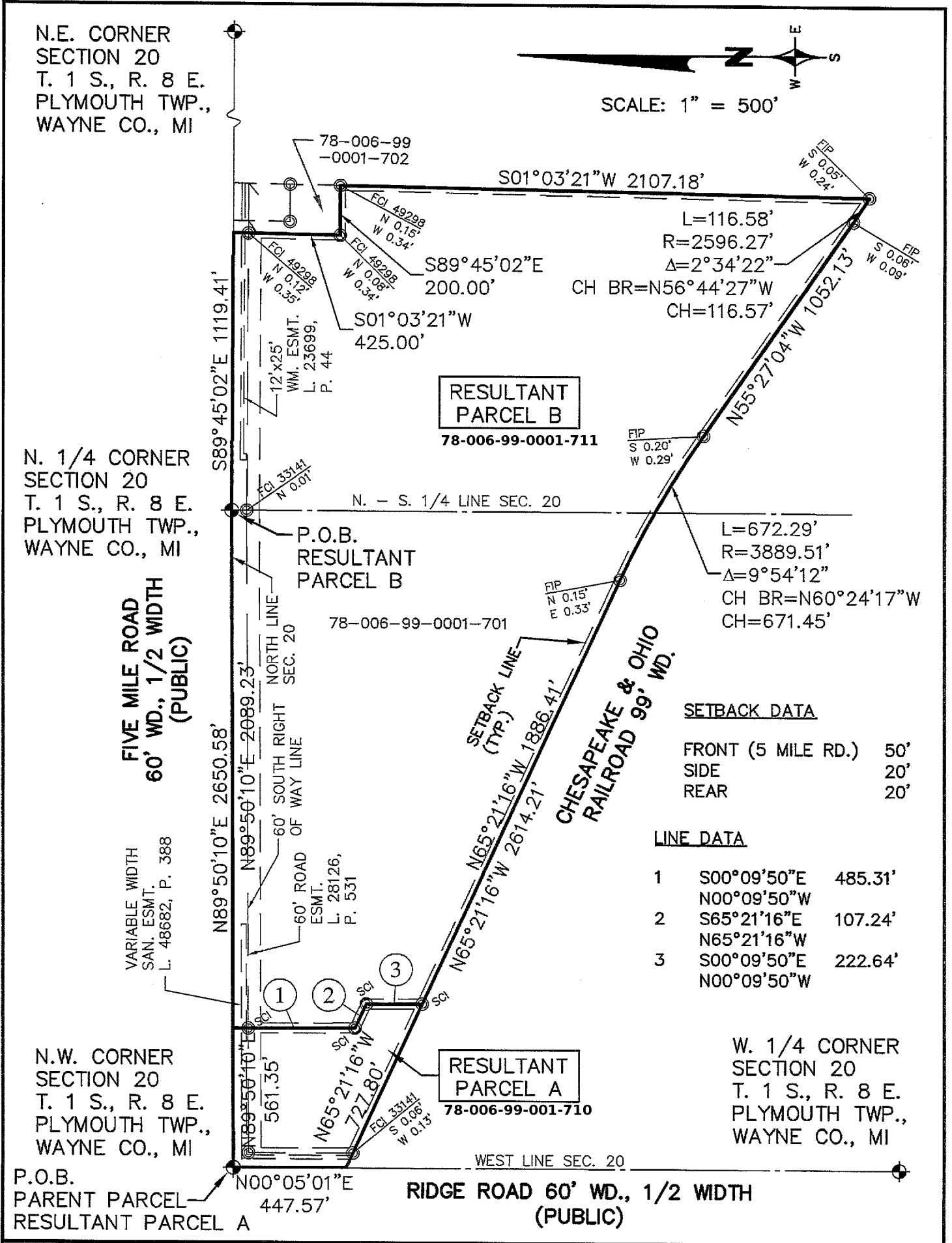
A PARCEL OF LAND IN THE N 1/2 OF SEC 19 T1S R8E DESC AS BEG S 88D 31M 33S W 1284.22 FT FROM NE COR OF SAID SECTION TH S 38D 58M 31S W 1499.20 FT; TH S 25D 39M 34S W 1692.40 FT; TH S 88D 36M 35S W 2409.40 FT; TH N 00D 00M 22S E 2645.36 FT; TH N 88D 32M 48S E 2726.55 FT; TH N 88D 31M 33S E 1359.00 FT POB NET ACRES = 186.50 AC OF LAND, MORE OR LESS ROAD AREA = 4.07 AC OF LAND, MORE OR LESS TOTAL AREA = 190.57 AC OF LAND, MORE OR LESS SUBJECT TO EASEMENTS OF RECORD -----
 ----- SPLIT ON 02/12/2009 FROM R-78-001-99-0001-702 CREATING 78-001-99-0001-703 & 78-001-99-0001-704

PARCEL 11/12

PARCEL 13 AND PARCEL 15

Lot Division

Existing Parcel ID	78-006-99-0001-701
New Parcel ID	78-006-99-0001-710, Parcel A
New Parcel ID	78-006-99-0001-711. Parcel B



REVISIONS		
ITEM	DATE	BY
ADD SETBACKS	3-27-18	PTG

Z EIMET W OZNIAK
& ASSOCIATES
PARCEL SPLIT

PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

DATE 3-20-18	SCALE HOR: 1" = 500' FIELD BOOK NO.
DESIGNED BY RH	JOB NO. 17157
DRAWN BY PTG	SHEET NO. 1/3

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LEGAL DESCRIPTION (PARENT PARCEL)

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 20, TOWN 1 SOUTH – RANGE 8 EAST PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N. 89°50'10" E. 2650.58 FEET ON THE NORTH LINE OF SAID SECTION TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE CONTINUING ON SAID NORTH LINE S. 89°45'02" E. 1119.41 FEET; THENCE S. 01°03'21" W. 425.00 FEET; THENCE S. 89°45'02" E. 200.00 FEET; THENCE S. 01°03'21" W. 2107.18 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) 116.58 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 2596.27 FEET, A CENTRAL ANGLE OF 02°34'22" AND A CHORD THAT BEARS N. 56°44'27" W. 116.57 FEET, 2) N. 55°27'04" W. 1052.13 FEET, 3) 672.29 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 3889.51 FEET, A CENTRAL ANGLE OF 09°54'12" AND A CHORD THAT BEARS N. 60°24'17" W. 671.45 FEET AND 4) N. 65°21'16" W. 2614.21 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE N. 00°05'01" E. 447.57 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 5,458,726 SQUARE FEET OR 125.32 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION (RESULTANT PARCEL 'A')

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 20, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N. 89°50'10" E. 561.35 FEET ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF FIVE MILE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE S. 00°09'50" E. 485.31 FEET; THENCE S. 65°21'16" E. 107.24 FEET; THENCE S. 00°09'50" E. 222.64 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD (99 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N. 65°21'16" W. 727.80 FEET TO THE WEST LINE OF SAID SECTION 20, ALSO BEING THE CENTERLINE OF RIDGE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID LINE N. 00°05'01" E. 447.57 FEET TO THE POINT OF BEGINNING, CONTAINING 346,684 SQUARE FEET OR 7.96 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION (RESULTANT PARCEL 'B')

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 20, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE S. 89°45'02" E. 1119.41 FEET ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF FIVE MILE ROAD (60 FOOT EASEMENT, 1/2 WIDTH); THENCE S. 01°03'21" W. 425.00 FEET; THENCE S. 89°45'02" E. 200.00 FEET; THENCE S. 01°03'21" W. 2107.18 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD (99 FEET WIDE); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE 1) 116.58 FEET ALONG AN ARC OF A CURVE TO THE LEFT, RADIUS 2596.27 FEET, CENTRAL ANGLE 02°34'22" AND A CHORD THAT BEARS N. 56°44'27" W. 116.57 FEET, 2) N. 55°27'04" W. 1052.13 FEET, 3) 672.29 FEET ALONG THE ARC OF A CURVE TO LEFT, RADIUS 3889.51 FEET, CENTRAL ANGLE 09°54'12" AND A CHORD THAT BEARS N. 60°24'17" W. 671.45 FEET AND N. 65°21'16" W. 1886.41 FEET; THENCE N. 00°09'50" W. 222.64 FEET; THENCE N. 65°21'16" W. 107.24 FEET; THENCE N. 00°09'50" W. 485.31 FEET TO A POINT ON SAID NORTH LINE OF SECTION 20 AND CENTERLINE OF FIVE MILE ROAD; THENCE ALONG SAID LINE N. 89°50'10" E. 2089.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5,124,253 SQUARE FEET OR 117.64 ACRES.

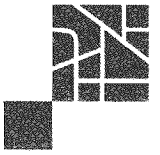
CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF EXISTING CONDITIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS MAY BE SHOWN. THE RELATIVE ERROR OF CLOSURE OF THE LATITUDES AND DEPARTURES OF THE UNADJUSTED FIELD TRAVERSE IS NOT GREATER THAN 1 PART IN 5,000. THIS SURVEY WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH ACT 132 OF THE PUBLIC ACTS OF 1970.



3-27-18 *Richard Hofsess*
 DATE RICHARD A. HOFSESS
 PROFESSIONAL SURVEYOR
 No. 47955

REVISIONS			PARCEL SPLIT		DATE	SCALE
ITEM	DATE	BY			3-20-18	HOR: 1" =
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		FIELD BOOK NO.	
			Z EIMET W OZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.
					RH	17157
					DRAWN BY	SHEET NO.
					PTG	3/3
© COPYRIGHT 2018						



MCKENNA

May 9, 2018

Supervisor Kurt Heise
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

RE: P.C. No: 2284-0418
 Project Name: 47500 Five Mile – Lot Split
 Applicant: David Hardin (Hillside Realty) and the State of Michigan
 Tax ID No.(s): R-78-006-99-0001-701
 Location / Address: 47500 Five Mile Road
 Zoning: IND, Industrial
 Review No.: Written Review #2

Dear Supervisor Heise,

The above land division application has been reviewed for conformance to the Township Zoning Ordinance No. 99 and the Michigan Land Division Act, P.A. 288 of 1967, as amended.

The applicant, Mr. David Hardin of Hillside Realty, proposes to split parcel R-78-006-99-0001-701 into two (2) new buildable parcels. These two Parcels: "Parcel A" and "Parcel B", are illustrated in the certified survey prepared by *Zeimet, Wozniak & Associates*. The existing parent parcel is located at the south east corner of the Five Mile and Ridge Road intersection, is zoned the IND, Industrial district, and consists of a vacant land.

The following comments are offered for your consideration:

1. Certified Survey

As noted above, a certified survey prepared by *Zeimet, Wozniak & Associates* was provided with the application which details the existing parent parcel, its associated legal description, and the resulting two (2) proposed Parcels, each with a new legal description. This condition is met.

2. Dimensional / Zoning Requirements

The resulting Parcels A and B comply with the dimensional standards of the IND district and are considered buildable, conforming lots.

As vacant parcels, these two sites could potentially be developed as an "Industrial and Research Park", as provided for in Section 20.2(ee) of the Township's Zoning Ordinance. Such an Industrial and Research Park requires different dimensional standards than the traditional IND, Industrial district, which have also been evaluated against Parcels A and B for conformity. Both Parcels A and B comply with the dimensional standards of the Industrial and Research Park, should that development option be preferred in the future.

Please note, per Section 28.2.3.c. of the Zoning Ordinance, Standards for Approval for Lot Splits, "Each resulting parcel shall have access to...sidewalks, road access and other improvements..." In order to

comply with the Zoning Ordinance, a new sidewalk must be installed and so detailed on the site plan with the Planning Commission, prior to the issuance of final site plan approval.

3. Utilities

Per the requirements of the Township's Ordinance, the applicant has submitted documentation that Plymouth Township is not responsible for the extension of any utilities to any lot created through this land split. This condition is met.

4. Previous Land Splits

The applicant has confirmed that the parent parcel has not been split within the past ten years and has provided documentation to this effect. A previous split was completed on March 7, 2006. This condition is met.

FINDINGS

Based on the findings above, the proposed land division for Parcel R-78-006-99-0001-701 is recommended for approval by the Township Supervisor, conditional upon:

A sidewalk constructed along all roadway frontages, with proper ADA crosswalk extensions, to be detailed on the site plan made with the Planning Commission, prior to the issuance of final site plan approval.

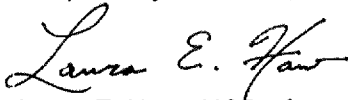


5/10/17

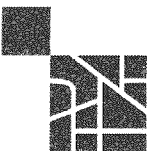
Signature Authorization: Supervisor Kurt Heise

Date

Respectfully submitted,



Laura E. Haw, AICP
Principal Planner, McKenna
Planning Director, Plymouth Township



PARCEL 14

MITC PARCEL 14
LEGAL DESCRIPTION

20B2 TH NW 1/4 ALSO W 1/2 OF NE 1/4 SEC 20 T1S R8E EXC C AND O RR R.O.W. ALSO EXC ALL LAND N OF C.O.R.R.
R.O.W. 102.82 AC K102.82

APPENDIX E
PROJECT CONCEPTUAL DRAWINGS (PARCEL 13, PARCEL 11/12)

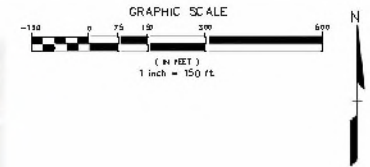
PARCEL 13







PARCEL 11/12



Ridge 5 Corporate Park

Plymouth Township, MI

June, 2018

PEA, Inc.
7827 Newbury Way, Ste 116
Bryn Mawr, PA 19010
P: 610.248.8900
F: 610.248.8979
www.peainc.com



