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BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 4

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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PROJECT SUMMARY – AMENDMENT NO. 4

Project Names:	<p>Coldwater Ridge (MITC Parcel 7)</p> <p>Other included projects: 5 & Ridge Flex Building (MITC Parcel 13); Ridge 5 Corporate Park (MITC Parcel 11/12); Northville Lumber Co. (portion of MITC Parcel 9); and MITC public infrastructure improvements.</p> <p>All are component developments in the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area and are included in this brownfield plan amendment.</p>
Developers:	<p>Toll Northeast V Corp</p> <p>Other included redevelopment project developers: Hillside Ridge Road Holdings East LLC (MITC Parcel 13); Hillside Ridge Road Holdings West LLC (Parcel 11/12); New Northville, LLC (western portion of Parcel 9); and MITC Redevelopment Authority.</p>
Estimated Investments:	<p>Coldwater Ridge - \$49,000,000</p> <p>Other included projects - \$132,000,000</p>
Project Locations:	<p>The Coldwater Ridge redevelopment will occupy approximately 25.5 acres of east of Ridge Road and north of Five Mile Road and Johnson Creek in Northville Township, Wayne County, Michigan.</p> <p>Other included redevelopment project locations: 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, and approximately 27.39 acres (western portion of MITC Parcel 9) at the northeastern corner of Ridge Road and Five Mile Road in Northville Township.</p> <p>The MITC infrastructure improvement projects are in roadway rights-of-way or public easements in the MITC Redevelopment Area, which comprises seven tax parcels, being nine MITC parcels (MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15) in Plymouth and Northville Townships.</p>
Property Eligibilities:	<p>Parcel 7 is eligible as defined in Act 381 as blighted by being owned by the State Land Bank Authority (SLB) at the time of inclusion in this Brownfield Plan Amendment.</p> <p>Other parcel eligibilities: The other parcels of the Property are eligible by meeting the definition of a facility as defined in Part 201, being adjacent or contiguous to a facility, and/or being blighted through ownership or previous ownership by the SLB.</p>
Eligible Activities And Costs	<p>Tax increment revenues will be captured under this plan for deposit in the State Brownfield Revolving Fund (SBRF) and reimbursement of the following: MITC administrative expenses, costs of MITC public infrastructure improvements that benefit the eligible Property, and developers' eligible brownfield redevelopment activities and costs described in this plan amendment. The total department specific and Michigan Strategic Fund (MSF) eligible costs included in this brownfield plan amendment for redevelopment of Parcel 7 are \$4,738,362.</p>

Eligible activities and costs for other parcels previously included in the Parcel 13 Brownfield Plan and amendments are \$1,470,773 for Parcel 13, \$3,891,862 for the New Northville, LLC redevelopment on Parcel 9, and \$29,855,534 for the MITC public infrastructure improvements, all to be reimbursed with incremental local, state school taxes. The department specific eligible costs for redevelopment of Parcel 11/12 are \$1,356,494, to be reimbursed only with incremental local taxes.

Capture Periods: Capture period for all projects - 30 years.
Capture period for Coldwater Creek – 13 years

Capture period for Parcel 13 – 16 years
Capture period for Parcel 11/12 – 9 years
Capture period for Parcel 9 (Northville Lumber Co. portion) – 25 years
Capture period for MITC infrastructure – 23 years.

Project Summaries: Coldwater Creek will be a market rate residential development comprising 98 two-story, townhome style dwellings in individual buildings of four or five attached units.

The proposed 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.

The proposed 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.

The Northville Lumber Co. redevelopment of the eastern portion of Parcel 9 is a lumber yard with an approximately 71,900 square-foot showroom plus exterior paved and gravel lumber storage areas and a maintenance building.

The MITC public infrastructure will consist of roadway upgrades to Five Mile Road and Ridge Road, potable water service, and sanitary sewer service serving the MITC Redevelopment Area.

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) and the Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA) 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 then owned by the State Landbank Authority (SLB) 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 eligible critical public infrastructure improvements costs incurred by MITC to support redevelopment projects in the MITC Redevelopment Area.

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 or tax increment capture had occurred on these parcels.

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 by supporting critical public infrastructure improvements.

MITC Parcels 6, 7, 8, 9, and 10, all being eligible properties, were added to the Parcel 13 Brownfield Plan in the Parcel 13 Brownfield Plan Amendment No. 2 in April 2022. The Parcel 13 Brownfield Plan now includes seven eligible tax parcels of land in the MITC Redevelopment Area comprising MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 (cumulatively “the Property”).

The Parcel 13 Brownfield Plan Amendment No. 3 was approved to add \$400,000 in MITC public infrastructure improvements (storm water detention basin on Parcel 9) and the eligible activities and costs for redevelopment of the western, approximately 27.39 acres of MITC Parcel 9 by New Northville, LLC.

This Parcel 13 Brownfield Plan Amendment No. 4 (the “Plan Amendment”) was prepared to add the Coldwater Ridge housing redevelopment project on Parcel 7 and its associated eligible activities and costs

and to reclassify certain eligible activities and costs for the New Northville, LLC redevelopment of Parcel 9 from department specific (environmental) to MSF eligible (site preparation).

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 critical public infrastructure improvements needed to support redevelopment of the Property; payments to the State Brownfield Redevelopment Fund (SBRF); 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 in the following table:

MITC PARCEL NUMBER	TAX PARCEL ID NO.	OWNERSHIP
6, 7, & 8	77-066-99-0002-702	State Land Bank
9 (Northville Lumber Co. portion)	77-066-99-0002-701 (77-071-99-0002-703 in 2024)	New Northville, LLC (formerly State Land Bank)
9 (Remaining portion)	77-066-99-0002-701	State Land Bank
10	78-001-99-0001-703	City of Detroit
11	78-001-01-0000-000 78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000	Northville Downs, LLC
12	78-001-01-0009-000	Hillside Ridge Road Holdings West, LLC
13	78-006-99-0001-710	Hillside Ridge Road Holdings East, LLC (formerly State Land Bank)
14	78-006-99-0001-002	BCP Plymouth LLC
15	78-006-99-0001-711	State Land Bank
All	Adjoining road rights-of-way	Wayne County

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 commercially developed land along Beck Road forms the eastern boundary. Residential neighborhoods, and undeveloped land lie north of the Property, and a large municipal waste landfill and a golf course lie to the west of the Property. 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 purchased 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. In 1930 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 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 State Land Bank (SLB) 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. Ownership of MITC Parcels 3 through 9 was transferred from Northville Township to the SLB in 2022.

Parcel 7 is approximately 25.5 acres of undeveloped, vegetated land lying approximately 800 feet north of Five Mile Road. It is bounded on the east by Ridge Road and on the southeast by Johnson Creek. It is otherwise surrounded by undeveloped, vegetated land. Additional residential development lies further north of the parcel.

Proposed redevelopment projects on MITC Parcels 11/12, 13, and 9 were included in previous Parcel 13 Brownfield Plan amendments. Parcel 11/12 is approximately 133.12 acres of land where site infrastructure has been constructed to support the planned Ridge 5 Corporate Park, which has building sites for up to eight individual industrial/commercial developments. MITC Parcel 13 is approximately 7.96 acres of land that is currently vegetated and undeveloped and pending redevelopment. New Northville, LLC is developing the western, approximately 27.4 acres of the approximately 81.57-acre, MITC Parcel 9 as the new home of the Northville Lumber Co.'s lumber yard, showroom, and offices; the remainder of Parcel 9 is undeveloped.

MITC Parcel 14 comprises approximately 105 acres of land that is currently undergoing redevelopment with construction of a large warehouse/light industrial building, the first of multiple planned buildings. Redevelopment plans are currently being developed for all or parts of MITC Parcels 10 and 15. MITC Parcels 8, and 10 are currently vegetated, vacant land. MITC Parcel 15 is the site of the former DeHoCo prison facilities where 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 blighted through ownership by the SLB 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	77-066-99-0002-702	Owned by State Land Bank (blighted); Part 201 Facility
7	77-066-99-0002-702	Owned by State Land Bank (blighted);
8	77-066-99-0002-702	Part 201 Facility
9 (New Northville, LLC portion)	77-066-99-0002-701 77-071-99-0002-703 (in 2024)	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
9 (Remaining portion)	77-066-99-0002-701	Owned by State Land Bank (blighted); Part 201 Facility
10	78-001-99-0001-703	Contiguous with Part 201 Facility
11	78-001-01-0000-000 78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000	Part 201 Facility
12	78-001-01-0009-000	Adjacent to Part 201 Facility
13	78-006-99-0001-710	Included in Brownfield Plan while owned by State Land Bank (blighted); 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 (blighted); Part 201 Facility
All	Adjoining road rights-of-way	Adjacent to eligible property

Parcels owned or previously owned by the SLB are statutorily eligible as blighted property.

D. PROJECT DESCRIPTION

THE REDEVELOPMENT

The two townships, through their respective Brownfield Redevelopment Authorities and supported by Wayne County and the SLB, 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 land into tax-producing, job-creating industrial, commercial, and residential 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. Descriptions of the individual redevelopment projects included in this Plan Amendment are presented in the following paragraphs, and site plans and renderings are included in Appendix E.

Toll Northeast V Corp will redevelop MITC Parcel 7 into a market rate housing community consisting of 98, two-story, townhomes in 21 buildings with 4 or 5 units per building. Access to the development will be from

Ridge Road. Each unit is designed with approximately 1,800 – 2,000 square feet of living space, three bedrooms, and attached, two-car garages. The development will include sustainable urban stormwater management systems, sidewalks, walking paths, and a pickleball court. The project will also include the following public infrastructure improvements: expansions of public water and sanitary sewer systems and completion of the paving of Ridge Road between Five Mile Road and Six Mile Road. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC. The projected cost of the project is approximately \$49,500,000. Construction is currently expected to begin in 2024 and be completed in 2029.

New Northville, LLC is redeveloping the western approximately 27.4 acres of MITC Parcel 9 as the Northville Lumber Co. lumber yard. The development will include an approximately 75,000 square-foot main building along with an approximately 6,250 square foot maintenance building and associated large outdoor lumber storage areas. The main building will accommodate office, showroom, and indoor storage uses. The site will be accessed by two driveways onto Five Mile Road and one driveway onto Napier Road. Site development also includes the creation of a large, off-site, stormwater detention pond, berming of existing contaminated soils, and public infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the Five Mile Road and Napier Road public ROWs. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC. It is anticipated that approximately 350 temporary construction-related jobs will be created and approximately 105 permanent full-time equivalent jobs with an average hourly wage of \$22.75 will be created and/or brought to the new facility.

The proposed development on MITC Parcel 13 is 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 E. 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 expected to begin in late 2022, and eligible activities will be completed within 18-24 months.

The Ridge 5 Corporate Park is proposed to 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. The on-site infrastructure for redevelopment of MITC Parcel 11/12 into the Ridge 5 Corporate Park has been constructed. 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. Construction of site infrastructure began in 2019 and was completed in 2021. The property has been sold to a new development entity, and redevelopment has been paused.

Critical upgrades of the sanitary sewer and potable water systems and roadway infrastructure in the Redevelopment Area are needed. MITC estimates that approximately \$30 million in improvements to this infrastructure will be required to successfully execute the redevelopment plans. MITC will use TIR generated from redevelopment projects on property in the MITC Redevelopment Area to fund expansion of water and sanitary sewer service to parcels lying west of Ridge Road and improve Five Mile Road and Ridge Road in the MITC Redevelopment area. MITC plans to obtain external capital to fund the infrastructure improvements and then reimburse the capital sources using TIR captured from redevelopment projects included in the Plan, as may be amended in the future.

BROWNFIELD CONDITIONS

Redevelopment of the Property is hindered by the presence of known environmental contamination on MITC Parcels, 6, 8, 9, 11/12, 13, and 15. Contamination is also possible on the other parcels in this Plan

Amendment, but environmental assessment data is not available. MITC Parcels 6, 7, 8, 9, 13, and 15 are blighted by statute because they were owned by the SLB at time of inclusion in a brownfield plan.

Known brownfield environmental conditions MITC 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 (Northville Lumber Co. portion) – Soil is contaminated with arsenic at concentrations above its default residential direct contact criterion and aluminum, arsenic, chromium, cobalt, iron, magnesium, manganese, 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.
- MITC Parcel 9 (Remainder portion) – Soil is contaminated with arsenic at concentrations above its default residential direct contact criterion and arsenic, cobalt, manganese, and selenium at concentrations above their respective groundwater protection criteria. Manganese is present in groundwater at levels greater than drinking water protection criteria.
- MITC Parcel 11 – Arsenic, cadmium, copper, mercury, selenium, and zinc are present in soil at levels above residential cleanup criteria on this parcel. Groundwater is contaminated with cadmium at concentrations greater than its residential use criterion. Residual structures from previous site use activities remain on the parcel.
- 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.
- 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 may 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 improvement 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 SET and school operating tax revenues generated from the Property and captured by MITC. TIR will be determined individually for each parcel. Reimbursement of eligible costs 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 EGLE and MSF for SET school operating tax capture; and the terms of the Reimbursement Agreement between MITC and each party eligible to receive reimbursement with TIR. This Plan Amendment also allows capture of all new personal property taxes, if available, generated by redevelopment of the Property.

The estimated total costs of department specific and MSF eligible activities, Brownfield Plan Amendment preparation and implementation, 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 \$41,323,025. The eligible Department Specific and MSF Eligible activities for the four 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 1-5) attached in Appendix A. The total reimbursable costs for the brownfield redevelopment projects included in this Plan Amendment are as follows:

- MITC parcel 7 (Coldwater Ridge) - \$4,738,362
- MITC Parcel 9 (Northville Lumber Co. portion) - \$3,891,862
- MITC Parcel 13 (flex commercial building) - \$1,470,773
- MITC Parcel 11/12 (Ridge 5 Corporate Park) - \$1,356,494
- MITC public infrastructure improvements (entire MITC Redevelopment Area) - \$29,865,534.

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 for the developer of each parcel and for MITC for public infrastructure improvements. 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 (Tables 1-1, 1-2, 1-3, and 1-4) and for the MITC public infrastructure (Table 1-5) 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 brownfield 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 1-5 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 related Reimbursement Agreements.

Fifty percent (50%) of the available incremental State Education Tax will be captured for deposit into the SBRF 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 redevelopment project included in this Plan Amendment.

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
6 & 8	77-066-99-0002-702	\$0	NA
7	77-066-99-0002-702	\$0	\$24,500,000
9 (Northville Lumber Co. portion)	77-066-99-0002-701	\$0	\$3,500,000
9 (Remainder portion)	77-066-99-0002-701	\$0	NA
10	78-001-01-0000-000 78-001-01-0001-000 78-001-01-0002-000 78-001-01-0003-000 78-001-01-0004-000 78-001-01-0005-000 78-001-01-0006-000 78-001-01-0007-000 78-001-01-0008-000	\$0	NA
11	78-001-01-0009-000		NA
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 through Table 2-4, attached in Appendix B. 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.

The Site #3 Brownfield Plan for Parcel 13 was approved in 2018, and tax increment revenue was first captured from Parcel 13 in 2019, which began the 30-year maximum capture period for this Plan Amendment. The projected TIR capture starting date of 2027 for the Coldwater Ridge redevelopment in this Plan Amendment is year 9 of the Parcel 13 Brownfield Plan capture period.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from each parcel of 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 SET and 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 without approval of a work plan.

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 Baseline Environmental Assessments (BEA), Due Care assessments, Due Care planning, and preparation and implementation of Brownfield Plans and Act 381 Work Plans for redevelopment projects included in this Plan Amendment will be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381 without approval of an Act 381 Work Plan. Costs for public infrastructure associated with market rate housing developments will also be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381 without approval of an Act 381 Work Plan in accordance with Act 381.

Eligible environmental and non-environmental activities for Parcel 13 (Table 1-1), Parcel 9 (New Northville, LLC portion; Table 1-3), and the MITC public infrastructure improvements (Table 1-5) will be reimbursed with local, SET, and school operating TIR to the extent allowed by Act 381 and approved Act 381 Work Plans. The eligible environmental and non-environmental activities described in Table 1-2 for the Parcel 11/12 and Table 1-4 for the Parcel 7 redevelopment projects that are not exempt from Act 381 Work Plan approval for capture of incremental SET and school operating taxes ("state school taxes") will be fully 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 support capture of state school taxes for a redevelopment project included in this Plan Amendment 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 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. MITC may, at its sole discretion, reimburse developers for the costs of MITC public infrastructure improvement activities described in Table 1-5 and the approved Act 381 Work Plan with captured TIR when those activities are conducted on behalf of MITC.

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 is 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 estimate 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. The estimated start date for beginning tax capture for the Northville Lumber Co. redevelopment project is 2024. The estimated beginning of tax capture for the Coldwater Ridge redevelopment is 2027.

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

MITC will capture available incremental local, SET, 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, Table 2-2, Table 2-3, and Table 2-4, attached in Appendix B.

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

The Property consists of approximately 760 acres of land in Plymouth Township. It comprises Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 in the MITC Redevelopment Area. Property surveys and legal descriptions for Parcel 7, Parcel 9 (New Northville, LLC portion), 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 D.

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, MITC Parcel 7, MITC Parcel 9, and MITC Parcel 13 are subject to the SLB 5/50 Tax for five years beginning with the first year of taxation after sale to the respective developers.

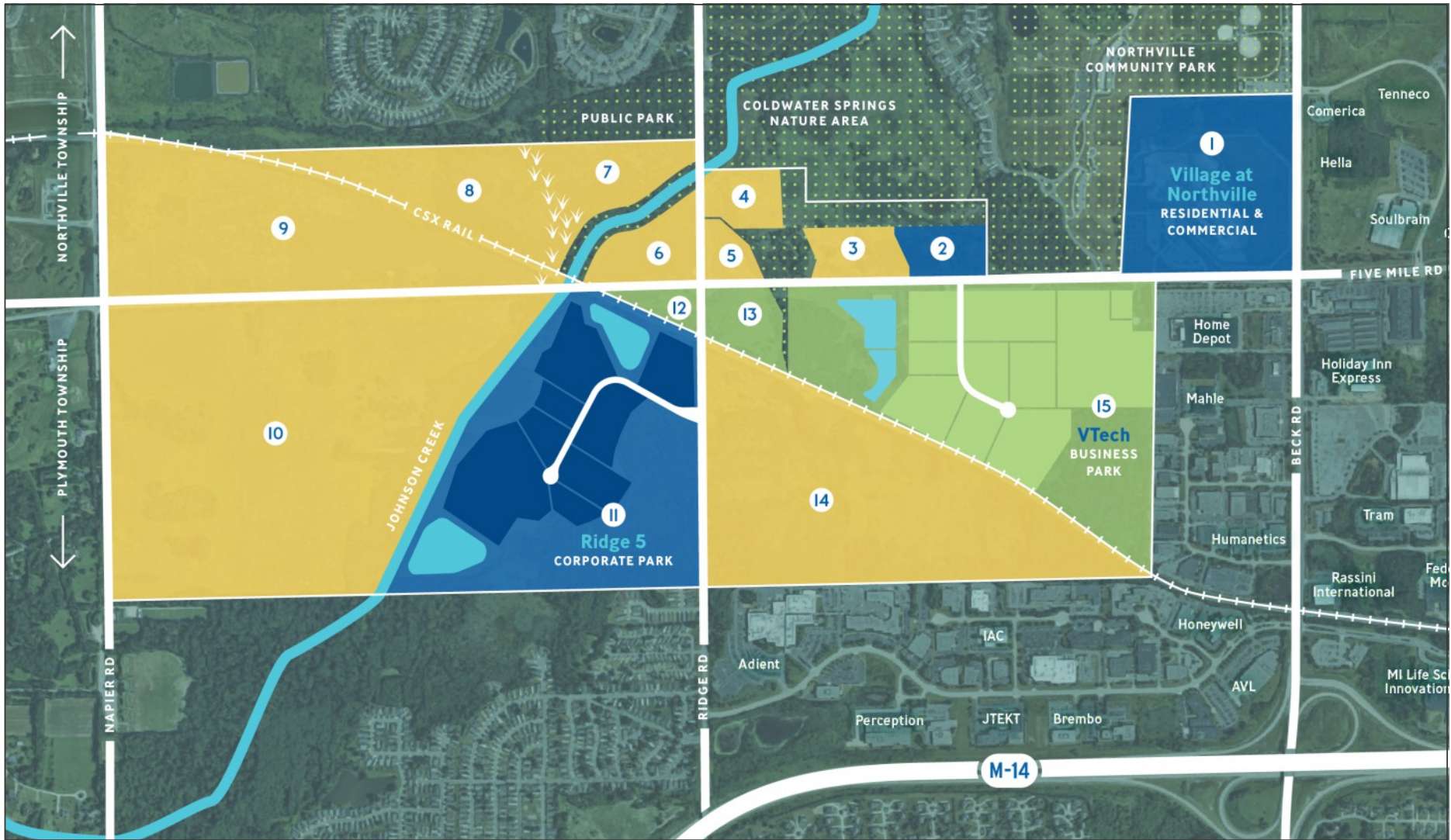
MITC anticipates that some developments on the Property will seek and be granted an Industrial Development District designation and Michigan Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from the project parcel by approximately 50% during the exemption period. At the time this Plan Amendment was prepared, the Parcel 14 redevelopment had been granted a 7-year, Industrial Development District designation.

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

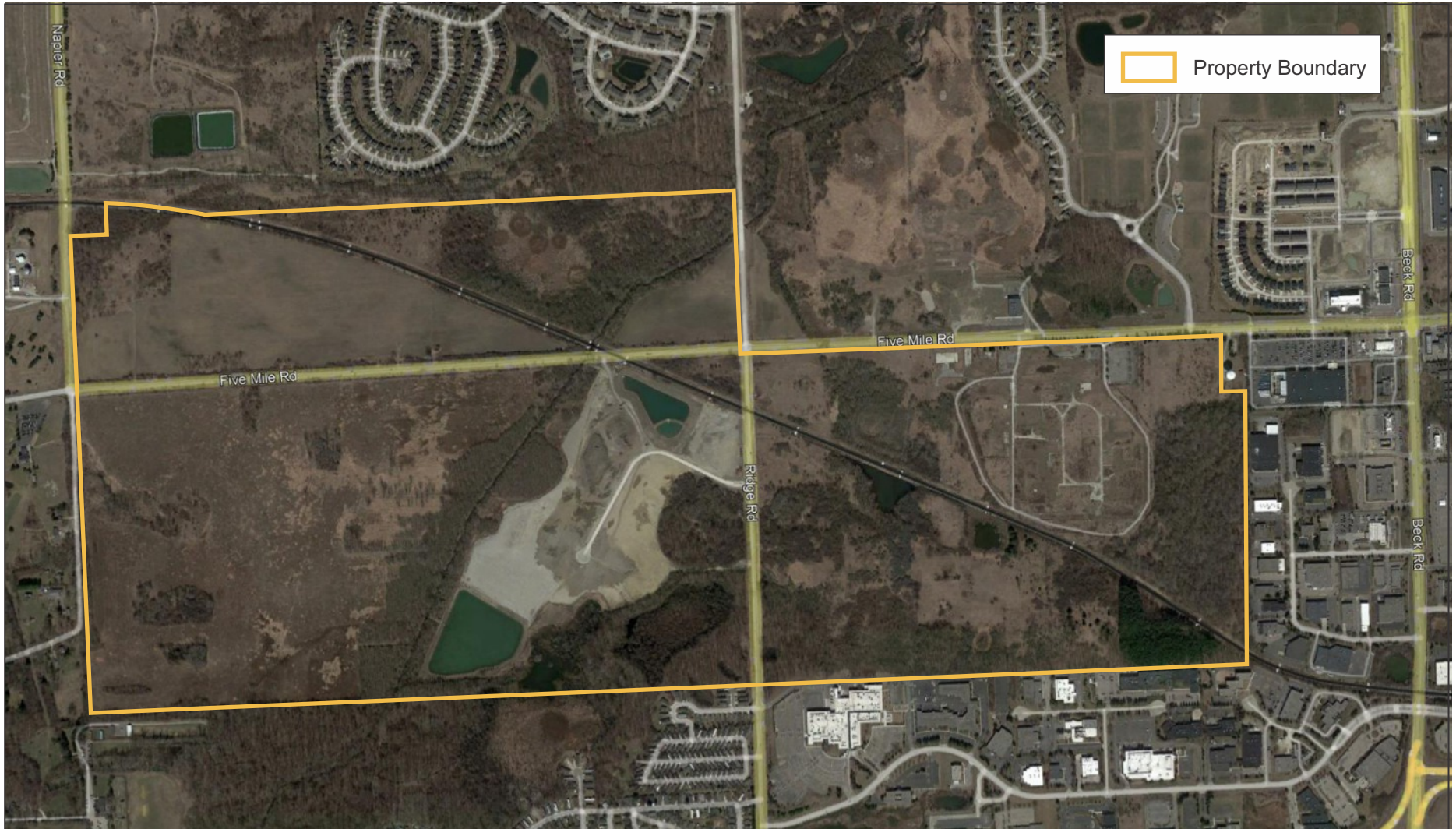
FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP

FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM



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

FIGURE NO. 1
MITC REDEVELOPMENT AREA



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

FIGURE NO. 2
PROPERTY BOUNDARY
MITC PARCEL 13 BROWNFIELD PLAN
AMENDMENT NO. 4

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 – PARCEL 9 (NEW
NORTHVILLE, LLC PORTION)**

**TABLE 1-4 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 7
(COLDWATER RIDGW)**

**TABLE 1-5 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**



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

1/12/2024

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 ⁽²⁾ 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>	<i>\$1,172,190</i>
Contingency (15%)	\$169,304
<i>Total Department Specific Activities</i>	<i>\$1,341,494</i>
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
Northville Lumber**

1/12/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$45,765
Due Care Assessment/Planning Activities Due Care Plans and Documentation ⁽²⁾ Due Care Assessment Site Specific Health and Safety Plan ⁽²⁾	\$63,600
Department Specific Activities Protection of Underground Utilities Site Environmental Monitoring and Management Engineering Design and Professional Fees Site Construction Management	\$54,018
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$37,500
Subtotal Department Specific Activities	\$200,883
Contingency (15%)	\$10,443
Total Department Specific Activities	\$211,326
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Activities Remnant Foundations and Utilities Removal	\$56,500
Public Infrastructure Improvements ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$467,988
Site Preparation Activities Clearing and Grubbing Topsoil Stripping/Relocation Trackout and Dust Control Temporary Facilities Surveying and Staking Site Grading and Balancing Imported Fill for Site Balancing Utility Relocation Onsite Field Monitoring and Project Management Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,647,717
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$32,500
Subtotal Department Specific Activities	\$3,204,705
Contingency (15%)	\$475,831
Total MSF Eligible Activities	\$3,680,536
TOTAL ELIGIBLE ACTIVITIES	\$3,891,862

Notes:

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

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



**TABLE 1-4
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Coldwater Ridge**

1/12/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities Phase I ESA Phase II ESA BEA Report	\$48,100
Due Care Assessment/Planning Activities Due Care Consulting and Planning	\$26,000
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$35,000
Subtotal Department Specific Activities	\$109,100
Contingency (15%)	\$3,900
Total Department Specific Activities	\$113,000
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Public Infrastructure Improvements Low Impact Storm Water Management Ridge Road Roadway Improvements Public Sanitary Sewer Improvements Public Water Main Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,677,054
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Geotechnical Engineering Temporary Construction Items Surveying and Staking Retaining Walls Architectural and Engineering Design Site Construction Management Construction General Conditions	\$1,314,565
Brownfield Plan, Act 381 Work Plan, and Implementation⁽²⁾	\$35,000
Subtotal Department Specific Activities	\$4,026,619
Contingency (15%)	\$598,743
Total MSF Eligible Activities	\$4,625,362
TOTAL ELIGIBLE ACTIVITIES	\$4,738,362

Notes:

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

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



**TABLE 1-5
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 ⁽²⁾	
Management and Disposal of Contaminated Soil	\$800,000
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	
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 Improvements	
Roadway Reconstruction	
Railroad Crossing Improvements	
Bridge Repairs and Replacement	
Stormwater Management	
Traffic Control and Signage	
Utility/Power Pole Relocation	
Geotechnical Engineering	
Architectural and Engineering Design, 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 Design, 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 Restoration	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	\$6,029,910
Public Infrastructure Improvements	
Western Storm Water Management System	\$400,000
Act 381 Work Plans and Implementation (x2)⁽²⁾	\$90,000
Subtotal Department Specific Activities	\$26,240,485
Contingency (10%)	\$2,615,049
Total Non-Environmental Activities	\$28,855,534
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$29,865,534

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 2-3 SUMMARY OF TIR CAPTURE FOR PARCEL 9 (NEW NORTHVILLE, LLC PORTION)

TABLE 2-4 SUMMARY OF TIR CAPTURE FOR PARCEL 7



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	\$ 22,988
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	\$ 68,963
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	\$ 91,951
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	\$ 3,104
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	\$ 6,211
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	\$ 2,139
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	\$ 4,569
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	\$ 3,780
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	\$ 3,792
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	\$ 3,594
Wayne County Parks (winter)	0.2459	\$ 350	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773	\$ 788	\$ 804	\$ 820	\$ 837	\$ 853	\$ 870	\$ 888	\$ 906	\$ 924	\$ 942
HCMA (winter)	0.2104	\$ 300	\$ 611	\$ 623	\$ 636	\$ 648	\$ 661	\$ 675	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775	\$ 790	\$ 806
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	\$ 5,535
Community College (winter)	0.0177	\$ 25	\$ 51	\$ 52	\$ 53	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63	\$ 64	\$ 65	\$ 66	\$ 68
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	\$ 8,697
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	\$ 12,903
RESA - Gen Operating (summer)	0.0965	\$ 138	\$ 280	\$ 286	\$ 292	\$ 297	\$ 303	\$ 309	\$ 316	\$ 322	\$ 328	\$ 335	\$ 342	\$ 348	\$ 355	\$ 362	\$ 370
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	\$ 7,663
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	\$ 21,640
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	\$ 85,813
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	\$ 6,830	\$ 6,961	\$ 7,094	\$ 7,229	\$ 7,365	\$ 7,503	\$ 7,642
Wayne County Art Institute (winter)	0.2000	\$ 285	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 321	\$ 327	\$ 334	\$ 340	\$ 347	\$ 354	\$ 361	\$ 368	\$ 376	\$ 383
Wayne County Zoo	0.1000	\$ 143	\$ 145	\$ 148	\$ 151	\$ 154	\$ 157	\$ 161	\$ 164	\$ 167	\$ 170	\$ 173	\$ 176	\$ 179	\$ 182	\$ 185	\$ 188
Total Non-Capturable Taxes	4.3200	\$ 6,149	\$ 6,272	\$ 6,397	\$ 6,525	\$ 6,656	\$ 6,789	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,348	\$ 7,494	\$ 7,642	\$ 7,792	\$ 7,944	\$ 8,098	\$ 8,254
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	\$ 177,764



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	Calendar 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



Table 2-3
TAX INCREMENT REVENUE
Parcel 9 (Portion) - Northville Lumber Co.
MITC Redevelopment Area
Plymouth Township, Michigan
4/14/2023

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

Plan Year Calendar Year	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹	\$ 1,500,000	\$ 3,750,000	\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045	\$ 5,047,006	
Incremental Difference (New TV - Base TV)	\$ 1,500,000	\$ 3,750,000	\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045	\$ 5,047,006	
School Capture																		
	Millage Rate																	
State Education Tax (SET)	6.0000	\$ 4,500	\$ 11,250	\$ 11,475	\$ 11,705	\$ 11,939	\$ 24,355	\$ 24,842	\$ 25,339	\$ 25,845	\$ 26,362	\$ 26,890	\$ 27,427	\$ 27,976	\$ 28,535	\$ 29,106	\$ 29,688	\$ 30,282
School Operating	18.0000	\$ 13,500	\$ 33,750	\$ 34,425	\$ 35,114	\$ 35,816	\$ 73,064	\$ 74,525	\$ 76,016	\$ 77,536	\$ 79,087	\$ 80,669	\$ 82,282	\$ 83,928	\$ 85,606	\$ 87,318	\$ 89,065	\$ 90,846
School Total	24.0000	\$ 18,000	\$ 45,000	\$ 45,900	\$ 46,819	\$ 47,755	\$ 97,419	\$ 99,367	\$ 101,355	\$ 103,381	\$ 105,449	\$ 107,559	\$ 109,709	\$ 111,904	\$ 114,141	\$ 116,424	\$ 118,753	\$ 121,128
Local Capture																		
	Millage Rate																	
Northville Township Operating	0.7686	\$ 576	\$ 1,441	\$ 1,470	\$ 1,499	\$ 1,529	\$ 3,120	\$ 3,182	\$ 3,246	\$ 3,311	\$ 3,377	\$ 3,445	\$ 3,513	\$ 3,584	\$ 3,655	\$ 3,728	\$ 3,803	\$ 3,879
Public Safety	6.4366	\$ 4,827	\$ 12,069	\$ 12,310	\$ 12,556	\$ 12,807	\$ 26,127	\$ 26,649	\$ 27,182	\$ 27,726	\$ 28,281	\$ 28,846	\$ 29,423	\$ 30,012	\$ 30,612	\$ 31,224	\$ 31,849	\$ 32,486
Shared Services	0.7561	\$ 567	\$ 1,418	\$ 1,446	\$ 1,475	\$ 1,504	\$ 3,069	\$ 3,130	\$ 3,193	\$ 3,257	\$ 3,322	\$ 3,389	\$ 3,456	\$ 3,525	\$ 3,596	\$ 3,668	\$ 3,741	\$ 3,816
School Sinking Fund	0.4698	\$ 352	\$ 881	\$ 898	\$ 916	\$ 935	\$ 1,907	\$ 1,945	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,105	\$ 2,148	\$ 2,191	\$ 2,234	\$ 2,279	\$ 2,325	\$ 2,371
RESA Operating	0.0956	\$ 72	\$ 179	\$ 183	\$ 186	\$ 190	\$ 388	\$ 396	\$ 404	\$ 412	\$ 420	\$ 428	\$ 437	\$ 446	\$ 455	\$ 464	\$ 473	\$ 482
RESA Special Ed.	3.3443	\$ 2,508	\$ 6,271	\$ 6,396	\$ 6,524	\$ 6,654	\$ 13,575	\$ 13,846	\$ 14,123	\$ 14,406	\$ 14,694	\$ 14,988	\$ 15,288	\$ 15,593	\$ 15,905	\$ 16,223	\$ 16,548	\$ 16,879
RESA Enhancement	1.9876	\$ 1,491	\$ 3,727	\$ 3,801	\$ 3,877	\$ 3,955	\$ 8,068	\$ 8,229	\$ 8,394	\$ 8,562	\$ 8,733	\$ 8,908	\$ 9,086	\$ 9,267	\$ 9,453	\$ 9,642	\$ 9,835	\$ 10,031
HCMA	0.2070	\$ 155	\$ 388	\$ 396	\$ 404	\$ 412	\$ 840	\$ 857	\$ 874	\$ 892	\$ 910	\$ 928	\$ 946	\$ 965	\$ 984	\$ 1,004	\$ 1,024	\$ 1,045
Library Operating	1.0975	\$ 823	\$ 2,058	\$ 2,099	\$ 2,141	\$ 2,184	\$ 4,455	\$ 4,544	\$ 4,635	\$ 4,728	\$ 4,822	\$ 4,919	\$ 5,017	\$ 5,117	\$ 5,220	\$ 5,324	\$ 5,430	\$ 5,539
Wayne County Operating	6.5928	\$ 4,945	\$ 12,362	\$ 12,609	\$ 12,861	\$ 13,118	\$ 26,761	\$ 27,296	\$ 27,842	\$ 28,399	\$ 28,967	\$ 29,546	\$ 30,137	\$ 30,740	\$ 31,355	\$ 31,982	\$ 32,621	\$ 33,274
WC Jail	0.9358	\$ 702	\$ 1,755	\$ 1,790	\$ 1,826	\$ 1,862	\$ 3,799	\$ 3,874	\$ 3,952	\$ 4,031	\$ 4,112	\$ 4,194	\$ 4,278	\$ 4,363	\$ 4,451	\$ 4,540	\$ 4,630	\$ 4,723
WC Parks	0.2442	\$ 183	\$ 458	\$ 467	\$ 476	\$ 486	\$ 991	\$ 1,011	\$ 1,031	\$ 1,052	\$ 1,073	\$ 1,094	\$ 1,116	\$ 1,139	\$ 1,161	\$ 1,185	\$ 1,208	\$ 1,232
Schoolcraft Community College	2.2700	\$ 1,703	\$ 4,256	\$ 4,341	\$ 4,428	\$ 4,517	\$ 9,214	\$ 9,398	\$ 9,586	\$ 9,778	\$ 9,974	\$ 10,173	\$ 10,377	\$ 10,584	\$ 10,796	\$ 11,012	\$ 11,232	\$ 11,457
Local Total	25.2059	\$ 18,904	\$ 47,263	\$ 48,206	\$ 49,169	\$ 50,153	\$ 102,314	\$ 104,357	\$ 106,446	\$ 108,578	\$ 110,749	\$ 112,963	\$ 115,222	\$ 117,526	\$ 119,877	\$ 122,275	\$ 124,719	\$ 127,214
Non-Capturable Millages																		
	Millage Rate																	
WC Zoo	0.0992	\$ 74	\$ 186	\$ 190	\$ 194	\$ 197	\$ 403	\$ 411	\$ 419	\$ 427	\$ 436	\$ 445	\$ 453	\$ 463	\$ 472	\$ 481	\$ 491	\$ 501
WC Art Institute	0.1986	\$ 149	\$ 372	\$ 380	\$ 387	\$ 395	\$ 806	\$ 822	\$ 839	\$ 855	\$ 873	\$ 890	\$ 908	\$ 926	\$ 945	\$ 963	\$ 983	\$ 1,002
Property Bond Prop	0.3500	\$ 263	\$ 656	\$ 669	\$ 683	\$ 696	\$ 1,421	\$ 1,449	\$ 1,478	\$ 1,508	\$ 1,538	\$ 1,569	\$ 1,600	\$ 1,632	\$ 1,665	\$ 1,698	\$ 1,732	\$ 1,766
School Debt	1.7000	\$ 1,275	\$ 3,188	\$ 3,251	\$ 3,316	\$ 3,383	\$ 6,901	\$ 7,039	\$ 7,179	\$ 7,323	\$ 7,469	\$ 7,619	\$ 7,771	\$ 7,927	\$ 8,085	\$ 8,247	\$ 8,412	\$ 8,580
Total Non-Capturable Taxes	2.3478	\$ 1,761	\$ 4,402	\$ 4,490	\$ 4,580	\$ 4,672	\$ 9,530	\$ 9,721	\$ 9,915	\$ 10,113	\$ 10,316	\$ 10,522	\$ 10,732	\$ 10,947	\$ 11,166	\$ 11,389	\$ 11,617	\$ 11,849
Total Tax Increment Revenue (TIR) Available for Capture		\$ 36,904	\$ 92,263	\$ 94,106	\$ 95,988	\$ 97,908	\$ 199,733	\$ 203,724	\$ 207,801	\$ 211,959	\$ 216,198	\$ 220,522	\$ 224,931	\$ 229,430	\$ 234,018	\$ 238,699	\$ 243,472	\$ 248,342

Footnotes:
 1. The taxable value at project completion was based on input from Northville Township
 Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-3
TAX INCREMENT REVENUE
Parcel 9 (Portion) - Northville Lumber Co.
MITC Redevelopment Area
Plymouth Township, Michigan
4/14/2023

Estimated Taxable Value (TV) Increase Rate:

Plan Year	23	24	25	26	27	28	29	30	31	32	33	TOTAL	
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051		
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV ¹	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	\$ 6,275,318		
Incremental Difference (New TV - Base TV)	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272	\$ 6,275,318		
School Capture													
	Millage Rate												
State Education Tax (SET)	6.0000	\$ 30,888	\$ 31,505	\$ 32,136	\$ 32,778	\$ 33,434	\$ 34,102	\$ 34,785	\$ 35,480	\$ 36,190	\$ 36,914	\$ 37,652	\$ 753,380
School Operating	18.0000	\$ 92,663	\$ 94,516	\$ 96,407	\$ 98,335	\$ 100,301	\$ 102,307	\$ 104,354	\$ 106,441	\$ 108,570	\$ 110,741	\$ 112,956	\$ 2,260,138
School Total	24.0000	\$ 123,551	\$ 126,021	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 144,760	\$ 147,655	\$ 150,608	\$ 3,013,518
Local Capture													
	Millage Rate												
Northville Township Operating	0.7686	\$ 3,957	\$ 4,036	\$ 4,117	\$ 4,199	\$ 4,283	\$ 4,369	\$ 4,456	\$ 4,545	\$ 4,636	\$ 4,729	\$ 4,823	\$ 96,508
Public Safety	6.4366	\$ 33,135	\$ 33,798	\$ 34,474	\$ 35,163	\$ 35,867	\$ 36,584	\$ 37,316	\$ 38,062	\$ 38,823	\$ 39,600	\$ 40,392	\$ 808,200
Shared Services	0.7561	\$ 3,892	\$ 3,970	\$ 4,050	\$ 4,131	\$ 4,213	\$ 4,297	\$ 4,383	\$ 4,471	\$ 4,561	\$ 4,652	\$ 4,745	\$ 94,937
School Sinking Fund	0.4698	\$ 2,419	\$ 2,467	\$ 2,516	\$ 2,567	\$ 2,618	\$ 2,670	\$ 2,724	\$ 2,778	\$ 2,834	\$ 2,890	\$ 2,948	\$ 58,990
RESA Operating	0.0956	\$ 492	\$ 502	\$ 512	\$ 522	\$ 533	\$ 543	\$ 554	\$ 565	\$ 577	\$ 588	\$ 600	\$ 12,003
RESA Special Ed.	3.3443	\$ 17,216	\$ 17,561	\$ 17,912	\$ 18,270	\$ 18,635	\$ 19,008	\$ 19,388	\$ 19,776	\$ 20,172	\$ 20,575	\$ 20,987	\$ 419,921
RESA Enhancement	1.9876	\$ 10,232	\$ 10,437	\$ 10,645	\$ 10,858	\$ 11,076	\$ 11,297	\$ 11,523	\$ 11,753	\$ 11,988	\$ 12,228	\$ 12,473	\$ 249,569
HCMA	0.2070	\$ 1,066	\$ 1,087	\$ 1,109	\$ 1,131	\$ 1,153	\$ 1,177	\$ 1,200	\$ 1,224	\$ 1,249	\$ 1,274	\$ 1,299	\$ 25,993
Library Operating	1.0975	\$ 5,650	\$ 5,763	\$ 5,878	\$ 5,996	\$ 6,116	\$ 6,238	\$ 6,363	\$ 6,490	\$ 6,620	\$ 6,752	\$ 6,887	\$ 137,808
Wayne County Operating	6.5928	\$ 33,939	\$ 34,618	\$ 35,311	\$ 36,017	\$ 36,737	\$ 37,472	\$ 38,221	\$ 38,986	\$ 39,765	\$ 40,561	\$ 41,372	\$ 827,814
WC Jail	0.9358	\$ 4,817	\$ 4,914	\$ 5,012	\$ 5,112	\$ 5,215	\$ 5,319	\$ 5,425	\$ 5,534	\$ 5,644	\$ 5,757	\$ 5,872	\$ 117,503
WC Parks	0.2442	\$ 1,257	\$ 1,282	\$ 1,308	\$ 1,334	\$ 1,361	\$ 1,388	\$ 1,416	\$ 1,444	\$ 1,473	\$ 1,502	\$ 1,532	\$ 30,660
Schoolcraft Community College	2.2700	\$ 11,686	\$ 11,920	\$ 12,158	\$ 12,401	\$ 12,649	\$ 12,902	\$ 13,160	\$ 13,423	\$ 13,692	\$ 13,966	\$ 14,245	\$ 285,028
Local Total	25.2059	\$ 129,758	\$ 132,355	\$ 135,002	\$ 137,701	\$ 140,456	\$ 143,264	\$ 146,129	\$ 149,051	\$ 152,034	\$ 155,074	\$ 158,175	\$ 3,164,934
Non-Capturable Millages													
	Millage Rate												
WC Zoo	0.0992	\$ 511	\$ 521	\$ 531	\$ 542	\$ 553	\$ 564	\$ 575	\$ 587	\$ 598	\$ 610	\$ 623	\$ 12,458
WC Art Institute	0.1986	\$ 1,022	\$ 1,043	\$ 1,064	\$ 1,085	\$ 1,107	\$ 1,129	\$ 1,151	\$ 1,174	\$ 1,198	\$ 1,222	\$ 1,246	\$ 24,936
Property Bond Prop	0.3500	\$ 1,802	\$ 1,838	\$ 1,875	\$ 1,912	\$ 1,950	\$ 1,989	\$ 2,029	\$ 2,070	\$ 2,111	\$ 2,153	\$ 2,196	
School Debt	1.7000	\$ 8,752	\$ 8,927	\$ 9,105	\$ 9,287	\$ 9,473	\$ 9,662	\$ 9,856	\$ 10,053	\$ 10,254	\$ 10,459	\$ 10,668	\$ 213,461
Total Non-Capturable Taxes	2.3478	\$ 12,086	\$ 12,328	\$ 12,575	\$ 12,826	\$ 13,083	\$ 13,344	\$ 13,611	\$ 13,883	\$ 14,161	\$ 14,444	\$ 14,733	\$ 294,796
Total Tax Increment Revenue (TIR) Available for Capture		\$ 253,309	\$ 258,376	\$ 263,545	\$ 268,814	\$ 274,191	\$ 279,673	\$ 285,268	\$ 290,972	\$ 296,794	\$ 302,729	\$ 308,783	\$ 6,178,452



**Table 2-4
TAX INCREMENT REVENUE
Parcel 7
MITC Redevelopment Area
Plymouth Township, Michigan
12/1/2023**

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

Plan Year Calendar Year	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364		
Incremental Difference (New TV - Base TV)	\$ -	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364	
School Capture																
	Millage Rate															
State Education Tax (SET)	6.0000	\$ -	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032	\$ 180,573	\$ 184,184
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	6.0000	\$ -	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032	\$ 180,573	\$ 184,184
Local Capture																
	Millage Rate															
Northville Township Operating	0.7686	\$ -	\$ 1,441	\$ 4,352	\$ 7,321	\$ 9,678	\$ 19,742	\$ 20,137	\$ 20,540	\$ 20,951	\$ 21,370	\$ 21,797	\$ 22,233	\$ 22,678	\$ 23,131	\$ 23,594
Public Safety	6.4366	\$ -	\$ 12,069	\$ 36,447	\$ 61,313	\$ 81,045	\$ 165,332	\$ 168,638	\$ 172,011	\$ 175,451	\$ 178,960	\$ 182,540	\$ 186,190	\$ 189,914	\$ 193,712	\$ 197,587
Shared Services	0.7561	\$ -	\$ 1,418	\$ 4,281	\$ 7,202	\$ 9,520	\$ 19,421	\$ 19,810	\$ 20,206	\$ 20,610	\$ 21,022	\$ 21,443	\$ 21,872	\$ 22,309	\$ 22,755	\$ 23,210
School Sinking Fund	0.4698	\$ -	\$ 881	\$ 2,660	\$ 4,475	\$ 5,915	\$ 12,067	\$ 12,309	\$ 12,555	\$ 12,806	\$ 13,062	\$ 13,323	\$ 13,590	\$ 13,862	\$ 14,139	\$ 14,422
RESA Operating	0.0956	\$ -	\$ 179	\$ 541	\$ 911	\$ 1,204	\$ 2,456	\$ 2,505	\$ 2,555	\$ 2,606	\$ 2,658	\$ 2,711	\$ 2,765	\$ 2,821	\$ 2,877	\$ 2,935
RESA Special Ed.	3.3443	\$ -	\$ 6,271	\$ 18,937	\$ 31,857	\$ 42,109	\$ 85,902	\$ 87,620	\$ 89,373	\$ 91,160	\$ 92,983	\$ 94,843	\$ 96,740	\$ 98,675	\$ 100,648	\$ 102,661
RESA Enhancement	1.9876	\$ -	\$ 3,727	\$ 11,255	\$ 18,933	\$ 25,026	\$ 51,054	\$ 52,075	\$ 53,116	\$ 54,179	\$ 55,262	\$ 56,368	\$ 57,495	\$ 58,645	\$ 59,818	\$ 61,014
HCMA	0.2070	\$ -	\$ 388	\$ 1,172	\$ 1,972	\$ 2,606	\$ 5,317	\$ 5,423	\$ 5,532	\$ 5,642	\$ 5,755	\$ 5,870	\$ 5,988	\$ 6,108	\$ 6,230	\$ 6,354
Library Operating	1.0975	\$ -	\$ 2,058	\$ 6,215	\$ 10,455	\$ 13,819	\$ 28,191	\$ 28,754	\$ 29,329	\$ 29,916	\$ 30,514	\$ 31,125	\$ 31,747	\$ 32,382	\$ 33,030	\$ 33,690
Wayne County Operating	6.5928	\$ -	\$ 12,362	\$ 37,332	\$ 62,801	\$ 83,012	\$ 169,344	\$ 172,731	\$ 176,185	\$ 179,709	\$ 183,303	\$ 186,969	\$ 190,709	\$ 194,523	\$ 198,413	\$ 202,382
WC Jail	0.9358	\$ -	\$ 1,755	\$ 5,299	\$ 8,914	\$ 11,783	\$ 24,037	\$ 24,518	\$ 25,008	\$ 25,508	\$ 26,019	\$ 26,539	\$ 27,070	\$ 27,611	\$ 28,163	\$ 28,727
WC Parks	0.2442	\$ -	\$ 458	\$ 1,383	\$ 2,326	\$ 3,075	\$ 6,273	\$ 6,398	\$ 6,526	\$ 6,656	\$ 6,790	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,349	\$ 7,496
Schoolcraft Community College	2.2700	\$ -	\$ 4,256	\$ 12,854	\$ 21,623	\$ 28,582	\$ 58,308	\$ 59,474	\$ 60,663	\$ 61,877	\$ 63,114	\$ 64,376	\$ 65,664	\$ 66,977	\$ 68,317	\$ 69,683
Local Total	25.2059	\$ -	\$ 47,263	\$ 142,728	\$ 240,103	\$ 317,374	\$ 647,444	\$ 660,392	\$ 673,599	\$ 687,071	\$ 700,812	\$ 714,829	\$ 729,127	\$ 743,710	\$ 758,582	\$ 773,755
Non-Capturable Millages																
	Millage Rate															
WC Zoo	0.0992	\$ -	\$ 186	\$ 562	\$ 945	\$ 1,249	\$ 2,548	\$ 2,599	\$ 2,651	\$ 2,704	\$ 2,758	\$ 2,813	\$ 2,870	\$ 2,927	\$ 2,985	\$ 3,045
WC Art Institute	0.1986	\$ -	\$ 372	\$ 1,125	\$ 1,892	\$ 2,501	\$ 5,101	\$ 5,203	\$ 5,307	\$ 5,414	\$ 5,522	\$ 5,632	\$ 5,745	\$ 5,860	\$ 5,977	\$ 6,096
Property Bond Prop	0.3500	\$ -	\$ 656	\$ 1,982	\$ 3,334	\$ 4,407	\$ 8,990	\$ 9,170	\$ 9,353	\$ 9,540	\$ 9,731	\$ 9,926	\$ 10,124	\$ 10,327	\$ 10,533	\$ 10,744
School Debt	1.7000	\$ -	\$ 3,188	\$ 9,626	\$ 16,194	\$ 21,405	\$ 43,667	\$ 44,540	\$ 45,431	\$ 46,339	\$ 47,266	\$ 48,211	\$ 49,176	\$ 50,159	\$ 51,162	\$ 52,186
Total Non-Capturable Taxes	2.3478	\$ -	\$ 4,402	\$ 13,294	\$ 22,365	\$ 29,562	\$ 60,306	\$ 61,512	\$ 62,742	\$ 63,997	\$ 65,277	\$ 66,583	\$ 67,914	\$ 69,273	\$ 70,658	\$ 72,071
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ 58,513	\$ 176,703	\$ 297,258	\$ 392,922	\$ 801,561	\$ 817,591	\$ 833,942	\$ 850,621	\$ 867,633	\$ 884,987	\$ 902,688	\$ 920,742	\$ 939,155	\$ 957,939	

Footnotes:

- The taxable value at project completion was based on input from Northville Township
- Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



**Table 2-4
TAX INCREMENT REVENUE
Parcel 7
MITC Redevelopment Area
Plymouth Township, Michigan
12/1/2023**

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹		\$ 31,311,311	\$ 31,937,537	\$ 32,576,288	\$ 33,227,814	\$ 33,892,370	\$ 34,570,217	\$ 35,261,622	\$ 35,966,854	
Incremental Difference (New TV - Base TV)		\$ 31,311,311	\$ 31,937,537	\$ 32,576,288	\$ 33,227,814	\$ 33,892,370	\$ 34,570,217	\$ 35,261,622	\$ 35,966,854	
School Capture										
	Millage Rate									
State Education Tax (SET)	6.0000	\$ 187,868	\$ 191,625	\$ 195,458	\$ 199,367	\$ 203,354	\$ 207,421	\$ 211,570	\$ 215,801	\$ 3,477,930
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	6.0000	\$ 187,868	\$ 191,625	\$ 195,458	\$ 199,367	\$ 203,354	\$ 207,421	\$ 211,570	\$ 215,801	\$ 3,477,930
Local Capture										
	Millage Rate									
Northville Township Operating	0.7686	\$ 24,066	\$ 24,547	\$ 25,038	\$ 25,539	\$ 26,050	\$ 26,571	\$ 27,102	\$ 27,644	\$ 445,522
Public Safety	6.4366	\$ 201,538	\$ 205,569	\$ 209,681	\$ 213,874	\$ 218,152	\$ 222,515	\$ 226,965	\$ 231,504	\$ 3,731,007
Shared Services	0.7561	\$ 23,674	\$ 24,148	\$ 24,631	\$ 25,124	\$ 25,626	\$ 26,139	\$ 26,661	\$ 27,195	\$ 438,277
School Sinking Fund	0.4698	\$ 14,710	\$ 15,004	\$ 15,304	\$ 15,610	\$ 15,923	\$ 16,241	\$ 16,566	\$ 16,897	\$ 272,321
RESA Operating	0.0956	\$ 2,993	\$ 3,053	\$ 3,114	\$ 3,177	\$ 3,240	\$ 3,305	\$ 3,371	\$ 3,438	\$ 55,415
RESA Special Ed.	3.3443	\$ 104,714	\$ 106,809	\$ 108,945	\$ 111,124	\$ 113,346	\$ 115,613	\$ 117,925	\$ 120,284	\$ 1,938,539
RESA Enhancement	1.9876	\$ 62,234	\$ 63,479	\$ 64,749	\$ 66,044	\$ 67,364	\$ 68,712	\$ 70,086	\$ 71,488	\$ 1,152,123
HCMA	0.2070	\$ 6,481	\$ 6,611	\$ 6,743	\$ 6,878	\$ 7,016	\$ 7,156	\$ 7,299	\$ 7,445	\$ 119,986
Library Operating	1.0975	\$ 34,364	\$ 35,051	\$ 35,752	\$ 36,468	\$ 37,197	\$ 37,941	\$ 38,700	\$ 39,474	\$ 636,172
Wayne County Operating	6.5928	\$ 206,429	\$ 210,558	\$ 214,769	\$ 219,064	\$ 223,446	\$ 227,915	\$ 232,473	\$ 237,122	\$ 3,821,551
WC Jail	0.9358	\$ 29,301	\$ 29,887	\$ 30,485	\$ 31,095	\$ 31,716	\$ 32,351	\$ 32,998	\$ 33,658	\$ 542,442
WC Parks	0.2442	\$ 7,646	\$ 7,799	\$ 7,955	\$ 8,114	\$ 8,277	\$ 8,442	\$ 8,611	\$ 8,783	\$ 141,551
Schoolcraft Community College	2.2700	\$ 71,077	\$ 72,498	\$ 73,948	\$ 75,427	\$ 76,936	\$ 78,474	\$ 80,044	\$ 81,645	\$ 1,315,817
Local Total	25.2059	\$ 789,227	\$ 805,013	\$ 821,114	\$ 837,538	\$ 854,289	\$ 871,375	\$ 888,801	\$ 906,577	\$ 14,610,723
Non-Capturable Millages										
	Millage Rate									
WC Zoo	0.0992	\$ 3,106	\$ 3,168	\$ 3,232	\$ 3,296	\$ 3,362	\$ 3,429	\$ 3,498	\$ 3,568	\$ 57,501
WC Art Institute	0.1986	\$ 6,218	\$ 6,343	\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,866	\$ 7,003	\$ 7,143	\$ 115,120
Property Bond Prop	0.3500	\$ 10,959	\$ 11,178	\$ 11,402	\$ 11,630	\$ 11,862	\$ 12,100	\$ 12,342	\$ 12,588	
School Debt	1.7000	\$ 53,229	\$ 54,294	\$ 55,380	\$ 56,487	\$ 57,617	\$ 58,769	\$ 59,945	\$ 61,144	\$ 985,415
Total Non-Capturable Taxes	2.3478	\$ 73,513	\$ 74,983	\$ 76,483	\$ 78,012	\$ 79,573	\$ 81,164	\$ 82,787	\$ 84,443	\$ 1,360,914
Total Tax Increment Revenue (TIR) Available for Capture		\$ 977,095	\$ 996,638	\$ 1,016,572	\$ 1,036,905	\$ 1,057,643	\$ 1,078,796	\$ 1,100,371	\$ 1,122,378	\$ 18,088,653

APPENDIX C

TABLE 3 TIR REIMBURSEMENT ALLOCATION



TABLE 3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Parcel 13, Parcel 11/12, and MITC Infrastructure
MITC Redevelopment Area
Plymouth Township, Michigan
1/11/2024

Developer Maximum Reimbursement	PARCEL 13		PARCELS 11/12		PARCEL 9 (New Northville, LLC Portion)		MITC INFRASTRUCTURE		PARCEL 7		Total
	Proportionality	Incremental Taxes	Proportionality	Incremental Taxes	Proportionality	Incremental Taxes	Proportionality	Incremental Taxes	Proportionality	Incremental Taxes	
State	48.3%	\$ 750,424	0.0%	\$ -	48.8%	\$ 1,836,927	48.8%	\$ 14,588,269	6.9%	\$ 326,679	\$ 17,502,298
Local	51.7%	\$ 720,347	100.0%	\$ 1,356,494	51.2%	\$ 1,896,231	51.2%	\$ 15,277,270	93.1%	\$ 4,411,683	\$ 23,662,025
TOTAL		\$ 1,470,771		\$ 1,356,494		\$ 3,733,158		\$ 29,865,534		\$ 4,738,362	\$ 41,164,318
EGLE	24.1%	\$ 354,061	100.0%	\$ 1,356,494	5.4%	\$ 211,326	3.5%	\$ 1,010,000	2.4%	\$ 113,000	\$ 3,044,881
MSF	75.9%	\$ 1,116,709	0.0%	\$ -	94.6%	\$ 3,680,536	96.5%	\$ 28,855,534	97.6%	\$ 4,625,362	\$ 38,278,141

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 3,839,482
		State Revolving Fund	\$ 2,573,661
		LBRF	\$ -

Plan/Capture Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Total State Incremental Revenue	\$ 72,000	\$ 252,000	\$ 232,160	\$ 339,687	\$ 422,080	\$ 442,403	\$ 492,021	\$ 524,361	\$ 980,602	\$ 1,017,463	\$ 1,114,871	\$ 1,137,168	\$ 1,159,912	\$ 1,183,110	\$ 1,206,772	\$ 1,230,909	\$ 1,255,525	\$ 1,280,636	\$ 1,306,250	\$ 1,332,374	\$ 1,359,023	\$ 1,386,200	\$ 1,413,926	
State Brownfield Redevelopment Fund (50% of SET)	\$ 9,000	\$ 31,500	\$ 29,020	\$ 44,711	\$ 58,385	\$ 61,038	\$ 65,949	\$ 67,268	\$ 130,161	\$ 132,764	\$ 135,419	\$ 138,128	\$ 140,891	\$ 143,708	\$ 146,583	\$ 149,514	\$ 152,504	\$ 155,554	\$ 158,665	\$ 161,839	\$ 165,074	\$ 168,377	\$ 171,730	
State TIR Available for Reimbursement	\$ 63,000	\$ 220,500	\$ 203,140	\$ 294,976	\$ 363,695	\$ 381,365	\$ 426,072	\$ 457,093	\$ 870,441	\$ 884,700	\$ 979,452	\$ 1,001,749	\$ 1,018,014	\$ 1,040,219	\$ 1,060,189	\$ 1,081,326	\$ 1,103,010	\$ 1,125,332	\$ 1,148,311	\$ 1,171,935	\$ 1,196,149	\$ 1,220,923	\$ 1,246,196	
Total Local Incremental Revenue	\$ 67,175	\$ 235,112	\$ 216,609	\$ 319,051	\$ 399,088	\$ 418,155	\$ 501,326	\$ 605,867	\$ 1,113,107	\$ 1,207,835	\$ 1,555,715	\$ 1,586,828	\$ 1,618,565	\$ 1,650,934	\$ 1,683,956	\$ 1,717,634	\$ 1,751,988	\$ 1,787,028	\$ 1,822,768	\$ 1,859,223	\$ 1,896,403	\$ 1,934,335	\$ 1,973,021	
BRA Administrative Fee (10%)	\$ 6,718	\$ 23,511	\$ 21,661	\$ 31,905	\$ 39,909	\$ 41,816	\$ 50,133	\$ 60,587	\$ 111,311	\$ 120,784	\$ 155,572	\$ 158,683	\$ 161,857	\$ 165,093	\$ 168,396	\$ 171,763	\$ 175,199	\$ 178,703	\$ 182,277	\$ 185,922	\$ 189,640	\$ 193,434	\$ 197,302	
Local TIR Available for Reimbursement	\$ 60,457	\$ 211,601	\$ 194,948	\$ 287,146	\$ 359,179	\$ 376,339	\$ 451,193	\$ 545,280	\$ 1,001,796	\$ 1,087,051	\$ 1,400,143	\$ 1,428,145	\$ 1,456,708	\$ 1,485,841	\$ 1,515,560	\$ 1,545,871	\$ 1,576,789	\$ 1,608,325	\$ 1,640,491	\$ 1,673,301	\$ 1,706,763	\$ 1,740,901	\$ 1,775,719	
Total State & Local TIR Available	\$ 60,457	\$ 211,601	\$ 398,088	\$ 582,122	\$ 722,874	\$ 757,704	\$ 877,265	\$ 1,002,373	\$ 1,854,789	\$ 1,974,353	\$ 2,382,250	\$ 2,429,894	\$ 2,478,492	\$ 2,528,060	\$ 2,578,624	\$ 2,630,197	\$ 2,682,800	\$ 2,736,457	\$ 2,791,187	\$ 2,847,010	\$ 2,903,947	\$ 2,962,027	\$ 3,021,268	
Total TIR Available to Developers	\$ 42,320	\$ 148,121	\$ 157,387	\$ 254,710	\$ 322,524	\$ 335,960	\$ 393,745	\$ 469,039	\$ 491,578	\$ 687,067	\$ 700,807	\$ 714,822	\$ 729,120	\$ 743,822	\$ 758,920	\$ 774,429	\$ 789,459	\$ 804,916	\$ 820,819	\$ 837,176	\$ 853,995	\$ 871,276	\$ 889,021	
Total TIR Available to MITC Infrastructure	\$ 18,137	\$ 63,480	\$ 240,701	\$ 327,412	\$ 400,350	\$ 421,744	\$ 483,520	\$ 533,334	\$ 1,363,211	\$ 1,527,148	\$ 1,695,183	\$ 1,729,087	\$ 1,763,670	\$ 1,798,940	\$ 1,856,577	\$ 1,929,747	\$ 1,968,341	\$ 2,024,638	\$ 2,199,025	\$ 2,692,674	\$ 2,746,524	\$ 2,801,455	\$ 2,853,694	
REIMBURSEMENT BALANCES																								
	Beginning Balances																							
PARCEL 13 Reimbursement Balance	\$ 1,470,770																							
PARCEL 11/12 Reimbursement Balance	\$ 1,356,494	\$ 1,314,174	\$ 1,166,053	\$ 1,049,674	\$ 901,553	\$ 721,694	\$ 531,254	\$ 319,651	\$ 103,820															
PARCEL 9 (NL, LLC) Reimbursement Balance	\$ 3,891,862																							
PARCEL 7 Reimbursement Balance	\$ -																							
MITC INFRASTRUCTURE Reimbursement Balance	\$ 29,865,534	\$ 29,846,762	\$ 29,781,060	\$ 29,540,358	\$ 29,212,947	\$ 28,812,597	\$ 28,390,853	\$ 27,907,334	\$ 27,373,999	\$ 26,010,789	\$ 24,483,642	\$ 22,788,459	\$ 21,059,372	\$ 19,295,703	\$ 17,496,762	\$ 15,640,185	\$ 13,710,439	\$ 11,742,098	\$ 9,717,462	\$ 7,518,436	\$ 4,825,761	\$ 2,079,237	\$ -	
PARCEL 13																								
MSF Non-Environmental Costs	\$ 1,116,709																							
State Tax Reimbursement	\$ 569,773																							
Local Tax Reimbursement	\$ 546,937																							
Total MSF Reimbursement Balance	\$ 1,116,709	\$ 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	\$ 233,989	\$ 153,462	\$ 71,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE Environmental Costs	\$ 354,061																							
State Tax Reimbursement	\$ 180,651																							
Local Tax Reimbursement	\$ 173,410																							
Total EGLE Reimbursement Balance	\$ 354,061	\$ 344,178	\$ 324,017	\$ 303,453	\$ 282,477	\$ 261,082	\$ 239,259	\$ 217,000	\$ 194,295	\$ 171,136	\$ 147,514	\$ 123,420	\$ 98,844	\$ 73,776	\$ 48,207	\$ 22,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Parcel 13 Reimbursement	\$ 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	\$ 307,765	\$ 201,669	\$ 93,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PARCELS 11/12 RIDGE 5 CORPORATE PARK																								
EGLE Environmental Costs	\$ 1,356,494	\$ 42,320	\$ 148,121	\$ 116,379	\$ 148,121	\$ 179,859	\$ 190,440	\$ 211,603	\$ 215,831	\$ 103,820														
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -														
Local Tax Reimbursement	\$ 1,356,494	\$ 42,320	\$ 148,121	\$ 116,379	\$ 148,121	\$ 179,859	\$ 190,440	\$ 211,603	\$ 215,831	\$ 103,820														
Total EGLE Reimbursement Balance	\$ 1,356,494	\$ 42,320	\$ 148,121	\$ 116,379	\$ 148,121	\$ 179,859	\$ 190,440	\$ 211,603	\$ 215,831	\$ 103,820														
Total Annual Parcel 11/12 Reimbursement	\$ 1,356,494	\$ 42,320	\$ 148,121	\$ 116,379	\$ 148,121	\$ 179,859	\$ 190,440	\$ 211,603	\$ 215,831	\$ 103,820														
Parcel 9 Northville Lumber																								
MSF Non-Environmental Costs	\$ 3,680,536																							
State Tax Reimbursement	\$ 1,739,529																							
Local Tax Reimbursement	\$ 1,791,972																							
Total MSF Reimbursement Balance	\$ 3,680,536	\$ 3,658,840	\$ 3,604,598	\$ 3,549,273	\$ 3,492,841	\$ 3,435,280	\$ 3,317,856	\$ 3,198,086	\$ 3,075,919	\$ 2,951,307	\$ 2,824,203	\$ 2,694,557	\$ 2,562,319	\$ 2,427,436	\$ 2,289,855	\$ 2,149,523	\$ 2,006,384	\$ 1,860,382	\$ 1,711,460	\$ 1,559,559	\$ 1,404,620			
EGLE Environmental Costs	\$ 211,326																							
State Tax Reimbursement	\$ 97,398																							
Local Tax Reimbursement	\$ 104,258																							
Total EGLE Reimbursement Balance	\$ 211,326	\$ 210,088	\$ 206,992	\$ 203,834	\$ 200,613	\$ 197,327	\$ 190,624	\$ 183,787	\$ 176,813	\$ 169,700	\$ 162,445	\$ 155,044	\$ 147,496	\$ 139,797	\$ 131,944	\$ 123,933	\$ 115,762	\$ 107,428	\$ 98,927	\$ 90,256	\$ 77,621			
Total Annual Parcel 9 Reimbursement	\$ 3,891,862	\$ 3,868,928	\$ 3,811,590	\$ 3,753,107	\$ 3,693,454	\$ 3,632,607	\$ 3,508,480	\$ 3,381,873	\$ 3,252,732	\$ 3,121,007	\$ 2,986,648	\$ 2,849,601	\$ 2,709,815	\$ 2,567,233	\$ 2,421,799	\$ 2,273,456	\$ 2,122,146	\$ 1,967,810	\$ 1,810,387	\$ 1,649,815	\$ 1,482,241			
Parcel 7 Toll Bros.																								
MSF Non-Environmental Costs	\$ 4,625,362																							
State Tax Reimbursement	\$ 313,099																							
Local Tax Reimbursement	\$ 4,312,262																							
Total MSF Reimbursement Balance	\$ 4,625,362	\$ 4,592,458	\$ 4,493,933	\$ 4,325,933	\$ 4,104,979	\$ 3,854,232	\$ 3,584,471	\$ 3,214,471	\$ 2,725,515	\$ 2,247,180	\$ 1,780,933	\$ 1,341,399	\$ 893,073	\$ 435,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE Environmental Costs	\$ 113,000																							
State Tax Reimbursement	\$ 13,580																							
Local Tax Reimbursement	\$ 99,421																							
Total EGLE Reimbursement Balance	\$ 113,000	\$ 112,191	\$ 109,748	\$ 105,638	\$ 100,205	\$ 89,125	\$ 77,815	\$ 66,283	\$ 54,521	\$ 42,523	\$ 30,283	\$ 17,803	\$ 5,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Parcel 7 Reimbursement	\$ 4,738,362	\$ 4,704,649	\$ 4,603,681	\$ 4,429,571	\$ 4,205,184	\$ 3,973,497	\$ 3,683,696	\$ 3,380,752	\$ 3,079,740	\$ 2,777,705	\$ 2,478,913	\$ 2,180,716	\$ 1,885,816	\$ 1,594,864	\$ 1,308,800	\$ 1,028,819	\$ 754,819	\$ 490,800	\$ 235,781	\$ 85,781	\$ -	\$ -	\$ -	
MITC INFRASTRUCTURE																								
MSF Non-Environmental Costs	\$ 28,855,534	\$ 18,137	\$ 63,480	\$ 232,277	\$ 315,952	\$ 386,338	\$ 406,983	\$ 466,596	\$ 514,668	\$ 1,315,498	\$ 1,473,697	\$ 1,635,852	\$ 1,668,569	\$ 1,701,941	\$ 1,735,978	\$ 1,791,597	\$ 1,862,205	\$ 1,899,449	\$ 1,953,774	\$ 2,122,060	\$ 2,598,431	\$ 2,650,396	\$ 2,041,656	
State Tax Reimbursement	\$ 14,092,025																							
Local Tax Reimbursement	\$ 14,763,509	\$ 18,137	\$ 63,480	\$ 56,438	\$ 83,128	\$ 103,983	\$ 108,949	\$ 130,620	\$ 157,858	\$ 614,721	\$ 748,085	\$ 847,392	\$ 864,340	\$ 881,628	\$ 899,259	\$ 917,246	\$ 935,590	\$ 954,303	\$ 981,389	\$ 1,082,768	\$ 1,537,396	\$ 1,568,140	\$ 1,208,660	
Total MSF Reimbursement Balance	\$ 28,855,534	\$ 28,873,797	\$ 28,773,917	\$ 28,541,640	\$ 28,225,688	\$ 27,839,350	\$ 27,432,367	\$ 26,965,771	\$ 26,451,103	\$ 25,135,605	\$ 23,661,908	\$ 22,026,056	\$ 20,357,487	\$ 18,655,546	\$ 16,919,568	\$ 15,127,971	\$ 13,265,766	\$ 11,366,317	\$ 9,412,543	\$ 7,290,483	\$ 4,692,052	\$ 2,041,656	\$ -	
EGLE Environmental Costs	\$ 1,010,000	\$ 635	\$ 2,222	\$ 8,425	\$ 11,459	\$ 14,012	\$ 14,761	\$ 16,923	\$ 18,667	\$ 47,712	\$ 53,450	\$ 59,331	\$ 60,518	\$ 61,728	\$ 62,963	\$ 64,980	\$ 67,541	\$ 68,892	\$ 70,862	\$ 76,966	\$ 94,244	\$ 96,128	\$ 37,581	
State Tax Reimbursement	\$ 496,242																							
Local Tax Reimbursement	\$ 513,760	\$ 635	\$ 2,222	\$ 2,047	\$ 3,015	\$ 3,771	\$ 3,952	\$ 4,737	\$ 5,725	\$ 22,296	\$ 27,133	\$ 30,734	\$ 31,349	\$ 31,976	\$ 32,616	\$ 33,268	\$ 33,933	\$ 34,612	\$ 35,594	\$ 39,271	\$ 55,760	\$ 56,876	\$ 22,237	
Total EGLE Reimbursement Balance	\$ 1,010,000	\$ 1,009,365	\$ 1,007,143	\$ 998,718	\$ 987,259	\$ 973,247	\$ 958,486	\$ 941,563	\$ 922,896	\$ 875,184	\$ 821,734	\$ 762,403	\$ 701,885</											

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS

PARCEL 7

PARCELS 6 – 9

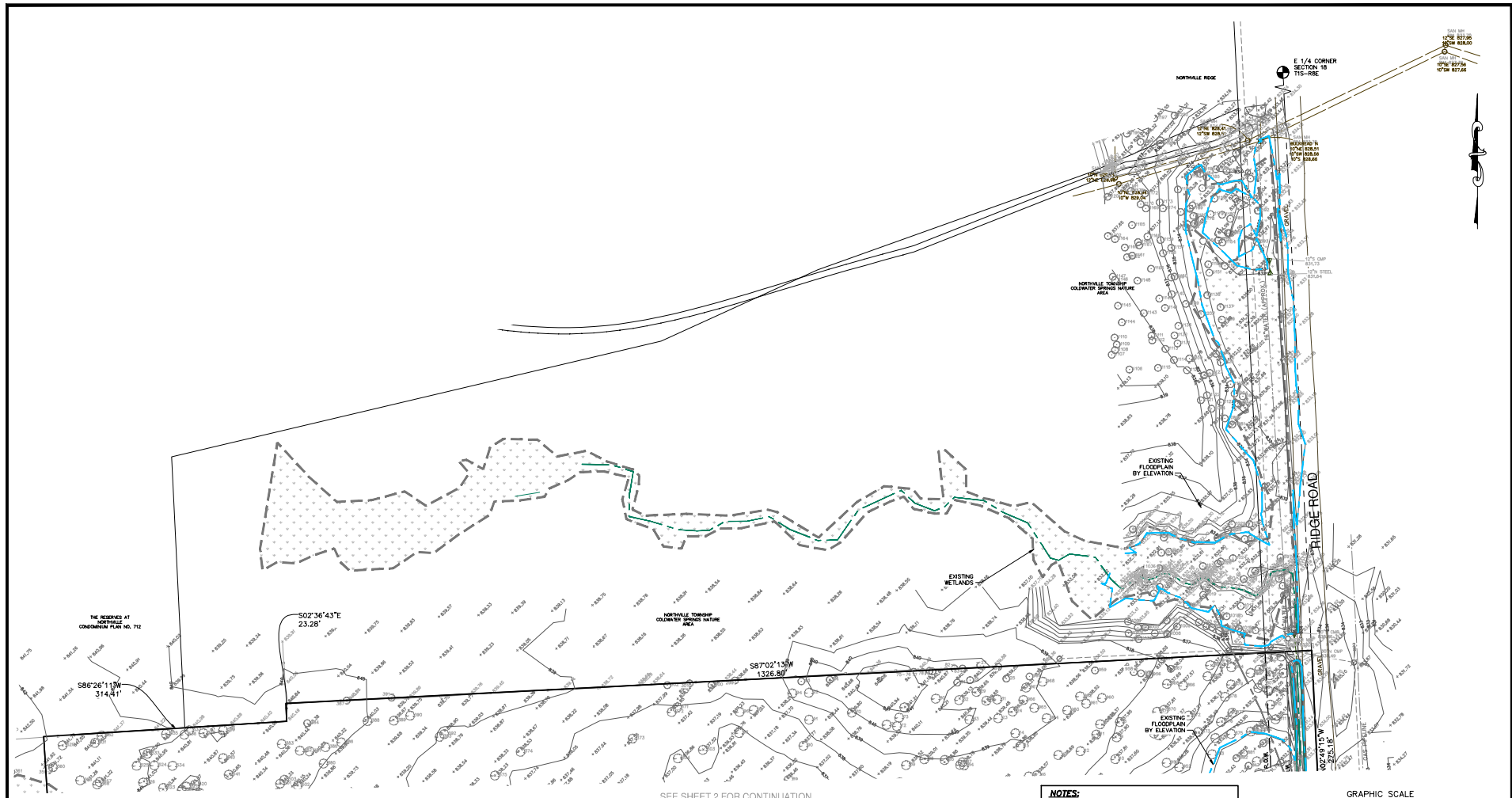
PARCEL 10

PARCEL 11/12

PARCELS 13 AND 15

PARCEL 14

PARCEL 7

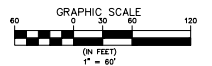


SEE SHEET 2 FOR CONTINUATION

NOTES:

- BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE.
- PORTION OF SITE LIES IN ZONE AE (BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26163C002D, EFFECTIVE DATE 2/2/2012.
- FLOOD ZONE SHOWN IN SCHEMATIC FORM AS DIGITIZED FROM FEMA FLOOD INSURANCE RATE MAP AERIAL IMAGERY.
- WETLANDS SHOWN PER ASTI ENVIRONMENTAL WETLAND DELINEATION PERFORMED SEPTEMBER 20-22, 2022.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



LEGEND

<ul style="list-style-type: none"> □ EX. CATCH BASIN ○ EX. MANHOLE △ EX. END SECTION ○ EX. OVERFLOW STRUCTURE ● EX. DOWNSPOUT/ROOF DRAIN ○ EX. WATER WELL ○ EX. HYDRANT ○ EX. WATER SHUTOFF ○ EX. IRRIGATION CONTROL VALVE ○ EX. LIGHTPOLE ○ EX. UTILITY POLE ○ EX. GUY ANCHOR ○ EX. TRAFFIC SIGNAL ○ EX. GAS SHUTOFF ○ EX. GAS VENT ○ EX. HANDHOLE ○ EX. PEDESTAL ○ EX. TRANSFORMER ○ EX. GENERATOR ○ EX. GAS METER 	<ul style="list-style-type: none"> ○ EX. ELECTRIC METER ○ EX. ELECTRICAL OUTLET ○ EX. UTILITY MARKER ○ EX. HVAC ○ EX. SIGN ○ EX. POST/BOLLARD ○ EX. FLAGPOLE ○ EX. MAILBOX ○ EX. MONITOR WELL ○ FOUND IRON ○ SET IRON ○ EX. TREE TAG & NUMBER ○ EX. TREE LINE ○ EX. FENCE ○ EX. SANITARY SEWER ○ EX. STORM SEWER ○ EX. WATER MAIN ○ EX. ELECTRIC CABLE ○ EX. COMMUNICATION ○ EX. GAS LINE ○ EX. OVERHEAD LINE ○ EX. WETLANDS
--	--

10/24/2022
11/09/23

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PROJECT NAME: [blank]
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DATE: [blank]
DATE PLOTTED: 11/09/23
OFFICE: [blank]
TRANSMITTER: [blank]

Toll Brothers
APRIL'S LUXURY HOUSING BUILDERS

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SUITE 200, NOVI MI 48375

PROJECT NAME: COLDWATER RIDGE
SECTION 18, TOWNSHIP 15 N, RANGE 16 E, NORTHVILLE
TOWNSHIP, WALKER COUNTY, MICHIGAN
SHEET TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

PAGE NO.: 3

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
---	MONUMENT
---	CATCH BASIN
---	YARD SIGN
---	UTILITY POLE
---	WATER GATE
---	UNDERGROUND
---	DAB 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.

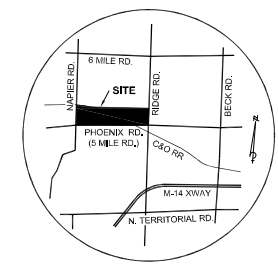
PORTIONS OF THE SURVEYED PROPERTY SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 26163C0202E, DATED FEBRUARY 2, 2012.

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

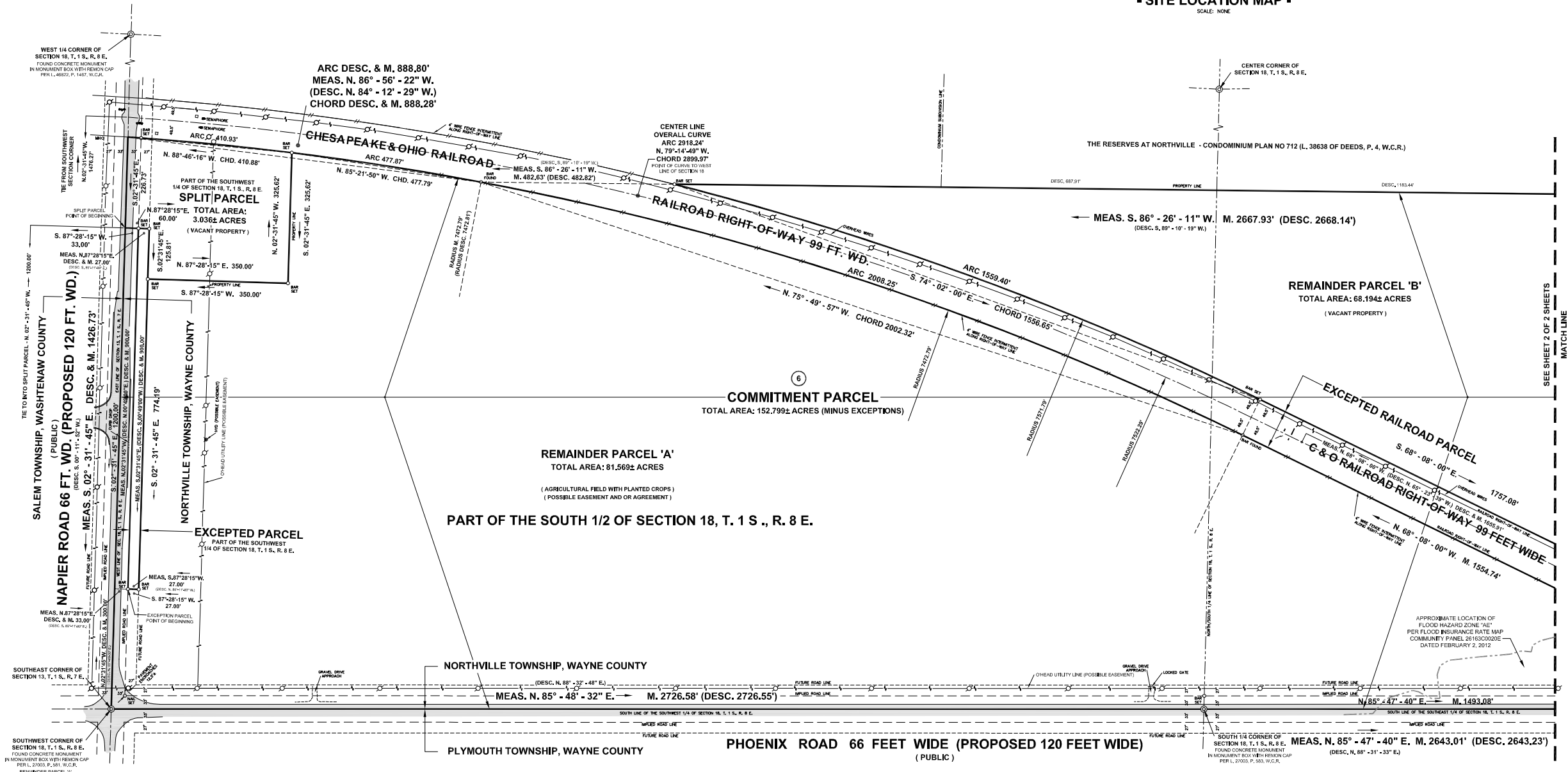
THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PARCELS.

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

(6) 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 IS ESTABLISHED AND 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. MICHIGAN ROAD
TOLSON, MICHIGAN 48229
Tel: 248-464-2222 Fax: 248-464-2222
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DCA SURVEY NO. 20199
SHEET 1 OF 2 SHEETS

David C. Adams & Son
Professional Land Surveyors, Inc.
2807 E. Michigan Road
Tolson, Michigan 48229
Tel: 248-464-2222 Fax: 248-464-2222
www.dcasurvey.com

PROJ. CHG.	PROJ. DR.	PROJ. ENCL.	PROJ. DR.	PROJ. ENCL.	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

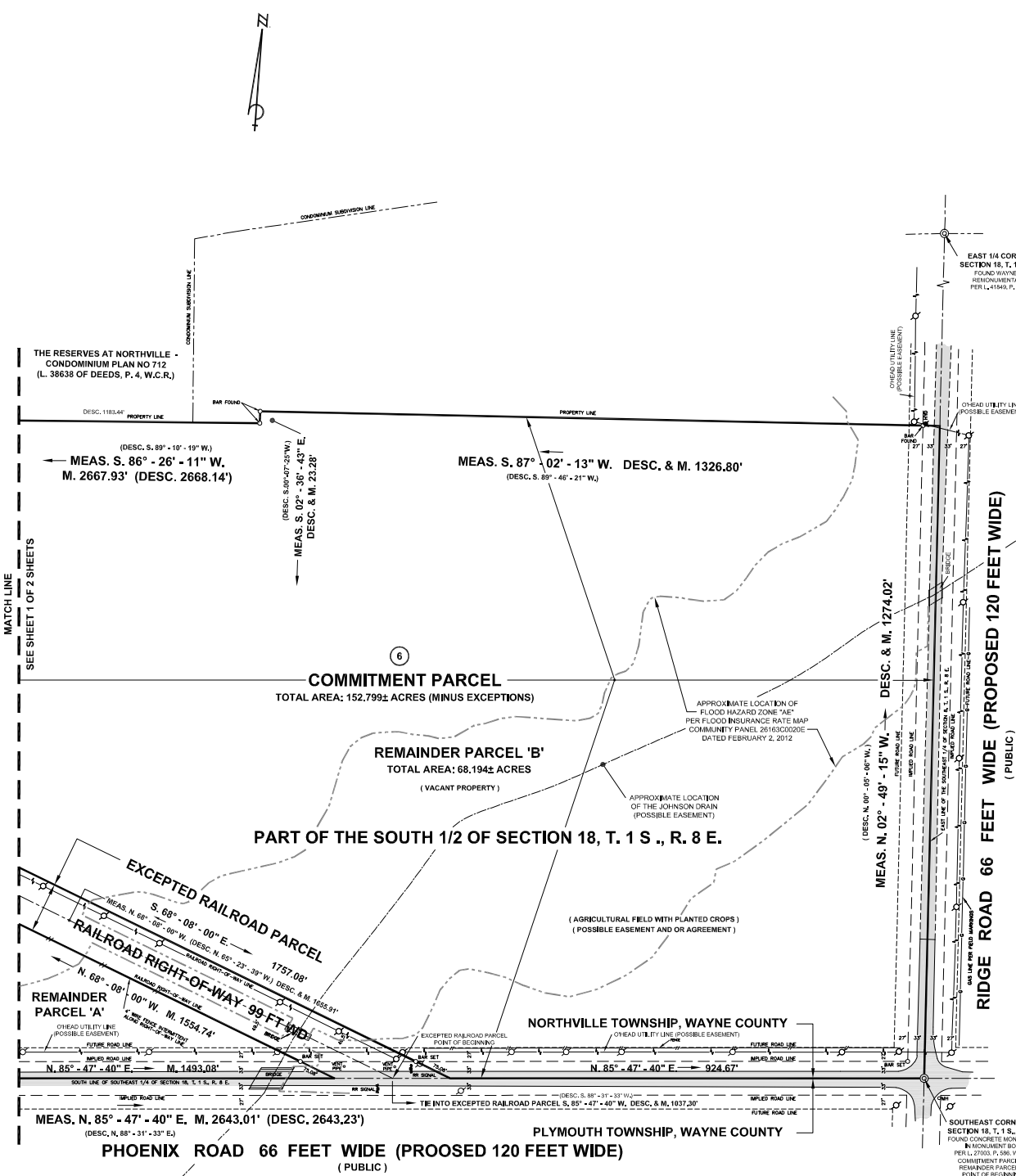
ORIGINATING SOURCE: SURVEYING SERVICES

DRAWING NUMBER: 6SE-NVL-004

SCALE: 1" = 100'

JOB NUMBER: 48841639





COMMITMENT PARCEL DESCRIPTION FROM SCHEDULE 'C' OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 793802, DATED SEPTEMBER 8, 2017:
 THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WAYNE, TOWNSHIP OF NORTHVILLE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
 PART OF THE SOUTH 1/2 OF SECTION 18, TOWN 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER MONUMENT OF SAID SECTION 18, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF PHOENIX ROAD WITH THE CENTERLINE OF RIDGE ROAD; THENCE NORTH 00 DEGREES 05 MINUTES 06 SECONDS WEST 1,274.02 FEET ALONG THE EAST LINE OF SECTION 18 TO A MONUMENT; THENCE SOUTH 89 DEGREES 45 MINUTES 21 SECONDS WEST 1,326.90 FEET TO AN IRON; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS WEST 2,308 FEET TO AN IRON; THENCE SOUTH 89 DEGREES 10 MINUTES 19 SECONDS WEST 2,668.14 FEET TO AN IRON, SAID IRON BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE C & O RAILROAD; THENCE SOUTH 89 DEGREES 10 MINUTES 19 SECONDS WEST 482.22 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE C & O RAILROAD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE RAILROAD 888.85 FEET ALONG AN ARC OF A 7,472.81 FOOT RADIUS CURVE, CONCAVE NORTH WITH A CHORD OF 888.28 FEET BEARING NORTH 04 DEGREES 12 MINUTES 29 SECONDS WEST TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE C & O RAILROAD AND THE WEST SECTION LINE OF SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 52 SECONDS WEST 1,428.73 FEET ALONG THE WEST LINE OF SECTION 18 TO A MONUMENT, SAID MONUMENT BEING THE SOUTHWEST SECTION CORNER OF SECTION 18; THENCE NORTH 88 DEGREES 32 MINUTES 48 SECONDS EAST 2,726.55 FEET ALONG THE SOUTH LINE OF SECTION 18 TO A MONUMENT, SAID MONUMENT BEING THE SOUTH 1/4 CORNER OF SECTION 18; THENCE NORTH 88 DEGREES 31 MINUTES 33 SECONDS EAST 2,453.23 FEET ALONG THE SOUTH LINE OF SECTION 18 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE 99 FOOT WIDE RIGHT-OF-WAY OF THE C & O RAILROAD WHICH LIES 49.5 FEET EACH SIDE OF A LINE WHICH IS DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, SOUTH 89 DEGREES 31 MINUTES 33 SECONDS WEST 1,037.20 FEET FROM THE SOUTHWEST CORNER MONUMENT OF SAID SECTION; THENCE NORTH 85 DEGREES 23 MINUTES 39 SECONDS WEST 1,655.91 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 7,522.29 FEET TO A POINT ON THE WEST LINE OF SECTION 18.

ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWN 1 SOUTH, RANGE 7 EAST, SALEM TOWNSHIP, WASHINGTON COUNTY, MICHIGAN, THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST 300.00 FEET ALONG THE EAST LINE OF SAID SECTION 13 AND THE CENTER LINE OF NAPIER ROAD; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST 330.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST 900.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NAPIER ROAD (66.00 FEET TOTAL WIDTH) THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST 27.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 00 SECONDS WEST 900.00 FEET, THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST 27.00 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 1 SOUTH, RANGE 8 EAST NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN.

ALL BEING MORE PARTICULARLY DESCRIBED FROM FIELD FINDINGS AS FOLLOWS:

PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY MICHIGAN, DESCRIBED AS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE) WITH THE CENTER LINE OF RIDGE ROAD (66 FEET WIDE) AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF SAID RIDGE ROAD, A DISTANCE OF 1274.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST, A DISTANCE OF 1326.80 FEET TO A POINT; THENCE SOUTH 02 DEGREES 38 MINUTES 43 SECONDS EAST, A DISTANCE OF 21.28 FEET TO A POINT; THENCE SOUTH 88 DEGREES 26 MINUTES 11 SECONDS WEST, A MEASURED DISTANCE OF 2687.58 FEET (DESCRIBED 2688.14 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE SOUTH 88 DEGREES 26 MINUTES 11 SECONDS WEST, A MEASURED DISTANCE OF 482.63 FEET (DESCRIBED 482.22 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, A MEASURED RADIUS OF 7472.79 FEET (DESCRIBED 7472.81 FEET), AN ARC DISTANCE OF 888.28 FEET (CHORD BEARS NORTH 04 DEGREES 12 MINUTES 29 SECONDS WEST, 888.28 FEET) TO THE POINT OF INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE OF 1426.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE); THENCE SOUTH 02 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 2726.55 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 31 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A MEASURED DISTANCE OF 2453.23 FEET (DESCRIBED 2453.23 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE CHESAPEAKE AND OHIO RAILROAD RIGHT OF WAY (66 FEET WIDE), BEING 49.5 FEET EACH SIDE OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, SOUTH 85 DEGREES 47 MINUTES 40 SECONDS WEST, A DISTANCE OF 1037.20 FEET, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE) FROM THE SOUTHWEST CORNER OF SAID SECTION 18; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 1655.91 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, RADIUS 7522.29 FEET, AN ARC DISTANCE OF 2914.24 FEET (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 49 SECONDS WEST, 2909.91 FEET) TO A POINT ON THE WEST LINE OF SAID SECTION 18, SAID POINT BEING NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 1476.27 FEET, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE) FROM THE SOUTHWEST CORNER OF SAID SECTION 18.

ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF SECTION 13, T. 1 S., R. 7 E., SALEM TOWNSHIP, WASHINGTON COUNTY, MICHIGAN, AND RUNNING THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 02 MINUTES 13 SECONDS EAST, A DISTANCE 33.00 FEET TO THE POINT OF BEGINNING; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG A LINE, 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 800.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG A LINE 80.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 900.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

SPLIT PARCEL DESCRIPTION:
 PART OF THE SOUTHWEST 1/4 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DISTANT NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST 1200.00 FEET, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE) FROM THE SOUTHWEST CORNER OF SAID SECTION 18; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 87 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE, 80 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 125.81 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 325.62 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE ALONG THE SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 410.93 FEET (CHORD BEARS NORTH 88 DEGREES 40 MINUTES 45 SECONDS WEST, 410.88 FEET) TO THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 226.73 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (NAPIER ROAD).

REMAINDER 'A' PARCEL DESCRIPTION:
 PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE); A MEASURED DISTANCE OF 2726.58 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 85 DEGREES 47 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A DISTANCE OF 1493.08 FEET TO THE POINT OF INTERSECTION OF SAID SECTION LINE WITH THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE NORTH 88 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1504.91 FEET TO A POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE CONCAVE ALONG SAID RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 2008.25 FEET, (CHORD BEARS NORTH 75 DEGREES 49 MINUTES 57 SECONDS WEST, 2002.32 FEET) TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 47.87 FEET, (CHORD BEARS NORTH 85 DEGREES 21 MINUTES 50 SECONDS WEST, 47.79 FEET) TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 325.62 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE 80.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 774.19 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1504.91 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 900.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE 1200.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (PHOENIX ROAD AND NAPIER ROAD).

REMAINDER 'B' PARCEL DESCRIPTION:
 PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF RIDGE ROAD (66 FEET WIDE), A DISTANCE OF 1274.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF SAID RIDGE ROAD, A DISTANCE OF 23.28 FEET TO A POINT; THENCE SOUTH 88 DEGREES 26 MINUTES 11 SECONDS WEST, A MEASURED DISTANCE OF 2687.58 FEET (DESCRIBED 2688.14 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 888.28 FEET (CHORD BEARS NORTH 04 DEGREES 12 MINUTES 29 SECONDS WEST, 888.28 FEET) TO THE POINT OF INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE OF 1426.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE), A DISTANCE OF 2726.55 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (PHOENIX ROAD AND RIDGE ROAD).

NOTE: SEE SHEET 1 OF 2 SHEETS FOR ALTNAPS LAND TITLE SURVEY NOTES AND LEGEND.

DCA SURVEY NO. 20199
 SHEET 2 OF 2 SHEETS
 David C. Adams & Son
 Professional Land Surveyors, Inc.
 2507 E. Main Street
 Detroit, Michigan 48237
 Tel: 313-486-6222
 Fax: 313-486-6438
 www.dcasurvey.com

PROJ. NO.	PROJ. OR.	PROJ. ENCL.	PROJ. DR.	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	PROJ. DATE	

SHEET 2 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
 SURVEYING SERVICES
 DRAWING NUMBER: 6SE-NVL-004
 JOB NUMBER: 48841639

DATE: 11/16/17
 CHECKED BY: []
 SURVEY ENGINEER: []
 SUPERVISING ENGINEER: []
 DTE DIRECTOR: []

SCALE: 1" = 100'
 USE DIMENSIONS ON THIS SCALE

PARCEL 9 - NORTHVILLE LUMBER CO. PORTION AND RESIDUAL PORTION

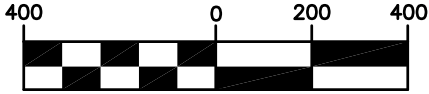


SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON OR NAIL & WASHER
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°31'45"E	325.62'
L2	S87°28'15"W	350.00'
L3	S02°31'45"E	774.19'
L4	S87°28'15"W	27.00'
L5	N02°31'45"W	900.00'
L6	S87°28'15"W	33.00'
L7	S02°31'45"E	1200.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(R)	2008.25'	7472.79'		N75°49'57"W 2002.32'
C1(M)	2008.36'	7472.79'	15°23'54"	N75°49'57"W 2002.32'
C2	477.87'	7472.79'	3°39'50"	N85°21'50"W 477.79'

BEARING BASIS:

BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/13/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 12, 2022

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET

NOTES:

1. TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. SEE SHEET 3 FOR EXISTING LEGAL DESCRIPTION.
3. BEARINGS AND DISTANCES NOT DESIGNATED WITH AN (M) FOR MEASURED, AND AN (R) FOR RECORD, ARE CONSIDERED MEASURED AND RECORD VALUES.

WEST 1/4 CORNER SECTION 18
T. 1S.,
R. 8E.,
L. 46822,
P. 1467,
W.C.R.

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E.
& CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:

NORTHVILLE LUMBER

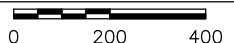
PARCEL SPLIT

PARCEL NO. 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL



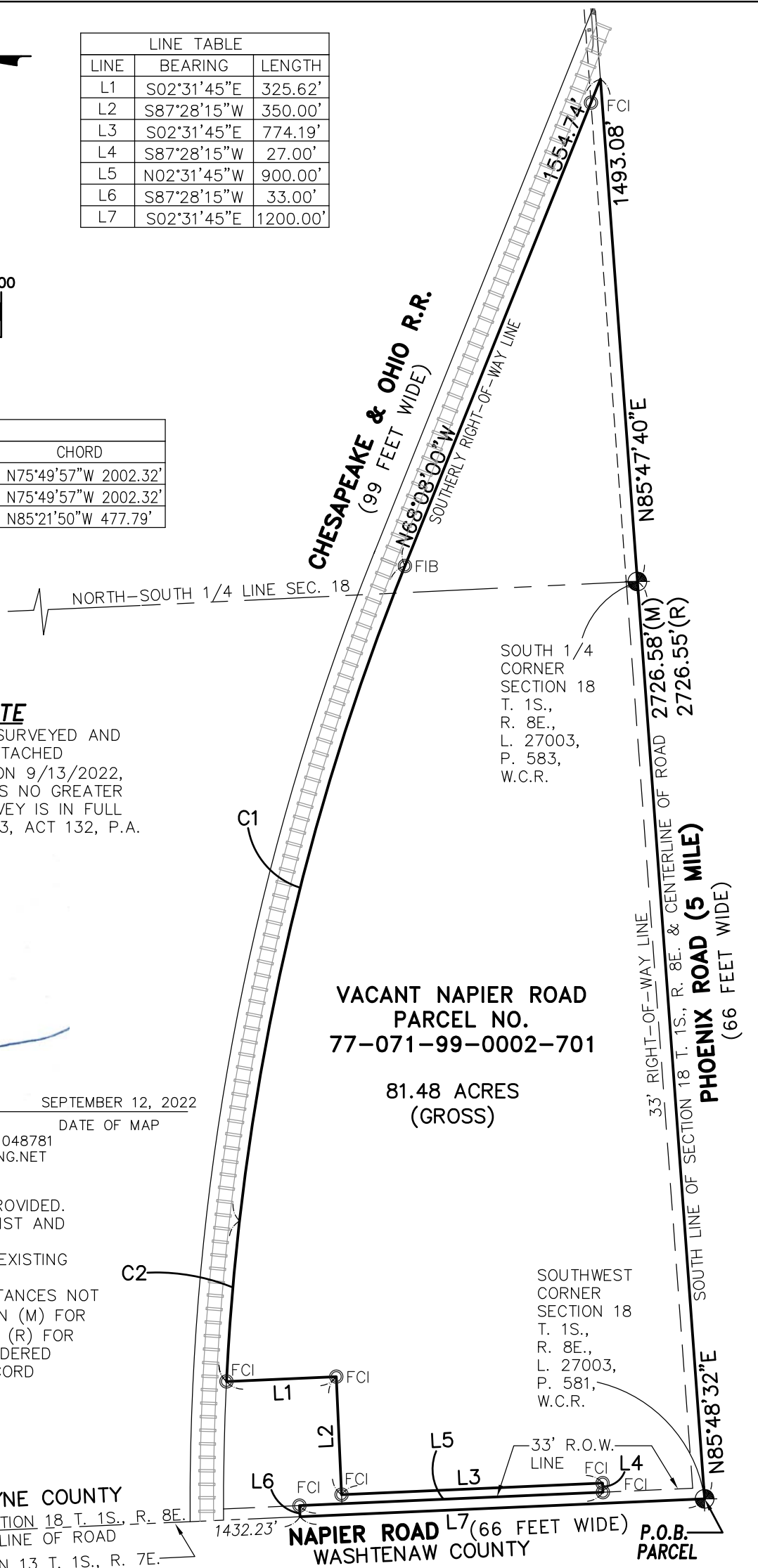
FBK: --

CHF: MM

SCALE HOR 1" = 400 FT.
VER 1" = -- FT.

1 / 3

20-372



VACANT NAPIER ROAD
PARCEL NO.
77-071-99-0002-701

81.48 ACRES
(GROSS)

NAPIER ROAD L7 (66 FEET WIDE)
WASHTENAW COUNTY

P.O.B.
PARCEL

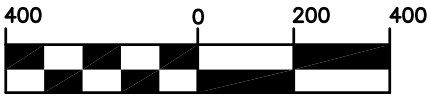


SCALE: 1" = 400'

LEGEND

- SET SET CAPPED IRON OR NAIL & WASHER
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°31'45"W	1200.00'
L2	N87°28'15"E	33.00'
L3	S02°31'45"E	900.00'
L4	N87°28'15"E	27.00'
L5	N02°31'45"W	774.19'
L6	N87°28'15"E	350.00'
L7	N02°31'45"W	325.62'
L8	S04°11'28"W	1298.39'
L9	S85°48'32"W	1003.03'
L10	N04°11'28"W	1298.39'
L11	S68°08'00"E	1554.74'
L12	S85°47'40"W	1493.08'
L13	S85°48'32"W	1723.55'

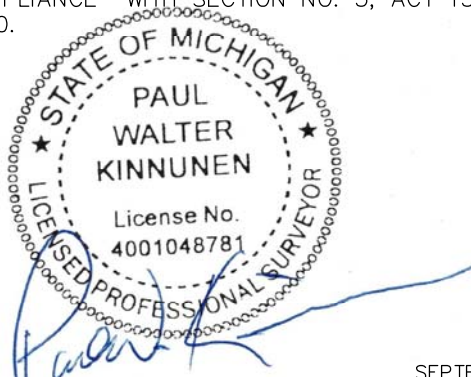
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

BEARING BASIS:

BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/13/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 13, 2022

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET

NOTES:

1. TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. SEE SHEET 3 FOR PROPOSED LEGAL DESCRIPTIONS.

WEST 1/4 CORNER SECTION 18 T. 1S., R. 8E., L. 46822, P. 1467, W.C.R.

WAYNE COUNTY

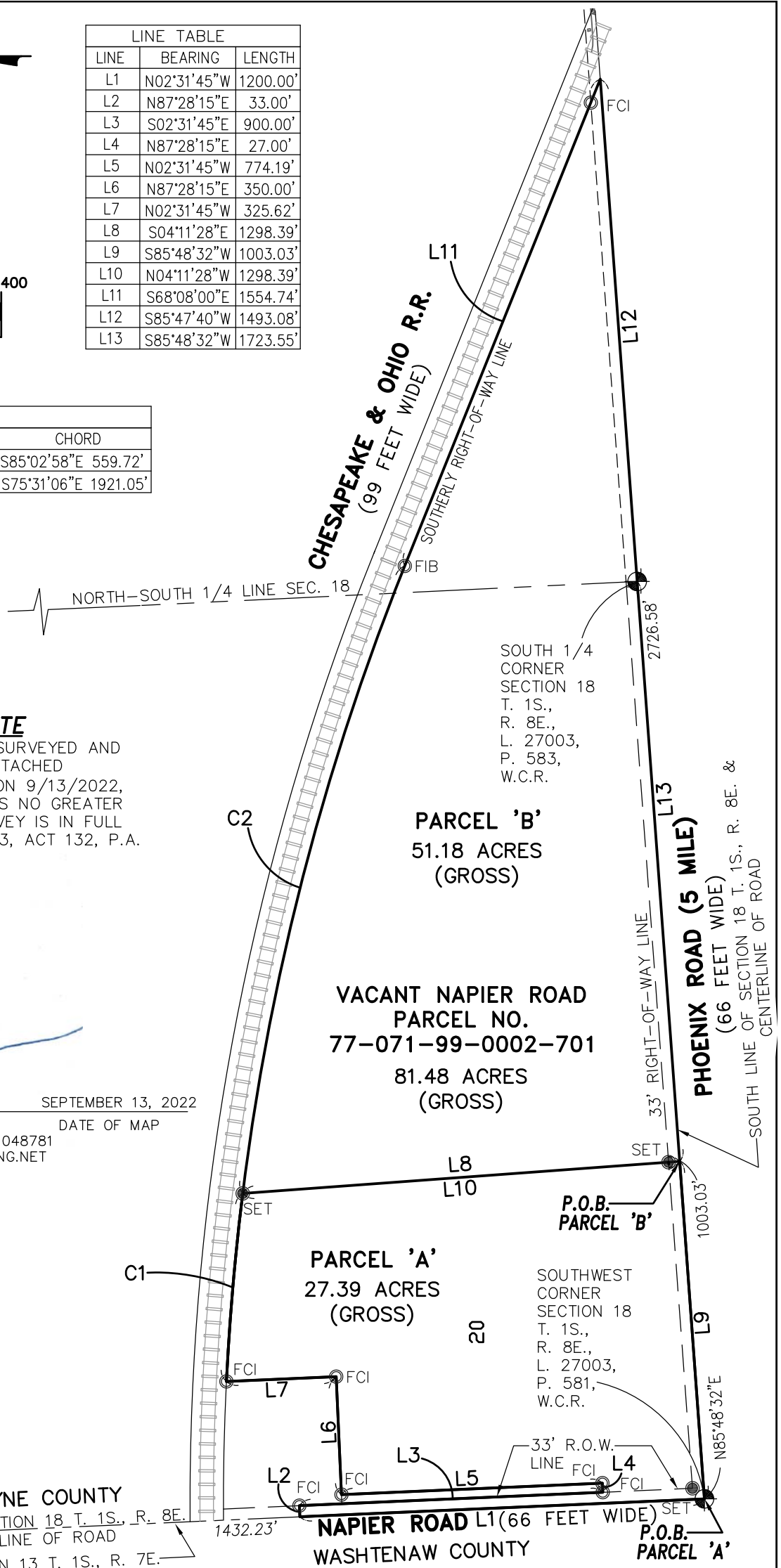
WEST LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:	NORTHVILLE LUMBER		DATE: 9-12-2022
	PARCEL SPLIT		DRAWN BY: PWK
	PARCEL NO. 77-071-99-0002-701		CHECKED BY: DJL
	SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.		0 200 400
	NORTHVILLE TOWNSHIP		FBK: --
	WAYNE COUNTY		2/3
	MICHIGAN		CHF: MM
			20-372
			SCALE HOR 1" = 400 FT. VER 1" = -- FT.



LEGAL DESCRIPTION PARCEL NO. 77-071-99-0002-701 (BY OTHERS):

PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID **POINT OF BEGINNING** NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE), A MEASURED DISTANCE OF 2726.58 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 85 DEGREES 47 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A DISTANCE OF 1493.08 FEET TO THE POINT OF INTERSECTION OF SAID SECTION LINE, WITH THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (99 FEET WIDE); THENCE NORTH 68 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1554.74 FEET TO A POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 2008.25 FEET, (CHORD BEARS NORTH 75 DEGREES 49 MINUTES 57 SECONDS WEST, 2002.32 FEET) TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7472.79 FEET, AN ARC DISTANCE OF 477.87 FEET, (CHORD BEARS NORTH 85 DEGREES 21 MINUTES 50 SECONDS WEST, 477.79 FEET) TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 325.62 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 774.19 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG A LINE 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 900.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE 1200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (PHOENIX ROAD AND NAPIER ROAD) .

LEGAL DESCRIPTION PARCEL 'A'):

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N02°31'45"W 1200.00 FEET; ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF NAPIER ROAD, 66 FEET WIDE; THENCE N87°28'15"E 33.00 FEET; THENCE S02°31'45"E 900.00 FEET; THENCE N87°28'15"E 27.00 FEET; THENCE N02°31'45"W 774.19 FEET; THENCE N87°28'15"E 350.00 FEET; THENCE N02°31'45"W 325.62 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 559.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 04°17'33", AND A CHORD BEARING S85°02'58"E 559.72 FEET; THENCE S04°11'28"E 1298.39 FEET TO THE SOUTH LINE OF SAID SECTION 18, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE; THENCE ALONG SAID SOUTH LINE, S85°48'32"W 1003.03 FEET TO SAID SOUTHWEST CORNER OF SAID SECTION 18 AND TO THE **POINT OF BEGINNING**. CONTAINING 27.39 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

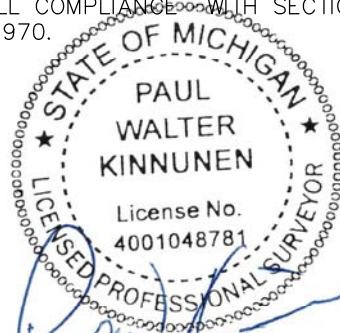
LEGAL DESCRIPTION PARCEL 'B'):

PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1003.03 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1298.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES, (1) 1926.38 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 14°46'12", AND A CHORD BEARING S75°31'06"E 1921.05 FEET, AND (2) S68°08'00"E 1554.74 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°47'40"W 1493.08 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE CONTINUING ON SAID SOUTH LINE OF SAID SECTION 18, S85°48'32"W 1723.55 FEET TO THE **POINT OF BEGINNING**. CONTAINING 54.18 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE OR ATTACHED DESCRIBED PARCEL(S) OF LAND ON 9/12/2022, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000, AND THE SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 13, 2022

PAUL W. KINNUNEN
PROFESSIONAL SURVEYOR NO. 4001048781
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

NOTE:

LEGAL DESCRIPTION FOR EXISTING PARCEL NO. 77-071-99-0002-701 AS PROVIDED BY THE CLIENT, FROM DAVID C. ADAMS & SON ATLA/NSPS LAND TITLE SURVEY, DATED NOVEMBER 16, 2017, DCA SURVEY NO. 20199, REMAINDER 'A' PARCEL DESCRIPTION.



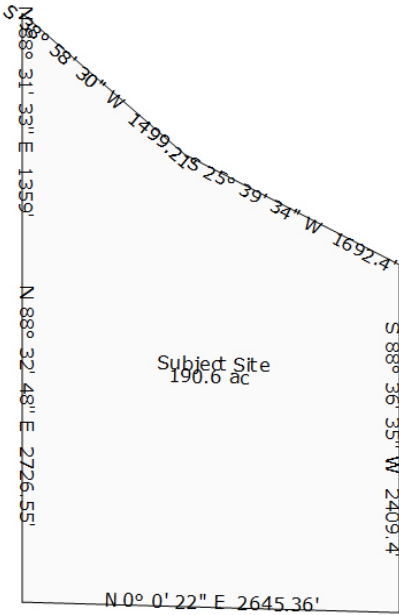
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:	NORTHVILLE LUMBER		DATE: 9-12-2022
	PARCEL SPLIT		DRAWN BY: PWK
	PARCEL NO. 77-071-99-0002-701		CHECKED BY: DJL
	SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.		0 200 400
	NORTHVILLE TOWNSHIP		FBK: -- 3/3
	WAYNE COUNTY		CHF: MM
	MICHIGAN		SCALE HOR 1"= 400FT. VER 1"= -- FT.
			20-372

PARCEL 10

MITC PARCEL 10
PROPERTY SKETCH AND LEGAL DESCRIPTION



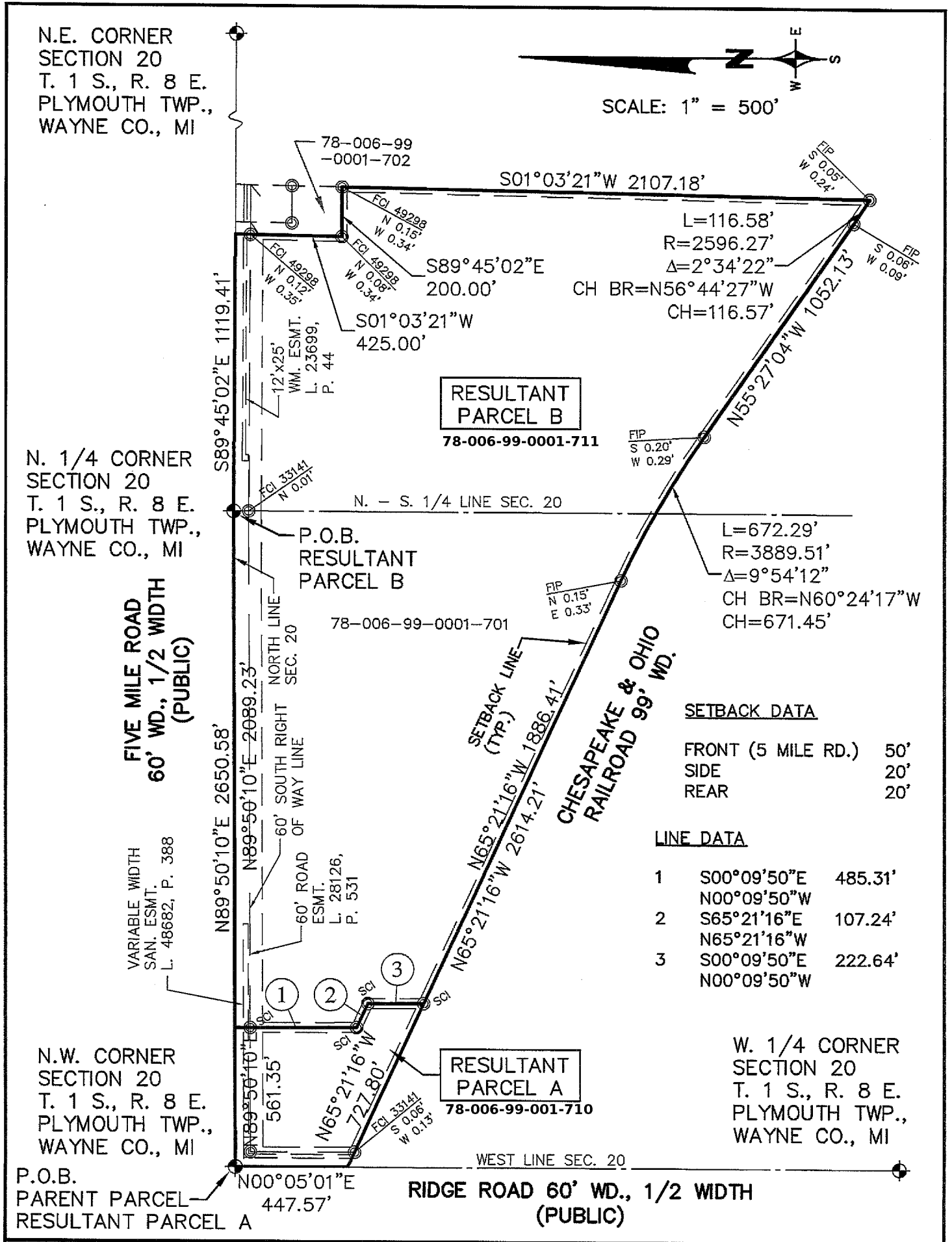
A PARCEL OF LAND IN THE N 1/2 OF SEC 19 T1S R8E DESC AS BEG S 88D 31M 33S W 1284.22 FT FROM NE COR OF SAID SECTION TH S 38D 58M 31S W 1499.20 FT; TH S 25D 39M 34S W 1692.40 FT; TH S 88D 36M 35S W 2409.40 FT; TH N 00D 00M 22S E 2645.36 FT; TH N 88D 32M 48S E 2726.55 FT; TH N 88D 31M 33S E 1359.00 FT POB 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'
DESIGNED BY	RH	FIELD BOOK NO.	
DRAWN BY	PTG	JOB NO.	17157
		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.

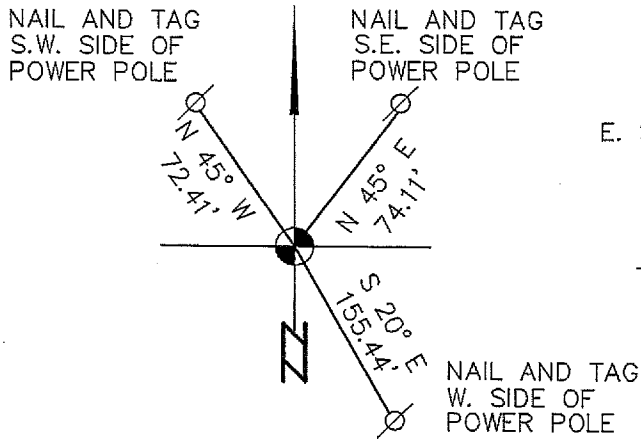
CERTIFICATION:

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.

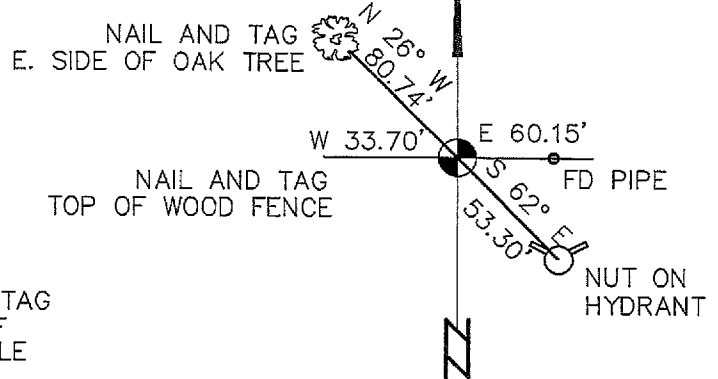


3-27-18 Richard Hofsess
 DATE RICHARD A. HOFSESS
 PROFESSIONAL SURVEYOR
 No. 47955

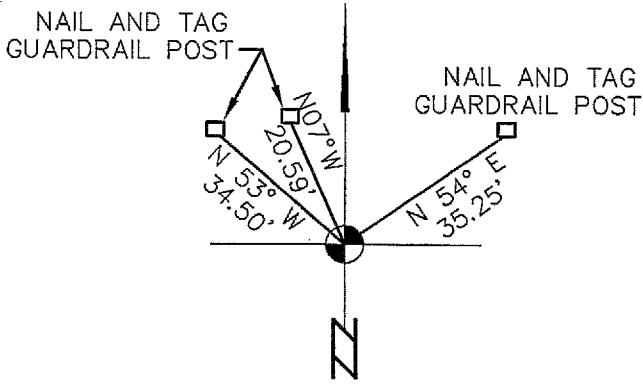
REVISIONS			PARCEL SPLIT		DATE	SCALE	
ITEM	DATE	BY			3-20-18	HOR: 1" =	
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		FIELD BOOK NO.		© COPYRIGHT 2018
			Z E I M E T W O Z N I A K & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 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			



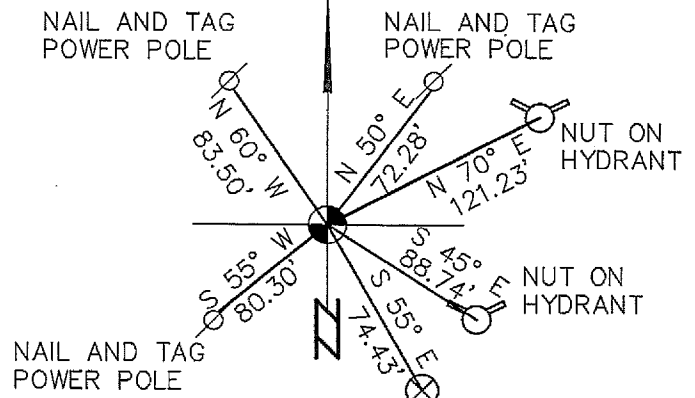
N.W. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27003, P. 586



W. 1/4 COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(DISC IN MON BOX)
L.C.R.C. L. 41849, P. 161



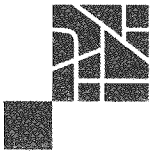
N. 1/4 COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(DISC ON IRON ROD)
L.C.R.C. L. 41849, P. 167



N.E. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27800, P. 29

REVISIONS			PARCEL SPLIT		DATE	SCALE
ITEM	DATE	BY	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		3-20-18	HOR: 1" =
ADD SETBACKS	3-27-18	PTG	 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	2/3

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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.

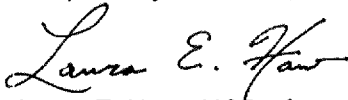


5/10/17

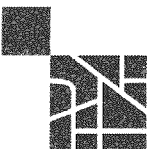
Signature Authorization: Supervisor Kurt Heise

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 SITE PLANS AND CONCEPTUAL DRAWINGS

PARCEL 7

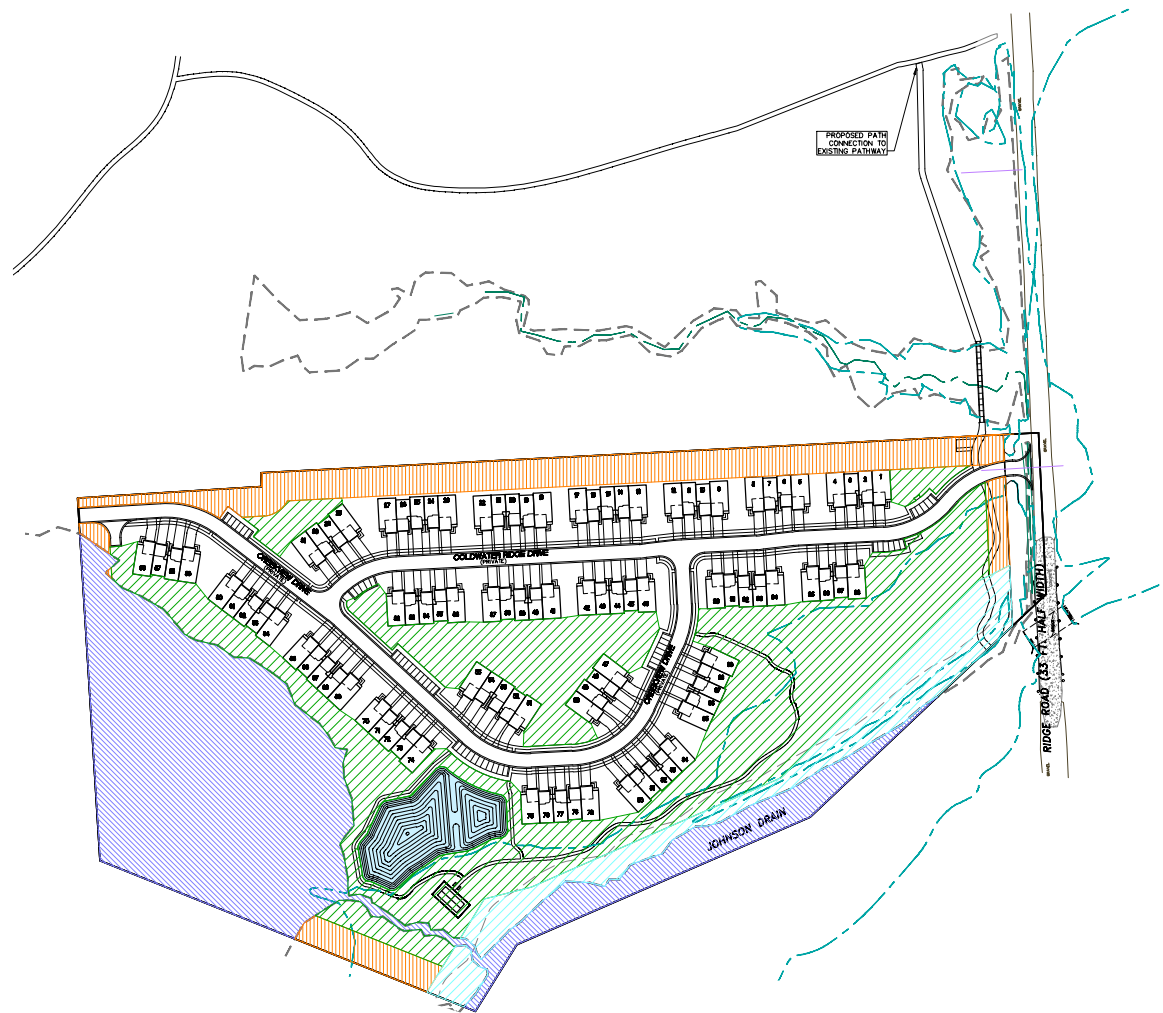
PARCEL 9 (NORTHVILLE LUMBER CO.)

PARCEL 11/12

PARCEL 13

PARCEL 7

11/15/2023 10:48 AM - 11/15/2023 10:48 AM - 11/15/2023 10:48 AM - 11/15/2023 10:48 AM



OPEN SPACE LEGEND	
	NON BUFFER OPEN SPACE
	METLAND OPEN SPACE
	DETENTION POND OPEN SPACE
	FLOODWAY OPEN SPACE
	PERMETER BUFFER OPEN SPACE

PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	FIRE PROTECTION FENCE
	SILT FENCE
	FLOORPLAN
	WETLAND
	CONDUIT
	GRID AND CURB
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	GATCH BASIN
	GRID INLET W/SLT SAC
	D&D SECTION
	FIRE HYDRANT
	DATE MARK AND BELL
	PAVEMENT (CONCRETE)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERFLOW ROUTE
	GRADE

SEIBER KEAST LEHNER ENGINEERING SURVEYING <small>10000 UNIVERSITY DRIVE, SUITE 100 CLAYTON, MISSOURI 63105 PHONE: (314) 234-1100 FAX: (314) 234-1101</small>	REVISIONS NO. DESCRIPTION DATE 1. REV. PER TWP 10/24/23 2. REV. PER TWP 10/27/23 3. REV. PER TWP 11/02/23	PROJECT NO.: CLIENT NAME: Toll Brothers <small>AMERICA'S LUXURY HOME BUILDER</small> 26200 TOWN CENTER DR SUITE 200, NOVI MI 48376	PROJECT NAME: COLDWATER RIDGE <small>SECTION 18, TOWNSHIP 15E, RANGE 16E, NORTHVILLE TOWNSHIP, WADE COUNTY, MICHIGAN</small> SHEET TITLE: OPEN SPACE PLAN	PROJECT NO.: CLIENT NAME: Toll Brothers <small>AMERICA'S LUXURY HOME BUILDER</small> 26200 TOWN CENTER DR SUITE 200, NOVI MI 48376	PROJECT NO.: CLIENT NAME: Toll Brothers <small>AMERICA'S LUXURY HOME BUILDER</small> 26200 TOWN CENTER DR SUITE 200, NOVI MI 48376		
	PROJECT NUMBER: PROJECT MANAGER: DRAWN BY: CHECKED BY: DATE: 10/20/23 OFFICE:					3 WORKING DAYS BEFORE YOU DIG BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 MISSOURI DEPARTMENT OF TRANSPORTATION	811
	11					11	11



HORTON ELITE
DEVONSHIRE

HOWE
NEWHAVEN

HOWE
WETHERBY

HOWE
NEWHAVEN

HORTON ELITE
NEWHAVEN



FULMER ELITE
DEVONSHIRE

SANDERS
NEWHAVEN

SANDERS
WETHERBY

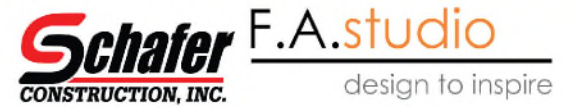
SANDERS
NEWHAVEN

FULMER ELITE
NEWHAVEN

PARCEL 9 (NORTHVILLE LUMBER CO.)



Proposed Exterior Rendering for:





Proposed Exterior Rendering for:





Proposed Exterior Rendering for:



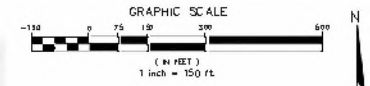
PARCEL 13







PARCEL 11/12



Ridge 5 Corporate Park

Plymouth Township, MI

June, 2018

