



**Redevelopment Authority**

9955 N. Haggerty Road  
Plymouth, MI 48170  
734.354.3201

**MITC-USA.ORG**

**Authority Board**

Kurt Heise, Chairman  
Mark Abbo, Vice Chairman  
Gary Heitman  
Joseph Vig  
Glenn Cerny

# **BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 5**

**Plymouth Township and Northville Township, Michigan**

## **Michigan International Technology Center Redevelopment Authority**

c/o Kurt Heise, Chair  
Michigan International Technology Center Redevelopment Authority  
44405 Six Mile Road  
Northville, MI 48168

Prepared with the assistance of:  
Harless & Associates, LLC

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# TABLE OF CONTENTS

- PROJECT SUMMARY – AMENDMENT NO. 5 ..... 1**
- I. INTRODUCTION..... 1**
  - A. PLAN PURPOSE ..... 1**
  - B. PROPERTY DESCRIPTION..... 2**
  - C. BASIS OF ELIGIBILITY ..... 3**
  - D. PROJECT DESCRIPTION ..... 4**
- II. GENERAL DEFINITIONS AS USED IN THIS PLAN ..... 7**
- III. BROWNFIELD PLAN ..... 7**
  - A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES ..... 7**
  - B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES..... 8**
  - C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY ..... 10**
  - D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS ..... 10**
  - E. DURATION OF BROWNFIELD PLAN ..... 10**
  - F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS..... 10**
  - G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY ..... 11**
  - H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES ..... 11**
  - I. PLAN FOR RELOCATION OF DISPLACED PERSONS ..... 11**
  - K. STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW ..... 11**
  - L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)..... 11**
  - M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT ..... 11**

## **FIGURES**

**FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP**

**FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM**

## **APPENDIX A**

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

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

**TABLE 1-3 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 9 (NEW  
NORTHVILLE, LLC PORTION)**

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

**TABLE 1-5 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 15 (MEIJER  
AT FIVE MILE)**

**TABLE 1-6 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC  
INFRASTRUCTURE IMPROVEMENTS**

## **APPENDIX B**

**TABLE 2-1 SUMMARY OF TIR CAPTURE FOR PARCEL 13**

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

**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 2-5 SUMMARY OF TIR CAPTURE FOR PARCEL 15 (MEIJER AT FIVE MILE)**

## **APPENDIX C**

**TABLE 3 TIR REIMBURSEMENT ALLOCATION**

## **APPENDIX D**

**LEGAL DESCRIPTIONS AND SURVEYS**

## **APPENDIX E**

**PROJECT CONCEPTUAL DRAWINGS**

## PROJECT SUMMARY – AMENDMENT NO. 5

Project Names:	<p>Meijer at Five Mile (portion of MITC Parcel 15)</p> <p>Other included projects: 5 &amp; Ridge Flex Building (MITC Parcel 13); Ridge 5 Corporate Park (MITC Parcel 11/12); Northville Lumber Co. (portion of MITC Parcel 9); Coldwater Ridge (MITC Parcel 7) 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>Meijer Inc.</p> <p>Other included developers: Hillside Ridge Road Holdings East LLC (MITC Parcel 13); Hillside Ridge Road Holdings West LLC (MITC Parcel 11/12); New Northville, LLC (western portion of MITC Parcel 9); Toll Northeast V Corp (MITC Parcel 7); and MITC Redevelopment Authority.</p>
Estimated Investments:	<p>Meijer at Five Mile - \$15,300,000</p> <p>Other included projects - \$181,000,000</p>
Project Locations:	<p>The Meijer at Five Mile redevelopment will occupy approximately 21.53 acres of MITC Parcel 15 with address 48025 Five Mile Road.</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; approximately 27.39 acres (western portion of MITC Parcel 9) at the northeastern corner of Ridge Road and Five Mile Road in Northville Township; and approximately 25.5 acres of east of Ridge Road and north of Five Mile Road and Johnson Creek 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>The Meijer portion of MITC Parcel 15 Parcel 7 is eligible, as defined in Act 381, by meeting the definition of a facility as defined in Part 201 and as blighted property 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 Redevelopment 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</p>

department specific and Michigan Strategic Fund (MSF) eligible costs included in this brownfield plan amendment for redevelopment of the Meijer portion of Parcel 15 are \$12,760,792.

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. The site preparation costs for redevelopment of Parcel 7 are \$4,738,362, to be reimbursed only with incremental local taxes.

Capture Periods: Capture period for all projects - 30 years.  
Capture period for Meijer at Five Mile – 22 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 Coldwater Creek – 13 years  
Capture period for MITC infrastructure – 23 years.

Project Summaries: The proposed Meijer store redevelopment will include an approximately 160,000 square-foot retail store with pharmacy drive-through and paved parking for 481 vehicles, gasoline service station with an approximately 3,400 square-foot convenience store and paved parking for 10 vehicles, driveways, and a storm water detention basin.

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.

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 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 additional eligible 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. 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.

The Parcel 13 Brownfield Plan was further amended (Amendment No. 4) in April 2024 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).

This Parcel 13 Brownfield Plan, Amendment No. 5 (the “Plan Amendment”) was prepared to add the Act 381 eligible activities and costs for redevelopment of approximately 21.5 acres of MITC Parcel 15 with a retail store and gasoline service station by Meijer, Inc.

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 17 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)	77-071-99-0002-703	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 (incl. Meijer portion)	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-20<sup>th</sup> 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.

Meijer, Inc. is developing approximately 21.5 acres of land in the northeastern portion of MITC Parcel 15, adjoining Five Mile Road. The proposed redevelopment will include an approximately 160,000 square-foot retail store with pharmacy drive-through and paved parking for 481 vehicles, gasoline filling station with an approximately 3,400 square-foot convenience store with paved parking for 27 vehicles, driveways, and a storm water detention basin.

Proposed redevelopment projects on MITC Parcels 11/12, 13, 9, and 7 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. Coldwater Ridge is a residential development of approximately 99 attached townhomes on the approximately 25.5 acres of MITC Parcel 7.

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 underway for MITC Parcel 10. MITC Parcels 6, 8, and 10 are currently vegetated, vacant land. The remainder of MITC Parcel 15 is the site of the former DeHoCo prison facilities and is undeveloped and generally vegetated, except for remnant pavements and building foundations.

### **C. BASIS OF ELIGIBILITY**

MITC Parcel 15 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 in this Plan Amendment 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 (Meijer Inc portion)	78-006-99-0001-711	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
15 (remaining portion)	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 at the time of property inclusion in this brownfield plan 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.

Meijer intends to construct two new commercial buildings on the northeastern portion of MITC Parcel 15. The primary building will serve as a retail and grocery store, spanning approximately 159,935 square feet on 19.80 acres. Interior project amenities will include pharmacy, pets, electronics, toys, sports, and apparel departments in addition to a full-sized grocery store. The secondary building will be occupied by a convenience store/gasoline filling station, spanning approximately 3,373 square feet on 1.73 acres. Paved driveways and areas of grass and landscaping will surround the proposed buildings. Associated parking lots will span approximately 230,000 square feet and provide a total of 528 parking spaces. Exterior project amenities will include an eight-foot wide bike path along Five Mile Road to provide additional accessibility for nearby residents.

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 70 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. Site development also includes the creation of a 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. 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 (Meijer Inc portion) – Soil is contaminated with the following constituents at levels greater than default residential use and/or environmental protection criteria: 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, xylenes, tetrachloroethene, naphthalene, perfluorooctanoic acid (PFOS), arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc. Benzene, dichlorofluoromethane, tetrachloroethene, and mercury are present in soil or soil gas at levels above site-specific indoor air inhalation criteria. Residual building foundations, underground utilities, underground tunnels with asbestos, and pavements remain on the site as remnants of demolished former prison buildings.
- MITC Parcel 15 (Meijer portion) – Soil is contaminated with the following constituents at levels greater than Part 201 generic residential use criteria: benzene, xylenes, trimethylbenzenes,

tetrachloroethene, naphthalene, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.

Dichloromethane is present in soil gas at concentrations greater than generic residential screening levels.

Large areas of fill and unsuitable soil are present on this parcel. Residual building foundations, underground utilities, and pavements remain on the site as remnants of demolished former prison buildings.

- MITC Parcel 15 (Remainder portion) – Soil is contaminated with the following constituents at levels greater than Part 201 generic residential use criteria: benzene, ethylbenzene, n-propylbenzene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, naphthalene, PCBs, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.

Arsenic, barium, and chloroform are present in groundwater at levels above generic residential use criteria.

Multiple, unregulated waste disposal areas and areas of unsuitable fill are also present on this parcel. Residual building foundations, underground utilities, and pavements remain on the parcel 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 State Education Tax (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 and 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 captured under this Plan Amendment are \$54,083,817. 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 1-6) attached in Appendix A. The total reimbursable costs for the brownfield redevelopment projects included in this Plan Amendment are as follows:

- MITC Parcel 15 (Meijer portion) - \$12,760,792
- 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 to be reimbursed 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, this Plan Amendment, and actual costs incurred 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, 1-4, and 1-5) and for the MITC public infrastructure (Table 1-6) 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 1-6 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 related Reimbursement Agreements.

Fifty percent (50%) of the available incremental SET 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 for redevelopment projects and 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	\$3,750,000
9 (Remainder portion)	77-066-99-0002-701	\$0	NA
10	78-001-99-0001-703	\$0	NA

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 78-001-01-0009-000	\$0	\$30,000,000
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 (Meijer portion)	78-006-99-0001-711	\$0	\$4,800,000 (property) \$3,500,000 (personal property)
15 (Remainder portion)	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 2-5, 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. 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 2026 for the Meijer at Five Mile redevelopment in this Plan Amendment is year 8 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 derived from 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, SET, and school operating tax revenues to the extent allowed by Act 381 without approval of an Act 381 Work Plan.

Eligible environmental and non-environmental activities for Parcel 15 (Meijer portion; Table 1-5), Parcel 13 (Table 1-1), Parcel 9 (New Northville, LLC portion; Table 1-3), and the MITC public infrastructure improvements (Table 1-6) 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 will be fully reimbursed only with local TIR.

Except for those activities specifically 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 1-6 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 Meijer Store #PLO redevelopment project is 2026.

### **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, SET, and school operating tax revenue sources based on the approved millage rates for each tax year in which TIR are captured; 100% of available local, SET, and 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, Table 2-4, and Table 2-5) 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 MITC Parcels 6, 7, 8, 9, 10, 11/12, 13, 14, and 15 in the MITC Redevelopment Area. Property surveys and legal descriptions for all MITC parcels included in this Plan Amendment, including surveys and legal descriptions for portions of parcels proposed for redevelopment, 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, all of MITC Parcels 6, 7, 8, 9, 13, and 15 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.

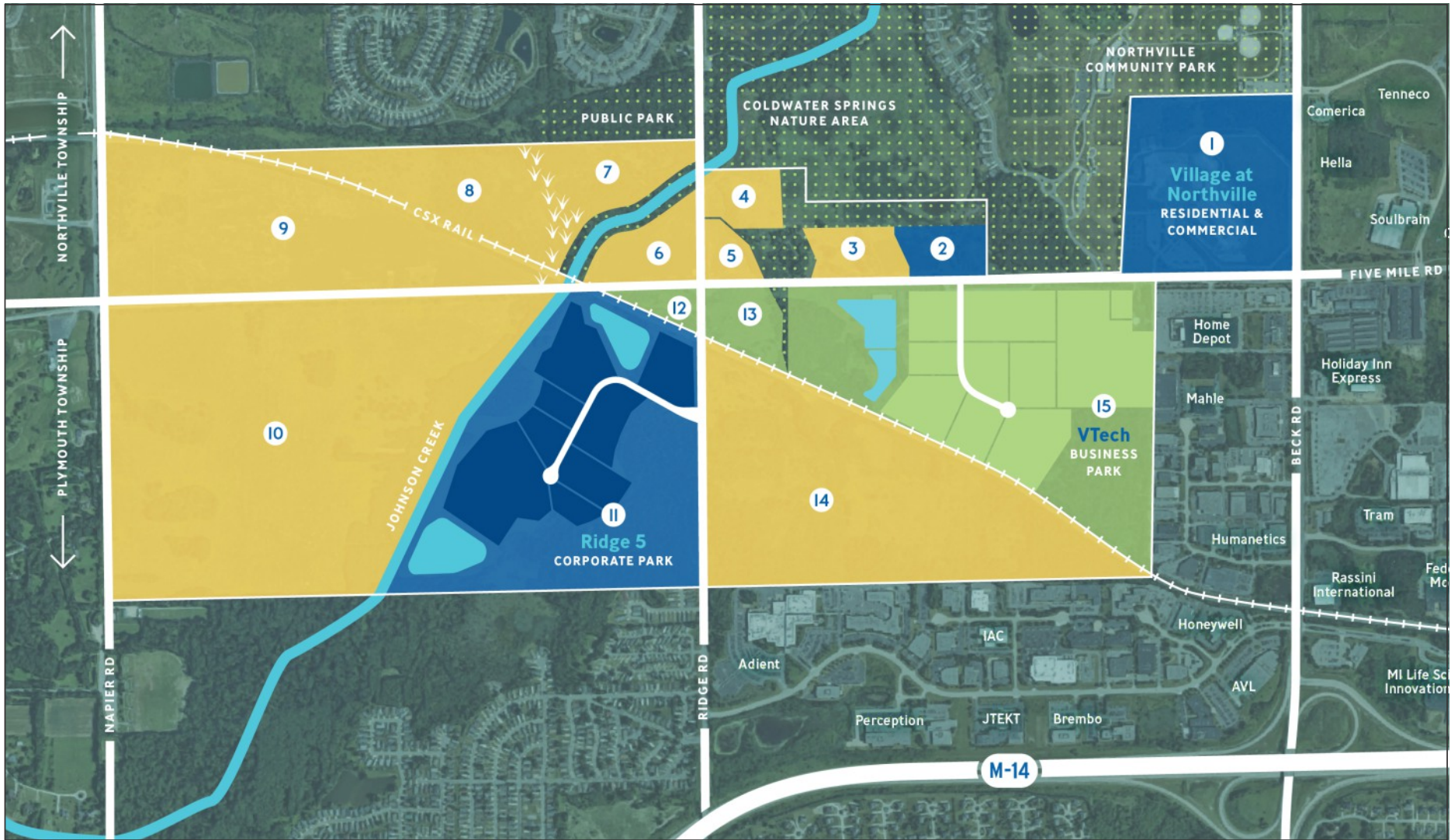


This Plan Amendment has been duly approved by resolutions of the Board of Trustees of the Charter Township of Northville and the Board of Trustees of the Charter Township of Plymouth and includes any limitations and/or conditions in those approvals.

## **FIGURES**

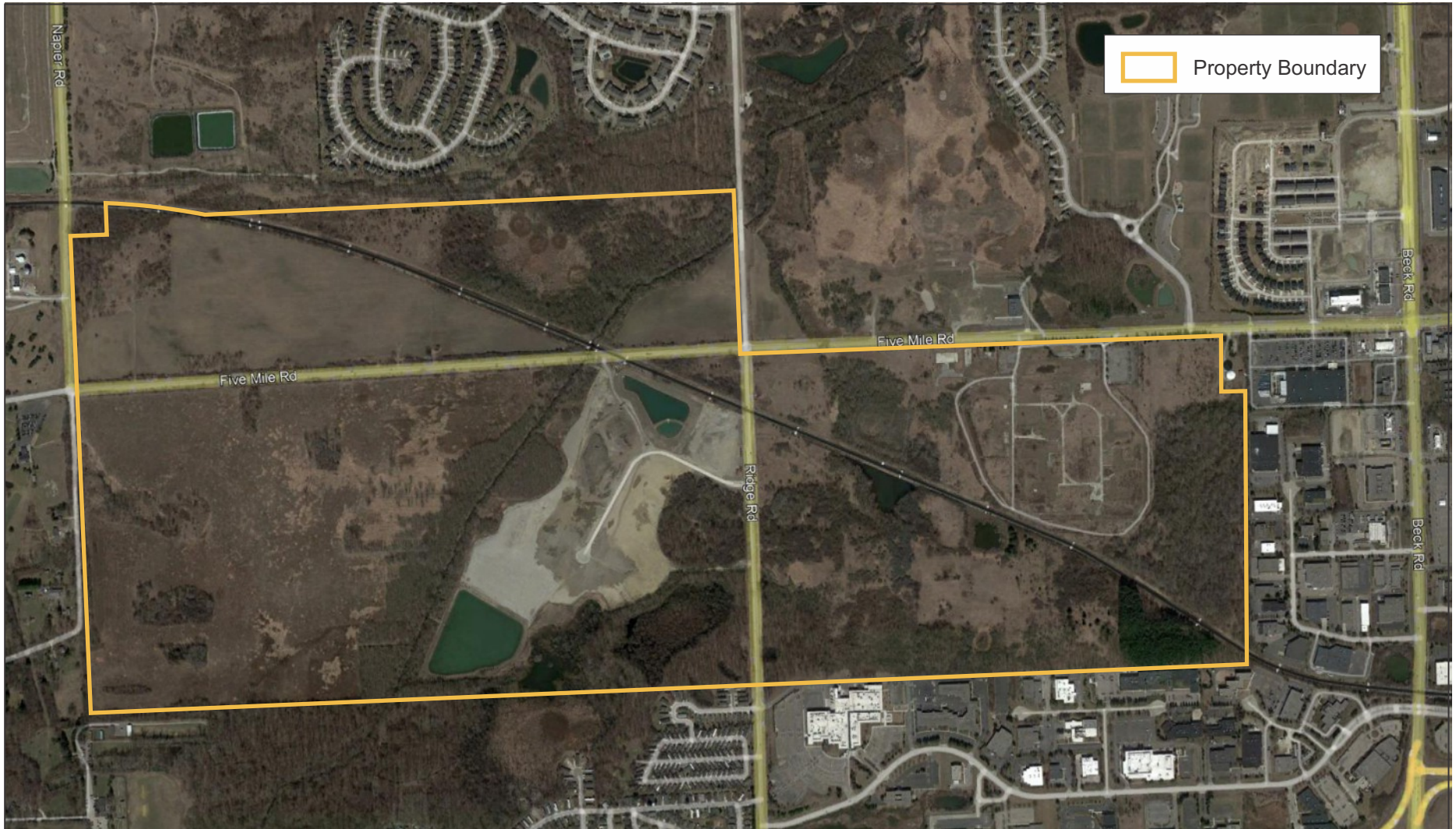
**FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP**

**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 RIDGE)**

**TABLE 1-6 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 15 (MEIJER  
AT FIVE MILE)**

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



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

2/29/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>Due Care Activities</b> Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation <sup>(2)</sup> 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	<b>\$289,618</b>
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	<b>\$30,000</b>
Subtotal Department Specific Activities	<b>\$319,618</b>
<b>Contingency (15%)</b>	<b>\$34,443</b>
<b>Total Department Specific Activities</b>	<b>\$354,061</b>
<b>ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition Activities</b> Remnant Foundations and Utilities Removal	<b>\$50,000</b>
<b>Public Infrastructure Improvements - Roadway Improvemnts</b> ROW and Site Access Improvements Architectural and Engineering Desgin Site Construction Management Construction General Conditions	<b>\$47,200</b>
<b>Site Preparartion Activities</b> 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	<b>\$852,112</b>
<b>Act 381 Work Plans and Implementation<sup>(2)</sup></b>	<b>\$25,000</b>
Subtotal Department Specific Activities	<b>\$974,312</b>
<b>Contingency (10%)</b>	<b>\$142,397</b>
<b>Total Non-Environmental Activities</b>	<b>\$1,116,709</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(3)</sup></b>	<b>\$1,470,770</b>

**Notes:**

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

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

**Notes:**

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

<sup>(2)</sup> These costs are not included in the contingency calculation.



**TABLE 1-3  
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY  
Northville Lumber**

2/29/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$45,765
<b>Due Care Assessment/Planning Activities</b> Due Care Plans and Documentation <sup>(2)</sup> Due Care Assessment Site Specific Health and Safety Plan <sup>(2)</sup>	\$63,600
<b>Department Specific Activities</b> Protection of Underground Utilities Site Environmental Monitoring and Management Engineering Design and Professional Fees Site Construction Management Construction General Conditions	\$54,018
<b>Brownfield Plan and Act 381 Work Plan, and Implementation<sup>(2)</sup></b>	\$37,500
Subtotal Department Specific Activities	<b>\$200,883</b>
<b>Contingency (15%)</b>	\$10,443
<b>Total Department Specific Activities</b>	<b>\$211,326</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition Activities</b> Remnant Foundations and Utilities Removal	\$56,500
<b>Public Infrastructure Improvements</b> ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$467,988
<b>Site Preparation Activities</b> 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
<b>Brownfield Plan and Act 381 Work Plan, and Implementation<sup>(2)</sup></b>	\$32,500
Subtotal Department Specific Activities	<b>\$3,204,705</b>
<b>Contingency (15%)</b>	\$475,831
<b>Total MSF Eligible Activities</b>	<b>\$3,680,536</b>
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$3,891,862</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on consultant, engineering, contractor, or developer estimates.

<sup>(2)</sup> These costs are not included in the contingency calculation.





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

2/29/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$48,100
<b>Due Care Assessment/Planning Activities</b> Due Care Consulting and Planning	\$26,000
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal Department Specific Activities	<b>\$109,100</b>
<b>Contingency (15%)</b>	\$3,900
<b>Total Department Specific Activities</b>	<b>\$113,000</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Public Infrastructure Improvements</b> 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
<b>Site Preparation Activities</b> 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
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal Department Specific Activities	<b>\$4,026,619</b>
<b>Contingency (15%)</b>	\$598,743
<b>Total MSF Eligible Activities</b>	<b>\$4,625,362</b>
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$4,738,362</b>

**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  
Meijer at Five Mile**

2/29/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$48,500
<b>Due Care Activities</b> Transportation and Disposal of Contaminated Soil Treatment and Disposal of Contaminated Dewatering Effluent Vapor Intrusion Mitigation Human Direct Contact Barriers Detention Pond Liner Protection of Underground Utilities Environmental Management, Site Monitoring, Sampling and Reporting	\$3,223,225
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal Department Specific Activities	<b>\$3,306,725</b>
<b>Contingency (15%)</b>	\$483,484
<b>Total Department Specific Activities</b>	<b>\$3,790,209</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition</b> Foundation and Basement Removal Removal of Abandoned Utilities, Pavements, Curbs, and Gutters Demolition Backfill and Grading Geotechnical, Engineering, and Design Services	\$328,372
<b>Lead, Asbestos, and Mold Abatement</b> Assessment and Reporting Abatement	\$677,400
<b>Public Infrastructure Improvements</b> Five Mile Road Intersections, Turn Lanes, and Pedestrian Crossing Bike Paths Public Signage - Five Mile Road Public Water Main Improvements Public Storm Sewer Modification Public Sanitary Sewer Improvements Geotechnical, Engineering, and Design Services	\$1,643,250
<b>Site Preparation Activities</b> Clearing and Grubbing Site Grading and Balancing Surveying and Staking Temporary Traffic Control Temporary Erosion Control Special Foundations Soil Stabilization Dewatering for Site Preparation and Construction Geotechnical Assessment and Engineering Engineering and Design	\$5,131,920
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal MSF Eligible Activities	<b>\$7,815,942</b>
<b>Contingency (15%)</b>	\$1,167,141
<b>Total MSF Eligible Activities</b>	<b>\$8,983,083</b>
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$12,773,292</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on consultant, engineering, contractor, or developer estimates.

<sup>(2)</sup> These costs are not included in the contingency calculation.



**TABLE 1-5  
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY  
Meijer at Five Mile**

3/1/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	\$52,800
<b>Due Care Planning Activities</b> Vapor Mitigation System Design	\$45,000
<b>Due Care Activities</b> Transportation and Disposal of Contaminated Soil Treatment and Disposal of Contaminated Dewatering Effluent Vapor Intrusion Mitigation Human Direct Contact Barriers Detention Pond Liner Protection of Underground Utilities Environmental Management, Site Monitoring, Sampling and Reporting	\$3,223,225
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal Department Specific Activities	<b>\$3,356,025</b>
<b>Contingency (15%)</b>	\$490,234
<b>Total Department Specific Activities</b>	<b>\$3,846,259</b>
<b>MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition</b> Foundation and Basement Removal Removal of Abandoned Utilities, Pavements, Curbs, and Gutters Demolition Backfill and Grading Geotechnical, Engineering, and Design Services	\$328,372
<b>Lead, Asbestos, and Mold Abatement</b> Assessment and Reporting Abatement	\$677,400
<b>Public Infrastructure Improvements</b> Five Mile Road Intersections, Turn Lanes, and Pedestrian Crossing Bike Paths Public Signage - Five Mile Road Public Water Main Improvements Public Storm Sewer Modification Public Sanitary Sewer Improvements Geotechnical, Engineering, and Design Services	\$1,643,250
<b>Site Preparation Activities</b> Clearing and Grubbing Site Grading and Balancing Surveying and Staking Temporary Traffic Control Temporary Erosion Control Special Foundations Soil Stabilization Dewatering for Site Preparation and Construction Geotechnical Assessment and Engineering Engineering and Design	\$5,131,920
<b>Brownfield Plan and Act 381 Work Plan Preparation and Implementation<sup>(2)</sup></b>	\$35,000
Subtotal MSF Eligible Activities	<b>\$7,815,942</b>
<b>Contingency (15%)</b>	\$1,167,141
<b>Total MSF Eligible Activities</b>	<b>\$8,983,083</b>
<b>TOTAL ELIGIBLE ACTIVITIES</b>	<b>\$12,829,342</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on consultant, engineering, contractor, or developer estimates.

<sup>(2)</sup> 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 2-5 SUMMARY OF TIR CAPTURE FOR PARCEL 15 (MEIJER AT FIVE MILE PORTION)**



**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 <sup>1</sup>	\$ 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															
<b>School Capture</b>	<b>Millage Rate</b>	<b>SLBA 5/50</b>														
State Education Tax (SET)	6.0000	\$ 8,540	\$ 17,422	\$ 17,770	\$ 18,126	\$ 18,488	\$ 18,858	\$ 19,235	\$ 19,620	\$ 20,012	\$ 20,412	\$ 20,821	\$ 21,237	\$ 21,662	\$ 22,095	\$ 22,537
School Operating Tax	18.0000	\$ 25,620	\$ 52,265	\$ 53,310	\$ 54,377	\$ 55,464	\$ 56,573	\$ 57,705	\$ 58,859	\$ 60,036	\$ 61,237	\$ 62,462	\$ 63,711	\$ 64,985	\$ 66,285	\$ 67,610
<b>School Total</b>	<b>24.0000</b>	<b>\$ 34,160</b>	<b>\$ 69,687</b>	<b>\$ 71,080</b>	<b>\$ 72,503</b>	<b>\$ 73,952</b>	<b>\$ 75,431</b>	<b>\$ 76,940</b>	<b>\$ 78,479</b>	<b>\$ 80,048</b>	<b>\$ 81,649</b>	<b>\$ 83,283</b>	<b>\$ 84,948</b>	<b>\$ 86,647</b>	<b>\$ 88,380</b>	<b>\$ 90,147</b>
<b>Local Capture</b>	<b>Millage Rate</b>															
Township (winter)	0.8103	\$ 1,154	\$ 2,353	\$ 2,400	\$ 2,448	\$ 2,497	\$ 2,547	\$ 2,598	\$ 2,650	\$ 2,703	\$ 2,757	\$ 2,812	\$ 2,868	\$ 2,925	\$ 2,984	\$ 3,044
Police-Fire (1) (winter)	1.6211	\$ 2,308	\$ 4,707	\$ 4,801	\$ 4,897	\$ 4,995	\$ 5,095	\$ 5,197	\$ 5,301	\$ 5,407	\$ 5,515	\$ 5,625	\$ 5,738	\$ 5,853	\$ 5,970	\$ 6,089
Police-Fire (2) (winter)	0.5583	\$ 795	\$ 1,621	\$ 1,654	\$ 1,687	\$ 1,720	\$ 1,755	\$ 1,790	\$ 1,826	\$ 1,862	\$ 1,899	\$ 1,937	\$ 1,976	\$ 2,016	\$ 2,056	\$ 2,097
Police-Fire (3) (winter)	1.1926	\$ 1,698	\$ 3,463	\$ 3,532	\$ 3,603	\$ 3,675	\$ 3,748	\$ 3,823	\$ 3,900	\$ 3,978	\$ 4,057	\$ 4,138	\$ 4,221	\$ 4,306	\$ 4,392	\$ 4,480
Fire (Winter)	0.9866	\$ 1,405	\$ 2,865	\$ 2,922	\$ 2,980	\$ 3,040	\$ 3,101	\$ 3,163	\$ 3,226	\$ 3,291	\$ 3,356	\$ 3,424	\$ 3,492	\$ 3,562	\$ 3,633	\$ 3,706
Wayne County (winter)	0.9897	\$ 1,409	\$ 2,874	\$ 2,931	\$ 2,990	\$ 3,050	\$ 3,111	\$ 3,173	\$ 3,236	\$ 3,301	\$ 3,367	\$ 3,434	\$ 3,503	\$ 3,573	\$ 3,645	\$ 3,717
Wayne County Jail (winter)	0.9381	\$ 1,335	\$ 2,724	\$ 2,778	\$ 2,834	\$ 2,891	\$ 2,948	\$ 3,007	\$ 3,068	\$ 3,129	\$ 3,191	\$ 3,255	\$ 3,320	\$ 3,387	\$ 3,455	\$ 3,524
Wayne County Parks (winter)	0.2459	\$ 350	\$ 714	\$ 728	\$ 743	\$ 758	\$ 773	\$ 788	\$ 804	\$ 820	\$ 837	\$ 853	\$ 870	\$ 888	\$ 906	\$ 924
HCMA (winter)	0.2104	\$ 300	\$ 611	\$ 623	\$ 636	\$ 648	\$ 661	\$ 675	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775	\$ 790
Plymouth Library (winter)	1.4448	\$ 2,057	\$ 4,195	\$ 4,279	\$ 4,365	\$ 4,452	\$ 4,541	\$ 4,632	\$ 4,724	\$ 4,819	\$ 4,915	\$ 5,014	\$ 5,114	\$ 5,216	\$ 5,320	\$ 5,427
Community College (winter)	0.0177	\$ 25	\$ 51	\$ 52	\$ 53	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63	\$ 64	\$ 65	\$ 66
Community College (summer)	2.2700	\$ 3,231	\$ 6,591	\$ 6,723	\$ 6,857	\$ 6,995	\$ 7,135	\$ 7,277	\$ 7,423	\$ 7,571	\$ 7,723	\$ 7,877	\$ 8,035	\$ 8,195	\$ 8,359	\$ 8,526
RESA - Spec Ed (summer)	3.3678	\$ 4,794	\$ 9,779	\$ 9,974	\$ 10,174	\$ 10,377	\$ 10,585	\$ 10,797	\$ 11,013	\$ 11,233	\$ 11,457	\$ 11,687	\$ 11,920	\$ 12,159	\$ 12,402	\$ 12,650
RESA - Gen Operating (summer)	0.0965	\$ 138	\$ 280	\$ 286	\$ 292	\$ 297	\$ 303	\$ 309	\$ 316	\$ 322	\$ 328	\$ 335	\$ 342	\$ 348	\$ 355	\$ 362
RESA - Enhance (summer)	2.0000	\$ 2,847	\$ 5,807	\$ 5,923	\$ 6,042	\$ 6,163	\$ 6,286	\$ 6,412	\$ 6,540	\$ 6,671	\$ 6,804	\$ 6,940	\$ 7,079	\$ 7,221	\$ 7,365	\$ 7,512
Wayne County (Summer)	5.6483	\$ 8,040	\$ 16,400	\$ 16,728	\$ 17,063	\$ 17,404	\$ 17,752	\$ 18,107	\$ 18,470	\$ 18,839	\$ 19,216	\$ 19,600	\$ 19,992	\$ 20,392	\$ 20,800	\$ 21,216
<b>Local Total</b>	<b>22.3981</b>	<b>\$ 31,880</b>	<b>\$ 65,035</b>	<b>\$ 66,334</b>	<b>\$ 67,664</b>	<b>\$ 69,017</b>	<b>\$ 70,397</b>	<b>\$ 71,805</b>	<b>\$ 73,243</b>	<b>\$ 74,707</b>	<b>\$ 76,198</b>	<b>\$ 77,722</b>	<b>\$ 79,278</b>	<b>\$ 80,865</b>	<b>\$ 82,482</b>	<b>\$ 84,130</b>
<b>Non-Capturable Millages</b>	<b>Millage Rate</b>															
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
Wayne County Art Institute (winter)	0.2000	\$ 285	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 321	\$ 327	\$ 334	\$ 340	\$ 347	\$ 354	\$ 361	\$ 368	\$ 376
Wayne County Zoo	0.1000	\$ 143	\$ 145	\$ 148	\$ 151	\$ 154	\$ 157	\$ 161	\$ 164	\$ 167	\$ 170	\$ 173	\$ 176	\$ 179	\$ 182	\$ 185
<b>Total Non-Capturable Taxes</b>	<b>4.3200</b>	<b>\$ 6,149</b>	<b>\$ 6,272</b>	<b>\$ 6,397</b>	<b>\$ 6,525</b>	<b>\$ 6,656</b>	<b>\$ 6,789</b>	<b>\$ 6,925</b>	<b>\$ 7,064</b>	<b>\$ 7,205</b>	<b>\$ 7,348</b>	<b>\$ 7,494</b>	<b>\$ 7,642</b>	<b>\$ 7,792</b>	<b>\$ 7,944</b>	<b>\$ 8,098</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 66,040</b>	<b>\$ 134,722</b>	<b>\$ 137,414</b>	<b>\$ 140,167</b>	<b>\$ 142,969</b>	<b>\$ 145,828</b>	<b>\$ 148,745</b>	<b>\$ 151,722</b>	<b>\$ 154,755</b>	<b>\$ 157,847</b>	<b>\$ 161,005</b>	<b>\$ 164,226</b>	<b>\$ 167,512</b>	<b>\$ 170,862</b>	<b>\$ 174,277</b>



**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 <sup>1</sup>	\$ 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												
<b>School Capture</b>	<b>Millage Rate</b>											
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
<b>School Total</b>	<b>24.0000</b>	<b>\$ 93,789</b>	<b>\$ 95,665</b>	<b>\$ 97,579</b>	<b>\$ 99,529</b>	<b>\$ 101,520</b>	<b>\$ 103,551</b>	<b>\$ 105,621</b>	<b>\$ 107,735</b>	<b>\$ 109,889</b>	<b>\$ 112,087</b>	<b>\$ 2,266,250</b>
<b>Local Capture</b>	<b>Millage Rate</b>											
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
<b>Local Total</b>	<b>22.3981</b>	<b>\$ 87,531</b>	<b>\$ 89,280</b>	<b>\$ 91,065</b>	<b>\$ 92,887</b>	<b>\$ 94,744</b>	<b>\$ 96,639</b>	<b>\$ 98,572</b>	<b>\$ 100,543</b>	<b>\$ 102,554</b>	<b>\$ 104,607</b>	<b>\$ 2,114,992</b>
<b>Non-Capturable Millages</b>	<b>Millage Rate</b>											
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
<b>Total Non-Capturable Taxes</b>	<b>4.3200</b>	<b>\$ 16,883</b>	<b>\$ 17,220</b>	<b>\$ 17,564</b>	<b>\$ 17,915</b>	<b>\$ 18,274</b>	<b>\$ 18,639</b>	<b>\$ 19,012</b>	<b>\$ 19,392</b>	<b>\$ 19,780</b>	<b>\$ 20,176</b>	<b>\$ 368,362</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 181,320</b>	<b>\$ 184,945</b>	<b>\$ 188,644</b>	<b>\$ 192,416</b>	<b>\$ 196,264</b>	<b>\$ 200,190</b>	<b>\$ 204,193</b>	<b>\$ 208,278</b>	<b>\$ 212,443</b>	<b>\$ 216,694</b>	<b>\$ 4,381,242</b>



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

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

Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>1</sup>	\$ 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	
<b>School Capture</b>																		
	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
<b>School Total</b>	<b>24.0000</b>	<b>\$ 72,000</b>	<b>\$ 252,000</b>	<b>\$ 396,000</b>	<b>\$ 504,000</b>	<b>\$ 612,000</b>	<b>\$ 648,000</b>	<b>\$ 720,000</b>	<b>\$ 734,400</b>	<b>\$ 749,088</b>	<b>\$ 764,069</b>	<b>\$ 779,351</b>	<b>\$ 794,939</b>	<b>\$ 810,837</b>	<b>\$ 827,053</b>	<b>\$ 843,595</b>	<b>\$ 860,467</b>	<b>\$ 877,676</b>
<b>Local Capture</b>																		
	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
<b>Local Total</b>	<b>22.3915</b>	<b>\$ 67,175</b>	<b>\$ 235,112</b>	<b>\$ 369,460</b>	<b>\$ 470,222</b>	<b>\$ 570,984</b>	<b>\$ 604,572</b>	<b>\$ 671,745</b>	<b>\$ 685,180</b>	<b>\$ 698,885</b>	<b>\$ 712,861</b>	<b>\$ 727,118</b>	<b>\$ 741,660</b>	<b>\$ 756,495</b>	<b>\$ 771,622</b>	<b>\$ 787,057</b>	<b>\$ 802,797</b>	<b>\$ 818,854</b>
<b>Non-Capturable Millages</b>																		
	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	\$ 70,000	\$ 71,256	\$ 72,512
<b>Total Non-Capturable Taxes</b>	<b>4.3200</b>	<b>\$ 12,960</b>	<b>\$ 45,360</b>	<b>\$ 35,640</b>	<b>\$ 45,360</b>	<b>\$ 55,080</b>	<b>\$ 58,320</b>	<b>\$ 64,800</b>	<b>\$ 66,096</b>	<b>\$ 67,392</b>	<b>\$ 68,688</b>	<b>\$ 69,984</b>	<b>\$ 71,280</b>	<b>\$ 72,576</b>	<b>\$ 73,872</b>	<b>\$ 75,168</b>	<b>\$ 76,464</b>	<b>\$ 77,760</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 139,175</b>	<b>\$ 487,112</b>	<b>\$ 765,460</b>	<b>\$ 974,222</b>	<b>\$ 1,182,984</b>	<b>\$ 1,252,572</b>	<b>\$ 1,391,745</b>	<b>\$ 1,419,580</b>	<b>\$ 1,447,973</b>	<b>\$ 1,476,930</b>	<b>\$ 1,506,469</b>	<b>\$ 1,536,599</b>	<b>\$ 1,567,332</b>	<b>\$ 1,598,675</b>	<b>\$ 1,630,652</b>	<b>\$ 1,663,264</b>	<b>\$ 1,696,530</b>



**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 <sup>1</sup>		\$ 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	
<b>School Capture</b>		<b>Millage Rate</b>											
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
<b>School Total</b>	<b>24.0000</b>	<b>\$ 895,229</b>	<b>\$ 913,135</b>	<b>\$ 931,397</b>	<b>\$ 950,025</b>	<b>\$ 969,025</b>	<b>\$ 988,405</b>	<b>\$ 1,008,173</b>	<b>\$ 1,028,337</b>	<b>\$ 1,048,904</b>	<b>\$ 1,069,883</b>	<b>\$ 1,091,280</b>	<b>\$ 22,139,268</b>
<b>Local Capture</b>		<b>Millage Rate</b>											
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
<b>Local Total</b>	<b>22.3915</b>	<b>\$ 835,230</b>	<b>\$ 851,936</b>	<b>\$ 868,974</b>	<b>\$ 886,353</b>	<b>\$ 904,080</b>	<b>\$ 922,161</b>	<b>\$ 940,608</b>	<b>\$ 959,418</b>	<b>\$ 978,604</b>	<b>\$ 998,178</b>	<b>\$ 1,018,141</b>	<b>\$ 20,655,482</b>
<b>Non-Capturable Millages</b>		<b>Millage Rate</b>											
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
<b>Total Non-Capturable Taxes</b>	<b>4.3200</b>	<b>\$ 161,141</b>	<b>\$ 164,364</b>	<b>\$ 167,652</b>	<b>\$ 171,004</b>	<b>\$ 174,425</b>	<b>\$ 177,913</b>	<b>\$ 181,471</b>	<b>\$ 185,100</b>	<b>\$ 188,802</b>	<b>\$ 192,579</b>	<b>\$ 196,430</b>	<b>\$ 3,659,768</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 1,730,459</b>	<b>\$ 1,765,071</b>	<b>\$ 1,800,371</b>	<b>\$ 1,836,378</b>	<b>\$ 1,873,105</b>	<b>\$ 1,910,566</b>	<b>\$ 1,948,781</b>	<b>\$ 1,987,755</b>	<b>\$ 2,027,508</b>	<b>\$ 2,068,061</b>	<b>\$ 2,109,421</b>	<b>\$ 42,794,750</b>





**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 <sup>1</sup>	\$ 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	
<b>School Capture</b>																		
	<b>Millage Rate</b>																	
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
<b>School Total</b>	<b>24.0000</b>	<b>\$ 18,000</b>	<b>\$ 45,000</b>	<b>\$ 45,900</b>	<b>\$ 46,819</b>	<b>\$ 47,755</b>	<b>\$ 97,419</b>	<b>\$ 99,367</b>	<b>\$ 101,355</b>	<b>\$ 103,381</b>	<b>\$ 105,449</b>	<b>\$ 107,559</b>	<b>\$ 109,709</b>	<b>\$ 111,904</b>	<b>\$ 114,141</b>	<b>\$ 116,424</b>	<b>\$ 118,753</b>	<b>\$ 121,128</b>
<b>Local Capture</b>																		
	<b>Millage Rate</b>																	
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
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 18,904</b>	<b>\$ 47,263</b>	<b>\$ 48,206</b>	<b>\$ 49,169</b>	<b>\$ 50,153</b>	<b>\$ 102,314</b>	<b>\$ 104,357</b>	<b>\$ 106,446</b>	<b>\$ 108,578</b>	<b>\$ 110,749</b>	<b>\$ 112,963</b>	<b>\$ 115,222</b>	<b>\$ 117,526</b>	<b>\$ 119,877</b>	<b>\$ 122,275</b>	<b>\$ 124,719</b>	<b>\$ 127,214</b>
<b>Non-Capturable Millages</b>																		
	<b>Millage Rate</b>																	
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
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 1,761</b>	<b>\$ 4,402</b>	<b>\$ 4,490</b>	<b>\$ 4,580</b>	<b>\$ 4,672</b>	<b>\$ 9,530</b>	<b>\$ 9,721</b>	<b>\$ 9,915</b>	<b>\$ 10,113</b>	<b>\$ 10,316</b>	<b>\$ 10,522</b>	<b>\$ 10,732</b>	<b>\$ 10,947</b>	<b>\$ 11,166</b>	<b>\$ 11,389</b>	<b>\$ 11,617</b>	<b>\$ 11,849</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 36,904</b>	<b>\$ 92,263</b>	<b>\$ 94,106</b>	<b>\$ 95,988</b>	<b>\$ 97,908</b>	<b>\$ 199,733</b>	<b>\$ 203,724</b>	<b>\$ 207,801</b>	<b>\$ 211,959</b>	<b>\$ 216,198</b>	<b>\$ 220,522</b>	<b>\$ 224,931</b>	<b>\$ 229,430</b>	<b>\$ 234,018</b>	<b>\$ 238,699</b>	<b>\$ 243,472</b>	<b>\$ 248,342</b>

**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	Calendar 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 <sup>1</sup>		\$ 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	
<b>School Capture</b>		<b>Millage Rate</b>											
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
<b>School Total</b>	<b>24.0000</b>	<b>\$ 123,551</b>	<b>\$ 126,021</b>	<b>\$ 128,543</b>	<b>\$ 131,113</b>	<b>\$ 133,735</b>	<b>\$ 136,409</b>	<b>\$ 139,139</b>	<b>\$ 141,921</b>	<b>\$ 144,760</b>	<b>\$ 147,655</b>	<b>\$ 150,608</b>	<b>\$ 3,013,518</b>
<b>Local Capture</b>		<b>Millage Rate</b>											
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
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 129,758</b>	<b>\$ 132,355</b>	<b>\$ 135,002</b>	<b>\$ 137,701</b>	<b>\$ 140,456</b>	<b>\$ 143,264</b>	<b>\$ 146,129</b>	<b>\$ 149,051</b>	<b>\$ 152,034</b>	<b>\$ 155,074</b>	<b>\$ 158,175</b>	<b>\$ 3,164,934</b>
<b>Non-Capturable Millages</b>		<b>Millage Rate</b>											
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
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 12,086</b>	<b>\$ 12,328</b>	<b>\$ 12,575</b>	<b>\$ 12,826</b>	<b>\$ 13,083</b>	<b>\$ 13,344</b>	<b>\$ 13,611</b>	<b>\$ 13,883</b>	<b>\$ 14,161</b>	<b>\$ 14,444</b>	<b>\$ 14,733</b>	<b>\$ 294,796</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 253,309</b>	<b>\$ 258,376</b>	<b>\$ 263,545</b>	<b>\$ 268,814</b>	<b>\$ 274,191</b>	<b>\$ 279,673</b>	<b>\$ 285,268</b>	<b>\$ 290,972</b>	<b>\$ 296,794</b>	<b>\$ 302,729</b>	<b>\$ 308,783</b>	<b>\$ 6,178,452</b>



**Table 2-4  
TAX INCREMENT REVENUE  
Parcel 7  
MITC Redevelopment Area  
Plymouth Township, Michigan  
2/29/2024**

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

Plan Year	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New Property TV <sup>1</sup>	\$ 1,000,000	\$ 4,800,000	\$ 4,896,000	\$ 4,993,920	\$ 5,093,798	\$ 5,195,674	\$ 5,299,588	\$ 5,405,580	\$ 5,513,691	\$ 5,623,965	\$ 5,736,444	\$ 5,851,173	\$ 5,968,197	\$ 6,087,561	\$ 6,209,312
Estimated New Personal Property TV <sup>1</sup>	\$ -	\$ 3,500,000	\$ 3,062,500	\$ 2,625,000	\$ 2,187,500	\$ 1,750,000	\$ 1,640,000	\$ 1,530,000	\$ 1,420,000	\$ 1,310,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000
Incremental Difference (New TV - Base TV)	\$ 1,000,000	\$ 8,300,000	\$ 7,958,500	\$ 7,618,920	\$ 7,281,298	\$ 6,945,674	\$ 6,939,588	\$ 6,935,580	\$ 6,933,691	\$ 6,933,965	\$ 6,936,444	\$ 7,051,173	\$ 7,168,197	\$ 7,287,561	\$ 7,409,312

School Capture		Millage Rate														
State Education Tax (SET)	6.0000	\$ 3,000	\$ 24,900	\$ 23,876	\$ 22,857	\$ 21,844	\$ 41,674	\$ 41,638	\$ 41,613	\$ 41,602	\$ 41,604	\$ 41,619	\$ 42,307	\$ 43,009	\$ 43,725	\$ 44,456
School Operating	18.0000	\$ 9,000	\$ 74,700	\$ 71,627	\$ 68,570	\$ 65,532	\$ 125,022	\$ 124,913	\$ 124,840	\$ 124,806	\$ 124,811	\$ 124,856	\$ 126,921	\$ 129,028	\$ 131,176	\$ 133,368
<b>School Total</b>	<b>24.0000</b>	<b>\$ 12,000</b>	<b>\$ 99,600</b>	<b>\$ 95,503</b>	<b>\$ 91,427</b>	<b>\$ 87,376</b>	<b>\$ 166,696</b>	<b>\$ 166,551</b>	<b>\$ 166,453</b>	<b>\$ 166,408</b>	<b>\$ 166,415</b>	<b>\$ 166,475</b>	<b>\$ 169,228</b>	<b>\$ 172,037</b>	<b>\$ 174,901</b>	<b>\$ 177,824</b>

Local Capture		Millage Rate														
Northville Township Operating	0.7686	\$ 384	\$ 3,190	\$ 3,058	\$ 2,928	\$ 2,798	\$ 5,338	\$ 5,334	\$ 5,331	\$ 5,329	\$ 5,329	\$ 5,331	\$ 5,420	\$ 5,509	\$ 5,601	\$ 5,695
Public Safety	6.4366	\$ 3,218	\$ 26,712	\$ 25,613	\$ 24,520	\$ 23,433	\$ 44,707	\$ 44,667	\$ 44,642	\$ 44,629	\$ 44,631	\$ 44,647	\$ 45,386	\$ 46,139	\$ 46,907	\$ 47,691
Shared Services	0.7561	\$ 378	\$ 3,138	\$ 3,009	\$ 2,880	\$ 2,753	\$ 5,252	\$ 5,247	\$ 5,244	\$ 5,243	\$ 5,243	\$ 5,245	\$ 5,331	\$ 5,420	\$ 5,510	\$ 5,602
School Sinking Fund	0.4698	\$ 235	\$ 1,950	\$ 1,869	\$ 1,790	\$ 1,710	\$ 3,263	\$ 3,260	\$ 3,258	\$ 3,257	\$ 3,258	\$ 3,259	\$ 3,313	\$ 3,368	\$ 3,424	\$ 3,481
RESA Operating	0.0956	\$ 48	\$ 397	\$ 380	\$ 364	\$ 348	\$ 664	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 674	\$ 685	\$ 697	\$ 708
RESA Special Ed.	3.3443	\$ 1,672	\$ 13,879	\$ 13,308	\$ 12,740	\$ 12,175	\$ 23,228	\$ 23,208	\$ 23,195	\$ 23,188	\$ 23,189	\$ 23,198	\$ 23,581	\$ 23,973	\$ 24,372	\$ 24,779
RESA Enhancement	1.9876	\$ 994	\$ 8,249	\$ 7,909	\$ 7,572	\$ 7,236	\$ 13,805	\$ 13,793	\$ 13,785	\$ 13,781	\$ 13,782	\$ 13,787	\$ 14,015	\$ 14,248	\$ 14,485	\$ 14,727
HCMA	0.2070	\$ 104	\$ 859	\$ 824	\$ 789	\$ 754	\$ 1,438	\$ 1,436	\$ 1,436	\$ 1,435	\$ 1,435	\$ 1,436	\$ 1,460	\$ 1,484	\$ 1,509	\$ 1,534
Library Operating	1.0975	\$ 549	\$ 4,555	\$ 4,367	\$ 4,181	\$ 3,996	\$ 7,623	\$ 7,616	\$ 7,612	\$ 7,610	\$ 7,610	\$ 7,613	\$ 7,739	\$ 7,867	\$ 7,998	\$ 8,132
Wayne County Operating	6.5928	\$ 3,296	\$ 27,360	\$ 26,234	\$ 25,115	\$ 24,002	\$ 45,791	\$ 45,751	\$ 45,725	\$ 45,712	\$ 45,714	\$ 45,731	\$ 46,487	\$ 47,258	\$ 48,045	\$ 48,848
WC Jail	0.9358	\$ 468	\$ 3,884	\$ 3,724	\$ 3,565	\$ 3,407	\$ 6,500	\$ 6,494	\$ 6,490	\$ 6,489	\$ 6,489	\$ 6,491	\$ 6,598	\$ 6,708	\$ 6,820	\$ 6,934
WC Parks	0.2442	\$ 122	\$ 1,013	\$ 972	\$ 930	\$ 889	\$ 1,696	\$ 1,695	\$ 1,694	\$ 1,693	\$ 1,693	\$ 1,694	\$ 1,722	\$ 1,750	\$ 1,780	\$ 1,809
Schoolcraft Community College	2.2700	\$ 1,135	\$ 9,421	\$ 9,033	\$ 8,647	\$ 8,264	\$ 15,767	\$ 15,753	\$ 15,744	\$ 15,739	\$ 15,740	\$ 15,746	\$ 16,006	\$ 16,272	\$ 16,543	\$ 16,819
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 12,603</b>	<b>\$ 104,607</b>	<b>\$ 100,300</b>	<b>\$ 96,021</b>	<b>\$ 91,765</b>	<b>\$ 175,072</b>	<b>\$ 174,917</b>	<b>\$ 174,819</b>	<b>\$ 174,768</b>	<b>\$ 174,776</b>	<b>\$ 174,841</b>	<b>\$ 177,732</b>	<b>\$ 180,681</b>	<b>\$ 183,691</b>	<b>\$ 186,759</b>

Non-Capturable Millages		Millage Rate														
WC Zoo	0.0992	\$ 50	\$ 412	\$ 395	\$ 378	\$ 361	\$ 689	\$ 688	\$ 688	\$ 688	\$ 688	\$ 688	\$ 699	\$ 711	\$ 723	\$ 735
WC Art Institute	0.1986	\$ 99	\$ 824	\$ 790	\$ 757	\$ 723	\$ 1,379	\$ 1,378	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,378	\$ 1,400	\$ 1,424	\$ 1,447	\$ 1,471
Property Bond Prop	0.3500	\$ 175	\$ 1,453	\$ 1,393	\$ 1,333	\$ 1,274	\$ 2,431	\$ 2,429	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,428	\$ 2,468	\$ 2,509	\$ 2,551	\$ 2,593
School Debt	1.7000	\$ 850	\$ 7,055	\$ 6,765	\$ 6,476	\$ 6,189	\$ 11,808	\$ 11,797	\$ 11,790	\$ 11,787	\$ 11,788	\$ 11,792	\$ 11,987	\$ 12,186	\$ 12,389	\$ 12,596
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 1,174</b>	<b>\$ 9,743</b>	<b>\$ 9,342</b>	<b>\$ 8,944</b>	<b>\$ 8,548</b>	<b>\$ 16,307</b>	<b>\$ 16,293</b>	<b>\$ 16,283</b>	<b>\$ 16,279</b>	<b>\$ 16,280</b>	<b>\$ 16,285</b>	<b>\$ 16,555</b>	<b>\$ 16,829</b>	<b>\$ 17,110</b>	<b>\$ 17,396</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 24,603 \$ 204,207 \$ 195,803 \$ 187,448 \$ 179,141 \$ 341,768 \$ 341,468 \$ 341,272 \$ 341,176 \$ 341,191 \$ 341,316 \$ 346,960 \$ 352,718 \$ 358,592 \$ 364,583

**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 2-4**  
**TAX INCREMENT REVENUE**  
**Parcel 7**  
**MITC Redevelopment Area**  
**Plymouth Township, Michigan**  
**2/29/2024**

Estimated Taxable Value (TV) Increase Rate:

Plan Year	23	24	25	26	27	28	29	30	TOTAL	
										Calendar Year
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New Property TV <sup>1</sup>	\$ 6,333,498	\$ 6,460,168	\$ 6,589,371	\$ 6,721,159	\$ 6,855,582	\$ 6,992,694	\$ 7,132,548	\$ 7,275,198		
Estimated New Personal Property TV <sup>1</sup>	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000		
Incremental Difference (New TV - Base TV)	\$ 7,533,498	\$ 7,660,168	\$ 7,789,371	\$ 7,921,159	\$ 8,055,582	\$ 8,192,694	\$ 8,332,548	\$ 8,475,198		
<b>School Capture</b>										
	<b>Millage Rate</b>									
State Education Tax (SET)	6.0000	\$ 45,201	\$ 45,961	\$ 46,736	\$ 47,527	\$ 48,333	\$ 49,156	\$ 49,995	\$ 50,851	\$ 903,484
School Operating	18.0000	\$ 135,603	\$ 137,883	\$ 140,209	\$ 142,581	\$ 145,000	\$ 147,468	\$ 149,986	\$ 152,554	\$ 2,710,454
<b>School Total</b>	<b>24.0000</b>	<b>\$ 180,804</b>	<b>\$ 183,844</b>	<b>\$ 186,945</b>	<b>\$ 190,108</b>	<b>\$ 193,333</b>	<b>\$ 196,624</b>	<b>\$ 199,981</b>	<b>\$ 203,405</b>	<b>\$ 3,613,938</b>
<b>Local Capture</b>										
	<b>Millage Rate</b>									
Northville Township Operating	0.7686	\$ 5,790	\$ 5,888	\$ 5,987	\$ 6,088	\$ 6,192	\$ 6,297	\$ 6,404	\$ 6,514	\$ 115,735
Public Safety	6.4366	\$ 48,490	\$ 49,305	\$ 50,137	\$ 50,985	\$ 51,851	\$ 52,733	\$ 53,633	\$ 54,551	\$ 969,227
Shared Services	0.7561	\$ 5,696	\$ 5,792	\$ 5,890	\$ 5,989	\$ 6,091	\$ 6,194	\$ 6,300	\$ 6,408	\$ 113,855
School Sinking Fund	0.4698	\$ 3,539	\$ 3,599	\$ 3,659	\$ 3,721	\$ 3,785	\$ 3,849	\$ 3,915	\$ 3,982	\$ 70,744
RESA Operating	0.0956	\$ 720	\$ 732	\$ 745	\$ 757	\$ 770	\$ 783	\$ 797	\$ 810	\$ 14,394
RESA Special Ed.	3.3443	\$ 25,194	\$ 25,618	\$ 26,050	\$ 26,491	\$ 26,940	\$ 27,399	\$ 27,867	\$ 28,344	\$ 503,588
RESA Enhancement	1.9876	\$ 14,974	\$ 15,225	\$ 15,482	\$ 15,744	\$ 16,011	\$ 16,284	\$ 16,562	\$ 16,845	\$ 299,295
HCMA	0.2070	\$ 1,559	\$ 1,586	\$ 1,612	\$ 1,640	\$ 1,668	\$ 1,696	\$ 1,725	\$ 1,754	\$ 31,173
Library Operating	1.0975	\$ 8,268	\$ 8,407	\$ 8,549	\$ 8,693	\$ 8,841	\$ 8,991	\$ 9,145	\$ 9,302	\$ 165,264
Wayne County Operating	6.5928	\$ 49,667	\$ 50,502	\$ 51,354	\$ 52,223	\$ 53,109	\$ 54,013	\$ 54,935	\$ 55,875	\$ 992,747
WC Jail	0.9358	\$ 7,050	\$ 7,168	\$ 7,289	\$ 7,413	\$ 7,538	\$ 7,667	\$ 7,798	\$ 7,931	\$ 140,915
WC Parks	0.2442	\$ 1,840	\$ 1,871	\$ 1,902	\$ 1,934	\$ 1,967	\$ 2,001	\$ 2,035	\$ 2,070	\$ 36,772
Schoolcraft Community College	2.2700	\$ 17,101	\$ 17,389	\$ 17,682	\$ 17,981	\$ 18,286	\$ 18,597	\$ 18,915	\$ 19,239	\$ 341,819
<b>Local Total</b>	<b>25.2059</b>	<b>\$ 189,888</b>	<b>\$ 193,082</b>	<b>\$ 196,338</b>	<b>\$ 199,659</b>	<b>\$ 203,049</b>	<b>\$ 206,504</b>	<b>\$ 210,031</b>	<b>\$ 213,625</b>	<b>\$ 3,795,528</b>
<b>Non-Capturable Millages</b>										
	<b>Millage Rate</b>									
WC Zoo	0.0992	\$ 747	\$ 760	\$ 773	\$ 786	\$ 799	\$ 813	\$ 827	\$ 841	\$ 14,939
WC Art Institute	0.1986	\$ 1,496	\$ 1,521	\$ 1,547	\$ 1,573	\$ 1,600	\$ 1,627	\$ 1,655	\$ 1,683	\$ 29,903
Property Bond Prop	0.3500	\$ 2,637	\$ 2,681	\$ 2,726	\$ 2,772	\$ 2,819	\$ 2,867	\$ 2,916	\$ 2,966	\$ 52,702
School Debt	1.7000	\$ 12,807	\$ 13,022	\$ 13,242	\$ 13,466	\$ 13,694	\$ 13,928	\$ 14,165	\$ 14,408	\$ 255,987
<b>Total Non-Capturable Taxes</b>	<b>2.3478</b>	<b>\$ 17,687</b>	<b>\$ 17,985</b>	<b>\$ 18,288</b>	<b>\$ 18,597</b>	<b>\$ 18,913</b>	<b>\$ 19,235</b>	<b>\$ 19,563</b>	<b>\$ 19,898</b>	<b>\$ 353,534</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 370,692</b>	<b>\$ 376,926</b>	<b>\$ 383,283</b>	<b>\$ 389,767</b>	<b>\$ 396,382</b>	<b>\$ 403,128</b>	<b>\$ 410,012</b>	<b>\$ 417,030</b>	<b>\$ 7,409,466</b>



**Table 2-5  
TAX INCREMENT REVENUE  
Meijer on Five Mile (Parcel 15)**

**MITC Redevelopment Area  
Plymouth Township, Michigan  
2/27/2024**

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

Plan Year	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New Property TV <sup>1</sup>	\$ 1,000,000	\$ 4,800,000	\$ 4,896,000	\$ 4,993,920	\$ 5,093,798	\$ 5,195,674	\$ 5,299,588	\$ 5,405,580	\$ 5,513,691	\$ 5,623,965	\$ 5,736,444	\$ 5,851,173	\$ 5,968,197	\$ 6,087,561	\$ 6,209,312
Estimated New Personal Property TV <sup>1</sup>		\$ 3,500,000	\$ 2,914,519	\$ 2,329,038	\$ 1,743,557	\$ 1,750,000	\$ 1,640,000	\$ 1,530,000	\$ 1,420,000	\$ 1,310,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000
Incremental Difference (New TV - Base TV)	\$ 1,000,000	\$ 8,300,000	\$ 7,810,519	\$ 7,322,958	\$ 6,837,355	\$ 6,945,674	\$ 6,939,588	\$ 6,935,580	\$ 6,933,691	\$ 6,933,965	\$ 6,936,444	\$ 7,051,173	\$ 7,168,197	\$ 7,287,561	\$ 7,409,312

School Capture	Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
State Education Tax (SET)	6.0000	\$ 3,000	\$ 24,900	\$ 23,432	\$ 21,969	\$ 20,512	\$ 41,674	\$ 41,638	\$ 41,613	\$ 41,602	\$ 41,604	\$ 41,619	\$ 42,307	\$ 43,009	\$ 43,725	\$ 44,456
School Operating	18.0000	\$ 9,000	\$ 74,700	\$ 70,295	\$ 65,907	\$ 61,536	\$ 125,022	\$ 124,913	\$ 124,840	\$ 124,806	\$ 124,811	\$ 124,856	\$ 126,921	\$ 129,028	\$ 131,176	\$ 133,368
<b>School Total</b>	<b>24.0000</b>	<b>\$ 12,000</b>	<b>\$ 99,600</b>	<b>\$ 93,727</b>	<b>\$ 87,876</b>	<b>\$ 82,048</b>	<b>\$ 166,696</b>	<b>\$ 166,551</b>	<b>\$ 166,453</b>	<b>\$ 166,408</b>	<b>\$ 166,415</b>	<b>\$ 166,475</b>	<b>\$ 169,228</b>	<b>\$ 172,037</b>	<b>\$ 174,901</b>	<b>\$ 177,824</b>

Local Capture	Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Plymouth Township Operating	0.8038	\$ 402	\$ 3,336	\$ 3,139	\$ 2,943	\$ 2,748	\$ 5,583	\$ 5,578	\$ 5,575	\$ 5,573	\$ 5,574	\$ 5,576	\$ 5,668	\$ 5,762	\$ 5,858	\$ 5,956
Public Safety	4.3238	\$ 2,162	\$ 17,944	\$ 16,886	\$ 15,832	\$ 14,782	\$ 30,032	\$ 30,005	\$ 29,988	\$ 29,980	\$ 29,981	\$ 29,992	\$ 30,488	\$ 30,994	\$ 31,510	\$ 32,036
RESA Operating	0.0956	\$ 48	\$ 397	\$ 373	\$ 350	\$ 327	\$ 664	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 674	\$ 685	\$ 697	\$ 708
RESA Special Ed.	3.3443	\$ 1,672	\$ 13,879	\$ 13,060	\$ 12,245	\$ 11,433	\$ 23,228	\$ 23,208	\$ 23,195	\$ 23,188	\$ 23,189	\$ 23,198	\$ 23,581	\$ 23,973	\$ 24,372	\$ 24,779
RESA Enhancement	1.9876	\$ 994	\$ 8,249	\$ 7,762	\$ 7,278	\$ 6,795	\$ 13,805	\$ 13,793	\$ 13,785	\$ 13,781	\$ 13,782	\$ 13,787	\$ 14,015	\$ 14,248	\$ 14,485	\$ 14,727
Plymouth District Library	1.4280	\$ 714	\$ 5,926	\$ 5,577	\$ 5,229	\$ 4,882	\$ 9,918	\$ 9,910	\$ 9,904	\$ 9,901	\$ 9,902	\$ 9,905	\$ 10,069	\$ 10,236	\$ 10,407	\$ 10,580
Wayne County Operating	6.5928	\$ 3,296	\$ 27,360	\$ 25,747	\$ 24,139	\$ 22,539	\$ 45,791	\$ 45,751	\$ 45,725	\$ 45,712	\$ 45,714	\$ 45,731	\$ 46,487	\$ 47,258	\$ 48,045	\$ 48,848
Watne County Jail	0.9358	\$ 468	\$ 3,884	\$ 3,655	\$ 3,426	\$ 3,199	\$ 6,500	\$ 6,494	\$ 6,490	\$ 6,489	\$ 6,489	\$ 6,491	\$ 6,598	\$ 6,708	\$ 6,820	\$ 6,934
Wayne County Parks	0.2442	\$ 122	\$ 1,013	\$ 954	\$ 894	\$ 835	\$ 1,696	\$ 1,695	\$ 1,694	\$ 1,693	\$ 1,693	\$ 1,694	\$ 1,722	\$ 1,750	\$ 1,780	\$ 1,809
Huron Clinton Metroparks	0.2070	\$ 104	\$ 859	\$ 808	\$ 758	\$ 708	\$ 1,438	\$ 1,436	\$ 1,436	\$ 1,435	\$ 1,435	\$ 1,436	\$ 1,460	\$ 1,484	\$ 1,509	\$ 1,534
Schoolcraft Community College	2.2700	\$ 1,135	\$ 9,421	\$ 8,865	\$ 8,312	\$ 7,760	\$ 15,767	\$ 15,753	\$ 15,744	\$ 15,739	\$ 15,740	\$ 15,746	\$ 16,006	\$ 16,272	\$ 16,543	\$ 16,819
<b>Local Total</b>	<b>22.2329</b>	<b>\$ 11,117</b>	<b>\$ 92,268</b>	<b>\$ 86,826</b>	<b>\$ 81,406</b>	<b>\$ 76,008</b>	<b>\$ 154,422</b>	<b>\$ 154,286</b>	<b>\$ 154,199</b>	<b>\$ 154,154</b>	<b>\$ 154,162</b>	<b>\$ 154,219</b>	<b>\$ 156,768</b>	<b>\$ 159,370</b>	<b>\$ 162,026</b>	<b>\$ 164,730</b>

Non-Capturable Millages	Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
WC Zoo	0.0992	\$ 50	\$ 412	\$ 387	\$ 363	\$ 339	\$ 689	\$ 688	\$ 688	\$ 688	\$ 688	\$ 688	\$ 699	\$ 711	\$ 723	\$ 735
WC Art Institute	0.1986	\$ 99	\$ 824	\$ 776	\$ 727	\$ 679	\$ 1,379	\$ 1,378	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,378	\$ 1,400	\$ 1,424	\$ 1,447	\$ 1,471
Plymouth-Canton School Debt	4.0000	\$ 2,000	\$ 16,600	\$ 15,621	\$ 14,646	\$ 13,675	\$ 27,783	\$ 27,758	\$ 27,742	\$ 27,735	\$ 27,736	\$ 27,746	\$ 28,205	\$ 28,673	\$ 29,150	\$ 29,637
<b>Total Non-Capturable Taxes</b>	<b>4.2978</b>	<b>\$ 2,149</b>	<b>\$ 17,836</b>	<b>\$ 16,784</b>	<b>\$ 15,736</b>	<b>\$ 14,693</b>	<b>\$ 29,851</b>	<b>\$ 29,825</b>	<b>\$ 29,808</b>	<b>\$ 29,800</b>	<b>\$ 29,801</b>	<b>\$ 29,811</b>	<b>\$ 30,305</b>	<b>\$ 30,807</b>	<b>\$ 31,320</b>	<b>\$ 31,844</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 23,117 \$ 191,868 \$ 180,553 \$ 169,282 \$ 158,056 \$ 321,118 \$ 320,837 \$ 320,652 \$ 320,562 \$ 320,577 \$ 320,694 \$ 325,996 \$ 331,407 \$ 336,927 \$ 342,554  
 \$ 20,906

**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 2-5  
TAX INCREMENT REVENUE  
Meijer on Five Mile (Parcel 15)**

**MITC Redevelopment Area  
Plymouth Township, Michigan  
2/27/2024**

Estimated Taxable Value (TV) Increase Rate:

Plan Year Calendar Year	23	24	25	26	27	28	29	30	TOTAL	
	2041	2042	2043	2044	2045	2046	2047	2048		
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New Property TV <sup>1</sup>	\$ 6,333,498	\$ 6,460,168	\$ 6,589,371	\$ 6,721,159	\$ 6,855,582	\$ 6,992,694	\$ 7,132,548	\$ 7,275,198		
Estimated New Personal Property TV <sup>1</sup>	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000		
Incremental Difference (New TV - Base TV)	\$ 7,533,498	\$ 7,660,168	\$ 7,789,371	\$ 7,921,159	\$ 8,055,582	\$ 8,192,694	\$ 8,332,548	\$ 8,475,198		
<b>School Capture</b>										
	Millage Rate									
State Education Tax (SET)	6.0000	\$ 45,201	\$ 45,961	\$ 46,736	\$ 47,527	\$ 48,333	\$ 49,156	\$ 49,995	\$ 50,851	\$ 900,820
School Operating	18.0000	\$ 135,603	\$ 137,883	\$ 140,209	\$ 142,581	\$ 145,000	\$ 147,468	\$ 149,986	\$ 152,554	\$ 2,702,463
<b>School Total</b>	<b>24.0000</b>	<b>\$ 180,804</b>	<b>\$ 183,844</b>	<b>\$ 186,945</b>	<b>\$ 190,108</b>	<b>\$ 193,333</b>	<b>\$ 196,624</b>	<b>\$ 199,981</b>	<b>\$ 203,405</b>	<b>\$ 3,603,283</b>
<b>Local Capture</b>										
	Millage Rate									
Plymouth Township Operating	0.8038	\$ 6,055	\$ 6,157	\$ 6,261	\$ 6,367	\$ 6,475	\$ 6,585	\$ 6,698	\$ 6,812	\$ 120,681
Public Safety	4.3238	\$ 32,573	\$ 33,121	\$ 33,680	\$ 34,250	\$ 34,831	\$ 35,424	\$ 36,028	\$ 36,645	\$ 649,164
RESA Operating	0.0956	\$ 720	\$ 732	\$ 745	\$ 757	\$ 770	\$ 783	\$ 797	\$ 810	\$ 14,352
RESA Special Ed.	3.3443	\$ 25,194	\$ 25,618	\$ 26,050	\$ 26,491	\$ 26,940	\$ 27,399	\$ 27,867	\$ 28,344	\$ 502,103
RESA Enhancement	1.9876	\$ 14,974	\$ 15,225	\$ 15,482	\$ 15,744	\$ 16,011	\$ 16,284	\$ 16,562	\$ 16,845	\$ 298,413
Plymouth District Library	1.4280	\$ 10,758	\$ 10,939	\$ 11,123	\$ 11,311	\$ 11,503	\$ 11,699	\$ 11,899	\$ 12,103	\$ 214,395
Wayne County Operating	6.5928	\$ 49,667	\$ 50,502	\$ 51,354	\$ 52,223	\$ 53,109	\$ 54,013	\$ 54,935	\$ 55,875	\$ 989,821
Wayne County Jail	0.9358	\$ 7,050	\$ 7,168	\$ 7,289	\$ 7,413	\$ 7,538	\$ 7,667	\$ 7,798	\$ 7,931	\$ 140,499
Wayne County Parks	0.2442	\$ 1,840	\$ 1,871	\$ 1,902	\$ 1,934	\$ 1,967	\$ 2,001	\$ 2,035	\$ 2,070	\$ 36,664
Huron Clinton Metroparks	0.2070	\$ 1,559	\$ 1,586	\$ 1,612	\$ 1,640	\$ 1,668	\$ 1,696	\$ 1,725	\$ 1,754	\$ 31,080
Schoolcraft Community College	2.2700	\$ 17,101	\$ 17,389	\$ 17,682	\$ 17,981	\$ 18,286	\$ 18,597	\$ 18,915	\$ 19,239	\$ 340,812
<b>Local Total</b>	<b>22.2329</b>	<b>\$ 167,491</b>	<b>\$ 170,308</b>	<b>\$ 173,180</b>	<b>\$ 176,111</b>	<b>\$ 179,098</b>	<b>\$ 182,148</b>	<b>\$ 185,259</b>	<b>\$ 188,428</b>	<b>\$ 3,337,984</b>
<b>Non-Capturable Millages</b>										
	Millage Rate									
WC Zoo	0.0992	\$ 747	\$ 760	\$ 773	\$ 786	\$ 799	\$ 813	\$ 827	\$ 841	\$ 14,894
WC Art Institute	0.1986	\$ 1,496	\$ 1,521	\$ 1,547	\$ 1,573	\$ 1,600	\$ 1,627	\$ 1,655	\$ 1,683	\$ 29,815
Plymouth-Canton School Debt	4.0000	\$ 30,134	\$ 30,641	\$ 31,157	\$ 31,685	\$ 32,222	\$ 32,771	\$ 33,330	\$ 33,901	\$ 600,548
<b>Total Non-Capturable Taxes</b>	<b>4.2978</b>	<b>\$ 32,377</b>	<b>\$ 32,922</b>	<b>\$ 33,477</b>	<b>\$ 34,044</b>	<b>\$ 34,621</b>	<b>\$ 35,211</b>	<b>\$ 35,812</b>	<b>\$ 36,425</b>	<b>\$ 645,259</b>
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 348,295</b>	<b>\$ 354,152</b>	<b>\$ 360,125</b>	<b>\$ 366,219</b>	<b>\$ 372,431</b>	<b>\$ 378,772</b>	<b>\$ 385,240</b>	<b>\$ 391,833</b>	<b>\$ 6,941,267</b>

## **APPENDIX C**

### **TABLE 3 TIR REIMBURSEMENT ALLOCATION**



TABLE 3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY

MITC Redevelopment Area
Plymouth Township, Michigan
3/1/2024

Summary table with columns for Developer Maximum Reimbursement, PARCEL 13, PARCELS 11/12, PARCEL 9 (New Northville, LLC Portion), MITC INFRASTRUCTURE, PARCEL 7, PARCEL 15 (Meijer Portion), and Total.

Estimated Total Years of Plan 30 and Estimated Capture table showing Administrative Fees and State Revolving Fund amounts.

Main data table with 30 columns for years (2021-2050) and rows for various categories including State Incremental Revenue, State Tax Reimbursement, Local Tax Reimbursement, EGLE Environmental Costs, MSF Non-Environmental Costs, and Total Annual Reimbursement for each parcel category.



## **APPENDIX D**

### **LEGAL DESCRIPTIONS AND SURVEYS**

**PARCEL 15 – MEIJER AT FIVE MILE PORTION**

**PARCELS 6 – 9**

**PARCEL 7**

**PARCEL 9 – NORTHVILLE LUMBER AND RESIDUAL PORTIONS**

**PARCEL 10**

**PARCEL 11/12**

**PARCELS 13 AND 15**

**PARCEL 14**

**PARCEL 15 – MEIJER AT FIVE MILE**

**LEGAL DESCRIPTION:**  
 (PER ATA NATIONAL TITLE GROUP, LLC (Issued by Old Republic National Title Insurance Company), Commitment Number 82-18606030-A, Rev. TBD, EFFECTIVE DATE TBD.)

LAND IN THE TOWNSHIP OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE THE NORTH 1/4 OF SECTION 20, TOWN 01 SOUTH, RANGE 08 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE SOUTH 01 DEGREES 18 MINUTES 52 SECONDS WEST, 60.00 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SECTION 20 TO THE POINT OF BEGINNING BEING A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF FIVE MILE ROAD (60 FOOT HALF WIDTH); THENCE ALONG SAID LINE OF FIVE MILE ROAD SOUTH 89 DEGREES 48 MINUTES 50 SECONDS EAST, 911.66 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 01 SECONDS WEST, 58.78 FEET; THENCE SOUTH 06 DEGREES 39 MINUTES 09 SECONDS WEST, 122.71 FEET; THENCE 371.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, 255.00 FOOT RADIUS, CHORD BEARING SOUTH 48 DEGREES 25 MINUTES 10 SECONDS W, 339.71 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 58 SECONDS WEST, 76.91 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 40 SECONDS WEST, 607.22 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST, 800.88 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 09 SECONDS EAST, 1010.40 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF FIVE MILE ROAD (60 FOOT HALF WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 46 MINUTES 23 SECONDS EAST, 241.05 FEET TO THE POINT OF BEGINNING.

**SCHEDULE B-II ITEMS:**  
 (PER ATA NATIONAL TITLE GROUP, LLC (Issued by Old Republic National Title Insurance Company), Commitment Number 82-18606030-A, Rev. 2, EFFECTIVE DATE FEBRUARY 8TH, 2023.)

- ITEMS 1-7, 19-20, ARE NOT PLOTTABLE SURVEY ITEMS
- 8) CONVEYANCE AND LEASE OF MINERAL RIGHTS BY CITY OF DETROIT TO CONSUMERS POWER COMPANY AS REFLECTED IN CONVEYANCE AND LEASE RECORDED IN LIBER 15271, PAGE 484, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED IN LIBER 22436 PAGE 516, AND ALSO AS SUCH CONVEYANCE AND LEASE IS IMPACTED BY NOTICES OF CLAIM UNDER THE DORMANT MINERAL ACT BY CONSUMERS POWER COMPANY RECORDED IN LIBER 29006, PAGE 664 AND LIBER 52630, PAGE 1410, WAYNE COUNTY RECORDS. (As shown, describes additional land to the east of subject parcel.)
  - 9. RESERVATION OF ALL MINERALS, COAL, OIL AND GAS BY THE CITY OF DETROIT IN QUIT CLAIM DEED RECORDED IN LIBER 22436, PAGE 520, WAYNE COUNTY RECORDS. (Not plotted, blanket in nature.)
  - 10. EASEMENT FOR UNDERGROUND GAS STORAGE RESERVED BY THE CITY OF DETROIT IN QUIT CLAIM DEED RECORDED IN LIBER 22436, PAGE 520, WAYNE COUNTY RECORDS. (Not plotted, blanket in nature.)
  - 11. INTENTIONALLY DELETED
  - 12) EASEMENTS FOR PUBLIC UTILITIES AND INGRESS AND EGRESS RECITED IN QUIT CLAIM DEED RECORDED IN LIBER 24987, PAGE 57, WAYNE COUNTY RECORDS. (As shown.)
  - 13. INTENTIONALLY DELETED.
  - 14. INTENTIONALLY DELETED.
  - 15. OIL AND GAS LEASE RECORDED IN LIBER 50913, PAGE 651, WAYNE COUNTY RECORDS, WAYNE COUNTY RECORDS. NOTE: THIS ITEM WILL BE DELETED UPON RECEIPT BY COMPANY OF AFFIDAVIT OF NON-PRODUCTION EXECUTED BY STATE OF MICHIGAN. (Not plotted, blanket in nature.)
  - 16. RESERVATIONS UNTO THE STATE OF MICHIGAN, GRANTOR IN QUIT CLAIM DEED RECORDED IN LIBER 52431, PAGE 1402, WAYNE COUNTY RECORDS, WHEREIN THE MICHIGAN LAND BANK FAST TRACK AUTHORITY IS GRANTEE, OF A 50% INTEREST IN AND TO AL ROYALTIES UNDER OIL AND GAS LEASES, AND OF ALL ABORIGINAL ANTIQUITIES. (Not plotted, blanket in nature.)
  - 17. INTENTIONALLY DELETED.
  - 18. MATTERS DISCLOSED BY PARCEL SPLIT SURVEY PREPARED BY ZEIMET WOZNAK DATED MARCH 20, 2018, BEING JOB NO. 17157, AND RECORDED APRIL 9, 2021 IN LIBER 56625, PAGE 1348, WAYNE COUNTY RECORDS. NOTE: THIS ITEM IS FOR INFORMATIONAL PURPOSES ONLY AND WILL NOT APPEAR ON THE POLICY/IES TO BE ISSUED. (Not plottable.)
  - 19. INTENTIONALLY DELETED.
  - 20. LOSS OR DAMAGE SUSTAINED AS A RESULT OF THE FAILURE TO HAVE THE TAX ASSESSED LEGAL DESCRIPTION REASSESSED TO ACCURATELY DESCRIBE THE LAND INSURED HEREIN. NOTE: THIS ITEM WILL BE DELETED UPON SATISFACTION OF SCHEDULE B-1 REQUIREMENT TO OBTAIN SATISFACTORY TAX SPLIT.
  - 21. THE FOLLOWING ENDORSEMENTS HAVE BEEN REQUESTED AND WILL BE ISSUED WITH THE OWNER'S POLICY:
    - A. SAME AS SURVEY / ALTA 25
    - B. MINERALS AND OTHER SUBSURFACE SUBSTANCES / ALTA 35.3

**SURVEYORS NOTES:**

TABLE A ITEMS

- 2 ADDRESS OF SUBJECT PROPERTY IS 47500 FIVE MILE ROAD, PLYMOUTH, MI
- 3 FLOOD ZONE MAP IS DESIGNATED BY MAP NUMBER 26163C0020E, DATED 2-2-12. SUBJECT PROPERTY IS NOT IN FLOOD ZONE.
- 4 GROSS LAND AREA OF PARCEL IS ± 21.52 ACRES
- 7(A) NO BUILDINGS WERE PRESENT AT THE TIME OF SURVEY
- 8 IMPROVEMENTS ON PARCEL ARE AS SHOWN ON SURVEY
- 11 EVIDENCE OF UNDERGROUND UTILITIES ARE AS SHOWN ON SURVEY
- 16 THERE IS NO EVIDENCE OF RECENT CONSTRUCTION OR EARTHMOVING WORK
- 17 THE SURVEYOR IS UNAWARE OF CHANGES TO THE STREET RIGHT OF WAY LINES

**SURVEYOR'S CERTIFICATE**

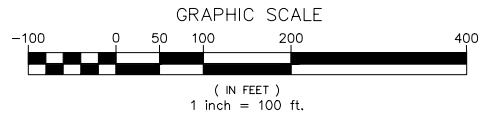
To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 ATA NATIONAL TITLE GROUP  
 MEIJER, INC., a Michigan corporation

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 11(a), 11(b), 16 and 17. The field work was completed on APRIL 24TH, 2023.

**PRELIMINARY**

Todd Shelly, PS No. 400104111  
 Agent for PEA, Group.

Date of Plat or Map: JANUARY 27TH, 2023  
 (PRELIMINARY)



**REFERENCE DRAWINGS**

- WATER MAIN: MICHIGAN DEPARTMENT OF CORRECTIONS, WATER MAIN PLAN SHEET L.5993077, ISSUED 4-28-84
- SANITARY SEWER: WATER MAIN AND SANITARY SEWER MAPS, PAGE 5-6, PLYMOUTH TOWNSHIP, MI
- STORM SEWER: FIVE MILE CORRIDOR RECONSTRUCTION, PLAN AND PROFILE, PROJECT NO. 0045-15-0030- DATED 2-04-16
- ELECTRIC: DTE MAP\_217-326, DATED 6-01-18
- GAS: CONSUMERS ENERGY, MAP 5158201, DATED 05-02-18
- PHONE: AT&T, DATE PREPARED 5-8-18
- OTHER: FIVE MILE CORRIDOR RECONSTRUCTION, PLAN AND PROFILE, PROJECT NO. 0045-15-0030- DATED 2-04-16

**LEGEND**

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

**EXISTING**

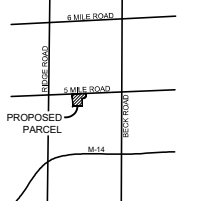
- OH-ELEC-W-C- ELEC. PHONE OR CABLE TV G/L LINE, POLE & GUY WIRE
- UG-CATV- UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC- ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS- GAS MAIN, VALVE & GAS LINE MARKER
- WATER- WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
- SEWER- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM- STORM SEWER, CLEANOUT & MANHOLE
- CORNER- CORNERED SEWER & MANHOLE
- SQUARE- SQUARE, ROUND & BEHIVE CATCH BASIN
- POST- POST INDICATOR VALVE
- VALVE- WATER VALVE BOX/ABORIGINAL VALVE BOX, SERVICE SHUTOFF
- MTR- METER, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNDEF- UNIDENTIFIED STRUCTURE

**CONC.** CONCRETE  
**ASPH.** ASPHALT  
**GRAVEL** GRAVEL SHOULDER

**PEA GROUP**  
 t: 844.813.2949  
 www.peagroup.com

**811** *Know what's below. Call before you dig.*

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT  
**REDICO**  
 ONE TOWN SQUARE, SUITE 1600  
 SOUTHFIELD, MICHIGAN 48064

PROJECT TITLE  
**DEHOCO RETAIL DEVELOPMENT**  
 5 MILE ROAD  
 PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

REVISIONS

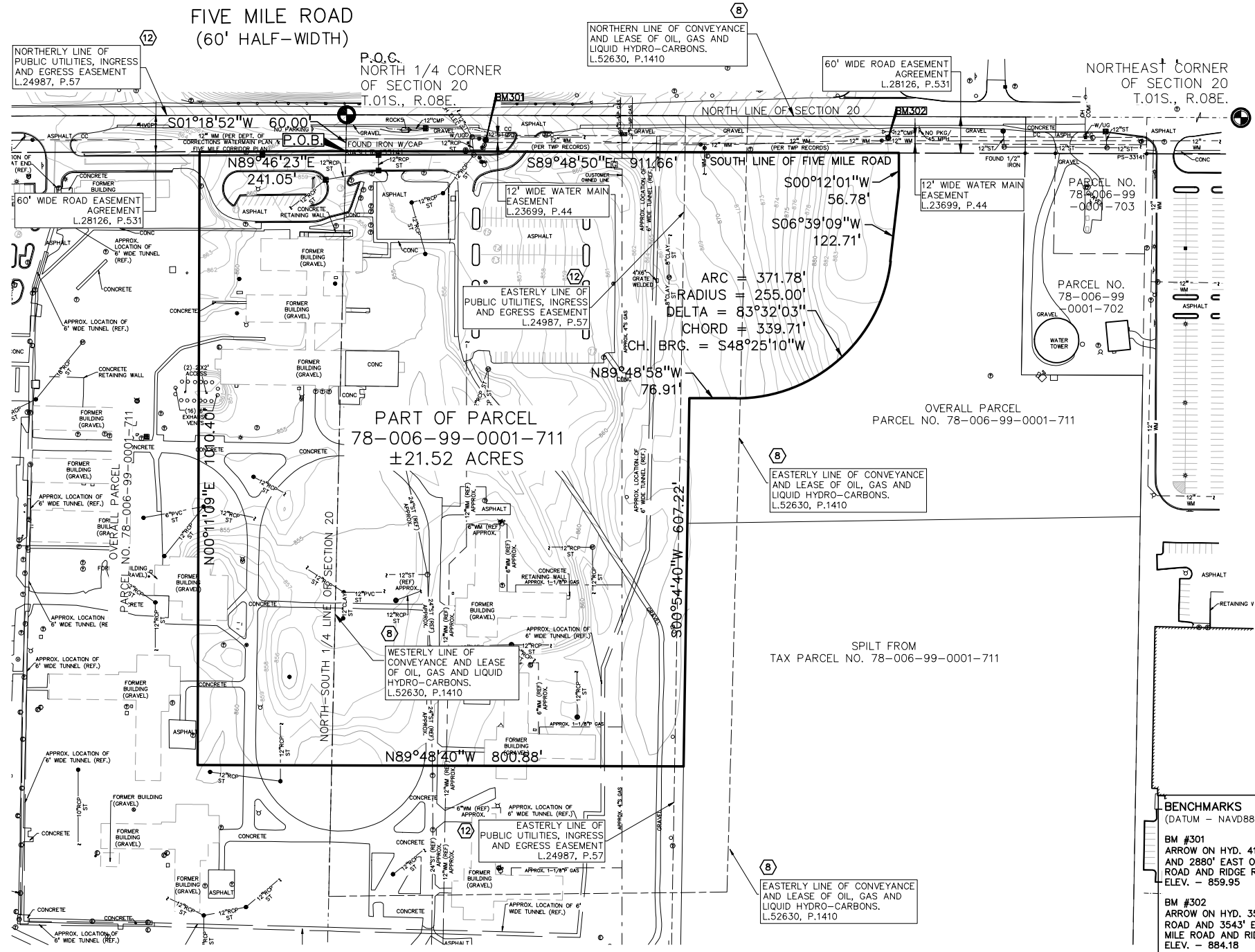
- 4-18-23	
5-04-23 - UPDATED COMMITMENT	

ORIGINAL ISSUE DATE:  
 JANUARY 27, 2023

DRAWING TITLE  
**ALTA/NSPS LAND TITLE SURVEY**

PEA JOB NO. 2023-0025-PR  
 P.M. DLM  
 DN. SRF  
 DES.  
 DRAWING NUMBER:

**ALTA**



## PARCELS 6 -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.

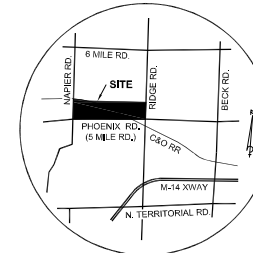
PORTIONS OF THE SURVEYED PROPERTY SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 26163C0202E, DATED FEBRUARY 2, 2012.

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

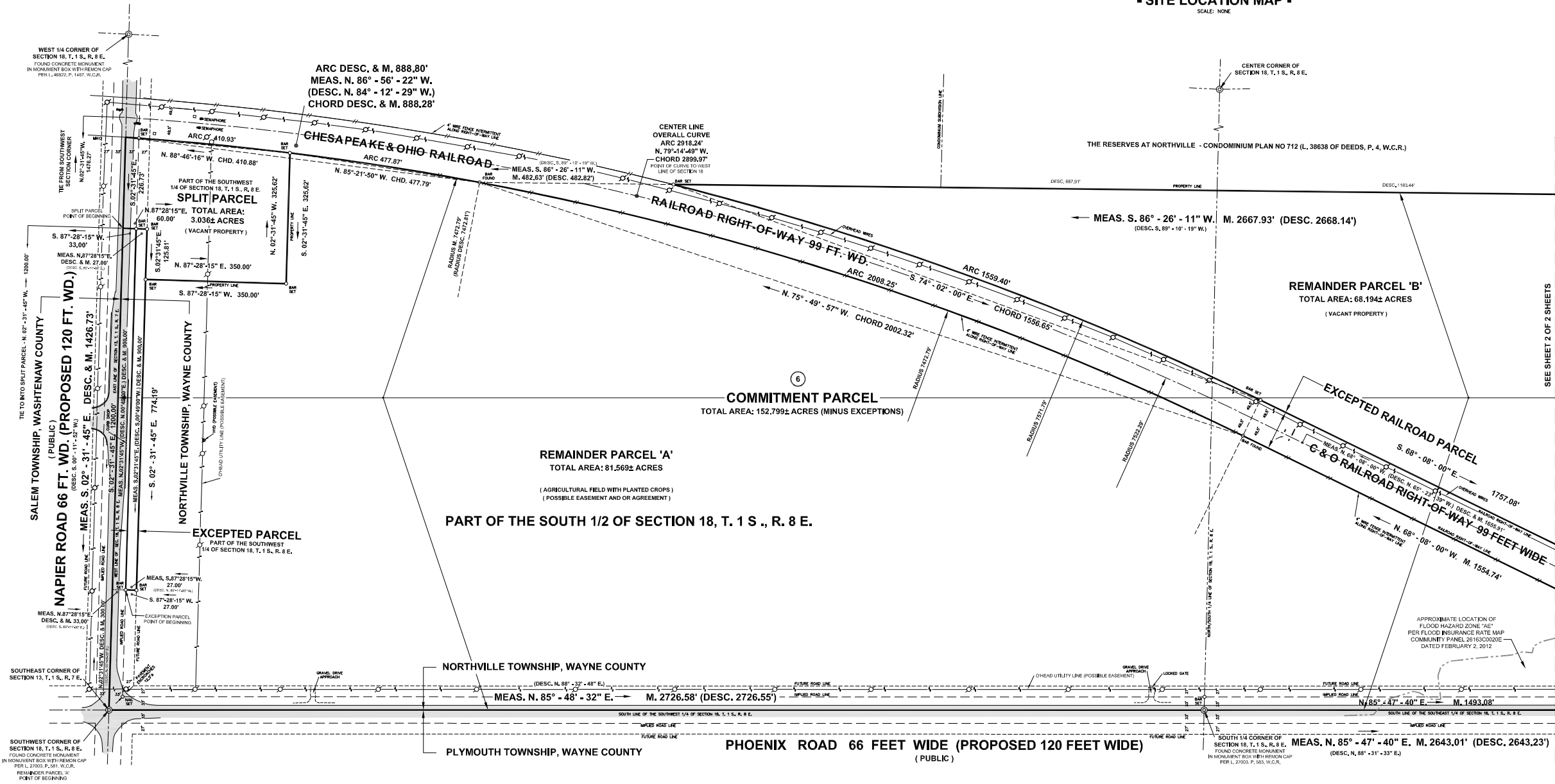
THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PARCELS.

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

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 TITLE SURVEYS, WHICH I HAVE READ 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. HAWTHORNE ROAD  
ANN ARBOR, MI 48106  
PH: 313-238-6438  
WWW.DCASURVEY.COM

DCA SURVEY NO. 20199  
SHEET 1 OF 2 SHEETS

**David C. Adams & Son**  
Professional Land Surveyors, Inc.  
2807 E. Hawthorne Road  
Ann Arbor, MI 48106  
PH: 313-238-6438  
WWW.DCASURVEY.COM

PROJ. DTE	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.

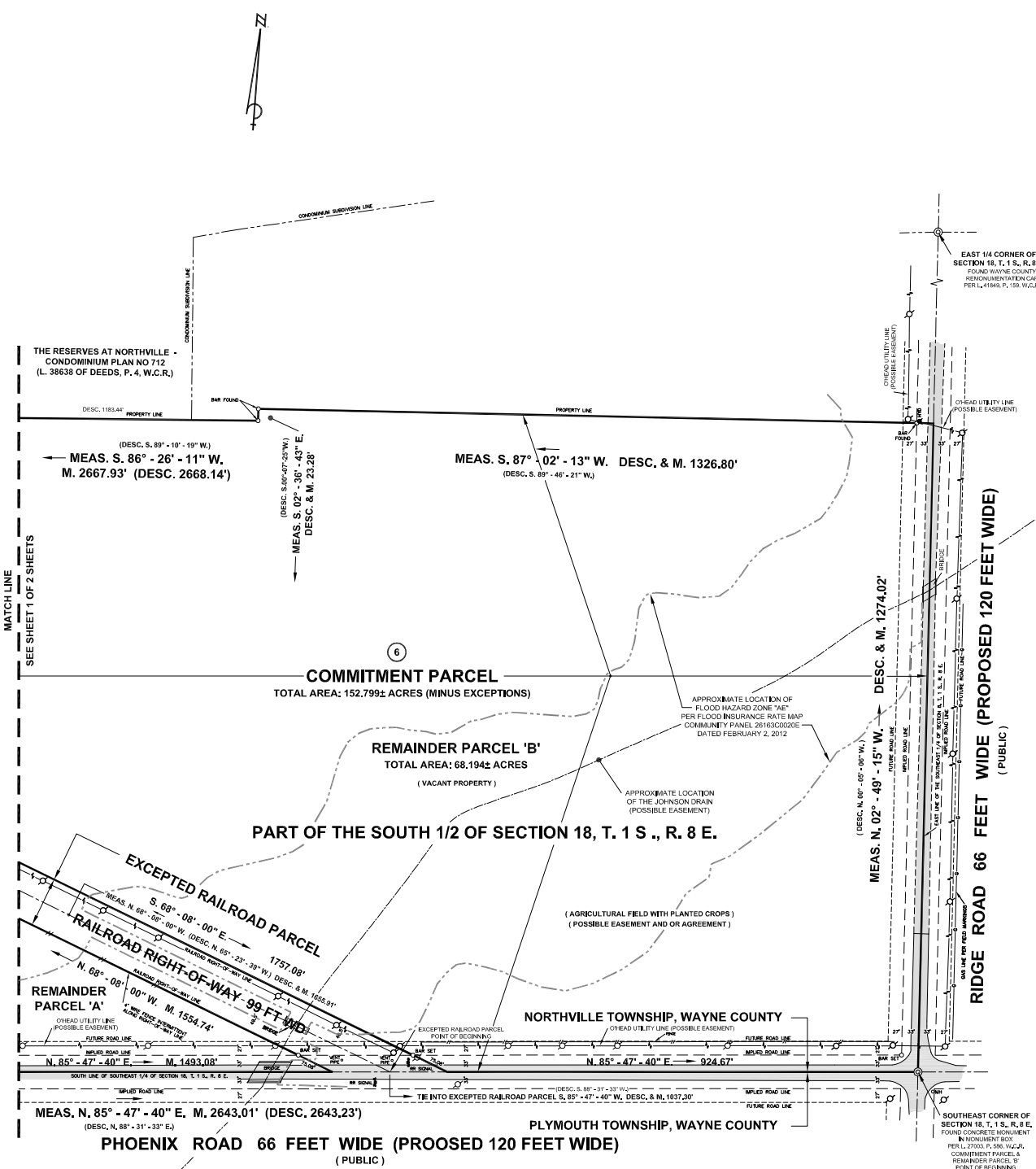
LOCATION NAME: **NAPER ROAD SUBSTATION**

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, T. 1 S., R. 8 E., 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 1,328.90 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 53 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 88 DEGREES 31 MINUTES 53 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, T. 1 S., R. 7 E., SALEM TOWNSHIP, WASHTEWAW 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 NAPER ROAD; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST 33.00 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 NAPER ROAD (66.00 FEET TOTAL WIDTH); THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST 27.20 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 00 SECONDS WEST 900.00 FEET, THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST 27.20 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 18, T. 1 S., R. 8 E., 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 1328.90 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 (89 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 86 DEGREES 50 MINUTES 22 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 NAPER ROAD (66 FEET WIDE), A DISTANCE OF 1426.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88 DEGREES 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 NORTH 88 DEGREES 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 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 2726.55 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A MEASURED DISTANCE OF 2643.23 FEET (DESCRIBED 2643.23 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE CHESAPEAKE AND OHIO RAILROAD RIGHT OF WAY (89 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 2014.24 FEET (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 49 SECONDS WEST, 2089.91 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 NAPER 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, WASHTEWAW 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 NAPER ROAD (66 FEET WIDE), A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 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 900.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 210.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE 900.00 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 NAPER 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, 60 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 31 MINUTES 45 SECONDS WEST, 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 (89 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 410.83 FEET (CHORD BEARS NORTH 88 DEGREES 40 MINUTES 4 SECONDS WEST, 410.83 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 (NAPER 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 (89 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 471.87 FEET, (CHORD BEARS NORTH 85 DEGREES 21 MINUTES 50 SECONDS WEST, 471.79 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 THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 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 NAPER ROAD (66 FEET WIDE), A DISTANCE 1000.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCELS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (PHOENIX ROAD AND NAPER 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 1328.90 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 (89 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 86 DEGREES 50 MINUTES 22 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 NAPER ROAD (66 FEET WIDE), A DISTANCE OF 1426.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88 DEGREES 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 1655.91 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCELS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND EASTERLY 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 Road  
 Dearborn, MI 48124  
 Tel: 313-268-4277  
 Fax: 313-268-4438  
 www.dcasurvey.com

NO.	DATE	BY	FOR	NO.	DATE	BY	FOR

**SHEET 2 OF 2 SHEETS**

NO.	DATE	BY	FOR

**DTE Energy - DTE Electric Company** Central Design

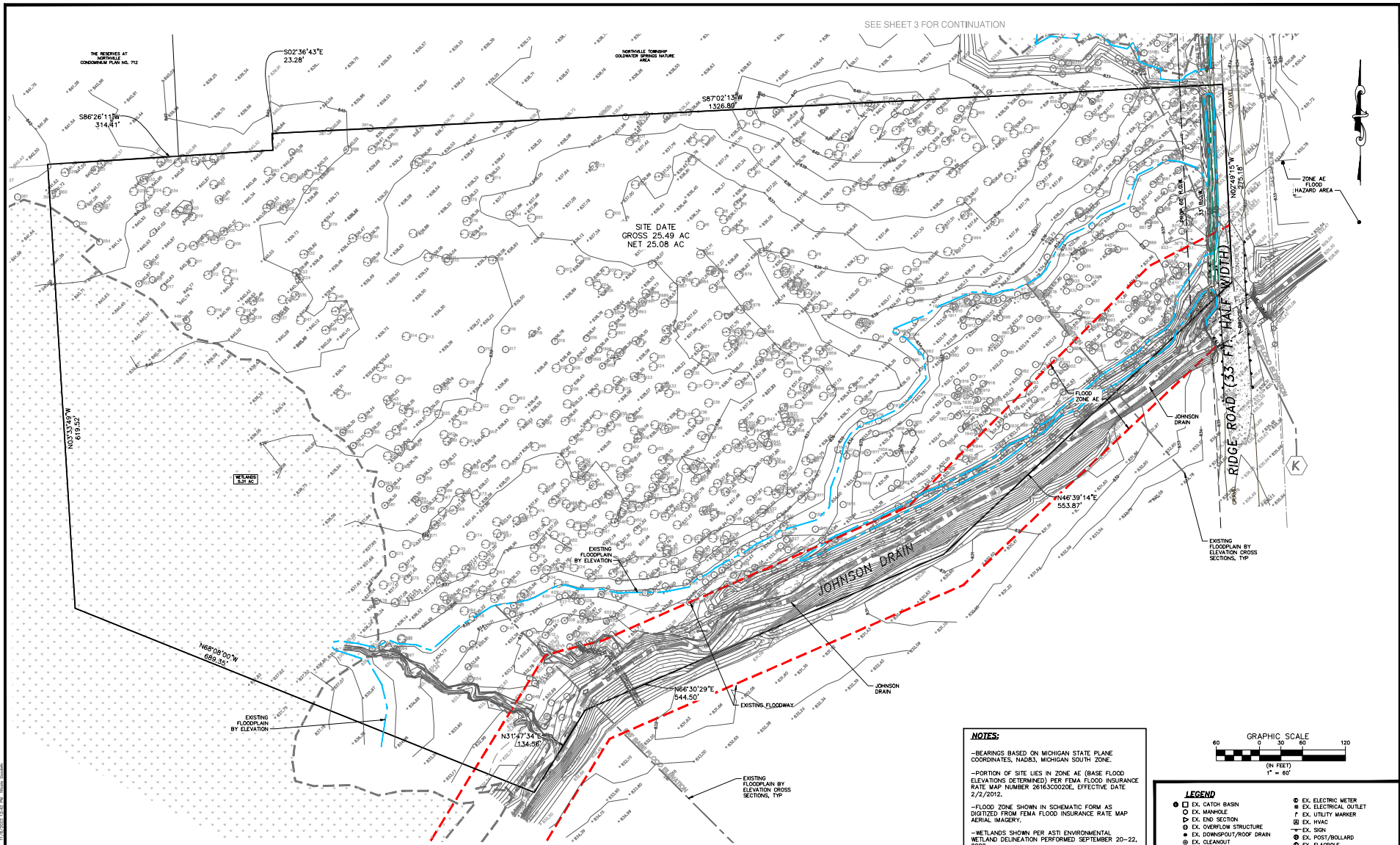
**ALTA/NAPS LAND TITLE SURVEY**  
 OF PROPERTY BEING PART OF THE  
 SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E.,  
 NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN.

LOCATION NAME: NAPER ROAD SUBSTATION  
 SURVEYING SERVICES  
 DRAWING NUMBER: 6SE-NVL-004  
 JOB NUMBER: 48841639

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



**PARCEL 7**



SEE SHEET 3 FOR CONTINUATION

**LEGAL DESCRIPTION**

PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, THENCE 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 898.84 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 18 NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 276.18 FEET, THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 1326.80 FEET, THENCE SOUTH 88 DEGREES 28 MINUTES 11 SECONDS WEST A DISTANCE OF 276.41 FEET, THENCE SOUTH 03 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 619.32 FEET, THENCE SOUTH 08 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 686.95 FEET, THENCE NORTH 31 DEGREES 47 MINUTE 54 SECONDS WEST, A DISTANCE OF 1842.98 FEET, THENCE NORTH 86 DEGREES 30 MINUTES 29 SECONDS EAST, A DISTANCE OF 544.50 FEET, THENCE NORTH 46 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 553.87 FEET, THENCE NORTH 46 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 553.87 FEET TO THE POINT OF BEGINNING.

**NOTES:**

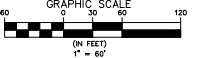
- BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE.
- PORTION OF SITE LIES IN ZONE AE (BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26163C0002E, EFFECTIVE DATE 2/2/2012.
- FLOOD ZONE SHOWN IN SCHEMATIC FORM AS DIGITIZED FROM FEMA FLOOD INSURANCE 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**
- EX. CATCH BASIN
  - EX. MANHOLE
  - EX. END SECTION
  - EX. OVERFLOW STRUCTURE
  - EX. POST/ROLLARD
  - 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
  - EX. ELECTRIC OUTLET
  - EX. UTILITY MARKER
  - EX. HVAC
  - EX. DOWNSPOUT/ROOF DRAIN
  - 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



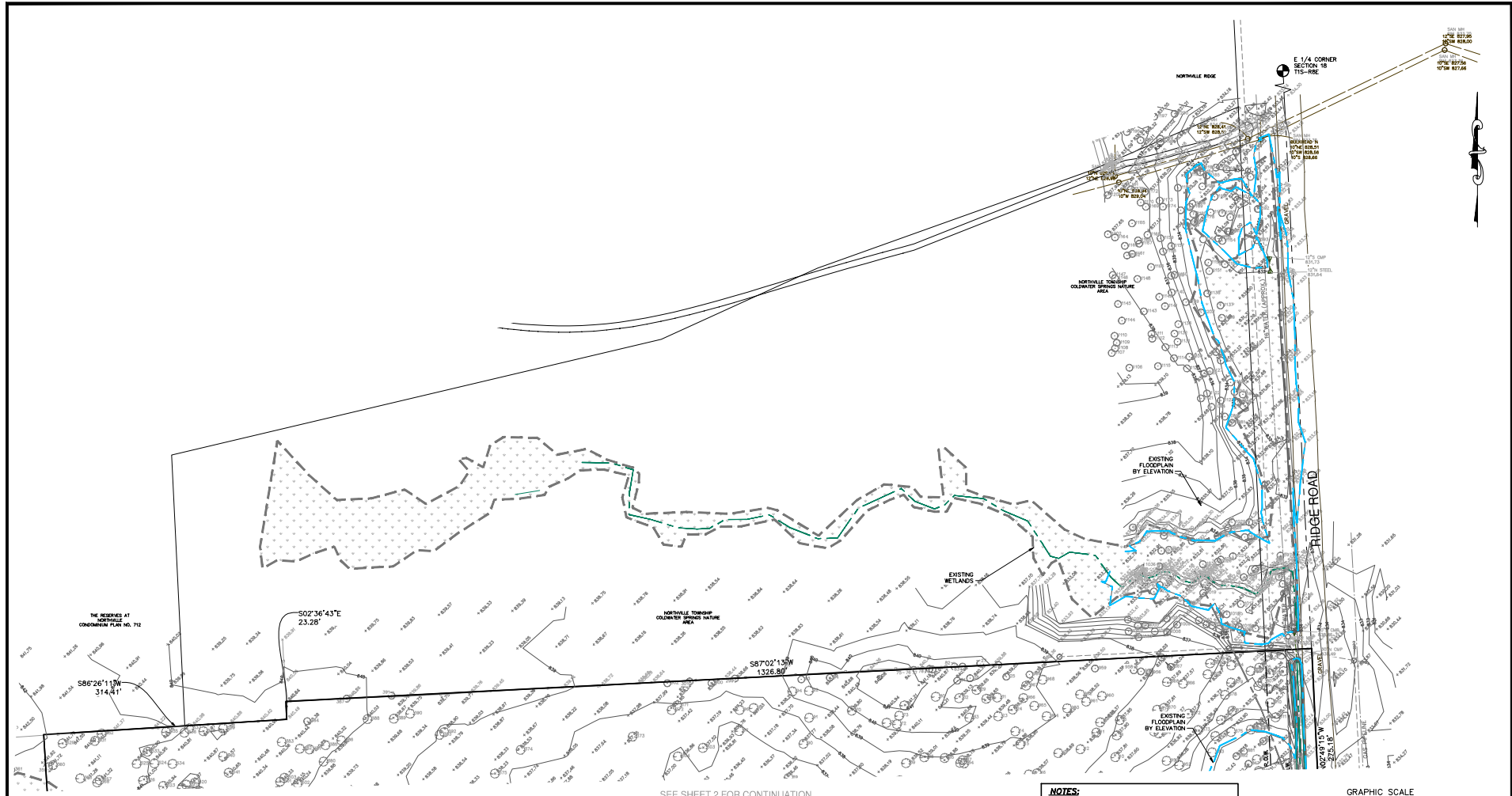
**SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING**  
 1700 W. MICHIGAN AVE. SUITE 100, TROY, MI 48064  
 (313) 782-8800  
 WWW.SKLENER.COM

REVISIONS	DESCRIPTION	DATE
1	REV. PER TWP	10/02/23
2	REV. PER TWP	10/27/23
3	REV. PER TWP	11/09/23

**3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG**  
 1-800-482-7171  
 MISS DIG: A MICHIGAN INITIATIVE OF MICHIGAN DEPARTMENT OF TRANSPORTATION

**811**  
 PROJECT NUMBER: 2023-001  
 PROJECT MANAGER: [Name]  
 PROJECT ENGINEER: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE PLOTTED: 11/09/23  
 PLOT SCALE: AS SHOWN  
 CLIENT NAME: TOLL BROTHERS  
 CLIENT ADDRESS: 26000 TOWN CENTER DR SUITE 200, NOVI MI 48375  
 PROJECT TITLE: COLDWATER RIDGE SECTION 18, TOWN 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN  
 BOUNDARY AND TOPOGRAPHIC SURVEY  
 PAGE NO: 2





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 26163C0020E, 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.

GRAPHIC SCALE  
0 30 60 90 120  
(IN FEET)  
1" = 60'

**LEGEND**

- 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
- 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

**SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING**

13000 WOODLAND DRIVE, SUITE 100, NORTHVILLE, MI 48861  
TEL: 248-645-8800 FAX: 248-645-8801  
WWW.SKLENER.COM

10/26/23  
11/09/23

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
BY AUTHORIZED FACILITY

**811**

PROJECT NUMBER: [ ]  
PROJECT NAME: [ ]  
DRAWN BY: [ ]  
DATE: [ ]  
DATE PLOTTED: 11/09/23  
OFFICE: [ ]  
TRANSMITTER: [ ]

**Toll Brothers**  
APRIL'S LUXURY HOME BUILDERS

26500 TOWN CENTER DR  
SUITE 200, NOVI MI 48375

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

PAGE NO.: 3

**PARCEL 9 - NORTHVILLE LUMBER AND RESIDUAL PORTION**

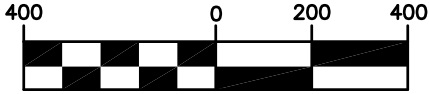


SCALE: 1" = 400'

**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.  
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

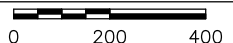
**PARCEL SPLIT**

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

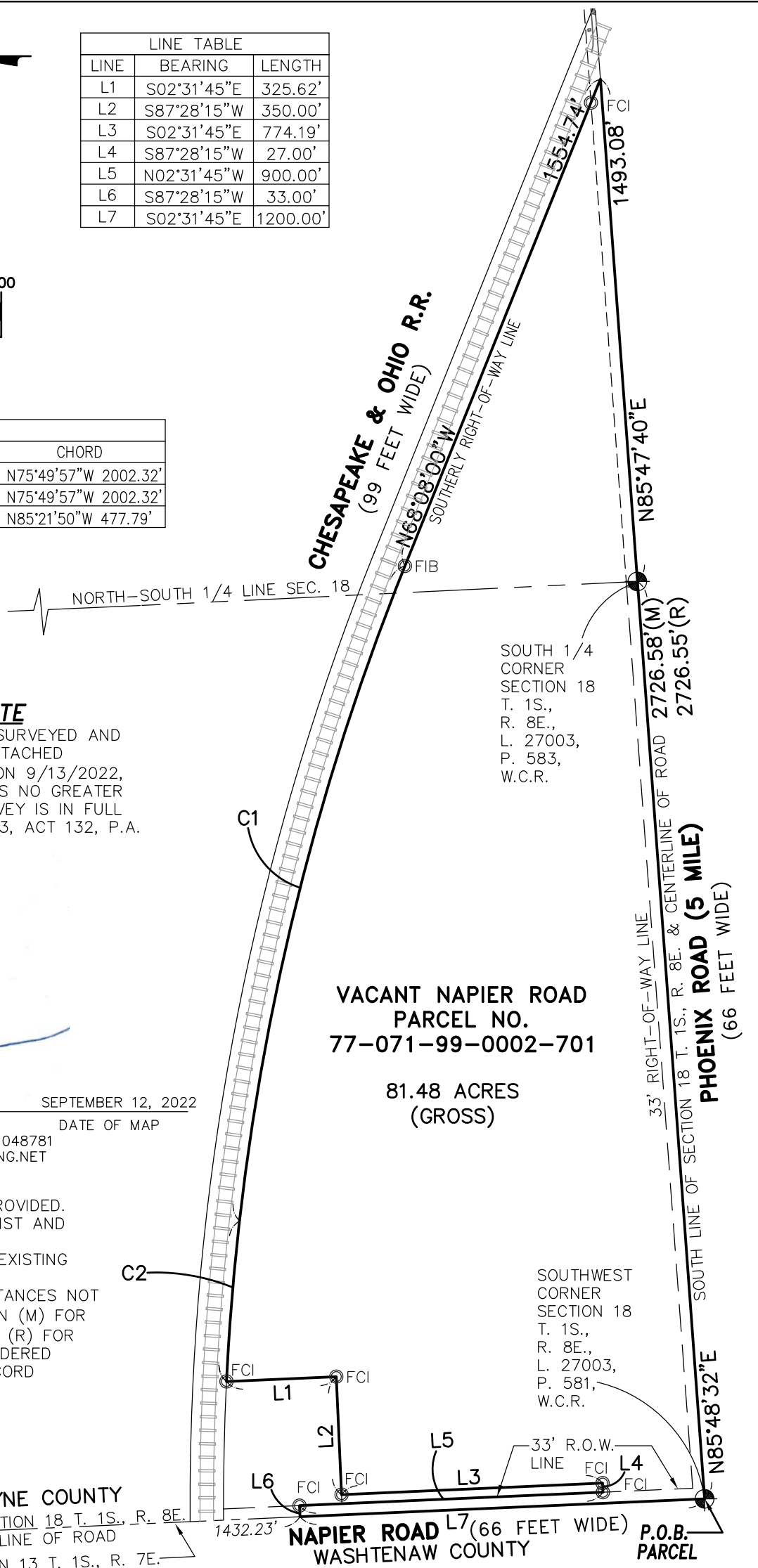


FBK: --  
CHF: MM

1 / 3

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

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

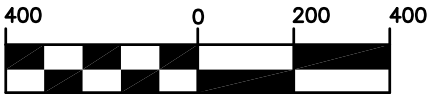


SCALE: 1" = 400'

**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'

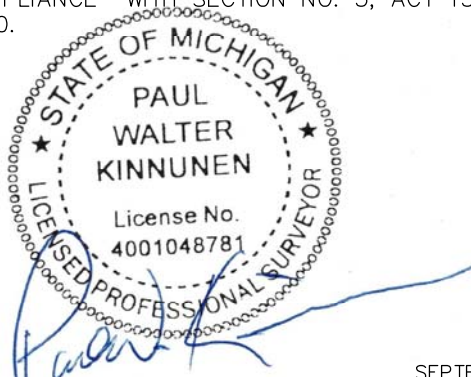
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

**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

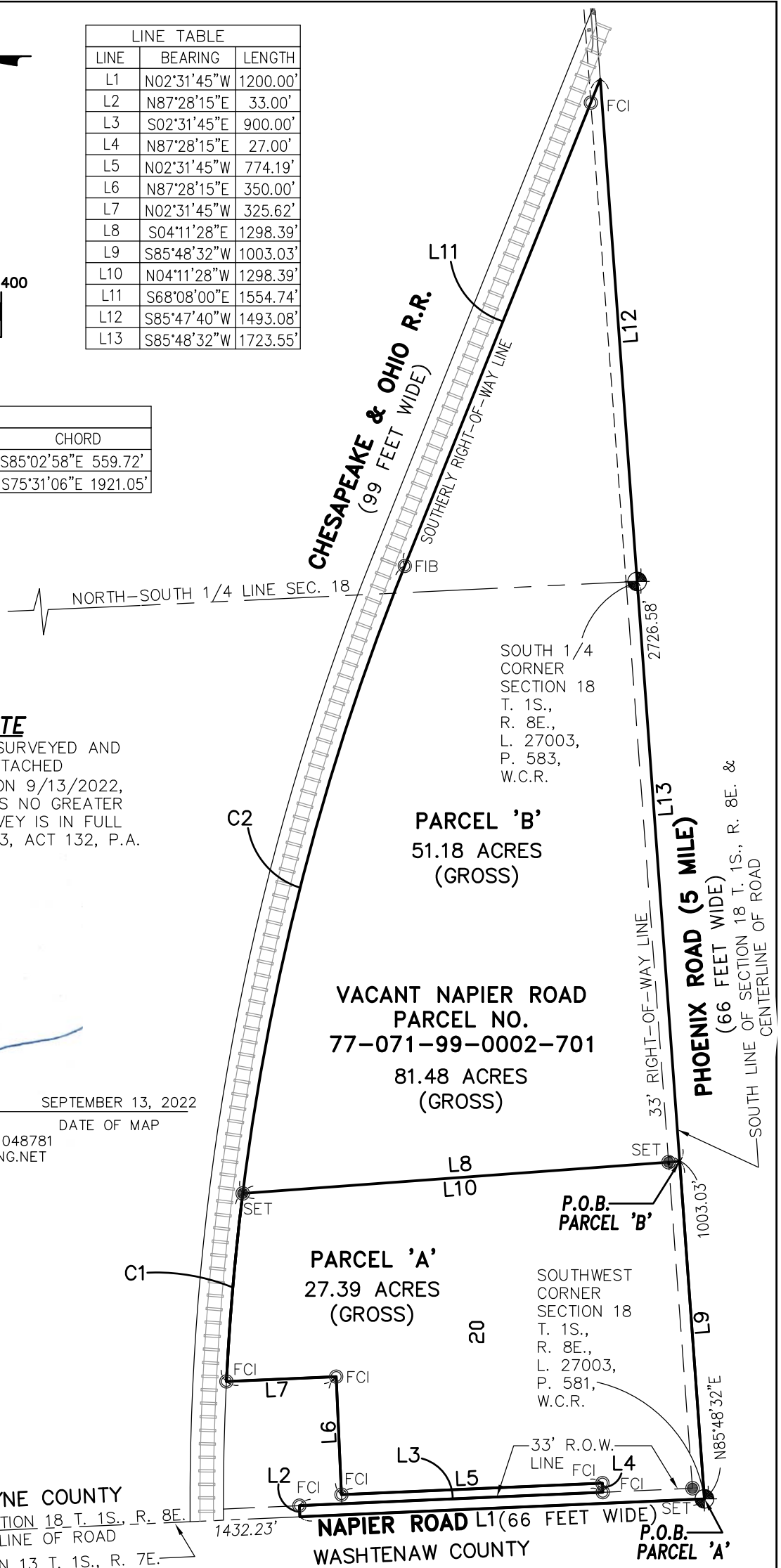
WEST LINE OF SECTION 18 T. 1S., R. 8E. N02°31'45"W & CENTERLINE OF ROAD  
EAST LINE OF SECTION 13 T. 1S., R. 7E. SALEM TOWNSHIP



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
<b>PARCEL SPLIT</b>			DRAWN BY: PWK
			CHECKED BY: DJL
PARCEL NO. 77-071-99-0002-701 SECTION: 18 TOWNSHIP: 01S. RANGE: 08E. NORTHVILLE TOWNSHIP WAYNE COUNTY MICHIGAN			SCALE: 1" = 400 FT. VER 1" = -- FT.
			FBK: --
			20-372



**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.

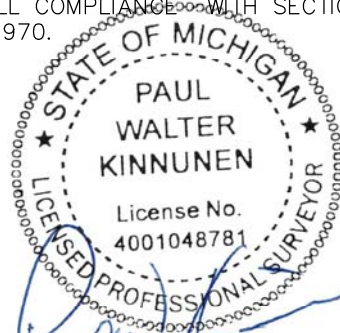
**LEGAL DESCRIPTION PARCEL 'B'):**

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

**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.



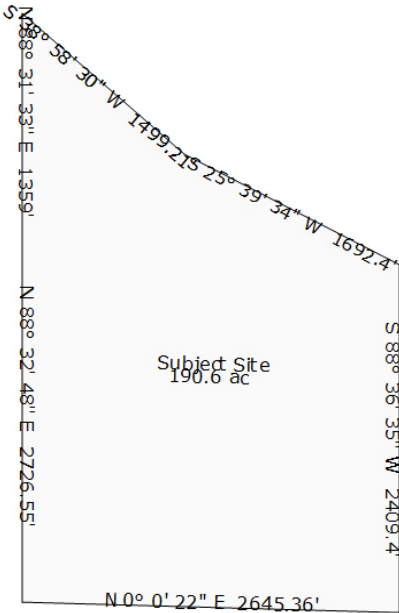
CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:	NORTHVILLE LUMBER		DATE: 9-12-2022
	<b>PARCEL SPLIT</b>		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

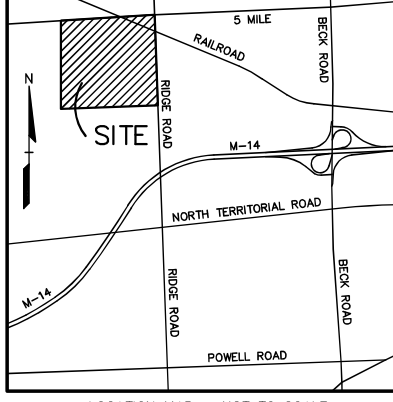
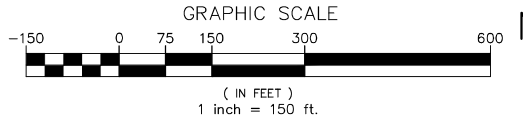
**PARCEL 11/12**



**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #301  
NORTH RIM OF SANITARY MANHOLE, EAST 30.55 FEET FROM THE CENTERLINE OF RIDGE ROAD AND SOUTH 38.00 FEET FROM THE CENTERLINE OF 5 MILE ROAD.  
ELEV. - 841.48

BM #302  
NORTH RIM OF SANITARY MANHOLE, EAST 33.00 FEET FROM THE CENTERLINE OF RIDGE ROAD AND NORTH 364.00 FEET FROM THE EAST 1/4 POST.  
ELEV. - 844.05



**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	05/20/18	JL	FINAL SITE PLAN
2	05/22/18	JL	W.C.D.P.S. COMMENTS
3	06/15/18	JL	W.C.D.P.S. COMMENTS
4	06/20/18	JL	W.C.D.P.S. COMMENTS
5	06/20/18	JL	W.C.D.P.S. COMMENTS
6	06/20/18	JL	W.C.D.P.S. COMMENTS



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ASBESTOS CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE EMPLOYER AND ALL PERSONS EMPLOYED BY THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO ASBESTOS AND OTHER HAZARDOUS MATERIALS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
Know what's below  
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MISS DIG System, Inc.  
1-800-482-7171 www.missdig.org



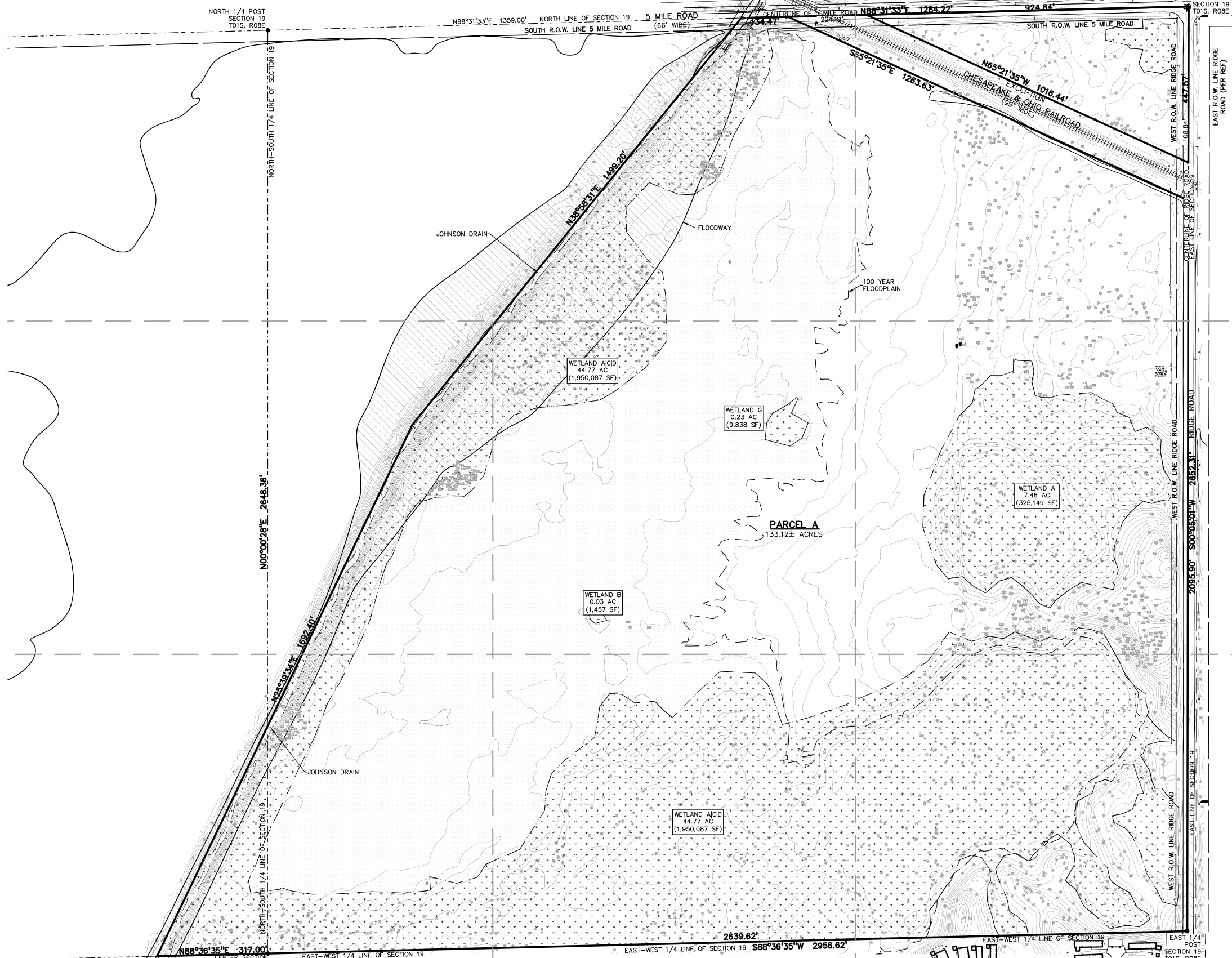
**PEAI, Inc.**  
2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
t: 248.689.3000  
f: 248.689.1044  
www.peainc.com

**HILLSIDE REALTY INVESTMENTS, LLC**  
39475 W. 13 MILE RD., SUITE 203  
NOVI, MICHIGAN 48377

**OVERALL EXISTING CONDITIONS PLAN**  
**RIDGE ROAD INDUSTRIAL PARK**  
PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP OF PLYMOUTH, WAYNE COUNTY, MICHIGAN

DES: JEC DN JEC SUR TS P.M. BK  
JEC DN JEC SUR TS P.M. BK  
JEC DN JEC SUR TS P.M. BK

ORIGINAL ISSUE DATE: FEBRUARY 26, 2019  
PEAI JOB NO. 2018-234  
SCALE: 1" = 150'  
DRAWING NUMBER: **C-1.0**



**LEGAL DESCRIPTION**  
(PER SURVEY PROVIDED BY STANTEC CONSULTING, PROJECT NO. 2075105700, DATED JUNE 25, 2007)

**PARCEL A**  
A PARCEL OF LAND LYING EASTERLY OF JOHNSON CREEK IN THE NORTH 1/2 OF SECTION 19, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AND BEING MORE SPECIFICALLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 05'01" WEST 2652.31 FEET ALONG THE EAST LINE OF SAID SECTION 19 AND THE CENTERLINE OF RIDGE ROAD TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 36'35" WEST, 2956.62 FEET ALONG THE EAST AND WEST 1/4 LINE TO AN INTERMEDIATE TRAVERSE LINE OF THE CENTERLINE OF JOHNSON CREEK; THENCE NORTH 25 DEGREES 39'34" EAST, 1692.40 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK; THENCE NORTH 38 DEGREES 58'31" EAST, 1499.20 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK TO THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE NORTH 88 DEGREES 31'33" EAST, 1284.22 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO THE EAST LINE OF SAID SECTION 19 AND THE POINT OF BEGINNING.

EXCEPTING A PARCEL OF LAND OWNED BY THE CHESAPEAKE AND OHIO RAILROAD, LYING IN THE NORTH 1/2 OF SECTION 19, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AND BEING MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 05'01" WEST, 447.57 FEET ALONG THE EAST LINE OF SAID SECTION 19 AND THE CENTERLINE OF RIDGE ROAD FOR THE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 05'01" WEST, 108.84 FEET ALONG THE EAST LINE OF SAID SECTION 19 AND THE CENTERLINE OF RIDGE ROAD; THENCE NORTH 65 DEGREES 21'35" WEST, 1263.63 FEET TO THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE NORTH 88 DEGREES 31'33" EAST, 224.91 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE SOUTH 65 DEGREES 21'35" EAST, 1016.44 FEET TO THE EAST LINE OF SAID SECTION 19 AND THE POINT OF BEGINNING.

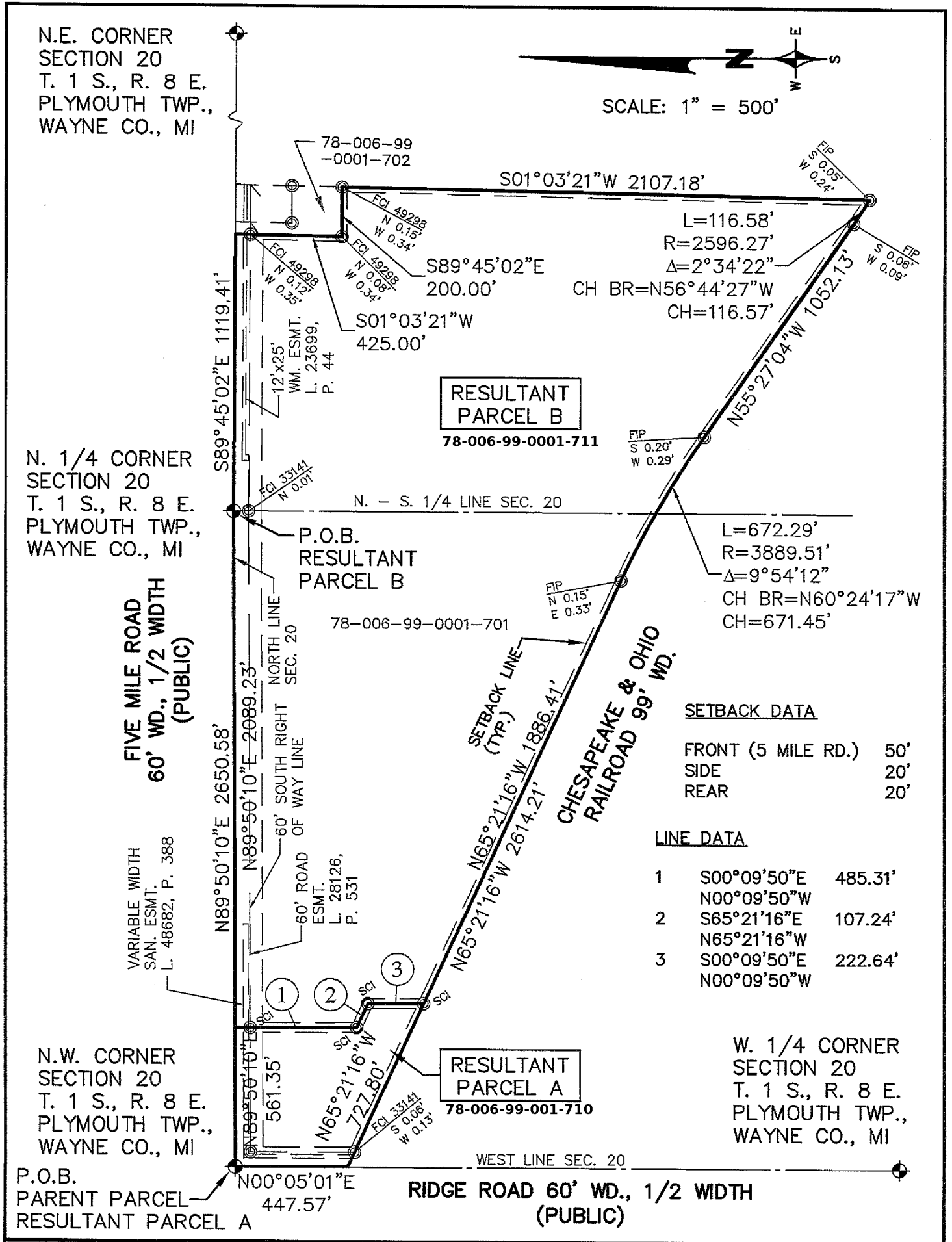
CONTAINING 133.12 ACRES OF LAND, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER PERTINENT INSTRUMENTS.

**REMAINDER**  
A PARCEL OF LAND LYING WESTERLY OF JOHNSON CREEK IN THE NORTH 1/2 OF SECTION 19, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AND BEING MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 31'33" WEST, 1284.22 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO AN INTERMEDIATE TRAVERSE LINE OF THE CENTERLINE OF JOHNSON CREEK FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 38 DEGREES 58'31" WEST, 1499.20 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK; THENCE SOUTH 25 DEGREES 39'34" WEST, 1692.40 FEET ALONG THE INTERMEDIATE TRAVERSE LINE OF JOHNSON CREEK TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 36'35" WEST, 2409.40 FEET ALONG THE EAST AND WEST 1/4 LINE TO THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00 DEGREES 00'22" EAST, 2845.36 FEET ALONG THE WEST LINE OF SAID SECTION 19 TO THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD; THENCE NORTH 88 DEGREES 32'48" EAST, 2726.55 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 19; THENCE NORTH 88 DEGREES 31'33" EAST, 1359.00 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF FIVE MILE ROAD TO THE POINT OF BEGINNING.

CONTAINING 190.57 ACRES OF LAND, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER PERTINENT INSTRUMENTS.

**W.C.D.P.D.S. # R19-146**  
**NOT FOR CONSTRUCTION**

## **PARCELS 13 AND 15**



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.

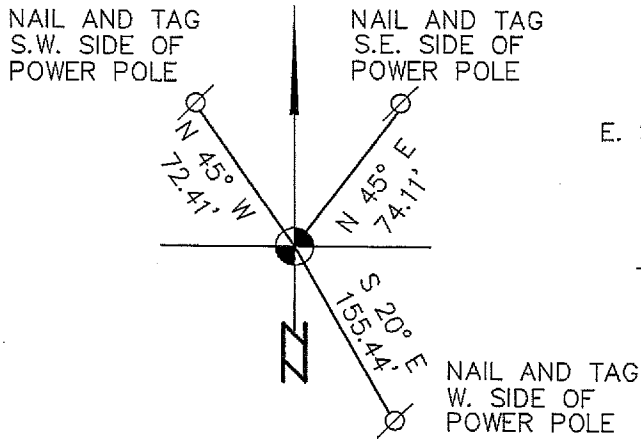
**CERTIFICATION:**

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.

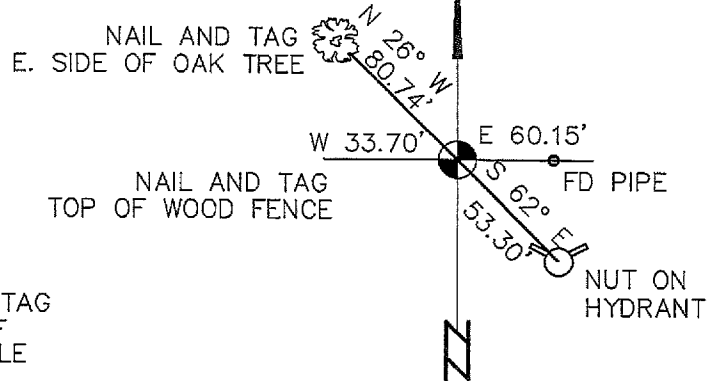


3-27-18 *Richard Hofsess*  
 DATE RICHARD A. HOFSESS  
 PROFESSIONAL SURVEYOR  
 No. 47955

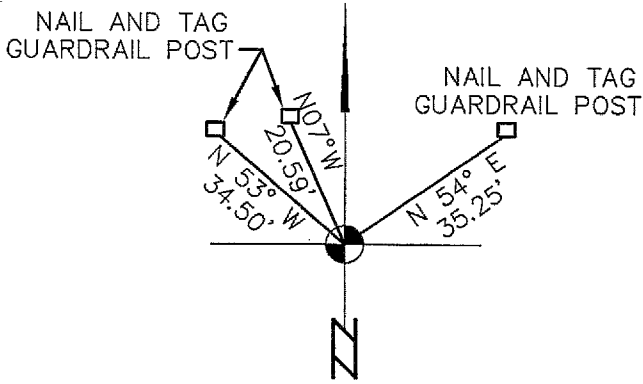
<b>REVISIONS</b>			<b>PARCEL SPLIT</b>		<b>DATE</b>	<b>SCALE</b>		
ITEM	DATE	BY			3-20-18	HOR: 1" =		
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		FIELD BOOK NO.		© COPYRIGHT 2018	
			<b>Z EIMET W OZNIAK</b> & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE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



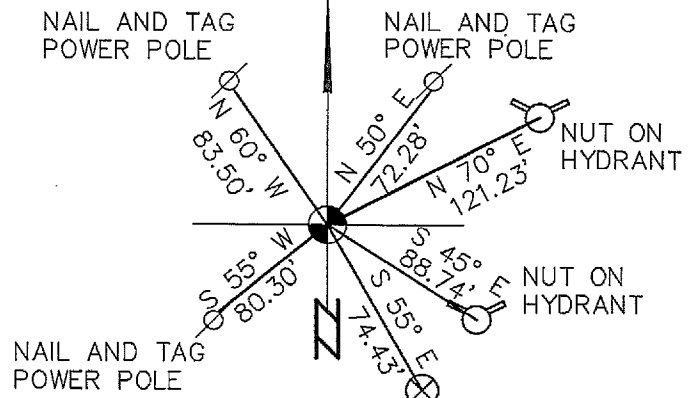
N.W. COR. SECTION 20  
T. 1 S., R. 8 E.  
PLYMOUTH TOWNSHIP,  
WAYNE COUNTY, MI.  
(MON IN MON BOX)  
L.C.R.C. L. 27003, P. 586



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	<b>Z E I M E T W O Z N I A K</b> & 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	2/3
						FIELD BOOK NO.
						© COPYRIGHT 2018

**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 15 – MEIJER AT FIVE MILE**

**PARCEL 7**

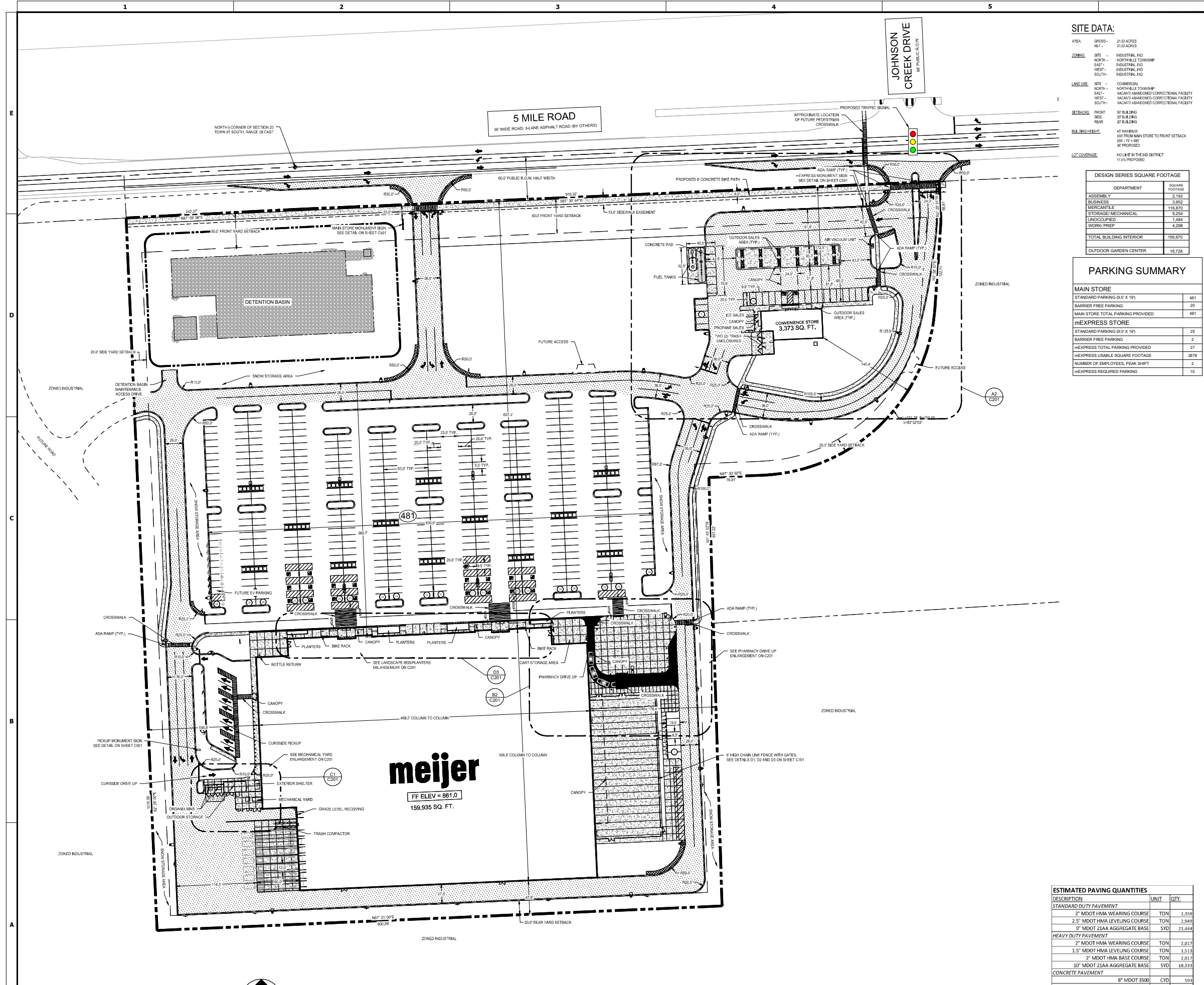
**PARCEL 9 - NORTHVILLE LUMBER CO.**

**PARCEL 11/12**

**PARCEL 13**



**PARCEL 15 – MEIJER AT FIVE MILE**



**SITE DATA:**

AREA:	GROSS - 21.55 ACRES
	NET - 21.55 ACRES
ZONING:	SITE - INDUSTRIAL, I-20
	NORTH - NORTHVILLE TOWNSHIP
	EAST - INDUSTRIAL, I-20
	WEST - INDUSTRIAL, I-20
	SOUTH - INDUSTRIAL, I-20
LAND USE:	SITE - COMMERCIAL
	NORTH - NORTHVILLE TOWNSHIP
	EAST - VACANT/ABANDONED CORRECTIONAL FACILITY
	WEST - VACANT/ABANDONED CORRECTIONAL FACILITY
	SOUTH - VACANT/ABANDONED CORRECTIONAL FACILITY
SETBACKS:	FRONT - 50' BUILDING
	REAR - 20' BUILDING
	20' BUILDING
BUILDING HEIGHT:	40' MAXIMUM
	50' FROM MAIN STORE TO FRONT SETBACK
	300' TO 400'
	30' PROPOSED
LOT COVERAGE:	NO L&P IN THE DISTRICT
	100% PROPOSED

**DESIGN SERIES SQUARE FOOTAGE**

DEPARTMENT	SQUARE FOOTAGE
ASSEMBLY	2,192
BUSINESS	3,952
MERCANTILE	116,870
STORAGE/MECHANICAL	9,254
UNOCCUPIED	1,484
WORK PREP	4,298
<b>TOTAL BUILDING INTERIOR</b>	<b>159,070</b>
<b>OUTDOOR GARDEN CENTER</b>	<b>18,728</b>

**PARKING SUMMARY**

MAIN STORE	
STANDARD PARKING (8.5' X 19')	481
BARRIER FREE PARKING	20
<b>MAIN STORE TOTAL PARKING PROVIDED</b>	<b>481</b>
mEXPRESS STORE	
STANDARD PARKING (8.5' X 19')	25
BARRIER FREE PARKING	2
<b>mEXPRESS TOTAL PARKING PROVIDED</b>	<b>27</b>
mEXPRESS USABLE SQUARE FOOTAGE	2678
NUMBER OF EMPLOYEES, PEAK SHIFT	2
mEXPRESS REQUIRED PARKING	10

- GENERAL NOTES**
- NO DIMENSIONS MAY BE SCALED. REFER UNCLERAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
  - DIMENSIONS AND/OR COORDINATES ARE TO BACK OF CURB, CENTERLINE OF BUILDING COLUMN LINE (INSIDE FACE OF FACED), EDGE OF PAVEMENT OR CENTER OF STRUCTURE OR SEA. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
  - BUILDING SLABS, UNORDERED THICKNESS AND LOCATION ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
  - REFER TO SHEET C200 AND C201 FOR STRIPING, SIGNAGE, AND PARKING COUNT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETAILING TO ACCOMMODATE ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED CONSTRUCTION OPERATIONS.
  - PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROCEDURES OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
  - NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
  - WORK SHALL CONFORM TO THE REQUIREMENTS OF MEER STANDARD SPECIFICATIONS GOVERNING AGENCIES HAVING JURISDICTION, GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
  - EXISTING CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL CURB, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
  - AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. SEE DETAIL D1 AND D2 ON SHEET C201.
  - NO SIGNAGE HAS BEEN APPROVED AS PART OF THIS SITE PLAN APPROVAL, AND PRIOR TO ERECTING A SIGN, AN APPLICATION AND APPROPRIATE DOCUMENTATION AND SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL, AND THE ISSUANCE OF A PERMIT.

- SITE NOTES:**
- THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE SURVEY RECORDS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND DEPTHS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
  - THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH THE 30% OF FEDERAL REGULATIONS PART 105, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (30%).
  - ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS, ETC. AT ALL TIMES.
  - REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
  - THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
  - IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
  - ALL EXISTING SURFACE APPURTENANCES (E.G. WATER VALVES, CATCH-BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
  - AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
  - THE CONTRACTOR SHALL CALL "MISS DE" AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
  - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
  - UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
  - THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
  - WHEN AN EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
  - THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT RESIDE IN BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMITTING AGENCIES AND THE OWNER. ALL PERMITS CONTRACTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DO, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
  - SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL PERMITTING AND PERMITS-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE CONSTRUCTION MANAGER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
  - ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
  - ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE STANDARDS OF WAYNE COUNTY.

**ESTIMATED PAVING QUANTITIES**

DESCRIPTION	UNIT	QTY.
<b>STANDARD DUTY PAVEMENT</b>		
2" MDOT HMA WEARING COURSE	TON	2,359
2.5" MDOT HMA LEVELING COURSE	TON	2,949
9" MDOT 21AA AGGREGATE BASE	SYD	21,444
<b>HEAVY DUTY PAVEMENT</b>		
2" MDOT HMA WEARING COURSE	TON	2,017
1.5" MDOT HMA LEVELING COURSE	TON	1,513
2" MDOT HMA BASE COURSE	TON	2,017
10" MDOT 21AA AGGREGATE BASE	SYD	18,333
<b>CONCRETE PAVEMENT</b>		
8" MDOT 3500	CYD	593
8" MDOT 21AA AGGREGATE BASE	SYD	2,667
<b>SIDEWALK</b>		
4" CONCRETE SIDEWALK	SFT	15,000
5" MDOT 21AA AGGREGATE BASE	SYD	1,667
<b>CONCRETE CURB AND GLITTER</b>	LFT	41,983

- PAVEMENT LEGEND**
- CONCRETE SLAB SEE STRUCTURAL
  - HEAVY DUTY ASPHALT SEE C201
  - LIGHT DUTY ASPHALT SEE C201
  - TURF BLOCKING SEE C201
  - RIPPRAP SEE C201
- CURB KEY NOTES**
- STRIPPED CONCRETE CURB. SEE DETAIL D1 ON SHEET C201.
  - ROLLED CONCRETE CURB. SEE DETAIL D3 ON SHEET C201.

**BERGMANN**  
ARCHITECTS  
7050 W. Saginaw Highway Suite 200  
Livonia, MI 48150  
p: 734.272.8835  
f: 734.272.8836

**meijer**  
2829 WALKER AVENUE  
GRAND RAPIDS, MICHIGAN 49544  
(616) 469-6711

REV.	DATE	DESCRIPTION
12/22/23		SPR SUBMITTAL
02/06/24		SPR SUBMITTAL

**MEIJER STORE #P10**  
5 MILE ROAD  
PLYMOUTH TOWNSHIP, MICHIGAN 48170

**SITE LAYOUT AND PAVEMENT PLAN**

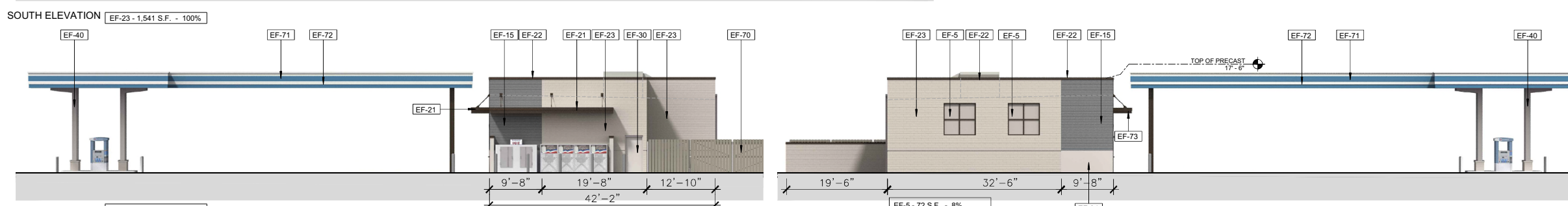
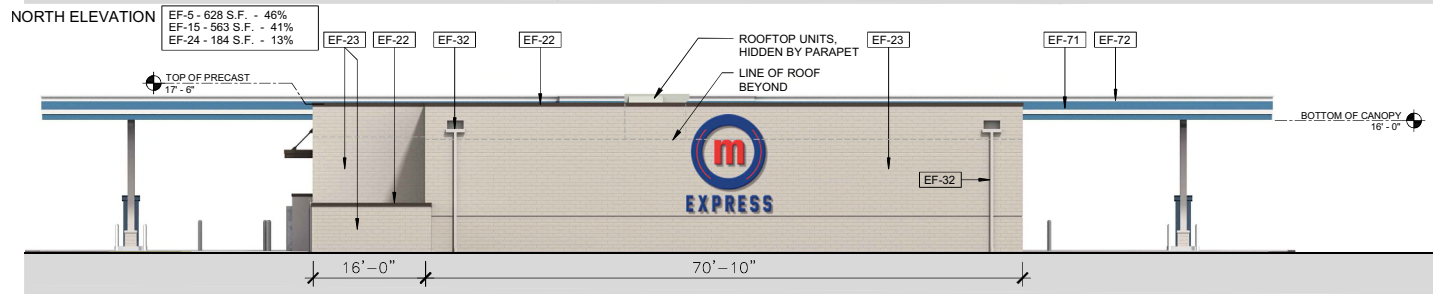
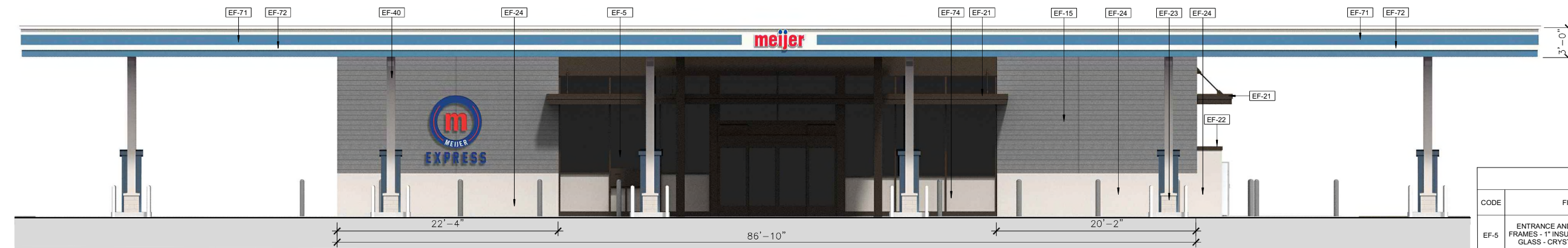
**ISSUED FOR:**

PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

**PROJECT MANAGER** P. FURTAW, PE  
**DESIGNER** I. GRAHAM, PE

**JOB NO.**  
00-00-00000

**C200**



RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GUARDIAN GLASS - CRYSTAL GRAY SN68	-	DARK BRONZE ANODIZED ALUMINUM
EF-15	CONCRETE FORMLINER 2/82 COLORADO	RECKLI	SW 7018 DOVETAIL GRAY
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	DARK BRONZE
EF-23	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	AP	SW 7017 DORIAN GRAY
EF-24	EIFS FORMLINER #410	AP	SW 7015 REPOSE GRAY
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7015 REPOSE GRAY
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	SW 7015 REPOSE GRAY
EF-40	FUEL ISLAND CANOPY COLUMNS	SHERWIN WILLIAMS	SW 7015 REPOSE GRAY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	SOG GREY
EF-73	FIELD PAINTED STEEL - METAL DECKING	SHERWIN WILLIAMS	DARK BRONZE
EF-74	METAL PANEL	ALPOLIC	SOG GREY

WEST ELEVATION  
 EF-15 - 129 S.F. - 17%  
 EF-23 - 572 S.F. - 77%  
 EF-24 - 44 S.F. - 6%

EAST ELEVATION  
 EF-5 - 72 S.F. - 8%  
 EF-15 - 129 S.F. - 15%  
 EF-23 - 612 S.F. - 71%  
 EF-24 - 44 S.F. - 6%

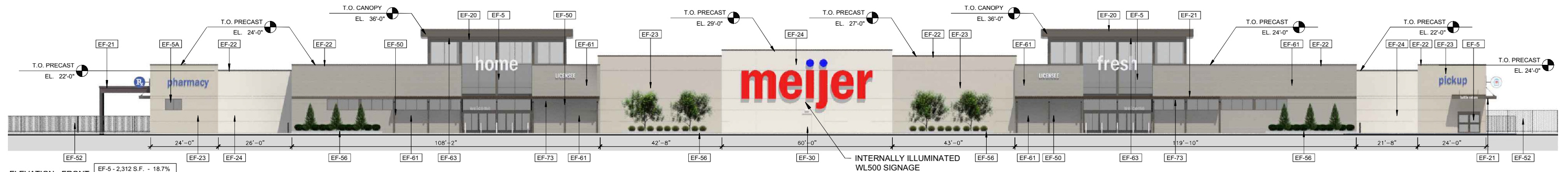


## PLYMOUTH TWP., MICHIGAN

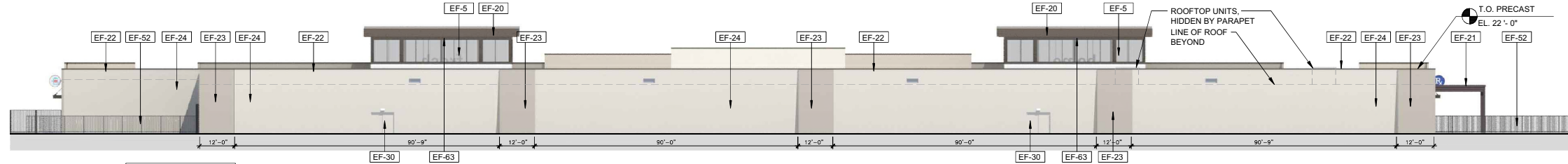
FIVE MILE & JOHNSON CREEK DRIVE  
 PLYMOUTH TWP., MI 48168

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

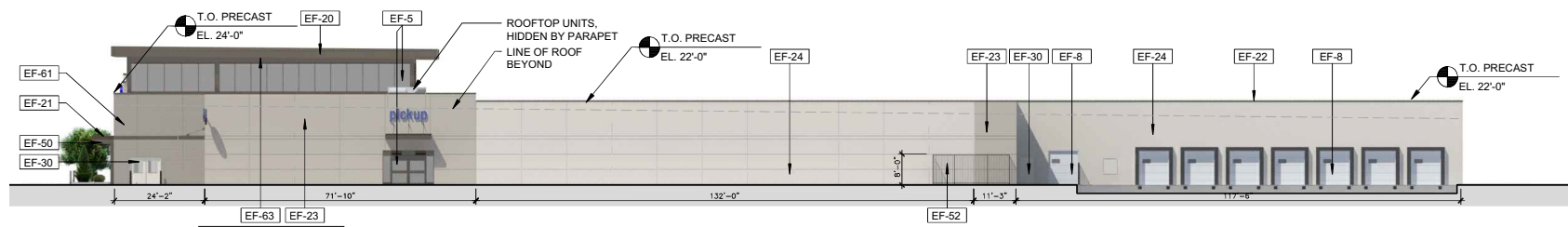




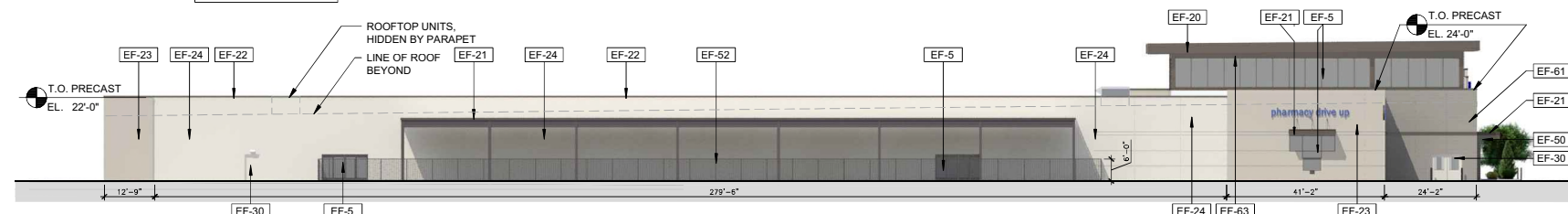
ELEVATION - FRONT  
 EF-5 - 2,312 S.F. - 18.7%  
 EF-23 - 3,446 S.F. - 27.9%  
 EF-24 - 2,764 S.F. - 22.4%  
 EF-61 - 3,892 S.F. - 32%



ELEVATION - BACK  
 EF-23 - 1,321 S.F. - 12.9%  
 EF-24 - 8,895 S.F. - 87.1%



ELEVATION - RECEIVING  
 EF-23 - 1,947 S.F. - 24.5%  
 EF-24 - 5,431 S.F. - 68.3%  
 EF-61 - 575 S.F. - 7.2%



ELEVATION - GARDEN CENTER  
 EF-23 - 1,256 S.F. - 15.9%  
 EF-24 - 6,077 S.F. - 76.8%  
 EF-61 - 575 S.F. - 7.3%

RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GUARDIAN GLASS - CRYSTAL GRAY SN68	--	DARK BRONZE ANODIZED ALUMINUM
EF-5A	1" INSULATED SPANDREL PANEL WITH CRYSTAL GRAY SN68 AND WARM GRAY SPANDREL PANEL	--	WARM GRAY
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-23	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	AP	SW 7017 DORIAN GRAY
EF-24	INSULATED PRECAST CONCRETE WALL W/ EIFS FORMLINER #410	AP	SW 7015 REPOSE GRAY
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7015 REPOSE GRAY
EF-50	STEEL SUPPORT	--	DARK BRONZE STEEL BEAM
EF-52	DECORATIVE FENCE	--	BLACK
EF-56	CONCRETE PLANTER	--	CAST IN PLACE CONCRETE PLANTER
EF-61	CONCRETE FORMLINER 2/82 COLORADO	RECKLI	SW 7018 DOVETAIL GRAY
EF-63	VENTED SOFFIT PANEL - UNA CLAD UC-500	FIRESTONE	DARK BRONZE
EF-73	FIELD PAINTED STEEL - METAL DECKING	SHERWIN WILLIAMS	DARK BRONZE



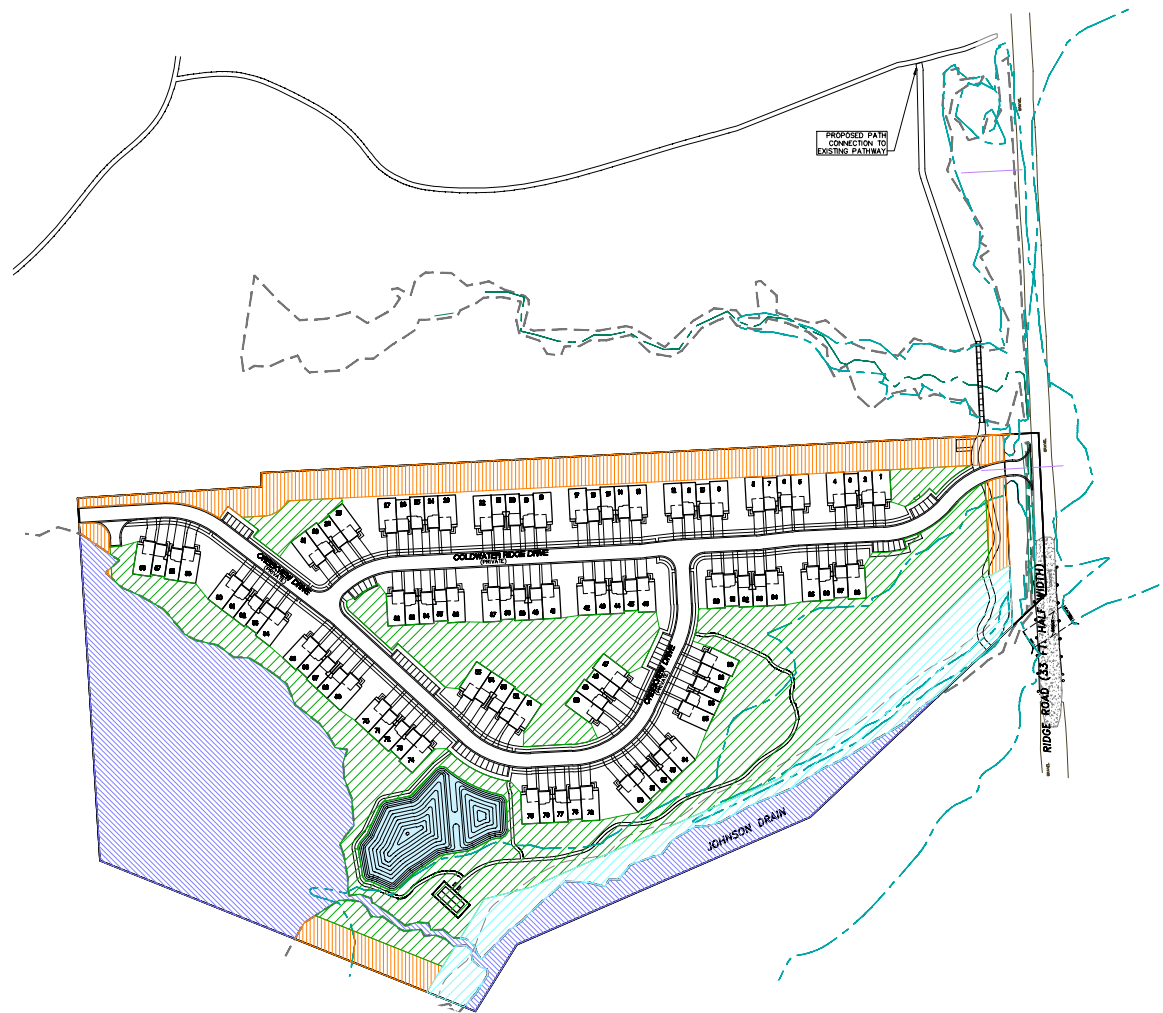
# PLYMOUTH TWP., MICHIGAN

FIVE MILE & JOHNSON CREEK DRIVE  
 PLYMOUTH TWP., MI 48168

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.



**PARCEL 7**



PROPOSED PATH CONNECTION TO EXISTING PATHWAY

3 WORKING DAYS BEFORE YOU DIG  
BEFORE YOU DIG CALL MISS DIG  
1-800-482-7171  
MISSISSIPPI STATE DEPARTMENT OF TRANSPORTATION

**SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING**  
 PROJECT: PROJECT NO. 2023-01  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 10/27/23  
 SCALE: AS SHOWN  
 PROJECT LOCATION: [Address]  
 PROJECT NO. 2023-01

NO.	DATE	DESCRIPTION
1	10/27/23	REV. PER TWP
2	10/27/23	REV. PER TWP
3	11/02/23	REV. PER TWP

**811**  
 3 WORKING DAYS BEFORE YOU DIG  
 BEFORE YOU DIG CALL MISS DIG  
 1-800-482-7171  
 MISSISSIPPI STATE DEPARTMENT OF TRANSPORTATION

PROJECT NUMBER	PROJECT MANAGER
2023-01	[Name]

**Toll Brothers**  
 AMERICA'S LUXURY HOME BUILDER  
 26200 TOWN CENTER DR  
 SUITE 200, NOVI MI 48376  
 CLIENT INFO:

PROJECT NAME:  
**COLDWATER RIDGE**  
 SECTION 18, TOWNSHIP 15, RANGE 16, NORTHVILLE  
 TOWNSHIP, WANE COUNTY, MICHIGAN  
 SHEET TITLE:  
**OPEN SPACE PLAN**

PROJECT NO.:  
 PAGE NO.:  
 11

**OPEN SPACE LEGEND**

[Hatched Pattern]	NON BUFFER OPEN SPACE
[Hatched Pattern]	METLAND OPEN SPACE
[Hatched Pattern]	DETENTION POND OPEN SPACE
[Hatched Pattern]	FLOODWAY OPEN SPACE
[Hatched Pattern]	PERIMETER BUFFER OPEN SPACE

**PROPOSED LEGEND**

[Symbol]	SANITARY SEWER
[Symbol]	WATER MAIN
[Symbol]	STONE SEWER
[Symbol]	STORM MANHOLE
[Symbol]	GATCH BASIN
[Symbol]	CHIMNEY W/SLT SAG
[Symbol]	D&D SECTION
[Symbol]	FIRE HYDRANT
[Symbol]	GATE VALVE AND WELL
[Symbol]	PAVED (CONCRETE)
[Symbol]	PAVED (CONCRETE SIDEWALK)
[Symbol]	DIRECTION SURFACE WATER FLOW
[Symbol]	OVERFLOW ROUTE
[Symbol]	GRADE

11/25/2023 8:46:48 AM - 11/25/2023 10:42:15 AM - 11/25/2023 10:42:15 AM - 11/25/2023 10:42:15 AM



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.**



**BENCHMARKS:**  
 SITE BM #1  
 BENCH TIE ON SOUTH SIDE OF UTILITY POLE, 425.4' EAST OF CENTERLINE OF NAPIER ROAD  
 ELEVATION: 876.69 N.A.V.D.88 DATUM  
 SITE BM #2  
 GEAR PIN IN SOUTHWEST SIDE OF POWER POLE, NORTHEAST CORNER OF NAPIER ROAD AND 5 MILE ROAD  
 ELEVATION: 874.12 N.A.V.D.88 DATUM  
 SITE BM #3  
 BENCH TIE ON NORTHEAST FACE OF UTILITY POLE, 800' NORTH OF CENTERLINE 5 MILE ROAD WEST SIDE OF NAPIER ROAD  
 ELEVATION: 894.08 N.A.V.D.88 DATUM  
 SITE BM #4  
 NAIL IN NORTH SIDE OF TREE (#3735), NORTHWEST CORNER OF PROPERTY  
 ELEVATION: 899.23 N.A.V.D.88 DATUM

- LEGEND**
- EX. SANITARY SEWER
  - EX. STORM SEWER
  - EX. WATER MAIN
  - EX. OVERHEAD UTILITY LINES
  - EX. MANHOLE
  - EX. CATCH BASIN
  - EX. HYDRANT
  - EX. GATE VALVE
  - EX. UTILITY POLE
  - EX. GUY WIRE
  - EX. IRON BARS
  - EX. SET IRON BAR
  - EX. SIGN
  - EX. UNKNOWN METER
  - EX. DECIDUOUS TREE

- HATCH LEGEND**
- ASPHALT
  - CONCRETE
  - PROPOSED BUILDING
  - EXISTING BUILDING
- ALL PROPOSED PAVEMENT CROSS-SECTIONS ARE PER NORTHVILLE TOWNSHIP SPECIFICATIONS, TYP.

**DETENTION BASIN SIZING CALCULATIONS:**

BASIN	ELEVATION	AREA	AVG AREA	HEIGHT	VOLUME	CUMULATIVE VOLUME
831	73,358	77,200	1.0	77,200	77,200	
832	81,041	84,996	1.0	84,996	162,196	
833	88,951	88,019	1.0	88,019	250,214	
834	87,000	95,267	1.0	95,267	345,481	
835	105,448	109,742	1.0	109,742	455,223	
836	114,026	118,443	1.0	118,443	574,666	
837	122,850	127,371	1.0	127,371	702,037	
838	131,861	127,371	1.0	127,371	702,037	
839	FREEBOARD					

	Req Vol	Elev
Permanent Water Elevation	410,305	826.00
CFRDC	697,823	831.97
100-yr Elevation (provided)	702,037	838.00
Freeboard Elevation	-	838.00

**Detention Basin Design for 100-Year Design Storm**

**Time of Concentration Calculations**

Sheet Flow  
 $V = 4.83 \sqrt{S}$   
 $V =$  velocity  
 $S =$  slope of sheet flow  
 $V = 0.48$  ft/s  
 $A =$  area (acres)

Flow time = 3.5 min  
 $L = 100$  ft  
 $L =$  flow length

Shallow Flow  
 $V = 4.83 \sqrt{S}$   
 $K = 1.2$   
 $S =$  1.00 %  
 $V = 1.30$  ft/s  
 $S =$  slope (%)

Flow time = 1.1 min  
 $L = 62$  ft  
 $L =$  flow length  
 $L =$  flow length

Sewer Flow  
 $V = 3.0$  ft/s (average velocity from sewer flow)  
 $V = 3.0$  ft/s  
 $L = 3297$  ft  
 $L =$  flow length

Flow time = 1.1 min  
 $L =$  flow length

Time of Concentration = Sheet Flow + Shallow Flow + Sewer Flow  
 $T = 31.3$  min

**100-Year Detention Volume**

$Q_{100} = 1.1055 \cdot (0.2071)^{0.7871} \cdot A$   
 $Q_{100} =$  100-yr allowable release rate (cf/acre)  
 $A =$  area (acres)

$Q_{100} = 0.21$  cfs/acre  
 $Q_{100} = 15.88$  cfs  
 $A = 74.83$  acres

$Q_{100} = C \cdot A$   
 $Q_{100} =$  100-yr peak allowable discharge (cfs)  
 $A =$  area (acres)

$C = 0.80$   
 $Q_{100} = 251.86$  cfs  
 $A = 74.83$  acres

$C =$  runoff coefficient  
 $I_{100} = 100$ -yr peak rainfall intensity (in/hr)  
 $I_{100} = 4.2$  in/hr  
 $A = 74.83$  acres

$V = 18,900 \cdot C \cdot A$   
 $V =$  100-yr runoff volume (cf)  
 $C =$  runoff coefficient  
 $A =$  area (acres)

$V = 1,124,531$  cf  
 $Q_{100} = 15.88$  cfs  
 $V / V_r =$  storage ratio  
 $V_r =$  100-yr required storage volume (cf)  
 $V_r = 697,823$  cf

**100-yr Required Storage Volume**

$V_r = V - V_r$  storage ratio  
 $V_r = 1,124,531$  cf  
 $V_r / V_r = 0.62$   
 $V_r = 697,823$  cf

**Flood Control Volume**

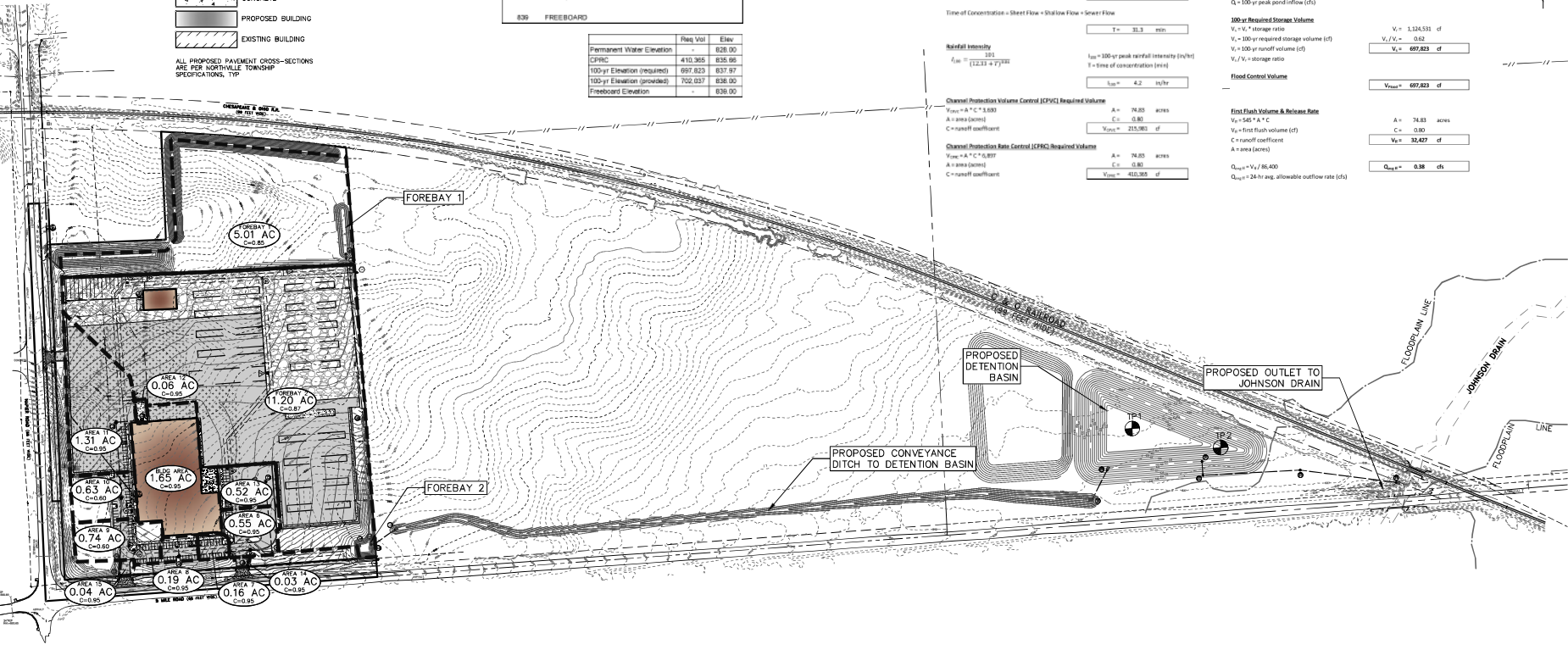
$V_{flood} = 697,823$  cf

**First Flush Volume & Release Rate**

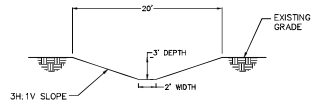
$V_{ff} = 545 \cdot A \cdot C$   
 $V_{ff} =$  first flush volume (cf)  
 $C =$  runoff coefficient  
 $A =$  area (acres)

$Q_{100} = V_{ff} / 60 \cdot 60$   
 $Q_{100} =$  24-hr avg. allowable outflow rate (cf)

$Q_{100} = 0.38$  cfs  
 $A = 74.83$  acres  
 $Q_{100} = 32.47$  cf  
 $Q_{100} = 0.38$  cfs



Sub-Tributary	Tributary Area (Acres)	Impervious (C=0.95)	Permeous (C=0.25)	Perm Water (C=1)	Composites C
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
5	0	0	0	0	0
6	0.59	0.55	0	0	0.95
7	0.16	0.16	0	0	0.95
8	0.18	0.19	0	0	0.95
9	0.74	0.37	0.37	0	0.60
10	0.63	0.32	0.32	0	0.60
11	1.91	1.31	0	0	0.95
12	0.06	0.06	0	0	0.95
13	0.52	0.52	0	0	0.95
14	0.13	0.13	0	0	0.95
15	0.04	0.04	0	0	0.95
16	0	0	0	0	0
17	0	0	0	0	0
18	0	0	0	0	0
BLDG	1.95	1.65	0.30	0.00	0.95



**DITCH CROSS SECTION**  
NO SCALE

**DETENTION BASIN DATA:**

FREEBOARD ELEVATION	= 838.00
100 YR ELEVATION	= 836.00
PERMANENT WATER ELEVATION	= 831.00
BOTTOM ELEVATION	= 825.00
VOLUME REQUIRED	= 697,823 CF
VOLUME PROVIDED	= 702,037 CF

**GREENTECH ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 51147 M. Pontiac Trail, Wixom, MI 48393  
 Phone: (248) 868-0700 Fax: (248) 668-0701

**811**  
 Know what's below  
 Call before you dig.

**STORMWATER MANAGEMENT PLAN**  
 NORTHVILLE LUMBER - PARCEL 77-071-99-0002-701  
 TOWNSHIP 1 S, RANGE 8 E, SECTION 18  
 NORTHVILLE TOWNSHIP, MICHIGAN

CLIENT: NORTHVILLE LUMBER  
 REVISIONS:  
 DATE: 3-15-2023  
 DRAWN BY: RMS  
 CHECKED BY: LW  
 SCALE: 1" = 50 FT  
 FBK: -  
 CHP: MM  
 18  
 20-372

THE STORMWATER DETENTION FOR THE PROPOSED SITE IS ACCOMMODATED WITHIN THE REGIONAL ON-SITE DETENTION BASIN AS SHOWN.



Proposed Exterior Rendering for:





Proposed Exterior Rendering for:



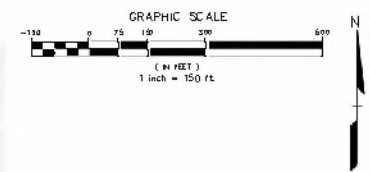


Proposed Exterior Rendering for:

**N**ORTHVILLE  
**L**UMBER CO.

**Schafer** F.A.studio  
CONSTRUCTION, INC. design to inspire

**PARCEL 11/12**



# Ridge 5 Corporate Park

Plymouth Township, MI

June, 2018



**PARCEL 13**







