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BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 6

Plymouth Township and Northville Township, Michigan

Michigan International Technology Center Redevelopment Authority

c/o Kurt Heise, Chair
Michigan International Technology Center Redevelopment Authority
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- Project Names:** Verita Telecommunications Headquarters (portion of MITC Parcel 9)
- Other included projects: 5 & Ridge Flex Building (MITC Parcel 13); Ridge 5 Corporate Park (MITC Parcel 11/12); Northville Lumber Co. (portion of MITC Parcel 9); Coldwater Ridge (MITC Parcel 7), Meijer at Five Mile (portion of MITC Parcel 15), and MITC public infrastructure improvements.
- All are component redevelopment projects in the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area and are included in this brownfield plan amendment.
- Developers:** Tesoro Property Group LLC
- 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); Meijer Inc. (northeastern portion of MITC Parcel 15), and MITC Redevelopment Authority.
- Estimated Investments:** Verita Telecommunication Headquarters - \$11,700,000
- Other included projects - \$196,300,000
- Project Locations:** The Verita Telecommunication Headquarters redevelopment will occupy approximately 15 acres in the central portion of MITC Parcel 9 in Northville Township.
- 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; approximately 25.5 acres east of Ridge Road and north of Five Mile Road and Johnson Creek in Northville Township (MITC Parcel 7), and approximately 21.53 acres of the northeastern portion of MITC Parcel 15, with address 48025 Five Mile Road.
- 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 Township and Northville Township.
- Property Eligibilities:** The Verita Telecommunications Headquarters portion of MITC Parcel 9 is eligible, as defined in Act 381, by meeting the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Response Act and as blighted property by being owned by the State Land Bank Authority (SLB) at the time Parcel 9 was included in this Brownfield Plan.
- 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 by the SLB at the time of inclusion in the Brownfield Plan.

Eligible Activities
And Costs

Tax increment revenues in the amount of \$85,984,468 will be captured under this plan for deposit in the State Brownfield Redevelopment Fund (SBRF) and reimbursement of MITC administrative expenses, costs of MITC public infrastructure improvements that benefit the eligible Property, and developers' eligible brownfield redevelopment activities and costs in the total amount of.

The total department specific and Michigan Strategic Fund (MSF) eligible costs included in this brownfield plan amendment for redevelopment of the Verita Telecommunications Headquarters portion of Parcel 9 are \$1,966,571.

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; \$12,760,792 for the Meijer portion of Parcel 15, and \$29,855,534 for the MITC public infrastructure improvements, all to be reimbursed with incremental local, State Education Tax (SET), and school operating taxes. Except for those activities exempt from work plan approval, the department specific eligible costs of \$1,356,494 for redevelopment of Parcel 11/12, and the site preparation costs of \$4,738,362 for redevelopment of Parcel 7, are to be reimbursed only with incremental local taxes.

Capture Periods:

Capture period for all projects - 30 years.
Capture period for Verita Telecommunications Headquarters – 21 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 Meijer at Five Mile – 22 years
Capture period for MITC infrastructure – 21 years.

Project Summaries:

The proposed Verita Telecommunications project involves the construction of a new headquarters facility totaling approximately 40,000 sf, divided evenly between office and warehousing.

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, 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 and located at the southeast corner of Five Mile Road and Ridge Road in the Charter Township of Plymouth, Michigan. Pursuant to the Interlocal Agreement, the parcel, also known as MITC Parcel 13 (Figure 1), is located within the jurisdiction of MITC in the MITC Redevelopment Area. In February 2021, the Plymouth Township Board of Trustees amended the Site #3 Brownfield Plan to assign and incorporate all eligible activities to be conducted under that brownfield plan, and any future amendments, to the jurisdiction of MITC.

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

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 eligible activities and costs for 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 included 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).

The Parcel 13 Brownfield Plan, Amendment No. 5 was approved 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.

This Parcel 13 Brownfield Plan, Amendment No. 6 (the “Plan Amendment”) was prepared to add the Verita Telecommunications Corporation’s new headquarters project and its associated eligible activities and costs for redevelopment of approximately 15 acres in the central portion of MITC Parcel 9.

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 (Verita Telecommunications portion)	77-066-99-0002-701	State Land Bank
9 (Remaining portion)	77-066-99-0002-701	State Land Bank
10	78-001-99-0001-703	City of Detroit
11	78-001-01-0001-000 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

MITC PARCEL NUMBER	TAX PARCEL ID NO.	OWNERSHIP
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 (Meijer Inc. portion)	78-006-99-0001-711	Meijer Inc. (formerly State Land Bank)
15 (Remaining portion)	78-006-99-0001-711	REDICO and State Land Bank
All	Adjoining road rights-of-way	Wayne County

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

The Property is a portion of a larger area, approximately 800 acres of land, that was formerly occupied by the Detroit House of Correction and the Western Wayne County Correctional Facility (the DeHoCo site) and associated agricultural land. The Property was used for agricultural purposes from at least the early 1900's until it was purchased by the City of Detroit as part of the approximately 800-acre acquisition. The larger site was first developed by the City of Detroit in 1920 as a prison camp. In 1930 the city completed construction of a permanent, maximum-security prison, the Detroit House of Correction (DeHoCo), on what is now MITC Parcel 15. The land outside the secure prison was used as a prison farm until the mid-20th century. The city sold the prison facility to the State of Michigan Department of Corrections in two transactions, one in 1979 and the other in 1985. The prison facility was renamed the Western Wayne County Correctional Facility and was operated as a men's prison until its closure in 2004. A portion of the prison property (MITC Parcels 13 and 15) was transferred to the State Land Bank (SLB) in 2014. MITC Parcel 10 was retained by the City of Detroit, and the other parcels were subsequently acquired by Plymouth Township, Northville Township, and other private parties. Ownership of MITC Parcels 3 through 9 was transferred from Northville Township to the SLB in 2022.

Tesoro Property Group LLC is developing approximately 15 acres of land in the central portion of the approximately 81.57-acre, MITC Parcel 9. The proposed redevelopment will include an approximately 40,000 square-foot, new headquarters facility for Verita Telecommunications Corporation, divided evenly between offices and warehousing.

Proposed redevelopment projects on MITC Parcels 15, 11, 12, 13, 9, and 7 were included in previous Parcel 13 Brownfield Plan amendments. Parcel 11 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 12 is approximately 4.5 acres of land and Parcel 13 is approximately 7.96 acres of land that are currently vegetated and awaiting redevelopment. New Northville, LLC is developing the western, approximately 27.4 acres of MITC Parcel 9 as the new home of the Northville Lumber Co.'s lumber yard, showroom, and offices. Coldwater Ridge is a residential development of approximately 98 attached townhomes on the approximately 25.5-acre MITC Parcel 7. Meijer, Inc. is developing a retail/grocery store, gasoline filling station, and convenience store on approximately 21.5 acres of land in the northeastern portion of MITC Parcel 15, adjoining Five Mile Road.

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, 10, 12, and 13 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)	77-071-99-0002-703	Included in Brownfield Plan while owned by State Land Bank (blighted); Part 201 Facility
9 (Verita Telecommunications portion)	77-066-99-0002-701	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	78-001-01-0001-000 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 740 acres of land (including the Property), occupying 10 individual tax parcels (15 MITC Parcels; Figure 1), primarily 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.

Tesoro Property Group LLC will construct a new headquarters facility for Veritas Telecommunications Corporation on a 15-acre portion of MITC Parcel 9, adjacent to the newly constructed Northville Lumber Co. redevelopment. The headquarters will consist of an approximately 40,000 square-foot building, divided equally between office and warehouse spaces. Access to the facility will be from Five Mile Road. The project will also include the following public infrastructure improvements: expansions of public water and sanitary sewer systems, a new bike path, and roadway improvements along Five Mile Road. These infrastructure improvements are separate from, and not duplicative of, the public infrastructure improvements to be constructed by MITC.

Meijer intends to construct two new commercial buildings on the northeastern, approximately 19.80 acres of MITC Parcel 15. The primary building will serve as a retail and grocery store, spanning approximately 159,935 square feet. 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 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 new Northville Lumber Co. lumber yard. The development will include an approximately 75,000 square-foot main building plus 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 (Verita Telecommunications portion) – Soil is contaminated with arsenic, cobalt, manganese, and selenium at concentrations greater than one or more of the following generic residential cleanup criteria: human direct contact, drinking water protection, and groundwater-surface water interface protection.
- 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.
- MITC Parcel 13 - 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 (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 may 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, 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/or 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 \$85,984,468. 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 9 (Verita Telecommunications portion) - \$1,966,571
- MITC Parcel 15 (Meijer portion) - \$12,829,342
- MITC parcel 7 (Coldwater Ridge) - \$4,738,362
- MITC Parcel 9 (Northville Lumber Co. portion) - \$3,891,862
- MITC Parcel 13 (flex commercial building) - \$1,470,770
- 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, up to the total eligible cost limits imposed by this Plan Amendment, will dictate the total cost of eligible activities subject to reimbursement for the developer of each parcel and for MITC for public infrastructure improvements. As long as the applicable total cost limits described in this Plan Amendment for the eligible activities on each parcel included in this Plan Amendment (Tables 1-1, 1-2, 1-3, 1-4, 1-5, and 1-6) and for the MITC public infrastructure (Table 1-7) 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 1-7 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 during the first 25 years of the brownfield plan 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 reimburse the actual 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)	77-066-99-0002-703	\$0	\$3,750,000
9 (Verita Telecommunications portion)	77-066-99-0002-701	\$0	\$2,500,000
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	\$1,131,000	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 2-6, attached in Appendix B. Reimbursement cash flows are presented in Tables 3-1 through Table 3-7, attached in Appendix C. The annual increase in taxable value for all parcels 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 2025 for the Verita Telecommunications redevelopment in this Plan Amendment is year 7 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 9 (Verita telecommunications portion; Table 1-6), 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 1-7) 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 Amendment as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elects not support capture of the school operating taxes for a redevelopment project included in this Plan Amendment or declines to approve certain eligible activities for reimbursement with incremental school operating 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 1-7 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 the eligible activities and estimated 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 Amendment, and the terms and conditions for such use and any reimbursement of the expenses permitted by the Plan Amendment, 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 2048, which is the 30th tax year after first capture of TIR (tax year

2019) under the Site #3 (Parcel 13) Brownfield Plan. The estimated start date for beginning tax capture for the Verita Telecommunications headquarters redevelopment project is 2025.

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 (100% each) from local, SET, and school operating tax revenue sources based on the approved millage rates for each tax year in which TIR are captured. The impacts of the incremental tax capture on local taxing jurisdictions are presented in the Tax Increment Capture Estimate Tables (Table 2-1, Table 2-2, Table 2-3, Table 2-4, Table 2-5, and Table 2-6) 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, 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.

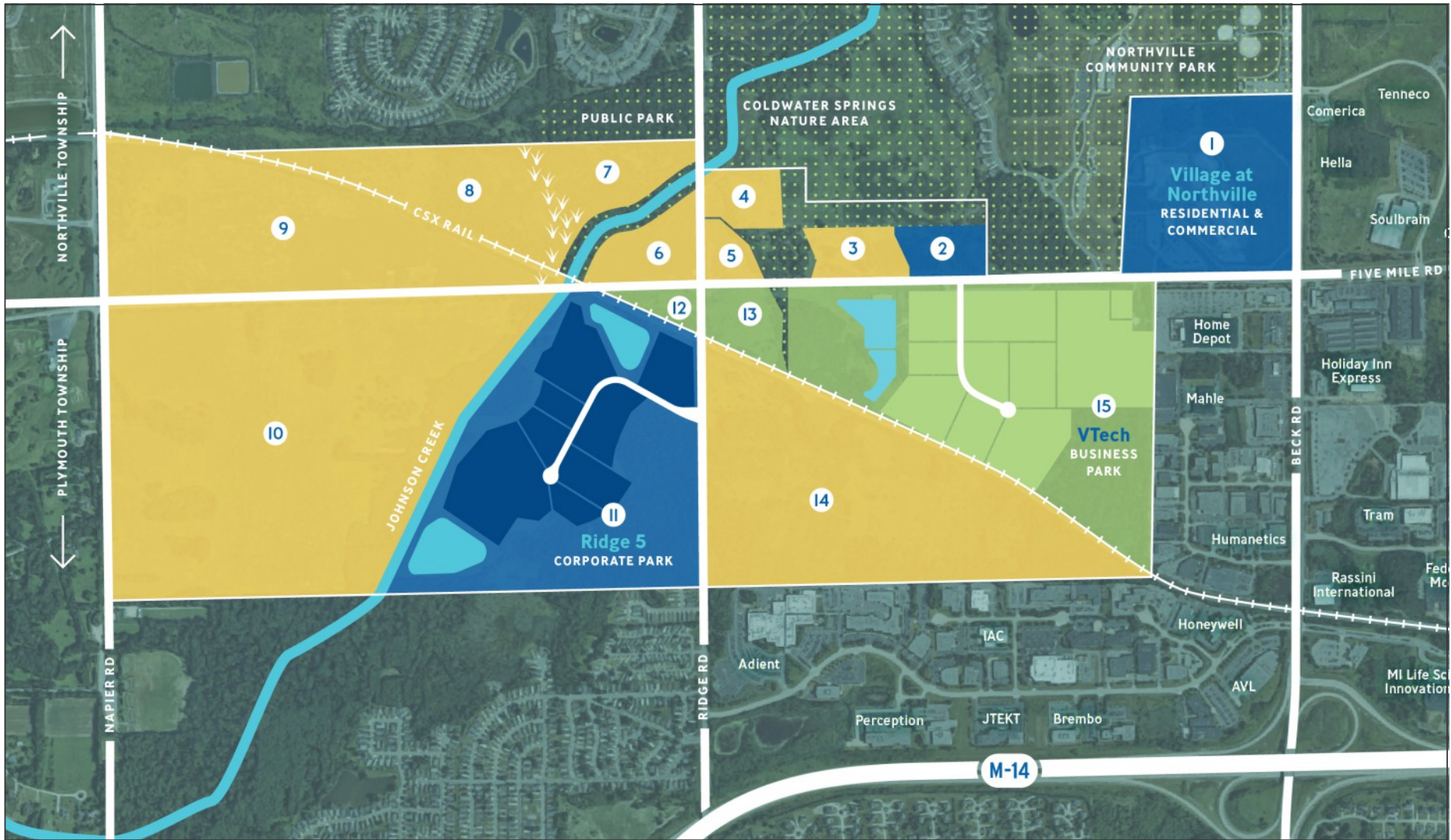
MITC anticipates that some developments on the Property may seek and be granted an Industrial Development District designation and Michigan Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from 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

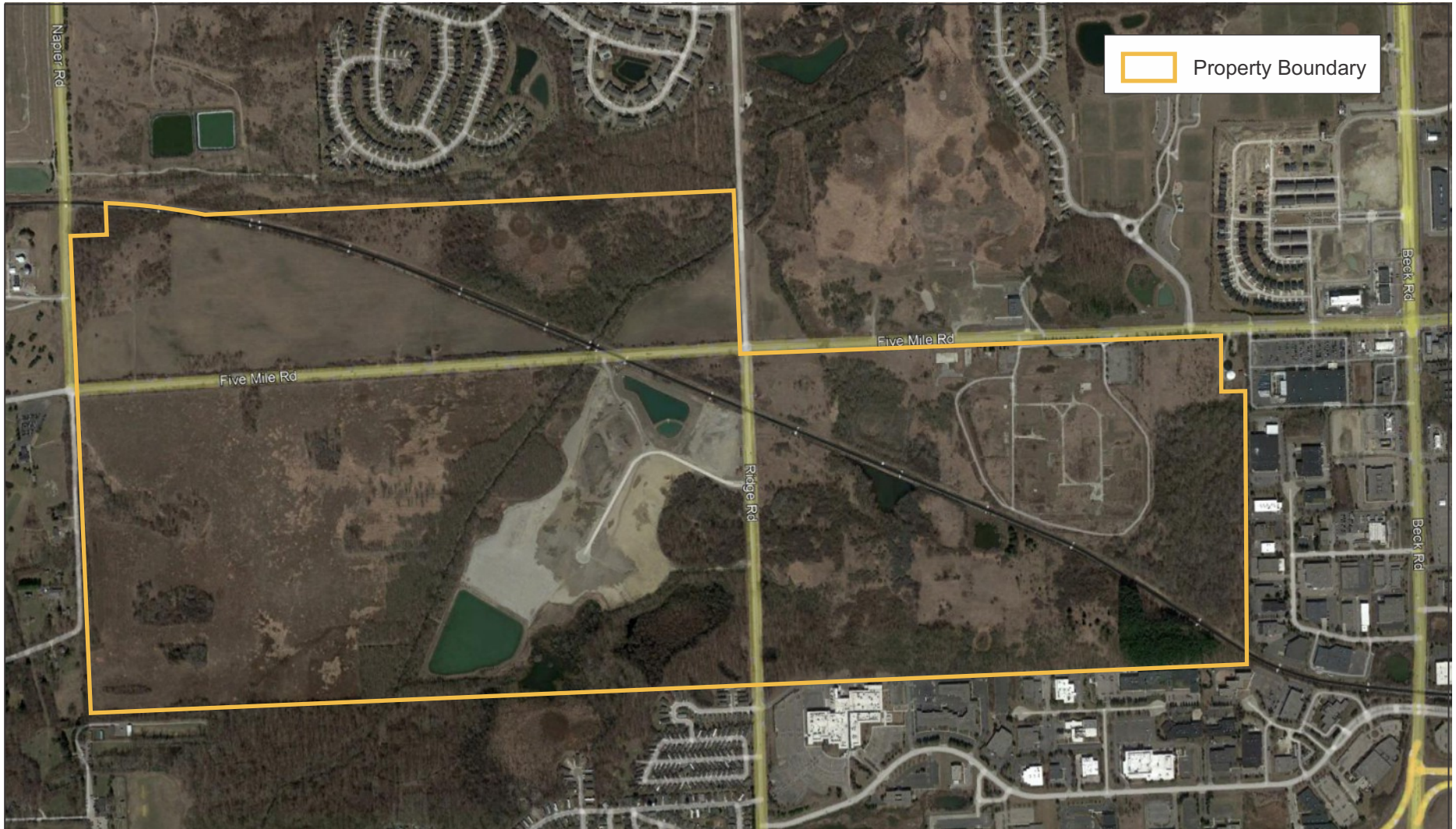
FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP

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 – MITC PARCEL 13

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

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

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

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

**TABLE 1-6 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PARCEL 9
(VERITA TELECOMMUNICATIONS PORTION)**

**TABLE 1-7 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**



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

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities Due Care Planning and Coordination Due Care Investigations Due Care Plans and Documentation ⁽²⁾ Management and Disposal of Contaminated Soil Management and Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Field Monitoring and Project Management Due Care Design, Engineering, Management and Coordination	\$289,618
Subtotal Department Specific Activities	\$289,618
Contingency (15%)	\$34,443
Total Department Specific Activities	\$324,061
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities Remnant Foundations and Utilities Removal	\$50,000
Public Infrastructure Improvements - Roadway Improvements ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$47,200
Site Preparation Activities Clearing and Grubbing Temporary Facilities Surveying and Staking Excavation and Transport of Unsuitable Soil Imported Fill Dewatering Utility Relocation Onsite Specialized Foundations Field Monitoring and Project Management Architectural and Engineering Design Site Construction Management Construction General Conditions	\$852,112
Subtotal Department Specific Activities	\$949,312
Contingency (10%)	\$142,397
Total Non-Environmental Activities	\$1,091,709
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$1,495,770

Notes:

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

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



TABLE 1-2

BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 11 - Ridge 5 Corporate Park

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COSTS
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$33,500
Due Care Activities Due Care Planning and Coordination Due Care Assessment Remediation of Waste Disposal Area Due Care Site Monitoring During Construction	\$56,500
Other Response Activities Construction of Deep Stormwater Containment Systems Transportation and Disposal of Excess Soil Stormwater Pumping Systems	\$1,072,190
<i>Subtotal Department Specific Activities</i>	<i>\$1,162,190</i>
Contingency (15%)	\$169,304
<i>Total Department Specific Activities</i>	<i>\$1,331,494</i>
BROWNFIELD PLAN	
Brownfield Plan Preparation and Implementation⁽²⁾	\$35,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$1,366,494

Notes:

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

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



**TABLE 1-3
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 9 - Northville Lumber**

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$45,765
Due Care Assessment/Planning Activities Due Care Plans and Documentation ⁽²⁾ Due Care Assessment Site Specific Health and Safety Plan ⁽²⁾	\$63,600
Department Specific Activities Protection of Underground Utilities Site Environmental Monitoring and Management Engineering Design and Professional Fees Site Construction Management Construction General Conditions	\$54,018
Subtotal Department Specific Activities	\$163,383
Contingency (15%)	\$10,443
Total Department Specific Activities	\$173,826
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Activities Remnant Foundations and Utilities Removal	\$56,500
Public Infrastructure Improvements ROW and Site Access Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$467,988
Site Preparation Activities Clearing and Grubbing Topsoil Stripping/Relocation Trackout and Dust Control Temporary Facilities Surveying and Staking Site Grading and Balancing Imported Fill for Site Balancing Utility Relocation Onsite Field Monitoring and Project Management Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,647,717
Subtotal Department Specific Activities	\$3,172,205
Contingency (15%)	\$475,831
Total MSF Eligible Activities	\$3,648,036
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES	\$3,901,862

Notes:

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

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



**TABLE 1-4
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 7 - Coldwater Ridge**

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$48,100
Due Care Assessment/Planning Activities Due Care Consulting and Planning	\$26,000
Subtotal Department Specific Activities	\$74,100
Contingency (15%)	\$3,900
Total Department Specific Activities	\$78,000
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Public Infrastructure Improvements Low Impact Storm Water Management Ridge Road Roadway Improvements Public Sanitary Sewer Improvements Public Water Main Improvements Architectural and Engineering Design Site Construction Management Construction General Conditions	\$2,677,054
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Geotechnical Engineering Temporary Construction Items Surveying and Staking Retaining Walls Architectural and Engineering Design Site Construction Management Construction General Conditions	\$1,314,565
Subtotal Department Specific Activities	\$3,991,619
Contingency (15%)	\$598,743
Total MSF Eligible Activities	\$4,590,362
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES	\$4,748,362

Notes:

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

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



**TABLE 1-5
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Parcel 9 - Meijer at Five Mile**

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$52,800
Due Care Planning Activities Vapor Mitigation System Design	\$45,000
Due Care Activities 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
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$35,000
Subtotal Department Specific Activities	\$3,356,025
Contingency (15%)	\$490,234
Total Department Specific Activities	\$3,846,259
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Demolition Foundation and Basement Removal Removal of Abandoned Utilities, Pavements, Curbs, and Gutters Demolition Backfill and Grading Geotechnical, Engineering, and Design Services	\$328,372
Lead, Asbestos, and Mold Abatement Assessment and Reporting Abatement	\$677,400
Public Infrastructure Improvements 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
Site Preparation Activities 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
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$35,000
Subtotal MSF Eligible Activities	\$7,815,942
Contingency (15%)	\$1,167,141
Total MSF Eligible Activities	\$8,983,083
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES	\$12,909,342

Notes:

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

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



**TABLE 1-6
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
Parcel 9 - Verita Telecommunications Corp.**

6/3/2024

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
BEA Activities⁽²⁾ Phase I ESA Phase II ESA BEA Report	\$37,500
Total Department Specific Activities	\$37,500
MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES⁽¹⁾	
Public Infrastructure Improvements Curbs and Gutters, Turn Lanes, and Landscaping - Five Mile Road Bike Path Public Water Main Improvements Public Storm Water System Modification Engineering and Design Services	\$458,954
Site Preparation Activities Clearing and Grubbing Site Grading and Balancing Surveying and Staking Temporary Facility, Access, and Traffic Control Temporary Erosion Control Special Foundations Retaining Walls Dewatering for Site Preparation and Construction Engineering and Design	\$1,148,934
Subtotal MSF Eligible Activities	\$1,607,888
Contingency (15%)	\$241,183
Total MSF Eligible Activities	\$1,849,071
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾	\$80,000
TOTAL ELIGIBLE ACTIVITIES	\$1,966,571

Notes:

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

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



**TABLE 1-6
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
MITC Infrastructure**

3/1/2022

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES⁽¹⁾	
Due Care Activities	
Due Care Planning and Coordination	
Due Care Investigations	
Due Care Plans and Documentation ⁽²⁾	
Management and Disposal of Contaminated Soil	\$800,000
Management and Disposal of Contaminated Dewatering Effluent	
Dust, Runoff, and Track-out Control	
Prevent Exacerbation of Contaminated Groundwater - Utilities	
Prevent Exacerbation and Human Exposure - Utilities	
Due Care Design, Engineering, Management and Coordination	
Subtotal Department Specific Activities	\$800,000
Contingency (10%)	\$120,000
Total Department Specific Activities	\$920,000
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Demolition Activities	
Pavement and drainage structure removal	\$1,260,000
Public Infrastructure Improvements - Roadway Improvements	
Roadway Reconstruction	
Railroad Crossing Improvements	
Bridge Repairs and Replacement	
Stormwater Management	
Traffic Control and Signage	
Utility/Power Pole Relocation	\$15,282,225
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
Public Infrastructure Improvements - Sanitary Sewer	
Excavation and Earthwork	
Dewatering	
Install Upgraded Sewer	
Construct Pump Station	
Install Back-up Generator	
Site Restoration	\$3,178,350
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
Public Infrastructure Improvements - Water Main	
Excavation and Earthwork	
Dewatering	
Install Upgraded Water Main	
Construct Water Storage Tank	
Roadway and Site Resporation	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	\$6,029,910
Construction General Conditions	
Public Infrastructure Improvements	
Western Storm Water Management System	\$400,000
Subtotal Department Specific Activities	\$26,150,485
Contingency (10%)	\$2,615,049
Total Non-Environmental Activities	\$28,765,534
Brownfield Plan and Act 381 Work Plan Preparation and Implementation⁽²⁾ (x2)	\$160,000
TOTAL ELIGIBLE ACTIVITIES⁽³⁾	\$29,845,534

Notes:

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

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

APPENDIX B

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

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

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

TABLE 2-4 SUMMARY OF TIR CAPTURE FOR MITC PARCEL 7

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

TABLE 2-6 SUMMARY OF TIR CAPTURE FOR MITC PARCEL 9 (VERITAS TELECOMMUNICATIONS PORTION)

PARCEL 13 – HILLSIDE EAST



Table 2-1
TAX INCREMENT REVENUE
 MITC Parcel 13
 MITC Redevelopment Area
 Plymouth Township, Michigan
 6/3/2024

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

Plan Year Calendar Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹	\$ 346,700	\$ 353,634	\$ 360,707	\$ 700,000	\$ 2,850,000	\$ 2,907,000	\$ 2,965,140	\$ 3,024,443	\$ 3,084,932	\$ 3,146,630	\$ 3,209,563	\$ 3,273,754	\$ 3,339,229	\$ 3,406,014	\$ 3,474,134	\$ 3,543,617	
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 346,700	\$ 353,634	\$ 360,707	\$ 700,000	\$ 2,850,000	\$ 2,907,000	\$ 2,965,140	\$ 3,024,443	\$ 3,084,932	\$ 3,146,630	\$ 3,209,563	\$ 3,273,754	\$ 3,339,229	\$ 3,406,014	\$ 3,474,134	\$ 3,543,617	
	41.4026																
	9.3273																
School Capture	Millage Rate	SLBA 5/50															
State Education Tax (SET)	6.0000	\$ 1,040	\$ 2,122	\$ 2,164	\$ 4,200	\$ 17,100	\$ 17,442	\$ 17,791	\$ 18,147	\$ 18,510	\$ 18,880	\$ 19,257	\$ 19,643	\$ 20,035	\$ 20,436	\$ 20,845	\$ 21,262
School Operating Tax	18.0000	\$ 3,121	\$ 6,365	\$ 6,493	\$ 12,600	\$ 51,300	\$ 52,326	\$ 53,373	\$ 54,440	\$ 55,529	\$ 56,639	\$ 57,772	\$ 58,928	\$ 60,106	\$ 61,308	\$ 62,534	\$ 63,785
School Total	24.0000	\$ 4,161	\$ 8,487	\$ 8,657	\$ 16,800	\$ 68,400	\$ 69,768	\$ 71,164	\$ 72,587	\$ 74,039	\$ 75,519	\$ 77,029	\$ 78,571	\$ 80,141	\$ 81,744	\$ 83,379	\$ 85,047
Local Capture	Millage Rate																
Township (winter)	0.8103	\$ 141	\$ 287	\$ 292	\$ 567	\$ 2,309	\$ 2,356	\$ 2,403	\$ 2,451	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	\$ 2,760	\$ 2,815	\$ 2,871
Police-Fire (1) (winter)	1.6211	\$ 281	\$ 573	\$ 585	\$ 1,135	\$ 4,620	\$ 4,713	\$ 4,807	\$ 4,903	\$ 5,001	\$ 5,101	\$ 5,203	\$ 5,307	\$ 5,413	\$ 5,521	\$ 5,632	\$ 5,745
Police-Fire (2) (winter)	0.5583	\$ 97	\$ 197	\$ 201	\$ 391	\$ 1,591	\$ 1,623	\$ 1,655	\$ 1,689	\$ 1,722	\$ 1,757	\$ 1,792	\$ 1,828	\$ 1,864	\$ 1,902	\$ 1,940	\$ 1,978
Police-Fire (3) (winter)	1.1926	\$ 207	\$ 422	\$ 430	\$ 835	\$ 3,399	\$ 3,467	\$ 3,536	\$ 3,607	\$ 3,679	\$ 3,753	\$ 3,828	\$ 3,904	\$ 3,982	\$ 4,062	\$ 4,143	\$ 4,226
Fire (Winter)	0.9866	\$ 171	\$ 349	\$ 356	\$ 691	\$ 2,812	\$ 2,868	\$ 2,925	\$ 2,984	\$ 3,044	\$ 3,104	\$ 3,167	\$ 3,230	\$ 3,294	\$ 3,360	\$ 3,428	\$ 3,496
Wayne County (winter)	0.9897	\$ 172	\$ 350	\$ 357	\$ 693	\$ 2,821	\$ 2,877	\$ 2,935	\$ 2,993	\$ 3,053	\$ 3,114	\$ 3,177	\$ 3,240	\$ 3,305	\$ 3,371	\$ 3,438	\$ 3,507
Wayne County Jail (winter)	0.9381	\$ 163	\$ 332	\$ 338	\$ 657	\$ 2,674	\$ 2,727	\$ 2,782	\$ 2,837	\$ 2,894	\$ 2,952	\$ 3,011	\$ 3,071	\$ 3,133	\$ 3,195	\$ 3,259	\$ 3,324
Wayne County Parks (winter)	0.2459	\$ 43	\$ 87	\$ 89	\$ 172	\$ 701	\$ 715	\$ 729	\$ 744	\$ 759	\$ 774	\$ 789	\$ 805	\$ 821	\$ 838	\$ 854	\$ 871
HCMA (winter)	0.2104	\$ 37	\$ 74	\$ 76	\$ 147	\$ 600	\$ 612	\$ 624	\$ 636	\$ 649	\$ 662	\$ 675	\$ 689	\$ 703	\$ 717	\$ 731	\$ 746
Plymouth Library (winter)	1.4448	\$ 251	\$ 511	\$ 521	\$ 1,011	\$ 4,118	\$ 4,200	\$ 4,284	\$ 4,370	\$ 4,457	\$ 4,546	\$ 4,637	\$ 4,730	\$ 4,825	\$ 4,921	\$ 5,019	\$ 5,120
Community College (winter)	0.0177	\$ 3	\$ 6	\$ 6	\$ 12	\$ 50	\$ 51	\$ 52	\$ 54	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 63
Community College (summer)	2.2700	\$ 394	\$ 803	\$ 819	\$ 1,589	\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,865	\$ 7,003	\$ 7,143	\$ 7,286	\$ 7,431	\$ 7,580	\$ 7,732	\$ 7,886	\$ 8,044
RESA - Spec Ed (summer)	3.3678	\$ 584	\$ 1,191	\$ 1,215	\$ 2,357	\$ 9,598	\$ 9,790	\$ 9,986	\$ 10,186	\$ 10,389	\$ 10,597	\$ 10,809	\$ 11,025	\$ 11,246	\$ 11,471	\$ 11,700	\$ 11,934
RESA - Gen Operating (summer)	0.0965	\$ 17	\$ 34	\$ 35	\$ 68	\$ 275	\$ 281	\$ 286	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 322	\$ 329	\$ 335	\$ 342
RESA - Enhance (summer)	2.0000	\$ 347	\$ 707	\$ 721	\$ 1,400	\$ 5,700	\$ 5,814	\$ 5,930	\$ 6,049	\$ 6,170	\$ 6,293	\$ 6,419	\$ 6,548	\$ 6,678	\$ 6,812	\$ 6,948	\$ 7,087
Wayne County (Summer)	5.6483	\$ 979	\$ 1,997	\$ 2,037	\$ 3,954	\$ 16,098	\$ 16,420	\$ 16,748	\$ 17,083	\$ 17,425	\$ 17,773	\$ 18,129	\$ 18,491	\$ 18,861	\$ 19,238	\$ 19,623	\$ 20,015
Local Total	22.3981	\$ 3,882	\$ 7,920	\$ 8,078	\$ 15,679	\$ 63,836	\$ 65,113	\$ 66,413	\$ 67,743	\$ 69,098	\$ 70,479	\$ 71,890	\$ 73,326	\$ 74,792	\$ 76,289	\$ 77,812	\$ 79,369
Non-Capturable Millages	Millage Rate																
School Debt (summer)	4.0200	\$ 697	\$ 711	\$ 725	\$ 1,407	\$ 5,729	\$ 5,843	\$ 5,960	\$ 12,158	\$ 12,401	\$ 12,649	\$ 12,902	\$ 13,160	\$ 13,424	\$ 13,692	\$ 13,966	\$ 14,245
Wayne County Art Institute (winter)	0.2000	\$ 35	\$ 36	\$ 36	\$ 70	\$ 285	\$ 291	\$ 297	\$ 605	\$ 617	\$ 629	\$ 642	\$ 655	\$ 668	\$ 681	\$ 695	\$ 709
Wayne County Zoo	0.1000	\$ 18	\$ 18	\$ 18	\$ 35	\$ 143	\$ 146	\$ 149	\$ 302	\$ 308	\$ 315	\$ 321	\$ 327	\$ 334	\$ 341	\$ 347	\$ 354
Total Non-Capturable Taxes	4.3200	\$ 749	\$ 764	\$ 779	\$ 1,512	\$ 6,156	\$ 6,279	\$ 6,405	\$ 13,065	\$ 13,326	\$ 13,593	\$ 13,865	\$ 14,142	\$ 14,426	\$ 14,714	\$ 15,008	\$ 15,308
Total Tax Increment Revenue (TIR) Available for Capture		\$ 8,043	\$ 16,407	\$ 16,735	\$ 32,479	\$ 132,236	\$ 134,881	\$ 137,577	\$ 140,330	\$ 143,137	\$ 145,998	\$ 148,919	\$ 151,897	\$ 154,933	\$ 158,033	\$ 161,191	\$ 164,416

Footnote:
 Gray shading indicates years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax)

PARCEL 11 – RIDGE 5 CORPORATE PARK



Table 2-2
TAX INCREMENT REVENUE
Ridge 5 Corporate Park (MITC Parcel 11)
MITC Redevelopment Area
Plymouth Township, Michigan
6/3/2024

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

Plan Year Calendar Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 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	
Incremental Difference (New TV - Base TV)	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 1,182,800	\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 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	
School Capture																		
Millage Rate																		
State Education Tax (SET)	6.0000	\$ 7,097	\$ 7,097	\$ 7,097	\$ 7,097	\$ 7,097	\$ 18,000	\$ 63,000	\$ 99,000	\$ 153,000	\$ 162,000	\$ 180,000	\$ 183,600	\$ 187,272	\$ 191,017	\$ 194,838	\$ 198,735	\$ 202,709
School Operating	18.0000	\$ 21,290	\$ 21,290	\$ 21,290	\$ 21,290	\$ 21,290	\$ 54,000	\$ 189,000	\$ 297,000	\$ 459,000	\$ 486,000	\$ 540,000	\$ 550,800	\$ 561,816	\$ 573,052	\$ 584,513	\$ 596,204	\$ 608,128
School Total	24.0000	\$ 28,387	\$ 28,387	\$ 28,387	\$ 28,387	\$ 28,387	\$ 72,000	\$ 252,000	\$ 396,000	\$ 612,000	\$ 648,000	\$ 720,000	\$ 734,400	\$ 749,088	\$ 764,069	\$ 779,351	\$ 794,939	\$ 810,837
Local Capture																		
Millage Rate																		
Township	0.8134	\$ 962	\$ 962	\$ 962	\$ 962	\$ 962	\$ 2,440	\$ 8,541	\$ 13,421	\$ 20,742	\$ 21,962	\$ 24,402	\$ 24,890	\$ 25,388	\$ 25,896	\$ 26,414	\$ 26,942	\$ 27,481
Police-Fire (1)	1.6272	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 4,882	\$ 17,086	\$ 26,849	\$ 41,494	\$ 43,934	\$ 48,816	\$ 49,792	\$ 50,788	\$ 51,804	\$ 52,840	\$ 53,897	\$ 54,975
Police-Fire (2)	0.5604	\$ 663	\$ 663	\$ 663	\$ 663	\$ 663	\$ 1,681	\$ 5,884	\$ 9,247	\$ 14,290	\$ 15,131	\$ 16,812	\$ 17,148	\$ 17,491	\$ 17,841	\$ 18,198	\$ 18,562	\$ 18,933
Police-Fire (3)	1.1971	\$ 1,416	\$ 1,416	\$ 1,416	\$ 1,416	\$ 1,416	\$ 3,591	\$ 12,570	\$ 19,752	\$ 30,526	\$ 32,322	\$ 35,913	\$ 36,631	\$ 37,364	\$ 38,111	\$ 38,873	\$ 39,651	\$ 40,444
Fire	0.9903	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 2,971	\$ 10,398	\$ 16,340	\$ 25,253	\$ 26,738	\$ 29,709	\$ 30,303	\$ 30,909	\$ 31,527	\$ 32,158	\$ 32,801	\$ 33,457
Plymouth Library	1.4535	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,719	\$ 1,719	\$ 4,361	\$ 15,262	\$ 23,983	\$ 37,064	\$ 39,245	\$ 43,605	\$ 44,477	\$ 45,367	\$ 46,274	\$ 47,199	\$ 48,143	\$ 49,106
Wayne County	5.6483	\$ 6,681	\$ 6,681	\$ 6,681	\$ 6,681	\$ 6,681	\$ 16,945	\$ 59,307	\$ 93,197	\$ 144,032	\$ 152,504	\$ 169,449	\$ 172,838	\$ 176,295	\$ 179,821	\$ 183,417	\$ 187,085	\$ 190,827
Wayne County	0.9897	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 2,969	\$ 10,392	\$ 16,330	\$ 25,237	\$ 26,722	\$ 29,691	\$ 30,285	\$ 30,891	\$ 31,508	\$ 32,138	\$ 32,781	\$ 33,437
WC Jail	0.9381	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,110	\$ 2,814	\$ 9,850	\$ 15,479	\$ 23,922	\$ 25,329	\$ 28,143	\$ 28,706	\$ 29,280	\$ 29,866	\$ 30,463	\$ 31,072	\$ 31,694
WC Parks	0.2459	\$ 291	\$ 291	\$ 291	\$ 291	\$ 291	\$ 738	\$ 2,582	\$ 4,057	\$ 6,270	\$ 6,639	\$ 7,377	\$ 7,525	\$ 7,675	\$ 7,829	\$ 7,985	\$ 8,145	\$ 8,308
HCMA	0.2117	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 635	\$ 2,223	\$ 3,493	\$ 5,398	\$ 5,716	\$ 6,351	\$ 6,478	\$ 6,608	\$ 6,740	\$ 6,875	\$ 7,012	\$ 7,152
Community College	2.2516	\$ 2,663	\$ 2,663	\$ 2,663	\$ 2,663	\$ 2,663	\$ 6,755	\$ 23,642	\$ 37,151	\$ 57,416	\$ 60,793	\$ 67,548	\$ 68,899	\$ 70,277	\$ 71,682	\$ 73,116	\$ 74,578	\$ 76,070
RESA - Spec Ed	3.3678	\$ 3,983	\$ 3,983	\$ 3,983	\$ 3,983	\$ 3,983	\$ 10,103	\$ 35,362	\$ 55,569	\$ 85,879	\$ 90,931	\$ 101,034	\$ 103,055	\$ 105,116	\$ 107,218	\$ 109,362	\$ 111,550	\$ 113,781
RESA - Gen Oper	0.0965	\$ 114	\$ 114	\$ 114	\$ 114	\$ 114	\$ 290	\$ 1,013	\$ 1,592	\$ 2,461	\$ 2,606	\$ 2,895	\$ 2,953	\$ 3,012	\$ 3,072	\$ 3,134	\$ 3,196	\$ 3,260
RESA - Enhance	2.0000	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 6,000	\$ 21,000	\$ 33,000	\$ 51,000	\$ 54,000	\$ 60,000	\$ 61,200	\$ 62,424	\$ 63,672	\$ 64,946	\$ 66,245	\$ 67,570
Local Total	22.3915	\$ 26,485	\$ 26,485	\$ 26,485	\$ 26,485	\$ 26,485	\$ 67,175	\$ 235,112	\$ 369,460	\$ 570,984	\$ 604,572	\$ 671,745	\$ 685,180	\$ 698,885	\$ 712,861	\$ 727,118	\$ 741,660	\$ 756,495
Non-Capturable Millages																		
Millage Rate																		
WC Zoo	0.1000	\$ 118	\$ 118	\$ 59	\$ 59	\$ 59	\$ 150	\$ 525	\$ 825	\$ 2,550	\$ 2,700	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312	\$ 3,378
WC Art Institute	0.2000	\$ 237	\$ 237	\$ 118	\$ 118	\$ 118	\$ 300	\$ 1,050	\$ 1,650	\$ 5,100	\$ 5,400	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495	\$ 6,624	\$ 6,757
School Debt	4.0200	\$ 4,755	\$ 4,755	\$ 2,377	\$ 2,377	\$ 2,377	\$ 6,030	\$ 21,105	\$ 33,165	\$ 102,510	\$ 108,540	\$ 120,600	\$ 123,012	\$ 125,472	\$ 127,982	\$ 130,541	\$ 133,152	\$ 135,815
Total Non-Capturable Taxes	4.3200	\$ 5,110	\$ 5,110	\$ 2,554	\$ 2,554	\$ 2,554	\$ 6,480	\$ 22,680	\$ 35,640	\$ 110,160	\$ 116,640	\$ 129,600	\$ 132,192	\$ 134,835	\$ 137,533	\$ 140,283	\$ 143,088	\$ 145,950
Total Tax Increment Revenue (TIR) Available for Capture		\$ 54,872	\$ 54,872	\$ 54,872	\$ 54,872	\$ 54,872	\$ 139,175	\$ 487,112	\$ 765,460	\$ 1,182,984	\$ 1,252,572	\$ 1,391,745	\$ 1,419,580	\$ 1,447,973	\$ 1,476,930	\$ 1,506,469	\$ 1,536,599	\$ 1,567,332

PARCEL 9 (PORTION) – NEW NORTHVILLE, LLC



**Table 2-3
TAX INCREMENT REVENUE
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/3/2024**

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

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

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



Table 2-3
TAX INCREMENT REVENUE
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/3/2024

Estimated Taxable Value (TV) Increase Rate:

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

PARCEL 7 - COLDWATER RIDGE



**Table 2-4
TAX INCREMENT REVENUE
Coldwater Creek (MITC Parcel 7)
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

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

Plan Year Calendar Year	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV ¹	\$ 400,000	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364
Incremental Difference (New TV - Base TV)	\$ 400,000	\$ 3,750,000	\$ 11,325,000	\$ 19,051,500	\$ 25,182,530	\$ 25,686,181	\$ 26,199,904	\$ 26,723,902	\$ 27,258,380	\$ 27,803,548	\$ 28,359,619	\$ 28,926,811	\$ 29,505,348	\$ 30,095,454	\$ 30,697,364

School Capture		Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
State Education Tax (SET)	6.0000	\$ 1,200	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032	\$ 180,573	\$ 184,184	
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Total	6.0000	\$ 1,200	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032	\$ 180,573	\$ 184,184	

Local Capture		Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Northville Township Operating	0.7686	\$ 154	\$ 1,441	\$ 4,352	\$ 7,321	\$ 9,678	\$ 19,742	\$ 20,137	\$ 20,540	\$ 20,951	\$ 21,370	\$ 21,797	\$ 22,233	\$ 22,678	\$ 23,131	\$ 23,594	
Public Safety	6.4366	\$ 1,287	\$ 12,069	\$ 36,447	\$ 61,313	\$ 81,045	\$ 165,332	\$ 168,638	\$ 172,011	\$ 175,451	\$ 178,960	\$ 182,540	\$ 186,190	\$ 189,914	\$ 193,712	\$ 197,587	
Shared Services	0.7561	\$ 151	\$ 1,418	\$ 4,281	\$ 7,202	\$ 9,520	\$ 19,421	\$ 19,810	\$ 20,206	\$ 20,610	\$ 21,022	\$ 21,443	\$ 21,872	\$ 22,309	\$ 22,755	\$ 23,210	
School Sinking Fund	0.4698	\$ 94	\$ 881	\$ 2,660	\$ 4,475	\$ 5,915	\$ 12,067	\$ 12,309	\$ 12,555	\$ 12,806	\$ 13,062	\$ 13,323	\$ 13,590	\$ 13,862	\$ 14,139	\$ 14,422	
RESA Operating	0.0956	\$ 19	\$ 179	\$ 541	\$ 911	\$ 1,204	\$ 2,456	\$ 2,505	\$ 2,555	\$ 2,606	\$ 2,658	\$ 2,711	\$ 2,765	\$ 2,821	\$ 2,877	\$ 2,935	
RESA Special Ed.	3.3443	\$ 669	\$ 6,271	\$ 18,937	\$ 31,857	\$ 42,109	\$ 85,902	\$ 87,620	\$ 89,373	\$ 91,160	\$ 92,983	\$ 94,843	\$ 96,740	\$ 98,675	\$ 100,648	\$ 102,661	
RESA Enhancement	1.9876	\$ 398	\$ 3,727	\$ 11,255	\$ 18,933	\$ 25,026	\$ 51,054	\$ 52,075	\$ 53,116	\$ 54,179	\$ 55,262	\$ 56,368	\$ 57,495	\$ 58,645	\$ 59,818	\$ 61,014	
HCMA	0.2070	\$ 41	\$ 388	\$ 1,172	\$ 1,972	\$ 2,606	\$ 5,317	\$ 5,423	\$ 5,532	\$ 5,642	\$ 5,755	\$ 5,870	\$ 5,988	\$ 6,108	\$ 6,230	\$ 6,354	
Library Operating	1.0975	\$ 220	\$ 2,058	\$ 6,215	\$ 10,455	\$ 13,819	\$ 28,191	\$ 28,754	\$ 29,329	\$ 29,916	\$ 30,514	\$ 31,125	\$ 31,747	\$ 32,382	\$ 33,030	\$ 33,690	
Wayne County Operating	6.5928	\$ 1,319	\$ 12,362	\$ 37,332	\$ 62,801	\$ 83,012	\$ 169,344	\$ 172,731	\$ 176,185	\$ 179,709	\$ 183,303	\$ 186,969	\$ 190,709	\$ 194,523	\$ 198,413	\$ 202,382	
WC Jail	0.9358	\$ 187	\$ 1,755	\$ 5,299	\$ 8,914	\$ 11,783	\$ 24,037	\$ 24,518	\$ 25,008	\$ 25,508	\$ 26,019	\$ 26,539	\$ 27,070	\$ 27,611	\$ 28,163	\$ 28,727	
WC Parks	0.2442	\$ 49	\$ 458	\$ 1,383	\$ 2,326	\$ 3,075	\$ 6,273	\$ 6,398	\$ 6,526	\$ 6,656	\$ 6,790	\$ 6,925	\$ 7,064	\$ 7,205	\$ 7,349	\$ 7,496	
Schoolcraft Community College	2.2700	\$ 454	\$ 4,256	\$ 12,854	\$ 21,623	\$ 28,582	\$ 58,308	\$ 59,474	\$ 60,663	\$ 61,877	\$ 63,114	\$ 64,376	\$ 65,664	\$ 66,977	\$ 68,317	\$ 69,683	
Local Total	25.2059	\$ 5,042	\$ 47,263	\$ 142,728	\$ 240,103	\$ 317,374	\$ 647,444	\$ 660,392	\$ 673,599	\$ 687,071	\$ 700,812	\$ 714,829	\$ 729,127	\$ 743,710	\$ 758,582	\$ 773,755	

Non-Capturable Millages		Millage Rate	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
WC Zoo	0.0992	\$ 20	\$ 186	\$ 562	\$ 945	\$ 1,249	\$ 2,548	\$ 2,599	\$ 2,651	\$ 2,704	\$ 2,758	\$ 2,813	\$ 2,870	\$ 2,927	\$ 2,985	\$ 3,045	
WC Art Institute	0.1986	\$ 40	\$ 372	\$ 1,125	\$ 1,892	\$ 2,501	\$ 5,101	\$ 5,203	\$ 5,307	\$ 5,414	\$ 5,522	\$ 5,632	\$ 5,745	\$ 5,860	\$ 5,977	\$ 6,096	
Property Bond Prop	0.3500	\$ 70	\$ 656	\$ 1,982	\$ 3,334	\$ 4,407	\$ 8,990	\$ 9,170	\$ 9,353	\$ 9,540	\$ 9,731	\$ 9,926	\$ 10,124	\$ 10,327	\$ 10,533	\$ 10,744	
School Debt	1.7000	\$ 340	\$ 3,188	\$ 9,626	\$ 16,194	\$ 21,405	\$ 43,667	\$ 44,540	\$ 45,431	\$ 46,339	\$ 47,266	\$ 48,211	\$ 49,176	\$ 50,159	\$ 51,162	\$ 52,186	
Total Non-Capturable Taxes	2.3478	\$ 470	\$ 4,402	\$ 13,294	\$ 22,365	\$ 29,562	\$ 60,306	\$ 61,512	\$ 62,742	\$ 63,997	\$ 65,277	\$ 66,583	\$ 67,914	\$ 69,273	\$ 70,658	\$ 72,071	
Total Tax Increment Revenue (TIR) Available for Capture		\$ 6,242	\$ 58,513	\$ 176,703	\$ 297,258	\$ 392,922	\$ 801,561	\$ 817,591	\$ 833,942	\$ 850,621	\$ 867,633	\$ 884,987	\$ 902,688	\$ 920,742	\$ 939,155	\$ 957,939	

Footnotes:
 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).

PARCEL 15 (PORTION) – MEIJER INC.



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

**MITC Redevelopment Area
Plymouth Township, Michigan
6/3/2024**

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

Plan Year Calendar Year	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New Property TV ¹	\$ 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 ¹		\$ 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															
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
School Total	24.0000	\$ 12,000	\$ 99,600	\$ 93,727	\$ 87,876	\$ 82,048	\$ 166,696	\$ 166,551	\$ 166,453	\$ 166,408	\$ 166,415	\$ 166,475	\$ 169,228	\$ 172,037	\$ 174,901	\$ 177,824
Local Capture																
	Millage Rate															
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
Wayne 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
Local Total	22.2329	\$ 11,117	\$ 92,268	\$ 86,826	\$ 81,406	\$ 76,008	\$ 154,422	\$ 154,286	\$ 154,199	\$ 154,154	\$ 154,162	\$ 154,219	\$ 156,768	\$ 159,370	\$ 162,026	\$ 164,730
Non-Capturable Millages																
	Millage Rate															
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
Total Non-Capturable Taxes	4.2978	\$ 2,149	\$ 17,836	\$ 16,784	\$ 15,736	\$ 14,693	\$ 29,851	\$ 29,825	\$ 29,808	\$ 29,800	\$ 29,801	\$ 29,811	\$ 30,305	\$ 30,807	\$ 31,320	\$ 31,844
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

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 (MITC Parcel 15)

MITC Redevelopment Area
 Plymouth Township, Michigan
 6/3/2024

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 ¹	\$ 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 ¹	\$ 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		
School Capture										
	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
School Total	24.0000	\$ 180,804	\$ 183,844	\$ 186,945	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 3,603,283
Local Capture										
	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
Local Total	22.2329	\$ 167,491	\$ 170,308	\$ 173,180	\$ 176,111	\$ 179,098	\$ 182,148	\$ 185,259	\$ 188,428	\$ 3,337,984
Non-Capturable Millages										
	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
Total Non-Capturable Taxes	4.2978	\$ 32,377	\$ 32,922	\$ 33,477	\$ 34,044	\$ 34,621	\$ 35,211	\$ 35,812	\$ 36,425	\$ 645,259
Total Tax Increment Revenue (TIR) Available for Capture		\$ 348,295	\$ 354,152	\$ 360,125	\$ 366,219	\$ 372,431	\$ 378,772	\$ 385,240	\$ 391,833	\$ 6,941,267

PARCEL 9 (PORTION) – TESORO PROPERTY GROUP LLC



**Table 2-6
TAX INCREMENT REVENUE
Verita Telecommunications Headquarters (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/3/2024**

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

Plan Year	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 475,000	\$ 2,500,000	\$ 2,550,000	\$ 2,601,000	\$ 2,653,020	\$ 2,706,080	\$ 2,760,202	\$ 2,815,406	\$ 2,871,714	\$ 2,929,148	\$ 2,987,731	\$ 3,047,486	\$ 3,108,436	\$ 3,170,604	\$ 3,234,017
Incremental Difference (New TV - Base TV)	\$ 475,000	\$ 2,500,000	\$ 2,550,000	\$ 2,601,000	\$ 2,653,020	\$ 2,706,080	\$ 2,760,202	\$ 2,815,406	\$ 2,871,714	\$ 2,929,148	\$ 2,987,731	\$ 3,047,486	\$ 3,108,436	\$ 3,170,604	\$ 3,234,017

School Capture	Millage Rate	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
State Education Tax (SET)	6.0000	\$ 1,425	\$ 7,500	\$ 7,650	\$ 7,803	\$ 7,959	\$ 16,236	\$ 16,561	\$ 16,892	\$ 17,230	\$ 17,575	\$ 17,926	\$ 18,285	\$ 18,651	\$ 19,024	\$ 19,404
School Operating	18.0000	\$ 4,275	\$ 22,500	\$ 22,950	\$ 23,409	\$ 23,877	\$ 48,709	\$ 49,684	\$ 50,677	\$ 51,691	\$ 52,725	\$ 53,779	\$ 54,855	\$ 55,952	\$ 57,071	\$ 58,212
School Total	24.0000	\$ 5,700	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 64,945	\$ 66,245	\$ 67,569	\$ 68,921	\$ 70,300	\$ 71,705	\$ 73,140	\$ 74,603	\$ 76,095	\$ 77,616

Local Capture	Millage Rate	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Northville Township Operating	0.7686	\$ 183	\$ 961	\$ 980	\$ 1,000	\$ 1,020	\$ 2,080	\$ 2,121	\$ 2,164	\$ 2,207	\$ 2,251	\$ 2,296	\$ 2,342	\$ 2,389	\$ 2,437	\$ 2,486
Public Safety	6.4366	\$ 1,529	\$ 8,046	\$ 8,207	\$ 8,371	\$ 8,538	\$ 17,418	\$ 17,766	\$ 18,122	\$ 18,484	\$ 18,854	\$ 19,231	\$ 19,615	\$ 20,008	\$ 20,408	\$ 20,816
Shared Services	0.7561	\$ 180	\$ 945	\$ 964	\$ 983	\$ 1,003	\$ 2,046	\$ 2,087	\$ 2,129	\$ 2,171	\$ 2,215	\$ 2,259	\$ 2,304	\$ 2,350	\$ 2,397	\$ 2,445
School Sinking Fund	0.4698	\$ 112	\$ 587	\$ 599	\$ 611	\$ 623	\$ 1,271	\$ 1,297	\$ 1,323	\$ 1,349	\$ 1,376	\$ 1,404	\$ 1,432	\$ 1,460	\$ 1,490	\$ 1,519
RESA Operating	0.0956	\$ 23	\$ 120	\$ 122	\$ 124	\$ 127	\$ 259	\$ 264	\$ 269	\$ 275	\$ 280	\$ 286	\$ 291	\$ 297	\$ 303	\$ 309
RESA Special Ed.	3.3443	\$ 794	\$ 4,180	\$ 4,264	\$ 4,349	\$ 4,436	\$ 9,050	\$ 9,231	\$ 9,416	\$ 9,604	\$ 9,796	\$ 9,992	\$ 10,192	\$ 10,396	\$ 10,603	\$ 10,816
RESA Enhancement	1.9876	\$ 472	\$ 2,485	\$ 2,534	\$ 2,585	\$ 2,637	\$ 5,379	\$ 5,486	\$ 5,596	\$ 5,708	\$ 5,822	\$ 5,938	\$ 6,057	\$ 6,178	\$ 6,302	\$ 6,428
HCMA	0.2070	\$ 49	\$ 259	\$ 264	\$ 269	\$ 275	\$ 560	\$ 571	\$ 583	\$ 594	\$ 606	\$ 618	\$ 631	\$ 643	\$ 656	\$ 669
Library Operating	1.0975	\$ 261	\$ 1,372	\$ 1,399	\$ 1,427	\$ 1,456	\$ 2,970	\$ 3,029	\$ 3,090	\$ 3,152	\$ 3,215	\$ 3,279	\$ 3,345	\$ 3,412	\$ 3,480	\$ 3,549
Wayne County Operating	6.5928	\$ 1,566	\$ 8,241	\$ 8,406	\$ 8,574	\$ 8,745	\$ 17,841	\$ 18,197	\$ 18,561	\$ 18,933	\$ 19,311	\$ 19,698	\$ 20,091	\$ 20,493	\$ 20,903	\$ 21,321
WC Jail	0.9358	\$ 222	\$ 1,170	\$ 1,193	\$ 1,217	\$ 1,241	\$ 2,532	\$ 2,583	\$ 2,635	\$ 2,687	\$ 2,741	\$ 2,796	\$ 2,852	\$ 2,909	\$ 2,967	\$ 3,026
WC Parks	0.2442	\$ 58	\$ 305	\$ 311	\$ 318	\$ 324	\$ 661	\$ 674	\$ 688	\$ 701	\$ 715	\$ 730	\$ 744	\$ 759	\$ 774	\$ 790
Schoolcraft Community College	2.2700	\$ 539	\$ 2,838	\$ 2,894	\$ 2,952	\$ 3,011	\$ 6,143	\$ 6,266	\$ 6,391	\$ 6,519	\$ 6,649	\$ 6,782	\$ 6,918	\$ 7,056	\$ 7,197	\$ 7,341
Local Total	25.2059	\$ 5,988	\$ 31,509	\$ 32,137	\$ 32,780	\$ 33,436	\$ 68,210	\$ 69,572	\$ 70,967	\$ 72,384	\$ 73,831	\$ 75,309	\$ 76,814	\$ 78,350	\$ 79,917	\$ 81,515

Non-Capturable Millages	Millage Rate	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
WC Zoo	0.0992	\$ 24	\$ 124	\$ 126	\$ 129	\$ 132	\$ 268	\$ 274	\$ 279	\$ 285	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 321
WC Art Institute	0.1986	\$ 47	\$ 248	\$ 253	\$ 258	\$ 263	\$ 537	\$ 548	\$ 559	\$ 570	\$ 582	\$ 593	\$ 605	\$ 617	\$ 630	\$ 642
Property Bond Prop	0.3500	\$ 83	\$ 438	\$ 446	\$ 455	\$ 464	\$ 947	\$ 966	\$ 985	\$ 1,005	\$ 1,025	\$ 1,046	\$ 1,067	\$ 1,088	\$ 1,110	\$ 1,132
School Debt	1.7000	\$ 404	\$ 2,125	\$ 2,168	\$ 2,211	\$ 2,255	\$ 4,600	\$ 4,692	\$ 4,786	\$ 4,882	\$ 4,980	\$ 5,079	\$ 5,181	\$ 5,284	\$ 5,390	\$ 5,498
Total Non-Capturable Taxes	2.3478	\$ 558	\$ 2,935	\$ 2,993	\$ 3,053	\$ 3,114	\$ 6,353	\$ 6,480	\$ 6,610	\$ 6,742	\$ 6,877	\$ 7,015	\$ 7,155	\$ 7,298	\$ 7,444	\$ 7,593

Total Tax Increment Revenue (TIR) Available for Capture \$ 11,688 \$ 61,509 \$ 62,737 \$ 63,992 \$ 65,272 \$ 133,155 \$ 135,817 \$ 138,536 \$ 141,305 \$ 144,131 \$ 147,014 \$ 149,954 \$ 152,953 \$ 156,012 \$ 159,131

Footnotes:
 Grey shading shows years where 50% of tax revenues are allocated to the State Land Bank (5/50 Tax).



Table 2-6
TAX INCREMENT REVENUE
Verita Telecommunications Headquarters (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/3/2024

Estimated Taxable Value (TV) Increase Rate:

	Plan Year Calendar Year	22	23	24	25	26	27	28	29	30	TOTAL
		2040	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV		\$ 3,298,697	\$ 3,364,671	\$ 3,431,964	\$ 3,500,604	\$ 3,570,616	\$ 3,642,028	\$ 3,714,868			
Incremental Difference (New TV - Base TV)		\$ 3,298,697	\$ 3,364,671	\$ 3,431,964	\$ 3,500,604	\$ 3,570,616	\$ 3,642,028	\$ 3,714,868	\$ -	\$ -	
School Capture											
	Millage Rate										
State Education Tax (SET)	6.0000	\$ 19,792	\$ 20,188	\$ 20,592	\$ 21,004	\$ 21,424	\$ 21,852	\$ 22,289	\$ -	\$ -	\$ 355,837
School Operating	18.0000	\$ 59,377	\$ 60,564	\$ 61,775	\$ 63,011	\$ 64,271	\$ 65,557	\$ 66,868	\$ -	\$ -	\$ 1,067,514
School Total	24.0000	\$ 79,169	\$ 80,752	\$ 82,367	\$ 84,015	\$ 85,695	\$ 87,409	\$ 89,157	\$ -	\$ -	\$ 1,423,351
Local Capture											
	Millage Rate										
Northville Township Operating	0.7686	\$ 2,535	\$ 2,586	\$ 2,638	\$ 2,691	\$ 2,744	\$ 2,799	\$ 2,855	\$ -	\$ -	\$ 45,582
Public Safety	6.4366	\$ 21,232	\$ 21,657	\$ 22,090	\$ 22,532	\$ 22,983	\$ 23,442	\$ 23,911	\$ -	\$ -	\$ 381,731
Shared Services	0.7561	\$ 2,494	\$ 2,544	\$ 2,595	\$ 2,647	\$ 2,700	\$ 2,754	\$ 2,809	\$ -	\$ -	\$ 44,841
School Sinking Fund	0.4698	\$ 1,550	\$ 1,581	\$ 1,612	\$ 1,645	\$ 1,677	\$ 1,711	\$ 1,745	\$ -	\$ -	\$ 27,862
RESA Operating	0.0956	\$ 315	\$ 322	\$ 328	\$ 335	\$ 341	\$ 348	\$ 355	\$ -	\$ -	\$ 5,670
RESA Special Ed.	3.3443	\$ 11,032	\$ 11,252	\$ 11,478	\$ 11,707	\$ 11,941	\$ 12,180	\$ 12,424	\$ -	\$ -	\$ 198,339
RESA Enhancement	1.9876	\$ 6,556	\$ 6,688	\$ 6,821	\$ 6,958	\$ 7,097	\$ 7,239	\$ 7,384	\$ -	\$ -	\$ 117,878
HCMA	0.2070	\$ 683	\$ 696	\$ 710	\$ 725	\$ 739	\$ 754	\$ 769	\$ -	\$ -	\$ 12,274
Library Operating	1.0975	\$ 3,620	\$ 3,693	\$ 3,767	\$ 3,842	\$ 3,919	\$ 3,997	\$ 4,077	\$ -	\$ -	\$ 65,090
Wayne County Operating	6.5928	\$ 21,748	\$ 22,183	\$ 22,626	\$ 23,079	\$ 23,540	\$ 24,011	\$ 24,491	\$ -	\$ -	\$ 390,993
WC Jail	0.9358	\$ 3,087	\$ 3,149	\$ 3,212	\$ 3,276	\$ 3,341	\$ 3,408	\$ 3,476	\$ -	\$ -	\$ 55,498
WC Parks	0.2442	\$ 806	\$ 822	\$ 838	\$ 855	\$ 872	\$ 889	\$ 907	\$ -	\$ -	\$ 14,483
Schoolcraft Community College	2.2700	\$ 7,488	\$ 7,638	\$ 7,791	\$ 7,946	\$ 8,105	\$ 8,267	\$ 8,433	\$ -	\$ -	\$ 134,625
Local Total	25.2059	\$ 83,146	\$ 84,811	\$ 86,506	\$ 88,238	\$ 89,999	\$ 91,799	\$ 93,636	\$ -	\$ -	\$ 1,494,866
Non-Capturable Millages											
	Millage Rate										
WC Zoo	0.0992	\$ 327	\$ 334	\$ 340	\$ 347	\$ 354	\$ 361	\$ 369	\$ -	\$ -	\$ 5,882
WC Art Institute	0.1986	\$ 655	\$ 668	\$ 682	\$ 695	\$ 709	\$ 723	\$ 738	\$ -	\$ -	\$ 11,775
Property Bond Prop	0.3500	\$ 1,155	\$ 1,178	\$ 1,201	\$ 1,225	\$ 1,250	\$ 1,275	\$ 1,300	\$ -	\$ -	
School Debt	1.7000	\$ 5,608	\$ 5,720	\$ 5,834	\$ 5,951	\$ 6,070	\$ 6,191	\$ 6,315	\$ -	\$ -	\$ 100,820
Total Non-Capturable Taxes	2.3478	\$ 7,745	\$ 7,900	\$ 8,058	\$ 8,219	\$ 8,383	\$ 8,551	\$ 8,722	\$ -	\$ -	\$ 139,240
Total Tax Increment Revenue (TIR) Available for Capture		\$ 162,315	\$ 165,563	\$ 168,873	\$ 172,253	\$ 175,694	\$ 179,208	\$ 182,793	\$ -	\$ -	\$ 2,918,217

APPENDIX C

TABLE 3-1 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 13

TABLE 3-2 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 11/12

**TABLE 3-3 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 9 (NEW
NORTHVILLE, LLC PORTION)**

TABLE 3-4 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 7

**TABLE 3-5 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 15 (MEIJER AT
FIVE MILE)**

**TABLE 3-6 TIR REIMBURSEMENT ALLOCATION FOR MITC PARCEL 9 (VERITAS
TELECOMMUNICATIONS PORTION)**

**TABLE 3-7 TIR REIMBURSEMENT ALLOCATION FOR MITC PUBLIC
INFRASTRUCTURE IMPROVEMENTS**

PARCEL 13 – HILLSIDE EAST



**TABLE 3-1
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

Developer Maximum Reimbursement	PARCEL 13	
	Proportionality	Incremental Taxes
State	51.0%	\$ 758,079
Local	49.0%	\$ 727,691
TOTAL		\$ 1,485,769
EGLE	24.1%	\$ 364,061
MSF	75.9%	\$ 1,131,709

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 105,526
Estimated Years of Capture (Parcel 13)	15	State Revolving Fund	\$ 141,345
		LBRF	\$ -

Plan/Capture Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Total State Incremental Revenue	\$ 4,161	\$ 8,487	\$ 8,657	\$ 16,800	\$ 68,400	\$ 69,768	\$ 71,164	\$ 72,587	\$ 74,039	\$ 75,519	\$ 77,029	\$ 78,571	\$ 80,141	\$ 81,744	
State Brownfield Redevelopment Fund (50% of SET)	\$ 520	\$ 1,061	\$ 1,082	\$ 2,100	\$ 8,550	\$ 8,721	\$ 8,896	\$ 9,074	\$ 9,255	\$ 9,440	\$ 9,629	\$ 9,822	\$ 10,018	\$ 10,218	
State TIR Available for Reimbursement	\$ 3,641	\$ 7,426	\$ 7,575	\$ 14,700	\$ 59,850	\$ 61,047	\$ 62,268	\$ 63,513	\$ 64,784	\$ 66,079	\$ 67,400	\$ 68,749	\$ 70,123	\$ 71,526	
Total Local Incremental Revenue	\$ 3,882	\$ 7,920	\$ 8,078	\$ 15,679	\$ 63,836	\$ 65,113	\$ 66,413	\$ 67,743	\$ 69,098	\$ 70,479	\$ 71,890	\$ 73,326	\$ 74,792	\$ 76,289	
BRA Administrative Fee (10%)	\$ 388	\$ 792	\$ 808	\$ 1,568	\$ 6,384	\$ 6,511	\$ 6,641	\$ 6,774	\$ 6,910	\$ 7,048	\$ 7,189	\$ 7,333	\$ 7,479	\$ 7,629	
Local TIR Available for Reimbursement	\$ 3,494	\$ 7,128	\$ 7,270	\$ 14,111	\$ 57,452	\$ 58,602	\$ 59,772	\$ 60,969	\$ 62,188	\$ 63,431	\$ 64,701	\$ 65,993	\$ 67,313	\$ 68,660	
Total State & Local TIR Available	\$ 7,135	\$ 14,554	\$ 14,845	\$ 28,811	\$ 117,302	\$ 119,649	\$ 122,040	\$ 124,482	\$ 126,972	\$ 129,510	\$ 132,101	\$ 134,742	\$ 137,436	\$ 140,186	
Total TIR Available to Developer	\$ 4,995	\$ 10,188	\$ 10,392	\$ 20,168	\$ 82,111	\$ 83,754	\$ 85,428	\$ 87,137	\$ 88,880	\$ 90,657	\$ 92,471	\$ 94,319	\$ 96,205	\$ 98,130	
Total TIR Available to MITC Infrastructure	\$ 2,141	\$ 4,366	\$ 4,454	\$ 8,643	\$ 35,191	\$ 35,895	\$ 36,612	\$ 37,345	\$ 38,092	\$ 38,853	\$ 39,630	\$ 40,423	\$ 41,231	\$ 42,056	
REIMBURSEMENT BALANCES	Beginning Balance														
PARCEL 13 Reimbursement Balance	\$ 1,495,770	\$ 1,490,776	\$ 1,480,588	\$ 1,470,197	\$ 1,450,030	\$ 1,367,918	\$ 1,284,164	\$ 1,198,736	\$ 1,111,599	\$ 1,022,719	\$ 932,062	\$ 839,590	\$ 745,270	\$ 649,064	\$ 550,934
PARCEL 13 - Hillside East															
MSF Non-Environmental Costs*	\$ 1,131,709	\$ 3,790	\$ 7,733	\$ 7,887	\$ 15,307	\$ 62,323	\$ 63,569	\$ 64,840	\$ 66,137	\$ 67,460	\$ 68,809	\$ 70,186	\$ 71,589	\$ 73,020	\$ 74,481
State Tax Reimbursement	\$ 577,428	\$ 1,934	\$ 3,945	\$ 4,025	\$ 7,810	\$ 31,798	\$ 32,434	\$ 33,083	\$ 33,745	\$ 34,420	\$ 35,108	\$ 35,810	\$ 36,527	\$ 37,257	\$ 38,002
Local Tax Reimbursement	\$ 554,281	\$ 1,856	\$ 3,787	\$ 3,863	\$ 7,497	\$ 30,524	\$ 31,135	\$ 31,757	\$ 32,393	\$ 33,041	\$ 33,701	\$ 34,376	\$ 35,062	\$ 35,763	\$ 36,479
Total MSF Reimbursement Balance	\$ 1,127,919	\$ 1,120,186	\$ 1,112,299	\$ 1,096,992	\$ 1,034,669	\$ 971,100	\$ 906,260	\$ 840,123	\$ 772,663	\$ 703,854	\$ 633,668	\$ 562,079	\$ 489,059	\$ 414,578	
EGLE Environmental Costs**	\$ 364,061	\$ 1,204	\$ 2,455	\$ 2,504	\$ 4,860	\$ 19,789	\$ 20,185	\$ 20,588	\$ 21,000	\$ 21,420	\$ 21,848	\$ 22,286	\$ 22,731	\$ 23,186	\$ 23,649
State Tax Reimbursement	\$ 180,651	\$ 614	\$ 1,253	\$ 1,278	\$ 2,480	\$ 10,097	\$ 10,299	\$ 10,505	\$ 10,715	\$ 10,929	\$ 11,148	\$ 11,370	\$ 11,598	\$ 11,830	\$ 12,066
Local Tax Reimbursement	\$ 173,410	\$ 589	\$ 1,202	\$ 1,226	\$ 2,381	\$ 9,692	\$ 9,886	\$ 10,083	\$ 10,285	\$ 10,491	\$ 10,701	\$ 10,915	\$ 11,133	\$ 11,356	\$ 11,583
Total EGLE Reimbursement Balance	\$ 362,857	\$ 360,402	\$ 357,898	\$ 353,038	\$ 333,249	\$ 313,064	\$ 292,476	\$ 271,476	\$ 250,056	\$ 228,208	\$ 205,922	\$ 183,191	\$ 160,005	\$ 136,356	
Total Annual Parcel 13 Reimbursement	\$ 4,994	\$ 10,188	\$ 10,391	\$ 20,167	\$ 82,112	\$ 83,754	\$ 85,428	\$ 87,137	\$ 88,880	\$ 90,657	\$ 92,472	\$ 94,320	\$ 96,206	\$ 98,130	

* Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval
 ** Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval



TABLE 3-1
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
MITC Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024

	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 83,379	\$ 85,047	\$ 86,748	\$ 88,483									\$ 1,130,724
State Brownfield Redevelopment Fund (50% of SET)	\$ 10,423	\$ 10,631	\$ 10,844	\$ 11,061									\$ 141,345
State TIR Available for Reimbursement	\$ 72,956	\$ 74,416	\$ 75,904	\$ 77,422									\$ 989,379
Total Local Incremental Revenue	\$ 77,812	\$ 79,369	\$ 80,958	\$ 82,578									\$ 1,055,255
BRA Administrative Fee (10%)	\$ 7,781	\$ 7,937	\$ 8,096	\$ 8,258									\$ 105,526
Local TIR Available for Reimbursement	\$ 70,031	\$ 71,432	\$ 72,862	\$ 74,320									\$ 949,729
Total State & Local TIR Available	\$ 142,987	\$ 145,848	\$ 148,766	\$ 151,742									\$ 1,939,108
Total TIR Available to Developer	\$ 100,091	\$ 102,094	\$ 104,136	\$ 106,219									\$ 1,357,376
Total TIR Available to MITC Infrastructure	\$ 42,896	\$ 43,754	\$ 44,630	\$ 45,523									\$ 581,732
REIMBURSEMENT BALANCES													
<i>PARCEL 13 Reimbursement Balance</i>	\$ 450,843												
PARCEL 13 - Hillside East													
<u>MSF Non-Environmental Costs*</u>	\$ 75,969	\$ 338,609											\$ 1,131,709
State Tax Reimbursement	\$ 38,762	\$ 172,769											\$ 577,428
Local Tax Reimbursement	\$ 37,207	\$ 165,840											\$ 554,281
Total MSF Reimbursement Balance	\$ 338,609	\$ -											
<u>EGLE Environmental Costs**</u>	\$ 24,122	\$ 112,234											\$ 364,061
State Tax Reimbursement	\$ 12,308	\$ 57,265											\$ 185,754
Local Tax Reimbursement	\$ 11,814	\$ 54,970											\$ 178,309
Total EGLE Reimbursement Balance	\$ 112,234	\$ -											
Total Annual Parcel 13 Reimbursement	\$ 100,091	\$ 450,843											\$ 1,495,770

* Includes \$40,000 in eligible activities that do not require reimbursement

** Includes \$40,000 in eligible activities that do not require reimbursement

PARCEL 11 – RIDGE 5 CORPORATE PARK



TABLE 3-2
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY
 Ridge 5 Corporate Park (MITC Parcel 11)
 MITC Redevelopment Area
 Plymouth Township, Michigan
 6/24/2024

Developer Maximum Reimbursement	PARCEL 11	
	Proportionality	Incremental Taxes
State	4.8%	\$ 68,500
Local	95.2%	\$ 1,366,494
TOTAL		\$ 1,434,994
EGLE	100.0%	\$ 1,366,494
MSF	0.0%	\$ -

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 1,978,309
Estimated Years of Capture (Ridge 5 Corporate Park)	10	State Revolving Fund	\$ 1,143,164
		LBRF	\$ -

Plan/Capture Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue	\$ 28,387	\$ 28,387	\$ 28,387	\$ 54,874	\$ 82,044	\$ 135,900	\$ 390,469	\$ 647,098	\$ 931,465	\$ 983,378	\$ 1,131,559	\$ 1,237,195	\$ 1,258,460	\$ 1,280,202	\$ 1,302,430
State Brownfield Redevelopment Fund (50% of SET)	\$ 3,549	\$ 3,549	\$ 3,549	\$ 3,549	\$ 3,549	\$ 9,000	\$ 31,500	\$ 49,500	\$ 76,500	\$ 81,000	\$ 90,000	\$ 91,800	\$ 93,636	\$ 95,509	\$ 97,419
State TIR Available for Reimbursement	\$ 24,838	\$ 24,838	\$ 24,838	\$ 51,325	\$ 78,495	\$ 126,900	\$ 358,969	\$ 597,598	\$ 854,965	\$ 902,378	\$ 1,041,559	\$ 1,145,395	\$ 1,164,824	\$ 1,184,693	\$ 1,205,011
Total Local Incremental Revenue	\$ 26,485	\$ 26,485	\$ 30,367	\$ 53,309	\$ 81,826	\$ 147,219	\$ 487,648	\$ 714,280	\$ 1,061,220	\$ 1,170,054	\$ 1,649,155	\$ 1,678,915	\$ 1,709,322	\$ 1,740,375	\$ 1,772,106
BRA Administrative Fee (10%)	\$ 2,649	\$ 2,649	\$ 3,037	\$ 5,331	\$ 8,183	\$ 14,722	\$ 48,765	\$ 71,428	\$ 106,122	\$ 117,005	\$ 164,916	\$ 167,892	\$ 170,932	\$ 174,038	\$ 177,211
Local TIR Available for Reimbursement	\$ 23,836	\$ 23,836	\$ 27,330	\$ 47,978	\$ 73,643	\$ 132,497	\$ 438,883	\$ 642,852	\$ 955,098	\$ 1,053,049	\$ 1,484,239	\$ 1,511,023	\$ 1,538,390	\$ 1,566,337	\$ 1,594,895
Total State & Local TIR Available	\$ 48,674	\$ 48,674	\$ 52,168	\$ 99,303	\$ 152,138	\$ 259,397	\$ 797,852	\$ 1,240,450	\$ 1,810,063	\$ 1,955,427	\$ 2,525,798	\$ 2,656,418	\$ 2,703,214	\$ 2,751,030	\$ 2,799,906
Total TIR Available to Developers	\$ 34,073	\$ 34,073	\$ 34,073	\$ 33,026	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762	\$ -	\$ -	\$ -	\$ -
Total TIR Available to MITC Infrastructure	\$ 7,150	\$ 14,601	\$ 18,095	\$ 66,277	\$ 135,452	\$ 217,077	\$ 649,731	\$ 1,007,690	\$ 1,450,343	\$ 1,574,547	\$ 2,475,036	\$ 2,656,418	\$ 2,703,214	\$ 2,751,030	\$ 2,799,906
REIMBURSEMENT BALANCES	Beginning Balance														
PARCEL 11/12 Reimbursement Balance	\$ 1,366,494	\$ 1,332,421	\$ 1,298,348	\$ 1,264,275	\$ 1,231,249	\$ 1,214,563	\$ 1,172,243	\$ 1,024,122	\$ 791,362	\$ 431,642	\$ 50,762				
PARCELS 11/12 RIDGE 5 CORPORATE PARK															
EGLE Environmental Costs	\$ 1,366,494	\$ 34,073	\$ 34,073	\$ 34,073	\$ 33,026	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762	\$ -	\$ -	\$ -
State Tax Reimbursement*	\$ 68,500	\$ 17,387	\$ 17,387	\$ 17,387	\$ 16,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Local Tax Reimbursement	\$ 1,366,494	\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762			
Total EGLE Reimbursement Balance	\$ 1,332,421	\$ 1,298,348	\$ 1,264,275	\$ 1,231,249	\$ 1,214,563	\$ 1,172,243	\$ 1,024,122	\$ 791,362	\$ 431,642	\$ 50,762	\$ -				
Total Annual Parcel 11/12 Reimbursement	\$ 51,460	\$ 51,460	\$ 51,460	\$ 49,366	\$ 16,686	\$ 42,320	\$ 148,121	\$ 232,760	\$ 359,720	\$ 380,880	\$ 50,762	\$ -	\$ -	\$ -	\$ -

* Cost of eligible activities that do not require Act 381 Work Plan approval



TABLE 3-2
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY
 Ridge 5 Corporate Park (MITC Parcel 11)
 MITC Redevelopment Area
 Plymouth Township, Michigan
 6/24/2024

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 1,325,160	\$ 1,348,393	\$ 1,374,784	\$ 1,401,706										\$ 14,970,278
State Brownfield Redevelopment Fund (50% of SET)	\$ 99,368	\$ 101,355	\$ 103,382	\$ 105,450										\$ 1,143,164
State TIR Available for Reimbursement	\$ 1,225,792	\$ 1,247,038	\$ 1,271,402	\$ 1,296,256										\$ 13,827,114
Total Local Incremental Revenue	\$ 1,804,523	\$ 1,840,079	\$ 1,876,346	\$ 1,913,342										\$ 19,783,056
BRA Administrative Fee (10%)	\$ 180,452	\$ 184,008	\$ 187,635	\$ 191,334										\$ 1,978,309
Local TIR Available for Reimbursement	\$ 1,624,071	\$ 1,656,071	\$ 1,688,711	\$ 1,722,008										\$ 17,804,747
Total State & Local TIR Available	\$ 2,849,863	\$ 2,903,109	\$ 2,960,113	\$ 3,018,264										\$ 31,631,861
Total TIR Available to Developers	\$ -	\$ -	\$ -	\$ -										\$ 1,366,493
Total TIR Available to MITC Infrastructure	\$ 2,849,863	\$ 2,903,109	\$ 2,960,113	\$ 3,018,264										\$ 30,257,917
REIMBURSEMENT BALANCES														
<i>PARCEL 11/12 Reimbursement Balance</i>														
PARCELS 11/12 RIDGE 5 CORPORATE														
EGLE Environmental Costs	\$ -	\$ -												\$ 1,366,494
State Tax Reimbursement*														\$ 68,500
Local Tax Reimbursement														\$ 1,297,993
Total EGLE Reimbursement Balance														
Total Annual Parcel 11/12 Reimbursement	\$ -	\$ -												\$ 1,434,995

* Cost of eligible activities that do not require Act 381 Wc

PARCEL 9 (PORTION) – NEW NORTHVILLE, LLC



**TABLE 3-3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.6%	\$ 1,969,878
Local	51.4%	\$ 1,931,981
TOTAL		\$ 3,901,859
EGLE	4.7%	\$ 176,480
MSF	95.3%	\$ 3,556,647

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 269,966
Estimated Years of Capture (New Northville LLC)	24	State Revolving Fund	\$ 236,023
		LBRF	\$ -

Plan/Capture Year	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Total State Incremental Revenue	\$ 18,000	\$ 45,000	\$ 45,900	\$ 46,819	\$ 47,755	\$ 97,419	\$ 99,367	\$ 101,355	\$ 103,381	\$ 105,449	\$ 107,559	\$ 109,709	\$ 111,904	\$ 114,141	
State Brownfield Redevelopment Fund (50% of SET)	\$ 2,250	\$ 5,625	\$ 5,738	\$ 5,853	\$ 5,970	\$ 12,178	\$ 12,421	\$ 12,670	\$ 12,923	\$ 13,181	\$ 13,445	\$ 13,714	\$ 13,988	\$ 14,268	
State TIR Available for Reimbursement	\$ 15,750	\$ 39,375	\$ 40,163	\$ 40,967	\$ 41,786	\$ 85,242	\$ 86,946	\$ 88,686	\$ 90,459	\$ 92,268	\$ 94,114	\$ 95,996	\$ 97,916	\$ 99,874	
Total Local Incremental Revenue	\$ 18,904	\$ 47,263	\$ 48,206	\$ 49,169	\$ 50,153	\$ 102,314	\$ 104,357	\$ 106,446	\$ 108,578	\$ 110,749	\$ 112,963	\$ 115,222	\$ 117,526	\$ 119,877	
BRA Administrative Fee (10%)	\$ 1,890	\$ 4,726	\$ 4,821	\$ 4,917	\$ 5,015	\$ 10,231	\$ 10,436	\$ 10,645	\$ 10,858	\$ 11,075	\$ 11,296	\$ 11,522	\$ 11,753	\$ 11,988	
Local TIR Available for Reimbursement	\$ 17,014	\$ 42,537	\$ 43,385	\$ 44,252	\$ 45,138	\$ 92,083	\$ 93,921	\$ 95,801	\$ 97,720	\$ 99,674	\$ 101,667	\$ 103,700	\$ 105,773	\$ 107,889	
Total State & Local TIR Available	\$ 32,764	\$ 81,912	\$ 83,548	\$ 85,219	\$ 86,924	\$ 177,325	\$ 180,867	\$ 184,487	\$ 188,179	\$ 191,942	\$ 195,781	\$ 199,696	\$ 203,689	\$ 207,763	
Total TIR Available to Developers	\$ 22,935	\$ 57,339	\$ 58,484	\$ 59,653	\$ 60,846	\$ 124,127	\$ 126,607	\$ 129,141	\$ 131,725	\$ 134,360	\$ 137,047	\$ 139,787	\$ 142,582	\$ 145,434	
Total TIR Available to MITC Infrastructure	\$ 9,829	\$ 24,573	\$ 25,064	\$ 25,566	\$ 26,078	\$ 53,198	\$ 54,260	\$ 55,346	\$ 56,454	\$ 57,582	\$ 58,734	\$ 59,909	\$ 61,107	\$ 62,329	
REIMBURSEMENT BALANCES	Beginning Balance														
PARCEL 9 (NL, LLC) Reimbursement Balance	\$ 3,901,862	\$ 3,878,927	\$ 3,821,588	\$ 3,763,104	\$ 3,703,451	\$ 3,642,605	\$ 3,518,478	\$ 3,391,871	\$ 3,262,730	\$ 3,131,005	\$ 2,996,645	\$ 2,859,598	\$ 2,719,811	\$ 2,577,229	\$ 2,431,795
Parcel 9 Northville Lumber															
MSF Non-Environmental Costs*	\$ 3,688,036	\$ 21,851	\$ 54,629	\$ 55,720	\$ 56,834	\$ 57,971	\$ 118,261	\$ 120,624	\$ 123,038	\$ 125,500	\$ 128,010	\$ 130,570	\$ 133,181	\$ 135,844	\$ 138,561
State Tax Reimbursement	\$ 1,876,785	\$ 10,504	\$ 26,260	\$ 26,785	\$ 27,321	\$ 27,868	\$ 56,849	\$ 57,986	\$ 59,146	\$ 60,329	\$ 61,535	\$ 62,766	\$ 64,021	\$ 65,302	\$ 66,608
Local Tax Reimbursement	\$ 1,811,248	\$ 11,347	\$ 28,369	\$ 28,935	\$ 29,513	\$ 30,103	\$ 61,412	\$ 62,638	\$ 63,892	\$ 65,172	\$ 66,475	\$ 67,804	\$ 69,159	\$ 70,542	\$ 71,953
Total MSF Reimbursement Balance	\$ 3,666,185	\$ 3,611,556	\$ 3,555,836	\$ 3,499,002	\$ 3,441,031	\$ 3,322,770	\$ 3,202,146	\$ 3,079,108	\$ 2,953,608	\$ 2,825,598	\$ 2,695,028	\$ 2,561,847	\$ 2,426,003	\$ 2,287,442	
EGLE Environmental Costs**	\$ 213,826	\$ 1,084	\$ 2,710	\$ 2,764	\$ 2,819	\$ 2,875	\$ 5,866	\$ 5,983	\$ 6,103	\$ 6,225	\$ 6,350	\$ 6,477	\$ 6,606	\$ 6,738	\$ 6,873
State Tax Reimbursement	\$ 93,092	\$ 521	\$ 1,303	\$ 1,329	\$ 1,355	\$ 1,382	\$ 2,820	\$ 2,876	\$ 2,934	\$ 2,992	\$ 3,052	\$ 3,113	\$ 3,176	\$ 3,239	\$ 3,304
Local Tax Reimbursement	\$ 120,733	\$ 563	\$ 1,407	\$ 1,435	\$ 1,464	\$ 1,493	\$ 3,046	\$ 3,107	\$ 3,169	\$ 3,233	\$ 3,297	\$ 3,363	\$ 3,430	\$ 3,499	\$ 3,569
Total EGLE Reimbursement Balance	\$ 212,742	\$ 210,032	\$ 207,268	\$ 204,449	\$ 201,574	\$ 195,708	\$ 189,725	\$ 183,622	\$ 177,397	\$ 171,047	\$ 164,570	\$ 157,964	\$ 151,226	\$ 144,353	
Total Annual Parcel 9 Reimbursement	\$ 22,935	\$ 57,339	\$ 58,484	\$ 59,653	\$ 60,846	\$ 124,127	\$ 126,607	\$ 129,141	\$ 131,725	\$ 134,360	\$ 137,047	\$ 139,787	\$ 142,582	\$ 145,434	

* Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval
 ** Includes \$149,365 in eligible activities that do not require Act 381 Work Plan approval



**TABLE 3-3
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Northville Lumber Co. (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 116,424	\$ 118,753	\$ 121,128	\$ 123,551	\$ 126,021	\$ 128,543	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 2,570,495
State Brownfield Redevelopment Fund (50% of SET)	\$ 14,553	\$ 14,844	\$ 15,141	\$ 15,444	\$ 15,753	\$ 16,068						\$ 236,023
State TIR Available for Reimbursement	\$ 101,871	\$ 103,909	\$ 105,987	\$ 108,107	\$ 110,269	\$ 112,475	\$ 131,113	\$ 133,735	\$ 136,409	\$ 139,139	\$ 141,921	\$ 2,334,477
Total Local Incremental Revenue	\$ 122,275	\$ 124,719	\$ 127,214	\$ 129,758	\$ 132,355	\$ 135,002	\$ 137,701	\$ 140,456	\$ 143,264	\$ 146,129	\$ 149,051	\$ 2,699,651
BRA Administrative Fee (10%)	\$ 12,228	\$ 12,472	\$ 12,721	\$ 12,976	\$ 13,236	\$ 13,500	\$ 13,770	\$ 14,046	\$ 14,326	\$ 14,613	\$ 14,905	\$ 269,966
Local TIR Available for Reimbursement	\$ 110,047	\$ 112,247	\$ 114,493	\$ 116,782	\$ 119,119	\$ 121,502	\$ 123,931	\$ 126,410	\$ 128,938	\$ 131,516	\$ 134,146	\$ 2,429,685
Total State & Local TIR Available	\$ 211,918	\$ 216,156	\$ 220,480	\$ 224,889	\$ 229,388	\$ 233,977	\$ 255,044	\$ 260,145	\$ 265,347	\$ 270,655	\$ 276,067	\$ 4,764,162
Total TIR Available to Developers	\$ 148,343	\$ 151,310	\$ 220,479	\$ 224,889	\$ 229,388	\$ 233,977	\$ 255,044	\$ 260,146	\$ 265,347	\$ 270,656	\$ 172,216	\$ 3,901,862
Total TIR Available to MITC Infrastructure	\$ 63,575	\$ 64,846	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 758,451
REIMBURSEMENT BALANCES												
<i>PARCEL 9 (NL, LLC) Reimbursement Balance</i>	\$ 2,283,452	\$ 2,132,142	\$ 1,911,663	\$ 1,686,774	\$ 1,457,386	\$ 1,223,409	\$ 968,365	\$ 708,219	\$ 442,872	\$ 172,216	\$ -	
Parcel 9 Northville Lumber												
<i>MSF Non-Environmental Costs*</i>	\$ 141,333	\$ 144,159	\$ 210,060	\$ 214,261	\$ 218,548	\$ 222,920	\$ 242,991	\$ 247,852	\$ 252,807	\$ 257,865	\$ 134,646	\$ 3,688,036
State Tax Reimbursement	\$ 67,940	\$ 69,299	\$ 100,978	\$ 102,998	\$ 105,057	\$ 107,160	\$ 124,917	\$ 127,415	\$ 129,963	\$ 132,564	\$ 135,214	\$ 1,876,785
Local Tax Reimbursement	\$ 73,393	\$ 74,860	\$ 109,082	\$ 111,263	\$ 113,490	\$ 115,760	\$ 118,074	\$ 120,437	\$ 122,844	\$ 125,301	\$ (568)	\$ 1,811,248
Total MSF Reimbursement Balance	\$ 2,146,109	\$ 2,001,950	\$ 1,791,890	\$ 1,577,629	\$ 1,359,081	\$ 1,136,161	\$ 893,170	\$ 645,318	\$ 392,511	\$ 134,646		
<i>EGLE Environmental Costs**</i>	\$ 7,010	\$ 7,151	\$ 10,419	\$ 10,628	\$ 10,840	\$ 11,057	\$ 12,053	\$ 12,294	\$ 12,540	\$ 12,791	\$ 37,570	\$ 213,826
State Tax Reimbursement	\$ 3,370	\$ 3,437	\$ 5,009	\$ 5,109	\$ 5,211	\$ 5,315	\$ 6,196	\$ 6,320	\$ 6,446	\$ 6,575	\$ 6,707	\$ 93,092
Local Tax Reimbursement	\$ 3,640	\$ 3,713	\$ 5,411	\$ 5,519	\$ 5,629	\$ 5,742	\$ 5,857	\$ 5,974	\$ 6,093	\$ 6,215	\$ 30,863	\$ 120,733
Total EGLE Reimbursement Balance	\$ 137,343	\$ 130,192	\$ 119,773	\$ 109,145	\$ 98,305	\$ 87,248	\$ 75,195	\$ 62,901	\$ 50,361	\$ 37,570		
Total Annual Parcel 9 Reimbursement	\$ 148,343	\$ 151,310	\$ 220,479	\$ 224,889	\$ 229,388	\$ 233,977	\$ 255,044	\$ 260,146	\$ 265,347	\$ 270,656	\$ 172,216	

* Includes \$40,000 in eligible activities that do not require reimbursement

** Includes \$149,365 in eligible activities that do not require reimbursement

PARCEL 7 - COLDWATER RIDGE



**TABLE 3-4
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Coldwater Ridge (MITC Parcel 7)
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

Developer Maximum Reimbursement	PARCEL 7	
	Proportionality	Incremental Taxes
State	6.9%	\$ 101,909
Local	93.1%	\$ 4,646,367
TOTAL		\$ 4,748,276
EGLE	2.4%	\$ 118,000
MSF	97.6%	\$ 4,630,362

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 784,182
Estimated Years of Capture (Coldwater Ridge)	14	State Revolving Fund	\$ 933,333
		LBRF	\$ -

Plan/Capture Year	8	9	10	11	12	13	14	15	16	17	18	19	20	
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Total State Incremental Revenue	\$ 1,200	\$ 11,250	\$ 33,975	\$ 57,155	\$ 75,548	\$ 154,117	\$ 157,199	\$ 160,343	\$ 163,550	\$ 166,821	\$ 170,158	\$ 173,561	\$ 177,032	
State Brownfield Redevelopment Fund (50% of SET)	\$ 600	\$ 5,625	\$ 16,988	\$ 28,578	\$ 37,774	\$ 77,059	\$ 78,600	\$ 80,172	\$ 81,775	\$ 83,411	\$ 85,079	\$ 86,781	\$ 88,516	
State TIR Available for Reimbursement	\$ 600	\$ 5,625	\$ 16,988	\$ 28,578	\$ 37,774	\$ 77,059	\$ 78,600	\$ 80,172	\$ 81,775	\$ 83,411	\$ 85,079	\$ 86,781	\$ 88,516	
Total Local Incremental Revenue	\$ 5,042	\$ 47,263	\$ 142,728	\$ 240,103	\$ 317,374	\$ 647,444	\$ 660,392	\$ 673,599	\$ 687,071	\$ 700,812	\$ 714,829	\$ 729,127	\$ 743,710	
BRA Administrative Fee (10%)	\$ 504	\$ 4,726	\$ 14,273	\$ 24,010	\$ 31,737	\$ 64,744	\$ 66,039	\$ 67,360	\$ 68,707	\$ 70,081	\$ 71,483	\$ 72,913	\$ 74,371	
Local TIR Available for Reimbursement	\$ 4,538	\$ 42,537	\$ 128,455	\$ 216,093	\$ 285,637	\$ 582,700	\$ 594,353	\$ 606,239	\$ 618,364	\$ 630,731	\$ 643,346	\$ 656,214	\$ 669,339	
Total State & Local TIR Available	\$ 5,138	\$ 48,162	\$ 145,443	\$ 244,671	\$ 323,411	\$ 659,759	\$ 672,953	\$ 686,411	\$ 700,139	\$ 714,142	\$ 728,425	\$ 742,995	\$ 757,855	
Total TIR Available to Developer	\$ 3,596	\$ 33,713	\$ 101,811	\$ 171,270	\$ 226,387	\$ 444,442	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292	
Total TIR Available to MITC Infrastructure	\$ 1,542	\$ 14,449	\$ 43,632	\$ 73,401	\$ 97,024	\$ 215,317	\$ 266,891	\$ 272,228	\$ 277,673	\$ 283,227	\$ 288,891	\$ 294,669	\$ 300,563	
REIMBURSEMENT BALANCES	Beginning Balance													
PARCEL 7 Reimbursement Balance	\$ 4,738,362	\$ 4,704,649	\$ 4,602,838	\$ 4,431,568	\$ 4,205,181	\$ 3,760,739	\$ 3,354,677	\$ 2,940,494	\$ 2,518,028	\$ 2,087,113	\$ 1,647,579	\$ 1,199,253	\$ 741,961	
Parcel 7 Toll Bros.														
Local Only and Work Plan Exempt Non-Environmental Costs	\$ 4,630,362	\$ 3,510	\$ 31,066	\$ 87,761	\$ 147,635	\$ 195,147	\$ 398,100	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292
State Tax Reimbursement	\$ 2,415	\$ 410	\$ 2,005											
Local Tax Reimbursement	\$ 4,627,947	\$ 3,100	\$ 29,061	\$ 87,761	\$ 147,635	\$ 195,147	\$ 398,100	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292
Total MSF Reimbursement Balance	\$ 4,626,852	\$ 4,595,786	\$ 4,508,025	\$ 4,360,390	\$ 4,165,243	\$ 3,767,143	\$ 3,361,081	\$ 2,946,898	\$ 2,524,432	\$ 2,093,517	\$ 1,653,983	\$ 1,205,657	\$ 748,365	
Work Plan Exempt EGLE Environmental Costs	\$ 118,000	\$ 86	\$ 2,647	\$ 14,050	\$ 23,635	\$ 31,240	\$ 46,342							
State Tax Reimbursement	\$ 99,494	\$ 10	\$ 1,933	\$ 11,892	\$ 20,005	\$ 26,442	\$ 39,224							
Local Tax Reimbursement	\$ 18,420	\$ 76	\$ 715	\$ 2,158	\$ 3,630	\$ 4,799	\$ 7,118							
Total EGLE Reimbursement Balance	\$ 117,914	\$ 115,267	\$ 101,217	\$ 77,582	\$ 46,342	\$ -								
Total Annual Parcel 9 Reimbursement	\$ 3,596	\$ 33,713	\$ 101,811	\$ 171,270	\$ 226,387	\$ 444,442	\$ 406,062	\$ 414,183	\$ 422,466	\$ 430,915	\$ 439,534	\$ 448,326	\$ 457,292	

* Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval
 ** Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval



TABLE 3-4
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY
 Coldwater Ridge (MITC Parcel 7)
 MITC Redevelopment Area
 Plymouth Township, Michigan
 6/24/2024

	21	22	23	24	25	26	27	28	29	30	TOTAL
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 180,573	\$ 184,184									\$ 1,866,666
State Brownfield Redevelopment Fund (50% of SET)	\$ 90,287	\$ 92,092									\$ 933,333
State TIR Available for Reimbursement	\$ 90,287	\$ 92,092									\$ 933,337
Total Local Incremental Revenue	\$ 758,582	\$ 773,755									\$ 7,841,831
BRA Administrative Fee (10%)	\$ 75,858	\$ 77,376									\$ 784,182
Local TIR Available for Reimbursement	\$ 682,724	\$ 696,379									\$ 7,057,649
Total State & Local TIR Available	\$ 773,011	\$ 788,471									\$ 7,990,986
Total TIR Available to Developer	\$ 466,437	\$ 281,928									\$ 4,748,362
Total TIR Available to MITC Infrastructure	\$ 306,574	\$ 506,543									\$ 3,242,624
REIMBURSEMENT BALANCES											
PARCEL 7 Reimbursement Balance	\$ 275,524										
Parcel 7 Toll Bros.											
<u>Local Only and Work Plan Exempt Non-Environmental Costs</u>	\$ 466,437	\$ 281,928									\$ 4,630,362
State Tax Reimbursement											\$ 2,415
Local Tax Reimbursement	\$ 466,437	\$ 281,928									\$ 4,627,947
Total MSF Reimbursement Balance	\$ 281,928	\$ -									
<u>Work Plan Exempt EGLE Environmental Costs</u>											\$ 118,000
State Tax Reimbursement											\$ 99,494
Local Tax Reimbursement											\$ 18,420
Total EGLE Reimbursement Balance											
Total Annual Parcel 9 Reimbursement	\$ 466,437	\$ 281,928									

* Includes \$80,000 in eligible activities that do not require Ac
 ** Includes \$80,000 in eligible activities that do not require A

PARCEL 15 (PORTION) – MEIJER INC.



**TABLE 3-5
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Meijer at Five Mile (MITC Parcel 15)
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

Developer Maximum Reimbursement	PARCEL 15 (Meijer Portion)	
	Proportionality	Incremental Taxes
State	51.8%	\$ 3,141,639
Local	48.2%	\$ 2,917,965
TOTAL		\$ 6,059,604
EGLE	29.7%	\$ 1,768,999
MSF	70.3%	\$ 4,290,604

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 333,801
Estimated Years of Capture (Meijer Inc.)	22	State Revolving Fund	\$ 327,483
		LBRF	\$ -

Plan/Capture Year	Calendar Year													
	8 2026	9 2027	10 2028	11 2029	12 2030	13 2031	14 2032	15 2033	16 2034	17 2035	18 2036	19 2037	20 2038	
Total State Incremental Revenue	\$ 12,000	\$ 99,600	\$ 93,727	\$ 87,876	\$ 82,048	\$ 166,696	\$ 166,551	\$ 166,453	\$ 166,408	\$ 166,415	\$ 166,475	\$ 169,228	\$ 172,037	
State Brownfield Redevelopment Fund (50% of SET)	\$ 1,500	\$ 12,450	\$ 11,716	\$ 10,985	\$ 10,256	\$ 20,837	\$ 20,819	\$ 20,807	\$ 20,801	\$ 20,802	\$ 20,810	\$ 21,154	\$ 21,505	
State TIR Available for Reimbursement	\$ 10,500	\$ 87,150	\$ 82,011	\$ 76,891	\$ 71,792	\$ 145,859	\$ 145,732	\$ 145,646	\$ 145,607	\$ 145,613	\$ 145,665	\$ 148,074	\$ 150,532	
Total Local Incremental Revenue	\$ 11,117	\$ 92,268	\$ 86,826	\$ 81,406	\$ 76,008	\$ 154,422	\$ 154,286	\$ 154,199	\$ 154,154	\$ 154,162	\$ 154,219	\$ 156,768	\$ 159,370	
BRA Administrative Fee (10%)	\$ 1,112	\$ 9,227	\$ 8,683	\$ 8,141	\$ 7,601	\$ 15,442	\$ 15,429	\$ 15,420	\$ 15,415	\$ 15,416	\$ 15,422	\$ 15,677	\$ 15,937	
Local TIR Available for Reimbursement	\$ 10,005	\$ 83,041	\$ 78,143	\$ 73,265	\$ 68,407	\$ 138,980	\$ 138,857	\$ 138,779	\$ 138,739	\$ 138,746	\$ 138,797	\$ 141,091	\$ 143,433	
Total State & Local TIR Available	\$ 20,505	\$ 170,191	\$ 160,154	\$ 150,156	\$ 140,199	\$ 284,839	\$ 284,589	\$ 284,425	\$ 284,346	\$ 284,359	\$ 284,462	\$ 289,165	\$ 293,965	
Total TIR Available to Developers	\$ 19,480	\$ 161,682	\$ 152,146	\$ 142,648	\$ 133,189	\$ 270,597	\$ 270,359	\$ 270,204	\$ 270,129	\$ 270,141	\$ 270,239	\$ 274,706	\$ 279,266	
Total TIR Available to MITC Infrastructure	\$ 1,025	\$ 8,509	\$ 8,008	\$ 7,508	\$ 7,010	\$ 14,242	\$ 14,230	\$ 14,221	\$ 14,217	\$ 14,218	\$ 14,223	\$ 14,459	\$ 14,699	
REIMBURSEMENT BALANCES	Beginning Balance													
PARCEL 15 (Meijer) Reimbursement Balance	\$ 12,829,342	\$ 12,809,862	\$ 12,648,180	\$ 12,496,034	\$ 12,353,386	\$ 12,220,197	\$ 11,949,600	\$ 11,679,241	\$ 11,409,037	\$ 11,138,908	\$ 10,868,767	\$ 10,598,528	\$ 10,323,822	\$ 10,044,556
Parcel 15 Meijer at Five Mile														
MSF Non-Environmental Costs*	\$ 9,023,083	\$ 13,694	\$ 113,662	\$ 106,959	\$ 100,282	\$ 93,632	\$ 190,230	\$ 190,062	\$ 189,953	\$ 189,901	\$ 189,909	\$ 189,978	\$ 193,118	\$ 196,324
State Tax Reimbursement	\$ 2,239,275	\$ 7,012	\$ 58,203	\$ 54,771	\$ 51,351	\$ 47,946	\$ 97,412	\$ 97,327	\$ 97,270	\$ 97,244	\$ 97,247	\$ 97,283	\$ 98,891	\$ 100,533
Local Tax Reimbursement	\$ 2,051,329	\$ 6,682	\$ 55,459	\$ 52,188	\$ 48,930	\$ 45,686	\$ 92,818	\$ 92,736	\$ 92,684	\$ 92,657	\$ 92,662	\$ 92,695	\$ 94,227	\$ 95,791
Total MSF Reimbursement Balance	\$ 9,009,389	\$ 8,895,727	\$ 8,788,768	\$ 8,688,486	\$ 8,594,854	\$ 8,404,624	\$ 8,214,562	\$ 8,024,609	\$ 7,834,708	\$ 7,644,799	\$ 7,454,821	\$ 7,261,703	\$ 7,065,379	
EGLE Environmental Costs**	\$ 3,886,259	\$ 5,786	\$ 48,020	\$ 45,187	\$ 42,366	\$ 39,557	\$ 80,367	\$ 80,297	\$ 80,251	\$ 80,228	\$ 80,232	\$ 80,261	\$ 81,588	\$ 82,942
State Tax Reimbursement	\$ 902,364	\$ 2,963	\$ 24,590	\$ 23,139	\$ 21,695	\$ 20,256	\$ 41,154	\$ 41,118	\$ 41,094	\$ 41,083	\$ 41,085	\$ 41,099	\$ 41,779	\$ 42,472
Local Tax Reimbursement	\$ 866,636	\$ 2,823	\$ 23,430	\$ 22,048	\$ 20,672	\$ 19,301	\$ 39,213	\$ 39,178	\$ 39,156	\$ 39,145	\$ 39,147	\$ 39,162	\$ 39,809	\$ 40,470
Total EGLE Reimbursement Balance	\$ 3,880,473	\$ 3,832,453	\$ 3,787,266	\$ 3,744,900	\$ 3,705,343	\$ 3,624,976	\$ 3,544,679	\$ 3,464,428	\$ 3,384,200	\$ 3,303,968	\$ 3,223,707	\$ 3,142,119	\$ 3,059,177	
Total Annual MITC Infrastructure Reimbursement	\$ 19,480	\$ 161,682	\$ 152,146	\$ 142,648	\$ 133,189	\$ 270,597	\$ 270,359	\$ 270,204	\$ 270,129	\$ 270,141	\$ 270,239	\$ 274,706	\$ 279,266	

* Includes \$40,000 in eligible activities that do not require Act 381 Work Plan approval

** Includes \$136,000 in eligible activities that do not require Act 381 Work Plan approval



**TABLE 3-5
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Meijer at Five Mile (MITC Parcel 15)
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

	21	22	23	24	25	26	27	28	29	30	TOTAL
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 174,901	\$ 177,824	\$ 180,804	\$ 183,844	\$ 186,945	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 3,603,283
State Brownfield Redevelopment Fund (50% of SET)	\$ 21,863	\$ 22,228	\$ 22,601	\$ 22,981	\$ 23,368						\$ 327,483
State TIR Available for Reimbursement	\$ 153,038	\$ 155,596	\$ 158,203	\$ 160,863	\$ 163,577	\$ 190,108	\$ 193,333	\$ 196,624	\$ 199,981	\$ 203,405	\$ 3,275,800
Total Local Incremental Revenue	\$ 162,026	\$ 164,730	\$ 167,491	\$ 170,308	\$ 173,180	\$ 176,111	\$ 179,098	\$ 182,148	\$ 185,259	\$ 188,428	\$ 3,337,984
BRA Administrative Fee (10%)	\$ 16,203	\$ 16,473	\$ 16,749	\$ 17,031	\$ 17,318	\$ 17,611	\$ 17,910	\$ 18,215	\$ 18,526	\$ 18,843	\$ 333,801
Local TIR Available for Reimbursement	\$ 145,823	\$ 148,257	\$ 150,742	\$ 153,277	\$ 155,862	\$ 158,500	\$ 161,188	\$ 163,933	\$ 166,733	\$ 169,585	\$ 3,004,183
Total State & Local TIR Available	\$ 298,861	\$ 303,853	\$ 308,945	\$ 314,140	\$ 319,439	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 6,279,983
Total TIR Available to Developers	\$ 283,918	\$ 288,660	\$ 308,945	\$ 314,140	\$ 319,439	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 6,103,278
Total TIR Available to MITC Infrastructure	\$ 14,943	\$ 15,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,705
REIMBURSEMENT BALANCES											
PARCEL 15 (Meijer) Reimbursement Balance	\$ 9,760,638	\$ 9,471,978	\$ 9,163,033	\$ 8,848,893	\$ 8,529,454	\$ 8,180,846	\$ 7,826,325	\$ 7,465,768	\$ 7,099,054	\$ 6,726,064	
Parcel 15 Meijer at Five Mile											
MSF Non-Environmental Costs*	\$ 199,594	\$ 202,928	\$ 217,188	\$ 220,840	\$ 224,566	\$ 245,071	\$ 249,228	\$ 253,472	\$ 257,800	\$ 262,212	\$ 4,290,604
State Tax Reimbursement	\$ 102,206	\$ 103,915	\$ 111,217	\$ 113,087	\$ 114,995	\$ 133,646	\$ 135,913	\$ 138,227	\$ 140,587	\$ 142,994	\$ 2,239,275
Local Tax Reimbursement	\$ 97,388	\$ 99,013	\$ 105,972	\$ 107,754	\$ 109,571	\$ 111,426	\$ 113,315	\$ 115,245	\$ 117,213	\$ 119,218	\$ 2,051,329
Total MSF Reimbursement Balance	\$ 6,865,785	\$ 6,662,857	\$ 6,445,669	\$ 6,224,829	\$ 6,000,263	\$ 5,755,192	\$ 5,505,964	\$ 5,252,492	\$ 4,994,692	\$ 4,732,480	
EGLE Environmental Costs**	\$ 84,324	\$ 85,732	\$ 91,757	\$ 93,300	\$ 94,873	\$ 103,537	\$ 105,293	\$ 107,085	\$ 108,914	\$ 110,778	\$ 1,768,999
State Tax Reimbursement	\$ 43,180	\$ 43,901	\$ 46,986	\$ 47,776	\$ 48,582	\$ 56,462	\$ 57,420	\$ 58,397	\$ 59,394	\$ 60,411	\$ 902,364
Local Tax Reimbursement	\$ 41,144	\$ 41,831	\$ 44,770	\$ 45,523	\$ 46,291	\$ 47,075	\$ 47,873	\$ 48,688	\$ 49,520	\$ 50,367	\$ 866,636
Total EGLE Reimbursement Balance	\$ 2,974,853	\$ 2,889,121	\$ 2,797,364	\$ 2,704,064	\$ 2,609,191	\$ 2,505,654	\$ 2,400,361	\$ 2,293,276	\$ 2,184,362	\$ 2,073,584	
Total Annual MITC Infrastructure Reimbursement	\$ 283,918	\$ 288,660	\$ 308,945	\$ 314,140	\$ 319,439	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 6,103,278

* Includes \$40,000 in eligible activities that do not requi

** Includes \$136,000 in eligible activities that do not rec

PARCEL 9 (PORTION) – TESORO PROPERTY GROUP LLC



**TABLE 3-6
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
Verita Telecommunications Headquarters (MITC Parcel 9)
MITC Redevelopment Area
Plymouth Township, Michigan
6/24/2024**

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.6%	\$ 955,420
Local	51.4%	\$ 1,011,151
TOTAL		\$ 1,966,571
EGLE	3.9%	\$ 77,500
MSF	96.1%	\$ 1,889,071

Estimated Total Years of Plan	30	Estimated Capture	
		Administrative Fees	\$ 140,724
Estimated Years of Capture (Verita Telecommunic.)	21	State Revolving Fund	\$ 145,852
		LBRF	\$ -

Plan/Capture Year	Calendar Year													
	7 2025	8 2026	9 2027	10 2028	11 2029	12 2030	13 2031	14 2032	15 2033	16 2034	17 2035	18 2036	19 2037	
Total State Incremental Revenue	\$ 5,700	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 64,945	\$ 66,245	\$ 67,569	\$ 68,921	\$ 70,300	\$ 71,705	\$ 73,140	\$ 74,603	
State Brownfield Redevelopment Fund (50% of SET)	\$ 713	\$ 3,750	\$ 3,825	\$ 3,902	\$ 3,980	\$ 8,118	\$ 8,281	\$ 8,446	\$ 8,615	\$ 8,788	\$ 8,963	\$ 9,143	\$ 9,326	
State TIR Available for Reimbursement	\$ 4,987	\$ 26,250	\$ 26,775	\$ 27,310	\$ 27,856	\$ 56,827	\$ 57,964	\$ 59,123	\$ 60,306	\$ 61,512	\$ 62,742	\$ 63,997	\$ 65,277	
Total Local Incremental Revenue	\$ 5,988	\$ 31,509	\$ 32,137	\$ 32,780	\$ 33,436	\$ 68,210	\$ 69,572	\$ 70,967	\$ 72,384	\$ 73,831	\$ 75,309	\$ 76,814	\$ 78,350	
BRA Administrative Fee (10%)	\$ 599	\$ 3,151	\$ 3,214	\$ 3,278	\$ 3,344	\$ 6,821	\$ 6,957	\$ 7,097	\$ 7,238	\$ 7,383	\$ 7,531	\$ 7,681	\$ 7,835	
Local TIR Available for Reimbursement	\$ 5,389	\$ 28,358	\$ 28,923	\$ 29,502	\$ 30,092	\$ 61,389	\$ 62,615	\$ 63,870	\$ 65,146	\$ 66,448	\$ 67,778	\$ 69,133	\$ 70,515	
Total State & Local TIR Available	\$ 10,376	\$ 54,608	\$ 55,698	\$ 56,812	\$ 57,948	\$ 118,216	\$ 120,579	\$ 122,993	\$ 125,452	\$ 127,960	\$ 130,520	\$ 133,130	\$ 135,792	
Total TIR Available to Developers	\$ 7,264	\$ 38,225	\$ 38,989	\$ 39,769	\$ 40,563	\$ 82,751	\$ 84,405	\$ 86,095	\$ 87,817	\$ 89,573	\$ 91,365	\$ 93,190	\$ 95,054	
Total TIR Available to MITC Infrastructure	\$ 3,112	\$ 16,383	\$ 16,709	\$ 17,043	\$ 17,385	\$ 35,465	\$ 36,174	\$ 36,898	\$ 37,635	\$ 38,387	\$ 39,155	\$ 39,940	\$ 40,738	
REIMBURSEMENT BALANCES	Beginning Balances													
PARCEL 9 (Verita Portion) Reimbursement Balance	\$ 1,966,571	\$ 1,959,307	\$ 1,921,082	\$ 1,882,093	\$ 1,842,324	\$ 1,801,761	\$ 1,719,010	\$ 1,634,605	\$ 1,548,510	\$ 1,460,693	\$ 1,371,120	\$ 1,279,755	\$ 1,186,565	\$ 1,091,511
PARCEL 9 (Verita Portion)														
MSF Non-Environmental Costs*	\$ 1,889,071	\$ 6,977	\$ 36,719	\$ 37,452	\$ 38,202	\$ 38,965	\$ 79,490	\$ 81,079	\$ 82,702	\$ 84,356	\$ 86,043	\$ 87,764	\$ 89,518	\$ 91,308
State Tax Reimbursement	\$ 917,768	\$ 3,353	\$ 17,651	\$ 18,004	\$ 18,364	\$ 18,731	\$ 38,211	\$ 38,976	\$ 39,755	\$ 40,551	\$ 41,362	\$ 42,189	\$ 43,032	\$ 43,893
Local Tax Reimbursement	\$ 971,303	\$ 3,624	\$ 19,068	\$ 19,448	\$ 19,838	\$ 20,234	\$ 41,279	\$ 42,103	\$ 42,947	\$ 43,805	\$ 44,681	\$ 45,575	\$ 46,486	\$ 47,415
Total MSF Reimbursement Balance	\$ 1,882,094	\$ 1,845,375	\$ 1,807,923	\$ 1,769,721	\$ 1,730,756	\$ 1,651,266	\$ 1,570,187	\$ 1,487,485	\$ 1,403,129	\$ 1,317,086	\$ 1,229,322	\$ 1,139,804	\$ 1,048,496	
EGLE Environmental Costs**	\$ 77,500	\$ 287	\$ 1,506	\$ 1,537	\$ 1,567	\$ 1,598	\$ 3,261	\$ 3,326	\$ 3,393	\$ 3,461	\$ 3,530	\$ 3,601	\$ 3,672	\$ 3,746
State Tax Reimbursement	\$ 180,651	\$ 138	\$ 724	\$ 739	\$ 753	\$ 768	\$ 1,568	\$ 1,599	\$ 1,631	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,765	\$ 1,801
Local Tax Reimbursement	\$ 173,410	\$ 149	\$ 782	\$ 798	\$ 814	\$ 830	\$ 1,693	\$ 1,727	\$ 1,762	\$ 1,797	\$ 1,833	\$ 1,870	\$ 1,907	\$ 1,945
Total EGLE Reimbursement Balance	\$ 77,213	\$ 75,707	\$ 74,170	\$ 72,603	\$ 71,005	\$ 67,744	\$ 64,418	\$ 61,025	\$ 57,564	\$ 54,034	\$ 50,433	\$ 46,761	\$ 43,015	
Total Annual Parcel 13 Reimbursement	\$ 7,264	\$ 38,225	\$ 38,989	\$ 39,769	\$ 40,563	\$ 82,751	\$ 84,405	\$ 86,095	\$ 87,817	\$ 89,573	\$ 91,365	\$ 93,190	\$ 95,054	

** Costs of eligible activities do not require Act 381 Work Plan approval

* Includes \$40,00 in eligible activities that do not require Act 381 Work Plan approval



TABLE 3-6
ELIGIBLE COSTS REIMBURSEMENT SUMMARY
 Verita Telecommunications Headquarters (MITC Parcel 9)
 MITC Redevelopment Area
 Plymouth Township, Michigan
 6/24/2024

	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 76,095	\$ 77,616	\$ 79,169	\$ 80,752	\$ 82,367	\$ 84,015	\$ 85,695	\$ 87,409				\$ 1,339,894
State Brownfield Redevelopment Fund (50% of SET)	\$ 9,512	\$ 9,702	\$ 9,896	\$ 10,094	\$ 10,296	\$ 10,502						\$ 145,852
State TIR Available for Reimbursement	\$ 66,583	\$ 67,914	\$ 69,273	\$ 70,658	\$ 72,071	\$ 73,513	\$ 85,695	\$ 87,409				\$ 1,194,042
Total Local Incremental Revenue	\$ 79,917	\$ 81,515	\$ 83,146	\$ 84,811	\$ 86,506	\$ 88,238	\$ 89,999	\$ 91,799				\$ 1,407,218
BRA Administrative Fee (10%)	\$ 7,992	\$ 8,152	\$ 8,315	\$ 8,481	\$ 8,651	\$ 8,824	\$ 9,000	\$ 9,180				\$ 140,724
Local TIR Available for Reimbursement	\$ 71,925	\$ 73,363	\$ 74,831	\$ 76,330	\$ 77,855	\$ 79,414	\$ 80,999	\$ 82,619				\$ 1,266,494
Total State & Local TIR Available	\$ 138,508	\$ 141,277	\$ 144,104	\$ 146,988	\$ 149,926	\$ 152,927	\$ 166,694	\$ 170,028				\$ 2,460,536
Total TIR Available to Developers	\$ 96,954	\$ 98,893	\$ 144,104	\$ 146,988	\$ 149,926	\$ 152,927	\$ 166,694	\$ 135,025				\$ 1,966,571
Total TIR Available to MITC Infrastructure	\$ 41,554	\$ 42,384	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 458,962
REIMBURSEMENT BALANCES												
<i>PARCEL 9 (Verita Portion) Reimbursement Balance</i>	\$ 994,557	\$ 895,664	\$ 751,560	\$ 604,572	\$ 454,646	\$ 301,719	\$ 135,025	\$ -				
PARCEL 9 (Verita Portion)												
MSF Non-Environmental Costs*	\$ 93,134	\$ 94,996	\$ 138,425	\$ 141,195	\$ 144,018	\$ 146,900	\$ 160,125	\$ 129,703				\$ 1,889,071
State Tax Reimbursement	\$ 44,771	\$ 45,666	\$ 66,543	\$ 67,873	\$ 69,231	\$ 70,616	\$ 82,318	\$ 66,678				\$ 917,768
Local Tax Reimbursement	\$ 48,363	\$ 49,330	\$ 71,882	\$ 73,322	\$ 74,787	\$ 76,284	\$ 77,807	\$ 63,025				\$ 971,303
Total MSF Reimbursement Balance	\$ 955,362	\$ 860,366	\$ 721,941	\$ 580,746	\$ 436,728	\$ 289,828	\$ 129,703	\$ -				
EGLE Environmental Costs**	\$ 3,820	\$ 3,897	\$ 5,679	\$ 5,793	\$ 5,908	\$ 6,027	\$ 6,569	\$ 5,322				\$ 77,500
State Tax Reimbursement	\$ 1,837	\$ 1,873	\$ 2,730	\$ 2,785	\$ 2,840	\$ 2,897	\$ 3,377	\$ 2,736				\$ 37,652
Local Tax Reimbursement	\$ 1,984	\$ 2,024	\$ 2,949	\$ 3,008	\$ 3,068	\$ 3,130	\$ 3,192	\$ 2,586				\$ 39,848
Total EGLE Reimbursement Balance	\$ 39,195	\$ 35,298	\$ 29,619	\$ 23,826	\$ 17,918	\$ 11,891	\$ 5,322	\$ -				
Total Annual Parcel 13 Reimbursement	\$ 96,954	\$ 98,893	\$ 144,104	\$ 146,988	\$ 149,926	\$ 152,927	\$ 166,694	\$ 135,025	\$ -			\$ 1,966,571

** Costs of eligible activities do not require Act 381 Work

* Includes \$40,00 in eligible activities that do not require

MITC PUBLIC INFRASTRUCTURE IMPROVEMENTS



TABLE 3-7
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY
 MITC Public Infrastructure Improvements
 MITC Redevelopment Area
 Plymouth Township, Michigan
 6/24/2024

Developer Maximum Reimbursement	MITC INFRASTRUCTURE	
	Proportionality	Incremental Taxes
State	47.8%	\$ 14,271,025
Local	52.2%	\$ 15,574,510
TOTAL		\$ 29,845,534
EGLE	3.5%	\$ 1,000,000
MSF	96.5%	\$ 28,845,534

Estimated Total Years of Plan	30
Estimated Years of Capture (MITC Public Infrastructure)	21

Plan/Capture Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Total State Incremental Revenue	\$ 7,451	\$ 7,451	\$ 25,930	\$ 58,278	\$ 94,077	\$ 151,939	\$ 403,293	\$ 645,838	\$ 919,993	\$ 979,486	\$ 1,135,400	\$ 1,240,961	\$ 1,262,150	\$ 1,283,819	\$ 1,305,974	
State Brownfield Redevelopment Fund (50% of SET)																
State TIR Available for Reimbursement of MITC	\$ 7,451	\$ 7,451	\$ 25,930	\$ 58,278	\$ 94,077	\$ 151,939	\$ 403,293	\$ 645,838	\$ 919,993	\$ 979,486	\$ 1,135,400	\$ 1,240,961	\$ 1,262,150	\$ 1,283,819	\$ 1,305,974	
Total Local Incremental Revenue	\$ 7,151	\$ 7,151	\$ 8,199	\$ 15,441	\$ 31,452	\$ 49,710	\$ 95,851	\$ 214,082	\$ 315,932	\$ 440,524	\$ 563,855	\$ 1,736,994	\$ 1,768,690	\$ 1,801,068	\$ 1,834,130	
BRA Administrative Fee (10%)																
Local TIR Available for Reimbursement of MITC	\$ 7,150	\$ 7,150	\$ 10,644	\$ 15,441	\$ 31,452	\$ 49,710	\$ 95,851	\$ 214,082	\$ 315,932	\$ 440,524	\$ 563,855	\$ 1,736,994	\$ 1,768,690	\$ 1,801,068	\$ 1,834,130	
Total State & Local TIR Available to MITC	\$ 14,601	\$ 14,601	\$ 36,574	\$ 73,719	\$ 125,529	\$ 201,649	\$ 499,144	\$ 859,920	\$ 1,235,925	\$ 1,420,010	\$ 1,699,255	\$ 2,977,955	\$ 3,030,840	\$ 3,084,887	\$ 3,140,104	
REIMBURSEMENT BALANCES	Beginning Balances															
MITC INFRASTRUCTURE Reimbursement Balance	\$ 29,845,534	\$ 29,830,933	\$ 29,816,332	\$ 29,779,758	\$ 29,706,039	\$ 29,580,510	\$ 29,378,861	\$ 28,879,717	\$ 28,019,797	\$ 26,783,872	\$ 25,363,862	\$ 23,664,607	\$ 20,686,652	\$ 17,655,812	\$ 14,570,925	\$ 11,430,821
MITC INFRASTRUCTURE																
MSF Non-Environmental Costs*	\$ 28,845,534	\$ 14,090	\$ 14,090	\$ 35,294	\$ 71,139	\$ 121,135	\$ 194,591	\$ 481,674	\$ 829,823	\$ 1,192,668	\$ 1,370,310	\$ 1,639,781	\$ 2,873,727	\$ 2,924,761	\$ 2,976,916	\$ 3,030,200
State Tax Reimbursement	\$ 13,790,061	\$ 7,191	\$ 7,191	\$ 25,022	\$ 56,238	\$ 90,784	\$ 146,621	\$ 389,178	\$ 623,234	\$ 887,793	\$ 945,204	\$ 1,095,661	\$ 1,197,527	\$ 1,217,975	\$ 1,238,885	\$ 1,260,265
Local Tax Reimbursement	\$ 15,055,472	\$ 6,900	\$ 6,900	\$ 10,271	\$ 14,901	\$ 30,351	\$ 47,970	\$ 92,496	\$ 206,589	\$ 304,874	\$ 425,106	\$ 544,120	\$ 1,676,199	\$ 1,706,786	\$ 1,738,031	\$ 1,769,935
Total MSF Reimbursement Balance	\$ 28,831,444	\$ 28,817,354	\$ 28,782,060	\$ 28,710,921	\$ 28,589,786	\$ 28,395,195	\$ 27,913,521	\$ 27,083,698	\$ 25,891,030	\$ 24,520,720	\$ 22,880,939	\$ 20,007,212	\$ 17,082,451	\$ 14,105,535	\$ 11,075,335	
EGLE Environmental Costs**	\$ 1,000,000	\$ 511	\$ 511	\$ 1,280	\$ 2,580	\$ 4,394	\$ 7,058	\$ 17,470	\$ 30,097	\$ 43,257	\$ 49,700	\$ 59,474	\$ 104,228	\$ 106,079	\$ 107,971	\$ 109,904
State Tax Reimbursement	\$ 480,964	\$ 261	\$ 261	\$ 908	\$ 2,040	\$ 3,293	\$ 5,318	\$ 14,115	\$ 22,604	\$ 32,200	\$ 34,282	\$ 39,739	\$ 43,434	\$ 44,175	\$ 44,934	\$ 45,709
Local Tax Reimbursement	\$ 519,037	\$ 250	\$ 250	\$ 373	\$ 540	\$ 1,101	\$ 1,740	\$ 3,355	\$ 7,493	\$ 11,058	\$ 15,418	\$ 19,735	\$ 60,795	\$ 61,904	\$ 63,037	\$ 64,195
Total EGLE Reimbursement Balance	\$ 999,489	\$ 998,978	\$ 997,698	\$ 995,118	\$ 990,724	\$ 983,666	\$ 966,196	\$ 936,099	\$ 892,842	\$ 843,142	\$ 783,668	\$ 679,440	\$ 573,361	\$ 465,390	\$ 355,486	
Total Annual MITC Infrastructure Reimbursement	\$ 29,845,534	\$ 14,601	\$ 14,601	\$ 36,574	\$ 73,719	\$ 125,529	\$ 201,649	\$ 499,144	\$ 859,920	\$ 1,235,925	\$ 1,420,010	\$ 1,699,255	\$ 2,977,955	\$ 3,030,840	\$ 3,084,887	\$ 3,140,104

* Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval
 ** Includes \$80,000 in eligible activities that do not require Act 381 Work Plan approval



TABLE 3-7
 ELIGIBLE COSTS REIMBURSEMENT SUMMARY
 MITC Public Infrastructure Improvements
 MITC Redevelopment Area
 Plymouth Township, Michigan
 6/24/2024

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Total State Incremental Revenue	\$ 1,328,631	\$ 1,351,908	\$ 1,378,345	\$ 1,405,312										\$ 14,986,237
State Brownfield Redevelopment Fund (50% of SET)														\$ -
State TIR Available for Reimbursement of MITC	\$ 1,328,631	\$ 1,351,908	\$ 1,378,345	\$ 1,405,312										\$ 14,986,237
Total Local Incremental Revenue	\$ 1,867,909	\$ 1,902,521	\$ 1,940,067	\$ 1,978,361										\$ 16,579,088
BRA Administrative Fee (10%)														\$ -
Local TIR Available for Reimbursement of MITC	\$ 1,867,909	\$ 1,902,521	\$ 1,940,067	\$ 1,978,361										\$ 16,581,531
Total State & Local TIR Available to MITC	\$ 3,196,540	\$ 3,254,429	\$ 3,318,412	\$ 3,383,673										\$ 31,567,767
REIMBURSEMENT BALANCES														
MITC INFRASTRUCTURE Reimbursement Balance	\$ 8,234,281	\$ 4,979,852	\$ 1,661,440	\$ -	\$ -	\$ -								
MITC INFRASTRUCTURE														
MSF Non-Environmental Costs*	\$ 3,084,661	\$ 3,140,524	\$ 3,202,268	\$ 1,647,882										\$ 28,845,534
State Tax Reimbursement	\$ 1,282,129	\$ 1,304,591	\$ 1,330,103	\$ 684,469										\$ 13,790,061
Local Tax Reimbursement	\$ 1,802,532	\$ 1,835,933	\$ 1,872,165	\$ 963,413										\$ 15,055,472
Total MSF Reimbursement Balance	\$ 7,990,674	\$ 4,850,150	\$ 1,647,882	\$ -										
EGLE Environmental Costs**	\$ 111,879	\$ 113,905	\$ 116,144	\$ 13,558										\$ 1,000,000
State Tax Reimbursement	\$ 46,502	\$ 47,317	\$ 48,242	\$ 5,632										\$ 480,964
Local Tax Reimbursement	\$ 65,377	\$ 66,588	\$ 67,902	\$ 7,926										\$ 519,037
Total EGLE Reimbursement Balance	\$ 243,607	\$ 129,702	\$ 13,558	\$ -	\$ -	\$ -	\$ -							
Total Annual MITC Infrastructure Reimbursement	\$ 3,196,540	\$ 3,254,429	\$ 3,318,412	\$ 1,661,440	\$ -	\$ -	\$ -	\$ -						\$ 29,845,534

* Includes \$80,000 in eligible activities that do not require

** Includes \$80,000 in eligible activities that do not require

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS PORTION

MITC PARCEL 15 – MEIJER AT FIVE MILE PORTION

MITC PARCEL 7

MITC PARCEL 9 – NORTHVILLE LUMBER CO. PORTION

MITC PARCEL 11/12

MITC PARCELS 13 AND 15

MITC PARCELS 6 – 9

MITC PARCEL 10

MITC PARCEL 14

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS PORTION

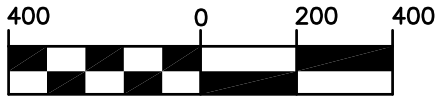


SCALE: 1" = 400'

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	N04°11'28"W	1298.39'
L2	S68°08'00"E	1554.74'
L3	S85°47'40"W	1493.08'
L4	S85°48'32"W	1723.55'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	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).

NOTES:

1. TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. SEE SHEET 3 FOR PARENT & PROPOSED LEGAL DESCRIPTIONS.
3. THE NET PARCEL AREAS SHOWN INCLUDE THE DETENTION BASIN AND DRAINAGE EASEMENTS AREAS.

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

WAYNE COUNTY

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



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:

NORTHVILLE TOWNSHIP

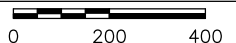
PARCEL SPLIT

PARENT PARCEL SPLIT
SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

DATE: 10-16-2023

DRAWN BY: PWK

CHECKED BY: DJL



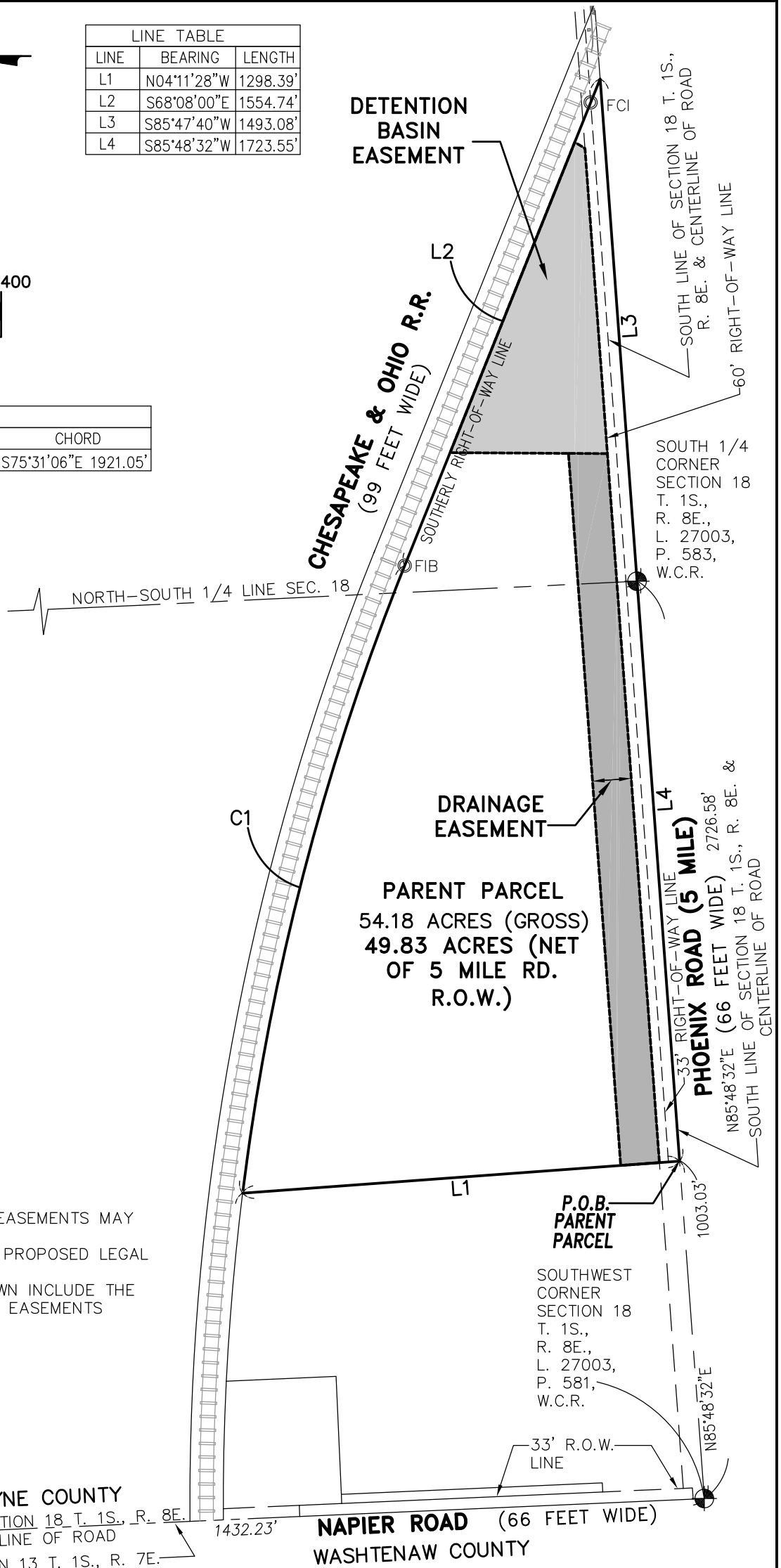
FBK: --

CHF: MM

1/3

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

20-372



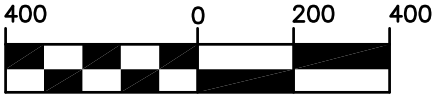


SCALE: 1" = 400'

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	N04°11'28"W	1298.39'
L2	S04°11'28"E	1165.12'
L3	S85°47'40"W	555.96'
L4	N04°11'28"W	1165.12'
L5	S68°08'00"E	1554.74'
L6	S85°47'40"W	1493.08'
L7	S85°48'32"W	1167.59'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	571.85'	7472.79'	04°23'04"	S80°42'40"E 571.71'
C2	1354.53'	7472.79'	10°23'08"	S73°19'33"E 1352.67'

BEARING BASIS:

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

NOTES:

1. TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. SEE SHEET 3 FOR PARENT & PROPOSED LEGAL DESCRIPTIONS.
3. THE NET PARCEL AREAS SHOWN INCLUDE THE DETENTION BASIN AND DRAINAGE EASEMENTS AREAS.

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

WAYNE COUNTY

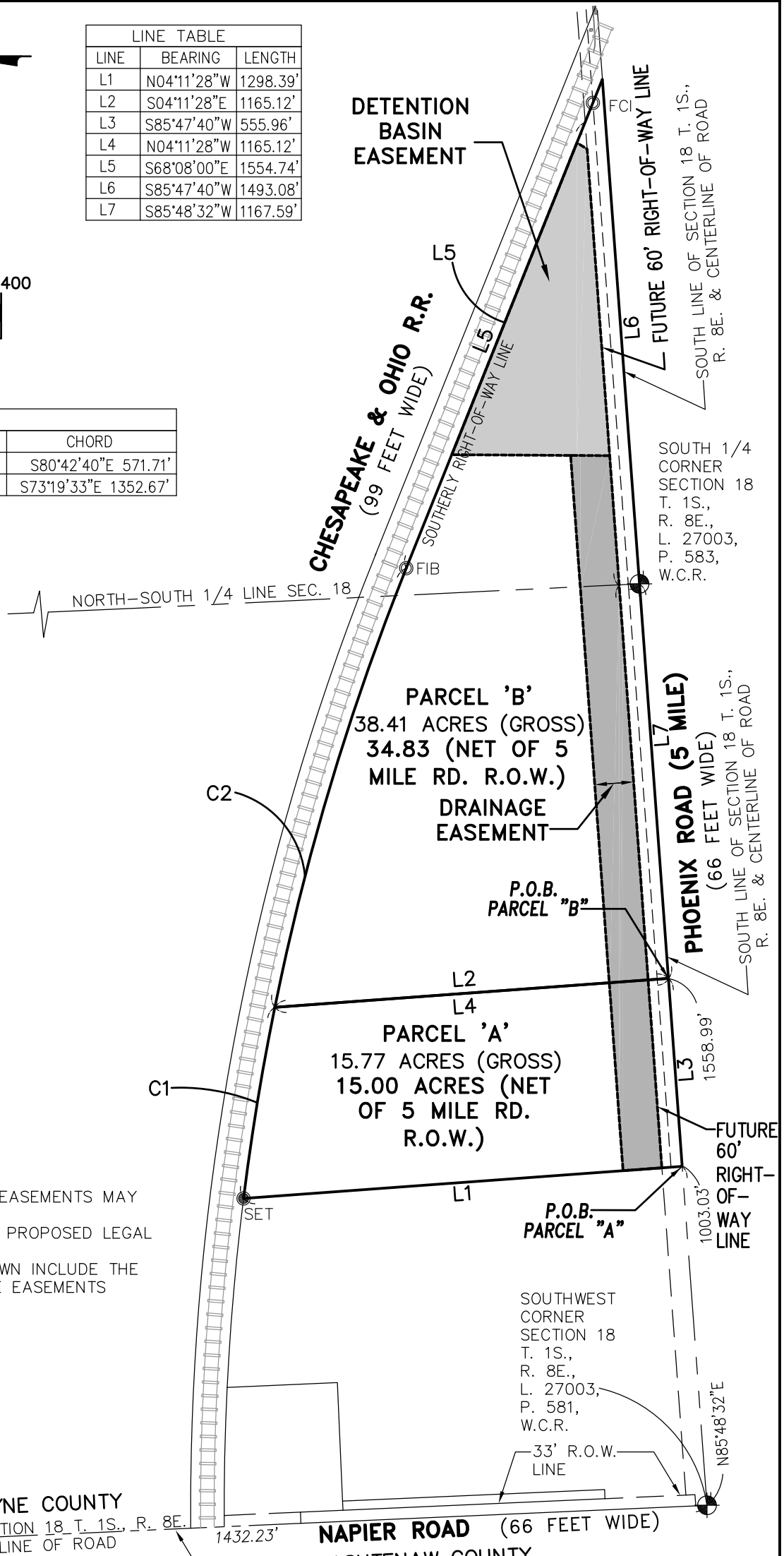
WEST LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD
 N02°31'45"W 1432.23'
 EAST LINE OF SECTION 13 T. 1S., R. 7E.
 SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:	NORTHVILLE TOWNSHIP		DATE: 10-16-2023
	PARCEL SPLIT		DRAWN BY: PWK
	PARENT PARCEL SPLIT		CHECKED BY: DJL
	SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.		0 200 400
	NORTHVILLE TOWNSHIP		FBK: --
	WAYNE COUNTY		CHF: MM
	MICHIGAN		2/3
			20-372
			SCALE HOR 1" = 400 FT. VER 1" = -- FT.



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

LEGAL DESCRIPTION PARENT PARCEL:

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.

LEGAL DESCRIPTION PARCEL "A":

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 SOUTH LINE, 571.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 04°23'04", AND A CHORD BEARING S80°42'40"E 571.71 FEET; THENCE S04°11'28"E 1165.12 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°48'32"W 555.96 FEET TO THE **POINT OF BEGINNING**. CONTAINING 15.77 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 1558.99 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1165.12 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTH LINE, 1354.53 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 10°23'08", AND A CHORD BEARING S73°19'33"E 1352.67 FEET; THENCE S68°08'00"E 1554.74 FEET TO THE SAID SOUTHLINE 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 ALONG SAID SOUTH LINE, S85°48'32"W 1167.59 FEET TO THE **POINT OF BEGINNING**. CONTAINING 38.41 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 10/13/2023, 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.



OCTOBER 17, 2023

DANIEL J LECLAIR
PROFESSIONAL SURVEYOR NO. 4001060819
EMAIL: DAN@GREENTECHENGINEERING.NET

DATE: 10-16-2023

DRAWN BY: PWK

CHECKED BY: DJL



FBK: --
CHF: MM

3 / 3

20-372

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

CLIENT:

NORTHVILLE TOWNSHIP

PARCEL SPLIT

PARENT PARCEL SPLIT

SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN



CIVIL ENGINEERS & LAND SURVEYORS

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

MITC 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

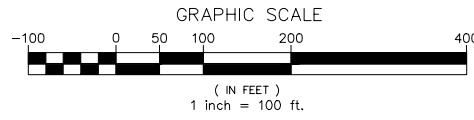
To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 ATA NATIONAL TITLE GROUP
 MEIJER, INC., a Michigan corporation

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 1-5993077, 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

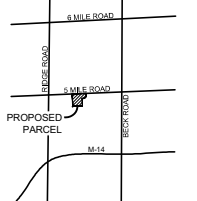
- OH-ELEC-W-C- ELEC. PHONE OR CABLE TV 6/4 LINE, POLE & GUY WIRE
- UG-CATV- UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC- ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAN. VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEHIVE CATCH BASIN
- POST INDICATOR VALVE
- WATER VALVE BOX/ABORIGINAL VALVE BOX, SERVICE SHUTOFF
- MALKOIL, TRANSFORMER, IRRIGATION CONTROL VALVE
- 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

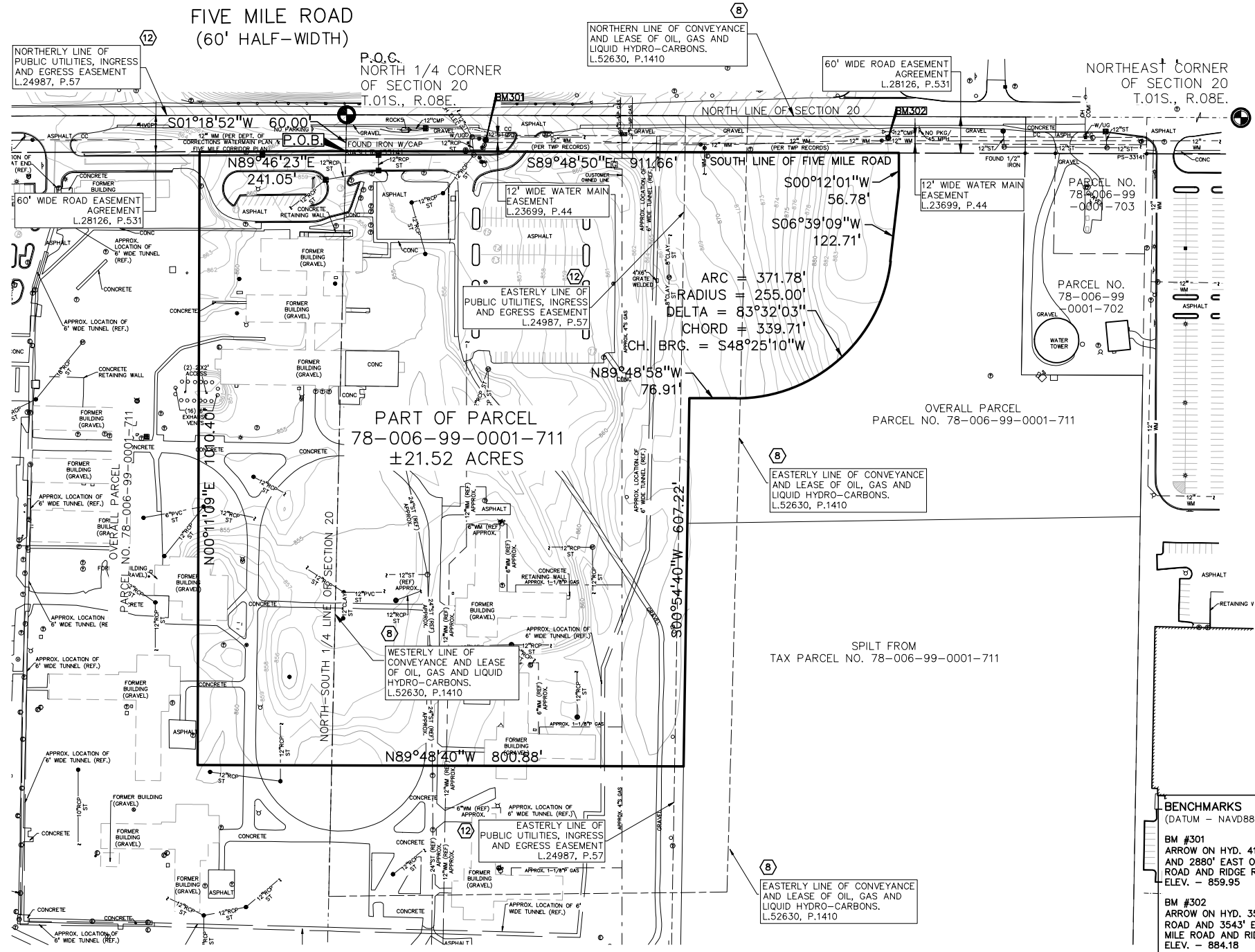
REVISIONS
- 4-18-23
5-04-23 - UPDATED COMMITMENT

ORIGINAL ISSUE DATE:
 JANUARY 27, 2023

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

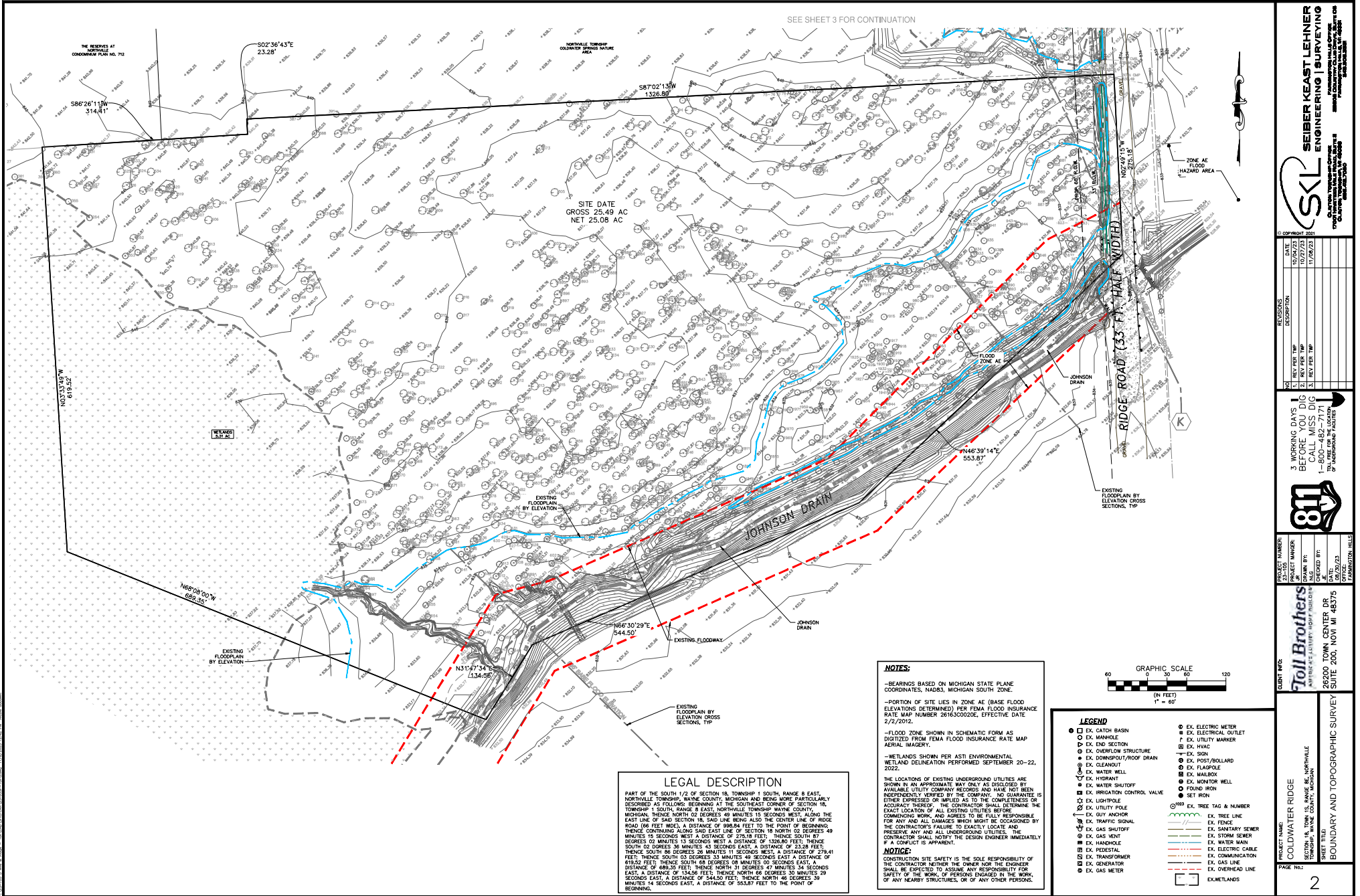
PEA JOB NO. 2023-0025-PR
 P.M. DLM
 DN. SRF
 DES.
 DRAWING NUMBER:

ALTA



S:\PROJECTS\2023\0025-0025 DEHOCO RETAIL DEVELOPMENT SURVEY\03-0025ALTA\2023-0025-ALTA.dwg

MITC PARCEL 7



SEE SHEET 3 FOR CONTINUATION

SITE DATE
GROSS 25.49 AC
NET 25.08 AC

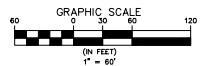
102' x 15' W
2.25' 16'
RIDGE ROAD (33 FT. HALF WIDTH)

JOHNSON DRAIN

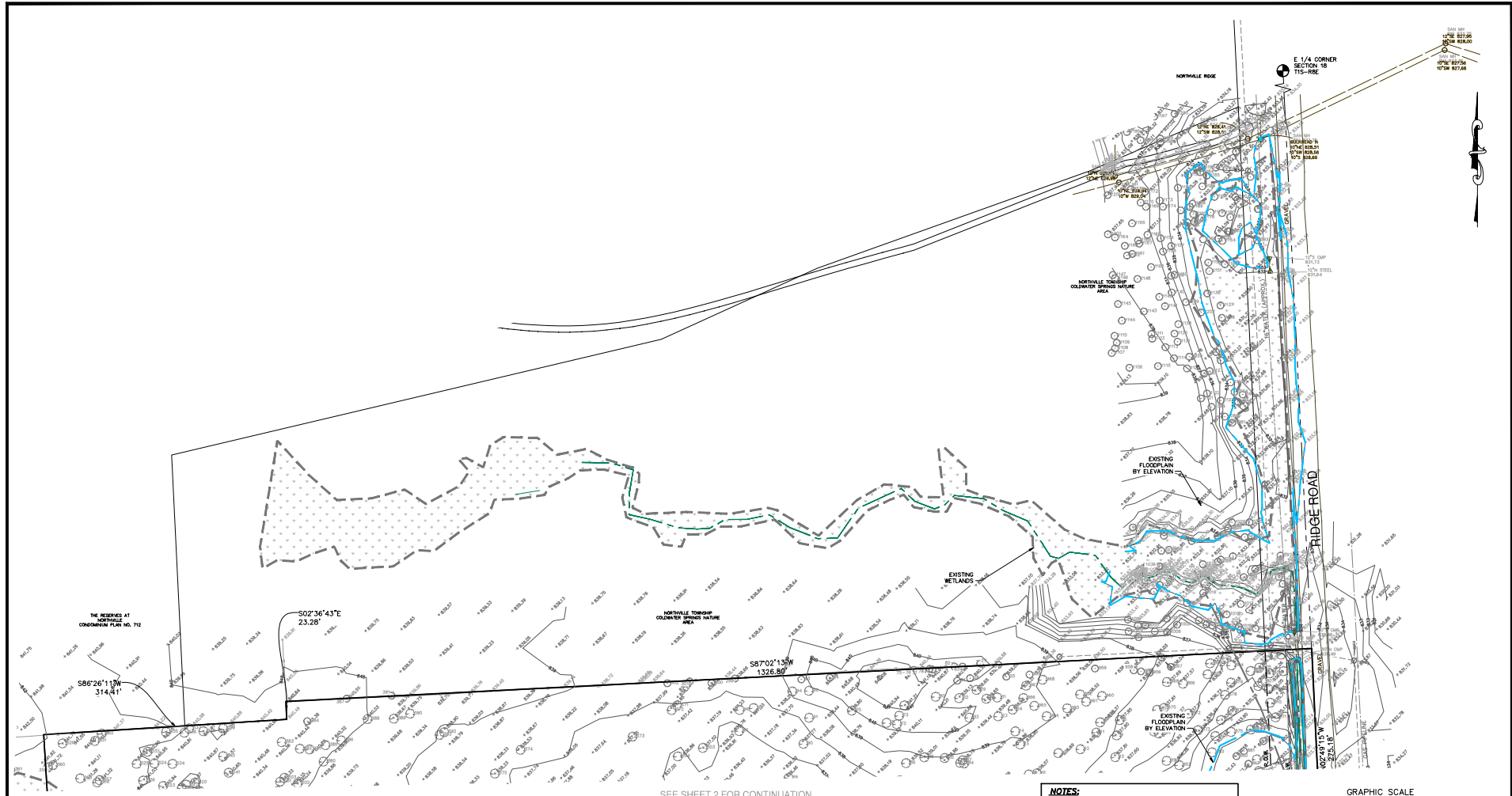
NOTES:
-BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE.
-PORTION OF SITE LIES IN ZONE AE (BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26163C0002E, EFFECTIVE DATE 2/27/2012.
-FLOOD ZONE SHOWN IN SCHEMATIC FORM AS DIGITIZED FROM FEMA FLOOD INSURANCE RATE MAP AERIAL IMAGERY.
-WETLANDS SHOWN PER ASTI ENVIRONMENTAL WETLAND DELINEATION PERFORMED SEPTEMBER 20-22, 2022.

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 989.84 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 67 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 1302.80 FEET, THENCE SOUTH 02 DEGREES 36 MINUTES 43 SECONDS WEST, A DISTANCE OF 619.32 FEET, THENCE SOUTH 08 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 680.95 FEET, THENCE NORTH 31 DEGREES 47 MINUT 54 SECONDS WEST, A DISTANCE OF 1842.84 FEET, THENCE NORTH 86 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 544.50 FEET, THENCE NORTH 46 DEGREES 59 MINUTES 4 SECONDS EAST, A DISTANCE OF 555.87 FEET TO THE POINT OF BEGINNING.

- 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. FENCE
- EX. UTILITY MARKER
- EX. OVERFLOW STRUCTURE
- EX. HVAC
- EX. POST/ROLLARD
- EX. FLAGPOLE
- EX. MAILBOX
- EX. MONITOR WELL
- EX. FOUND IRON
- EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE
- EX. WETLANDS



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10/27/23
11/09/23
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PROJECT: COLDWATER RIDGE
TOWNSHIP: 18, TOWN: 15, RANGE: 8E, NORTHVILLE
SECTION: 18, TOWNSHIP: 18, RANGE: 8E, NORTHVILLE
SHEET TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY
PAGE NO.: 2

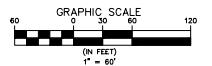


SEE SHEET 2 FOR CONTINUATION

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 26163C002D2, 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 AGREES 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. ELECTRIC METER
○ EX. MANHOLE	■ EX. ELECTRICAL OUTLET
△ EX. END SECTION	○ EX. UTILITY MARKER
○ EX. OVERFLOW STRUCTURE	○ EX. SANITARY SEWER
● EX. DOWNSPOUT/ROOF DRAIN	○ EX. STORM SEWER
○ EX. WATER WELL	○ EX. WATER MAIN
○ EX. HYDRANT	○ EX. MAILBOX
○ EX. WATER SHUTOFF	○ EX. MONITOR WELL
○ EX. IRRIGATION CONTROL VALVE	○ FOUND IRON
○ EX. LIGHTPOLE	○ SET IRON
○ EX. UTILITY POLE	○ EX. TREE TAG & NUMBER
○ EX. GUY ANCHOR	○ EX. TREE LINE
○ EX. TRAFFIC SIGNAL	○ EX. FENCE
○ EX. GAS SHUTOFF	○ EX. SANITARY SEWER
○ EX. GAS VENT	○ EX. STORM SEWER
○ EX. HANDHOLE	○ EX. WATER MAIN
○ EX. PEDESTAL	○ EX. ELECTRIC CABLE
○ EX. TRANSFORMER	○ EX. COMMUNICATION
○ EX. GENERATOR	○ EX. GAS LINE
○ EX. GAS METER	○ EX. OVERHEAD LINE
	□ EX. WETLANDS

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BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT NUMBER:	PROJECT NAME:
PROJECT MANAGER:	COLDWATER RIDGE
DRAWN BY:	SECTION 18, TOWN 15, RANGE 16, NORTHVILLE
CHECKED BY:	TOWNSHIP, WAUKEGON COUNTY, MICHIGAN
DATE:	SHEET TITLE:
DATE PLOTTED:	BOUNDARY AND TOPOGRAPHIC SURVEY
DATE OF FIELD WORK:	PAGE NO.:
DATE OF OFFICE WORK:	3

REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/23	REV. PER TRP
2	10/27/23	REV. PER TRP
3	11/09/23	REV. PER TRP

MITC PARCEL 9 – NORTHVILLE LUMBER CO. PORTION

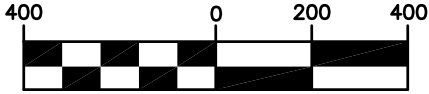


SCALE: 1" = 400'

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

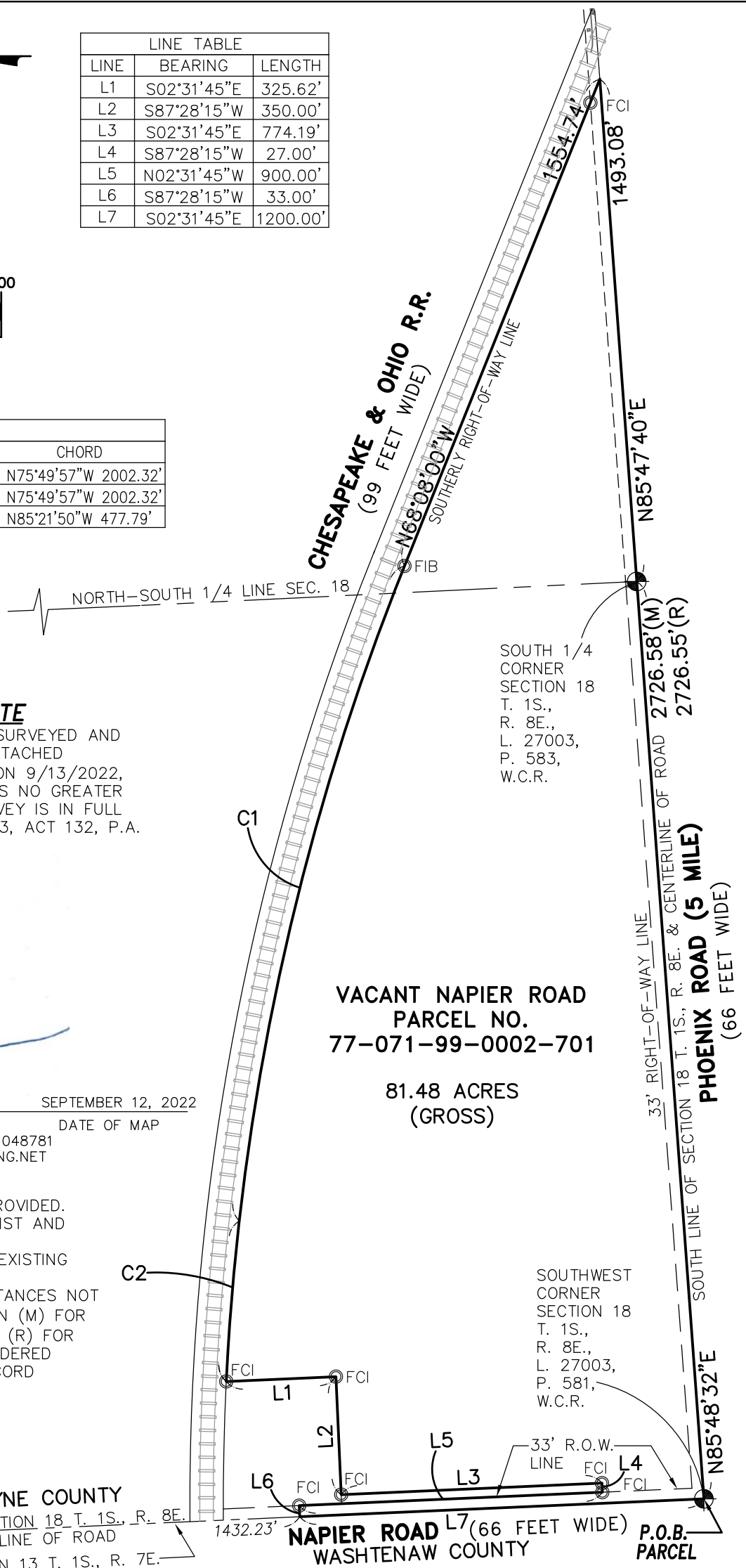
WEST LINE OF SECTION 18 T. 1S., R. 8E.
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

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

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



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

81.48 ACRES
(GROSS)

NAPIER ROAD L7 (66 FEET WIDE)
WASHTENAW COUNTY

P.O.B.
PARCEL

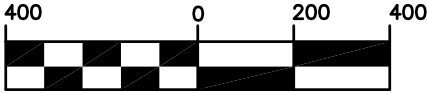


SCALE: 1" = 400'

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

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

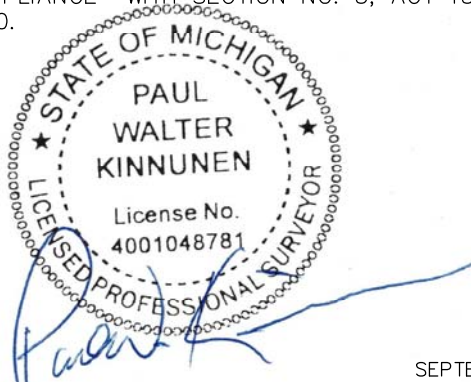
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

BEARING BASIS:

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

SURVEYOR'S CERTIFICATE

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



SEPTEMBER 13, 2022

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

NOTES:

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

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

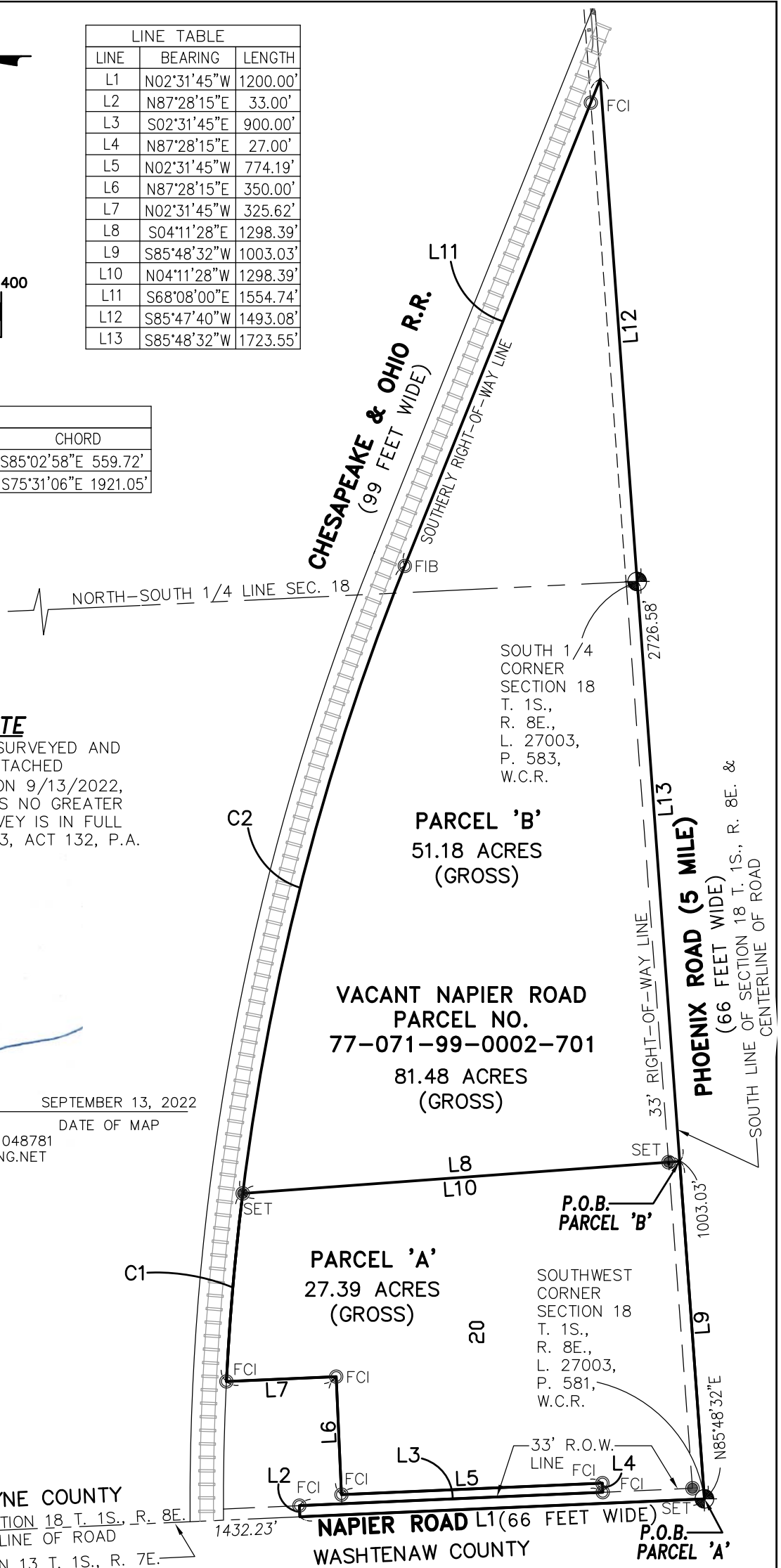
WAYNE COUNTY
WEST LINE OF SECTION 18 T. 1S., R. 8E. & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

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

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



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

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

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

LEGAL DESCRIPTION PARCEL 'A'):

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

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

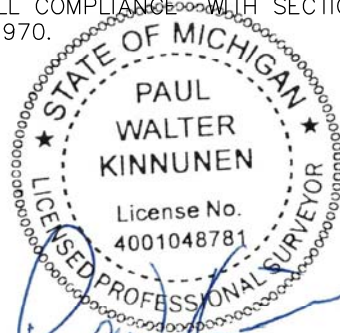
LEGAL DESCRIPTION PARCEL 'B'):

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

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

SURVEYOR'S CERTIFICATE

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



SEPTEMBER 13, 2022

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

NOTE:

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



CIVIL ENGINEERS & LAND SURVEYORS

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

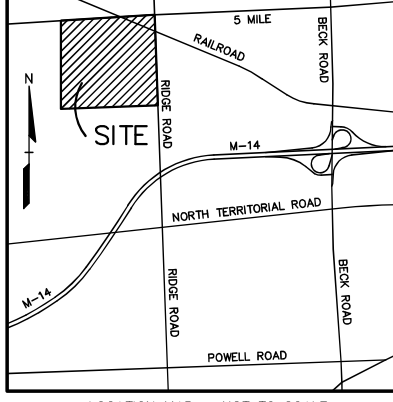
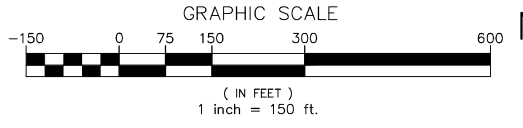
CLIENT:	NORTHVILLE LUMBER		DATE: 9-12-2022
	PARCEL SPLIT		DRAWN BY: PWK
	PARCEL NO. 77-071-99-0002-701		CHECKED BY: DJL
	SECTION: 18 TOWNSHIP: 01S. RANGE: 08E.		0 200 400
	NORTHVILLE TOWNSHIP		FBK: -- 3/3
	WAYNE COUNTY		CHF: MM
	MICHIGAN		SCALE HOR 1"= 400FT. VER 1"= -- FT.
			20-372

MITC PARCEL 11/12

BENCHMARKS
(GPS DERIVED - NAVD88)

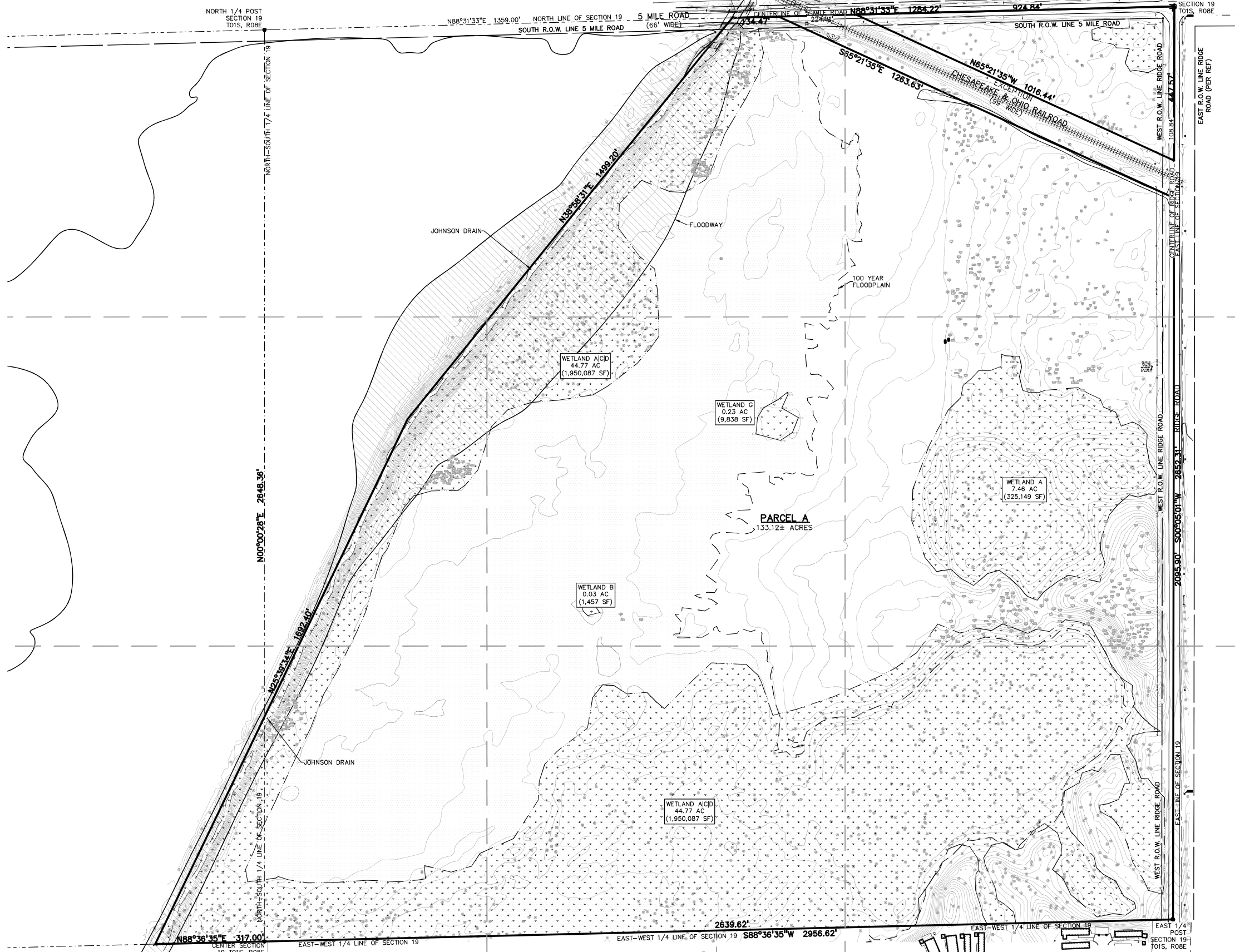
BM #301
NORTH RIM OF SANITARY MANHOLE, EAST 30.55 FEET FROM THE CENTERLINE OF RIDGE ROAD AND SOUTH 38.00 FEET FROM THE CENTERLINE OF 5 MILE ROAD.
ELEV. - 841.48

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	DESCRIPTION
1	05/22/18	PRELIMINARY PLAN
2	06/22/18	FINAL SITE PLAN
3	07/10/18	W.C.D.P.D.S. COMMENTS
4	07/10/18	W.C.D.P.D.S. COMMENTS
5	07/10/18	1 SET FOR SUBMITTAL



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—O— ELEC. PHONE OR CABLE TV G.H. LINE, POLE & GUY WIRE
- UG-CATV— UG-CATV
- UG-ELEC— ELEC. U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—(T)— ELEC. U.G. CABLE, MANHOLE, WELP & HANDHOLE
- GAS— GAS MAIN, VALVE & GAS LINE MARKER
- WATER— WATER MAIN, HYD. GATE, VALVE, TAPPING SLEEVE & VALVE
- SEWER— SANITARY SEWER, CLEANOUT & MANHOLE
- STORM— STORM SEWER, CLEANOUT & MANHOLE
- COMBINED— COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR— POST INDICATOR
- WATER VALVE BOX/IRIGANT VALVE BOX, SERVICE SHUTOFF
- MATERIAL— MATERIAL, TRANSFORMER, BRIDGATION CONTROL VALVE
- UNDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

CONCRETE

- CONC.— CONCRETE
- ASPH.— ASPHALT
- GRAVEL— GRAVEL SHOULDER
- WETLAND— WETLAND
- FLOODWAY— FLOODWAY
- 100-YEAR FLOODPLAIN— 100-YEAR FLOODPLAIN



CAUTION!
THE LOCATION 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 FULLY 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 EMPLOYER SHALL BE LIMITED TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO MAKE ASBESTOS TESTS AND ANALYSES. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS FROM 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.

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f: 248.689.1044
www.peainc.com

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, 2645.36 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

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 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

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

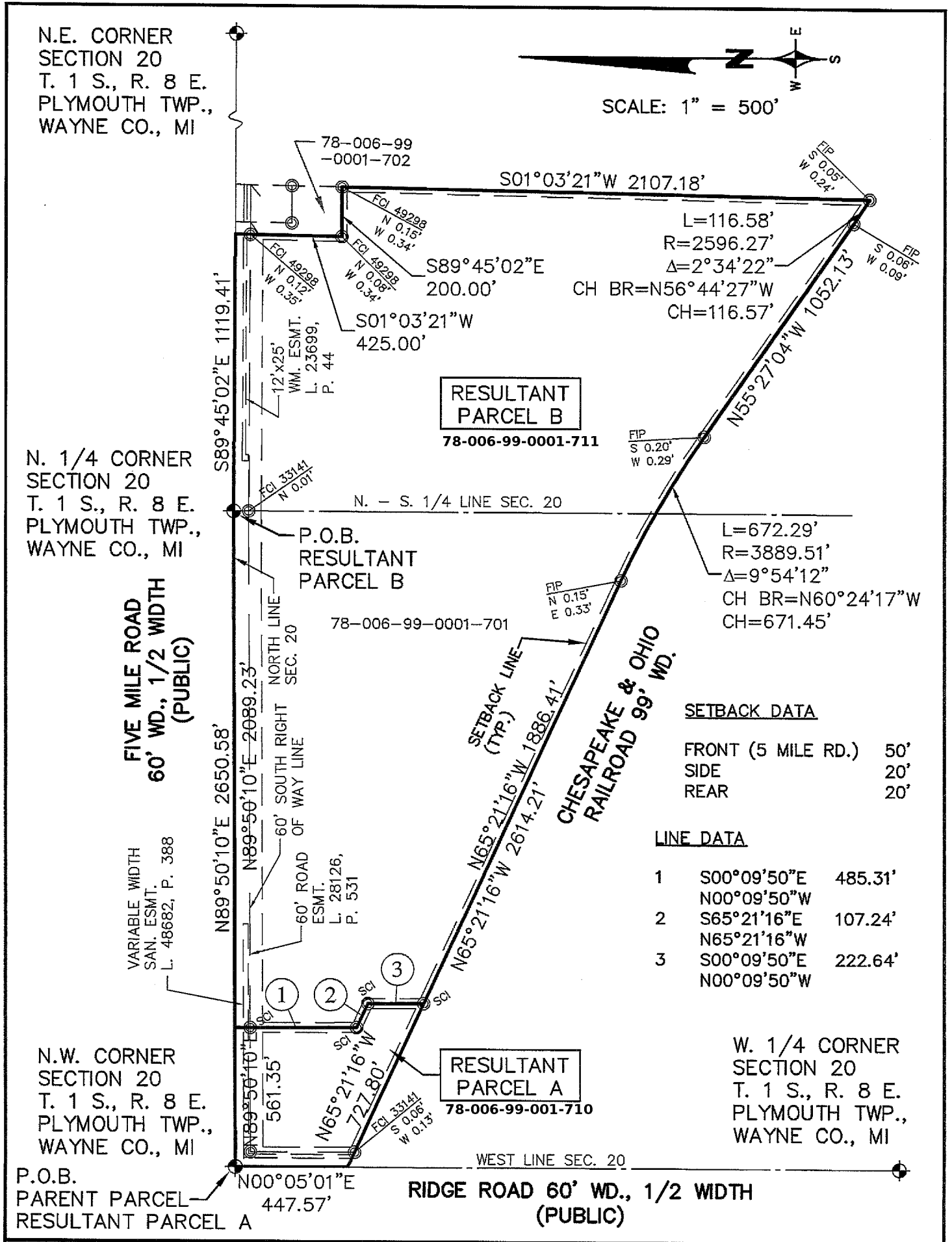
ORIGINAL ISSUE DATE:
FEBRUARY 26, 2019

PEA JOB NO. 2018-234

SCALE: 1" = 150'

DRAWING NUMBER:
C-1.0

MITC 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.

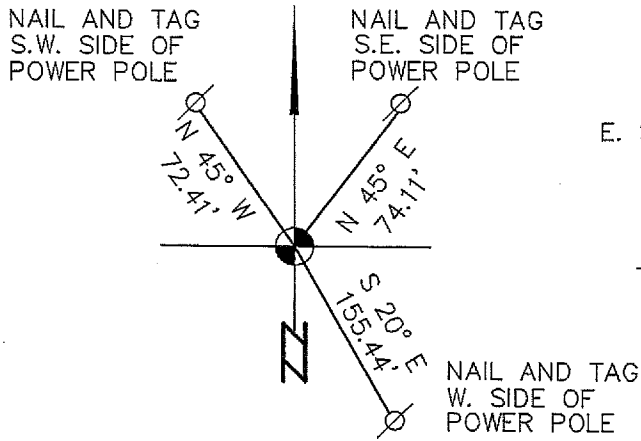
CERTIFICATION:

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.

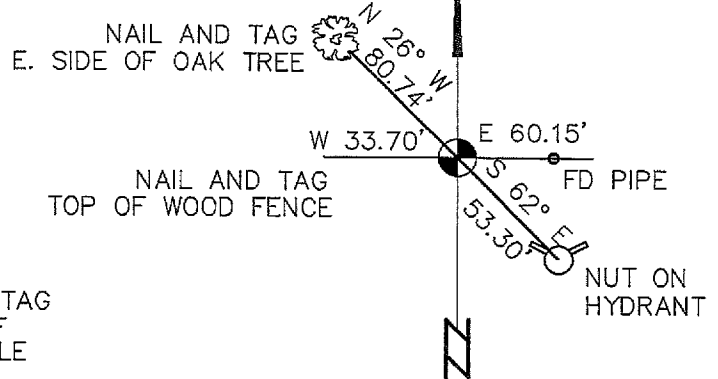


3-27-18 Richard Hofsess
 DATE RICHARD A. HOFSESS
 PROFESSIONAL SURVEYOR
 No. 47955

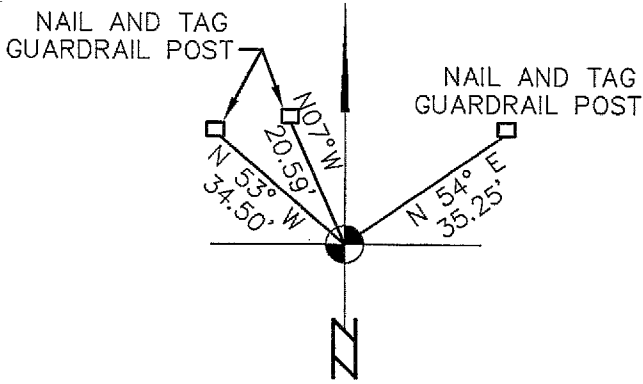
REVISIONS			PARCEL SPLIT		DATE	SCALE		
ITEM	DATE	BY			3-20-18	HOR: 1" =		
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		FIELD BOOK NO.		© COPYRIGHT 2018	
			Z EIMET W OZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165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



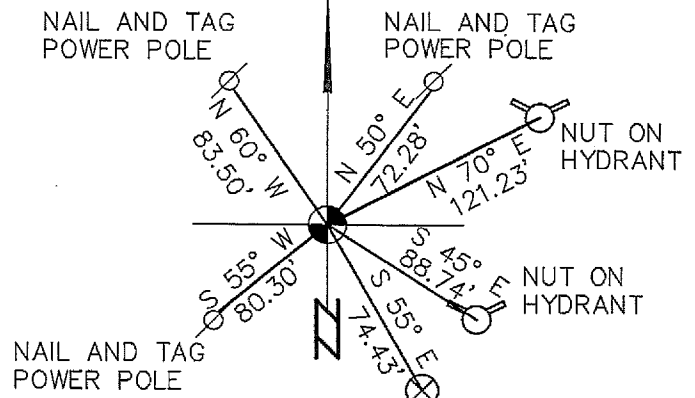
N.W. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27003, P. 586



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	Z E I M E T W O Z N I A K & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.
					RH	17157
					DRAWN BY	SHEET NO.
					PTG	2/3

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MITC 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.

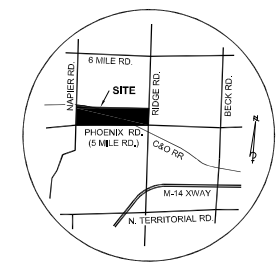
PORTIONS OF THE SURVEYED PROPERTY SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 26163C0202E, DATED FEBRUARY 2, 2012.

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

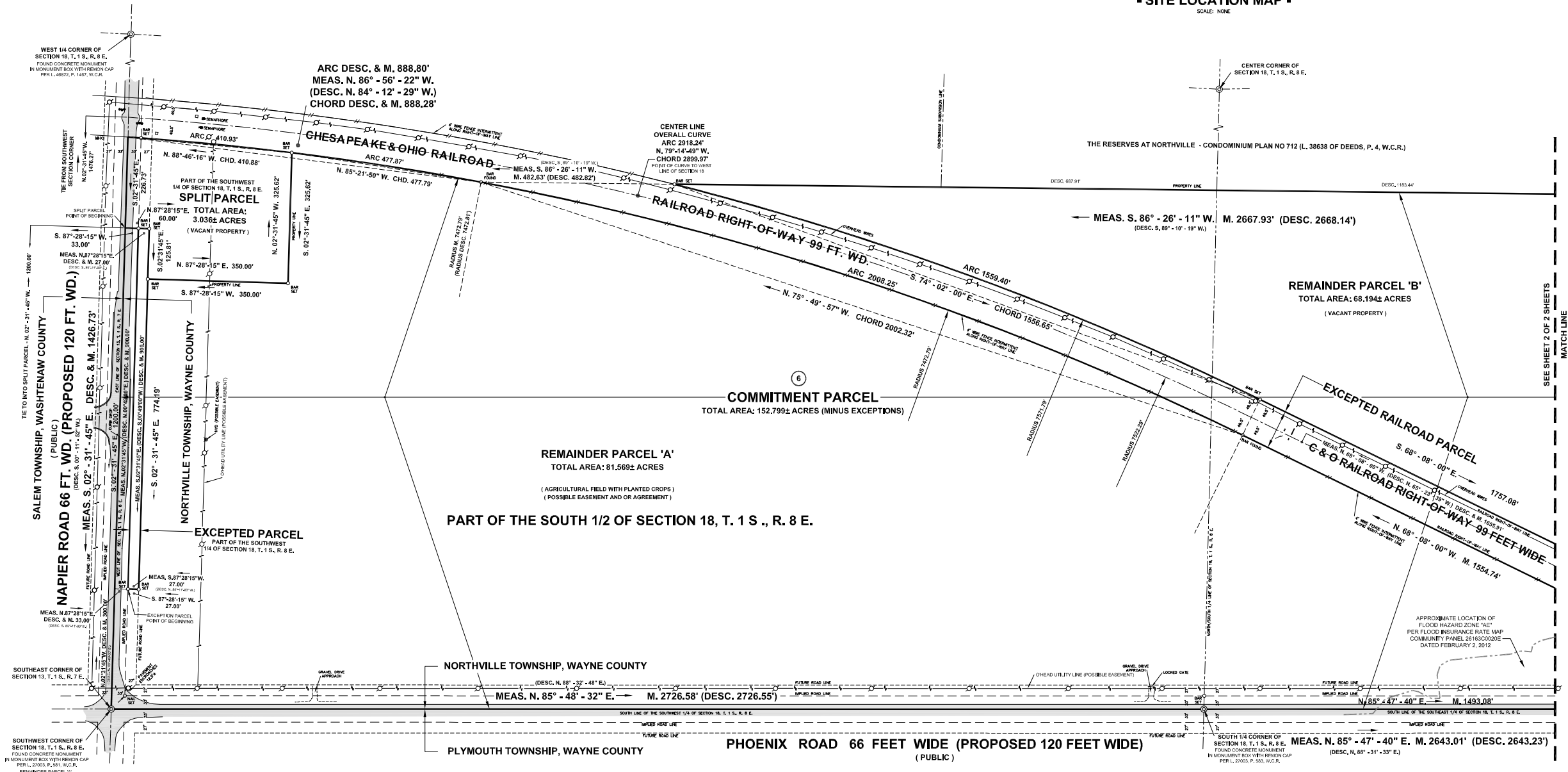
THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PARCELS.

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

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



- SITE LOCATION MAP -
SCALE: NONE



-LAND TITLE SURVEY CERTIFICATION -

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

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

DATED OF PLAN OR MAP: NOVEMBER 16, 2017



DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.
2807 E. MICHIGAN ROAD
TOLSON, MICHIGAN 48229
TEL: 248-464-2222 FAX: 248-464-2222
WWW.DCASURVEY.COM



DCA SURVEY NO. 20199
SHEET 1 OF 2 SHEETS

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

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

SHEET 1 OF 2 SHEETS

DTE Energy - DTE Electric Company Central Design

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

LOCATION NAME: **NAPER ROAD SUBSTATION**

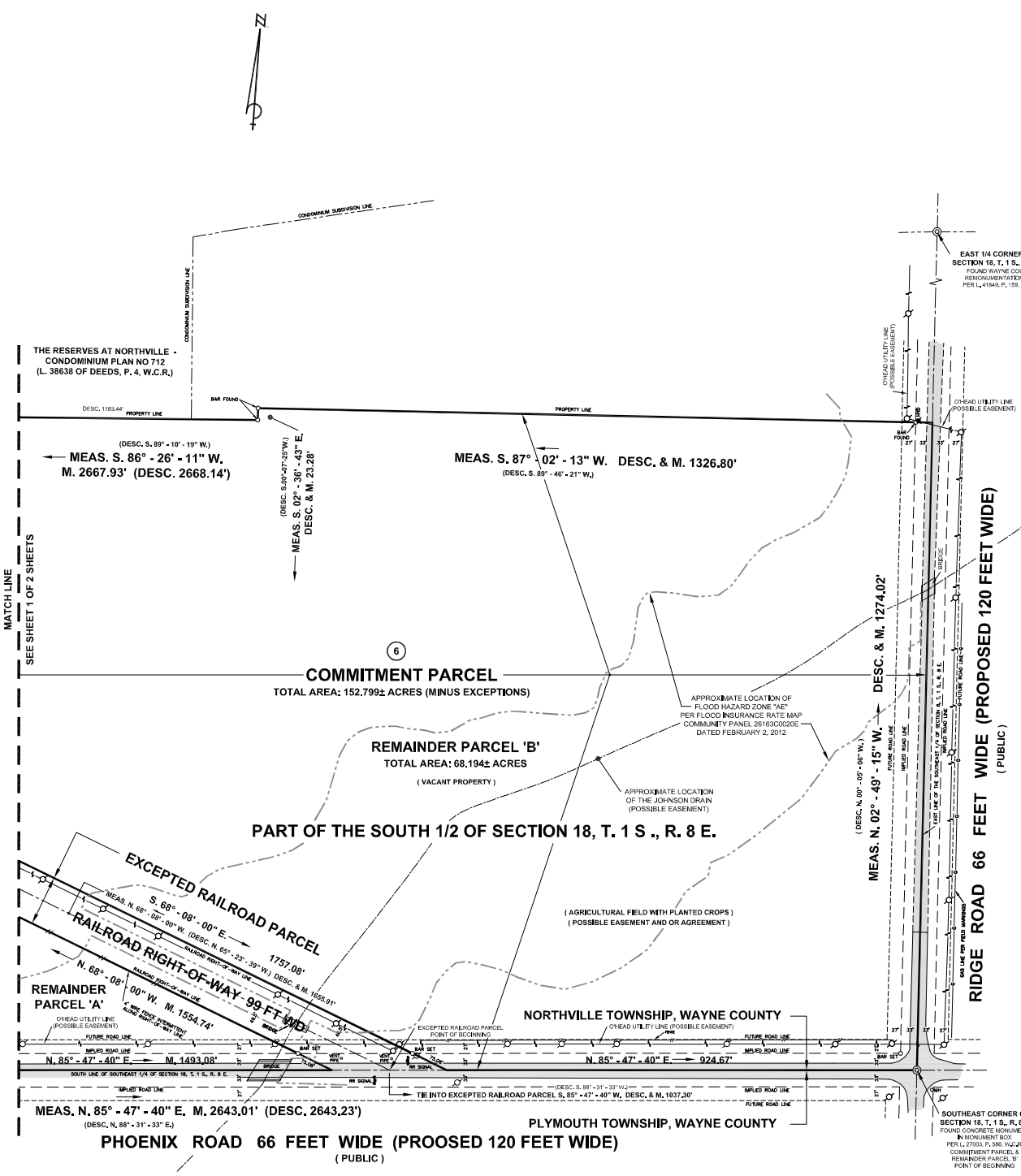
CREATING SOURCE: **SURVEYING SERVICES**

DRAWING NUMBER: **6SE-NVL-004**

SCALE: **1" = 100'**

USE DIMENSIONS ON THIS SCALE

JOB NUMBER: **48841639**



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

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

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

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

ALL BEING MORE PARTICULARLY DESCRIBED FROM FIELD FINDINGS AS FOLLOWS:

PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY MICHIGAN, DESCRIBED AS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE) WITH THE CENTER LINE OF RIDGE ROAD (66 FEET WIDE) AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 1,274.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST, A DISTANCE OF 1,326.90 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 (99 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 7,472.79 FEET (DESCRIBED 7,472.81 FEET), AN ARC DISTANCE OF 888.28 FEET (CHORD BEARS NORTH 04 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 NAPIER ROAD (66 FEET WIDE), A DISTANCE OF 1,428.73 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 33 SECONDS WEST, A DISTANCE OF 2,726.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A MEASURED DISTANCE OF 2,453.23 FEET (DESCRIBED 2,453.23 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE CHESAPEAKE AND OHIO RAILROAD RIGHT OF WAY (99 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 1,037.20 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 1,655.91 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, RADIUS 7,522.29 FEET, AN ARC DISTANCE OF 2,453.23 FEET (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 49 SECONDS WEST, 2,453.23 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 1,476.27 FEET, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE) FROM THE SOUTHWEST CORNER OF SAID SECTION 18.

ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF SECTION 13, T. 1 S., R. 7 E., SALEM TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AND RUNNING THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 SECONDS EAST, A DISTANCE 330.00 FEET TO THE POINT OF BEGINNING; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG A LINE, 330.00 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 217.00 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 1,200.00 FEET, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE) FROM THE SOUTHWEST CORNER OF SAID SECTION 18; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 87 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE, 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 125.81 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 325.82 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (99 FEET WIDE); THENCE ALONG THE SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7,472.79 FEET, AN ARC DISTANCE OF 410.93 FEET (CHORD BEARS NORTH 88 DEGREES 40 MINUTES 45 SECONDS WEST, 410.88 FEET) TO THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 226.73 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (NAPIER ROAD).

REMAINDER 'A' PARCEL DESCRIPTION:
 PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE); A MEASURED DISTANCE OF 2,726.58 FEET (DESCRIBED 2,726.55 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 1,493.08 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 88 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 158.24 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 7,472.79 FEET, AN ARC DISTANCE OF 2,008.25 FEET, (CHORD BEARS NORTH 75 DEGREES 49 MINUTES 57 SECONDS WEST, 2,008.22 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 7,472.79 FEET, AN ARC DISTANCE OF 471.87 FEET, (CHORD BEARS NORTH 04 DEGREES 21 MINUTES 50 SECONDS WEST, 471.79 FEET) TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 325.82 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 158.24 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 900.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE 1,000.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY AND WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (PHOENIX ROAD AND NAPIER ROAD).

REMAINDER 'B' PARCEL DESCRIPTION:
 PART OF THE SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF RIDGE ROAD (66 FEET WIDE), A DISTANCE OF 1,274.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST, A DISTANCE OF 1,326.90 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 2,687.58 FEET (DESCRIBED 2,688.14 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (99 FEET WIDE); THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7,472.79 FEET, AN ARC DISTANCE OF 888.28 FEET (CHORD BEARS NORTH 04 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 NAPIER ROAD (66 FEET WIDE), A DISTANCE OF 1,428.73 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 2,726.55 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL IS 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 Street
 Detroit, Michigan 48237
 Tel: 313-487-8222
 Fax: 313-487-8438
 www.dcasurvey.com

PROJ. NO.	PROJ. OR.	PROJ. ENCL.	PROJ. DR.	PROJ. DATE	PROJ. DATE	OTHER APPROVALS	DATE	DIVISION	SUPERVISOR	DATE	DATE
									DC ADAMS & SON		11/16/17
									CHECKED BY		DATE
									SURVEY ENGINEER		DATE
									SUPERVISING ENGINEER		DATE
									M. FARLESS		DATE
									DIVISION DIRECTOR		DATE

SHEET 2 OF 2 SHEETS

DTE Energy - DTE Electric Company Central Design

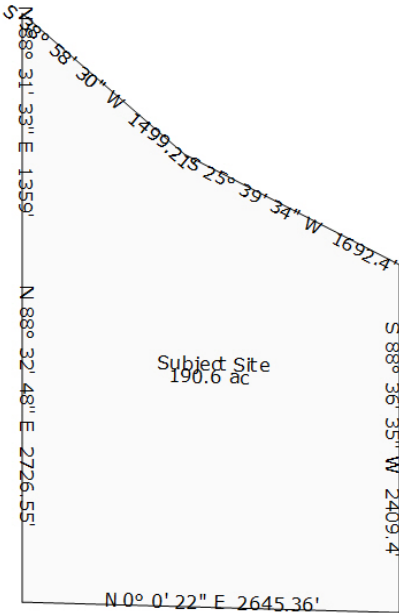
ALTA/NSPS LAND TITLE SURVEY
 OF PROPERTY BEING PART OF THE
 SOUTH 1/2 OF SECTION 18, T. 1 S., R. 8 E.,
 NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN.

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

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

MITC 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

MITC 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

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS HEADQUARTERS

MITC PARCEL 15 – MEIJER AT FIVE MILE

MITC PARCEL 7

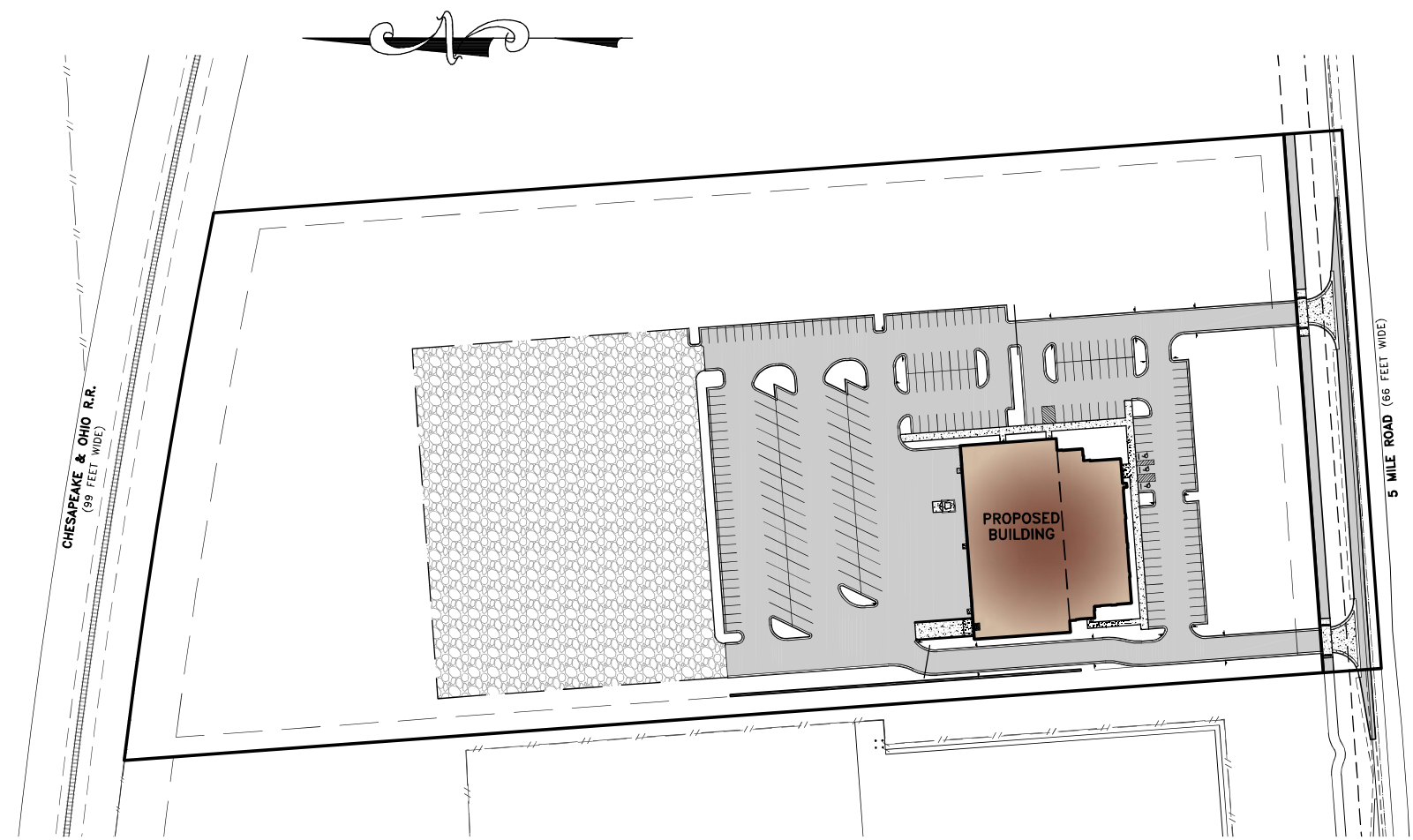
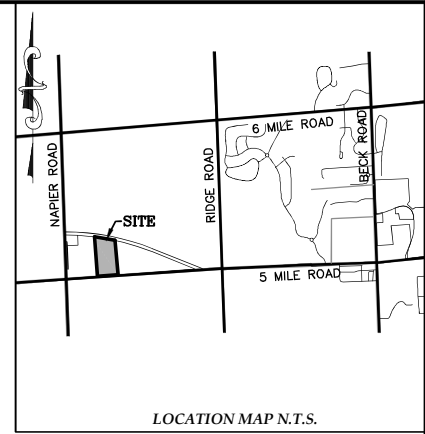
MITC PARCEL 9 - NORTHVILLE LUMBER CO.

MITC PARCEL 11/12

MITC PARCEL 13

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS HEADQUARTERS

PRELIMINARY SITE PLAN
for:
VERITA TELECOMMUNICATIONS CORPORATION
NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN



- SHEET INDEX:**
- 1 TITLE SHEET
 - 2 DIMENSION & PAVING PLAN
 - 3 EXISTING CONDITIONS & DEMOLITION PLAN
 - 4 GRADING PLAN
 - 5 UTILITY PLAN
 - 6 CIRCULATION PLAN
- L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPING DETAILS
 - 1 OF 2 PHOTOMETRIC SITE PLAN
 - 2 OF 2 EMERGENCY LIGHTING PLAN
 - PE-2A ELEVATION PLAN
 - PE-2B ELEVATION PLAN
 - PFP-3A FLOOR PLAN
 - PFP-3B FLOOR PLAN

APPLICANT/OWNER:
VERITA TELECOMMUNICATIONS CORPORATION
47083 FIVE MILE ROAD
PLYMOUTH, MICHIGAN 48170
PHONE: (313)-903-4824
CONTACT: BRYAN BELCZAK

PROJECT REPRESENTATIVE
SCHAFER CONSTRUCTION, INC.
150 N FIRST ST, STE 100
BRIGHTON, MI 48116
CONTACT: MATT VETTER
(248) 767-0512

ENGINEER/SURVEYOR:
GREENTECH ENGINEERING, INC.
51147 PONTIAC TRAIL
WIXOM, MI 48393
CONTACT: DAN LECLAIR, P.E.
(248) 668-0700

LANDSCAPE ARCHITECT:
ALLEN DESIGN
ATTN: JIM ALLEN
557 CARPENTER
NORTHVILLE, MI 48167
(248) 467-4668
jca@wideopenwest.com

BENCHMARKS:
SITE BM #1
TOP NUT ON HYDRANT, NORTH SIDE OF 5 MILE ROAD AT SOUTHWEST PROPERTY CORNER
ELEVATION: 863.99 N.A.V.D.88 DATUM
SITE BM #2
TOP NUT ON HYDRANT, 340' NORTH OF 5 MILE ROAD CENTERLINE ALONG WEST PROPERTY LINE
ELEVATION: 874.77 N.A.V.D.88 DATUM

LEGAL DESCRIPTION:
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 SOUTH LINE, 571.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 04°23'04", AND A CHORD BEARING S80°42'40"E 571.71 FEET; THENCE S04°11'28"E 1165.12 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°48'32"W 555.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING 15.77 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

RESIDENTIAL
Subdivision
Site Planning
Multi-Family
COMMERCIAL
Site Planning
Site Planning
Land Surveying
SURVEYING
Boundary Surveys
Topographic Surveys
Construction Staking

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

811
Know what's below
Call before you dig.

CLIENT: SCHAFER CONSTRUCTION

TITLE SHEET

VERITA TELECOMMUNICATIONS CORPORATION - PARCEL 77-071-99-0002-701
SECTION 18
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

REVISED
2024-4-10 PER REVIEW
2024-4-19 PER REVIEW

DATE: 3-14-2024
DRAWN BY: RMS
CHECKED BY: LW

FBK: -
CHF: MM
SCALE: HOR 1" = 80 FT.
VER 1" = 40 FT.

1
22-474

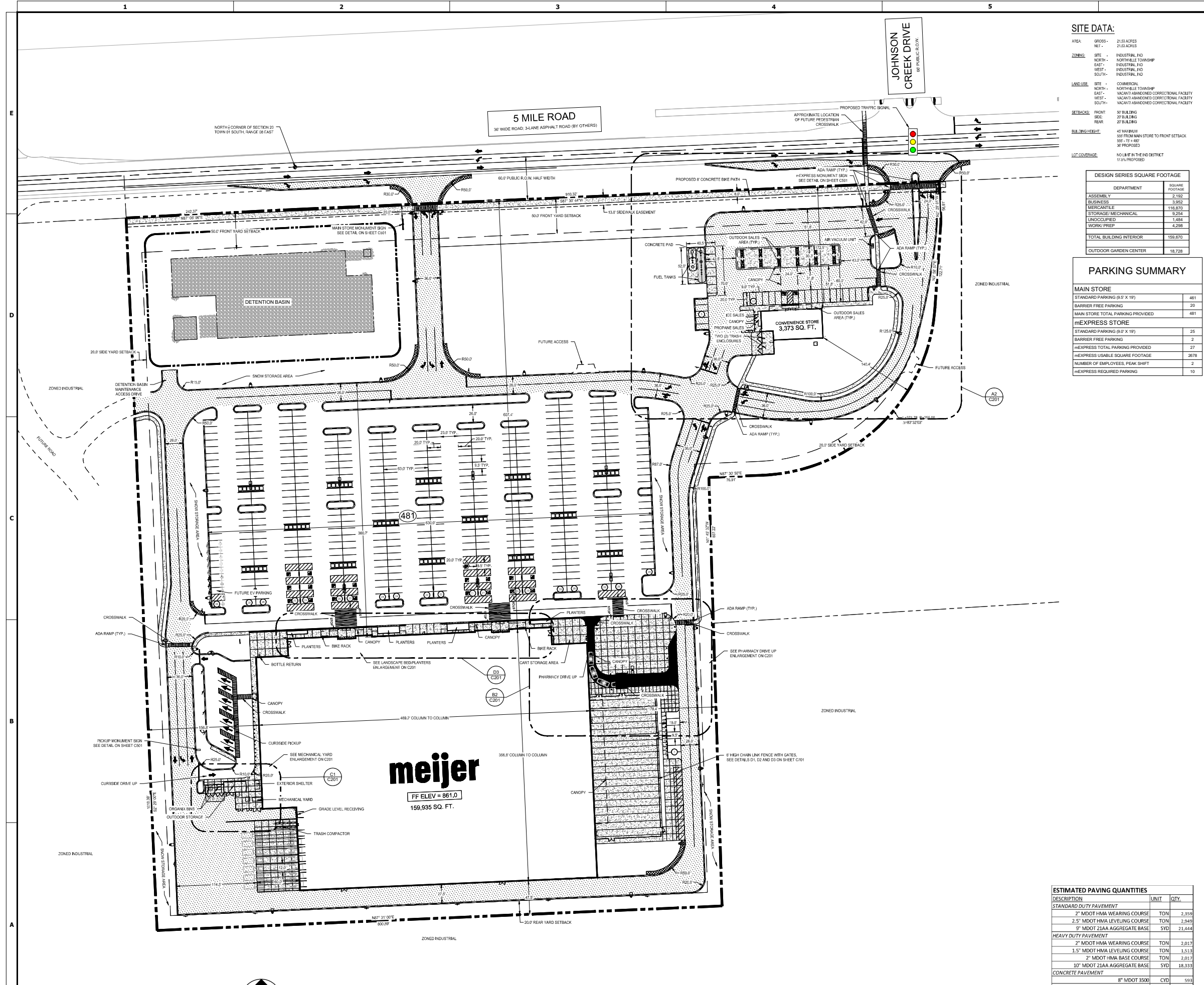






 VERITÀ

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
	10% 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	4,258
TOTAL BUILDING INTERIOR	159,070
OUTDOOR GARDEN CENTER	18,728

PARKING SUMMARY

MAIN STORE	
STANDARD PARKING (8'5" X 19')	481
BARRIER FREE PARKING	20
MAIN STORE TOTAL PARKING PROVIDED	481
mEXPRESS STORE	
STANDARD PARKING (8'5" X 19')	25
BARRIER FREE PARKING	2
mEXPRESS TOTAL PARKING PROVIDED	27
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 FRONT), EDGE OF PAVEMENT OR CENTER OF STRUCTURE OR SEA. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- BUILDING SLABS, UNLESS 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-GRANTING 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.

PAVEMENT LEGEND

	CONCRETE SLAB
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	TURF BLOCKING
	RIPRAP

CURB KEY NOTES

	STRIPPED CONCRETE CURB
	SEE DETAIL B1 ON SHEET C201
	ROLLED CONCRETE CURB
	SEE DETAIL D3 ON SHEET C201

ESTIMATED PAVING QUANTITIES

DESCRIPTION	UNIT	QTY.
STANDARD DUTY PAVEMENT		
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
HEAVY DUTY PAVEMENT		
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
CONCRETE PAVEMENT		
8" MDOT 3500	CYD	593
8" MDOT 21AA AGGREGATE BASE	SYD	2,667
SIDEWALK		
4" CONCRETE SIDEWALK	SFT	15,000
5" MDOT 21AA AGGREGATE BASE	SYD	1,667
CONCRETE CURB AND GLITTER	LFT	41,983

BERGMANN
ARCHITECTS

7056 W. Saginaw Highway Suite 200
Livonia, MI 48157
p: 734.772.8835
f: 734.772.8836

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

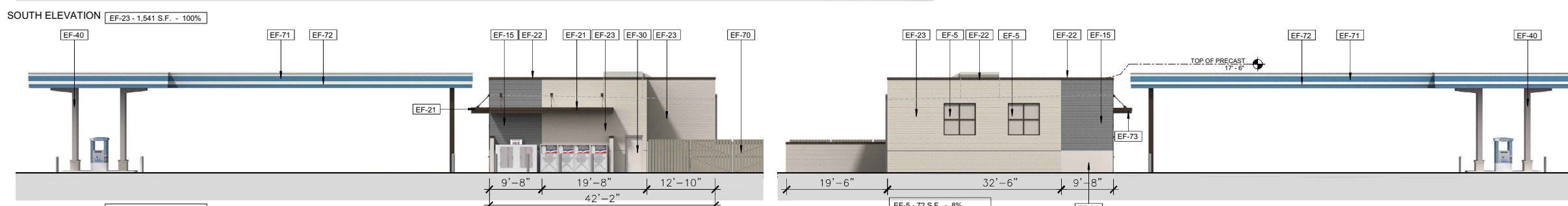
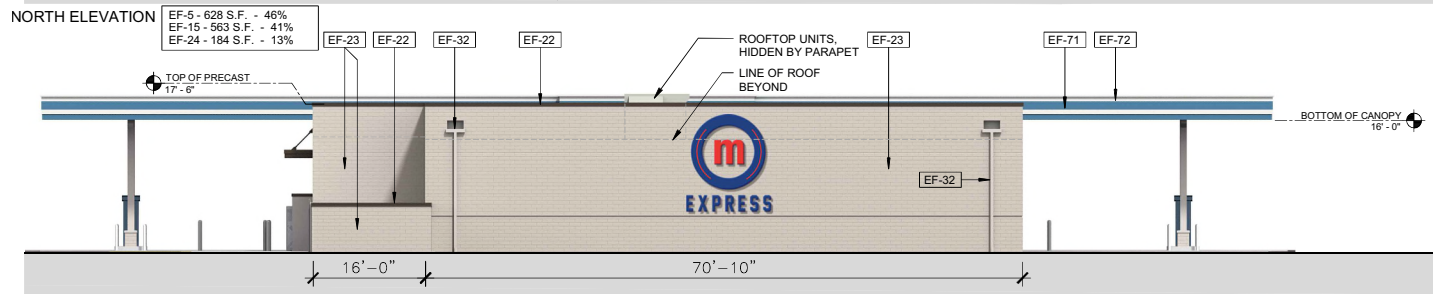
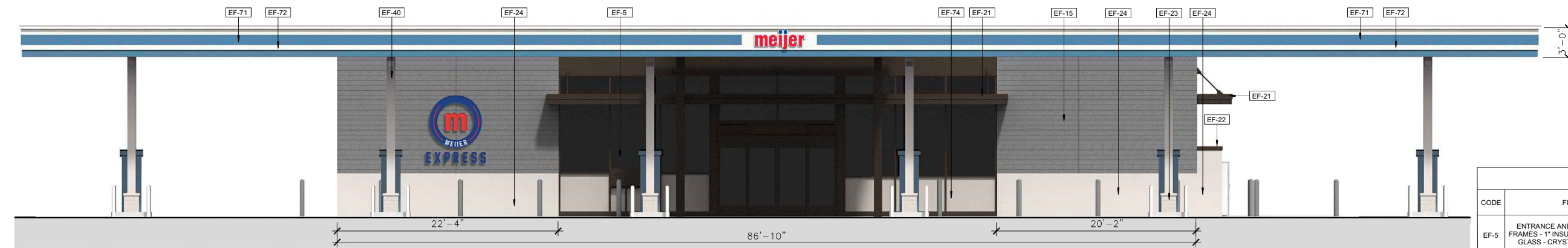
ISSUED FOR:

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%

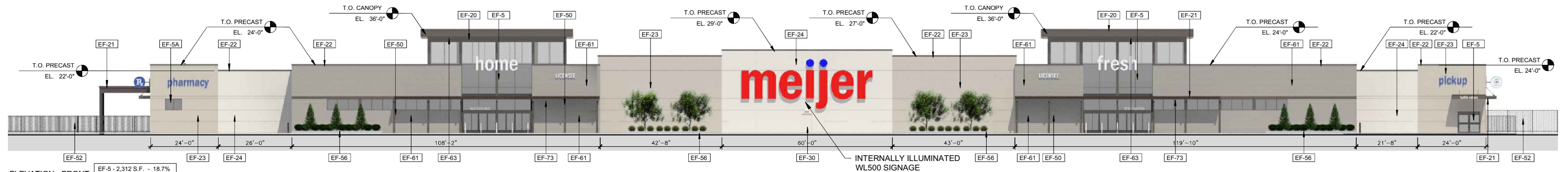


PLYMOUTH TWP., MICHIGAN

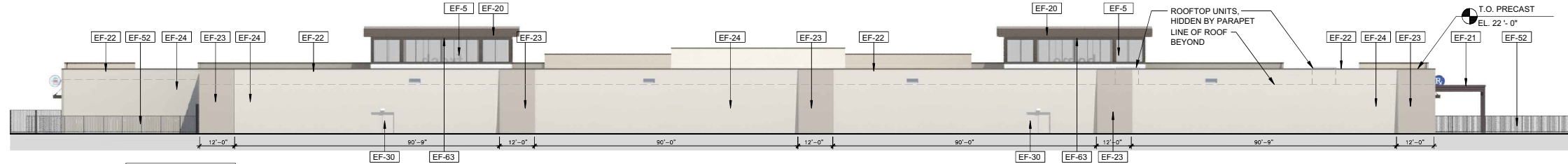
FIVE MILE & JOHNSON CREEK DRIVE
 PLYMOUTH TWP., MI 48168

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.

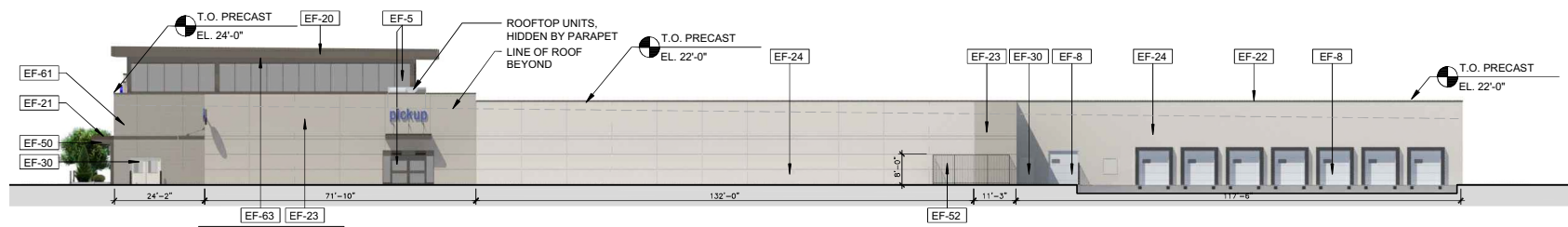




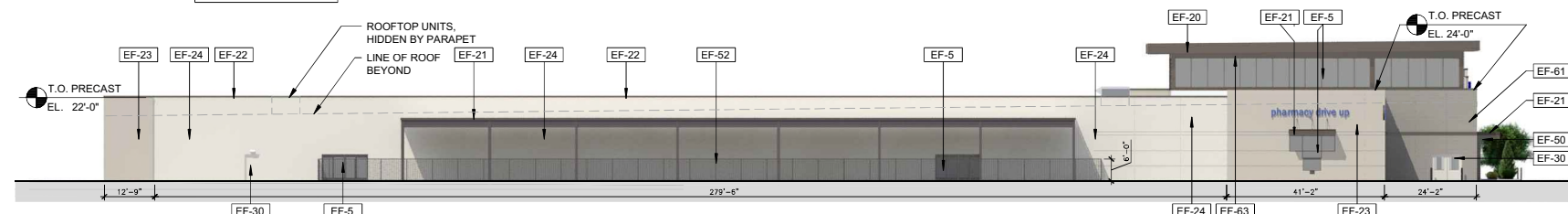
ELEVATION - FRONT
 EF-5 - 2,312 S.F. - 18.7%
 EF-23 - 3,446 S.F. - 27.9%
 EF-24 - 2,764 S.F. - 22.4%
 EF-61 - 3,892 S.F. - 32%



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.



MITC PARCEL 7

11/15/2023 8:48 AM - 11/15/2023 10:24 AM - 11/15/2023 10:24 AM - 11/15/2023 10:24 AM - 11/15/2023 10:24 AM



PROPOSED PATH CONNECTION TO EXISTING PATHWAY

OPEN SPACE LEGEND

	NON BUFFER OPEN SPACE
	METLAND OPEN SPACE
	DETENTION POND OPEN SPACE
	FLOODWAY OPEN SPACE
	PERIMETER BUFFER OPEN SPACE

PROPOSED LEGEND

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	FIRE PROTECTION FENCE
	SILT FENCE
	FLOORPLAN
	WETLAND
	CONTOUR
	CRIP AND OUTER
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	GATCH BASIN
	CRIP INLET W/SLT SAC
	D&G SECTION
	FIRE HYDRANT
	DATE MARK AND WELL
	PAVEMENT (GRAVEL)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERFLOW ROUTE
	GRADE

 SEIBER KEAST LEHNER ENGINEERING SURVEYING	 3 WORKING DAYS BEFORE YOU DIG BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 <small>BY AUTHORITY OF THE STATE OF MISSISSIPPI</small>	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/24/23</td> <td>REV PER TRP</td> </tr> <tr> <td>2</td> <td>10/27/23</td> <td>REV PER TRP</td> </tr> <tr> <td>3</td> <td>11/02/23</td> <td>REV PER TRP</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/24/23	REV PER TRP	2	10/27/23	REV PER TRP	3	11/02/23	REV PER TRP	Toll Brothers <small>AMERICA'S LUXURY HOUSING BUILDER</small> 26200 TOWN CENTER DR SUITE 200, NOVI MI 48374 <small>PROJECT MANAGER</small> <small>DESIGNED BY</small> <small>DATE</small> <small>OFFICE</small> <small>PARAMETER FILES</small>
NO.	DATE	DESCRIPTION													
1	10/24/23	REV PER TRP													
2	10/27/23	REV PER TRP													
3	11/02/23	REV PER TRP													
PROJECT NAME: COLDWATER RIDGE	SECTION 18, TOWNSHIP 15, RANGE 16, NORTHVILLE TOWNSHIP, WALKER COUNTY, MICHIGAN	OPEN SPACE PLAN													
PAGE NO.: 11															



HORTON ELITE
DEVONSHIRE

HOWE
NEWHAVEN

HOWE
WETHERBY

HOWE
NEWHAVEN

HORTON ELITE
NEWHAVEN



FULMER ELITE
DEVONSHIRE

SANDERS
NEWHAVEN

SANDERS
WETHERBY

SANDERS
NEWHAVEN

FULMER ELITE
NEWHAVEN

PARCEL 9 - NORTHVILLE LUMBER CO.

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 WETTER
 - 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	106,742	1.0	106,742	452,223	
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	837.97
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 = 11.74 min
 $L = 683$ ft
 $L =$ 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 = 35.3 min
 $T = 35.3$ min

100-Year Detention Volume

$Q_{100} = 1.1055 \cdot (0.2071)^{0.1667}$
 $Q_{100} = 100$ -yr peak allowable release rate (cf/acre)
 $A =$ area (acres)

$Q_{100} = 21.83$ cfs
 $Q_{100} = 21.83$ cfs

$A = 74.83$ acres
 $Q_{100} = 21.83$ cfs

$Q_{100} = 21.83$ cfs
 $C = 0.80$
 $I_{100} = 100$ -yr peak rainfall intensity (in/hr)
 $A =$ area (acres)

$A = 74.83$ acres
 $C = 0.80$
 $V_{100} = 1,124,531$ cf

$V_{100} = 1,124,531$ cf
 $V_{100} = 1,124,531$ cf

$Q_{100} = 15.88$ cfs
 $Q_{100} = 15.88$ cfs

$V_{100} = 697,823$ cf
 $V_{100} = 697,823$ cf

100-yr Required Storage Volume

$V_{100} = V_{100} \cdot$ storage ratio
 $V_{100} = 100$ -yr required storage volume (cf)
 $V_{100} = 100$ -yr runoff volume (cf)
 $V_{100} = 100$ -yr peak allowable discharge (cfs)
 $V_{100} = 100$ -yr peak runoff inflow (cfs)

$V_{100} = 1,124,531$ cf
 $V_{100} = 1,124,531$ cf

$V_{100} = 697,823$ cf
 $V_{100} = 697,823$ cf

Flood Control Volume

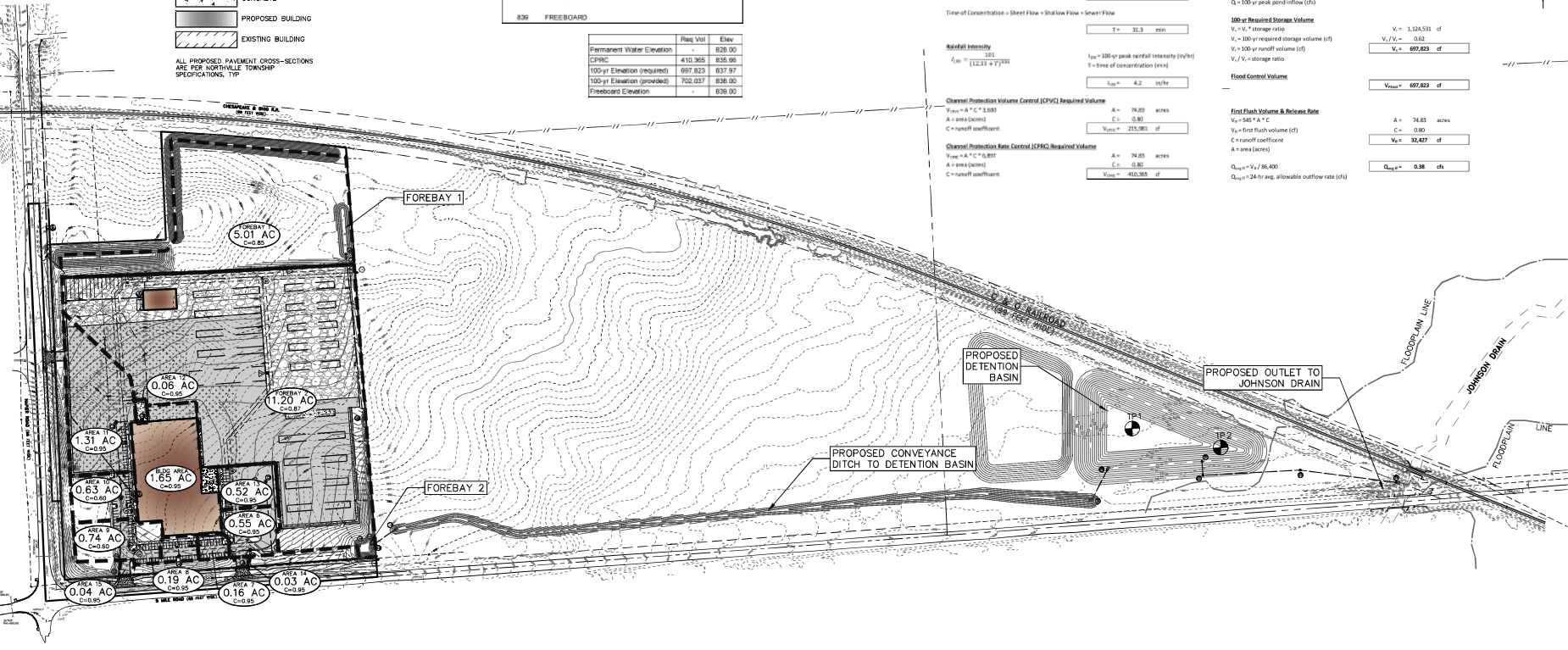
$V_{flood} = 697,823$ cf

First Flush Volume & Release Rate

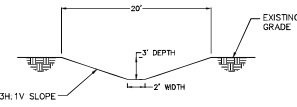
$V_{ff} = 545 \cdot A \cdot C$
 $A = 74.83$ acres
 $C = 0.80$
 $V_{ff} = 34,427$ cf

$Q_{100} = V_{ff} / 60$
 $Q_{100} = 574.45$ cfs

$Q_{100} = 24$ hr avg. allowable outflow rate (cfs)
 $Q_{100} = 0.38$ 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	0.18	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	0.03	0.03	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



DETENTION BASIN DATA:

FREEBOARD ELEVATION = 838.00
 100 YR ELEVATION = 838.00
 PERMANENT WATER ELEVATION = 831.00
 BOTTOM ELEVATION = 825.50
 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:

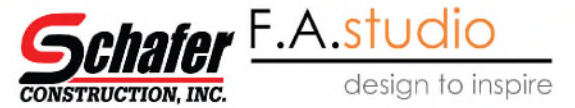
DATE: 3-15-2023
 DRAWN BY: RMS
 CHECKED BY: LW

SCALE: HORIZ: 1"=50 FT
 VERT: 1"=5 FT

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



Proposed Exterior Rendering for:



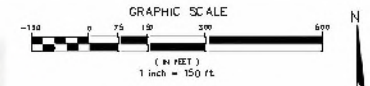


Proposed Exterior Rendering for:

NORTHVILLE
LUMBER CO.

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

PARCEL 11/12



Ridge 5 Corporate Park

Plymouth Township, MI

June, 2018



PARCEL 13



