

**Redevelopment Authority**

44405 Six Mile Road
Northville, MI 48168
248.348.5800

MITC - USA.ORG

Authority Board

Mark Abbo, Chairman
Charles Curmi, Vice Chairman
Jessica Dabkowski
Ram Ramanujam
Glenn Cerny

BROWNFIELD PLAN, MITC PARCEL 13 AMENDMENT NO. 7

Plymouth Township and Northville Township, Michigan

Michigan International Technology Center Redevelopment Authority

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

Prepared with the assistance of:
Harless & Associates, LLC

April 28, 2025

TABLE OF CONTENTS

PROJECT SUMMARY – AMENDMENT NO. 7.....	I
I. INTRODUCTION.....	1
A. PLAN PURPOSE	1
B. PROPERTY DESCRIPTION.....	2
C. BASIS OF ELIGIBILITY	4
D. PROJECT DESCRIPTION	5
II. GENERAL DEFINITIONS AS USED IN THIS PLAN	7
III. BROWNFIELD PLAN	7
A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES	7
B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES.....	8
C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY	10
D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS	10
E. DURATION OF BROWNFIELD PLAN	10
F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS.....	11
G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY	11
H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES	11
I. PLAN FOR RELOCATION OF DISPLACED PERSONS	11
K. STRATEGY FOR COMPLIANCE WITH MICHIGAN’S RELOCATION ASSISTANCE LAW	12
L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF).....	12
M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT	12

FIGURES

FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP

FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM

APPENDIX A

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

APPENDIX B

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

TABLE 2-2 SUMMARY OF TIR CAPTURE FOR PARCEL MITC 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)**

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

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 (VERITA
TELECOMMUNICATIONS PORTION)**

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

APPENDIX D

LEGAL DESCRIPTIONS AND SURVEYS

APPENDIX E

PROJECT CONCEPTUAL DRAWINGS

PROJECT SUMMARY – AMENDMENT NO. 7

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.

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.

The Parcel 13 Brownfield Plan, Amendment No. 6 was approved 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.

This Parcel 13 Brownfield Plan, Amendment No. 7 was prepared to add the Plymouth Township Water Tower Parcel (the "Water Tower Parcel") to the Parcel 13 Brownfield Plan. This action will allow eligible activities associated with public infrastructure improvements conducted on the Water Tower Parcel to be reimbursed with TIR captured from redevelopment projects on the Property.

MITC will implement this Plan Amendment to promote economic development of the MITC Redevelopment Area by encouraging and supporting redevelopment of the Property. The Plan Amendment allows MITC to capture TIR generated by redevelopment of the Property for reimbursement of the developers' costs of eligible activities required to prepare the individual parcels for safe redevelopment and reuse; capture TIR generated by redevelopment of the property included in this Plan Amendment for reimbursement of MITC's costs of 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 18 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	Northville Downs, LLC

	78-001-01-0007-000 78-001-01-0008-000	
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
Water Tower Parcel	78-006-99-0001-702	Plymouth Township
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. The Water Tower Parcel is occupied by a Plymouth Township water tower and associated potable water infrastructure.

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
Water Tower Parcel	78-006-99-0001-702	Adjacent to 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 at concentrations greater than the Part 201 default residential direct contact criteria. Arsenic, cobalt, chromium, manganese, magnesium, iron, and selenium are present in soil at concentrations greater

than one or more default residential groundwater protection criteria. Soil is also contaminated with mercury at a concentration greater than the volatilization to indoor air screening level.

- 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.

MITC has established a Local Brownfield Revolving Fund, which may be funded at MITC's discretion from TIR captured from designated parcels during and/or after the developer reimbursement period as described in this Plan.

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
Water Tower Parcel	78-006-99-0001-702	\$0	\$0

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 Parcel 13 Brownfield Plan Amendments and the 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 dates for beginning tax capture for the redevelopment projects included in this Plan Amendment are identified in the respective Reimbursement Tables (Tables 3-1 through 3-7).

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 and the Water Tower Parcel 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)

MITC has established an LBRF but is not currently capturing TIR to fund the LBRF. MITC does not plan to use LBRF funds to support redevelopment activities described in this Plan Amendment.

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.

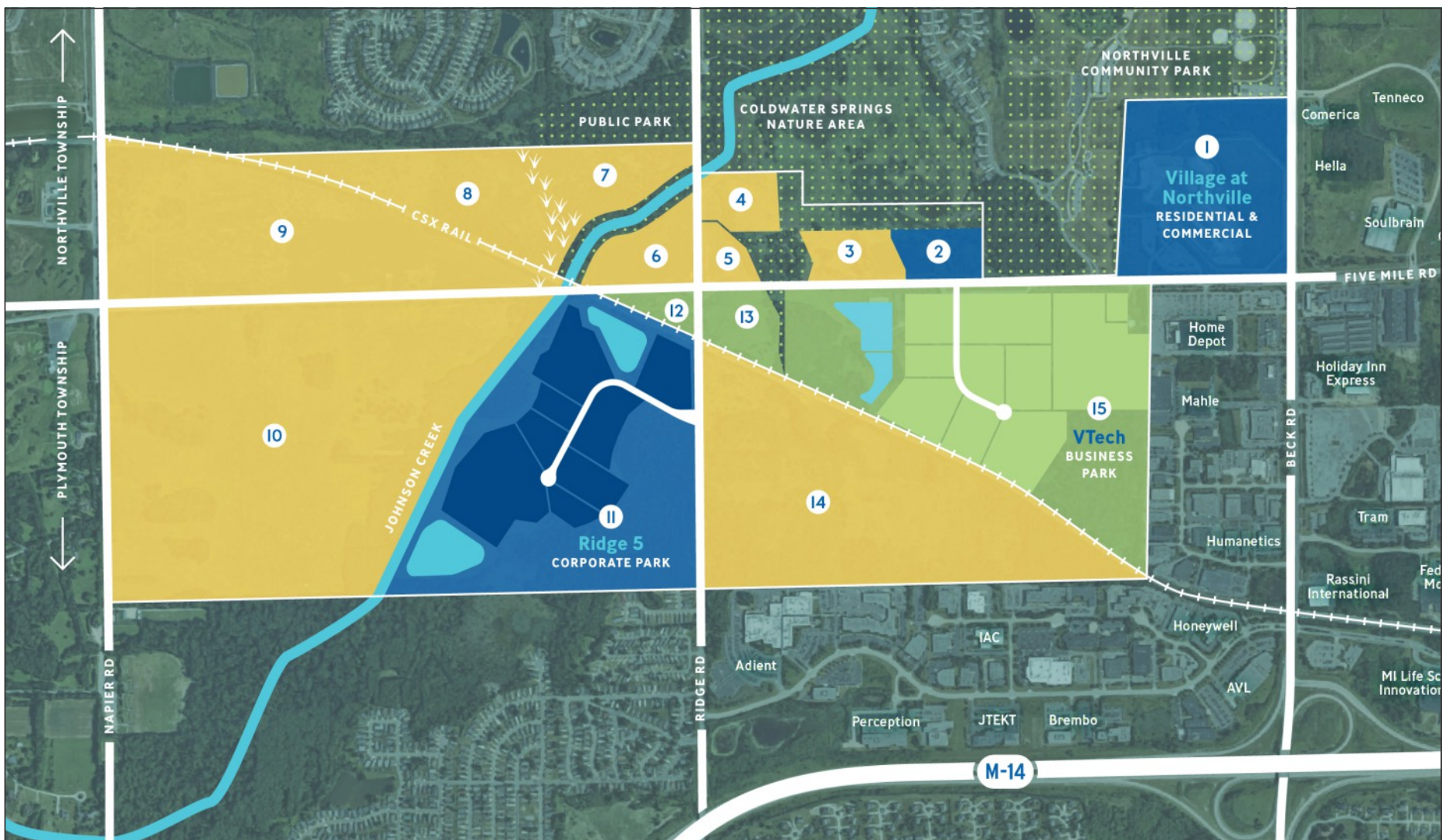
MITC anticipates that some developments on the Property may seek and be granted an Industrial Development District designation and Michigan Industrial Facilities Tax (IFT) Exemption under P.A. 198 of 1974, as amended. An IFT Exemption awarded to a redevelopment project will reduce the TIR captured from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



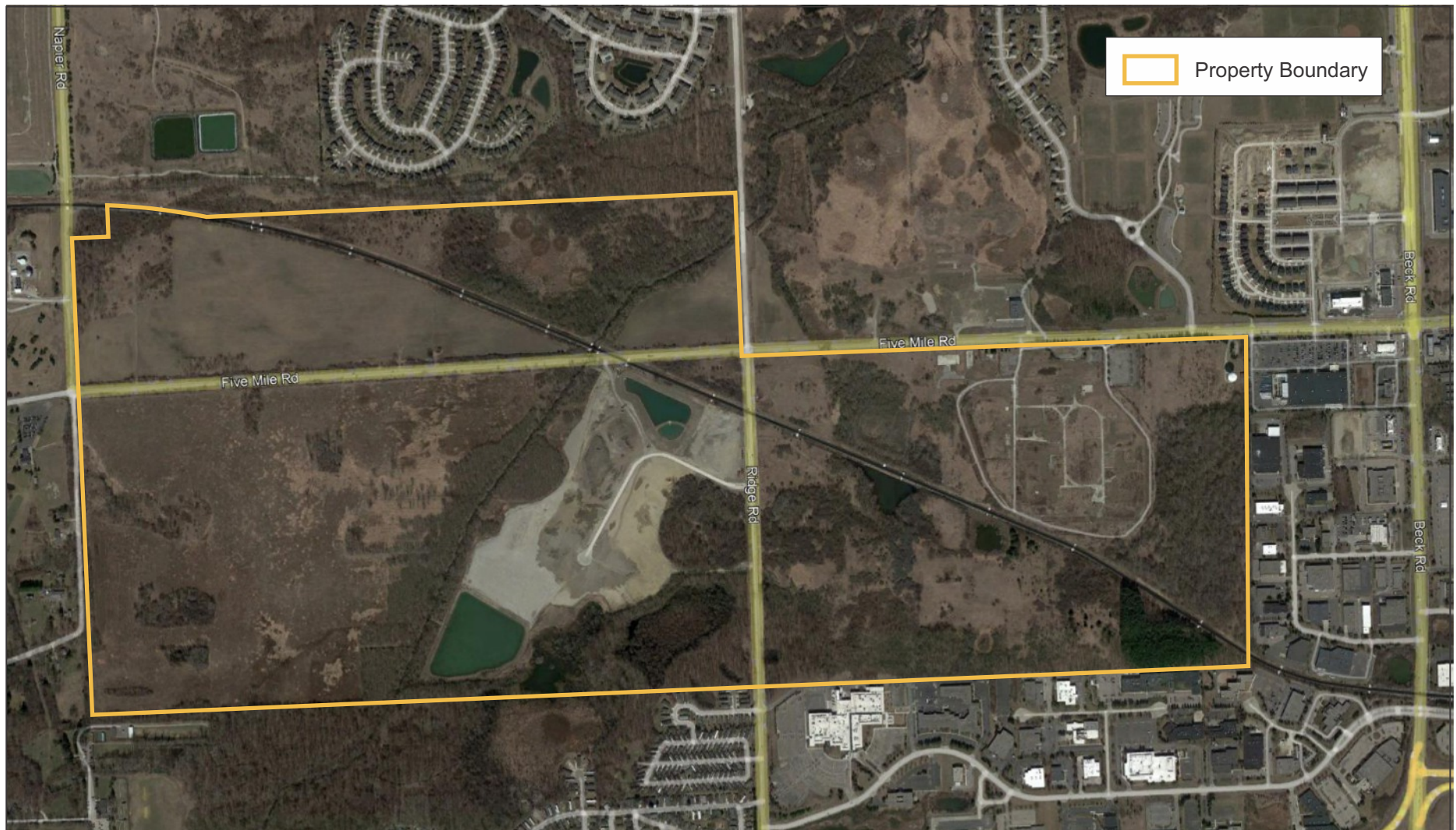
Date: February 23, 2022

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. 7

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 Improvemments ROW and Site Access Improvements Architectural and Engineering Desgin 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 Desgin 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 amd 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
Subtotal Department Specific Activities	\$1,162,190
Contingency (15%)	\$169,304
Total Department Specific Activities	\$1,331,494
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 Management and Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Prevent Exacerbation of Contaminated Groundwater - Utilities Prevent Exacerbation and Human Exposure - Utilities Due Care Design, Engineering, Management and Coordination	\$800,000
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 Improvemnts Roadway Reconstruction Railroad Crossing Improvements Bridge Repairs and Replacement Stormwater Management Traffic Control and Signage Utility/Power Pole Relocation Geotechnical Engineering Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	\$15,282,225
Public Infrastructure Improvements - Sanitary Sewer Excavation and Earthwork Dewatering Install Upgraded Sewer Construct Pump Station Install Back-up Generator Site Restoration Geotechnical Engineering Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	\$3,178,350
Public Infrastructure Improvements - Water Main Excavation and Earthwork Dewatering Install Upgraded Water Main Construct Water Storage Tank Roadway and Site Resporation Architectural and Engineering Desgin, and Surveying/Staking Services Site Construction Management Construction General Conditions	\$6,029,910
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
5/8/2024

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)



Table 2-1
TAX INCREMENT REVENUE
MITC Parcel 13
MITC Redevelopment Area
Plymouth Township, Michigan
5/8/2024

Estimated Taxable Value (TV) Increase Rate:

	Plan Year Calendar Year	21	22	23	24	25	26	27	28	29	30	TOTAL
		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹		\$ 3,614,489	\$ 3,686,779	\$ 3,760,514	\$ 3,835,725							
Land & Bldg Incremental Difference (New TV - Base TV)		\$ 3,614,489	\$ 3,686,779	\$ 3,760,514	\$ 3,835,725							
41.4026												
9.3273												
<u>School Capture</u>	<u>Millage Rate</u>											
State Education Tax (SET)	6.0000	\$ 21,687	\$ 22,121	\$ 22,563	\$ 23,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,259
School Operating Tax	18.0000	\$ 65,061	\$ 66,362	\$ 67,689	\$ 69,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984,774
School Total	24.0000	\$ 86,748	\$ 88,483	\$ 90,252	\$ 92,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,313,033
<u>Local Capture</u>	<u>Millage Rate</u>											
Township (winter)	0.8103	\$ 2,929	\$ 2,987	\$ 3,047	\$ 3,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,333
Police-Fire (1) (winter)	1.6211	\$ 5,859	\$ 5,977	\$ 6,096	\$ 6,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,690
Police-Fire (2) (winter)	0.5583	\$ 2,018	\$ 2,058	\$ 2,099	\$ 2,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,543
Police-Fire (3) (winter)	1.1926	\$ 4,311	\$ 4,397	\$ 4,485	\$ 4,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,247
Fire (Winter)	0.9866	\$ 3,566	\$ 3,637	\$ 3,710	\$ 3,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,976
Wayne County (winter)	0.9897	\$ 3,577	\$ 3,649	\$ 3,722	\$ 3,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,147
Wayne County Jail (winter)	0.9381	\$ 3,391	\$ 3,459	\$ 3,528	\$ 3,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,325
Wayne County Parks (winter)	0.2459	\$ 889	\$ 907	\$ 925	\$ 943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,455
HCMA (winter)	0.2104	\$ 760	\$ 776	\$ 791	\$ 807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,512
Plymouth Library (winter)	1.4448	\$ 5,222	\$ 5,327	\$ 5,433	\$ 5,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,045
Community College (winter)	0.0177	\$ 64	\$ 65	\$ 67	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 967
Community College (summer)	2.2700	\$ 8,205	\$ 8,369	\$ 8,536	\$ 8,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,192
RESA - Spec Ed (summer)	3.3678	\$ 12,173	\$ 12,416	\$ 12,665	\$ 12,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,250
RESA - Gen Operating (summer)	0.0965	\$ 349	\$ 356	\$ 363	\$ 370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,282
RESA - Enhance (summer)	2.0000	\$ 7,229	\$ 7,374	\$ 7,521	\$ 7,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,418
Wayne County (Summer)	5.6483	\$ 20,416	\$ 20,824	\$ 21,241	\$ 21,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,017
Local Total	22.3981	\$ 80,958	\$ 82,578	\$ 84,229	\$ 85,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225,394
<u>Non-Capturable Millages</u>	<u>Millage Rate</u>											
School Debt (summer)	4.0200	\$ 14,530	\$ 14,821	\$ 15,117	\$ 15,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,557
Wayne County Art Institute (winter)	0.2000	\$ 723	\$ 737	\$ 752	\$ 767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,928
Wayne County Zoo	0.1000	\$ 361	\$ 369	\$ 376	\$ 384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,964
Total Non-Capturable Taxes	4.3200	\$ 15,614	\$ 15,927	\$ 16,245	\$ 16,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,448

Total Tax Increment Revenue (TIR) Available for Capture \$ 167,706 \$ 171,061 \$ 174,481 \$ 177,967 \$ - \$ - \$ - \$ - \$ - \$ - \$ 2,538,427

PARCEL 11/12 – RIDGE 5 CORPORATE PARK



Table 2-2
TAX INCREMENT REVENUE
Ridge 5 Corporate Park (MITC Parcel 11)
MITC Redevelopment Area
Plymouth Township, Michigan
5/8/2024

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

Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Calendar Year	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		



Table 2-2
TAX INCREMENT REVENUE
Ridge 5 Corporate Park (MITC Parcel 11)
MITC Redevelopment Area
Plymouth Township, Michigan
5/8/2024

Estimated Taxable Value (TV) Increase Rate:

Plan Year		20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Estimated New TV		\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	\$ 37,301,229							
Incremental Difference (New TV - Base TV)		\$ 34,460,569	\$ 35,149,780	\$ 35,852,776	\$ 36,569,832	\$ 37,301,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Capture		Millage Rate											
State Education Tax (SET)		6.0000											\$ 2,944,661
School Operating		18.0000											\$ 8,833,978
School Total		24.0000											\$ 11,778,639
Local Capture		Millage Rate											
Township		0.8134											\$ 399,200
Police-Fire (1)		1.6272											\$ 798,595
Police-Fire (2)		0.5604											\$ 275,033
Police-Fire (3)		1.1971											\$ 587,509
Fire		0.9903											\$ 486,013
Piymouth Library		1.4535											\$ 713,342
Wayne County		5.6483											\$ 2,772,056
Wayne County		0.9897											\$ 485,723
WC Jail		0.9381											\$ 460,400
WC Parks		0.2459											\$ 120,683
HCMA		0.2117											\$ 103,896
Community College		2.2516											\$ 1,105,030
RESA - Spec Ed		3.3678											\$ 1,652,836
RESA - Gen Oper		0.0965											\$ 47,360
RESA - Enhance		2.0000											\$ 981,556
Local Total		22.3915											\$ 10,989,232
Non-Capturable Millages		Millage Rate											
WC Zoo		0.1000											\$ 47,398
WC Art Institute		0.2000											\$ 94,800
School Debt		4.0200											\$ 1,905,488
Total Non-Capturable Taxes		4.3200											\$ 2,047,686
Total Tax Increment Revenue (TIR) Available for Capture		\$ 1,598,675	\$ 1,630,652	\$ 1,663,264	\$ 1,696,530	\$ 1,730,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,767,871

PARCEL 9 (PORTION) – NEW NORTHVILLE, LLC



Table 2-3

TAX INCREMENT REVENUE

Northville Lumber Co. (MITC Parcel 9)

MITC Redevelopment Area

Plymouth Township, Michigan

5/8/2024

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:

¹The 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
5/8/2024

Estimated Taxable Value (TV) Increase Rate:													
Plan Year Calendar Year	23	24	25	26	27	28	29	30	31	32	33	TOTAL	
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051		
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Estimated New TV 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
5/8/2024

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																													
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															
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															
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 2-4
TAX INCREMENT REVENUE
Coldwater Creek (MITC Parcel 7)
MITC Redevelopment Area
Plymouth Township, Michigan
5/8/2024

Estimated Taxable Value (TV) Increase Rate:										
Plan Year		23	24	25	26	27	28	29	30	TOTAL
Calendar Year		2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV ¹		\$ 31,311,311	\$ 31,937,537							
Incremental Difference (New TV - Base TV)		\$ 31,311,311	\$ 31,937,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Capture		Millage Rate								
State Education Tax (SET)	6.0000	\$ 187,868	\$ 191,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,246,159
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	6.0000	\$ 187,868	\$ 191,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,246,159
Local Capture		Millage Rate								
Northville Township Operating	0.7686	\$ 24,066	\$ 24,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,732
Public Safety	6.4366	\$ 201,538	\$ 205,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,409,603
Shared Services	0.7561	\$ 23,674	\$ 24,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,052
School Sinking Fund	0.4698	\$ 14,710	\$ 15,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,874
RESA Operating	0.0956	\$ 2,993	\$ 3,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,789
RESA Special Ed.	3.3443	\$ 104,714	\$ 106,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,251,971
RESA Enhancement	1.9876	\$ 62,234	\$ 63,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744,078
HCMA	0.2070	\$ 6,481	\$ 6,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,490
Library Operating	1.0975	\$ 34,364	\$ 35,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,860
Wayne County Operating	6.5928	\$ 206,429	\$ 210,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,468,081
WC Jail	0.9358	\$ 29,301	\$ 29,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,326
WC Parks	0.2442	\$ 7,646	\$ 7,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,418
Schoolcraft Community College	2.2700	\$ 71,077	\$ 72,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 849,797
Local Total	25.2059	\$ 789,227	\$ 805,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,436,071
Non-Capturable Millages		Millage Rate								
WC Zoo	0.0992	\$ 3,106	\$ 3,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,136
WC Art Institute	0.1986	\$ 6,218	\$ 6,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,348
Property Bond Prop	0.3500	\$ 10,959	\$ 11,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Debt	1.7000	\$ 53,229	\$ 54,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636,413
Total Non-Capturable Taxes	2.3478	\$ 73,513	\$ 74,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 878,922
Total Tax Increment Revenue (TIR) Available for Capture		\$ 977,095	\$ 996,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,682,230



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

MITC Redevelopment Area
Plymouth Township, Michigan
5/8/2024

Estimated Taxable Value (TV) Increase Rate: 2% per year																
Plan Year		8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New Property TV 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
5/8/2024

Estimated Taxable Value (TV) Increase Rate:										
Plan Year		23	24	25	26	27	28	29	30	TOTAL
Calendar Year		2041	2042	2043	2044	2045	2046	2047	2048	
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New 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
5/8/2024

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														
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														
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														
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
5/8/2024

Estimated Taxable Value (TV) Increase Rate:												
	Plan Year	22	23	24	25	26	27	28	29	30	TOTAL	
	Calendar Year	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
6/3/2024

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	
Estimated Years of Capture (Parcel 13)	15	Administrative Fees	\$ 122,540
		State Revolving Fund	\$ 164,134
		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
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
6/3/2024

	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	\$ 90,252	\$ 92,057							\$ 1,313,033
State Brownfield Redevelopment Fund (50% of SET)	\$ 10,423	\$ 10,631	\$ 10,844	\$ 11,061	\$ 11,282	\$ 11,507							\$ 164,134
State TIR Available for Reimbursement	\$ 72,956	\$ 74,416	\$ 75,904	\$ 77,422	\$ 78,970	\$ 80,550							\$ 1,148,899
Total Local Incremental Revenue	\$ 77,812	\$ 79,369	\$ 80,958	\$ 82,578	\$ 84,229	\$ 85,910							\$ 1,225,394
BRA Administrative Fee (10%)	\$ 7,781	\$ 7,937	\$ 8,096	\$ 8,258	\$ 8,423	\$ 8,591							\$ 122,540
Local TIR Available for Reimbursement	\$ 70,031	\$ 71,432	\$ 72,862	\$ 74,320	\$ 75,806	\$ 77,319							\$ 1,102,854
Total State & Local TIR Available	\$ 142,987	\$ 145,848	\$ 148,766	\$ 151,742	\$ 154,776	\$ 157,869							\$ 2,251,753
Total TIR Available to Developer	\$ 100,091	\$ 102,094	\$ 104,136	\$ 106,219	\$ 108,343	\$ 110,508							\$ 1,576,227
Total TIR Available to MITC Infrastructure	\$ 42,896	\$ 43,754	\$ 44,630	\$ 45,523	\$ 46,433	\$ 47,361							\$ 675,526
REIMBURSEMENT BALANCES													
PARCEL 13 Reimbursement Balance	\$ 450,843												
PARCEL 13 - Hillside East													
MSF Non-Environmental Costs*	\$ 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	\$ -											
EGLE Environmental Costs**	\$ 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 requ
** Includes \$40,000 in eligible activities that do not req

PARCEL 11/12 – RIDGE 5 CORPORATE PARK



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

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	\$ 2,575,254
Estimated Years of Capture (Ridge 5 Corporate Park)	10	State Revolving Fund	\$ 1,472,337
		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
6/3/2024

	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	\$ 1,429,163	\$ 1,457,171	\$ 1,485,736							\$ 19,342,348
State Brownfield Redevelopment Fund (50% of SET)	\$ 99,368	\$ 101,355	\$ 103,382	\$ 105,450	\$ 107,559	\$ 109,710	\$ 111,904							\$ 1,472,337
State TIR Available for Reimbursement	\$ 1,225,792	\$ 1,247,038	\$ 1,271,402	\$ 1,296,256	\$ 1,321,604	\$ 1,347,461	\$ 1,373,832							\$ 17,870,011
Total Local Incremental Revenue	\$ 1,804,523	\$ 1,840,079	\$ 1,876,346	\$ 1,913,342	\$ 1,951,074	\$ 1,989,559	\$ 2,028,816							\$ 25,752,505
BRA Administrative Fee (10%)	\$ 180,452	\$ 184,008	\$ 187,635	\$ 191,334	\$ 195,107	\$ 198,956	\$ 202,882							\$ 2,575,254
Local TIR Available for Reimbursement	\$ 1,624,071	\$ 1,656,071	\$ 1,688,711	\$ 1,722,008	\$ 1,755,967	\$ 1,790,603	\$ 1,825,934							\$ 23,177,251
Total State & Local TIR Available	\$ 2,849,863	\$ 2,903,109	\$ 2,960,113	\$ 3,018,264	\$ 3,077,571	\$ 3,138,064	\$ 3,199,766							\$ 41,047,262
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	\$ 3,077,571	\$ 3,138,064	\$ 3,199,766							\$ 39,673,318
REIMBURSEMENT BALANCES														
PARCEL 11/12 Reimbursement Balance														
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 W

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
6/3/2024

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.6%	\$ 1,872,569
Local	51.4%	\$ 2,029,290
TOTAL		\$ 3,901,859
EGL	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	\$ 1,784,075	\$ 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	\$ 1,903,959	\$ 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
EGL 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	\$ 88,494	\$ 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	\$ 125,331	\$ 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 EGL 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
6/3/2024

	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	\$ 154,336	\$ 157,422	\$ 160,571	\$ 233,977	\$ 255,044	\$ 260,146	\$ 265,347	\$ 270,656	\$ 374,643	\$ 3,901,862
Total TIR Available to MITC Infrastructure	\$ 63,575	\$ 64,846	\$ 66,144	\$ 67,467	\$ 68,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960,878
REIMBURSEMENT BALANCES												
PARCEL 9 (NL, LLC) Reimbursement Balance	\$ 2,283,452	\$ 2,132,142	\$ 1,977,806	\$ 1,820,384	\$ 1,659,813	\$ 1,425,836	\$ 1,170,792	\$ 910,646	\$ 645,299	\$ 374,643	\$ -	
Parcel 9 Northville Lumber												
MSF Non-Environmental Costs*	\$ 141,333	\$ 144,159	\$ 147,042	\$ 149,983	\$ 152,983	\$ 222,920	\$ 242,991	\$ 247,852	\$ 252,807	\$ 257,865	\$ 327,507	\$ 3,688,036
State Tax Reimbursement	\$ 67,940	\$ 69,299	\$ 70,685	\$ 72,099	\$ 73,540	\$ 107,160	\$ 124,917	\$ 127,415	\$ 129,963	\$ 132,564	\$ 135,214	\$ 1,784,075
Local Tax Reimbursement	\$ 73,393	\$ 74,860	\$ 76,357	\$ 77,884	\$ 79,443	\$ 115,760	\$ 118,074	\$ 120,437	\$ 122,844	\$ 125,301	\$ 192,293	\$ 1,903,959
Total MSF Reimbursement Balance	\$ 2,146,109	\$ 2,001,950	\$ 1,854,908	\$ 1,704,925	\$ 1,551,942	\$ 1,329,022	\$ 1,086,031	\$ 838,179	\$ 585,372	\$ 327,507		
EGLE Environmental Costs**	\$ 7,010	\$ 7,151	\$ 7,294	\$ 7,439	\$ 7,588	\$ 11,057	\$ 12,053	\$ 12,294	\$ 12,540	\$ 12,791	\$ 47,136	\$ 213,826
State Tax Reimbursement	\$ 3,370	\$ 3,437	\$ 3,506	\$ 3,576	\$ 3,648	\$ 5,315	\$ 6,196	\$ 6,320	\$ 6,446	\$ 6,575	\$ 6,707	\$ 88,494
Local Tax Reimbursement	\$ 3,640	\$ 3,713	\$ 3,787	\$ 3,863	\$ 3,941	\$ 5,742	\$ 5,857	\$ 5,974	\$ 6,093	\$ 6,215	\$ 40,429	\$ 125,331
Total EGLE Reimbursement Balance	\$ 137,343	\$ 130,192	\$ 122,898	\$ 115,459	\$ 107,871	\$ 96,814	\$ 84,761	\$ 72,467	\$ 59,927	\$ 47,136		
Total Annual Parcel 9 Reimbursement	\$ 148,343	\$ 151,310	\$ 154,336	\$ 157,422	\$ 160,571	\$ 233,977	\$ 255,044	\$ 260,146	\$ 265,347	\$ 270,656	\$ 374,643	

* Includes \$40,000 in eligible activities that do not requ
** Includes \$149,365 in eligible activities that do not re

PARCEL 7 – COLDWATER RIDGE



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

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	\$ 943,606
Estimated Years of Capture (Coldwater Ridge)	14	State Revolving Fund	\$ 1,123,080
		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.														
MSF 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
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
6/3/2024

	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	\$ 187,868	\$ 191,625							\$ 2,246,159
State Brownfield Redevelopment Fund (50% of SET)	\$ 90,287	\$ 92,092	\$ 93,934	\$ 95,813							\$ 1,123,080
State TIR Available for Reimbursement	\$ 90,287	\$ 92,092	\$ 93,934	\$ 95,813							\$ 1,123,084
Total Local Incremental Revenue	\$ 758,582	\$ 773,755	\$ 789,227	\$ 805,013							\$ 9,436,071
BRA Administrative Fee (10%)	\$ 75,858	\$ 77,376	\$ 78,923	\$ 80,501							\$ 943,606
Local TIR Available for Reimbursement	\$ 682,724	\$ 696,379	\$ 710,304	\$ 724,512							\$ 8,492,465
Total State & Local TIR Available	\$ 773,011	\$ 788,471	\$ 804,238	\$ 820,325							\$ 9,615,549
Total TIR Available to Developer	\$ 466,437	\$ 281,928	\$ -	\$ -							\$ 4,748,362
Total TIR Available to MITC Infrastructure	\$ 306,574	\$ 506,543	\$ 804,238	\$ 820,325							\$ 4,867,187
REIMBURSEMENT BALANCES											
PARCEL 7 Reimbursement Balance	\$ 275,524										
Parcel 7 Toll Bros.											
MSF Non-Environmental Costs	\$ 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	\$ -									
EGLE Environmental Costs											\$ 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 requir
** Includes \$80,000 in eligible activities that do not requ

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
6/3/2024

Developer Maximum Reimbursement	PARCEL 15 (Meijer Portion)	
	Proportionality	Incremental Taxes
State	51.9%	\$ 3,130,424
Local	48.1%	\$ 2,902,764
TOTAL		\$ 6,033,188
EGLE	29.7%	\$ 1,764,484
MSF	70.3%	\$ 4,268,703

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		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		\$ 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		\$ 2,228,060	\$ 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		\$ 2,040,643	\$ 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		\$ 862,121	\$ 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
6/3/2024

	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	\$ 293,498	\$ 298,433	\$ 319,439	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 6,072,124
Total TIR Available to MITC Infrastructure	\$ 14,943	\$ 15,193	\$ 15,447	\$ 15,707	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 207,859
REIMBURSEMENT BALANCES											
PARCEL 15 (Meijer) Reimbursement Balance	\$ 9,760,638	\$ 9,471,978	\$ 9,178,480	\$ 8,880,047	\$ 8,560,608	\$ 8,212,000	\$ 7,857,479	\$ 7,496,922	\$ 7,130,208	\$ 6,757,218	
Parcel 15 Meijer at Five Mile											
MSF Non-Environmental Costs*	\$ 199,594	\$ 202,928	\$ 206,329	\$ 209,798	\$ 224,566	\$ 245,071	\$ 249,228	\$ 253,472	\$ 257,800	\$ 262,212	\$ 4,268,703
State Tax Reimbursement	\$ 102,206	\$ 103,915	\$ 105,656	\$ 107,432	\$ 114,995	\$ 133,646	\$ 135,913	\$ 138,227	\$ 140,587	\$ 142,994	\$ 2,228,060
Local Tax Reimbursement	\$ 97,388	\$ 99,013	\$ 100,673	\$ 102,366	\$ 109,571	\$ 111,426	\$ 113,315	\$ 115,245	\$ 117,213	\$ 119,218	\$ 2,040,643
Total MSF Reimbursement Balance	\$ 6,865,785	\$ 6,662,857	\$ 6,456,528	\$ 6,246,730	\$ 6,022,164	\$ 5,777,093	\$ 5,527,865	\$ 5,274,393	\$ 5,016,593	\$ 4,754,381	
EGLE Environmental Costs**	\$ 84,324	\$ 85,732	\$ 87,169	\$ 88,635	\$ 94,873	\$ 103,537	\$ 105,293	\$ 107,085	\$ 108,914	\$ 110,778	\$ 1,764,484
State Tax Reimbursement	\$ 43,180	\$ 43,901	\$ 44,637	\$ 45,388	\$ 48,582	\$ 56,462	\$ 57,420	\$ 58,397	\$ 59,394	\$ 60,411	\$ 902,364
Local Tax Reimbursement	\$ 41,144	\$ 41,831	\$ 42,532	\$ 43,247	\$ 46,291	\$ 47,075	\$ 47,873	\$ 48,688	\$ 49,520	\$ 50,367	\$ 862,121
Total EGLE Reimbursement Balance	\$ 2,974,853	\$ 2,889,121	\$ 2,801,952	\$ 2,713,317	\$ 2,618,444	\$ 2,514,907	\$ 2,409,614	\$ 2,302,529	\$ 2,193,615	\$ 2,082,837	
Total Annual MITC Infrastructure Reimbursement	\$ 283,918	\$ 288,660	\$ 293,498	\$ 298,433	\$ 319,439	\$ 348,608	\$ 354,521	\$ 360,557	\$ 366,714	\$ 372,990	\$ 6,072,124

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

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

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
6/3/2024

Developer Maximum Reimbursement	PARCEL 9 (New Northville, LLC Portion)	
	Proportionality	Incremental Taxes
State	48.8%	\$ 959,836
Local	51.2%	\$ 1,006,735
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	\$ 150,088
Estimated Years of Capture (Verita Telecommunic.)	21	State Revolving Fund	\$ 145,852
		LBRF	\$ -

Plan/Capture Year		7	8	9	10	11	12	13	14	15	16	17	18	19	
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	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		\$ 922,011	\$ 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		\$ 967,060	\$ 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
6/3/2024

	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	\$ 89,157			\$ 1,429,051
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	\$ 89,157			\$ 1,283,199
Total Local Incremental Revenue	\$ 79,917	\$ 81,515	\$ 83,146	\$ 84,811	\$ 86,506	\$ 88,238	\$ 89,999	\$ 91,799	\$ 93,636			\$ 1,500,854
BRA Administrative Fee (10%)	\$ 7,992	\$ 8,152	\$ 8,315	\$ 8,481	\$ 8,651	\$ 8,824	\$ 9,000	\$ 9,180	\$ 9,364			\$ 150,088
Local TIR Available for Reimbursement	\$ 71,925	\$ 73,363	\$ 74,831	\$ 76,330	\$ 77,855	\$ 79,414	\$ 80,999	\$ 82,619	\$ 84,272			\$ 1,350,766
Total State & Local TIR Available	\$ 138,508	\$ 141,277	\$ 144,104	\$ 146,988	\$ 149,926	\$ 152,927	\$ 166,694	\$ 170,028	\$ 173,429			\$ 2,633,965
Total TIR Available to Developers	\$ 96,954	\$ 98,893	\$ 100,872	\$ 102,891	\$ 104,949	\$ 152,927	\$ 166,694	\$ 170,028	\$ 97,303			\$ 1,966,571
Total TIR Available to MITC Infrastructure	\$ 41,554	\$ 42,384	\$ 43,232	\$ 44,097	\$ 44,977	\$ -	\$ -	\$ -				\$ 591,268
REIMBURSEMENT BALANCES												
PARCEL 9 (Verita Portion) Reimbursement Balance	\$ 994,557	\$ 895,664	\$ 794,792	\$ 691,901	\$ 586,952	\$ 434,025	\$ 267,331	\$ 97,303				
PARCEL 9 (Verita Portion)												
MSF Non-Environmental Costs*	\$ 93,134	\$ 94,996	\$ 96,897	\$ 98,836	\$ 100,813	\$ 146,900	\$ 160,125	\$ 163,327	\$ 93,468			\$ 1,889,071
State Tax Reimbursement	\$ 44,771	\$ 45,666	\$ 46,580	\$ 47,511	\$ 48,462	\$ 70,616	\$ 82,318	\$ 83,964	\$ 48,051			\$ 922,011
Local Tax Reimbursement	\$ 48,363	\$ 49,330	\$ 50,317	\$ 51,325	\$ 52,351	\$ 76,284	\$ 77,807	\$ 79,363	\$ 45,417			\$ 967,060
Total MSF Reimbursement Balance	\$ 955,362	\$ 860,366	\$ 763,469	\$ 664,633	\$ 563,820	\$ 416,920	\$ 256,795	\$ 93,468	\$ -			
EGLE Environmental Costs**	\$ 3,820	\$ 3,897	\$ 3,975	\$ 4,055	\$ 4,136	\$ 6,027	\$ 6,569	\$ 6,701	\$ 3,835			\$ 77,500
State Tax Reimbursement	\$ 1,837	\$ 1,873	\$ 1,911	\$ 1,949	\$ 1,988	\$ 2,897	\$ 3,377	\$ 3,445	\$ 1,972			\$ 37,826
Local Tax Reimbursement	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,106	\$ 2,148	\$ 3,130	\$ 3,192	\$ 3,256	\$ 1,863			\$ 39,674
Total EGLE Reimbursement Balance	\$ 39,195	\$ 35,298	\$ 31,323	\$ 27,268	\$ 23,132	\$ 17,105	\$ 10,536	\$ 3,835	\$ -			
Total Annual Parcel 13 Reimbursement	\$ 96,954	\$ 98,893	\$ 100,872	\$ 102,891	\$ 104,949	\$ 152,927	\$ 166,694	\$ 170,028	\$ 97,303			\$ 1,966,571

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

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

MITC PUBLIC INFRASTRUCTURE IMROVEMENTS



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

Developer Maximum Reimbursement	MITC INFRASTRUCTURE	
	Proportionality	Incremental Taxes
State	65.5%	\$ 19,557,361
Local	34.5%	\$ 10,288,173
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		\$ 24,838	\$ 24,838	\$ 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		\$ 24,838	\$ 24,838	\$ 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	\$ 698,027	\$ 710,974	\$ 724,195	\$ 737,694
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	\$ 698,027	\$ 710,974	\$ 724,195	\$ 737,694
Total State & Local TIR Available to MITC		\$ 31,988	\$ 31,988	\$ 36,574	\$ 73,719	\$ 125,529	\$ 201,649	\$ 499,144	\$ 859,920	\$ 1,235,925	\$ 1,420,010	\$ 1,699,255	\$ 1,938,988	\$ 1,973,124	\$ 2,008,014	\$ 2,043,668
REIMBURSEMENT BALANCES		Beginning Balances														
MITC INFRASTRUCTURE Reimbursement Balance	\$ 29,845,534	\$ 29,813,546	\$ 29,781,558	\$ 29,744,984	\$ 29,671,265	\$ 29,545,736	\$ 29,344,087	\$ 28,844,943	\$ 27,985,023	\$ 26,749,098	\$ 25,329,088	\$ 23,629,833	\$ 21,690,845	\$ 19,717,721	\$ 17,709,707	\$ 15,666,039
MITC INFRASTRUCTURE																
MSF Non-Environmental Costs*	\$ 28,845,534	\$ 30,868	\$ 30,868	\$ 35,294	\$ 71,139	\$ 121,135	\$ 194,591	\$ 481,674	\$ 829,823	\$ 1,192,668	\$ 1,370,310	\$ 1,639,781	\$ 1,871,123	\$ 1,904,065	\$ 1,937,734	\$ 1,972,140
State Tax Reimbursement	\$ 18,901,314	\$ 23,969	\$ 23,969	\$ 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	\$ 9,944,220	\$ 6,900	\$ 6,900	\$ 10,271	\$ 14,901	\$ 30,351	\$ 47,970	\$ 92,496	\$ 206,589	\$ 304,874	\$ 425,106	\$ 544,120	\$ 673,596	\$ 686,090	\$ 698,848	\$ 711,875
Total MSF Reimbursement Balance		\$ 28,814,666	\$ 28,783,798	\$ 28,748,504	\$ 28,677,365	\$ 28,556,230	\$ 28,361,639	\$ 27,879,965	\$ 27,050,142	\$ 25,857,474	\$ 24,487,164	\$ 22,847,383	\$ 20,976,260	\$ 19,072,195	\$ 17,134,461	\$ 15,162,321
EGLE Environmental Costs**	\$ 1,000,000	\$ 1,120	\$ 1,120	\$ 1,280	\$ 2,580	\$ 4,394	\$ 7,058	\$ 17,470	\$ 30,097	\$ 43,257	\$ 49,700	\$ 59,474	\$ 67,865	\$ 69,059	\$ 70,280	\$ 71,528
State Tax Reimbursement	\$ 656,047	\$ 869	\$ 869	\$ 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	\$ 343,953	\$ 250	\$ 250	\$ 373	\$ 540	\$ 1,101	\$ 1,740	\$ 3,355	\$ 7,493	\$ 11,058	\$ 15,418	\$ 19,735	\$ 24,431	\$ 24,884	\$ 25,347	\$ 25,819
Total EGLE Reimbursement Balance		\$ 998,880	\$ 997,760	\$ 996,480	\$ 993,900	\$ 989,506	\$ 982,448	\$ 964,978	\$ 934,881	\$ 891,624	\$ 841,924	\$ 782,450	\$ 714,585	\$ 645,526	\$ 575,246	\$ 503,718
Total Annual MITC Infrastructure Reimbursement	\$ 29,845,534	\$ 31,988	\$ 31,988	\$ 36,574	\$ 73,719	\$ 125,529	\$ 201,649	\$ 499,144	\$ 859,920	\$ 1,235,925	\$ 1,420,010	\$ 1,699,255	\$ 1,938,988	\$ 1,973,124	\$ 2,008,014	\$ 2,043,668

* 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
6/3/2024

	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	\$ 1,432,817	\$ 1,460,871	\$ 1,489,486							\$ 19,404,184
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	\$ 1,432,817	\$ 1,460,871	\$ 1,489,486							\$ 19,404,184
Total Local Incremental Revenue	\$ 751,483	\$ 765,671	\$ 780,817	\$ 796,263	\$ 812,022	\$ 828,094	\$ 844,488							\$ 10,199,076
BRA Administrative Fee (10%)														\$ -
Local TIR Available for Reimbursement of MITC	\$ 751,483	\$ 765,671	\$ 780,817	\$ 796,263	\$ 812,022	\$ 828,094	\$ 844,488							\$ 10,201,519
Total State & Local TIR Available to MITC	\$ 2,080,114	\$ 2,117,579	\$ 2,159,162	\$ 2,201,575	\$ 2,244,839	\$ 2,288,965	\$ 2,333,974							\$ 29,605,703
REIMBURSEMENT BALANCES														
MITC INFRASTRUCTURE Reimbursement Balance	\$ 13,585,925	\$ 11,468,346	\$ 9,309,184	\$ 7,107,609	\$ 4,862,770	\$ 2,573,805								
MITC INFRASTRUCTURE														
MSF Non-Environmental Costs*	\$ 2,007,310	\$ 2,043,464	\$ 2,083,591	\$ 2,124,520	\$ 2,166,270	\$ 2,208,851	\$ 2,528,315							\$ 28,845,534
State Tax Reimbursement	\$ 1,282,129	\$ 1,304,591	\$ 1,330,103	\$ 1,356,126	\$ 1,382,668	\$ 1,409,741	\$ 1,613,630							\$ 18,901,314
Local Tax Reimbursement	\$ 725,181	\$ 738,873	\$ 753,488	\$ 768,394	\$ 783,601	\$ 799,111	\$ 914,685							\$ 9,944,220
Total MSF Reimbursement Balance	\$ 13,155,011	\$ 11,111,547	\$ 9,027,956	\$ 6,903,436	\$ 4,737,166	\$ 2,528,315	\$ -							
EGLE Environmental Costs**	\$ 72,804	\$ 74,115	\$ 75,571	\$ 77,055	\$ 78,569	\$ 80,114	\$ 45,490							\$ 1,000,000
State Tax Reimbursement	\$ 46,502	\$ 47,317	\$ 48,242	\$ 49,186	\$ 50,149	\$ 51,130	\$ 29,033							\$ 656,047
Local Tax Reimbursement	\$ 26,302	\$ 26,798	\$ 27,329	\$ 27,869	\$ 28,421	\$ 28,983	\$ 16,457							\$ 343,953
Total EGLE Reimbursement Balance	\$ 430,914	\$ 356,799	\$ 281,228	\$ 204,173	\$ 125,604	\$ 45,490	\$ -							
Total Annual MITC Infrastructure Reimbursement	\$ 2,080,114	\$ 2,117,579	\$ 2,159,162	\$ 2,201,575	\$ 2,244,839	\$ 2,288,965	\$ 2,573,805							\$ 29,845,534

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

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

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

WATER TOWER PARCEL

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS PORTION

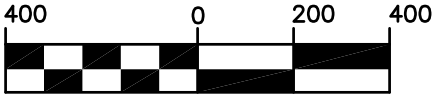


SCALE: 1" = 400'

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

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:

- TITLE WORK NOT PROVIDED. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
- SEE SHEET 3 FOR PARENT & PROPOSED LEGAL DESCRIPTIONS.
- 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.
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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

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'

DETENTION
BASIN
EASEMENT

L2

CHESAPEAKE & OHIO R.R.
(99 FEET WIDE)

SOUTHERLY RIGHT-OF-WAY LINE

FCI

SOUTH LINE OF SECTION 18 T. 1S.,
R. 8E. & CENTERLINE OF ROAD

60' RIGHT-OF-WAY LINE

SOUTH 1/4
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 27003,
P. 583,
W.C.R.

DRAINAGE
EASEMENT

C1

PARENT PARCEL
54.18 ACRES (GROSS)
49.83 ACRES (NET
OF 5 MILE RD.
R.O.W.)

PHOENIX ROAD (5 MILE)
33' RIGHT-OF-WAY LINE

2726.58'
N85°48'32"E (66 FEET WIDE)
SOUTH LINE OF SECTION 18 T. 1S., R. 8E. &
CENTERLINE OF ROAD

P.O.B.
PARENT
PARCEL

SOUTHWEST
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 27003,
P. 581,
W.C.R.

33' R.O.W.
LINE

NAPIER ROAD (66 FEET WIDE)
WASHTENAW COUNTY

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.

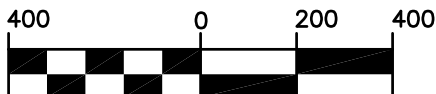
20-372

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).



NORTH-SOUTH 1/4 LINE SEC. 18

CHESAPEAKE & OHIO R.R.
(99 FEET WIDE)

DETENTION BASIN EASEMENT

3/

OUTH LINE OF SECTION 18 T. 1S.,
R. 8E. & CENTERLINE OF ROAD

SOUTH 1/4
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 27003,
P. 583,
W.C.R.

17 MILE)

PHOENIX ROAD (16 FEET WIDE)

181. SOUTH LINE OF SECTION 181. 13.
R. 8E. & CENTERLINE OF ROAD

-FUTURE
60'
RIGHT-
OF-
WAY
LINE

1558.99'

**P.O.B.
PARCEL**

P.O.B. _____
PARCEL "A"

SOUTHWEST
CORNER
SECTION 18
T. 1S.,
R. 8E.,
L. 27003,
P. 581,
W.C.R.

LINE

WAYNE COUNTY

WEST LINE OF SECTION 18 T. 1S., R. 8E.

02°31'45"W & CENTERLINE OF ROAD

SALEM TOWNSHIP

NAPIER ROAD (66 FEET WIDE)
WASHTENAW COUNTY

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



BK: — —

SCALE HOR 1" = 400 FT.
VER 1" = 50 FT.

20-372



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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

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



CIVIL ENGINEERS & LAND SURVEYORS

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

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

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 ¼ 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

SURVEYOR'S 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

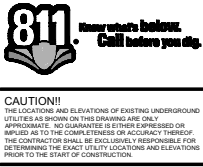
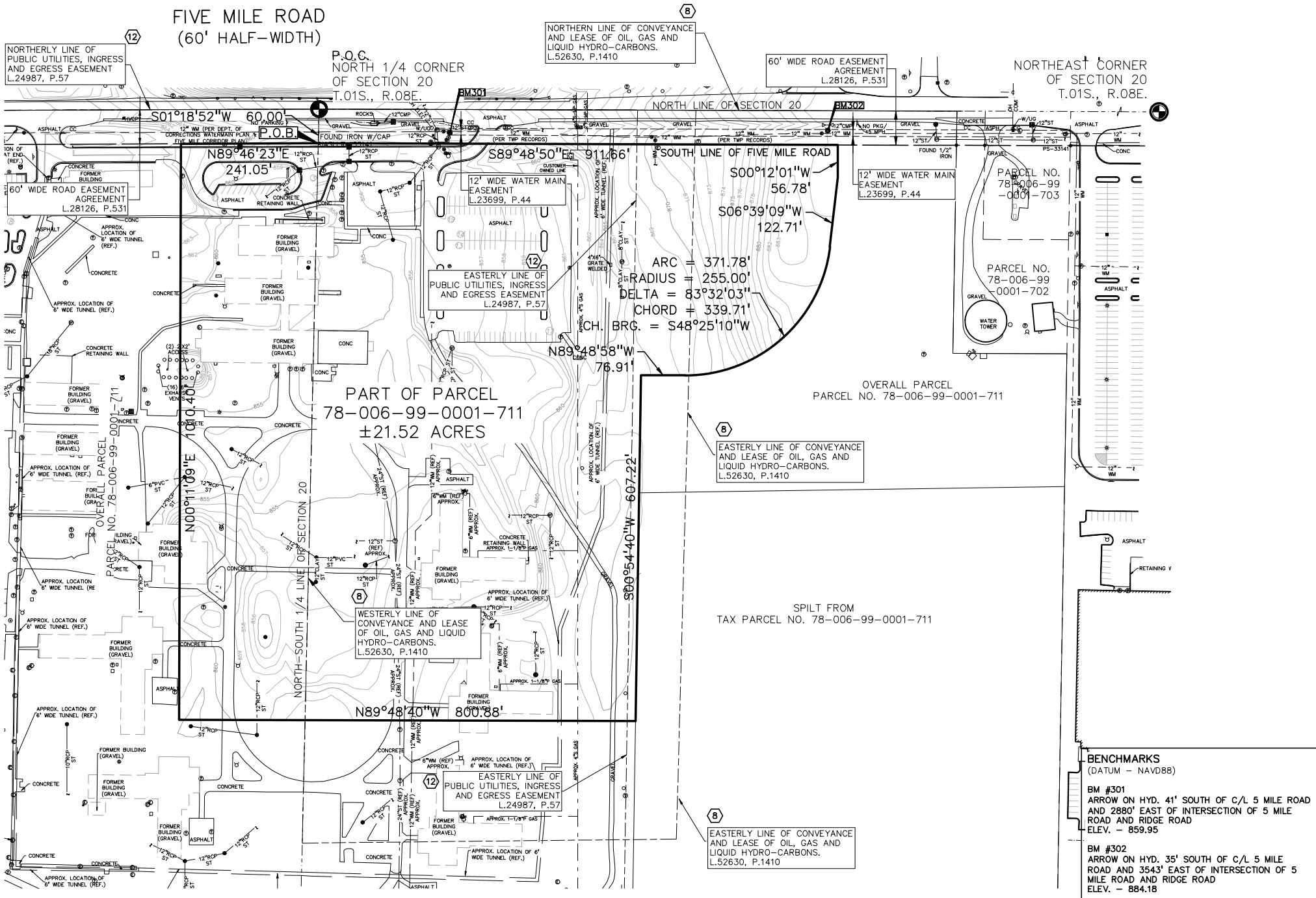
To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATA NATIONAL TITLE GROUP
MEIJER, INC., a Michigan corporation

This is to certify that this map or plat 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. 4001041111
Agent for PEA, Group.

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



CLIENT
REDICO
ONE TOWN SQUARE, SUITE 1600
SOUTHFIELD, MICHIGAN 48066

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

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

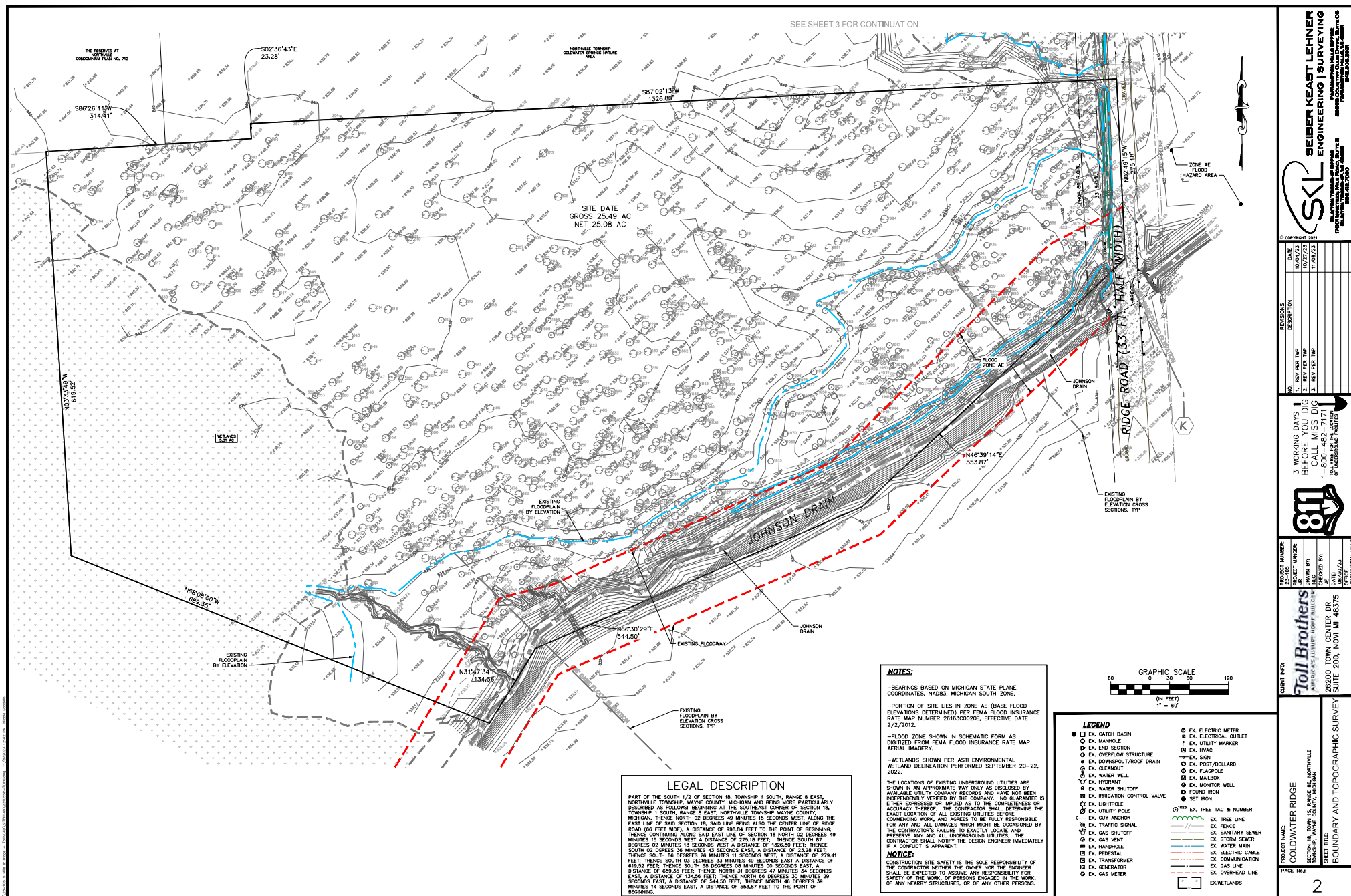
ORIGINAL ISSUE DATE:
JANUARY 27, 2023

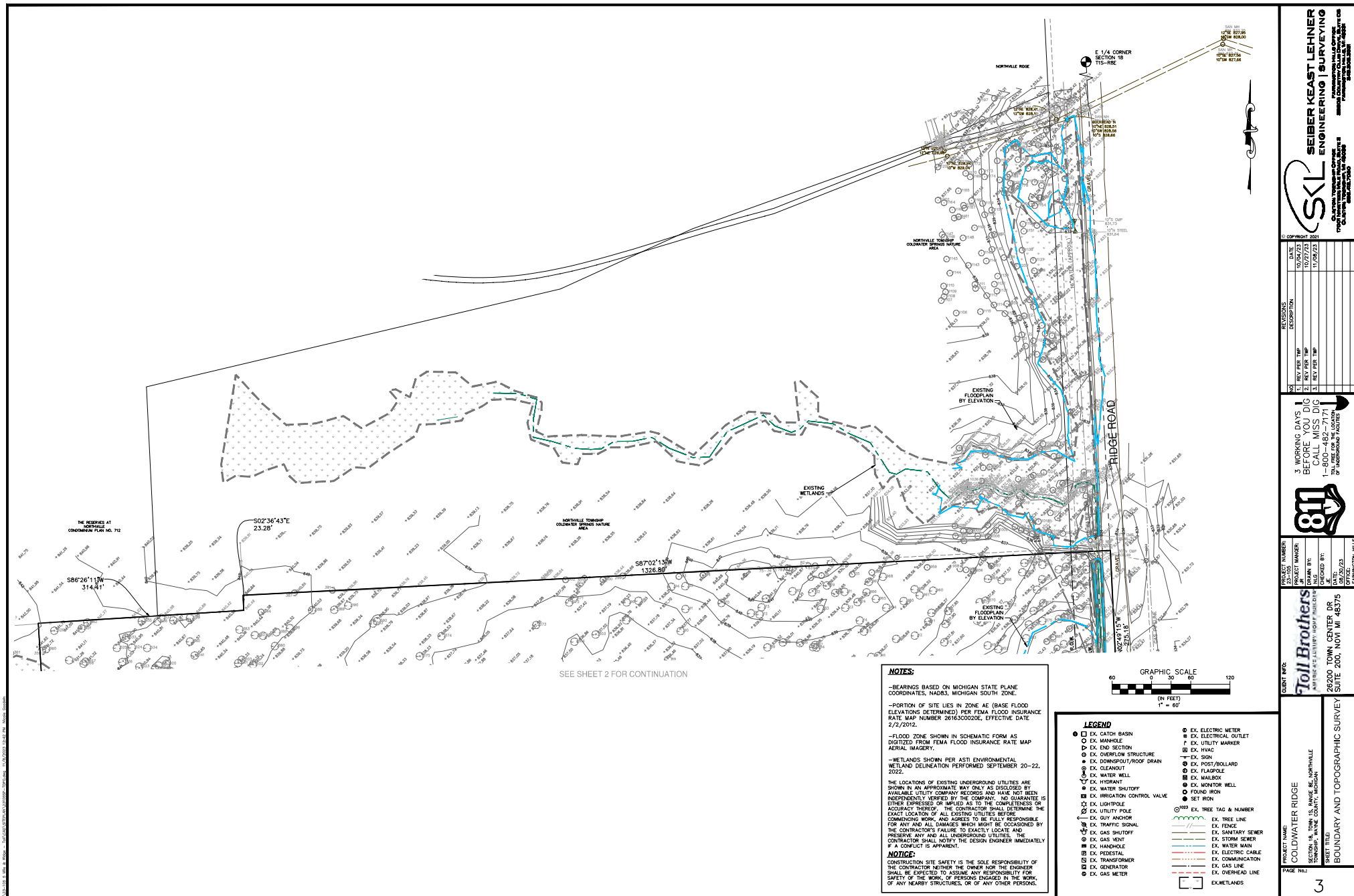
DRAWING TITLE
**ALTA/NSPS
LAND TITLE
SURVEY**

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

ALTA

MITC PARCEL 7





MITC PARCEL 9 – NORTHVILLE LUMBER CO. PORTION

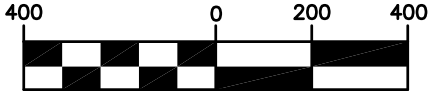


SCALE: 1" = 400'

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:

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

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

WAYNE COUNTY

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



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:

NORTHVILLE LUMBER

PARCEL SPLIT

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

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL

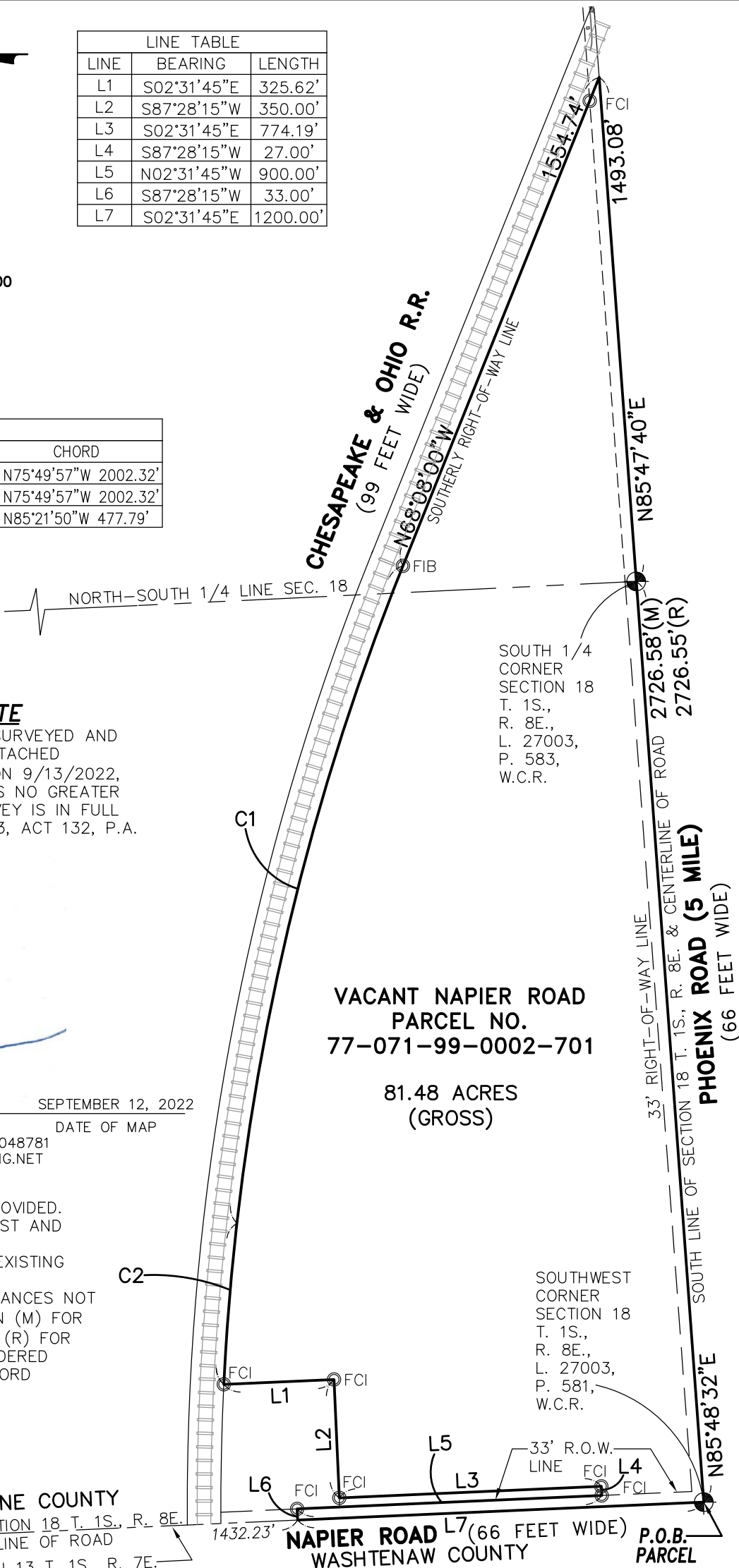


FBK: --
CHF: MM

1 / 3

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

20-372



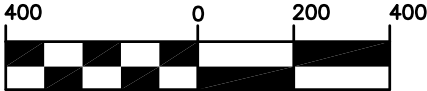


SCALE: 1" = 400'

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

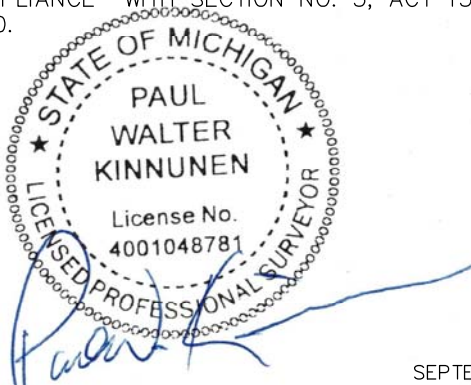
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	559.85'	7472.79'	04°17'33"	S85°02'58"E 559.72'
C2	1926.38'	7472.79'	14°46'12"	S75°31'06"E 1921.05'

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:

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

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

WAYNE COUNTY

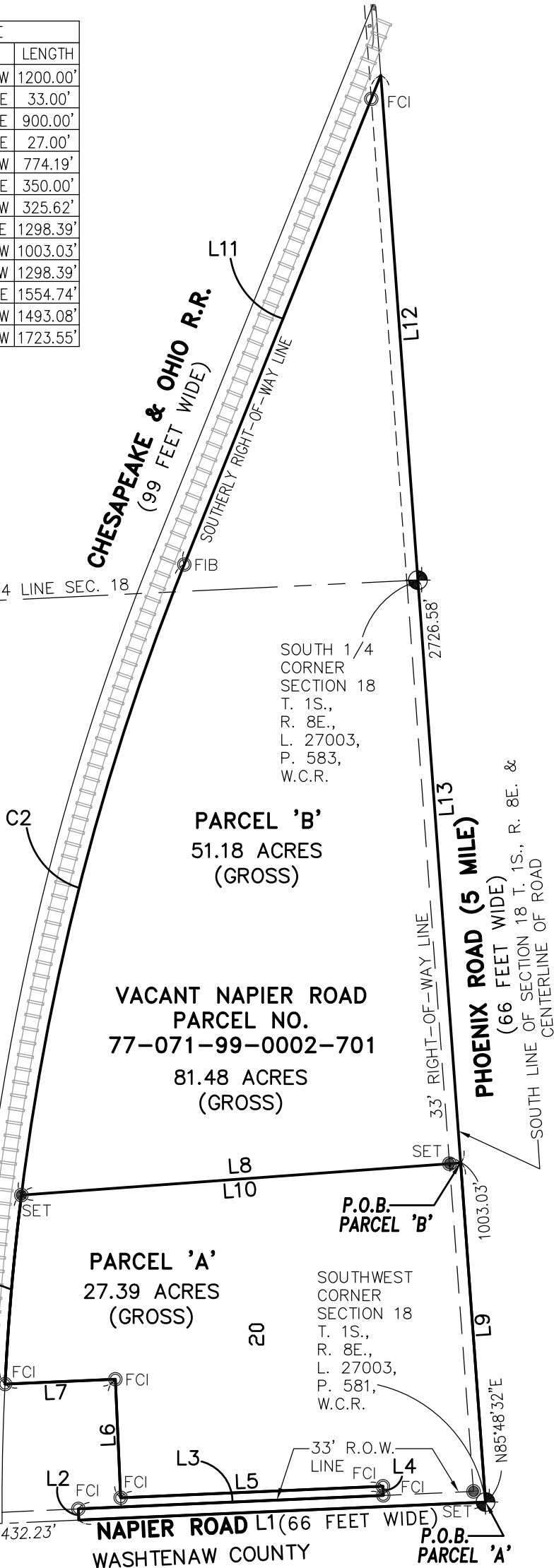
WEST LINE OF SECTION 18 T. 1S., R. 8E.
N02°31'45"W & CENTERLINE OF ROAD
EAST LINE OF SECTION 13 T. 1S., R. 7E.
SALEM TOWNSHIP



CIVIL ENGINEERS & LAND SURVEYORS

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

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"E	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'



CLIENT:

NORTHVILLE LUMBER

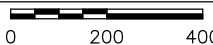
PARCEL SPLIT

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

DATE: 9-12-2022

DRAWN BY: PWK

CHECKED BY: DJL



FBK: --
CHF: MM

2/3

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

20-372

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

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

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

LEGAL DESCRIPTION PARCEL 'A'):

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N02°31'45"W 1200.00 FEET; ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF NAPIER ROAD, 66 FEET WIDE; THENCE N87°28'15"E 33.00 FEET; THENCE S02°31'45"E 900.00 FEET; THENCE N87°28'15"E 27.00 FEET; THENCE N02°31'45"W 774.19 FEET; THENCE N87°28'15"E 350.00 FEET; THENCE N02°31'45"W 325.62 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 559.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 04°17'33", AND A CHORD BEARING S85°02'58"E 559.72 FEET; THENCE S04°11'28"E 1298.39 FEET TO THE SOUTH LINE OF SAID SECTION 18, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE; THENCE ALONG SAID SOUTH LINE, S85°48'32"W 1003.03 FEET TO SAID SOUTHWEST CORNER OF SAID SECTION 18 AND TO THE **POINT OF BEGINNING**. CONTAINING 27.39 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION PARCEL 'B'):

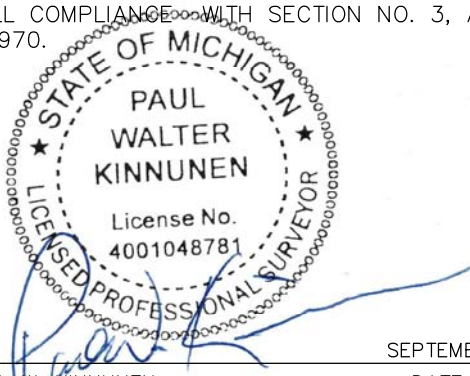
PART OF THE SOUTH 1/2 OF SECTION 18, T.1S., R.8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF PHOENIX ROAD (5 MILE), 66 FEET WIDE, BEING DISTANT N85°48'32"E 1003.03 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N04°11'28"W 1298.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES, (1) 1926.38 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7472.79 FEET, A DELTA ANGLE OF 14°46'12", AND A CHORD BEARING S75°31'06"E 1921.05 FEET, AND (2) S68°08'00"E 1554.74 FEET TO THE SAID SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, S85°47'40"W 1493.08 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE CONTINUING ON SAID SOUTH LINE OF SAID SECTION 18, S85°48'32"W 1723.55 FEET TO THE **POINT OF BEGINNING**. CONTAINING 54.18 ACRES, AND SUBJECT TO RIGHTS-OF-WAY OVER NAPIER & PHOENIX ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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.

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



CIVIL ENGINEERS & LAND SURVEYORS

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

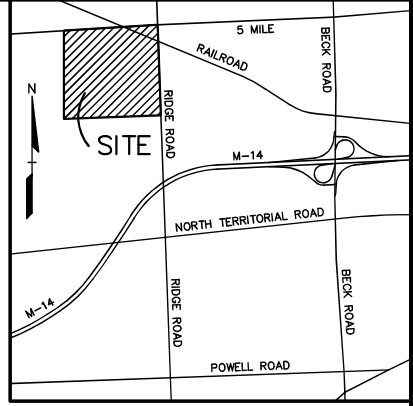
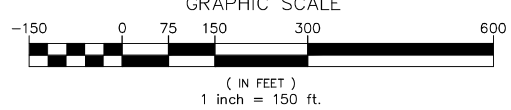
CLIENT:		DATE: 9-12-2022	
NORTHVILLE LUMBER		DRAWN BY: PWK	
PARCEL SPLIT		CHECKED BY: DJL	
PARCEL NO. 77-071-99-0002-701 SECTION: 18 TOWNSHIP: 01S. RANGE: 08E. NORTHVILLE TOWNSHIP WAYNE COUNTY MICHIGAN			
		0 200 400	
		FBK: --	3 / 3
		CHF: MM	
		SCALE HOR 1"= 400 FT. VER 1"= -- FT.	
		20-372	

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 36.00 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



NO.	BY	DATE	REVISIONS
1	JJ	05/20/19	W.C.D.P.D.S. COMMENTS
2	JJ	05/20/19	FINAL SITE PLAN



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS
DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS
OTHER EXPENSES OR DELAYS TO THE
COMPLETION OF THE PROJECT. THE CONTRACTOR
FOR DETERMINING THE EXACT UTILITY LOCATIONS AND
ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF
PEA, INC. THEY ARE SUBMITTED ON THE CONDITION
THAT THEY ARE NOT TO BE USED, REPRODUCED, OR
COPIED, WHOLLY OR IN PART, FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN CONSENT OF PEA, INC. COMMON
LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE
HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN
ACCORDANCE WITH GENERALLY ACCEPTED
CONSTRUCTION PRACTICES, CONSTRUCTION
CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE
AND COMPLETE RESPONSIBILITY FOR ASSESSING
CONDITIONS DURING THE COURSE OF CONSTRUCTION
OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS
AND PROPERTY. THE CONTRACTOR SHALL BE
MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED
TO THE INFORMATION AND DATA PROVIDED ON THIS
DRAWING. CONTRACTOR FURTHER AGREES TO DEFEND,
INDemnIFY AND HOLD DESIGN PROFESSIONAL
HARMLESS FROM ANY AND ALL LIABILITY, REAL OR
ALLEGED, IN CONNECTION WITH THE PERFORMANCE
OF WORK ON THIS PROJECT EXCEPTING LIABILITY
ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN
PROFESSIONAL.

**3 FULL WORKING DAYS
BEFORE YOU DIG CALL**

811

Know what's below
Call before you dig

MISSDIG System, Inc.
1-800-482-7171 www.missdig.org
(TOLL FREE)



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

HILLSIDE REALTY INVESTMENTS, LLC 39475 W. 13 MILE RD., SUITE 203 NOVI, MICHIGAN 48377		DES.	JEC	DN	JEC	SUR.	TS	P.M.	BK
OVERALL EXISTING CONDITIONS PLAN RIDGE ROAD INDUSTRIAL PARK PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		NOVI, MICHIGAN 48377							

ORIGINAL ISSUE DATE:
FEBRUARY 26, 2019

PEA JOB NO. 2018-234

SCALE: 1" = 150'

DRAWING NUMBER:

C-1.0

- LEGEND**
- IRON FOUND ● BRASS PLUG SET ● SEC. CORNER FOUND
⊗ IRON SET ⊗ MONUMENT FOUND * RECORDED
⊘ NAIL FOUND ⊘ MONUMENT SET M MEASURED
⊘ NAIL & CAP SET ⊘ MONUMENT SET C CALCULATED
- EXISTING**
- OH-ELEC-W—O— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
— UG-CATV— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
— UG-ELEC—ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
— UG-ELEC—ELEC. GAS MAIN, VALVE & GAS LINE MARKER
— WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
— SANITARY SEWER, CLEANOUT & MANHOLE
— STORM SEWER, CLEANOUT & MANHOLE
— COMBINED SEWER & MANHOLE
— SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
— POST INDICATOR VALVE
— WATER VALVE BOX/MIGRANT VALVE BOX, SERVICE SHUTOFF
— MAILBOX, TRANSFORMER, BRIDGION CONTROL, VALVE
— UNIDENTIFIED STRUCTURE
— SPOT ELEVATION
— CONTOUR LINE
— FENCE
— GUARD RAIL
— STREET LIGHT
— SIGN
- CONG. CONCRETE
ASPH. ASPHALT
GRAVEL GRAVEL SHOULDER
WETLAND
FLOODWAY
100-YEAR FLOODPLAIN

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 2852.31 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.

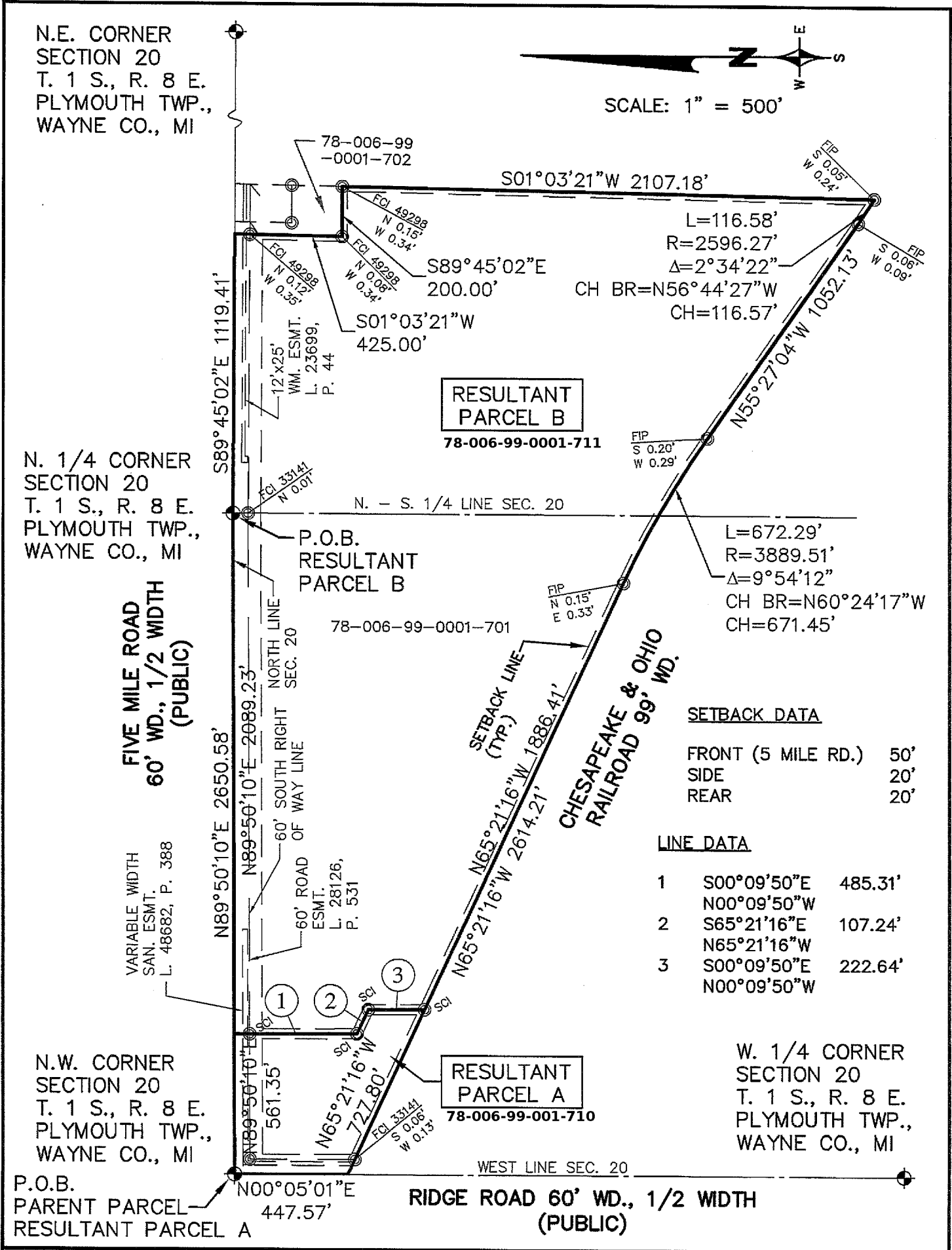
REMAINDER
A PARCEL OF LAND LYING WESTERLY OF JOHNSON CREEK IN THE NORTH 1/2 OF SECTION 19, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AND BEING MORE SPECIFICALLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 31'33" WEST, 1284.22 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

XREF: S:\PROJECTS\2018\2018234\DWG\18234-TOPBASE.DWG
XREF: S:\PROJECTS\2018\2018234\DWG\CONSTRUCTION-V-BASE-18234.DWG
XREF: S:\PROJECTS\2018\2018234\DWG\CONSTRUCTION-V-TB-18234.DWG

MITC PARCELS 13 AND 15



REVISIONS			<div>Z EIMET W OZNIAK & ASSOCIATES</div> <div>PARCEL SPLIT</div> <div>PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN</div>	DATE	SCALE
ITEM	DATE	BY		3-20-18	HOR: 1" = 500'
ADD SETBACKS	3-27-18	PTG			FIELD BOOK NO.
				DESIGNED BY	JOB NO.
				RH	17157
				DRAWN BY	SHEET NO.
				PTG	1/3

© COPYRIGHT 2018

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:

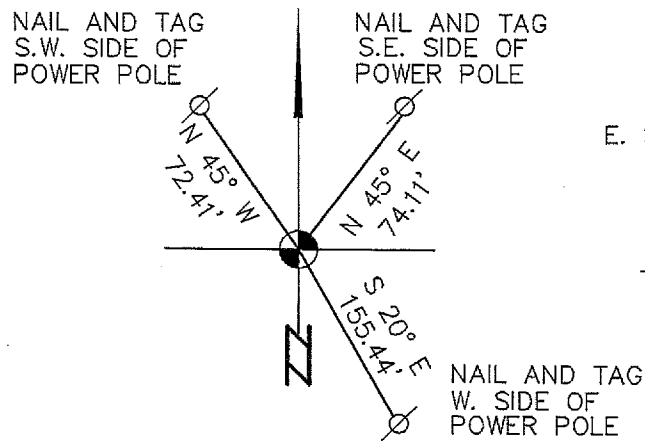
I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF EXISTING CONDITIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS MAY BE SHOWN. THE RELATIVE ERROR OF CLOSURE OF THE LATITUDES AND DEPARTURES OF THE UNADJUSTED FIELD TRAVERSE IS NOT GREATER THAN 1 PART IN 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

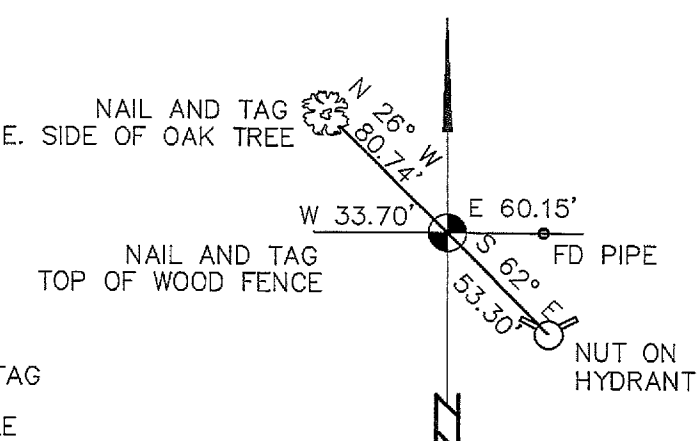


REVISIONS			PARCEL SPLIT		DATE	SCALE	
ITEM	DATE	BY				HOR: 1" =	
ADD SETBACKS	3-27-18	PTG			3-20-18	FIELD BOOK NO.	
			PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		DESIGNED BY	JOB NO.	
			ZEIMET WOZNIAK		RH	17157	
			& ASSOCIATES		DRAWN BY	SHEET NO.	
			Civil Engineers & Land Surveyors		PTG	3/3	
			55800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

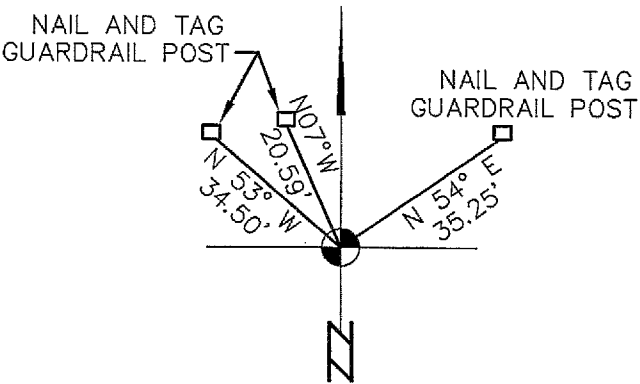
© COPYRIGHT 2018



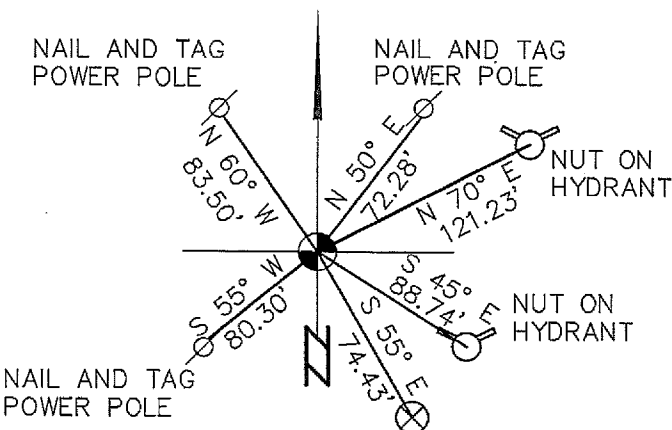
N.W. COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(MON IN MON BOX)
L.C.R.C. L. 27003, P. 586



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



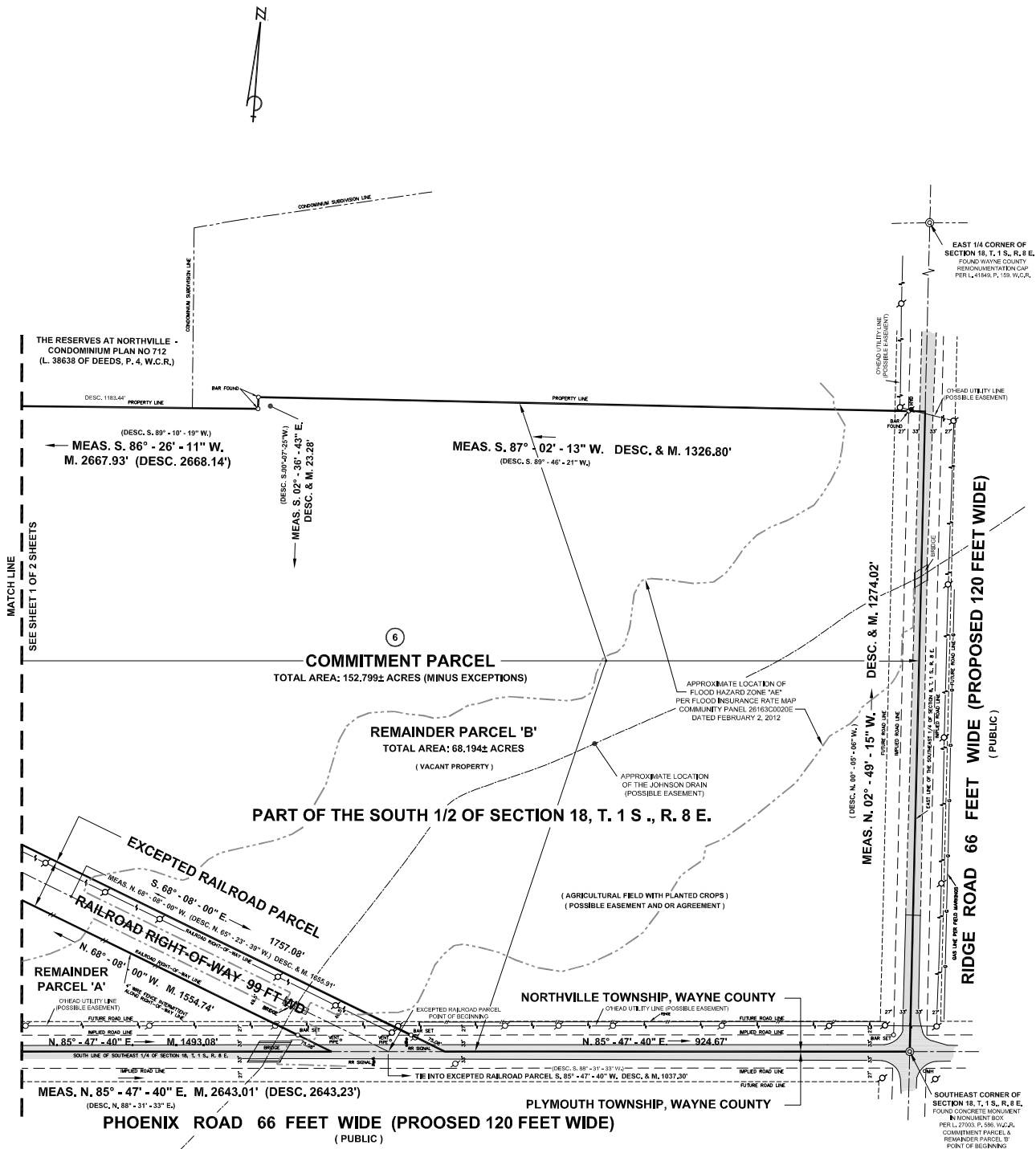
N. 1/4 COR. SECTION 20
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MI.
(DISC ON IRON ROD)
L.C.R.C. L. 41849, P. 167



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				HOR: 1" =	FIELD BOOK NO.
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		3-20-18		
			<div>ZEIMET WOZNIAK & ASSOCIATES</div> <div>Civil Engineers & Land Surveyors</div> <div>55800 GRAND RIVER AVE, SUITE 100</div> <div>NEW HUDSON, MICHIGAN 48165</div> <div>P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com</div>		DESIGNED BY	JOB NO.	© COPYRIGHT 2018
					RH	17157	
					DRAWN BY	SHEET NO.	
					PTG	2/3	

MITC PARCELS 6 -9



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 SOUTHEAST 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 05 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 1,326.80 FEET TO AN IRON; THENCE SOUTH 02 DEGREES 07 MINUTES 25 SECONDS WEST 23.00 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 482.82 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 888.80 FEET ALONG AN ARC OF A 7,472.81 FOOT RADIUS CURVE, CONCAVE NORTH WITH A CHORD OF 888.28 FEET BEARING NORTH 84 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 1,426.73 FEET ALONG THE WEST LINE OF SECTION 18 TO A MONUMENT, SAID MONUMENT BEING THE SOUTHWEST SECTION CORNER OF SECTION 18; THENCE NORTH 88 DEGREES 32 MINUTES 48 SECONDS EAST 2,726.55 FEET ALONG THE SOUTH LINE OF SECTION 18 TO A MONUMENT, SAID MONUMENT BEING THE SOUTH 1/4 CORNER OF SECTION 18; THENCE NORTH 88 DEGREES 31 MINUTES 53 SECONDS EAST 2,643.23 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 53 SECONDS WEST 1,037.20 FEET FROM THE SOUTHEAST 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 SOUTHEAST CORNER OF SECTION 13, TOWN 1 SOUTH, RANGE 7 EAST, SALEM TOWNSHIP, WASHINGTON COUNTY, MICHIGAN, THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST 300.00 FEET ALONG THE EAST LINE OF SAID SECTION 13 AND THE CENTER LINE OF NAPIER ROAD; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST 800.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NAPIER ROAD (66.00 FEET TOTAL WIDTH) THENCE SOUTH 88 DEGREES 11 MINUTES 00 SECONDS EAST 27.00 FEET THENCE SOUTH 00 DEGREES 49 MINUTES 00 SECONDS WEST 900.00 FEET, THENCE NORTH 88 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 SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTER LINE OF PHOENIX ROAD (66 FEET WIDE) WITH THE CENTER LINE OF RIDGE ROAD (66 FEET WIDE) AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF SAID RIDGE ROAD, A DISTANCE OF 1274.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST, A DISTANCE OF 1326.80 FEET TO A POINT; THENCE SOUTH 02 DEGREES 38 MINUTES 43 SECONDS EAST, A DISTANCE OF 23.28 FEET TO A POINT; THENCE SOUTH 86 DEGREES 28 MINUTES 11 SECONDS WEST, A MEASURED DISTANCE OF 2867.23 FEET (DESCRIBED 2668.14 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE SOUTH 86 DEGREES 28 MINUTES 11 SECONDS WEST, A MEASURED DISTANCE OF 482.82 FEET (DESCRIBED 482.82 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 888.80 FEET (CHORD BEARS NORTH 86 DEGREES 56 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 1426.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88 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 2726.55 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88 DEGREES 47 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 18 AND THE CENTER LINE OF SAID PHOENIX ROAD, A MEASURED DISTANCE OF 2643.23 FEET (DESCRIBED 2643.23 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE), BEING 49.5 FEET EACH SIDE OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, SOUTH 85 DEGREES 47 MINUTES 40 SECONDS WEST, A DISTANCE OF 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 SOUTHEAST 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 2,726.55 FEET (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 49 SECONDS WEST, 2867.23 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 1426.73 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 SOUTHEAST CORNER OF SECTION 13, T. 1 S., R. 7 E., SALEM TOWNSHIP, WASHINGTON COUNTY, MICHIGAN, AND RUNNING THENCE NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE) TO A POINT; THENCE NORTH 87 DEGREES 02 MINUTES 13 SECONDS WEST, ALONG A LINE, 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 900.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE 66.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 900.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

SPLIT PARCEL DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DISTANT NORTH 02 DEGREES 31 MINUTES 45 SECONDS WEST, 1200.00 FEET, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE) FROM THE SOUTHWEST CORNER OF SAID SECTION 18; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 87 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG A LINE, 60 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 125.81 FEET TO A POINT; THENCE NORTH 87 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 (66 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 48 MINUTES 16 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 228.73 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 WEST, 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 2726.55 FEET (DESCRIBED 2726.55 FEET) TO THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 88 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 1430.08 FEET TO THE POINT OF INTERSECTION OF SAID SECTION LINE WITH THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE NORTH 88 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 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 7,472.79 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 7,472.79 FEET, AN ARC DISTANCE OF 477.81 FEET, (CHORD BEARS NORTH 86 DEGREES 21 MINUTES 50 SECONDS WEST, 477.70 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 WEST, 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).

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 SOUTHEAST CORNER OF SECTION 18, T. 1 S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 02 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF RIDGE ROAD (66 FEET WIDE), A DISTANCE OF 1274.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 02 MINUTES 13 SECONDS WEST, A DISTANCE OF 1326.80 FEET TO A POINT; THENCE SOUTH 02 DEGREES 38 MINUTES 43 SECONDS EAST, A DISTANCE OF 23.28 FEET TO A POINT; THENCE SOUTH 86 DEGREES 28 MINUTES 11 SECONDS WEST, A MEASURED DISTANCE OF 2867.23 FEET (DESCRIBED 2668.14 FEET) TO A POINT ON THE NORTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, RADIUS 7,472.79 FEET, AN ARC DISTANCE OF 888.80 FEET (CHORD BEARS NORTH 86 DEGREES 56 MINUTES 22 SECONDS WEST, 888.28 FEET) TO A POINT OF INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 02 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE BEING ALSO THE CENTER LINE OF NAPIER ROAD (66 FEET WIDE), A DISTANCE OF 1426.73 FEET TO THE 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 ALTA/NSPS LAND TITLE SURVEY NOTES AND LEGEND.

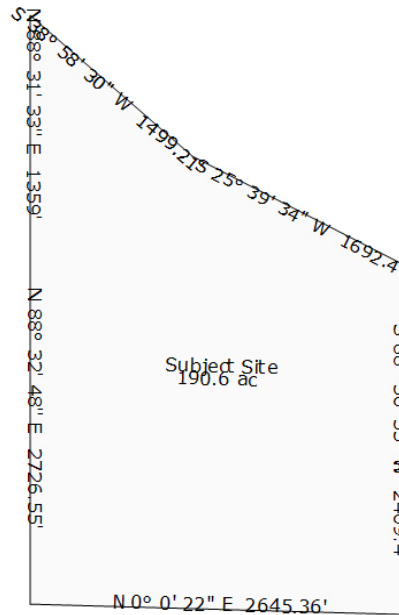
DCA SURVEY NO. 20199
SHEET 2 OF 2 SHEETS

David C. Adams & Son
Professional Land Surveyors, Inc.
2801 E. 18th Road
Detroit, Michigan 48223
Tel: 313.464.6232
Fax: 313.464.6438
www.dcasurvey.com

PROJ. ENG.		PROJ. DIR.		PROJ. ENG.		PROJ. DIR.		PROJ. ENG.		PROJ. DIR.		PROJ. ENG.		PROJ. DIR.		PROJ. ENG.		PROJ. DIR.		PROJ. ENG.		PROJ. DIR.	
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	
SHEET 2 OF 2 SHEETS																							
TITLE: 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																							
DRAWING NUMBER: 6SE-NVL-004																							
JOB NUMBER: 48841639																							
SCALE: 1" = 100'																							
USE ORIGINATOR'S DO NOT 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

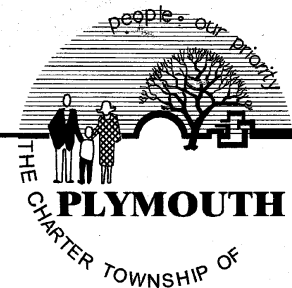
MITC PARCEL 14
LEGAL DESCRIPTION

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

WATER TOWER PARCEL

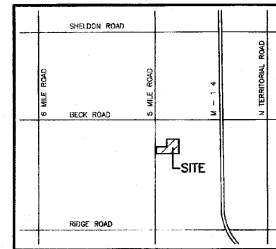
SITE IMPROVEMENTS FOR ELEVATED WATER STORAGE TANK

PLYMOUTH CHARTER TOWNSHIP, WAYNE COUNTY, MICHIGAN



Board of Trustees

RICHARD REAUME	Supervisor
MARILYN MASSENGILL	Clerk
RON EDWARDS	Treasurer
KAY ARNOLD	Trustee
CHARLES CURMI	Trustee
ROBERT DOROSHEWITZ	Trustee
STEVEN MANN	Trustee



Location Map

NO SCALE



Legal Descriptions

EASEMENT DESCRIPTION
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; RUNNING THENCE S89°45'02"E ALONG THE NORTH LINE OF SAID SECTION, 1,119.14 FEET TO THE "POINT OF BEGINNING"; CONTINUING THENCE S89°45'02"E, 50.00 FEET; THENCE S01°03'21"W, 225.00 FEET; THENCE S89°45'02"E, 150.00 FEET TO THE EAST LINE OF A PARCEL RECORDED IN LIBER 22438, PAGE 520; RUNNING THENCE ALONG SAID EAST LINE S01°03'21"W, 200.00 FEET; THENCE N89°45'02"W, 200.00 FEET; THENCE N01°03'21"E, 425.00 FEET TO THE "POINT OF BEGINNING".

Division of Public Services

JAMES D. ANULEWICZ	Director
THOMAS R. HOLLIS	Public Works Manager

Sheet Index:

COVER	1
SITE PLAN	2
SITE DETAILS	3
DUE CARE	DC
WATERMAIN DETAILS	W-1
WATERMAIN DETAILS	W-2

PERMITS

M.D.E.Q. (WATER)

DBA Detrich, Bailey and Associates, P.C.
107 South Main Street
Plymouth, MI 48170
Tel: 734 465 3111
Fax: 734 465 3127
dba@dbaassoc.com
DBA FILE #455164.03
DATE: 02-08-08

APPENDIX E

PROJECT SITE PLANS AND CONCEPTUAL DRAWINGS

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS HEADQUARTERS

MITC PARCEL 15 – MEIJER AT FIVE MILE

MITC PARCEL 7

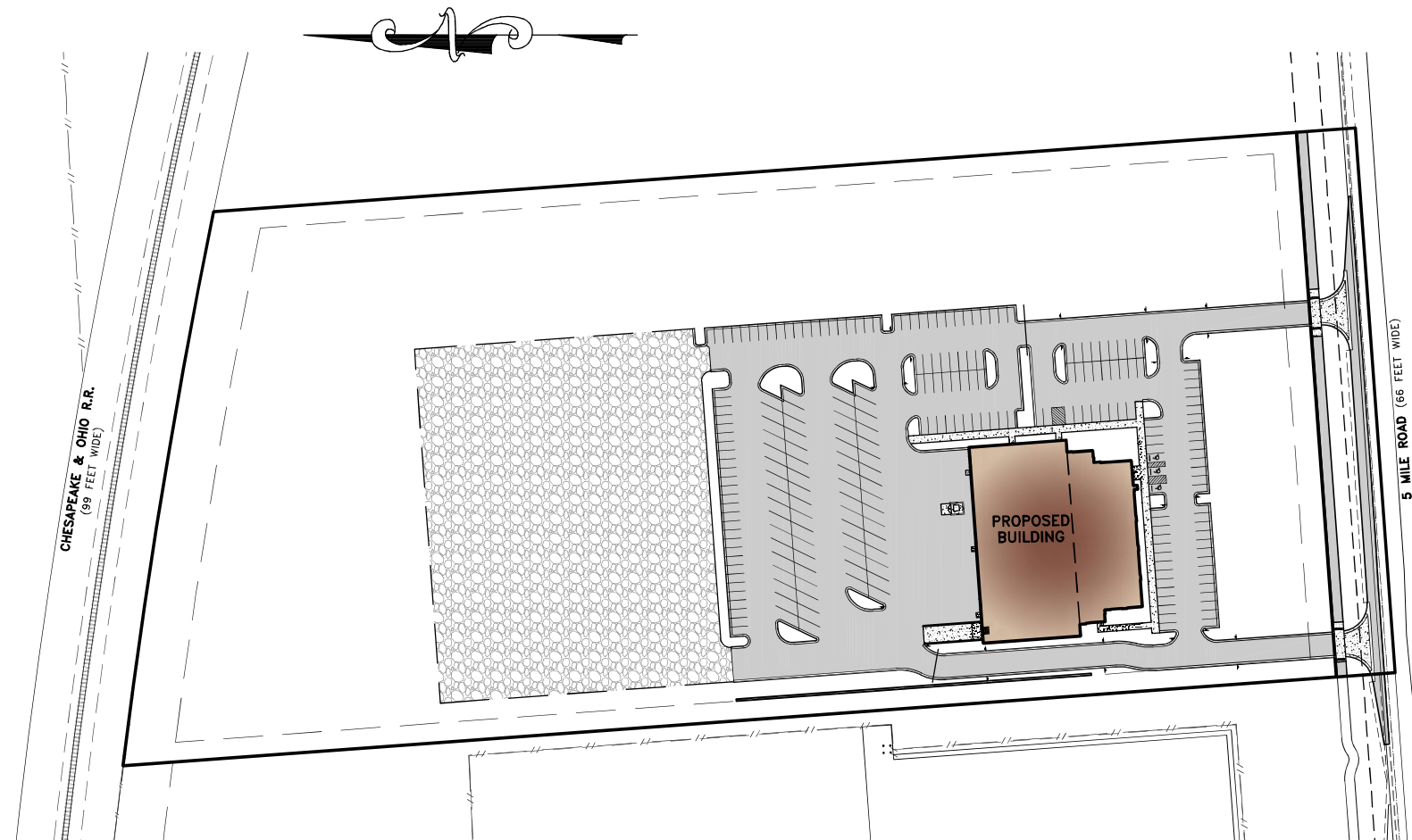
MITC PARCEL 9 - NORTHVILLE LUMBER CO.

MITC PARCEL 11/12

MITC PARCEL 13

MITC PARCEL 9 – VERITA TELECOMMUNICATIONS HEADQUARTERS

LOCATION MAP N.T.S.



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 (3 MILE), 66 FEET WIDE, BEING DISTANT 100 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 01°12'28" W 1238.39 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE ALONG THE LINE OF WAY, 99 FEET WIDE; THENCE ALONG SAID SOUTH LINE, 571.85 FEET ALONG THE LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE ALONG SAID SOUTH LINE, 147.72 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°43'32" W 555.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING 15.77 ACRES, AND SUBJECT TO RIGHTS OVER AND UNDER THE SAID ROADS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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



CLIENT: SCHAFFER CONSTRUCTION

TITLE SHEET

VERITA TELECOMMUNICATIONS CORPORATION - PARCEL 77-071-99-0002-701
SECTION: 18 TOWNSHIP: 1 S. RANGE: 8 E.
NORTHVILLE TOWNSHIP
WAYNE COUNTY
MICHIGAN

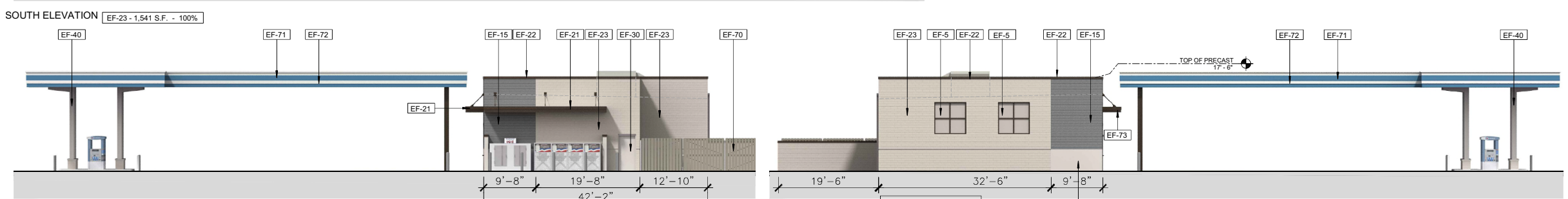
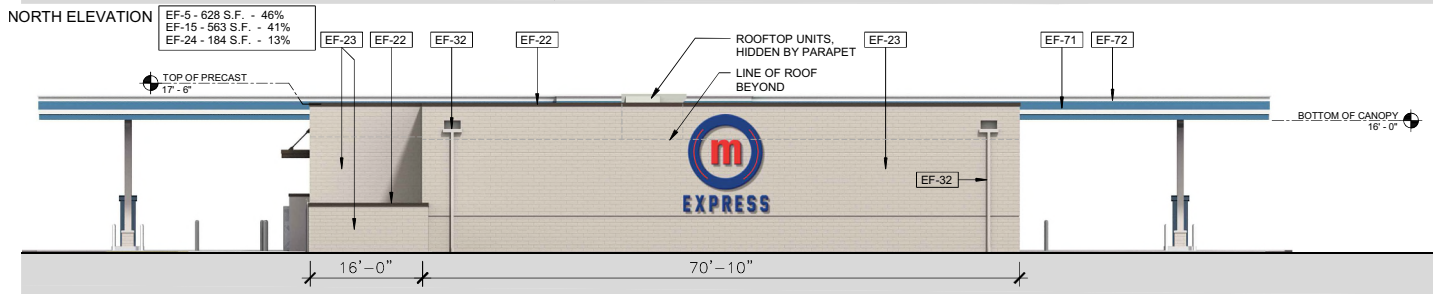
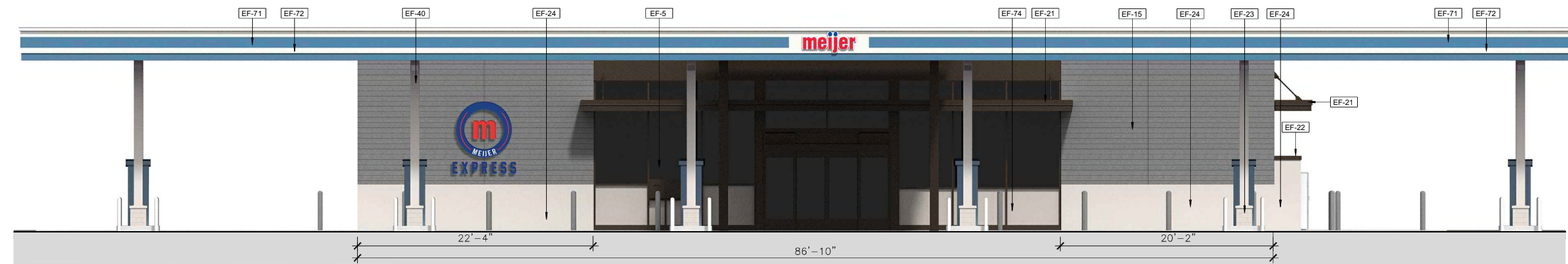
SCALE HOR 1" = 80 FT.
VER 1" = FT.





PARCEL 15 – MEIJER AT FIVE MILE

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%

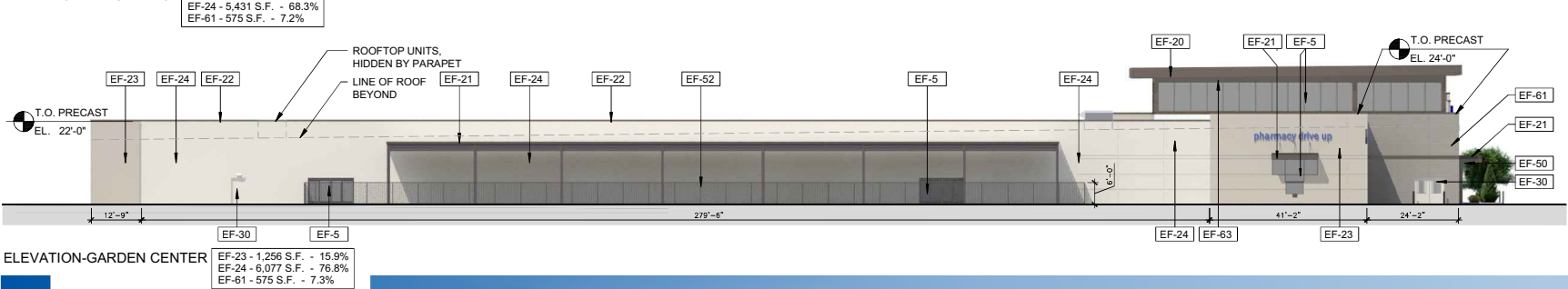
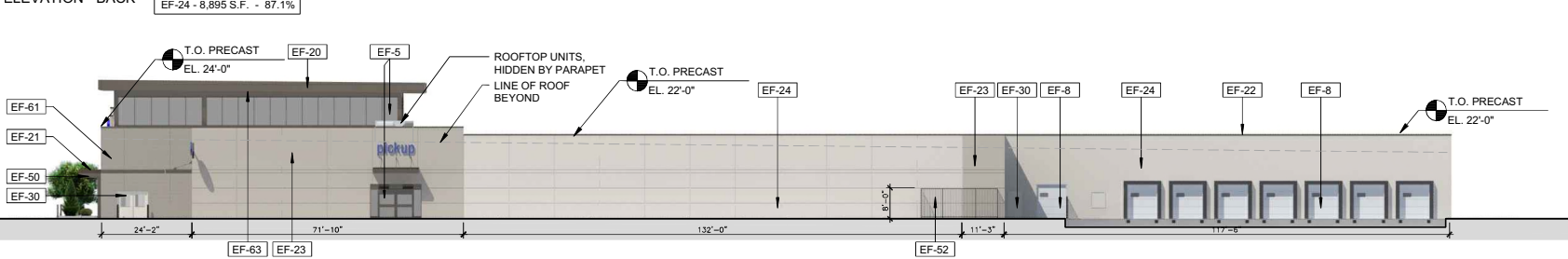
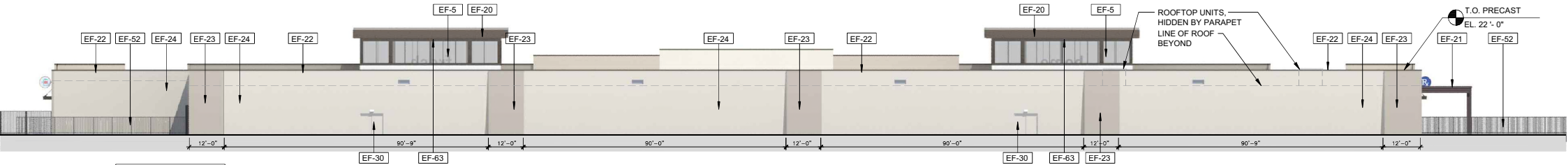
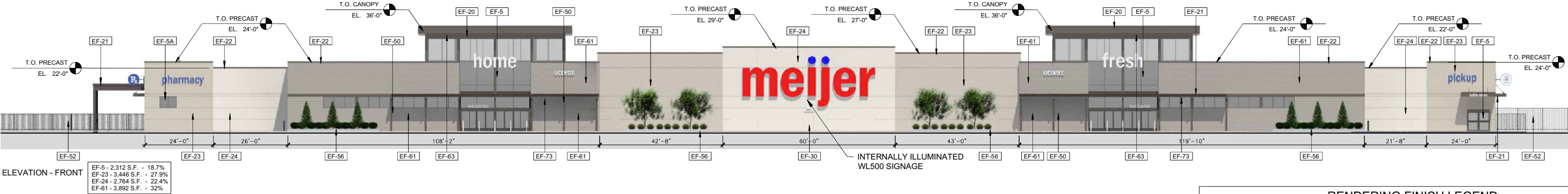
EAST ELEVATION
EF-5 - 72 S.F. - 8%
EF-15 - 129 S.F. - 15%
EF-23 - 612 S.F. - 71%
EF-24 - 44 S.F. - 6%



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.



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



HORTON ELITE
DEVONSHIRE

HOWE
NEWHAVEN

HOWE
WETHERBY

HOWE
NEWHAVEN

HORTON ELITE
NEWHAVEN



FULMER ELITE
DEVONSHIRE

SANDERS
NEWHAVEN

SANDERS
WETHERBY

SANDERS
NEWHAVEN

FULMER ELITE
NEWHAVEN

PARCEL 9 – NORTHVILLE LUMBER CO.



Proposed Exterior Rendering for:

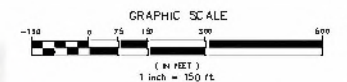




Proposed Exterior Rendering for:



PARCEL 11/12



Ridge 5 Corporate Park

Plymouth Township, MI

June, 2018

PEA, Inc.
7827 Abrams Way, Ste 116
Bryn Mawr, PA 19010
P: 610.748.8800
F: 610.748.8878
www.peainc.com





PARCEL 13



