

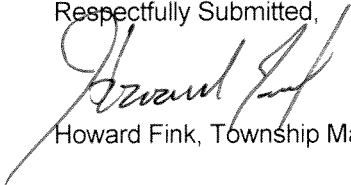
Memo

To: Northfield Township Board
From: Howard Fink
Date: 8/18/2016
Re: MDOT Right of Way

Dear Township Board,

MDOT has requested purchase of property to expand their Right of Way for the U.S. 23 Project. Attached are a number of documents related to the request. In general, I am in agreement with such a request, but we are still reviewing all the details and issues that might be impacted. MDOT is offering a compensation in the amount of \$8,500. I would consider requesting a higher amount as their appraisal is valuing the per acre price low, in my opinion.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Howard Fink", written over a horizontal line.

Howard Fink, Township Manager

Fred B. Phlippeau and Associates

38116 Minton
Livonia, Michigan 48150
(734) 432-5166

APPRAISAL REPORT
FOR

MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT)
Parcel 168
Control Section 81075



Photograph of Subject Property Looking West taken by Fred B. Phlippeau on 5/30/2016

JOB NUMBER: 118461B

Location: The west side of Main Street between Barker Road and Eight Mile Road. Also, to the North and Rear of 9726 Main street, Whitmore Lake, Michigan

Interest Appraised: Fee Simple Estate

Owner of Record: Whitmore Lake Properties, LLC
2010 Hogback
Ann Arbor, Michigan 48105-9749

Fred B. Phlippeau and Associates

38116 Minton
Livonia, Michigan 48150
(734) 432-5166

June 2, 2016

Mr. Gerry Lacey,
MDOT - Michigan Department of Transportation
Department of Services Division - Real Estate Section
425 W. Ottawa Street/ P. O. Box 30005 (B250)
Lansing, Michigan 48909

Re: The Value of Part-Taken Appraisal Report
Parcel 168
Control Section 81075

Dear Mr. Lacey,

In response to your authorization, I have conducted the required investigation, gathered the necessary data, and made certain analyses that enabled me to form an opinion of the fair market value for the part acquired for the above-mentioned property.

Based on the inspection of the property, and the investigation and analyses undertaken, I have formed an opinion of value, as of the May 30, 2016 appraisal date. My conclusion of fair market value of the part acquired is as follows:

EIGHTY-FIVE HUNDRED DOLLARS
(\$8,500.00)

This is a Value of the Part Taken Appraisal Report.

The purpose of this appraisal is to estimate the fair market value of the part acquired in connection with construction on the US-23 Expressway.

Page 2 of Letter

The following appraisal report sets forth the identification of the property, the assumptions and limiting conditions, extraordinary assumptions, pertinent facts about the area and subject property, comparable data, the results of the investigation and analyses, and the reasoning leading to the conclusions.

Employment in and compensation for making this report are in no way contingent upon the value reported. I certify that I have no present or future interest in the subject property.

I do hereby certify that to the best of my knowledge and belief that the statements contained in this appraisal, upon which the opinions expressed herein are based, are correct subject to the limiting conditions.

I have not performed any services regarding the subject property within a three-year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.

Respectfully submitted,

A handwritten signature in black ink, reading "Fred B. Philippeau" with a long horizontal flourish extending to the right.

Fred B. Philippeau,
Certified General Appraiser
License No. 1201001227

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C. SUMMARY OF SALIENT FACTS

PROPERTY DESCRIPTION

Before Acquisition

Subject Property is located on both the east and west side of Main Street, between Barker Road and Eight Mile Road, Whitmore Lake, Michigan. It is also located to the north and rear of 9726 Main Street, Whitmore Lake. Based on a sketch provided by the Michigan Department of Transportation (MDOT), the irregular-shaped property has about 63 feet of frontage on Barker Road and 236 feet of frontage on Main Street. Even though the sketch does not show it, subject property includes a small portion of land that has frontage on Whitmore Lake. Per MDOT, subject property contains a net land area of 22 +/- acres. The property includes a small strip of land that has frontage on Whitmore Lake.

Taking

The proposed taking is a highly irregular limited access segment of land that consists of 0.567 +/- acres. It is located along the northwesterly side of the property adjacent to the existing right-of-way for the US-23 Expressway.

After Taking

After taking, subject property contains 21.433 +/- acres. After the take, the description of the property is the same except for the acquisition of the above mentioned property that contains 0.567 +/- acres.

TOTAL LAND AREA

Before Taking

22 acres +/-

Taking

0.567 acres +/-

After Taking

21.433 acres +/-

UTILITIES

Public utilities include sanitary sewer, electricity, gas and telephone.

HIGHEST AND BEST USE

Before Taking

Commercial/Residential or Office mixed use or land to be held for appreciation until such time that it is economically feasible to develop it

After Taking

Same as before taking

COMPENSATION FOR LAND ACQUIRED

Cost Approach	\$ N/A
Income Approach	\$ N/A
Sales Comparison Approach	\$ 8,500
Correlated Conclusion	\$ 8,500

DATE OF VALUATION

5/30/2016

DATE THAT REPORT WAS WRITTEN

6/2/2016

D. LEGAL DESCRIPTION

Lands located in the Township of Northfield, County of Washtenaw, described as:

That part of Tract "A" lying Westerly of a limited access right of way line which is 175.00 feet Easterly of and measured at right angles from the Highway US-23 legal alignment.

US-23 Legal Alignment:

Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence South 88 degrees 13'35" West, along the East-West 1/4 line of said Section 6 a distance of 1145.95 feet to the point of beginning of the US-23 Legal Alignment; thence Northerly, along said alignment and along a curve to the right 1822.61 feet, said curve having a radius of 3,817.21 feet, a central angle of 27 degrees 21'26", and a chord 1805.35 feet, bearing North 04 degrees 25'58" East to the point of ending of said legal alignment

The lands described above in fee contain 0.567 acre, more or less.

The above bearings and distances are relative to the Michigan State Plane Coordinates, South Zone (2113). Please note that the method of expressing the bearings in the taking description is reflective of reference to the Michigan State Plane grid location for North. The distances expressed are relative to the state plane grid distance.

The bearings and distances expressed in the tract description are relative to the record deed information and were not established by MDOT.

There shall be no right of direct ingress or egress from the remainder of Tract "A", to and from and between the lands herein described.

Tract "A"

Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence Northerly along the East line of said Section, 1279 feet; thence deflecting 90 degrees 00' to the left parallel to the East and West 1/4 line of said Section 6, 608.89 feet for a PLACE OF BEGINNING; thence deflecting 90 degrees 00' to the right, 436 feet, more or less; thence deflecting 90 degrees 00' to the left, 207 feet, more or less, to the Easterly line of the relocated US-23 highway; thence Southwesterly along said Easterly line, 450 feet, more or less, in the arc of a circular curve concave to the Southeast, radius 3669.83 feet, to a point which is West of the PLACE OF BEGINNING; thence East, 330 feet, more or less to the PLACE OF BEGINNING, being a part of the Northeast 1/4 of said Section 6. ALSO Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence Northerly along the East line of said Section 6, 628.32 feet for a PLACE OF BEGINNING; thence deflecting 129 degrees 45' to the left 66.22 feet; thence deflecting 90 degrees 00' to the right 320.00 feet; thence deflecting 90 degrees 00' to the right to the water's edge of Whitmore Lake; thence Northerly along said water's edge to a point which is 650.68 feet North of the PLACE OF BEGINNING; thence West to a point on the East line of said

Section 6 which is 650.68 feet North of the PLACE OF BEGINNING; thence continuing West on a line parallel to the East and West 1/4 line of said Section, 919 feet, more or less, to the Easterly line of the relocated US-23 highway; thence Southerly along said Easterly line 450 feet, more or less, in the arc of a circular curve concave to the East radius 3669.83 feet to a point where said Easterly line intersects the Northeastly line of the Toledo & Ann Arbor Railroad right of way; thence Northeastly along said railroad right of way 10 feet, more or less; thence deflecting 90 degrees 00' to the right and continuing along said railroad right of way 809 feet; thence deflecting 52 degrees 43' 30" to the left 397.96 feet; thence Northeastly 132.26 feet to a point on the East line of said section 338.55 feet South of the PLACE OF BEGINNING; thence along said East line deflecting 49 degrees 03' to the left 338.55 feet to the PLACE OF BEGINNING; being part of the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, and the Northeast 1/4 of said Section 6. ALSO INCLUDING the following described parcel: A strip of land 50 feet wide lying Easterly of and adjacent to a line 33 feet Easterly and parallel to the centerline of Ann Arbor Railroad and extending Northerly from the North right of way of Barker Road which runs East and West on the 1/4 line of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, for a distance of 1000 feet EXCEPTING THEREFROM the right of way from US-23. EXCEPTING from the above mentioned property land conveyed in Warranty Deed recorded in Liber 1895, page 740, Washtenaw County Records.

Commonly known as: Vacant Land - Main St., Whitmore Lake, MI 48189.

E. ASSESSED VALUE AND TAXES

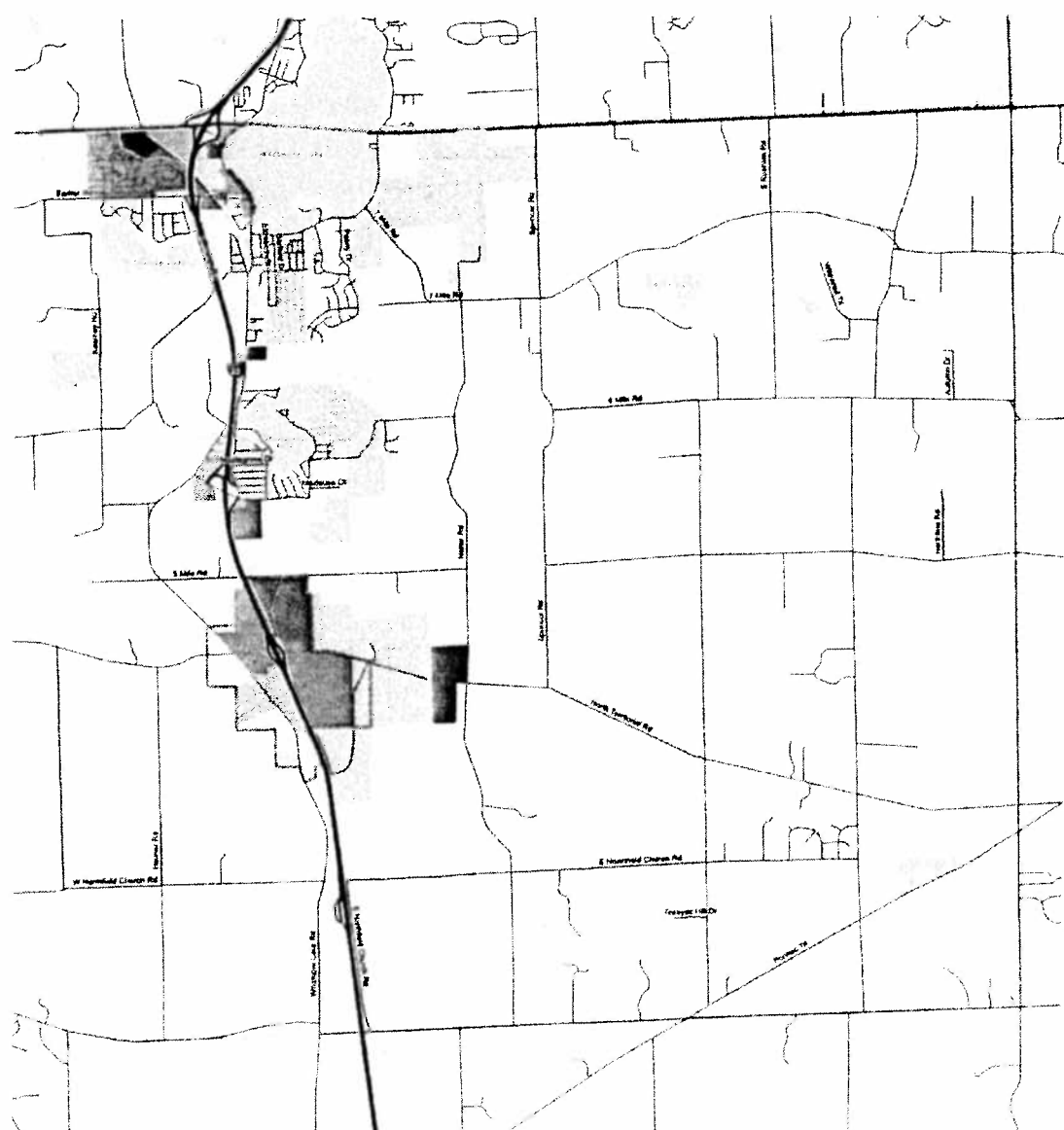
According to the MDOT 0633ES, subject property comprises of Parcel Number B-02-06-105-004 and of Parcel Number B-02-06-105-009 and has a total area of 22 +/- acres. According to the tax records, these two parcels combined have a total of 19.66 acres. The State Equalized Value for these two tax item numbers are as follows:

Assessed Value:	\$960,100
State Equalized Value: (2016)	\$960,100
Taxable Value: (2016)	\$237,406
Annual Taxes (2015)	\$11,594.04

Based on the assessed value, subject has a market value of 1,920,200. Based on 19.66 acres indicated by the Assessor, the assessment indicates a market value of \$97,670 per acre or \$2.24 per square foot. Subject property is currently on the market for \$15,000 per acre or \$0.34 per square foot.

F. ZONING

Subject is zoned WLD-NV – Whitmore Lake North Village. This is a mixed use zoning classification that allows commercial/office/residential development. See Zoning map and text on the following pages:



NORTHFIELD TOWNSHIP
Zoning Map

City of Northfield, State of Michigan Geographic Data, Aerial, and other County info.

- | | | |
|----------------------------------|---|--|
| AR - Agriculture | HC - Highway Commercial | PSC - Planned Shopping Center |
| LR - Low-Density Residential | GC - General Commercial | RC - Recreation Conservation |
| MR - Multiple-Family Residential | LI - Limited Industrial | WLD-DD - Whitmore Lake Downtown |
| MHP - Mobile Home Park | GI - General Industrial | WLD-NV - Whitmore Lake North Village |
| SR1 - Single-Family Residential | RTM - Research/Technology/Manufacturing | WLD-W - Whitmore Lake Waterfront |
| SR2 - Single-Family Residential | ES - Enterprise Service | Whitmore Lake/North Territorial Overlay District |
| LC - Local Commercial | PUD - Planned Unit Development | |

Sec. 36-337. - Purpose.

The master plan places greater emphasis on regulating form and character of development as well as use and intensity of use in the lakes subdistrict. The Whitmore Lake District (WLD) uses form-based provisions to accomplish the goals of the master plan with a special sensitivity to the contextual relevance of three unique subdistricts within the overall WLD. This unique zoning district allows the township to regulate land use in a more flexible format for this specific area to encourage a viable, dynamic mix of uses while implementing a set of design regulations aimed at creating a walkable, compact destination. Specifically, the WLD will do the following:

- (1) Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces.
- (2) Promote mixed-use development in both a horizontal and vertical form.
- (3) Ensure reasonable transition between higher intensity development and adjacent neighborhoods.
- (4) Provide economic development opportunities by allowing a wider range of potential uses and creative redevelopment techniques that will expand the employment base and value of land.
- (5) Provide a simple, predictable, efficient way to allow complex, innovative development that would otherwise require special planning procedures.

(Ord. of 7-22-2013, § 30.01)

Sec. 36-338. - Applicability and organization.

- (a) Uses, buildings and structures that are nonconforming to the requirements of this article are subject to the regulations of article XXIX of this chapter.
- (b) The requirements of this article shall not apply to:
 - (1) Continuation of an existing permitted use within an existing structure.
 - (2) Reoccupation of an existing building with a permitted use.
 - (3) The expansion of a conforming existing structure by less than 500 square feet or five percent of the total existing floor area, whichever is less, when the building will be occupied or reoccupied by a permitted use. The exempt expansion as noted may occur only once in any two-year period based on the floor area as it existed prior to the expansion.
 - (4) Changes of use within existing structures; provided the new use is permitted in the subdistrict of the WLD where the site is located.
 - (5) Normal repair and maintenance of existing structures that do not increase its size.
 - (6) Continuation of a legal nonconforming use, building, and/or structure.
- (c) The WLD is divided into three subdistricts. These three subdistricts are identified as the Downtown (WLD-D), Waterfront (WLD-W), and North Village (WLD-NV). These three subdistricts are identified on the official zoning map as separate and distinct subdistricts within the overall WLD zoning classification.
- (d) This article contains a set of regulations unique to the WLD. Specifically, these include:
 - (1) General standards that apply to all WLD properties in all three subdistricts. These include special provisions for parking and landscape and streetscape elements.
 - (2) A permitted uses table that provides for a dynamic mix of uses throughout the three subdistricts.
 - (3) Design standards applicable to all WLD properties in all three subdistricts.

- (4) Form-based dimensional requirements for the WLD-D, WLD-W, and WLD-NV subdistricts. These include special provisions not found in other zoning districts, including:
- Minimum and maximum height.
 - Required building lines and setback lines.
 - Exemptions and modifications from form-based provisions for streetscape elements.
 - Parking location.
 - Lot coverage and open space.

(Ord. of 7-22-2013, § 30.02)

Sec. 36-339. - Standards applicable to all subdistricts.

- (a) Parking shall not be required in the WLD. However, when provided on site, parking must comply with the following:
- When parking is located in a side yard (behind the front building line) but fronts on a required building line, no more than 25 percent of the total site's linear feet along the required building line or 60 feet, whichever is greater, shall be occupied by parking.
 - For a corner lot or lot with multiple frontages, no more than 25 percent of the total site's linear feet along the required building line or 60 feet, whichever is greater, shall be occupied by parking on both frontages.
- (b) Landscape and streetscape elements shall be required in accordance with section 36-722.
- (c) Parking areas which front on a right-of-way as permitted by subsection (a)(1) of this section shall be screened from the public right-of-way by a 30-inch decorative masonry wall. Such wall may be located directly along the front property line or may be recessed and buffered by a landscape bed three feet in depth.

(Ord. of 7-22-2013, § 30.03)

Sec. 36-340. - Uses permitted.

- (a) Authorized uses are identified in the table below. The uses permitted in the WLD are arranged in a unique manner, referring to the uses permitted in other districts.
- (b) If a use is not listed but is similar to other uses within a category, the zoning administrator may make the interpretation that the use is similar to other uses, and is permitted to the same extent and under the same conditions as the similar use.

Permitted Uses

Uses which are permitted by right (P); uses subject to conditional use approval (C); not permitted uses (NP); or uses permitted on upper floors only (UP)

	WLD-D	WLD-W	WLD-NV
Single-family dwellings and any use, building, or structure accessory thereto	UP	P	UP

Two-family dwellings and any use, building, or structure accessory thereto	UP	C	UP
Multiple-family dwelling and any use, building, or structure accessory thereto	UP	C	UP
Home occupations	UP	P	UP
Personal services including clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop, and shoe repair shop	P	C	P
Restaurants, including those primarily devoted to serving alcoholic liquors for consumption on the premises and/or providing entertainment, but not including any business of a drive-in type or which have a drive-through	P	C	P
Drive-through as an accessory to a restaurant, financial services, or other permitted use	NP	NP	C
Business and professional offices	P	P	P
Medical and dental offices	P	P	P
Retail, including food services retail, general retail	P	C	P
Essential services	P	P	P
Equipment services, including repair, radio and television, electrical appliance shop, plumber, electrician, and other similar services and trades	P	C	P
Printing, lithographic, blueprinting, and similar uses	C	C	C
Bed and breakfast inns, subject to the provisions of section 36-711	P	P	P
Motels, hotels	P	C	P
Accessory uses, building, or structure	P	P	P
Research oriented and light industrial park uses	C	C	C
Financial services, not including a drive-through	P	P	P

Outdoor commercial recreation, public or private	C	C	C
A church, synagogue, cathedral, mosque, temple, or other building used for public worship, or a cemetery; public building	C	C	C
Public and private nursery schools, primary and secondary schools, colleges and universities	C	C	C
Medical and dental clinics when associated with a hospital or nursing home (ambulatory health care facility) in which outpatient treatment for patients is provided	C	C	C
Funeral establishments	C	C	C
Hospitals, nursing homes, sanitariums	C	C	C
Commercial communications apparatuses, subject to the provisions of section 36-720	NP	NP	C
Animal hospitals or clinics	C	C	C
Temporary outdoor sales when conducted by a permanent business established on site; provided that the locations and annual sales period for such sales shall be established by the planning commission, subject to the provisions of section 36-391(15)	P	C	P
Permanently reserved areas for outdoor seating and/or service when associated with a restaurant	P	C	P
Open air display area for the sale of manufactured products	C	C	C
Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, and/or garden supplies	C	C	C
Boat sales and marinas	NP	C	C
Automobile or vehicle dealerships	C	C	C
Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs	P	P	P

1. Wall design. Wall designs that provide visual interest and pedestrian scale may count as a transparency alternative if they provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and ten feet vertically:
 - (i) Expression of structural system and infill panels through change in plane not less than three inches.
 - (ii) System of horizontal and vertical scaling elements, such as belt course, string courses, cornice, and pilasters.
 - (iii) System of horizontal and vertical reveals not less than one-inch in width/depth.
 - (iv) Variations in material module, pattern, and/or color.
 - (v) System of integrated architectural ornamentation.
 - (vi) Green screen or planter walls.
 - (vii) Translucent, fritted, patterned, or colored glazing.
 2. Outdoor dining/seating. Outdoor dining/seating located between the building and the primary street zone lot line may count toward the transparency requirement. Such spaces must be permanently created by a wall or other permanent improvement defining the outdoor dining area.
 3. Permanent art. Noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior urban environment and permanently integrated into the building wall may count toward the transparency requirement.
- (4) Pedestrian access/entrance.
- a. The primary entrance for a nonresidential and/or mixed-use building shall be clearly identifiable and useable and located facing the right-of-way.
 - b. A pedestrian connection shall provide a clear, obvious, publicly accessible connection between the primary street upon which the building fronts and the building. The pedestrian connection shall comply with the following:
 1. Fully paved and maintained surface not less than five feet in width.
 2. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
 3. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
 - c. Additional entrances. If a parking area is located in the rear or side yard, it must also have a direct pedestrian entrance to the building that is of a level of materials quality and design emphasis at least equal to that of the primary entrance.

(Ord. of 7-22-2013, § 30.05)

G. SALES HISTORY OF THE PROPERTY

There has been no sales history in the last five years.

H. OWNERSHIP, OCCUPANCY, AND CONTACT WITH OWNER

Date of Inspection	May 30, 2016
Occupants	Vacant Land
Record Owner	Whitmore Lake Properties, LLC
Contact Address	2010 Hogback Road Ann Arbor, Michigan 48105-9749
Contact Person	Dana A. Dever, Attorney
Telephone Number	(Business) 734-994-1295

Owner Interview

I contacted Mr. Dever, who is the owner's appointed representative, and offered him an opportunity to be present when I view the subject property. He said that it would not be necessary for him to be present and he gave me permission to view the property at my convenience. He also stated that the asking price for subject property @ \$15,000 per acre is low. Also, he said that the Township is interested in purchasing the property for a park.

I. INTEREST APPRAISED

Fee simple estate (*The Appraisal of Real Estate*, 13th Edition)

Fee simple estate interest is absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power and escheat.

J. PURPOSE OF THE APPRAISAL

This appraisal sets forth an estimate of market value for the part acquired. The following pages include definitions and comments relative to the application of fundamental appraisal standards and legal requirements. These definitions are based, in part, on Michigan Standard Jury Instructions and relevant case law.

This appraisal was prepared for my client, the Michigan Department of Transportation (MDOT). There is a reasonable assumption that the owner and/or his representatives will view this report. No other uses or users are intended. Any other use of this appraisal would not be appropriate and could be misleading.

EXTRAORDINARY ASSUMPTIONS

The Uniform Standards of Professional Appraisal Practice (USPAP) defines extraordinary assumption as “An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraisers opinions or conclusions.” This accepts as fact otherwise uncertain information about characteristics of the subject property or condition external to the property. This appraisal is based on the extraordinary assumption that the subject is free of hazardous waste/toxins and that the subject is not adversely affected by wetlands.

Highest and Best Use, MiCivJI 90.09

The requirements of intelligence, knowledge and willingness as a part of the concept of fair market value requires that the property be considered under its highest and best use.

In deciding the market value of the subject property, you must base your decision on the highest and best use of the property. By “highest and best use” we mean the most profitable and advantageous use the owner may make of the property even if the property is presently used for a different purpose or is vacant, so long as there is a market demand for such use.

Just Compensation, MiCivJI 90.05

Whenever private property is taken for a public purpose, the Constitution commands that the owner shall be paid just compensation.

Just compensation is the amount of money which will put the person whose property has been taken in as good a position as the person would have been in had the taking not occurred. The owner must not be forced to sacrifice or suffer by receiving less than full and fair value for the property. Just compensation should enrich neither the individual at the expense of the public nor the public at the expense of the individual.

The determination of value and just compensation in a condemnation case is not a matter of formula or artificial rules, but of sound judgment and discretion based upon a consideration of all of the evidence you have heard and seen in this case.

*(In determining just compensation, you should not consider what the *[name of condemning authority]* has gained. The value of the property taken to the *[name of condemning authority]* and to its customers is not to be considered in any way.)

Market Value, MiCivJI 90.06

By “market value” we mean:

- a) the highest price estimated in terms of money that the property will bring if exposed for sale in the open market with a reasonable time allowed to find a purchaser buying with knowledge of all of the uses and purposes to which it is adapted and for which it is capable of being used
- b) the amount which the property would bring if it were offered for sale by one who desired, but was not obliged, to sell, and was bought by one who was willing, but not obliged, to buy
- c) what the property would bring in the hands of a prudent seller, at liberty to fix the time and conditions of sale
- d) what the property would sell for on negotiations resulting in sale between an owner willing, but not obliged, to sell and a willing buyer not obliged to buy
- e) what the property would be reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale.

Partial Taking, MiCivJI 90.12

This case involves what is known as a "partial taking"; that is to say, the rights being acquired by MDOT are part of a larger parcel under the control of the owner.

When only part of a larger parcel is taken, as is the case here, the owner is entitled to recover not only for the property taken, but also for any loss in the value to his or her remaining property.

The measure of compensation is the difference between (1) the market value of the entire parcel before the taking and (2) the market value of what is left of the parcel after the taking.

(In valuing the property that is left after the taking, you should take into account various factors, which may include: (1) its reduced size, (2) its altered shape, (3) reduced access, (4) any change in utility or desirability of what is left after the taking, (5) the effect of the applicable zoning ordinances on the remaining property, and (6) the use which the [name of condemning authority] intends to make of the property it is acquiring and the effect of that use upon the owner's remaining property.)

Further, in valuing what is left after the taking, you must assume that the MDOT will use its newly acquired property rights to the full extent allowed by the law.

Note on Use

*The six factors listed in this paragraph are illustrative, not exclusive. *But see* MCL 213.70(2). If no evidence has been introduced on one or more of the factors, it should be deleted from the instruction.

An alternative test of compensation for a partial taking (*i.e.*, value of the part taken plus damages to the remainder) may be appropriate in certain cases in lieu of this instruction.

Effect of the Proposed Public Improvement, MiCivJI 90.15

Eminent domain cases in the State of Michigan require the following definition for determining the Just Compensation of a property.

The process of determining the value on the date of taking may be complicated by the government's actions leading up to the taking, if those actions have had an effect on the market value of the property. In such case, you must disregard any change in value resulting from such actions and grant compensation on the basis of what the market value of the property would be if such actions had not occurred. In other words, in arriving at market value you should disregard any conditions which may exist in this area resulting from the prospect of condemnation for this project and the other proceedings leading up to this condemnation case.

You should determine the value of the property as though this project had not been contemplated.

This does not mean that the announcement of the project acts to insulate the properties concerned from economic forces. The market may go up or down, the property may deteriorate or be improved, and you should recognize those factors. However, a change in value directly attributable to the prospect of this condemnation should not penalize the owner. For the same token, you should disregard any increases in value which may have occurred because of the prospect of the completion of the project.

General Effects - Michigan Uniform Condemnation Procedures Act, MCL 213.70(2)

The general effects of a project for which property is taken, whether actual or anticipated, that in varying degrees are experienced by the general public or by property owners from whom no property is taken, shall not be considered in determining just compensation. A special effect of the project on the owner's property that, standing alone, would constitute a taking of private property under Article X, Section 2 of the State Constitution of 1963 shall be considered in determining just compensation. To the extent that the detrimental effects of a project are considered to determine just compensation, they may be offset by consideration of the beneficial effects of the project.¹

Principle of Substitution (*The Appraisal of Real Estate*, 13th Edition)

The principle of substitution affirms that the maximum value of property tends to be set by the cost of acquisition of an equally desirable and valuable substitute property, assuming no costly delays are encountered in substitution.

The principle of substitution is of basic importance in translating the requirements of fair market value to the actual appraisal process. It provides the logic under which normal approaches to value must be applied. The essential point of this principle is that the definition of fair market value assumes equal intelligence, willingness and knowledge on the part of both buyers and sellers, and that the cost of reasonable substitution is the point of common interest between the two. Therefore, as the various appraisal methods are applied, the test of reasonable substitution must be applied to both seller and buyer interests. When there is a reasonable blend between these two interests, a market value position has been reached.

¹ *Michigan Department of Transportation v. Tompkins*, 481 Mich. 184, 749 N.W. 2d 716
Fred B. Philippeau and Associates

Real Property (*The Appraisal of Real Estate*, 13th Edition)

Real property is defined as all interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed. The bundle of rights contains all the interests in real property including the right to use the real estate, sell it, lease it, enter it, and give it away, and that each “stick” can be separated from the bundle and traded in the market.

Principle of Supply and Demand (*The Appraisal of Real Estate*, 13th Edition)

The principle of supply and demand is defined as; the principle that states that the price of a commodity, good, or service varies directly, but not necessarily proportionately, with demand, and inversely, but not necessarily proportionately, with supply. In a real estate appraisal context, the principle of supply and demand states that the price of real property varies directly, but not necessarily proportionately, with demand and inversely, but not necessarily proportionately with supply.

The complex interaction of the four factors that create value (utility, scarcity, desire and effective purchasing power) is reflected in the basic economic principle of supply and demand. The utility of a commodity, its scarcity or abundance, the intensity of the human desire to acquire it, and the effective power to purchase it all affect the supply of and demand for the commodity in any given situation. Demand for a commodity is created by its utility and affected by its scarcity. Demand is also influenced by desire and the forces that create and stimulate desire. Although human longing for things may be unlimited, desire is restrained by effective purchasing power. Thus, the inability to buy expensive things affects demand.

Similarly, the supply of a commodity is influenced by its utility and limited by its scarcity. The availability of a commodity is affected by its desirability. Land is a limited commodity, and the land in an area that is suitable for a specific use will be in especially short supply if the perceived need for it is great. Sluggish purchasing power keeps the pressure on supply in check. If purchasing power expands, the supply of a relatively fixed commodity will dwindle and create a market-driven demand to increase the supply.

Principle of Balance (*The Appraisal of Real Estate*, 13th Edition)

The principle of balance states that real property value is created and sustained when contrasting, opposing, or interacting elements are in a state of equilibrium.

Principle of Contribution (*The Appraisal of Real Estate*, 13th Edition)

The principle of contribution is the concept that the value of a particular component is measured in terms of its contribution to the value of the whole property or as the amount that its absence would detract from the value of the whole.

Principle of Anticipation (*The Appraisal of Real Estate*, 13th Edition)

The principle of anticipation is defined as the perception that value is created by the expectation of benefits to be derived in the future. Value is created by the anticipation of future benefits.

Principle of Change (*The Appraisal of Real Estate*, 13th Edition)

The principle of change is defined as the cause and effect relationship among the forces that influence real property value.

J. DISCUSSION AND SCOPE OF THE APPRAISAL PROBLEM

The appraisal assignment involves a part-taken appraisal of a larger property owned and controlled by Whitmore Lake Properties, LLC. The United States Constitution and State of Michigan law require that the property owner be paid Just Compensation for this taking. Fundamentally, Just Compensation is that amount of money required to put the property owner in as good a position had the taking not been considered. Implicit in this requirement is that neither the property owner nor the condemning authority be enriched by the other as a result of such proceedings.

The property that is subject to this appraisal is located on the west side of Main Street, north of Barker Road, Whitmore Lake, Michigan.

A value of the part taken appraisal is required. The purpose of the proposed project is land to be used in connection with road construction on the US-23 Expressway.

After the take, the description of the property is the same except for the acquisition of 0.567 +/- acres.

MARKET COMPETENCY, INVESTIGATION, AND RESEARCH – SCOPE OF WORK

Subject property contains 22 +/- acres. The part taken contains 0.567 +/- acres and the remainder contains 21.433 +/- acres.

I considered data from closed sales, pending sales and listings of competitive vacant land properties. This data was used to establish the prices; real property rights conveyed, transaction dates, financing terms, motivations, locations, and the physical and functional conditions under consideration. Sources of information included public records, sales data services, and interviews with the parties involved in or knowledgeable about a transaction. The geographic limits of the data search are vacant properties situated in Livingston County, Wayne County and Washtenaw County, Michigan.

I consulted with various staff members of the Northfield Township regarding property characteristics, zoning regulations, and other necessary investigation. I have also spoken with several real estate agents as well as other professionals in the area of real estate and related issues. Northfield Township recently completed a new Master Plan that provided pertinent information regarding subject property.

METHODOLOGY

The Direct Sales Comparison Approach to Value is the only reliable approach to value in this appraisal problem. Vacant land sales and listings were selected for comparison with the subject land before the take. The replacement cost less depreciation approach to value was considered and deemed unreliable because the part taken is vacant land. The income approach is not applicable because this is not the type of property sold for potential net income.

This is a part-taken appraisal whereby only the part-taken is appraised. A part-taken appraisal requires the appraiser to estimate whether or not the acquisition results in damages to the remainder. To do this, some of the factors considered after taking include 1) its reduced size, 2) its altered shape, 3) its reduced access, 4) any change in utility or desirability on what is left after taking, 5) the effect of the applicable zoning ordinances on the remaining property, and 6) the use that the client intends to make of the property it is acquiring and the effect of that use upon the owners remaining property. The proposed acquisition does not result in damages to the remainder.

1. Reduced Size

There is a loss in value to the property after taking caused by a reduced land area of the remainder.

2. Altered Shape

The altered shape of the property does not adversely affect the value of the remainder after taking.

3. Reduced Access

There is no reduced access to the subject property.

4. Change in Utility or Desirability

There is no change in utility or desirability of the property after the take. There are several additional contiguous properties owned by the same owner. The taking does not adversely affect the value of subject property, if it were to be assembled with any of these other contiguous properties.

5. Effect of Applicable Zoning Ordinance

The effect of the Zoning Ordinance does not adversely affect the fair market value of the remainder.

6. The Intended Use for the Property

It is my opinion that the use of the property taken for road purposes in connection with the US-23 Expressway does not adversely affect the value of the remainder. Therefore, there are no damages to the remainder as a result of the taking.

L. FIXTURES

None

M. NONCOMPENSABLE ITEMS

To the best of my ability, I have not included compensation for noncompensable items.

N. HAZARDOUS WASTE AND PROPERTY CONTAMINATION

As is typical with most eminent domain-related appraisals, the subject Property will be valued under the assumption that the property is free of any and all contaminants. Municipalities and/or condemning agencies reserve their rights to bring Federal or State cost recovery actions against the present owner of the property arising out of a release of hazardous substances at the property. I observed no evidence of hazardous or toxic waste; however, I am not versed in nor qualified to detect contaminated conditions. Expert testing should be done, if so desired.

WETLANDS AND FLOODPLAINS

There is no indication that subject property includes wetlands. I am not versed in nor qualified to detect such. Expert testing should be done, if so desired. All conclusions of value must be based upon the hypothetical assumption that no regulated wetlands are present on the land acquired.

A. DESCRIPTION OF PROPERTY

SITE DESCRIPTION

Location

Subject property is located on both the east and west side of Main Street between Barker Road and Eight Mile Road, Whitmore Lake, Michigan. The property includes a small strip of land that has frontage on Whitmore Lake.

Size and Shape

Subject property is an irregular shaped parcel of land that contains 22 +/- acres.

Site Dimensions

Based on a sketch provided by the Michigan Department of Transportation (MDOT), the irregular-shaped property has about 63 feet of frontage on Barker Road and 236 feet of frontage on Main Street. The property has too many angles to describe each dimension. (See the sketch in the addendum to this report).

Corner Influence

None

Plottage and Excess land

Plottage is "An increment of value created when two or more sites are combined to produce greater utility." (*The Appraisal of Real Estate*, 13th Edition)

It is my opinion that assemblage with any other land will not increase the value of subject Land. Therefore, a plottage adjustment is not required.

Excess land is "land that is not needed to serve or support the existing improvement. The highest and best use of excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and must be valued separately." (*The Appraisal of Real Estate*, 13th Edition)

There is no excess land that cannot be used according to the highest and best use of the property.

Topography

Subject property is level to rolling land that is below grade to the US-23 Expressway. It is at grade level to Main Street. The part of northwest corner of the site is wooded and subject property has direct access to Whitmore Lake.

Utilities

Subject property has access to sanitary sewer, electricity, gas and telephone.

Site Improvements

There are no site improvements. The land is covered by natural vegetation.

Environment

The neighborhood is developed with a combination of single-family residential, office and commercial properties.

Easements

There were no easements observed that adversely affect the value of subject property.

Soils

The soil type is Morley loam 2 to 6% slopes and Pewano clay loam.

B. PRESENT USE OF THE PROPERTY

Vacant land

C. HIGHEST AND BEST USE OF PROPERTY

Highest and best use is the most profitable and advantageous use that the owner may make of the property even if the property is presently used for a different purpose or is vacant, so long as there is a market demand for such use. One of the things that must be considered in deciding what the highest and best use of the property was at the time of taking is the zoning classification of the property at that time. However, if there was a reasonable possibility, absent the threat of this condemnation case, that the zoning classification would have been changed, you should consider this possibility in arriving at the value of the property on the date of taking. In order to affect the value of the property, the possibility of rezoning must be real enough to have caused a prudent prospective buyer to pay more for the property than he or she would otherwise pay.²

The criteria that must be met to estimate highest and best use are as follows:

1. Physically Possible: The site must possess adequate size, shape and soil conditions to support the proposed use.
2. Legally Permissible: The proposed use of the property must conform to all local and state zoning and use restrictions for the site.
3. Financially Feasible: The proposed use must be capable of providing a net return to the property owner.
4. Maximally Productive: Of those physically possible, legally permissible, and financially feasible uses, the highest and best use for a property is that use which provides the greatest net return to the property owner over a given period of time.

² Michigan Standard Jury Instructions, Highest and Best Use(SJI2d 90.09) and Possibility of Rezoning(SJI2d 90.10)

Subject property is a vacant parcel of land. It is irregular in shape, which does not adversely affect utility. Soil conditions are acceptable as evidenced by nearby development.

The property is zoned WLNT – Whitmore Lake/North Territorial Overlay Districts. This is a mixed-use classification that permits a wide variety of office, commercial, research oriented light industrial and residential uses.

The ultimate highest and best use of subject property is not clear at this time. Therefore, it is my opinion that the property should be held for appreciation until such time that it is economically feasible to develop the site. At that time, I anticipate that the property will be developed with a use permitted by the Zoning Ordinance (WLNT – Whitmore Lake/North Territorial Overlay Districts).

D. ESTIMATED VALUE VIA COST APPROACH

The cost approach estimates the depreciated value of the costs to replace improvements. The value of land is then added to arrive at an estimate of market value for the entire parcel. This approach references the use of the reproduction or replacement cost. The reproduction cost involves duplicating an exact replica of the improvements, addressing specific characteristics and components. The replacement cost considers the replacement of subject improvements with a substitute of like or equal quality.

Because subject property is appraised as vacant land, the cost approach is not applicable.

E. ESTIMATED VALUE VIA INCOME APPROACH

The income approach is “A set of procedures in which an appraiser derives a value indication for income-producing property by converting anticipated benefits into property value. This conversion is accomplished either by 1) capitalizing a single year’s income expectancy or an annual average of several years’ income expectancy at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; or 2) discounting the annual cash flows for the holding period and the reversion at a specified yield rate.” (The Dictionary, p. 159).

Because this is not the type of property purchased for potential net income, the income approach is not applicable.

F. ESTIMATED VALUE VIA SALES COMPARISON APPROACH

According to The Appraisal of Real Estate, 12th edition, published by the American Institute of Real Estate Appraisers, The sales comparison approach is “A set of procedures in which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sales prices of the comparables.

The sales comparison approach is based on the premise that the market value of a property is directly related to the prices of comparable, competitive properties. The value of a property market is set by the availability of substitute properties of similar utility and desirability. It is determined when the relationships between land and improvements, and property and its environment are in balance. Externalities such as the neighborhood and the economy can affect property values positively or negatively. The sales comparison approach is applicable when there is sufficient data on recent market transactions to indicate value patterns; it is less useful when data is scarce. Abrupt changes in economic conditions, rates of inflation, zoning, property taxes, or supply may also limit the reliability of the approach. Sales comparison is usually used to value single-family residential properties. It may also provide information on income, expenses, and capitalization rates and factors that can be applied in the income capitalization approach.

To apply the sales comparison approach, the appraiser considers data from closed sales, contracts, offers, and listings of competitive properties. This data is used to establish the prices, real property rights conveyed, transaction dates, financing terms, motivations,

Fred B. Phlippeau and Associates

locations, physical and functional conditions, and income producing characteristics of the properties under consideration. Sources of information may include public records, sales data services, and interviews with the parties involved in a transaction. The geographic limits of the data search are set by the range of competitive properties.

A systematic, five-step procedure for applying the sales comparison approach involves: 1) researching the market for data on the prices of comparable properties, 2) verifying that the data is accurate and representative of arms-length transactions, 3) determining relevant units of comparison, 4) comparing the subject with the comparables and adjusting the comparables for differences, and 5) reconciling the multiple value indications into a single value or a range of values.

The basic elements of comparison that should always be considered in the sales comparison analysis are as follows:

- 1) Real property rights conveyed
- 2) Financing terms
- 3) Conditions of sale
- 4) Market conditions
- 5) Location
- 6) Physical characteristics
- 7) Economic characteristics
- 8) Use
- 9) Non-realty components of value

This is a value of the part-taken appraisal whereby only the part acquired is appraised.

The rate per acre is selected as the proper unit of comparison.

See the grid analysis on the next page.

GRID ANALYSIS

Elements of Comparison	Subject	Transaction 1	Transaction 2	Transaction 3
Proximity	N/A	10 Miles NW	20 Miles NW	15 Miles SW
Sale Price (\$)	N/A	403,000	85,000	175,000
Interest Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing	Cash	Cash to Seller	Land Contract	Cash to Seller
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Sales Price after Adj. for Conditions of Sale(\$)	N/A	403,000	85,000	175,000
Date of Sale	5/30/2016	1/16/2013	9/29/2015	9/11/2014
Sales Price after Adj. for Date of Sale (\$ Per Acre)	Average	13,601	12,801	12,821
OTHER ADJUSTMENTS				
Location	Average	Good -20%	Fair +10%	Average -0-
Sanitary Sewer/Water	Sanitary Sewer	San. Sewer & Water -5%	San. Sewer & Water -5%	None +5%
Topography	Average	9.49 Ac. Muck +25%	Average -0-	Average -0-
Zoning	Mixed Use	Office plus Mixed Use -0-	Commercial -0-	Commercial plus Mixed Use -0-
Net Size (Acres)	22 +/-	29.63	6.64	13.65
View	Good	Average +10%	Average +10%	Average +10%
TOTAL ADJUSTMENTS		+10%	+15%	+15%
INDICATED VALUE Acre (\$)		14,961 Say \$15,000	14,721 Say 14,700	14,744 Say 14,700

SUBSTANTIATION OF ADJUSTMENTS USED IN MARKET APPROACH

Market Conditions

Recent sales of larger-sized, vacant commercial land sales in and around Washtenaw County are scarce. It appears that most developers/land owners that own vacant commercial land are waiting until the market rebounds in their particular area to sell off or develop their property and maximize their assets. Potential buyers for large sized vacant commercial land appear to be limited.

The willingness to develop larger-sized vacant commercial land has slowed significantly since 2001 due to a variety of reasons. This lack of activity makes it difficult to accurately measure trends in property values. However, based on my experience in appraising various commercial properties as well as discussions I had with several prominent real estate brokers in the Washtenaw County area, vacant commercial land prices experienced sharp declines. Indications are that the majority of this decline occurred from 2006 to 2009.

It was concluded by the Northfield Township Board that a highway commercial use at this location is not reasonable. Therefore, the Zoning was changed to WLD-NV, which permits a mixed use that includes office, commercial and residential uses. After marketing the property for some time, it was also concluded by the listing agents that the highway commercial use is not economically feasible. As a result, subject property along with other land was placed on the market for \$15,000 per acre. Obviously, the high assessment for subject property does not reflect the new zoning for subject or for that matter, the new offering price.

After an intensive effort was made to uncover larger sized, commercial land sales, it was found that the sales used are the best comparables for subject property. See copy of listing highlight sheet for subject property on the following page. A discussion of each of the comparable transactions can be found on the pages following the two listing sheets.

0 Main Street

\$229,500

Address	15.3 Acres	Property address	15.3 Acres
City	Whitmore Lake	Property city	Whitmore Lake
County	Washtenaw	Property county	Washtenaw
State	MI	Property state	MI
Zip	48186	Property zip	48186

Richard Timmer

Price	\$15,000	Unit Price	\$15,000
Unit Price	\$15,000	Unit Price	\$15,000

Price/AC **\$15,000**

<http://www.loopnet.com/Listing/198947950-Main-Street-Whitmore-Lake-MI/>

2/3

Parcel 168 Control section 81075
Whitmore Lake Properties, LLC

4/24/2016

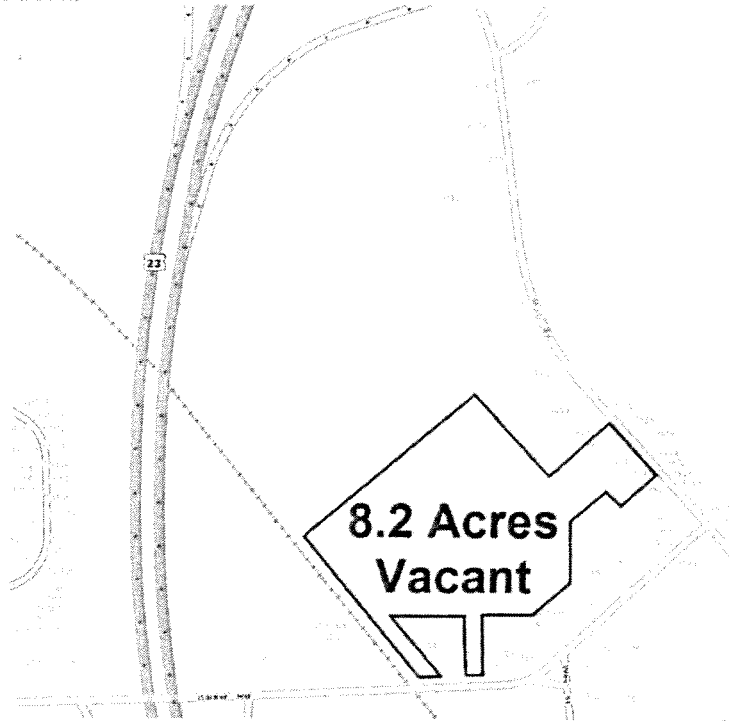
0 Main Street, Whitmore Lake, MI 48186 - Parcel Control Property For Sale on Loopnet.com

0 Main Street

0 Main Street

Whitmore Lake, MI 48186 - 8.2 Acres Vacant

\$123,000



0 Main Street, Whitmore Lake, MI 48186

Price	\$123,000	Property Subtype	Other
Price/Sq Ft	\$15,000	Property Size Type	Other
Property Type	Other		
Other Information			
Other Information			

0 Main Street, Whitmore Lake, MI 48186

Price	\$123,000	Property Subtype	Other
Price/Sq Ft	\$15,000	Property Size Type	Other
Property Type	Other		
Other Information			
Other Information			

Price/AC

\$15,000

<http://www.loopnet.com/Listing/196947910-Main-Street-Whitmore-Lake-MI/>

2/3

Time:

Based on an examination of numerous sales in Northfield Township and the surrounding communities, it is concluded that commercial and industrial land prices have remained stable over the last several years. Therefore, a time adjustment was not applied.

Location

Subject and Transaction 3 are similar in location and an adjustment is not applicable. Subject has an inferior location compared Transaction 1 because of the intensive development and high traffic count on Grand River Avenue. Therefore, a -20% was applied to it. Transaction 2 has a secondary commercial location compared to subject; therefore, a +10% was applied to it.

Sanitary Sewer and Public Water

Subject has sanitary sewer. Both Transactions 1 and 2 are superior in this respect because they both have sanitary sewer and public water. Therefore, a -5% adjustment was applied to them. Since Transaction 3 has neither sanitary sewer nor water, a +5% adjustment was applied to it.

Topography

The topography of Transaction 1 is substantially inferior to subject because it has 9.49 acres of muck soil that reduces the utility of the site. Therefore, a +25% adjustment was applied to it. Transactions 2 and 3 are similar to subject in this respect and an adjustment is not applicable to them.

Zoning

All three sales have similar zoning classifications and an adjustment are not applicable.

View

Subject includes a small strip of land located on the east side of Main Street that includes frontage on Whitmore Lake. The remaining property has a lake view. All of the transactions are inferior in this respect and a +10% adjustment was applied to each sale.

Based on the sales analysis, subject has a range in value from \$14,700 to \$15,000 per acre. This range in value is strongly supported by listing price of subject @ \$15,000 per acre. **After considering all factors, it is my opinion that the fair market value of subject property should be based on the rate of \$15,000 per acre.**

G. CORRELATION AND CONCLUSION OF VALUE

The sales comparison approach is considered the only applicable and reliable approach to value. The quantity of evidence is acceptable. Therefore, this appraisal is considered reliable. After considering all factors relating to value, and having applied all applicable approaches to value, the ESTIMATED FAIR MARKET VALUE OF SUBJECT LAND BEFORE ACQUISITION IS **\$15,000 PER ACRE.**

A. INTEREST TO BE ACQUIRED

Fee simple estate (*The Appraisal of Real Estate*, 13th Edition)

Fee simple estate interest is absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power and escheat.

B. LAND AND IMPROVEMENTS WITHIN THE TAKING

The proposed taking is a highly irregular limited access segment of land that consists of 0.567 +/- acres. It is located along the northwesterly side of the property adjacent to the existing right-of-way for the US-23 Expressway.

C. EFFECT OF THE TAKING

There are no damages as a result of the taking.

A. VALUATION OF THE PART TAKEN

Compensation for the part taken:

The fee simple value of the land is \$15,000 per acre.

0.567 acres @ \$15,000 per acre equals \$8,505

Say \$8,500

After considering all factors relating to value, and having applied all applicable approaches to value, the ESTIMATED FAIR MARKET VALUE OF THE PART TAKEN IS **\$8,500.00.**

B. RECAPITULATION OF BEFORE AND AFTER VALUES

Market Value Before Taking	N/A
Market Value After Taking	N/A
Difference	N/A

C. DISTRIBUTION FOR ACCOUNTING PURPOSES

Real Property	\$8,500.00
Damages	\$ -0-
Total	\$8,500.00
Less Benefits	\$ -0-
Difference	\$8,500.00

CERTIFICATE OF APPRAISER

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

That I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That I offered the owner or his designated representative an opportunity to accompany me during inspection of the property by a certified letter sent to his or her last known address. The owner was present during my inspection.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That I understand such appraisal is to be used in connection with the acquisition of properties for a trail easement by MCDR and could be made with the assistance of Federal funds and/or other public funds.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State.

That to the greatest extent practicable under State law, the appraisals disregard any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.


That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of Van Buren Township, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That based upon my independent appraisal and the exercise of my professional judgment, my opinion of the fair market value of the part taken as of the 30th day of May, 2016 is: _____

Estimated market value (before taking)	\$	<u>N/A</u>
Estimated market value (after taking)	\$	<u>N/A</u>
Estimated value of the part taken is	\$	<u>8,500.00</u>

Signature: Fred B. Phlippeau 		Date 6/2/2016
Control Section 81075	Parcel 168	Name Whitmore Lake Properties, LLC
Job Number N/A	Federal Item Number N/A	Federal Project Number N/A

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions, and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is subject of this report, and I have no personal interest or bias with respect to the parties involved.

Compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, and the attainment of a stipulated result, or occurrence of a subsequent event.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is subject to this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the American Society of Appraisers.

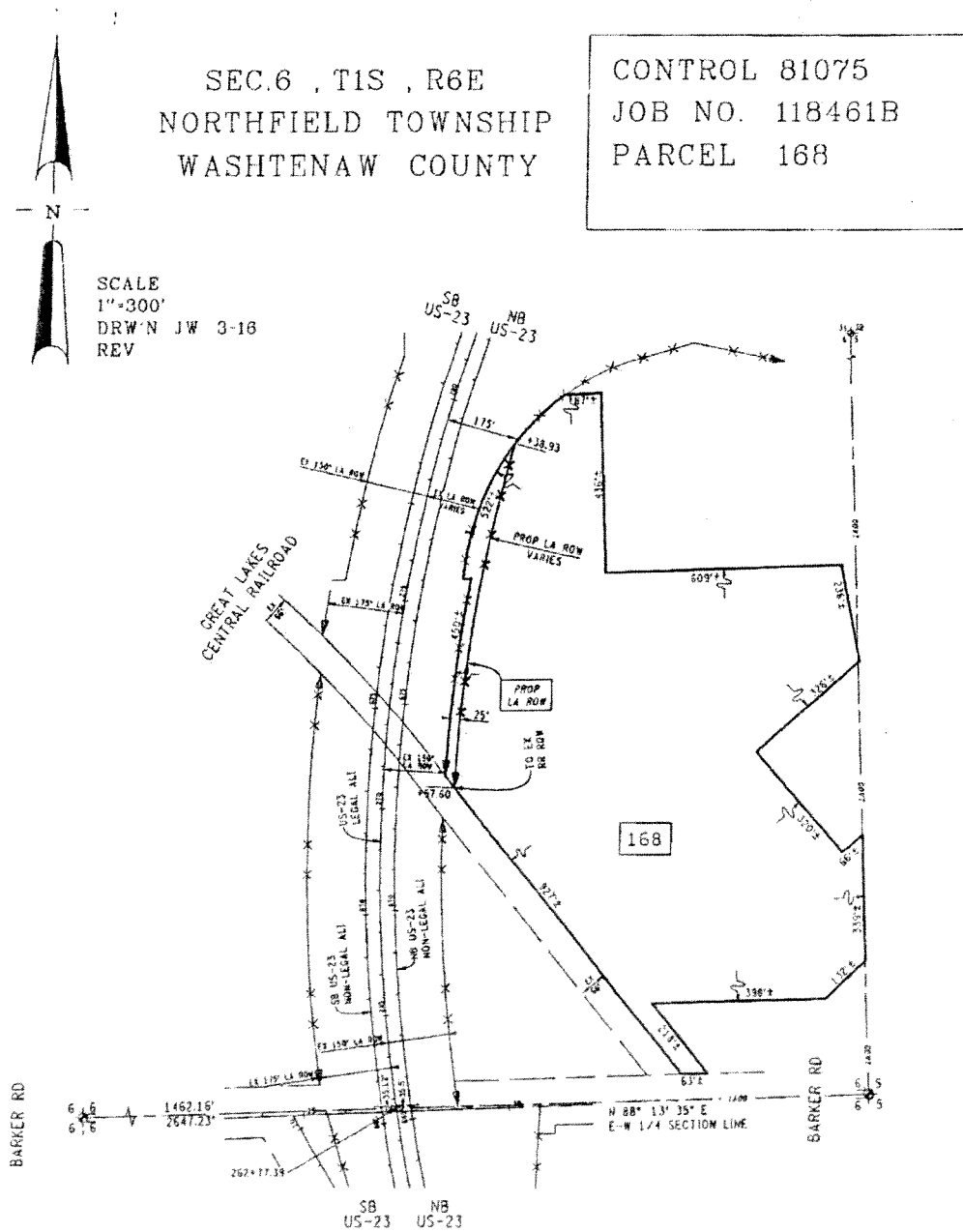
No one provided significant assistance to the appraiser.

Appraisers are required to be licensed and are regulated by the State of Michigan, Department of Licensing and Regulatory Affairs, Corporations, Securities and Commercial Licensing Bureau, P.O. Box 30018, Lansing, Michigan 48909. Fred B. Phlippeau (license no. 1201001227) is a Certified General Appraiser with the State of Michigan.



Fred B. Phlippeau
Certified General Appraiser
State Certification # 1201001227
6/2/2016

SKETCH



5/31/2018

Northfield Township - Google Maps

Google Maps Northfield Township



Imagery ©2016 Google, Map data ©2016 Google 200 ft

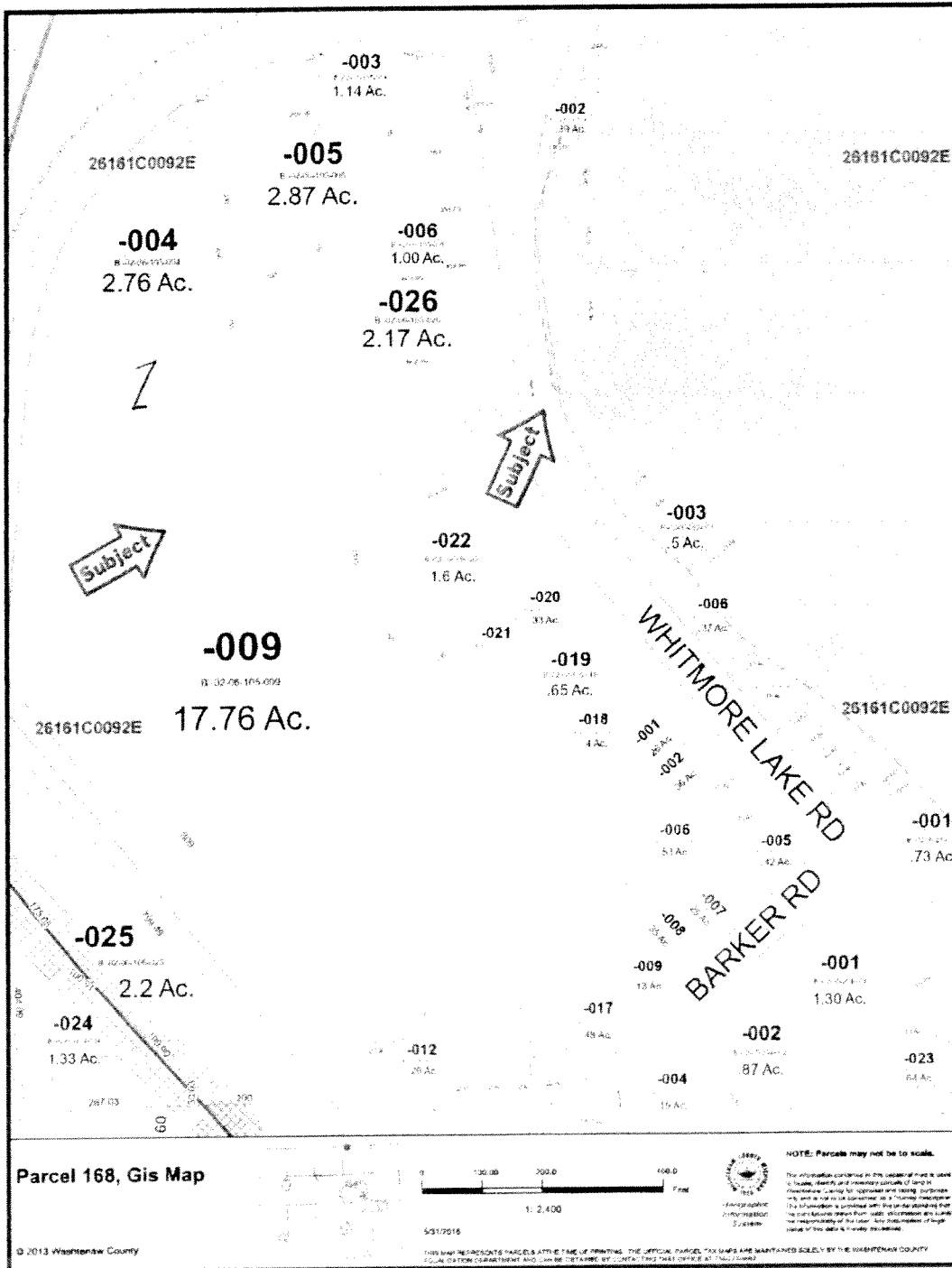


Northfield Township

Michigan

Sunny · 79°F
12:23 PM

<https://www.google.com/maps/place/Northfield+Township,+MI/g342.4248854,-83.708504,677m/data=!3m1!1e3!4m5!3m4!1s0x862352d8d70cfe15:0x489331603b1...> 1/2



PHOTOGRAPHS



Subject from Barker Road Looking North taken by Fred B. Phlippeau on 5/30/2016



Barker Road Looking East taken by Fred B. Phlippeau on 5/30/2016

PHOTOGRAPHS



Main Street Looking North taken by Fred B. Phlippeau on 5/30/2016

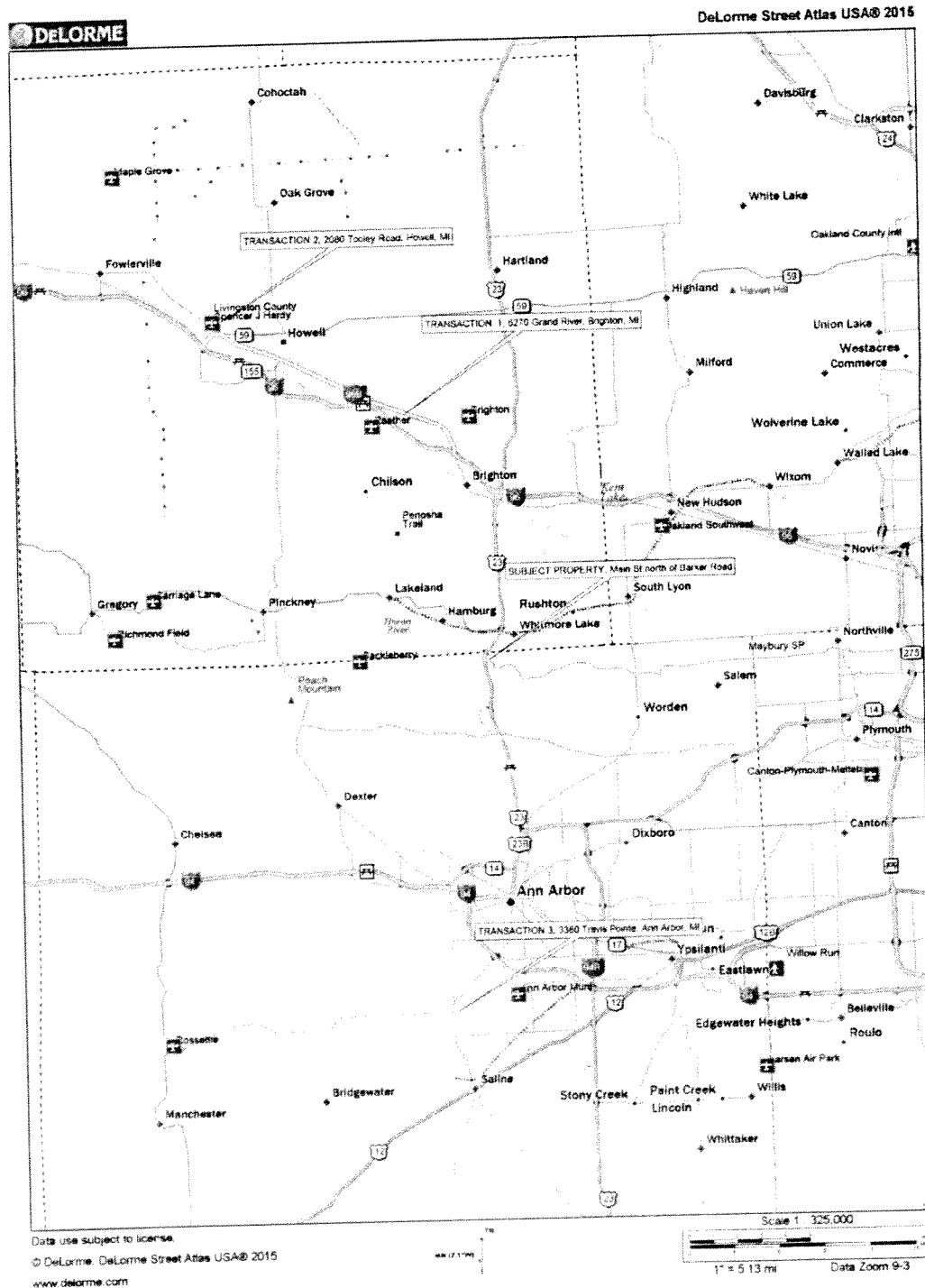


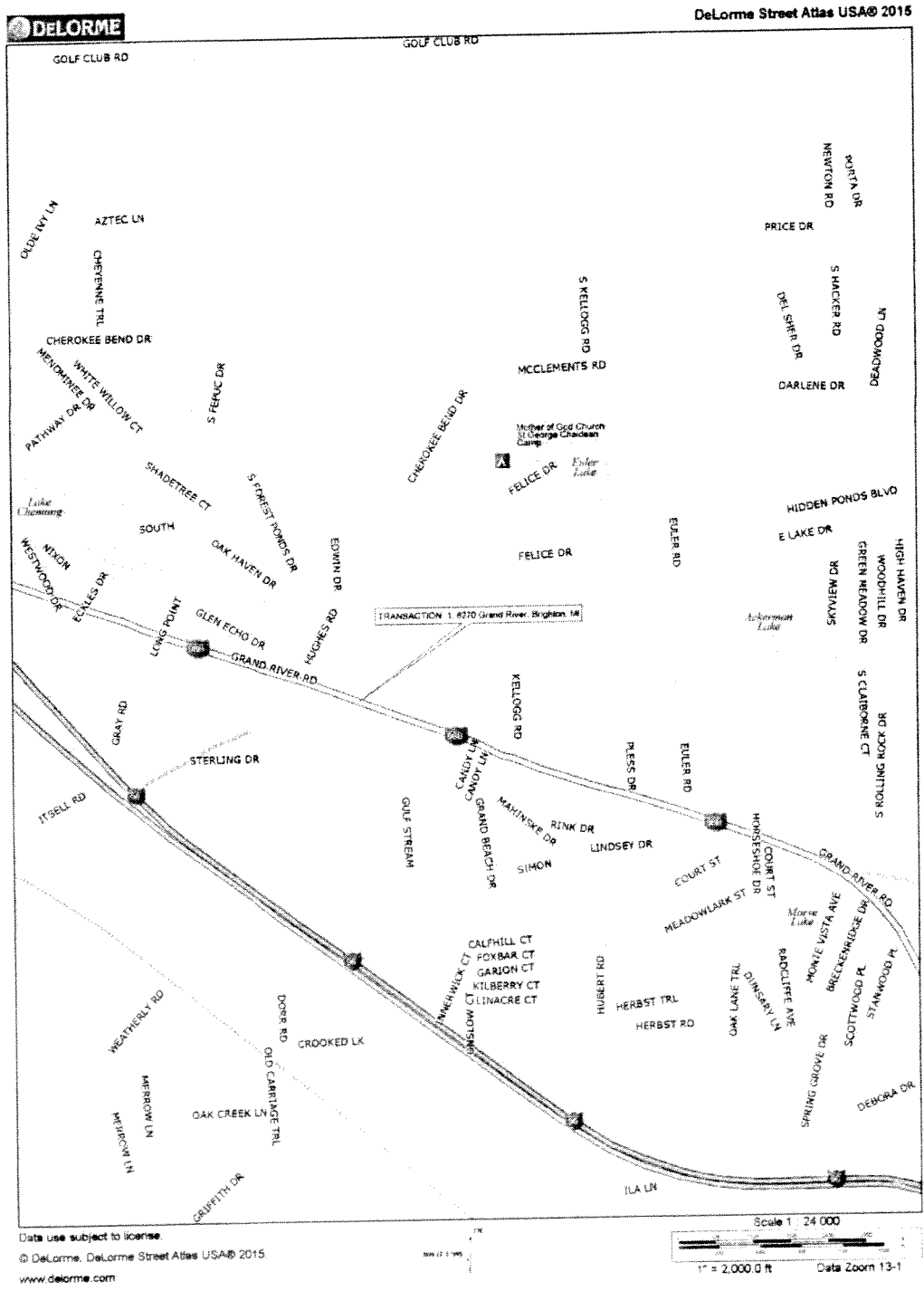
Main Street Looking South taken by Fred B. Phlippeau on 5/30/2016

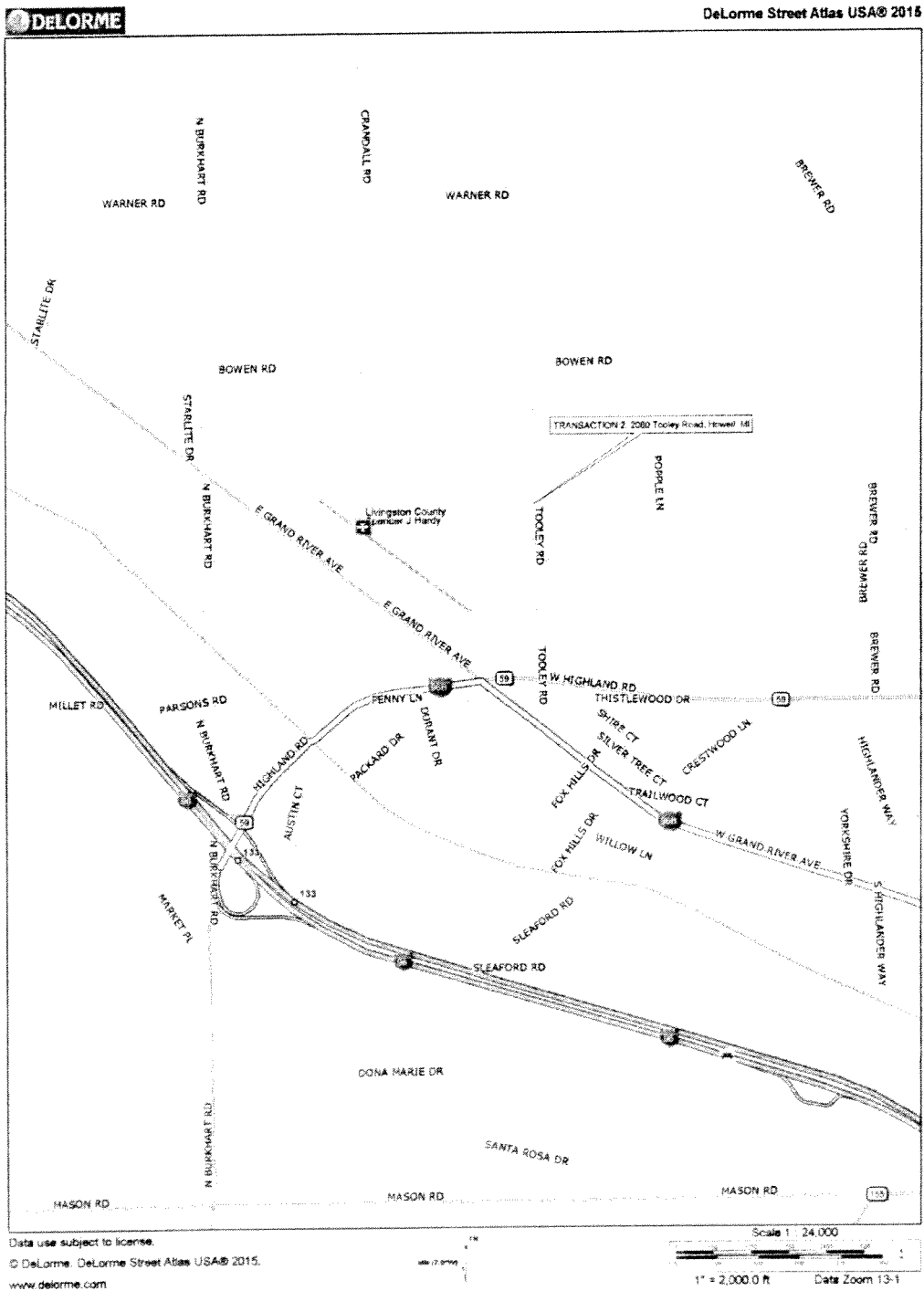
PHOTOGRAPHS

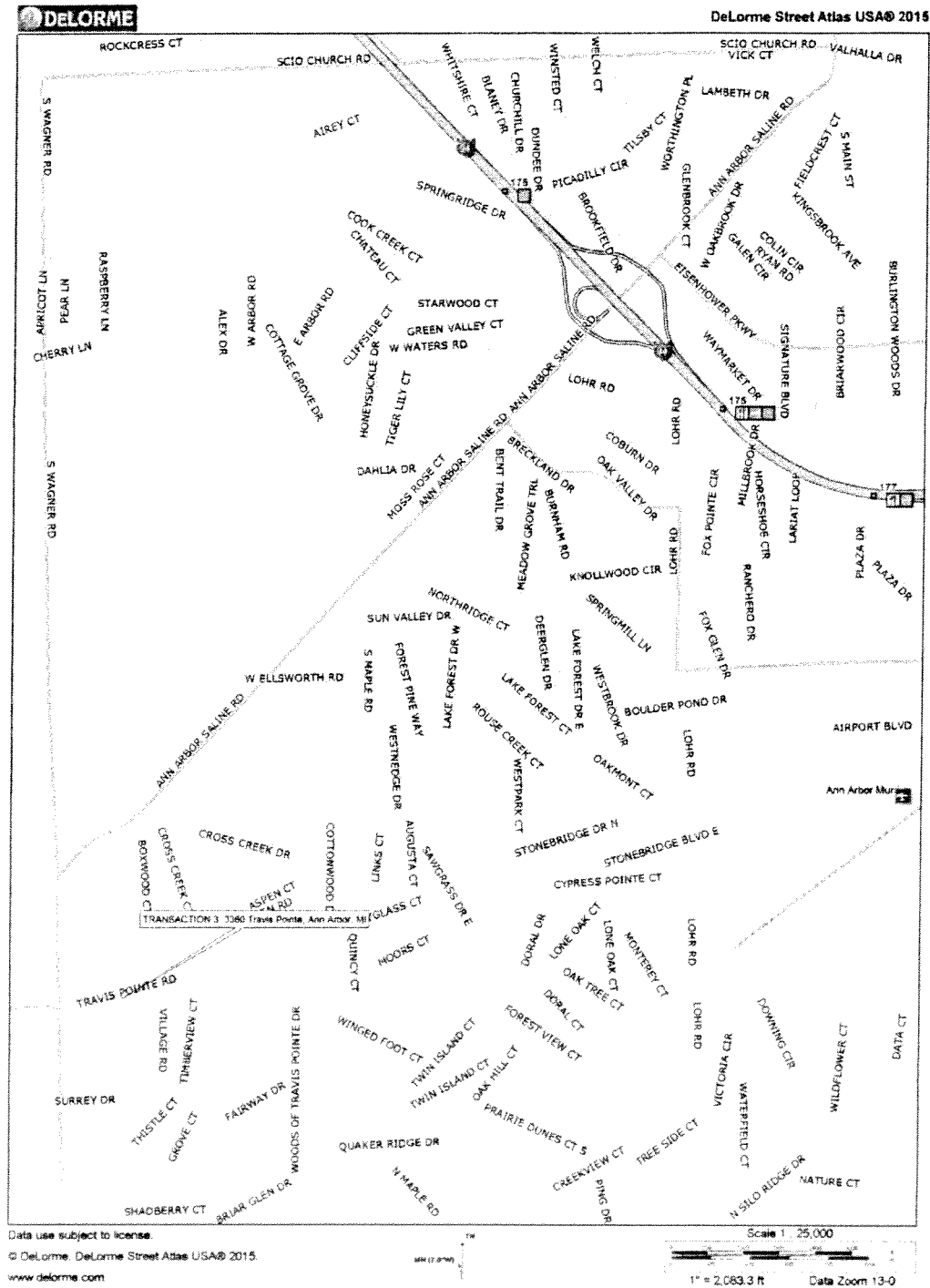


Whitmore Lake looking East taken by Fred B. Phlippeau on 5/30/2016









COMPARABLE INFORMATION

SKETCH OF SITE

Transaction # 1

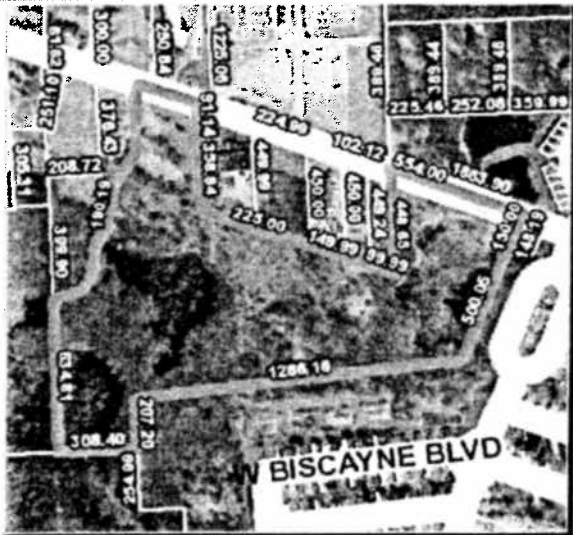
See Attached



DATE PHOTO TAKEN: 5/27/2016		PHOTO TAKEN BY: Fred B. Philipeau		DIRECTION FACING WHEN TAKING PHOTO: South	
ADDRESS: 6270 Grand River Brighton, MI 48114		LOCATION & DIRECTION TO: Take Grand River Avenue northwest from the City of Brighton to the property on the left, which is adjacent to and to the northwest of 6300 Grand River Avenue. LOCATED BETWEEN (Street, Road, etc.): Dorr Road and Kellogg Road			
DATE OF SALE: 1/16/2013		SELLER: Glenn E. Miller		PURCHASER: Dakkota Integrated Systems, LLC	
DATE INSPECTED: 5/27/2016	VERIFICATION SOURCES: VERIFICATION DATE: 5/27/2016 Township Assessors Office, deed recorded in 2013R-004197, Livingston County Records BUYER'S NAME _____ PHONE: _____ SELLER'S NAME _____ PHONE: _____ BROKER'S NAME _____				
PRICE: \$403,000	FINANCING TERMS: Cash	PRICE/SQUARE FOOT \$0.31	PRICE/ACRE: \$13,601	PRICE/FRONT FOOT: N/A	
GROSS LAND AREA: 30.11 acres N/A EXISTING R.O.W. 0.48 acres NET LAND AREA: 29.63 acres			ANY EXISTING EASEMENT, OTHER THAN R.O.W.? Describe None:		

CONDITIONS OF SALE (Motivation):		WAS THIS AN ARM'S LENGTH TRANSACTION?	
Arm's length		Yes	
EXPOSURE TIME ON MARKET:		APPROXIMATE DISTANCE FROM COMPARABLE TO SUBJECT:	
1,968 days		10 miles NW	
ANY SPECIAL CONSIDERATIONS IN SALES PRICE: _____ YES <u> X </u> NO If so, please discuss at length in appraisal report.			
Special Considerations could include, Fees	Fixtures	Demolition Costs	Utility Extensions &
but not limited to, the following:	Inventory	Discount Points	Buyer's Closing Costs
Describe:	Goodwill	Personal Property	Site Work
HIGHEST & BEST USE AT TIME OF SALE (and current, if different):			
A zoning change was acquired from Residential to office. However, this property was also located in the Town Center Overlay District, which is a mixed use category.			
BUYER'S INTENDED USE:			
To build a corporate office building			
WAS THIS PURCHASED FOR ASSEMBLAGE?			
No			
CURRENT ZONING AND PERMITTED USES:			
OSD, Office Service District. It is also located in the Town Center Overlay District allows a wide range of residential, office and commercial uses. This latter category is a mixed use classification.			
ANY ZONING CHANGES APPLIED FOR IN LAST FIVE YEARS? If so, please discuss:			
Yes, to Office zoning			
DOES THE BUYER AND/OR SELLER HAVE ANY PROPOSED SITE PLANS FOR THE PROPERTY?			
None Known			
ROAD / STREET TYPE:			
4 lanes, asphalt plus turn lane			
UTILITIES AVAILABLE AT SITE:			
Sanitary sewer, public water, electrical and telephone			
IF PUBLIC SEWER IS NOT AVAILABLE AT SITE, WHAT IS THE NEAREST LOCATION, AND PROBABILITY OF HOOKUP?			
N/A			
IF PUBLIC WATER IS NOT AVAILABLE AT SITE, WHAT IS THE NEAREST LOCATION AND PROBABILITY OF HOOKUP?			
N/A			
HOW DOES THIS PROPERTY COMPARE WITH TYPICAL PROPERTIES IN THE NEIGHBORHOOD?			
It is larger and has an irregular shape			

WAS ANY PHYSICAL, FUNCTIONAL, OR LOCATIONAL OBSOLESCENCE OBSERVED?	
The property includes 9.49 acres of muck soil.	
SHAPE AND TOPOGRAPHY:	
Irregular shape, level and rolling land	
DESCRIBE ANY WETLANDS AREA:	DESCRIBE ANY WOODLOT AREA:
There is muck soil	None
SOIL TYPES: MoB, Miami Loam, 2-6% slopes -9.20 acres Moc, Miami Loam, 6-12% slopes - 5.47 acres Rf, Rifle Muck, 5.05 acres Cc, Carlisle Muck, 4.44 acres MoF, Miami Loam, 25-35% slopes, 3.59 acres	
ENVIRONMENTAL ITEMS: (On-Site tanks, Contaminates, or Hazardous Material):	
None Known	
A REQUIRED COPY OF THE FOLLOWING DOCUMENT(S) IS ATTACHED:	
<input checked="" type="checkbox"/> Warranty Deed <input type="checkbox"/> Quit Claim Deed <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Other: <input type="checkbox"/> Covenant Deed	
PROPERTY I.D.#:	
4711-14-100-014	
LEGAL DESCRIPTION: SEC 14 T2N R5E COMM AT W 1/4 COR, BEING 2681.56 FT TH S02°16'19"E FROM NW COR TH N02°16'19"W 1330.95 FT TH N87°12'41"E 1335.68 FT TO POB TH N02°03'48"W 627.98 FT TH N70°54'48"E 125.92 FT TH N30°08'19"E 74.01 FT TH N04°55'59"E 106.46 FT TH N27°13'52"E 94.96 FT TH N10°53'03"E 190.20 FT TH N32°01'45"E 158.67 FT TH N00°37'14"W 231.55 FT TH N17°27'52"E 48.61 FT TH S70°21'38"E 241.01 FT TH S02°25'07"E 450 FT TH S70°21'38"E 701.45 FT TH S02°20'18"E 1.68 FT TH S69°24'15"E 100 FT TH N02°20'18"W 450 FT TH ALONG ARC OF A CURVE RIGHT CHORD BEARING S68°33'53"E 194.91 FT S68°04'39"E 454.53 FT TH S21°55'21"W 150 FT TH N68°04'39"W 100 FT TH S21°55'21"W 483.63 FT TH S82°59'37"W 1268.16 FT TH S02°01'19"E 207.19 FT TH S87°12'41"W 323FT TO POB EXCEPT BEG N00°15'00"W 557.20 FT TH N89°30'56"E 1833.66 FT TH NORTH 518.76FT WEST 175 FT TH NORTH 462.18 FT TH N85°11'00"E 1218.16 FT TH N23°47'00"E 500 FT FROM WEST 1/4 COR FOR POB TH N23°47'00"E 150 FT TH S66°13'00"E 100 FT TH S23°47'00"W 150 FT TH N66°13'00"W 100 FT TO POB. CONT 29.63 AC M/L SPLIT ON 01/16/2007 INTO 4711-14-100-013, 4711-14-100-014; CORR LEGAL 1/13	
DESCRIPTION OF IMPROVEMENTS (Including Square Footage of Primary Building):	
None	
REMARKS:	
This property was purchased subject to office zoning. When the zoning was approved, the transaction closed. This is roughly a U-shaped property. It has about 173 feet of frontage on the westerly side and 554 feet of frontage on the easterly side of the property.	



Livingston County, Michigan

GIS Property Snapshot

Municipality **Section**
Genoa Charter Township 14

Parcel Number
11-14-100-014

Property Address
A 0' address number indicates the parcel is vacant.
6270 GRAND RIVER
BRIGHTON, MI 48114

Calculated Acreage
Acre calculated by GIS; may not match legal description.
30.11 Acres

Soils Found on Property
Top 5 soils by acreage for this property are listed below.
For additional information, visit websoilsurvey.nrcs.usda.gov

Soil	Soil Name	Acreage
MoB	Miami Loam, 2-6% Slopes	9.20
MoC	Miami Loam, 6-12% Slopes	5.47
Rf	Rifle Muck	5.05
Cc	Carlisle Muck	4.44
MoF	Miami Loam, 25-35% Slopes	3.59

Floodplain Status
Floodplain data is shown where mapped by FEMA. Unmapped areas are not a guarantee that property, including structures, has not previously flooded. For areas in close proximity to a county drain, please contact the Drain Commissioner's office to obtain assistance in evaluating flood risk, or contact a licensed surveyor or engineer.
Property IS NOT in the floodplain.

Historical Land Use / Land Cover
Land cover describes what is found on the surface on non-urban land. Land use represents the "activity" that is taking place on the land.

Year	Description
ca.1800	MIXED OAK FOREST
1978	Shrub Rangeland
1995	Vacant/Undeveloped
2000	Cultivated, Grassland, and Shrub

Elected Officials & Voting
Find contact information for elected officials at courtingeniumi.us/PDFs/County_Directory.pdf

Municipal Precinct: Genoa - Precinct 13
County Commissioner: District 7 - Carol S. Griffith
State Representative: District 42 - Lana Theis
State Senator: District 22 - Joe Hune
Representative in Congress: District 8 - Mike Bishop
U.S. Senators: Debbie Stabenow & Gary Peters

Schools & Library
School District: Howell Public Schools
School District Website: <http://www.howellschools.com/>
Library District: Howell Carnegie District Library
Main Library Branch: 314 W Grand River Ave
Howell, MI 48843
Library Website: <http://www.howelllibrary.org/>

Public Safety Information
Dial 9-1-1 to report any emergency
Police Department: Livingston County Sheriff
Nearest Police Station: 7.06 miles
Fire Department: Brighton Area Fire Department
Nearest Fire Station: 0.49 miles
Nearest Fire Hydrant: 0.00 miles

Nearest Recreation Activity

Type of Activity	Name	Distance
Park or Recreation Area	Genoa Township Fields	0.44 miles
Golf Course	Faulkwood Shores Golf Course	1.96 miles
Lake with Boat Launch	Lake Chemung	0.58 miles
Skiing	Mt. Brighton Ski Area	2.10 miles

Orthophotography from Spring 2015.
Information provided by Information Technology / GIS Division. Information presented in this document was compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied. Map is a reference only and is not intended for survey purposes.



Parcel 168 Control section 81075
Whitmore Lake Properties, LLC

LIVINGSTON COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES are same as paid for five years previous to the date of this instrument or appear on the records in this office except as stated.

1-44-18 Jennifer M. Nash, Treasurer
See 185 Act 266 1893 as Amended
2013 Taxes not examined Certificate # 18014

HOMESTEAD DENIALS NOT EXAMINED

2013R-004197
RECORDED ON
01/30/2013 3:04:55 PM
SALLY REYNOLDS
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 13.00
REMON: 4.00
PAGES: 2

EXHIBITARY DEED

2 GLENN E. MILLER, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF GLENN E. MILLER, SR., DECEASED, LIVINGSTON COUNTY PROBATE FILE NO. 15-13702 DE PURSUANT TO THE LETTERS OF AUTHORITY DATED 1/14/13 AND THE ESTATE AND PROTECTED INDIVIDUALS CODE, whose address is 7230 POUNDS CT, HOWELL, MI 48855

✓ Conveys and Warrants to DAKKOTA INTEGRATED SYSTEMS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY whose address is 1875 HOLLOWAY DR, HOLT, MI 48942

the following described property Situated in the Township of Genoa, County of Livingston, State of Michigan:

*****SEE ATTACHED FOR LEGAL DESCRIPTION*****

Commonly known as: V-L Grand River
Tax No. 11-14-190 014

For the full consideration of Four Hundred Three Thousand and 90/100 Dollars (\$403,000.00)

This deed is subject to building and use restrictions and easements of record, if any, and any encumbrances arising from acts or omissions of Grantor. Grantor covenants to defend the Grantees, their heirs, successors and assigns against the lawful claims and demands of all persons against the above-described property claimed by, from or under him/her, but against no other claims or persons.

The property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. (If no number is inserted, then all division rights are granted.)

Dated this 16 day of January, 2013

Signed and Sealed



Glenn E. Miller, Jr. (L.S.)
GLENN E. MILLER, JR., PERSONAL REPRESENTATIVE
OF THE ESTATE OF GLENN E. MILLER, SR.

STATE OF MICHIGAN
COUNTY OF LIVINGSTON

On this 16 day of JANUARY, 2013 before me personally appeared GLENN E. MILLER, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF GLENN E. MILLER, SR., to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she they executed the same as his/her their free act and deed.

My commission expires:

Glenn B. B...
JENNIFER B. B...
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES 12/31/2014
Business Address: 6870 GRAND RIVER, BRIGHTON, MI 48114
When recorded return to: GRANTEE

Instrument
Drafted by: JOSEPH C. DIKROUB, JR.
Recording fee:

State Transfer Tax

PNTLins # 21411

Tax Parcel # 11-14-190-014

Send Subsequent tax bills to



Situated in the Township of Genoa, County of Livingston, State of Michigan:

Part of the Southwest 1/4 of Section 11 and a part of the Northeast 1/4 and the Northwest 1/4 of Section 14, T2N, R5E, Genoa Township, Livingston County, Michigan, described as: Commencing at the West 1/4 corner of Section 14, T2N, R5E, Genoa Township, Livingston County, Michigan, said corner being distant 2881.56 feet South 02 degrees 16' 19" East (South 00 degrees 15' East record) from the Northwest corner of said Section 14; thence North 02 degrees 16' 19" West (North 00 degrees 15' 00" West record) 1330.95 feet; thence North 87 degrees 12' 41" East 1335.68 feet (North 89 degrees 14' 00" East 1336.92 feet record); along the North line of a parcel described in Warranty Deed recorded in Liber 1236, page 675, Livingston County Records, to the place of beginning; thence North 02 degrees 03' 48" West 627.98 feet along the East line of a parcel described in Warranty Deed recorded in Liber 4766, page 796, Livingston County Records; thence the following eight courses along the centerline of a 50 foot wide permanent public drainage easement as described in the instrument recorded in Liber 2551, page 917, Livingston County Records: (1) North 70 degrees 54' 48" East 125.92 feet (North 72 degrees 55' 28" East 124.89 feet record), and (2) North 30 degrees 08' 19" East (North 32 degrees 17' 22" East record) 74.01 feet, and (3) North 04 degrees 55' 59" East (North 07 degrees 05' 02" East record) 106.46 feet, and (4) North 27 degrees 13' 52" East (North 29 degrees 22' 55" East record) 94.96 feet, and (5) North 10 degrees 53' 03" East (North 13 degrees 02' 06" East record) 190.20 feet, and (6) North 32 degrees 01' 45" East (North 34 degrees 10' 48" East record) 158.67 feet, and (7) North 00 degrees 37' 14" West (North 01 degrees 31' 49" East record) 231.55 feet, and (8) North 17 degrees 27' 52" East 48.61 feet (North 19 degrees 36' 55" East 49.69 feet record); thence South 70 degrees 21' 38" East (South 68 degrees 30' East record) 241.01 feet along the centerline of Grand River Avenue; thence South 02 degrees 25' 07" East (South record) 450.00 feet; thence South 70 degrees 21' 38" East (Southeasterly record) 701.45 feet; thence South 02 degrees 20' 18" East 1.68 feet; thence South 69 degrees 24' 15" East (Southeasterly record) 100.00 feet; thence North 02 degrees 20' 18" West (North record) 450.00 feet; thence along said centerline of Grand River Avenue the following two courses: (1) Easterly 194.91 feet along the arc of an 11459.19 foot radius curve to the right through a central angle of 00 degrees 58' 28" and having a long chord which bears South 68 degrees 33' 53" East 194.91 feet, and (2) South 68 degrees 04' 39" East (South 66 degrees 13' East record) 454.53 feet; thence South 21 degrees 55' 21" West (South record) 150.00 feet; thence North 68 degrees 04' 39" West (West record) 100.00 feet; thence South 21 degrees 55' 21" West 483.63 feet (South 23 degrees 47' West 500.00 feet record); thence South 82 degrees 59' 37" West (South 85 degrees 11' West record) 1208.16 feet; thence South 02 degrees 01' 19" East (South record) 207.19 feet; thence South 87 degrees 12' 41" West 323.00 feet (West 350 feet record); along said North line of a parcel described in Warranty Deed recorded in Liber 1236, page 675, Livingston County Records, to the place of beginning. Excepting therefrom that part described on County Tax Rolls under Parcel I.D. No. 4711-14-200-011 as Section 14, T2N, R5E, beginning at a point distant North 00 degrees 15' 00" West 557.20 feet, North 89 degrees 30' 56" East 1833.68 feet North 518.76 feet; thence West 175 feet; thence North 462.18 feet; thence North 65 degrees 11' 00" East 1218.16 feet; thence North 23 degrees 47' 00" East 500.00 feet from the West 1/4 corner for a place of beginning; thence North 23 degrees 47' 00" East 150 feet; thence South 66 degrees 13' 00" East 100 feet; thence South 23 degrees 47' 00" West 150 feet; thence North 66 degrees 13' 00" West 100 feet to the place of beginning.

Commonly known as: V/L Grand River
Tax No. 11-14-100-014

(21411) PFD/21411/27)

Livingston County Register of Deeds - 2013R-004197

COMPARABLE INFORMATION

SKETCH OF SITE

Transaction #2

See attached



DATE PHOTO TAKEN: 5/27/2016		PHOTO TAKEN BY: Fred B. Philipeau		DIRECTION FACING WHEN TAKING PHOTO: East	
ADDRESS: 2080 Tooley Road Howell Township, MI 48855		LOCATION & DIRECTION TO: Take Grand River Avenue westerly from the City of Howell to W. Highland Road. Turn right or East to Tooley. Go north on Tooley Road to Popple Lane. LOCATED BETWEEN (Street, Road, etc.): Southeast corner of Tooley Road and Popple Lane.			
DATE OF SALE: 9/29/2015		SELLER: Baris and Kieley Arakelian		PURCHASER: Alan J. Ostlund	
DATE INSPECTED: 5/27/2016	VERIFICATION SOURCES: MLC recorded in liber 2014R, page 022744 BUYER'S NAME _____ PHONE: _____ SELLER'S NAME _____ PHONE: _____ BROKER'S NAME Joe Darwish of RE/MAX Platinum Realty PHONE: 810-844-2343				VERIFICATION DATE: 5/19/2016
PRICE: \$85,000	FINANCING TERMS: Cash to seller	PRICE/SQUARE FOOT \$0.29	PRICE/ACRE: \$12,801	PRICE/FRONT FOOT: N/A	
GROSS LAND AREA: 7.07 acres EXISTING R.O.W. 0.43 acres NET LAND AREA: 6.64 acres			ANY EXISTING EASEMENT, OTHER THAN R.O.W.? Describe The North 66 feet is in right-of-way easement for Popple Lane. This makes it possible to develop this property along the Popple frontage of the property.		

CONDITIONS OF SALE (Motivation) Arm's length	WAS THIS AN ARM'S LENGTH TRANSACTION? Yes										
EXPOSURE TIME ON MARKET: 605 days	APPROXIMATE DISTANCE FROM COMPARABLE TO SUBJECT: 20 miles northwest										
<p>ANY SPECIAL CONSIDERATIONS IN SALES PRICE: YES _____ NO <u>X</u> If so, please discuss at length in appraisal report.</p> <p>Special Considerations could include, but not limited to, the following:</p> <table border="0"> <tr> <td>Goodwill</td> <td>Personal Property</td> <td>Fixtures Inventory</td> <td>Demolition Costs Discount Points</td> <td>Utility Extensions & Fees Buyer's Closing Costs</td> </tr> <tr> <td></td> <td></td> <td>Site</td> <td></td> <td></td> </tr> </table> <p>Describe: The buyer assumed a special assessment.</p>		Goodwill	Personal Property	Fixtures Inventory	Demolition Costs Discount Points	Utility Extensions & Fees Buyer's Closing Costs			Site		
Goodwill	Personal Property	Fixtures Inventory	Demolition Costs Discount Points	Utility Extensions & Fees Buyer's Closing Costs							
		Site									
HIGHEST & BEST USE AT TIME OF SALE (and current, if different): Vacant commercial land											
BUYER'S INTENDED USE: Land purchased for speculation. The owner placed the property back on the market for \$450,000.											
WAS THIS PURCHASED FOR ASSEMBLAGE? No											
CURRENT ZONING AND PERMITTED USES: RSC, Regional Service Commercial											
ANY ZONING CHANGES APPLIED FOR IN LAST FIVE YEARS? If so, please discuss: None known											
DOES THE BUYER AND/OR SELLER HAVE ANY PROPOSED SITE PLANS FOR THE PROPERTY? No											
ROAD / STREET TYPE: 2-lane concrete paved road											
UTILITIES AVAILABLE AT SITE: Electrical, sanitary sewer, water, gas and telephone											
IF PUBLIC SEWER IS NOT AVAILABLE AT SITE, WHAT IS THE NEAREST LOCATION, AND PROBABILITY OF HOOKUP? N/A											

IF PUBLIC WATER IS NOT AVAILABLE AT SITE, WHAT IS THE NEAREST LOCATION AND PROBABILITY OF HOOKUP? N/A	
HOW DOES THIS PROPERTY COMPARE WITH TYPICAL PROPERTIES IN THE NEIGHBORHOOD? Typical	
WAS ANY PHYSICAL, FUNCTIONAL, OR LOCATIONAL OBSOLESCENCE OBSERVED? No	
SHAPE AND TOPOGRAPHY: Irregular, level to rolling land	
DESCRIBE ANY WETLANDS AREA: None known	DESCRIBE ANY WOODLOT AREA: None
SOIL TYPES Canover Loam, 0 to 2% slopes Miami Loam, 2-6% slopes Owosso-Miami Sandy Loam, 6-12% slopes	
ENVIRONMENTAL ITEMS: (On-Site tanks, Contaminates, or Hazardous Material): None Known	
A REQUIRED COPY OF THE FOLLOWING DOCUMENT(S) IS ATTACHED: _____ Warranty Deed _____ Quit Claim Deed _____ Land Contract _____ Lease _____ Other: LC Memo	
PROPERTY I.D.#: 06-22-300-042	
LEGAL DESCRIPTION: See legal description on attached memorandum of land contract	
DESCRIPTION OF IMPROVEMENTS (Including Square Footage of Primary Building): None	
REMARKS: This is directly across the street from the airport.	

Livingston County, Michigan

GIS Property Snapshot

Municipality
Howell Township

Section
22

Parcel Number
06-22-300-042

Property Address
A '0' address number indicates the parcel is vacant.
0 TOOLEY
HOWELL, MI 48855

Calculated Acreage
Acreage calculated by GIS; may not match legal description.
7.07 Acres

Soils Found on Property
Top 5 soils by acreage for this property are listed below.
For additional information, visit webcaisurvey.nrcs.usda.gov

Soil	Soil Name	Acreage
CvA	Conover Loam, 0-2% Slopes	4.19
MoB	Miami Loam, 2-6% Slopes	2.50
OmC	Owosso-Miami Sandy Loams, 6-12% Slopes	0.38

Floodplain Status
Floodplain data is shown where mapped by FEMA. Unmapped areas are not a guarantee that property, including structures, has not previously flooded. For areas in close proximity to a county drain, please contact the Drain Commissioner's office to obtain assistance in evaluating flood risk, or contact a licensed surveyor or engineer.
Property IS NOT in the floodplain.

Historical Land Use / Land Cover
Land cover describes what is found on the surface on non-urban land. Land Use represents the "activity" that is taking place on the land.

Year	Description
ca.1800	OAK-HICKORY FOREST
1978	Herbaceous Rangeland
1995	Single Family Residential
2000	Single-family Residential

Elected Officials & Voting
Find contact information for elected officials at co.livingston.mi.us/PDF/County_Directory.pdf

Municipal Precinct: Howell Twp - Precinct 1
County Commissioner: District 5 - Donald S. Parker
State Representative: District 47 - Hank Vaupel
State Senator: District 22 - Joe Hune
Representative in Congress: District 8 - Mike Bishop
U.S. Senators: Debbie Stabenow & Gary Peters

Schools & Library
School District: Howell Public Schools
School District Website: <http://www.howellschools.com/>
Library District: Howell Carnegie District Library
Main Library Branch: 314 W Grand River Ave
Howell, MI 48843
Library Website: <http://www.howelllibrary.org/>

Public Safety Information
Dial 9-1-1 to report any emergency
Police Department: Livingston County Sheriff
Nearest Police Station: 1.50 miles
Fire Department: Howell Area Fire Department
Nearest Fire Station: 1.83 miles
Nearest Fire Hydrant: 0.00 miles

Nearest Recreation Activity

Type of Activity	Name	Distance
Park or Recreation Area	Rolling Oaks Park	1.17 miles
Golf Course	Hawk Meadows Golf Course	3.12 miles
Lake with Boat Launch	Thompson Lake	2.95 miles
Skiing	Mt. Brighton Ski Area	10.26 miles

Orthophotography: Novem Spring 2015.
Information provided by Information Technology / GIS Division. Information presented in the document was compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied. Map is a reference only and is not intended for survey purposes.



RECORDED ON
10/19/2015 9:16:50 AM
SALLY REYNOLDS
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 4884
RECORDING: 13.00
REMON: 4.00
PAGES: 2

MEMORANDUM OF LAND CONTRACT

THIS MEMORANDUM OF LAND CONTRACT entered into this 29th day of September, 2015, by and between Baris Arakelian and Kieley Arakelian, husband and wife and Thomas A. Rowell and Isabella A. Rowell, husband and wife, whose address is 578 Timber Ridge, Howell, MI 48843, hereinafter "Seller" and Alan J. Ostlund, whose address is 187 Darwin, Pinckney, MI 48169, hereinafter "Buyer".

WITNESSETH:

WHEREAS, Buyer and Seller have entered into a Land Contract of even date herewith; and,

WHEREAS, The parties desire to enter into this Memorandum of Land Contract to give record notice of existence of said Land Contract.

NOW THEREFORE, in consideration of the Premises and for other good and valuable consideration, Seller acknowledges and agrees that they have sold to Buyer on the Land Contract dated September 29, 2015, the following described premises situated in the City of Howell County of Livingston and State of Michigan, to-wit:

Situated in the Township of Howell, County of Livingston, State of Michigan, to-wit:

PARCEL 2:

Part of the Southwest 1/4 of Section 22, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest corner of said Section 22; thence along the centerline of Tooley Road (66 foot wide right of way) and the West line of said Section 22, due North, 440.87 feet to the point of beginning of the parcel to be described; thence continuing along said centerline and West line of said Section 22, due North, 570.76 feet; thence North 89° 53' 00" East along the centerline of Popple Lane (66 foot wide private easement) as recorded in Liber 843, page 043, Livingston County Records, 543.38 feet; thence South 01° 41' 57" West 571.47 feet; thence South 89° 56' 22" West 526.74 feet to the point of beginning. Subject to Popple Lane (66 foot wide private easement) as recorded in Liber 843, page 043, Livingston County Records.

The purpose of this Memorandum of Land Contract is to give record notice to the existence of said Land Contract.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first above written.

Signed, Sealed and Delivered in the
Presence of:

Witness

Witness

Baris Arakelian

Kieley Arakelian

Thomas A. Rowell

Isabella A. Rowell

STATE OF MICHIGAN

County of Livingston

The foregoing instrument was acknowledged before me this 29th day of September, 2015, by Baris Arakelian and Kieley Arakelian, husband and wife and Thomas A. Rowell and Isabella A. Rowell, husband and wife.

L715440

Livingston Title Agency
1006 E. Grand River Ave.
Brighton, MI. 48116

Livingston County Register of Deeds 2015.032914

Dawn M. Cook Notary Public
Oakland County, Michigan
My Commission Expires: 10-16-17
Acting in the County of Livingston

COMPARABLE INFORMATION

SKETCH OF SITE

Transaction # 3

See Attached

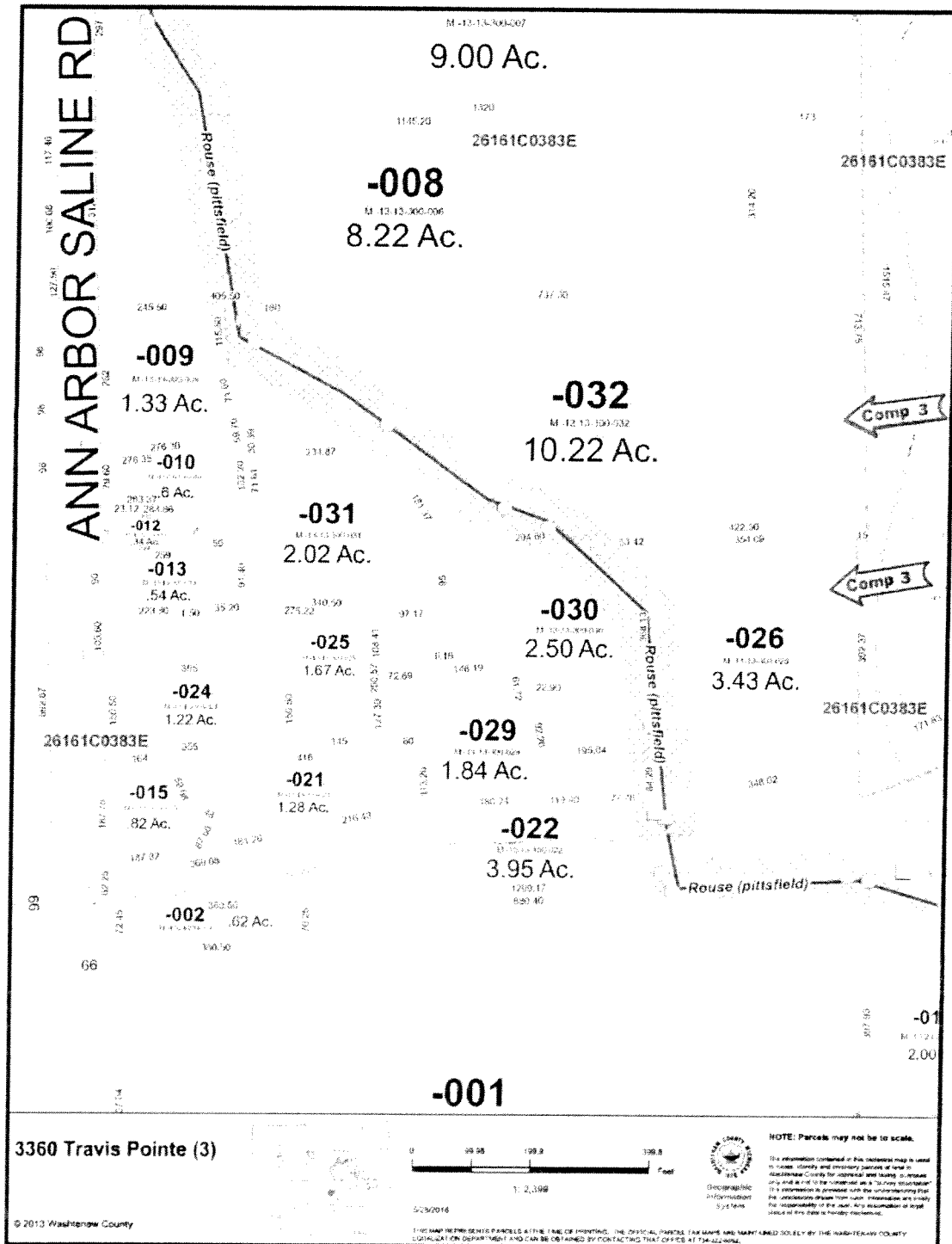


DATE PHOTO TAKEN: 5/28/2016		PHOTO TAKEN BY: Fred B. Phlippeau		DIRECTION FACING WHEN TAKING PHOTO: West	
ADDRESS: 3360 Travis Pointe Ann Arbor, MI 48108		LOCATION & DIRECTION TO: Take I-94 Expressway to Ann Arbor Saline Road. Going toward Saline, Turn east on Travis Pointe Road, which is an extension of Pleasant Lake Road. See property on the west side of the road adjacent to the entrance to the condominiums LOCATED BETWEEN (Street, Road, etc.): At Pleasant Lake Road			
DATE OF SALE: 9/11/2014		SELLER: Eileen Haas		PURCHASER: A2 Saline Ventures, LLC	
DATE INSPECTED: 5/28/2016	VERIFICATION SOURCES <u>Deed recorded in L5057, P 446, Washtenaw County Records & Tax Assessor</u> : VERIFICATION DATE: 5/28/2016 BUYER'S NAME _____ PHONE: _____ SELLER'S NAME _____ PHONE: _____ BROKER'S NAME _____				
PRICE: \$175,000	FINANCING TERMS: Cash	PRICE/SQUARE FOOT \$0.29	PRICE/ACRE: \$12,821	PRICE/FRONT FOOT: N/A	
NET LAND AREA: 13.65 acres			ANY EXISTING EASEMENT, OTHER THAN R.O.W.? Describe None		

Fred B. Phlippeau and Associates _____

CONDITIONS OF SALE (Motivation): None Known	WAS THIS AN ARM'S LENGTH TRANSACTION? Yes									
EXPOSURE TIME ON MARKET: Unknown	APPROXIMATE DISTANCE FROM COMPARABLE TO SUBJECT: 15 miles SW									
ANY SPECIAL CONSIDERATIONS IN SALES PRICE: YES _____ NO <u>X</u> If so, please discuss at length in appraisal report. Special Considerations could include, but not limited to, the following: <table border="0" style="width: 100%;"> <tr> <td>Fixtures</td> <td>Demolition Costs</td> <td>Utility Extensions & Fees</td> </tr> <tr> <td>Inventory</td> <td>Discount Points</td> <td>Buyer's Closing Costs</td> </tr> <tr> <td>Goodwill</td> <td>Personal Property</td> <td>Site Work</td> </tr> </table> Describe:		Fixtures	Demolition Costs	Utility Extensions & Fees	Inventory	Discount Points	Buyer's Closing Costs	Goodwill	Personal Property	Site Work
Fixtures	Demolition Costs	Utility Extensions & Fees								
Inventory	Discount Points	Buyer's Closing Costs								
Goodwill	Personal Property	Site Work								
HIGHEST & BEST USE AT TIME OF SALE (and current, if different): Office, commercial and residential uses										
BUYER'S INTENDED USE: Investment assumed										
WAS THIS PURCHASED FOR ASSEMBLAGE? No										
CURRENT ZONING AND PERMITTED USES: Office, commercial and residential uses										
ANY ZONING CHANGES APPLIED FOR IN LAST FIVE YEARS? If so, please discuss: None Known										
DOES THE BUYER AND/OR SELLER HAVE ANY PROPOSED SITE PLANS FOR THE PROPERTY? None Known										
ROAD / STREET TYPE: Two (2)-lane asphalt paved, private road										
UTILITIES AVAILABLE <u>AT SITE</u> : Electrical, gas and telephone										
IF PUBLIC SEWER IS NOT AVAILABLE AT SITE, WHAT IS THE NEAREST LOCATION, AND PROBABILITY OF HOOKUP? N/A										
IF PUBLIC WATER IS NOT AVAILABLE AT SITE, WHAT IS THE NEAREST LOCATION AND PROBABILITY OF HOOKUP? N/A										
HOW DOES THIS PROPERTY COMPARE WITH TYPICAL PROPERTIES IN THE NEIGHBORHOOD? Typical										
WAS ANY PHYSICAL, FUNCTIONAL, OR LOCATIONAL OBSOLESCENCE OBSERVED? No										

SHAPE AND TOPOGRAPHY:	
Irregular shape, rolling land	
DESCRIBE ANY WETLANDS AREA:	DESCRIBE ANY WOODLOT AREA:
None known	None
SOIL TYPES:	
Fox Sandy Loam, 6 to 12% slopes	
ENVIRONMENTAL ITEMS: (On-Site tanks, Contaminates, or Hazardous Material):	
None Known	
A REQUIRED COPY OF THE FOLLOWING DOCUMENT(S) IS ATTACHED:	
<input checked="" type="checkbox"/> Warranty Deed <input type="checkbox"/> Quit Claim Deed <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Other:	
None available	
PROPERTY I.D.#:	
13-13-300-026 and 13-13-300-032	
LEGAL DESCRIPTION:	
See the legal description on following deed	
DESCRIPTION OF IMPROVEMENTS (Including Square Footage of Primary Building):	
None	
REMARKS:	
The Master Plan indicates that this is a Mixed Use Area. Travis Pointe is a private road. Part of the property is bisected by a County Drain.	



L: 5057 P: 446 6223983 D
09/15/2014 02:42 PM Total Pages: 2
Lawrence Kestenbaum, Washtenaw Co.
Receipt # 14-15140 6223983
09/15/2014 Washtenaw Co., Michigan
Real Estate Transfer Tax
Tax Stamp # 346486
County Tax: \$192.50 State Tax: \$1312.50



WARRANTY DEED - INDIVIDUAL FORM

AB76860

Eileen Haas, whose address is 7263 Meade St., Westminster, CO, 80030, conveys and warrants to A2 Saline Venture, LLC, a Michigan limited liability company, whose address is 2121 Victoria Circle, Ann Arbor, MI, 48103 the following property located in the Township of Lodi, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED

(Vacant) Travis Pointe)

for the full consideration of \$175,000.00, subject to easements and restrictions of record and liens for real estate taxes not yet due and payable. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.
The grantor grants to the grantee the right to make division(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

Dated: September 11, 2014

Roger Olson
Eileen Haas by Roger Olson, attorney-in-fact

Acknowledged before me in Jefferson County, Colorado, on September 11, 2014 by
Roger Olson, attorney-in-fact for Eileen Haas.

My commission expires:

STACEY K RAMON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084042686
MY COMMISSION EXPIRES 12/22/2016

Stacey K Ramon
Notary Public

Jefferson County.

This instrument drafted by:

Scott Broshar P41006
2875 W. Liberty Rd.
Ann Arbor, MI 48103

When recorded return to:

Grantee

Recording Fee: \$17.00 plus \$1.00 tax certificate
Tax Parcel: M-13-13-300-026, M-13-13-300-032
AB File No.: 76860
Transfer Tax: \$1,505.00 ✓

Send tax bills to:
Grantee

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 9025172



Time Submitted for Recording
Date 9-15-2014 Time 11:40 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

6223983 L: 5057 P: 446 D 09/15/2014 02:42 PM Page 2 of 2

Exhibit "A"
Legal Description

Land situated in the Township of Lodi, Washtenaw County, Michigan described as:

Parcel 1:

Commencing at the Southwest corner of Section 13, T3S, R5E, Lodi Township, Washtenaw County Michigan, thence N 00° 11' 20" West 250.00 feet along the West line of said Section 13 and the centerline of Saline Ann Arbor Road, thence North 89° 48' 40" East 500.00 feet, thence North 00° 11' 20" West 235.71 feet, thence N 89° 42' 10" East 97.17 feet, thence N 01° 01' 40" East 95.00 feet, thence N 86° 28' 40" East 294.60 feet, thence North 89° 34' 50" East 53.42 feet, to the Point of Beginning, thence North 89° 34' 50" East 354.09 feet, thence S 00° 06' 40" East 392.37 feet; thence westerly 348.02 feet along the Northerly right of way line of Travis Pointe Road (120.00 feet wide) and along the arc of a curve to the right, radius 1367.84 feet, central angle 14° 34' 40", chord South 79° 37' 55" West 347.08 feet thence North 01° 30' 30" West 452.42 feet to the Point of Beginning, being part of the Southwest 1/4 of Section 13, T3S, R5E, Lodi Township, Washtenaw County, Michigan.

Parcel 2:

Commencing at the West 1/4 post of Section 13, T3S, R5E, Lodi Township, Washtenaw County, Michigan, and running thence due South along the centerline of Ann Arbor-Saline Road 1646.2 feet for a Place of Beginning; thence South 88° 30' East 405.5 feet; thence South 89° 15' East 737.3 feet; thence North 0° 29' East 314.2 feet; thence South 89° 09' East 173 feet to a point; thence South 0° 03' West 713.75 feet to a point thence North 89° 48' West 422.5 feet to a steel pipe fence post; thence South 86° 40' West 294.6 feet to a point; thence South 1° 13' West 95 feet to a point; thence North 89° 41' West 340.5 feet; thence due North 91.4 feet thence due West 59 feet to a point; thence due North 75 feet to a point; thence due West 200 feet to the centerline of Ann Arbor Saline Road; thence due North, along the centerline of Ann Arbor-Saline Road, 359.8 feet to a Place of Beginning.



EXCEPTING therefrom, the following 3 described parcels of land:

Commencing at the west quarter corner of Section 13, T3S, R5E; thence due South along the centerline of the Ann Arbor Saline Road, 1646.2 feet to the point of beginning, thence South 88° 30' East 245.5 feet; thence South 2° 05' East 115.5 feet; thence South 14° 20' East, 71.6 feet thence South 8° 24' East 59.7 feet thence South 87° 39' West, 276.3 feet; thence North 262 feet along the centerline of Ann Arbor-Saline Road to the point of beginning, being a part of the West 1/2 of the Southwest 1/4 of Section 13, T3S, R5E, Township of Lodi, Washtenaw County, Michigan.

Commencing at the West 1/4 corner of Section 13, T3S, R5E, Lodi Township, Washtenaw County, Michigan; thence along the West line of said Section and the centerline of the Ann Arbor-Saline Road South 1904.88 feet for a Place of Beginning; thence North 87° 35' 30" East 278.35 feet; thence South 2° 53' 30" East 102.20 feet; thence North 88° 30' West 283.37 feet; thence along the centerline of the Ann Arbor-Saline Road and the west line of said Section north 82.92 feet to the Place of Beginning, being a part of the Southwest 1/4 of the Southwest 1/4 of said Section.

Commencing at the West 1/4 corner of Section 13, T3S, R5E, Lodi Township, Washtenaw County, Michigan; thence South 00° 00' 00" East 1987.82 feet along the West line of said section and the centerline of Ann Arbor-Saline Road for a place of beginning; thence South 88° 30' 00" East 283.86 feet; thence North 02° 53' 30" West 71.81 feet; thence South 89° 41' 00" East 234.87 feet; thence South 28° 29' 14" East 181.37 feet; thence South 01° 13' 00" West 95.00 feet; thence North 89° 41' 00" West 340.50 feet thence North 00° 00' 00" East 91.40 feet; thence South 90° 00' 00" West 59.0 feet thence North 00° 00' 00" East 75.00 feet thence South 90° 00' 00" West 200.00 feet; thence North 00° 00' 00" East 23.12 feet along the West line of said section and the centerline of Ann Arbor-Saline Road to the place of beginning, being a part of the Southwest 1/4 of Section 13.

Tax I.D. M-13-13-300-026, M-13-13-300-032
(PARCEL 1) (PARCEL 2)

(Vacant) Travis Pointe
Ann Arbor, MI 48103

GENERAL AREA, TOWNSHIP AND NEIGHBORHOOD

TOWNSHIP DATA

Northfield Township, which contains 36.7 square miles, is located in Washtenaw County north of Ann Arbor, Michigan. The unincorporated community of Whitmore Lake lies within the northern prion of the township, on the border with Green Oak Township in Livingston County. It is immediately adjacent to Green Ok Township (Livingston County) to the north, Ann Arbor Township to the south, Salem Township (Wayne County) to the east and Webster Township to the west.

Northfield Township is linked to the region by highway US-23, which runs in a north/south direction. Within Northfield, the most important roads include 7 Mile, Whitmore Lake, N. Territorial, Sutton, Rushton, Dixboro and Pontiac Trail. These roads provide access to adjacent communities.

Based on the 2010 census, there were 8,245 people and 3,303 households residing in the Township. The average household size is 2.49. The median household income was \$58,396. The medium per capita income was \$25,543. The medium housing value was \$171,600. There were 3,401 housing units.

The local government provides good services that include its own fire department and police department. Due to the economic slowdown in southeast Michigan, growth has been slow; however, it is improving. Overall, the Township has a healthy economy. Shopping, schools, parks and houses of worship are in reasonable proximity.

NEIGHBORHOOD DATA

Subject neighborhood is located on Whitmore Lake Road between Barker Road and Eight Mile Road. The bulk of the development along Main Street is a mixture of 60-year-old single-family residences and both office and commercial uses. Property on the east side of Main Street has frontage on Whitmore Lake. I did observe any recent development.

E. ASSUMPTIONS AND LIMITED CONDITIONS

1. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
2. The property is appraised free and clear of any liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent management are assumed unless otherwise stated in this report.
4. The information furnished by others is assumed to be reliable. However, no warranty is given for accuracy.
5. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this report.
9. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be renewed for any use on which the value estimates contained in this report are based.
10. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
11. It is assumed that utilization of land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

12. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as a confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

13. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey being conducted to determine if the property is or is not in conformance with the requirements of the American with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

14. Any proposed improvements are assumed to be completed in a good workman-like manner in accordance with the submitted plans and specifications.

15. The distribution, if any, of the total valuation in this report between land and improvements applies only under stated program utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

16. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without written consent or approval of the appraiser.

Fred B. Phlippeau
Real Estate Appraiser

Fred B. Phlippeau & Associates
38116 Minton
Livonia, Michigan 48150

QUALIFICATIONS

GENERAL INFORMATION

Lifelong resident of the Detroit area. Began real estate work as a salesman for Deremo & Sons, Inc. in 1963. Employed as a staff appraiser for George W. Drennan and William P. Walsh Company from 1964 - 1967. Self-employed from 1967 to the present.

APPRAISAL EDUCATION

Successfully completed the following courses:

- Course I and II - Urban given by the American Institute of Real Estate Appraisers (AIREA)
- Real Estate I and II given by the University of Michigan Extension Services
- Capitalization Theory and Techniques, Part A, given by the AIREA (1987)
- Capitalization Theory and Techniques, Part B, given by the AIREA (1987)
- Case Studies in Real Estate Valuation - Exam 2-1, given by the AIREA (1988)
- Basic Valuation Procedures - Exam 1A-2, given by the AIREA (1988)
- Real Estate Appraisal Principles - Exam 1A-1, given by the AIREA (1988)
- Report Writing and Valuation Analysis - Exam 2-2, given by the AIREA (1989)
- Standards of Professional Practice given by the AIREA (1989 & 1994)

SPECIFIC APPRAISAL EXPERIENCE

Airports:

- Mettetal Airport
- Romeo Airport

MDOT Excess Property:

- Control Sections: 50011, 50014, 50062, 58011, 63102, 63172, and 63174

Conventional Mortgages:

Colonial Mortgage, Dearborn Federal Credit Union, Ross Mortgage Corp., Marathon Mortgage Corp., Shore Mortgage Corp., Lincoln-Rowe Mortgage Corp., Merrill-Lynch Mortgage Corp., Citicorp Mortgage Corp., Advance Mortgage Corp., John Adams Mortgage Corp., Detroit Bank and Trust, Bank of the Commonwealth, Michigan National Bank of Detroit, Comerica Bank, Mutual Savings & Loan, St. Bonaventures Credit Union, Liberty Mortgage, Alliance Mortgage Corp., Hospital and Health Services Credit Union.

Employee-Relocations:

Associates Relocation Corp., Relocation Resources; Equitable Relocation Management Corp.; Merrill-Lynch Relocation Management, Inc.; Transamerica Relocation; Reichhold Chemical; A.B. Dick Co.; Consumers Power Co.; The Howard Relocation Group; Roadway Express Services, Inc.; Home Equity, Inc.; Chem-Exec Relocation Systems, Inc.; Coldwell Banker Relocation Management, Inc.; Better Homes & Gardens Family Relocation Service.

Condemnation Proceedings:

Michigan Department of Transportation, Oakland County Road Commission, City of Novi, City of Detroit, City of Northville, City of Centerline, Canton Township, City of Lapeer, Lapeer Board of Education, Wayne County Department of Public Works, and numerous private parties and attorneys.

Other:

- Numerous appraisals for tax, divorce, liquidation, and corporate purposes
- Assessed Value Appraisals
- Estate Appraisals

COURT EXPERIENCE

Wayne County Circuit Court
Oakland County Circuit Court
Lapeer County Circuit Court
Macomb County Circuit Court

Genesee County Circuit Court
Detroit Records Court
Wayne County Probate Court



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
UNIVERSITY REGION

KIRK T. STEUDLE
DIRECTOR

Good Faith Written Offer Letter
July 25, 2016

Whitmore Lake Properties, LLC
Carol A. Van Curler
2010 Hogback Road, Ste. 2
Ann Arbor, MI 48105

Subject: CS 81075, JN 118461B, Parcel 168 – (Main Street, Whitmore Lake, MI 48189- Part of B-02-06-105-044 and B-02-06-105-009)

Dear Ms. Van Curler:

The Michigan Department of Transportation (MDOT) has found it necessary to acquire in Fee a small 0.567 Acre piece of Property from Part of B-02-06-105-044 and B-02-06-105-009 for the reconstruction of US-23. The piece of property is located along US-23 North of the Railroad. See attached drawing. The project is expected to be constructed in the Spring of 2017. In accordance with state laws and federal regulations governing purchasing of Property by the MDOT, known as the Eminent Domain process, this letter is our written Good Faith Offer to purchase a Highway Easement.

MDOT has reviewed your property as it relates to the needs for the project, an Appraisal was prepared and determined the market value of the property to be \$8,500.00

We are offering to pay you a total of \$8,500.00 for that portion of your property. In legal terms, this constitutes our written Good Faith Offer, which represents payment for a portion of your property. A legal description of the property to purchase is included with this Good Faith Offer.

Enclosed is a copy of the Option to Purchase, Warranty Deed and the Appraisal upon which our Good Faith Offer is based. Please review all the materials carefully. If we missed anything that you believe to be significant to the amount of money you should be paid, please let us know, in writing, within 90 calendar days of the date of this letter. We are also available to discuss this offer with you to ensure that you understand all the documentation and we can answer whatever questions you may have related to this Good Faith Offer and the Eminent Domain process. MDOT will review any items you identify in your written response and let you know if we will make any changes to our Good Faith Offer

Whitmore Lake Properties, LLC

Page 2

July 25, 2016

If you choose, you have the right to request an appraisal be completed to determine the market value of your property. The appraisal will then become the basis for a revised written Good Faith Offer.

The Good Faith Offer we are making is for all property rights for all individuals and entities that may have a property interest in the parcel. If there is more than one person or entity with an interest in the property, you can decide among yourselves how the proceeds of sale should be divided or you can request a court to decide how to divide the payment. We are willing to advise you on how to make this request of a court.

We also must point out that, as part of this offer, we must and do reserve our right to bring federal or state cost recovery actions against you (the present owners) and/or any other potentially responsible parties relating to any release of hazardous substances on the property. If you have any questions on this provision, please let us know.

If you agree and are willing to accept our offer, please properly execute the Option to Purchase and Warranty Deed. Please also fill out the W-9 form. Please return these documents in the stamped self-addressed envelope provided.

Thank you in advance for your consideration of our Good Faith Offer and your cooperation with MDOT on our acquisition of a portion of your property. If you have any questions about the project, this Good Faith Offer, your rights as a property owner, or any other issues, please call me at (517) 750-0442 or my cell phone at (517) 230-9807

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald G. Sare Jr.", written in dark ink.

Donald G. Sare, Jr
University Region
Property Analyst

Enclosures

Acceptance of Good Faith Written Offer

We, the undersigned owners, accept the Michigan Department of Transportation's (MDOT's) Good Faith Written Offer of \$8,500.00 for the property detailed in the Addendum to MDOT's Good Faith Written Offer letter of July 25, 2016. We also agree to the terms of the Addendum.

Witness:	Date:	Property Owners:	Date:
_____	_____	_____	_____
_____	_____	Carol A. Van Curler Member	_____
_____	_____	_____	_____

Michigan Department
Of Transportation
0645 (01/16)

ADDENDUM TO GOOD FAITH WRITTEN OFFER

This information required by P.A. 286 of 1964

Price	A.	The owner(s) agree to sell the following described property to the Michigan Department of Transportation for the sum of Eight Thousand Five Hundred Dollars and 00/100.... (\$8,500.00) and to deliver to the Michigan Department of Transportation a warranty deed clear of all encumbrances subject only to easements and restrictions of record.
Title	B.	The owner(s) agree not to sell, convey, mortgage, or otherwise encumber the title to the land or any part thereof, or to permit any act or deed to diminish the value of the following described land.
Taxes	C.	The owner(s) agree to pay all real estate taxes due and payable at the time of closing. The owner(s) also agrees to pay any special assessment levied at the time of closing. The owner(s) also agrees to pay any personal property taxes due and payable at the time of closing including all jeopardy assessments filed at the time of closing. Ad-valorem real taxes will be prorated in accordance with the provisions of Act 288, P.A. 1966.
Improvements	D.	This sale includes all buildings, structures, trees and other improvements on the property.
Occupancy	E.	The Michigan Department of Transportation will become the owner of the property upon payment of the price listed above. The owner(s) shall have the right to occupy the improvements on the property for a period of Zero days after the closing. However, if the buildings become vacant subsequent to the acceptance of the Good Faith Offer, they will not be reoccupied.
Escrow Agent	F.	The owners(s) agree that Liberty Title Agency, Inc (Jayelynn DeJohn - (734) 475-6440 Ext. 3806) will act as escrow agent in closing this sale, if needed. The escrow agent will deduct from the proceeds all sums necessary to satisfy and discharge all liens, encumbrances and taxes and secure and record the instruments sufficient to vest an unencumbered title in the name of the Michigan Department of Transportation, subject only to easements and restrictions of record.
Commitment #	G.	C24859
Delayed Payment	H.	N/A
Minerals	I.	Fluid Mineral and Gas rights are included.
Special Provisions	J.	N/A

Any personal property or fixtures that have not been removed by the date of a Notice to Quit to be issued by MDOT will become the property of MDOT and will be removed by MDOT, its contractors, or its agents. This does not apply to hazardous material.

MDOT reserves its rights to bring federal or state cost recovery actions against the present owners, and any other potentially responsible parties, arising out of release of hazardous substances on the property.

Legal Description

Lands located in the Township of Northfield, County of Washtenaw, described as:

That part of Tract "A" lying Westerly of a limited access right of way line which is 175.00 feet Easterly of and measured at right angles from the Highway US-23 legal alignment.

US-23 Legal Alignment:

Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence South 88 degrees 13'35" West, along the East-West 1/4 line of said Section 6 a distance of 1145.95 feet to the point of beginning of the US-23 Legal Alignment; thence Northerly, along said alignment and along a curve to the right 1822.61 feet, said curve having a radius of 3,817.21 feet, a central angle of 27 degrees 21'26", and a chord 1805.35 feet, bearing North 04 degrees 25'58" East to the point of ending of said legal alignment

The lands described above in fee contain 0.567 acre, more or less.

The above bearings and distances are relative to the Michigan State Plane Coordinates, South Zone (2113). Please note that the method of expressing the bearings in the taking description is reflective of reference to the Michigan State Plane grid location for North. The distances expressed are relative to the state plane grid distance.

The bearings and distances expressed in the tract description are relative to the record deed information and were not established by MDOT.

There shall be no right of direct ingress or egress from the remainder of Tract "A", to and from and between the lands herein described.

Tract "A"

Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence Northerly along the East line of said Section 1279 feet; thence deflecting 90 degrees 00' to the left parallel to the East and West 1/4 line of said Section 6, 608.89 feet for a PLACE OF BEGINNING; thence deflecting 90 degrees 00' to the right 436 feet more or less; thence deflecting 90 degrees 00' to the left 207 feet more or less to the Easterly line of the relocated US-23 highway; thence Southwesterly along said Easterly line 450 feet more or less in the arc of a circular curve concave to the Southeast, radius 3694.83 feet to a point which is West of the PLACE OF BEGINNING; thence East 330 feet more or less to the PLACE OF BEGINNING, being a part of the Northeast 1/4 of said Section 6. ALSO: Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence Northerly along the East line of said Section 6, 628.32 feet for a PLACE OF BEGINNING; thence deflecting 129 degrees 45' to the left 66.22 feet; thence deflecting 90 degrees 00' to the right 320.00 feet; thence deflecting 90 degrees 00' to the right to the water's edge of Whitmore Lake; thence Northerly along said water's edge to a point which is 650.68 feet North of the PLACE OF BEGINNING; thence West to a point on the East line of said Section 6 which is 650.68 feet North of the PLACE OF BEGINNING; thence continuing West on a line parallel to the East and West 1/4 line of said Section 919 feet more or less to the Easterly line of the relocate US-23 highway; thence Southerly along said Easterly line 450 feet more or less in the arc of a circular curve concave to the East radius 3669.83 feet to a point where said Easterly line intersects the Northeasterly line of the

LEGAL DESCRIPTION (continued):

Toledo & Ann Arbor Railroad right of way; thence Northeasterly along said railroad right of way 10 feet more or less; thence deflecting 90 degrees 00' to the right and continuing along said railroad right of way 809 feet; thence deflecting 52 degrees 43' 30" to the left 397.96 feet; thence Northeasterly 132.26 feet to a point on the East line of said Section 338.55 feet South of the PLACE OF BEGINNING; thence along said East line deflecting 49 degrees 03' to the left 338.55 feet to the PLACE OF BEGINNING; being part of the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, and the Northeast 1/4 of said Section 6. ALSO SUBJECT TO the rights of the public over a parcel of land 66.0 feet in width thereof as occupied by old US-23 highway, of which the Easterly and Westerly line are 33.0 (measured at right angles) and parallel to the survey centerline of said Old US-23 highway, being described as follows: Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence Northerly 1279 feet along the East line of said Section; thence Westerly on a line parallel to the East and West 1/4 line of said Section 108.9 feet to the centerline of Old US-23 highway and the PLACE OF BEGINNING; thence Southerly deflecting 96 degrees 08' to the left 94.77 feet along said centerline; thence Southeasterly 335.35 feet in the arc of a circular curve concave to the Northeast; radius 574.74 feet, chord deflects 16 degrees 43' 30" to the left 330.61 feet for a PLACE OF ENDING, being in the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, and the Northeast 1/4 of said Section 6.

ALSO INCLUDING the following described parcel:

A strip of land 50 feet wide lying Easterly of and adjacent to a line 33 feet Easterly and parallel to the centerline of Ann Arbor Railroad and extending Northerly from the North right of way of Barker Road which runs East and West on the 1/4 line of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, for a distance of 1000 feet EXCEPTING THEREFROM the right of way from US-23. EXCEPTING from the above mentioned property land conveyed in Warranty Deed recorded in Liber 1895, page 740, Washtenaw County Records.

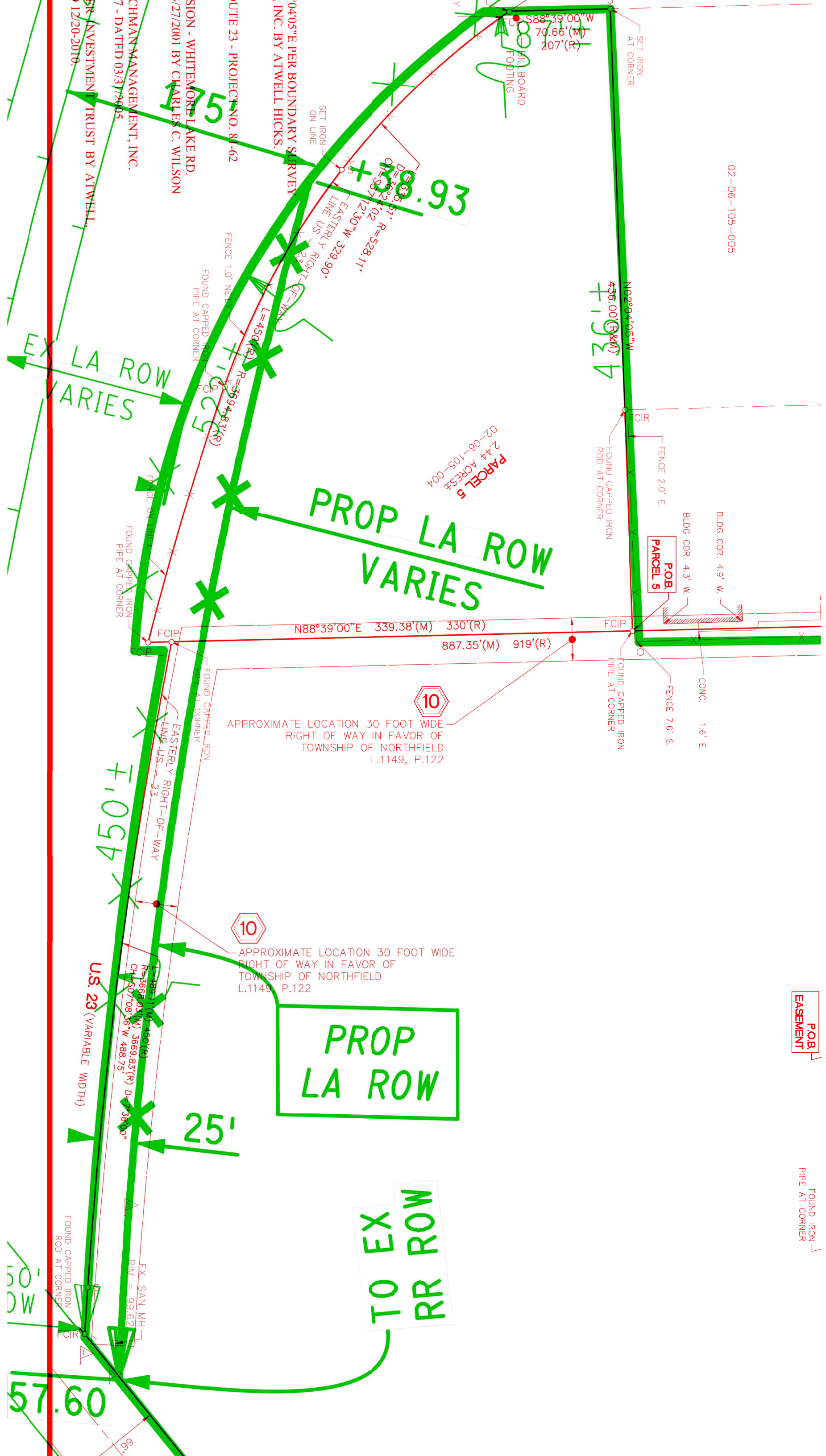
ALSO:

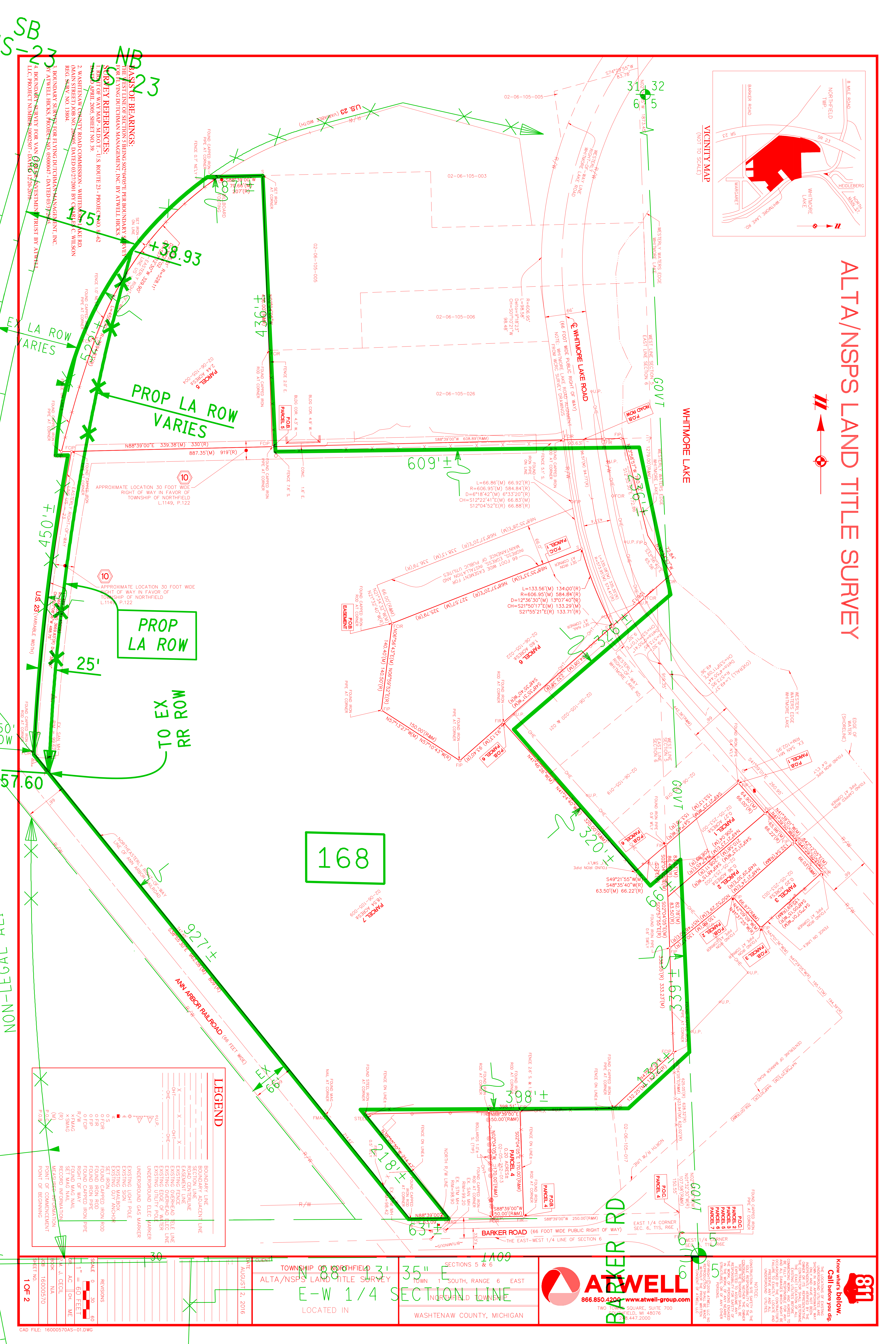
Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North 02 degrees 04' 05" West 625.05 feet along the East line of said Section 6; thence South 48 degrees 35' 40" West 66.22 feet; thence North 41 degrees 24' 40" West 320.00 feet to the POINT OF BEGINNING; thence South 48 degrees 35' 40" West 93.40 feet; thence North 57 degrees 10' 43" West 150.00 feet; thence North 06 degrees 59' 52" East 140.50 feet; thence North 68 degrees 37' 20" East 325.79 feet; thence Southeasterly 134.00 feet along the West right of way line of Main Street (66 feet wide) and the arc of a circular curve concave to the Northeast, radius 584.84 feet, central angle 13 degrees 07' 40" chord South 21 degrees 55' 21" East 133.71 feet; thence South 48 degrees 35' 40" West 232.38 feet to the POINT OF BEGINNING, being a part of the Northeast 1/4 of Section 6, Town 1 South, Range 6 East.

Commonly known as: Vacant Land - Main St., Whitmore Lake, MI 48189.

PROPERTY TAX CODE: Part of: B-02-06-105-025

Control Section 81075	Job Number 118461B	Parcel 168	Name Whitmore Lake Properties, LLC
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REPRODUCTION SHALL BE MADE
WITHOUT THE PRIOR WRITTEN
CONSENT OF ATWELL LLC

35
TO
EC
W.

CLIENT

ALTA

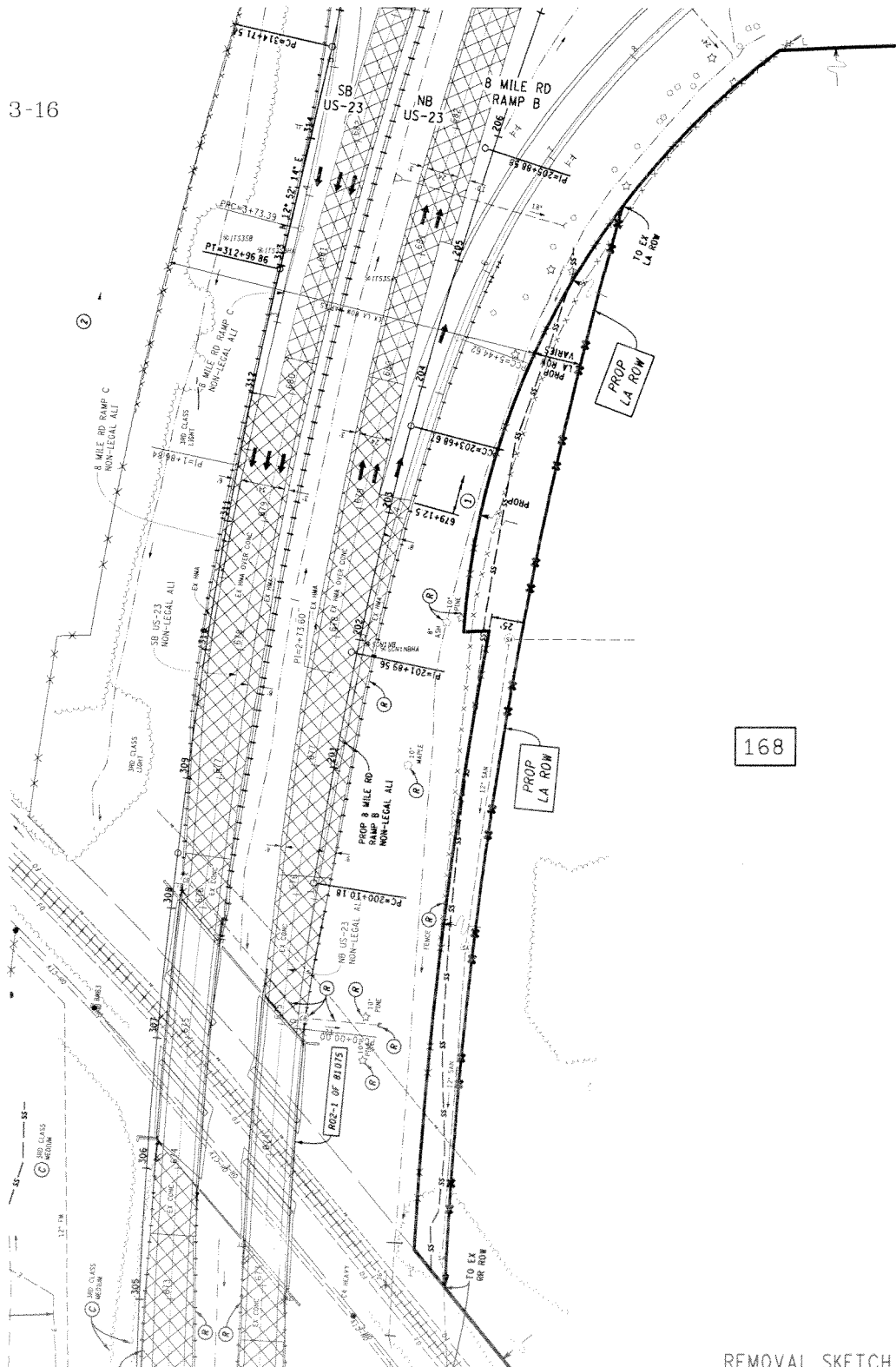
A diagram consisting of three vertical red lines and one horizontal green line. The horizontal green line is positioned at the top of the diagram, and the three vertical red lines are positioned below it, extending downwards.

SHEET NO.
1 OF 2

SEC. 6, T1S , R6E
NORTHFIELD TOWNSHIP
WASHTENAW COUNTY

CONTROL 81075
JOB NO. 118461B
PARCEL 168

SCALE
1"=120'
DRW'N JW 3-16
REV



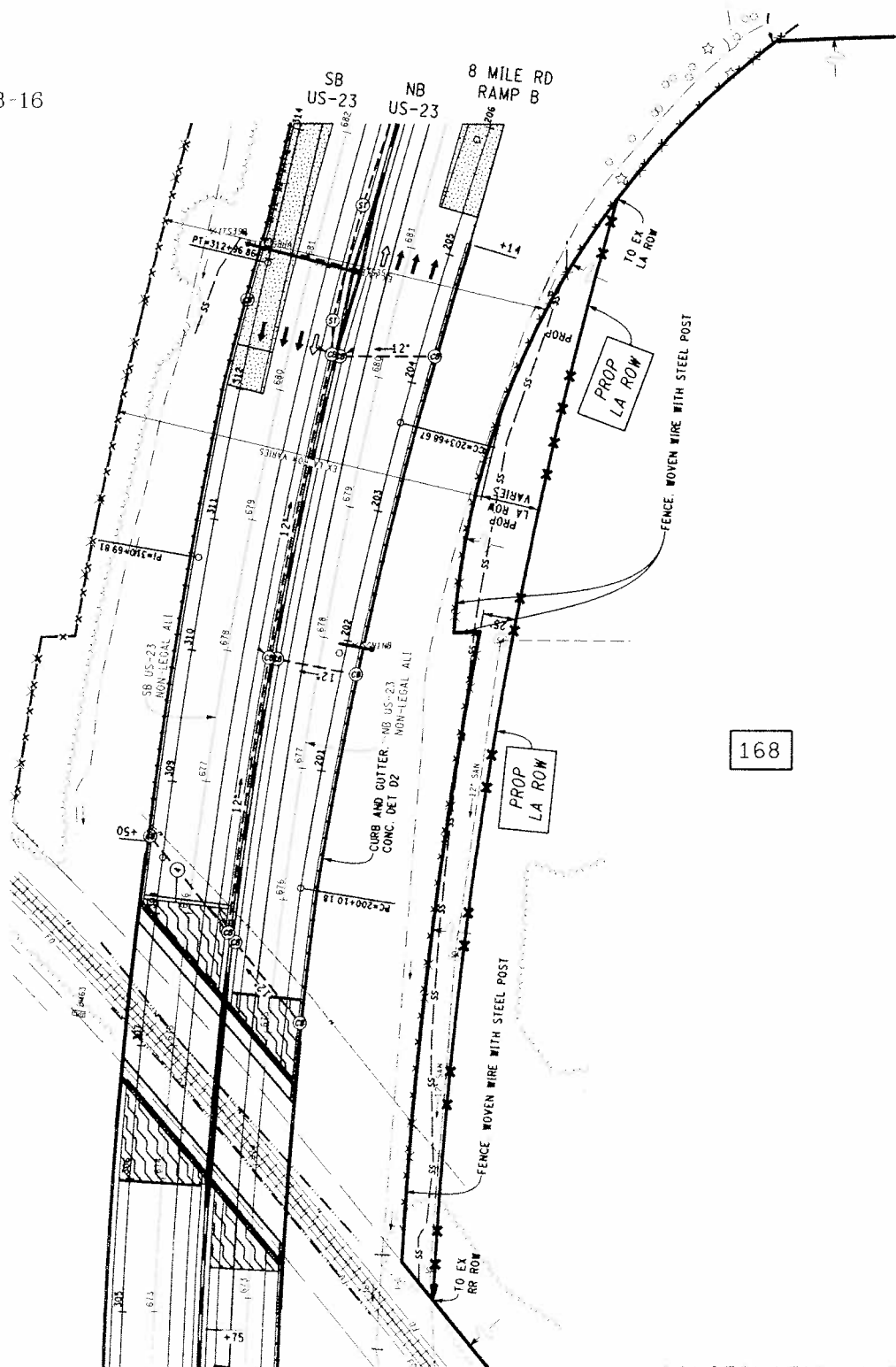
168

REMOVAL SKETCH

SEC. 6, T1S , R6E
NORTHFIELD TOWNSHIP
WASHTENAW COUNTY

CONTROL 81075
JOB NO. 118461B
PARCEL 168

SCALE
1"=120'
DRW'N JW 3-16
REV



CONTROL	81075
JOB NO.	118461B
PARCEL	168

[illegible]

TECHNICIAN'S WORK SHEET

PARCEL NO: 168	FILE NO: Parcel 168.docx
CONTROL: 81075	RELATED FILE NO: <u>C24859.pdf</u>
JOB NO: 118461B	FED. ITEM:
DATE: April 6, 2016	FED PROJ:
NAME: Whitmore Lake Properties, LLC, a Michigan limited liability company	APPROVED: JGS (04-13-2016)
INTEREST: Fee	REVISED: REV NO:
PREP BY: JW	
TAX CODE: Part of B-02-06-105-004 and part of B-02-06-105-009	

Lands located in the Township of Northfield, County of Washtenaw, described as:

That part of Tract "A" lying Westerly of a limited access right of way line which is 175.00 feet Easterly of and measured at right angles from the Highway US-23 legal alignment.

US-23 Legal Alignment:

Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence South 88 degrees 13'35" West, along the East-West 1/4 line of said Section 6 a distance of 1145.95 feet to the point of beginning of the US-23 Legal Alignment; thence Northerly, along said alignment and along a curve to the right 1822.61 feet, said curve having a radius of 3,817.21 feet, a central angle of 27 degrees 21'26", and a chord 1805.35 feet, bearing North 04 degrees 25'58" East to the point of ending of said legal alignment

The lands described above in fee contain 0.567 acre, more or less.

The above bearings and distances are relative to the Michigan State Plane Coordinates, South Zone (2113). Please note that the method of expressing the bearings in the taking description is reflective of reference to the Michigan State Plane grid location for North. The distances expressed are relative to the state plane grid distance.

The bearings and distances expressed in the tract description are relative to the record deed information and were not established by MDOT.

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is 650.68 feet North of the PLACE OF BEGINNING; thence continuing West on a line parallel to the East and West 1/4 line of said Section 919 feet more or less to the Easterly line of the relocate US-23 highway; thence Southerly along said Easterly line 450 feet more or less in the arc of a circular curve concave to the East radius 3669.83 feet to a point where said Easterly line intersects the Northeasterly line of the Toledo & Ann Arbor Railroad right of way; thence Northeasterly along said railroad right of way 10 feet more or less; thence deflecting 90 degrees 00' to the right and continuing along said railroad right of way 809 feet; thence deflecting 52 degrees 43' 30" to the left 397.96 feet; thence Northeasterly 132.26 feet to a point on the East line of said Section 338.55 feet South of the PLACE OF BEGINNING; thence along said East line deflecting 49 degrees 03' to the left 338.55 feet to the PLACE OF BEGINNING; being part of the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, and the Northeast 1/4 of said Section 6. ALSO SUBJECT TO the rights of the public over a parcel of land 66.0 feet in width thereof as occupied by old US-23 highway, of which the Easterly and Westerly line are 33.0 (measured at right angles) and parallel to the survey centerline of said Old US-23 highway, being described as follows: Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence Northerly 1279 feet along the East line of said Section; thence Westerly on a line parallel to the East and West 1/4 line of said Section 108.9 feet to the centerline of Old US-23 highway and the PLACE OF BEGINNING; thence Southerly deflecting 96 degrees 08' to the left 94.77 feet along said centerline; thence Southeasterly 335.35 feet in the arc of a circular curve concave to the Northeast; radius 574.74 feet, chord deflects 16 degrees 43' 30" to the left 330.61 feet for a PLACE OF ENDING, being in the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, and the Northeast 1/4 of said Section 6.

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Commonly known as: Vacant Land - Main St., Whitmore Lake, MI 48189.

Michigan Department
Of Transportation
0648 (08/15)

WARRANTY DEED
TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION
This information required by P.A. 286 1964 in order to convey land.
Partial

The Grantors Whitmore Lake Properties, LLC

2010 Hogback Road Ste. 2

Ann Arbor, MI 48105

for the sum of Eight Thousand Five Hundred Dollars and 00/100---- (\$8,500.00)

Conveys and warrants to the Michigan Department of Transportation and to its successors in office and assigns, whose address is 425 West Ottawa Street, P.O. Box 30050, Lansing, MI 48909, the following described real estate in the Township of

Northfield, County of Washtenaw, State of Michigan:

See Attached Legal

This conveyance includes all fluid mineral and gas rights.

PROPERTY TAX CODE

Part of B-02-06-105-004 and Part of B-02-06-105-009

CONTROL SECTION 81075	PARCEL NUMBER 168	NAME Whitmore Lake Properties, LLC
JOB NUMBER 118461B	FEDERAL ITEM NUMBER HK 0469	FED PROJECT NUMBER NH-1581 (240)

Signed this day of , 20

X _____
Grantor -
Title -

X _____
Grantor – Carol Van Curler
Title – Member

X _____
Grantor -
Title -

X _____
Grantor –
Title –

PROPERTY TAX CODE Part of B-02-06-105-004 and Part of B-02-06-105-009		
CONTROL SECTION 81075	PARCEL NUMBER 168	NAME Whitmore Lake Properties, LLC
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CORPORATE NOTARY ACKNOWLEDGEMENT

Notary Public, State of Michigan County of _____ (Commission)

The foregoing instrument was acknowledged before me in _____ County, this
Acting in the County of _____

_____ day of _____, 20____

by Carol Van Curler the Member and
Name of Officer Title of Officer

by _____ the _____ and
Name of Officer Title of Officer

by _____ the _____ and
Name of Officer Title of Officer

of Whitmore Lake Properties, LLC a Limited Liability Company, on behalf of the
Name of corporation/partnership/entity Type of corporation/partnership/entity

Corporation/partnership/entity Whitmore Lake Properties, LLC

_____ My Commission Expires on _____
NOTARY PUBLIC –

Drafted by: Donald G. Sare, Jr
Michigan Department of Transportation
4701 West Michigan Ave
Jackson, MI 49201

When recorded return to: Donald G. Sare, Jr
Michigan Department of Transportation
4701 West Michigan Ave
Jackson, MI 49201

PROPERTY TAX CODE

Part of B-02-06-105-004 and Part of B-02-06-105-009

CONTROL SECTION 81075	PARCEL NUMBER 168	NAME Whitmore Lake Properties, LLC
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LEGAL DESCRIPTION

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PROPERTY TAX CODE
Part of B-02-06-105-004 and Part of B-02-06-105-009

CONTROL SECTION 81075	PARCEL NUMBER 168	NAME Whitmore Lake Properties, LLC
JOB NUMBER 118461B	FEDERAL ITEM NUMBER HK0469	FED PROJECT NUMBER NH-1581(240)

LEGAL DESCRIPTION

LEGAL DESCRIPTION (continued):

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Commonly known as: Vacant Land - Main St., Whitmore Lake, MI 48189.

PROPERTY TAX CODE

Part of B-02-06-105-004 and Part of B-02-06-105-009

CONTROL SECTION 81075	PARCEL NUMBER 168	NAME Whitmore Lake Properties, LLC
JOB NUMBER 118461B	FEDERAL ITEM NUMBER HK0469	FED PROJECT NUMBER NH-1581(240)

CONTROL	81075
JOB NO.	118461B
PARCEL	168

BARKER RD

BARKER RD

168

SB NB
US-23 US-23

RELEASE OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS that FREEMAN E. WEBER and LUCILE C. WEBER, husband and wife whose post office address is 9699 North Main Street, Whitmore Lake, Michigan, for the sum of one dollar and other valuable consideration does hereby grant, convey and release to the TOWNSHIP OF NORTHFIELD, a Michigan municipal corporation whose post office address is 50 Jennings Road, Whitmore Lake, Michigan an easement and right-of-way for the construction, maintenance and repair of underground sewer over and across lands situated in the Township of Northfield, Washtenaw County, and State of Michigan particularly described as follows, to wit:

Beginning in the Easterly line of the Toledo and Ann Arbor Railroad right of way at a point which is 1279 feet North of and 1420.99 feet West of the East quarter post of section; thence East 1310.70 feet; thence deflecting $83^{\circ} 28'$ to the right 269.14 feet; thence deflecting $33^{\circ} 15'$ to the left 25.15 feet; thence deflecting $90^{\circ} 15'$ to the right 220.00 feet; thence deflecting 90° to the left 320 feet; thence deflecting 90° to the left 66.22 feet to a point in the East line of section which point is 628.32 feet North of the East quarter post of section; thence South 338.55 feet in section line; thence deflecting $49^{\circ} 03'$ to the right 132.26 feet; thence West 397.96 feet to the Easterly line of said railroad right of way; thence deflecting $52^{\circ} 43' 30''$ to the right 809 feet in said right of way line; thence deflecting 90° to the left 50 feet in said right of way line; thence Northwesterly 603.7 feet in said railroad right of way line to the Place of Beginning, except that part conveyed to State Highway Department for U.S. 23 relocation, and except that part lying West of U.S. 23, as relocated, conveyed to Stubnitz Greene Corporation, being part of the Northeast fractional quarter of Section 6, Town 1 South, Range 6 East, Township of Northfield, Washtenaw County, Michigan.

The specific route and course of said easement and right-of-way is described as:

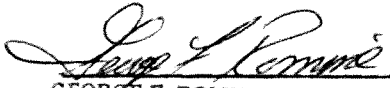
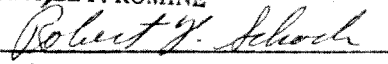
Beginning at a point on the Easterly line of said property 5 feet, measured at right angles, south of the North property line of said property; thence 728 feet, more or less, Westerly, parallel to and 5 feet South of the North line of said property to a point 20 feet East of the East right-of-way line of the new U.S. Highway 23 Expressway; thence deflecting $79^{\circ} 45'$ to the left 250.44 feet; thence deflecting $2^{\circ} 19'$ to the left 240 feet more or less, these last two courses being more or less parallel to and 20 feet East of said East right-of-way line, to a point on the Southerly line of said property (the Northerly Ann Arbor Railroad right-of-way line.)

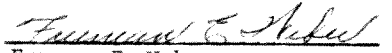
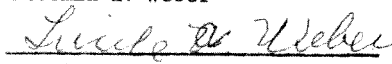
This grant, conveyance and release includes a strip of land fifteen (15) feet in width on each side of the route and course above described, together with the grant for temporary use of a strip of land fifty (50) feet in width on each side of said route and course, during the construction of said sewer, to permit the said Township, its agents, representatives and contractors to move equipment and material across the said fifty (50) feet strips of land, together with right-of-entry upon and passage over the same, the deposit of excavated earth and storage of material and equipment thereon, all as may be necessary or useful for the construction of said sewer, and, excepting as hereinafter provided, immediately upon completion of such construction, said Township shall fill all excavations, replace top soil removed, and reasonably restore the grade existing prior to excavation.

Dated this 16 day of November 1965.

Signed, Sealed and Delivered
in Presence of:

Signed and Sealed:



GEORGE F. ROMINE

Robert F. Schoch


Freeman E. Weber

Lucile C. Weber

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss.

On this 16 day of November, 1965, before me personally appeared FREEMAN E. WEBER and LUCILE C. WEBER, to me known to be the persons described in the foregoing instrument and acknowledged that they executed the same as their free act and deed.

GEORGE F. ROMINE
Notary Public, Livingston County
Acting in Washtenaw County, Michigan
My Commission Expires January 15, 1968


Notary Public
Washtenaw County, Michigan
My commission expires: _____

Instrument Drafted by:
Douglas K. Reading
515 Ann Arbor Trust Bldg.
Ann Arbor, Michigan.

RECEIVED
FOR RECORD

FEB 15 2 23 PM '66

PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

RECEIVED
FOR RECORD

FEB 15 2 23 PM '66

PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.