

EXHIBIT A

INTERNATIONAL TRANSMISSION COMPANY
VOLUNTARY EASEMENT PAYMENT CALCULATION SHEET

Date: _____ Parcel #: L-12-16-200-033

Address: _____
 _____ 291 E Ellsworth Rd
 _____ Pittsfield, MI 48108

A.	Value / Square Foot	\$ 3.00	/sq. ft.
B.	Easement Factor (40% of value per square foot, line A above)	\$ 1.20	/sq. ft.
C.	Total Square Footage in Easement (From Exhibit A)	42,480	Square Feet
D.	Voluntary Easement Compensation = B x C	\$ 50,976.00	
E.	Voluntary Easement Incentive (25% of value per square foot x total square footage)	\$ 31,860.00	
F.	Total Compensation = D + E	\$ 82,836.00	

I agree to and understand the compensation for the International Transmission Company voluntary easement on my property.

Owner

City of Ann Arbor, a Michigan municipal corporation

By: _____

Its: _____

International Transmission Company

By: _____

Agent Representing ITC

EXHIBIT B

EXHIBIT A
SITE 3252
 THE CITY OF ANN ARBOR

NORTHWEST CORNER
 SECTION 16
 T3S, R6E
 PITTSFIELD TOWNSHIP

E. ELLSWORTH ROAD
 NORTH LINE, SECTION 16

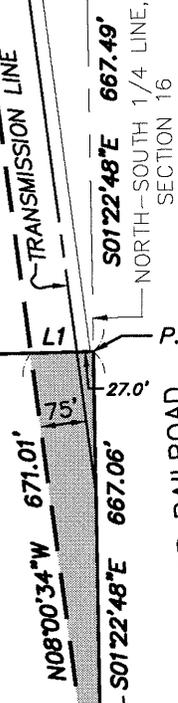
P.O.C.
 NORTH 1/4 CORNER
 SECTION 16
 T3S, R6E
 PITTSFIELD TOWNSHIP

LINE SEGMENT TABLE		
SEGMENT	LENGTH	DIRECTION
L1	102.42'	N88°13'42"E
L2	24.95'	S88°14'33"W

TAX ID
 #L-12-16-200-033

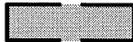
CRS REALTY
 COMPANY LLC
 #L-12-16-
 200-038

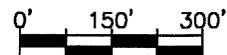
RUNWAY ASSOCIATES
 #L-12-16-275-007



**NOTE: THIS IS NOT A
 BOUNDARY SURVEY**

LEGEND

-  TRANSMISSION LINE
-  EASEMENT AREA
- N 88° E**
 DESCRIBED EASEMENT – BEARINGS BASED
 ON MICHIGAN STATE PLANE COORDINATES,
 NAD83, SOUTH ZONE, INTERNATIONAL FOOT
 SECTION CORNER
-  P.O.B.
 POINT OF BEGINNING
-  P.O.C.
 POINT OF COMMENCEMENT



1 INCH = 300 FEET

Easement area 42,480 Square Feet



CLIENT:
INTERNATIONAL TRANSMISSION COMPANY

PROJECT: **PIONEER – STATE**

JOB: 1054-17-8089
 DATE: 9-6-2017
 REV.: 10-4-2017
 SHEET: 1 OF 2

PROPERTY

(PER QUIT CLAIM DEED, LIBER 4021, PAGE 479)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, THENCE S 88° 51' 59" E 1977.29 FEET ALONG THE NORTH LINE OF SAID SECTION 16 AND CENTERLINE OF ELLSWORTH ROAD TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S 00° 45' 08" W 225.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 45' 08" W 442.63 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S 88° 50' 00" E 661.94 FEET ALONG SAID NORTH LINE TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 16; THENCE S 00° 30' 30" W 668.03 FEET ALONG SAID NORTH AND SOUTH 1/4 LINE TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N 88° 48' 03" W 1329.58 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N 00° 59' 48" E 1089.47 FEET ALONG SAID WEST LINE; THENCE N 89° 23' 01" E 660.31 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND CONTAINING 26.90 ACRES OF LAND, MORE OR LESS.

(PER WARRANTY DEED, LIBER 1510, PAGE 533)

THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

COMMONLY KNOWN AS: 291 E. ELLSWORTH ROAD
TAX ID: L-12-16-200-033

EASEMENT AREA:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 16, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S01°22'48"E 667.49 FEET ALONG THE NORTH-SOUTH ONE-QUARTER LINE OF SAID SECTION 16 TO THE **POINT OF BEGINNING**; THENCE CONTINUING S01°22'48"E 667.06 FEET ALONG SAID NORTH-SOUTH ONE-QUARTER LINE OF SECTION 16; THENCE S88°14'33"W 24.95 FEET; THENCE N08°00'34"W 671.01 FEET; THENCE N88°13'42"E 102.42 FEET TO THE POINT OF BEGINNING.

	 800.525.6016 www.metroca.net	CLIENT:	JOB: 1054-17-8089
		INTERNATIONAL TRANSMISSION COMPANY	DATE: 9-6-2017
		PROJECT:	REV.: 10-4-2017
		PIONEER - STATE	SHEET: 2 OF 2

EXHIBIT A
SITE 3252
THE CITY OF ANN ARBOR

NORTHWEST CORNER
 SECTION 16
 T3S, R6E
 PITTSFIELD TOWNSHIP

E. ELLSWORTH ROAD
 NORTH LINE, SECTION 16

P.O.C.
 NORTH 1/4 CORNER
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TAX ID
 #L-12-16-200-033

CRS REALTY
 COMPANY LLC
 #L-12-16-
 200-038

RUNWAY ASSOCIATES
 #L-12-16-275-007

S01°22'48"E 667.49'
 NORTH-SOUTH 1/4 LINE,
 SECTION 16

P.O.B.

ANN ARBOR RAILROAD
 (100' WIDE)

**NOTE: THIS IS NOT A
 BOUNDARY SURVEY**

DO NOT RECORD

LEGEND

-  TRANSMISSION LINE
-  EASEMENT AREA
- N 88° E** DESCRIBED EASEMENT - BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, SOUTH ZONE, INTERNATIONAL FOOT SECTION CORNER
-  P.O.B. POINT OF BEGINNING
-  P.O.C. POINT OF COMMENCEMENT



1 INCH = 300 FEET

Easement area 42,480 Square Feet



CLIENT:
 INTERNATIONAL TRANSMISSION COMPANY

PROJECT: PIONEER - STATE

JOB: 1054-17-8089

DATE: 9-6-2017

REV.: 10-4-2017

SHEET: 1 OF 1

EXHIBIT C

PERMANENT ELECTRIC TRANSMISSION LINE EASEMENT AGREEMENT

This Permanent Electric Transmission Line Easement Agreement (the "Agreement") is made this _____ day of _____, 20____ ("Effective Date"), by and between **City of Ann Arbor**, a Michigan municipal corporation, with an address of 301 East Huron St., Ann Arbor, MI 48104 ("Grantor") and **INTERNATIONAL TRANSMISSION COMPANY**, a Michigan corporation, with an address of 27175 Energy Way, Novi, Michigan 48377, and its successors and assigns ("Grantee").

WHEREAS, Grantor states that it is the owner of certain real property as conveyed through a deed recorded in Liber 4021, Page 479, of Deeds, Washtenaw County Records, more particularly described on the attached Exhibit "A" (the "Property").

WHEREAS, Grantor desires to convey to Grantee a perpetual easement upon, under, across and through an Easement Area located on the Property as more particularly described and depicted on Exhibit "A" (the "Easement Area"), upon the terms and conditions stated below.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor and Grantee hereby agree as follows:

1. **Grant of the Easement.** Grantor hereby conveys and grants to Grantee, its successors and assigns, a perpetual easement (the "Easement") over, under, across and through the Easement Area on the Property with the right, privilege and authority for Grantee, its agents, employees, and contractors, to:

(a) construct, reconstruct, modify, upgrade, improve, maintain, operate, inspect, replace, repair, patrol and remove an electric transmission line or lines and telecommunications line or lines, consisting of poles, towers, crossarms, insulators, wires, guy wires, anchors and other necessary fixtures, structures, cables (including fiber optic cable), and equipment for transmitting electricity and communications ("Grantee's Facilities");

(b) temporarily improve the surface as reasonably necessary to place and operate Grantee's construction vehicles and equipment;

(c) except as provided in Section 7 of this Agreement, prohibit and/or remove, at Grantee's sole discretion, any buildings or other above ground structures (collectively referred to as "Structures"), excluding currently existing buildings ("Permitted Buildings"), currently existing fences ("Permitted Fences"), currently existing dumpsters and affiliated enclosures ("Permitted Dumpster Enclosures"), and currently existing surface parking or driveways, which exist as of the Effective Date of this Easement (collectively "Permitted Improvements"). In the event Permitted Improvements currently exist within the Easement Area as of the Effective Date, Grantor may retain such Permitted Improvements provided that, with respect to Permitted Fences, Grantee may: (1) install and maintain a gating system in Permitted Fences, of Grantee's choice, in order to obtain access to the Easement Area for the purposes of construction and maintenance of Grantee's Facilities as provided for herein; and (2) cause such Permitted Fences to be removed as Grantee deems necessary provided that Grantee restores such Permitted Fences to substantially the same condition as existed prior to removal;

(d) except as provided in Section 7 of this Agreement, prohibit and/or remove, at Grantee's sole discretion, any future construction of above-ground Structures located or proposed to be located within the Easement Area. Grantee may remove such prohibited Structures from the Easement Area without prior notice and without responsibility for any damage to the Structures that occurs as a result of such removal;

(e) locate Grantee's poles and towers within the Easement Area as near as possible to the transmission line depicted on Exhibit A;

(f) at any time cut, trim, remove, destroy or otherwise control any or all trees, bushes, or brush now or hereafter standing or growing upon or within the Easement Area, all at Grantee's sole and absolute discretion, except that Grantee shall not use any chemical or biological controls without prior written permission from Grantor;

(g) subject to the terms of this Easement, enter upon and cross the Easement Area for the above-described purposes on other parcels.

2. Except for foundations or anchors reasonably necessary to support poles or towers, Grantee's Facilities shall be entirely above ground. Grantee acknowledges that the Property is subject to sewer easements recorded in Liber 1888, Page 49 and Liber 3455, Page 456, Washtenaw County Records ("Sewer Easements"). Grantee shall not place any permanent surface or subsurface structures, foundations, or anchors within the Sewer Easements. Grantee shall make reasonable efforts to minimize the number of poles or towers within the Easement Area.

3. The Grantee, prior to entering upon the Easement Area under this Easement, shall obtain prior approval of the office of the Manager of the Ann Arbor Airport, which approval shall not be unreasonably withheld, except in the event of an emergency or imminent threat to public health or safety, in which case notice may be given to the Manager simultaneously upon entering the Easement Area.

4. Grantee shall not permit any maintenance or construction equipment on the Property which would encroach into restricted airspace of clear zones, approach slopes, runway and taxiway, or safety areas without such prior approval from the Manager of the Ann Arbor Airport; provided, however, that such prior approval shall not be necessary when an emergency condition exists and immediate action by the Grantee is necessary to protect the public health or safety. When an emergency condition exists, the ingress and egress of Grantee will be coordinated with the Manager of the Ann Arbor Airport.

5. Grantee shall not construct nor permit to stand above ground level on the Easement Area any building, structure, poles or other objects, manmade or natural, to a height in excess of Federal Aviation Regulation (FAR) Part 77 surfaces, based upon current runways or future runways which may be constructed.

6. Grantee shall file a notice consistent with the requirements of FAR Part 77 (FAA Form No. 7460-1) prior to constructing any maintenance or improvement within the Easement Area.

7. At such time in the future as deemed necessary by the Grantor, the Grantor may enter and construct airport improvements, including without limitation, runways, taxiways, extensions, associated lighting, etc. ("Airport Improvements") upon said Easement Area provided that such Airport Improvements do not unreasonably interfere with the rights given to Grantee under this Easement. Grantor must provide notice to Grantee at least 90 days prior to the start of any such construction. Notwithstanding the above, Grantor may propose to construct or erect a rail spur from the existing Ann Arbor Railroad over the Easement Area, provided a proposed construction plan is submitted to Grantee for its review and a determination as to whether the rail spur would interfere with the safe and reliable operation or maintenance of Grantee's Facilities within the Easement Area. Grantee's approval of a proposed rail spur under these circumstances will not be unreasonably withheld.

8. Grantee agrees to maintain and protect at its own expense Grantee's Facilities or appurtenances and equipment within the Easement Area. Should a change in airport operations or standards require the upgrade or additional protection of the Grantee's Facilities, the cost shall be paid by Grantee.

9. Grantee agrees to pay for any increased cost of maintaining and operating the Grantee's Facilities resulting from the relocation of Grantee's Facilities and shall perform all necessary maintenance at its own expense in accordance with specifications approved by the Grantor and Grantee.

10. Grantee agrees to save and keep Grantor and the State of Michigan harmless from and indemnify it against any penalty, damage or charges imposed for any violation of any laws or ordinances, and at all times to protect, indemnify and save Grantor and the State of Michigan harmless of and from any loss, cost, damage or expense, including attorney's fees, arising out of or from any accident or any other occurrence on or about the Easement Area as described, causing injury to any person or property, arising by reason of construction, operation and maintenance, and use of Grantee's Facilities. Grantor reserves the right of full use of the Property subject to rights granted.

11. **Repair and Restoration.** Grantee shall:

(a) re-grade, repair and restore at Grantee's sole expense any portions of the Easement Area or Property damaged by Grantee's temporary placement of surface improvements for the Grantee's construction, operation, maintenance, repair, reconstruction and use of Grantee's Facilities; and

(b) repair or replace at Grantee's sole expense any actual damage located within the Easement Area or Property, arising from Grantee's construction, operation, maintenance, repair, reconstruction and use of Grantee's Facilities. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damage to the extent that such damage results from Grantor's negligence. Upon reasonable notice to Grantee that damage has been sustained, the parties shall work cooperatively to identify the damage and to determine the scope of repair or replacement work.

12. **Applicable Laws/Environmental.** All of Grantee's work within the Easement Area shall be performed in accordance with applicable laws, including environmental laws. Grantee shall not use PCBs in the Easement Area. Grantee shall not permit the use, storage, or presence of hazardous materials (except in lawful quantities, used properly) or generation of hazardous waste on or within the Easement Area. If there is spillage or discharge, as a result of Grantee's activities, of paint, oil, gasoline or other toxic or potentially hazardous materials, or any other contamination within the Easement Area, Grantee shall provide all necessary clean-up and remediation at Grantee's expense. If Grantee disturbs any contaminated soil in the Easement Area, after notice by Grantor of the existence of or the potential existence of such contamination, and as a result is required to dispose of the contaminated soil, Grantee shall be responsible for the costs of sampling, analysis, handling and disposing of the contaminated soil. Grantor shall approve of the disposal of any soil removed from the Easement Area and the disposal location. Grantee shall notify Grantor as promptly as reasonably possible after discovery of any suspected contaminated soil.

13. **Insurance.** Grantee will at all times maintain appropriate levels and types of insurance commercially prudent for the types of activities Grantee is undertaking and the responsibilities Grantee is assuming under this Agreement. Grantee shall promptly provide evidence of such insurance upon the written request of Grantor.

14. **Removal.** If this Agreement expires or is terminated for any reason, Grantee shall either (a) remove Grantee's Facilities and any other property belonging to it from the Easement Area at Grantee's cost and restore the Easement Area as nearly as practical to the condition it was in immediately prior to the installation of the Permitted Facilities or (b) abandon the Permitted Facilities in place if that would be less intrusive to the Easement Area, provided that abandonment must be consented to by the Grantor. Any Permitted Facilities or other property belonging to Grantee remaining on, in, or under the Easement Area after the Removal Period shall automatically become the property of Grantor, but Grantor shall nevertheless be permitted to remove and dispose of all such property at Grantee's cost except where they are to be abandoned in place.

15. **Binding/Run With The Land.** This conveyance shall be permanent, shall run with the land, and shall be binding upon the parties' successors and assigns.

16. **Limited Use/Non-Use.** Limited use or non-use of the rights granted herein shall not prevent later use to the full extent herein conveyed.

17. **Concurrent Use.** Activities under this Agreement are intended to be a "concurrent use" of airport property as defined by the Michigan Department of Transportation ("MDOT") and the Federal Aviation Administration ("FAA"). Grantee acknowledges that this Agreement is entered into during a pending review by MDOT and/or FAA and that if, as a result of that review: (1) MDOT or FAA request additional or modified language be included in this Agreement in order to qualify as a concurrent use, Grantee shall execute a revised Agreement containing such language; (2) MDOT or FAA require additional steps, such as environmental review, the parties shall cooperate to perform the required steps and Grantee shall pay the costs therefor, or (3) MDOT or FAA conclude that the Easement is not a concurrent use and require a land release process, the parties shall cooperate to obtain the land release and Grantee shall pay all related costs therefor.

This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

GRANTOR:

City of Ann Arbor, a Michigan municipal corporation

By: _____
Christopher Taylor, Mayor

By: _____
Jacqueline Beaudry, City Clerk

STATE OF MICHIGAN
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me on _____, 2018, by Christopher Taylor and Jacqueline Beaudry, respectively the Mayor and City Clerk of the City of Ann Arbor.

_____, Notary Public
County of _____, Michigan
Acting in County of _____
My Commission Expires:

Drafted by:
Patricia T. Murphy (P61872)
ITC Holdings Corp.
27175 Energy Way
Novi, Michigan 48377

When recorded return to:
Real Estate Manager
ITC Holdings Corp.
27175 Energy Way
Novi, Michigan 48377

EXHIBIT D



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-AGL-6225-OE

Issued Date: 05/25/2018

Erin Keeler
 ITC Holdings Corp
 27175 Energy Way
 Novi, MI 48377

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Transmission Line ITC_Pioneer_State_52242
 Location: Ann Arbor, MI
 Latitude: 42-13-39.45N NAD 83
 Longitude: 83-43-45.59W
 Heights: 819 feet site elevation (SE)
 105 feet above ground level (AGL)
 924 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, spherical markers and red lights - Chapters 3(Marked), 4,5(Red),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 11/25/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before June 24, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This determination becomes final on July 04, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Fred Souchet, at (847) 294-7458, or fred.souchet@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AGL-6225-OE.

Signature Control No: 361135093-366215534

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-AGL-6225-OE

The proposal submitted by ITC Holdings Corp. is for a transmission lines under aeronautical study numbers 2018-AGL-6225-OE, 2018-AGL-6226-OE, 2018-AGL-6227-OE, 2018-AGL-6228-OE, 2018-AGL-6230-OE and 2018-AGL-6231-OE, are approximately 1 nautical mile east to northeast of the Ann Arbor Municipal (ARB) Airport, (reference point, closest civilian public-use landing area) in Ann Arbor, MI.

ARB Field Elevation (FE) is 839 feet above mean sea level (AMSL). The site elevation of this proposed transmission lines is as follows:

2018-AGL-6225-OE 819 ft SE
2018-AGL-6226-OE 819 ft SE
2018-AGL-6227-OE 822 ft SE
2018-AGL-6228-OE 821 ft SE
2018-AGL-6230-OE 823 ft SE
2018-AGL-6231-OE 825 ft SE

The structure height exceeds the obstruction standards of Title 14 Code of Federal Regulations (CFR) Part 77, as follows:

Section 77.17(a)(3) - (TERPS criteria); would penetrate ARB runway (RWY) 06, 40:1 departure obstacle clearance surface (OCS) in the Initial Climb Area (ICA) by less than 35 feet. Mitigation: The proposed structure height would not require an increase in the existing published departure climb gradient (cg), nor would it require an increase in departure weather minimums. It qualifies as a 'low close-in' obstacle and upon receipt from the sponsor of the 7460-2 Part 1, a note will be added to the 'Take-off Minimums and (Obstacle) Departure Procedures in the U.S. Terminal Procedures publication.

The proposed structure height at this site location does not exceed any other Subpart C Obstruction Standard of Part 77.

Details of this site were not circularized for public aeronautical comment because current internal Directive of the FAA Obstruction Evaluation policy exempts structures that would exceed only the above-cited standard by 35 feet or less.

FAA airspace evaluation has found that the adverse effect of this structure is known. The structure height does not require a change to any existing published climb gradient or departure weather minimums and would not have a significant adverse effect on the TERPS criteria. FAA evaluation finds that the proposal would not create substantial adverse effect on aeronautical operations or lessen the utility of the navigable airspace overlying the site. Similarly situated structures exist in the area.

This does not affect the right to petition for review determinations regarding structures which exceed the subject obstruction standards.

AERONAUTICAL STUDY FOR POSSIBLE EFFECT UPON THE OPERATION OF AN AIR NAVIGATION AID:

- None.

AERONAUTICAL STUDY FOR POSSIBLE INSTRUMENT FLIGHT RULES (IFR) EFFECT DISCLOSED

THE FOLLOWING:

- The proposal would have no effect on any existing or proposed IFR arrival/departure routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR end route routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR minimum flight altitudes.

AERONAUTICAL STUDY FOR POSSIBLE VISUAL FLIGHT RULES (VFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed VFR arrival or departure routes, operations or procedures.
- The proposal would not conflict with airspace required to conduct normal VFR traffic pattern operations at any known civilian public use or military airports.
- The proposal would not penetrate those altitudes normally considered available to airmen for VFR en route flight.
- The structure shall be appropriately lighted to make it more conspicuous to airmen flying in VFR weather conditions at night.

The cumulative impact of the proposed structure, when combined with other existing structures is not considered significant. Study did not disclose any adverse effect on existing or proposed civilian public-use or military airports or navigational facilities. Nor would the proposal affect the capacity of any known existing or planned civilian public-use or military airport.

Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation.

This determination, issued in accordance with Part 77, concerns the effect of the proposal on the safe and efficient use of the navigable airspace by aircraft and does not relieve the sponsor of any compliance responsibilities relating to laws, ordinances, or regulations of any Federal, state, or local governmental bodies.

Determinations, which are issued in accordance with Part 77, do not supersede or override any state, county, or local laws, aviation easements, or ordinances, or local zoning maximum heights.

TOPO Map for ASN 2018-AGL-6225-OE

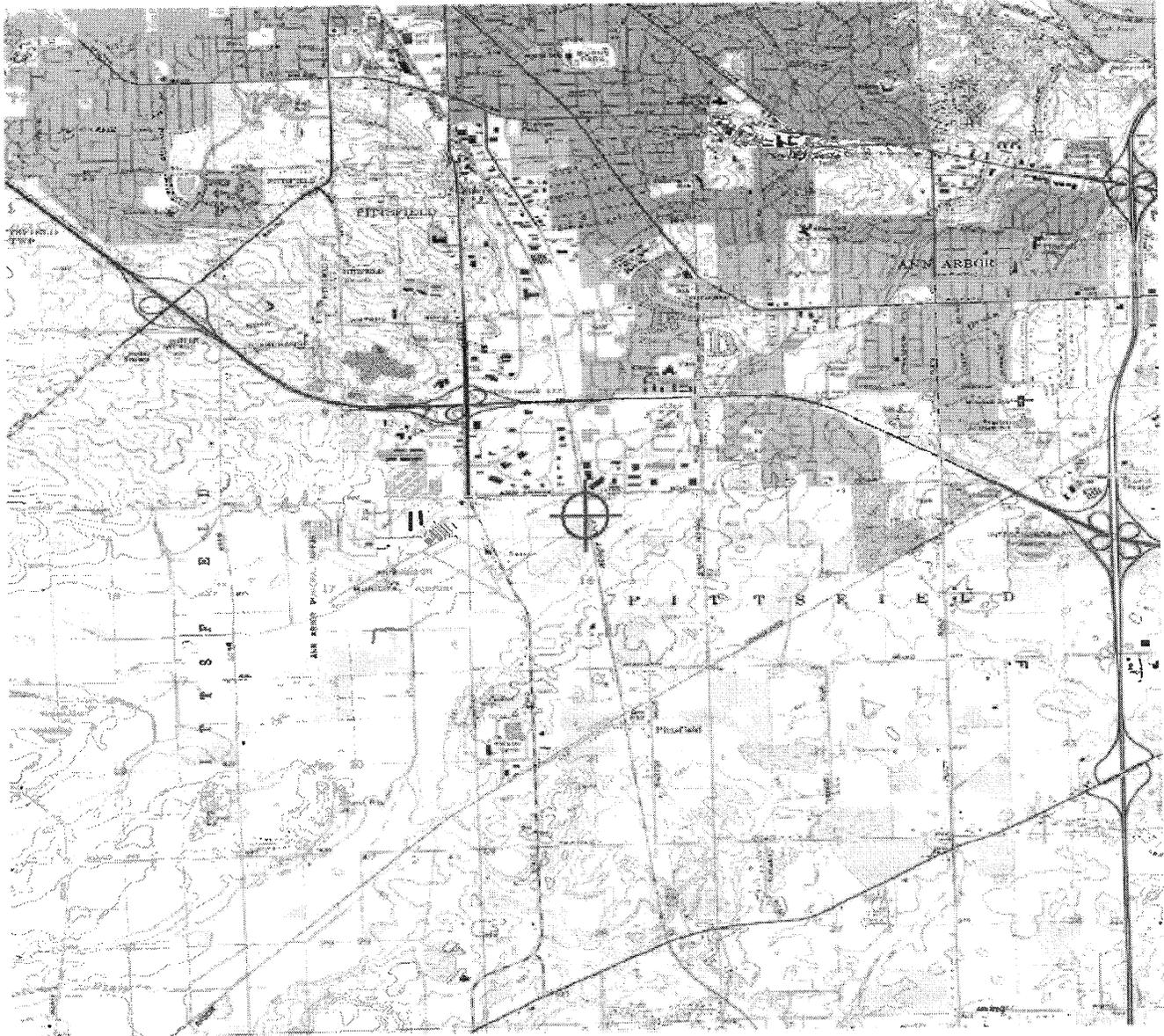


EXHIBIT E

APPRAISAL OF REAL ESTATE

**PERMANENT ELECTRIC TRANSMISSION LINE EASEMENT ACQUISITION
PIONEER STATE LINE**

ITC SITE ID PIONEER STATE 3254

LOCATION:

**OUTLOT A - STORM WATER POND
PITTSFIELD TOWNSHIP
WASHTENAW COUNTY, MI**

PROPERTY OWNER(S):

RUNWAY PLAZA LOT OWNERS

PREPARED BY:

R & A

ANDREW REED & ASSOCIATES, INC.

SECTION I – GENERAL DATA

A. Cover Page



OWNERS OF RECORD: Runway Plaza Lot Owners

PROPERTY LOCATION: Outlot A - Storm Water Pond
Pittsfield Township, Washtenaw County, MI

EXISTING TRANSMISSION CORRIDOR: Pioneer State Line

PARCEL ID #: #L-12-16-275-007

INTEREST APPRAISED: Permanent Electric Transmission Line Easement Rights

TYPE OF APPRAISAL REPORT: Narrative Appraisal Report

DATE OF VALUATION: October 2, 2018

PURPOSE OF APPRAISAL: Estimated Just Compensation for Eminent Domain
Not intended for any other purpose or user

APPRAISED BY: Andrew Reed & Associates, Inc.
684 W Baltimore St, Ste. 202
Detroit, Michigan 48202

R & A

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MI License No. 12-01-006981

Andrew M. Reed, SR/WA

October 2, 2018

Ms. Patricia Murphy
Acting Senior Managing Counsel – Capital Projects and Maintenance
International Transmission Company
27175 Energy Way
Novi, Michigan 48377

Re: Partial Taking of Rights for Permanent Electric Transmission Line Easement
Runway Plaza Lot Owners
Outlot A - Storm Water Pond, Pittsfield Township, MI

Ms. Murphy:

Pursuant to your request, we have appraised the above-captioned easement acquisition. This appraisal is to be used for the acquisition of a Permanent Electric Transmission Line Easement (the Easement) over a portion of the subject property located on Concourse Drive, Pittsfield Township, Washtenaw County, Michigan. The goal and purpose of the appraisal is to estimate the amount of Just Compensation required as a direct result of the taking.

International Transmission Company, d/b/a *ITC Transmission* (ITC) intends to acquire a Permanent Electric Transmission Line Easement. The Easement would permit ITC the right to construct, operate and maintain an electric transmission line on the subject property. The Easement encumbers a total of 38,960 square feet of property.

The property addressed in this appraisal has a highest and best use as a storm water pond for the associated industrial subdivision. We have prepared a before and after taking analysis to estimate Just Compensation in this matter. The date of valuation is October 2, 2018 and the interest appraised is for easement rights. The subject of this appraisal is property owned by Runway Plaza Lot Owners. The client and intended users of this report are ITC, and any duly authorized representatives. It is assumed that the subject property owner(s) will also review this report. This report is solely for these users and this use. Any other attempted use may result in a misunderstanding of this appraisal.

Ms. Patricia Murphy
International Transmission Company
October 2, 2018

The appraisal contained herein estimates value based on the hypothetical condition that the project was never contemplated. However, the project had clearly been contemplated prior to the taking. Therefore, this condition is contrary to what existed as of the date of valuation. Hypothetical conditions require disclosure per Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2018 through December 31, 2019.

Andrew Reed and Andrew Chamberlain inspected the subject property. An analysis of the effects of the easement was performed in order to assist in estimating the value of the rights acquired in this matter.

The following is our estimate of Just Compensation, based on the Before and After Taking Analysis performed:

Estimated Before Value:	\$ 229,000.00
Estimated After Value:	<u>\$ 219,000.00</u>
Estimated Just Compensation	\$ 10,000.00

The jurisdictional definitions of fair market value and highest and best use, as required by Michigan Statutes, have been applied in this appraisal. Per Uniform Standards of Professional Appraisal Practice (USPAP) Section 2.2(a), this report is considered a narrative Appraisal Report. There is additional data maintained within our work files. The income and cost approaches were considered and deemed unreliable. As such, these approaches have not been utilized.

We have no interest in the property and our fee is in no way contingent upon the value reported herein. We have not appraised the subject property in the prior three years. Appraisers are required to be licensed and regulated by the Department of Licensing and Regulatory Affairs, Post Office Box 30018, Lansing Michigan 48909.

Respectfully submitted,



Andrew M. Reed, SR/WA
State Certified General Appraiser
Michigan License No. 12-01-006981

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Certificate of the Appraiser
Easement
Aerial, Sketch & Legal Description
Subject Photo and Map
Tree Inventory
Appraiser Qualifications

C. SUMMARY OF SALIENT FACTS

Address: Outlot A - Storm Water Pond
Pittsfield Township, Washtenaw County, Michigan

Property Identification Number: #L-12-16-275-007

Appraisal Type: Narrative Appraisal Report

Date of Inspection: Various including September 12, 2018

Date of Valuation: October 2, 2018

BEFORE THE TAKE:

Size of Site: 5.26 acres

Utilities: Municipal water, natural gas, electricity, and telephone

Topography: Storm water pond

Improvements: Storm water pond

Site Improvements: None

Zoning: BD, Business

Highest and Best Use: Storm Water Pond

THE TAKING

The acquisition in this appraisal problem is for a Permanent Electric Transmission Line Easement over a portion of the subject property. The Easement measures approximately 38,960 square feet, or 0.8944 acres (the Easement Area). The Easement Area is based on a drawing provided to our office from Metro Consulting Associates. The calculated Easement Area is based on rounding of dimensions to the nearest 0.1 of a foot and area to the nearest 10 square feet.

We have included sections of the easement language below that outline the rights to be acquired. The full easement is contained within the Addendum of this appraisal report.

1. **Grant of the Easement.** Grantor conveys to Grantee, its successors and assigns, a perpetual easement (the “Easement”) over, under, across and through the Easement Area on the Property with the right, privilege and authority for Grantee, its agents, employees, and contractors, to:

(a) construct, reconstruct, modify, upgrade, improve, maintain, operate, inspect, replace, repair, patrol and remove one (1) double circuit electric transmission line and affiliated Telecommunications Line or Lines (as defined in paragraph 5 below) consisting of poles, towers, crossarms, insulators, wires, guy wires, anchors and other necessary fixtures, structures, cables (including fiber optic cable related to the Telecommunications Line or Lines), and equipment for transmitting electricity and communications relating to same (“Grantee’s Facilities”); and

(b) temporarily improve the surface of the Easement Area as reasonably necessary to place and operate Grantee’s construction vehicles and equipment; and (c) prohibit and/or remove, at Grantee’s sole discretion, any buildings or other above-ground structures (collectively referred to as “Structures”) that are constructed or erected within the Easement Area after December 11, 2017 (“Prohibited Structures”). Grantee may remove such Prohibited Structures from the Easement Area without prior notice and without responsibility for any damage that occurs as a result of such removal.

- (i) This paragraph is not intended to apply, nor does it apply, to any Structure that existed within the Easement Area as of December 11, 2017 (“Permitted Structure”), except that for any fence that existed in the Easement Area as of December 11, 2017 Grantee may: (1) install and maintain a gating system, of Grantee’s choice, in order to obtain access through the fence to the Easement Area for the purposes provided for herein; and (2) cause such fence to be removed as Grantee deems necessary provided that Grantee restores such fence to substantially the same condition as existed prior to removal.
- (ii) This Easement is not intended to prohibit, nor does it prohibit Grantor’s restoration, replacement or reconstruction of any Permitted Structure (any subsequent restored, replacement or reconstructed structure referred to herein as “Replacement Structure”) in the event that such a Permitted Structure is damaged or destroyed, so long as any Replacement Structure meets the following terms and conditions: (1) the Replacement Structure is located in the same footprint as the damaged or destroyed Permitted Structure; (2) the Replacement Structure does not exceed the maximum height of the damaged or destroyed Permitted Structure; and (3) the Replacement Structure is built with the same general materials as utilized in the damaged or destroyed Permitted Structure.

(iii) If Grantor proposes to construct or erect a Replacement Structure that fails to meet any of the terms and conditions set forth in 1(c)(iii) or any other Prohibited Structure, a proposed construction plan may be submitted to Grantee for its review and a determination as to whether the proposed Replacement Structure or Prohibited Structure would interfere with the safe and reliable operation or maintenance of Grantee's Facilities within the Easement Area. Grantee's approval of a proposed Replacement Structure or Prohibited Structure under these circumstances will not be unreasonably withheld; and

(d) locate Grantee's poles and/or towers within the Easement Area; provided, however, that such poles and/or towers shall be located as near as possible to the transmission line depicted on Exhibit A; and

(e) at any time to cut, trim, remove, destroy or otherwise control any or all trees, bushes, or brush now or hereafter standing or growing upon or within the Easement Area, all at Grantee's sole and absolute discretion; and

(f) enter upon and cross the Easement Area for the above described purposes on other land(s).

2. **Ingress and Egress.** Grantor grants to Grantee ingress and egress to the Easement Area on, over and across the Property. Grantor shall work in good faith with Grantee to determine access points that are acceptable to both parties. Provided, however, that ITC shall be prohibited from gaining ingress and egress to the Easement Area over the Property during the initial construction of the transmission line. Instead, ITC's ingress and egress during this time period shall be through the Easement Area only.

3. **Repair and Restoration.** Grantee shall:

(a) re-grade, repair and restore, at Grantee's sole expense, as nearly as possible to its former condition, any portions of the Easement Area or Property owned by Grantor damaged by Grantee in the exercise of any of Grantee's rights under this Agreement; and

(b) repair or replace, at Grantee's sole expense, any actual damage located within the Easement Area or Property, caused by the exercise of any of Grantee's rights under this Agreement. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damage to the extent that such damage results from Grantor's negligence. Upon reasonable notice to Grantee that damage has been sustained, the parties shall work cooperatively to identify the damage and to determine the scope of repair or replacement work.

4. **Binding/Run With The Land.** This conveyance shall be permanent, shall run with the land, and shall be binding upon the parties' successors and assigns.

5. **Telecommunications Line or Lines.** For purposes of this Agreement, the term "Telecommunications Line or Lines" shall be defined as Grantee's internal telecommunications line or lines (and not the telecommunications line of a third party telecommunications provider).

6. **Limited Use/Non-Use.** Limited use or non-use of the rights granted herein shall not prevent later use to the full extent herein conveyed.

Drawing and Legal Description of Easement

The provided drawing and legal description of the easement are included in the addendum to this report.

Effect of the Easement

The ultimate goal of this real estate appraisal is to estimate the impact the Easement has on the value of the subject. One of the critical parts of this appraisal is to determine the rights being acquired and the effect the loss of those rights has on the subject's value. The Easement identifies those rights and is the legal document that conveys those rights to ITC.

It is our opinion that the rights fall into three primary categories.

- I. Use of the Easement Area for a high voltage transmission line (HVTL).
- II. The construction of the HVTL.
- III. Maintenance and Operation of the HVTL.

Use of the Easement Area for HVTL

The use of the Easement Area as a HVTL precludes new structures in the Easement Area. However, existing structures are permitted to remain, and can be restored and/or replaced if necessary. The result is that the Easement reduces the utility (use) of the land within the Easement Area. The Easement Area will be developed with a single HVTL line. The Easement does not limit the number of poles or towers, but does require the poles or towers be located near as possible to the transmission line as depicted on Exhibit A (drawing of the easement by Metro Consulting). As a direct result of the acquisition, the public will know the location of the Easement Area, the transmission line, and consequently that those areas are partially within the control of ITC. The effect of the acquisition is to reduce the utility of the area within the Easement Area.

A single pole is planned for the Easement Area. The pole will be located as near as possible to the Transmission Line depicted on the Easement Exhibit A, roughly 50 feet north of the southern property line.

In this instance the highest and best use of the subject property is limited to a storm water pond and the acquisition does not reduce or change its highest and best use.

Construction of the HVTL

The construction of the HVTL will result in the clearing of the Easement Area. The construction project will involve drilling hole(s) for pole(s), pouring concrete foundations, constructing pole(s), pulling conductors and energizing the line. The Easement Area will also be used for staging of materials. This process can result in an impact to site improvements, and will limit the use of the Easement Area during construction. However, this is a temporary process and once completed ITC's activity within the Easement Area will be generally limited to maintenance and operation of the Transmission Line. Additionally, the Easement requires ITC to repair any damages caused during their use. This is covered through the Repair and Restoration clause in the Easement.

Maintenance and Operation of the HVTL

Following initial construction, ITC's activity is significantly reduced. The Easement permits ITC to reconstruct, modify, upgrade, improve, maintain, operate, inspect, replace, repair, patrol and remove the HVTL. Most of these activities rarely require ITC to be on the property. Nonetheless, electric transmission line companies require these rights to keep the transmission of electricity safe and reliable.

Bundle of Rights Theory

We have included the following definition for the 'bundle of rights concept' from the Dictionary of Real Estate, 6th Edition (Appraisal Institute):

“The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g. the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights.”

The Appraisal of Real Estate, 14th Edition (Appraisal Institute) offers further explanation of this concept:

“The bundle of rights concept compares real property ownership to a bundle of sticks. Each stick in the bundle represents a separate right or interest inherent in the ownership. These individual rights can be separated from the bundle by sale, lease, mortgage, donation, or another means of transfer. The complete bundle of rights includes the following:

- The right to sell an interest
- The right to lease an interest
- The right to occupy the property
- The right to mortgage an interest
- The right to give an interest away

Ownership of the fee simple interest is equivalent to ownership of the complete bundle of sticks that can be privately owned, while one or more of the sticks (or a portion of individual sticks) can represent a partial interest in a specific property. Each individual right in the bundle has some potential value. If any or all are removed from the fee simple interest, one or more partial interests are created.”

Partial Acquisition and Considerations

MICivJI 90.12 – Partial Taking

“This case involves what is known as a "partial taking"; that is to say, the rights being acquired by the International Transmission Company 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 that the condemning agency 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 condemning agency will use its newly acquired property rights to the full extent allowed by the law.”

In addition to the construction, operation and maintenance of the new HVTL, the Easement results in the ability of ITC to control and remove certain vegetation as outlined in the Easement. In reality, those items not considered incompatible will most likely remain. However, pursuant to the above Standard Jury Instruction, we are directed to assume that ITC will use its newly acquired rights to the fullest extent allowed by law. That is to say that despite the possibility that some trees, bushes or brush may remain, we have been directed to assume that any trees, bushes or brush within the Easement Area will be removed. This ensures that the property owner receives full compensation and is therefore made whole, in keeping with the Standard Jury Instruction for condemnation.

Any required tree removal in accordance with the proposed easement will be done pursuant to the Pittsfield Township requirements as outlined in the zoning ordinance, Section 38-11 (Removal of trees, vegetation and stumps; restoration of property). This portion of the ordinance requires that electric transmission companies engaged in the removal of any tree or other vegetation shall provide, at their sole expense, all labor and materials necessary to: 1) Grind all stumps to no less than six inches below the ground level, 2) Grade the area impacted by the removal consistent with the immediately surrounding grade; and 3) Place sod, grass seed, or other satisfactory ground cover visually consistent with the immediately surrounding area and appropriate to the season of the year. Therefore, no cost estimate to do such is included in our estimate of Just Compensation.

Conclusion – Effect of the Easement

The Easement changes the utility of the Easement Area. The Easement Area will be improved with a HVTL and no new structures will be permitted. The Easement Area's utility and value are reduced. However, the Easement does not result in the loss of the land within the Easement Area. The property owner will retain ownership and any use that does not interfere with the HVTL.

The construction period is often invasive, and is assumed to result in the loss of vegetation and the construction of tall electric transmission poles with high voltage power lines. Once construction is completed, the HVTL will remain. After construction is completed, activity on the site from ITC is expected to be rare.

It is our opinion that the taking does not impact the subject property outside of the Easement Area. The area outside the Easement Area remains unchanged.

Pursuant to the Repair and Restoration clause, any damages to the Easement Area caused by ITC's use are assumed to be repaired.

AFTER THE TAKE:

Size of Site: 5.26 acres

Encumbrances: Newly acquired Permanent Electric Transmission Line Easement

Utilities: Municipal water, natural gas, electricity, and telephone

Topography: Storm water pond

Improvements: Storm water pond

Site Improvements: None

Zoning: BD, Business

Highest and Best Use: As Improved as a storm water pond

Estimated Value, Before	\$	229,000.00
Estimated Value, After	\$	<u>219,000.00</u>
Estimated Just Compensation	\$	10,000.00

D. LEGAL DESCRIPTION OF OWNERSHIP

We have included the legal description for the subject property in the addendum to this report.

E. ZONING AND LAND USE REGULATIONS

The subject property is situated in a BD, Business District. The intent of the Business District is to provide a zoning district that encourages creative, well planned, employment-intensive mixed research, office, and commercial development in a campus-like setting. The District is intended to allow for limited retail uses with the primary purpose of serving the office space, research and development uses contained with each campus.

Pittsfield Township has determined that the new HVTL will have no impact on the property from a zoning standpoint. The HVTL was approved by Pittsfield Township as an “essential service” and therefore is consistent with zoning. ITC has volunteered to pay all costs, if any, associated with the removal of Heritage Trees.

F. SALES HISTORY OF PROPERTY

No known sales in the last three years.

G. OWNERSHIP, OCCUPANCY, AND CONTACT WITH OWNER

Owner of Record

Runway Plaza Lot Owners
3784 Plaza Drive, Suite 1
Ann Arbor, MI 48108

Occupancy

The subject property is a storm water pond and not occupied.

Contact with the Owner

We inspected the exterior of the subject property. We have not had contact with the property owner(s).

H. INTEREST APPRAISED

The interest appraised is for Permanent Electric Transmission Line Easement rights, subject to easements and restrictions of record.

I. PURPOSE OF THE APPRAISAL

This appraisal sets forth an estimate of market value for the subject property, both Before and After the acquisition, and the corresponding estimate of "Just Compensation". 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.

Client & Intended Users of Appraisal

This appraisal was prepared for our client, ITC, and any duly authorized representatives. The intended users are the same. It is assumed that this appraisal will be used in the condemnation proceedings due to the acquisition of a Permanent Electric Transmission Line Easement over a portion of the subject property. It is assumed that parties to the proceedings will view this report. No other uses or users are intended. Any other use of this appraisal would be inappropriate, and could be misleading.

Extraordinary Assumptions

The Uniform Standards of Professional Appraisal Practice defines "extraordinary assumption" as "an assignment specific assumption, as of the effective date regarding uncertain information used in analysis, which, if found to be false, could alter the appraisers opinions or conclusions."

Hypothetical Conditions

Hypothetical Condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.¹

¹ *Uniform Standards of Professional Appraisal Practice – Definitions. 2018-2019 Edition, Appraisal Standards Board of The Appraisal Foundation.*

Standard Rule 1-2(g) requires appraisers to identify any hypothetical conditions necessary in the assignment. Hypothetical conditions may only be used in an assignment if:

- use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- use of the hypothetical condition results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.²

The appraisal contained herein estimates the value of the subject twice: 1) before the acquisition as though the project was never contemplated, and 2) after the acquisition, taking into consideration all the effects of the taking. This results in the required disclosure of hypothetical conditions per USPAP. First, the project had clearly been contemplated prior to the taking. Next, the project had not been completed as of date of valuation (or as of the date of this report). Therefore, these conditions are contrary to what existed as of the date of valuation, but are supposed for analysis.

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.)

² *Uniform Standards of Professional Appraisal Practice. 2018-2019 Edition, Appraisal Standards Board of The Appraisal Foundation.*

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 ITC are part of a larger parcel under the control of the owner.

This case involves what is known as a “partial taking”; that is to say, the property being acquired by the *[name of condemning authority]* is 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 [*name of condemning authority*] 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 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 normal 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 traceable to the prospect of this condemnation should not penalize either owners or the public. By the same token, you should disregard any increases in value which may have occurred by reason 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.³

Principle of Substitution (*The Appraisal of Real Estate*, 14th 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.

Real Property (*The Appraisal of Real Estate*, 14th 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*, 14th Edition)

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.

³ *Michigan Department of Transportation v. Tomkins*, 481 Mich. 184, 749 N.W. 2d 716 (2008)

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*, 14th 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*, 14th 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*, 14th 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.

J. DISCUSSION AND SCOPE OF THE APPRAISAL PROBLEM

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 subject property is known as Outlot A - Storm Water Pond, and is located in Pittsfield Township, Michigan. Before the taking the subject property's highest and best use is as a storm water pond.

The purpose of the Easement is to allow ITC the right to develop, operate and maintain a HVTL on the subject property. The Easement also permits the perpetual right to enter at all times upon Grantor's Land to cut, trim, remove, destroy or otherwise control any or all trees, bushes, or brush now or hereafter standing or growing within the Easement Area.

The Easement will encumber 38,960 square feet of the subject property. It is our opinion that the Easement reduces the utility and value of the area within the Easement Area. However, the property owner will retain ownership and use of the Easement Area. It is our opinion that the portion of the subject property outside of the Easement Area is unaffected by the partial taking.

We received significant professional assistance from Andrew Chamberlain, State Certified General Appraiser in the preparation of this report. We have also relied on Teresa Hurst of Aurora Landscape Design for inventory of the affected vegetation.

The Direct Sales Comparison Approach to Value is the only reliable approach to value in this appraisal problem. Land sales were selected for comparison with the subject property before the take. The replacement cost less depreciation and income approaches to value were considered and deemed unreliable.

After the take, we have analyzed the effect that the Easement has on the subject property. We have researched for evidence of the effect that transmission lines and similar easements may have on the value of real estate. It is our opinion that sufficient data exists from which to estimate the market value of the subject property both before and after the acquisition. Just Compensation is the difference between the before and after values.

K. FIXTURES AND PERSONAL PROPERTY

There are no fixtures or personal property.

L. NON-COMPENSABLE ITEMS

This report does not include any non-compensable items in the reported estimate of Just Compensation.

M. HAZARDOUS WASTE AND PROPERTY CONTAMINATION

The subject property is valued under the assumption that the property is free of any and all contaminants.

For purposes of this appraisal assignment the appraiser has been informed by the client that the subject property should be valued under the assumption that the property is free of any and all contaminants. No evidence of hazardous or toxic waste was observed by the appraiser; however, this appraiser is not versed in nor qualified to detect contaminated conditions. Expert testing should be done, if so desired.

SECTION II.

VALUATION – BEFORE THE TAKE

A. DESCRIPTION OF PROPERTY

Subject Site

Size of Site: 5.26 acres

Utilities: Municipal water, natural gas, electricity, and telephone

Topography: Storm water pond

Site Improvements: None

Subject Improvements: Storm water pond



Looking North from the Southern Property Line

September 12, 2018

Photo by Andy Chamberlain

B. PRESENT USE OF SUBJECT PROPERTY

As of the date of valuation, the subject property is a storm water pond.

C. HIGHEST AND BEST USE – BEFORE THE TAKE

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. According to Michigan Model Civil Jury Instruction 90.20, "Highest and Best Use" is defined as 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. Such use should be physically possible, legally permissible, financially feasible, and maximally productive.

Legally Permissible

In all cases, an appraisal must determine what uses are legally permissible. Private restrictions, zoning, building codes, historic district controls, and environmental regulations, etc., must be investigated because they may preclude many potential highest and best uses. Consideration must be given to non-conforming uses if applicable.

Physically Possible

The size, shape, area and terrain of a vacant parcel of land affect the uses to which it can be developed. Conversely, the highest and best use of a property as improved also depends on physical considerations such as size, design and condition.

Financially Feasible

The uses that meet the foregoing criteria must be analyzed further to determine which are likely to produce an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

Maximally Productive

Of the financially feasible uses, the use that produces the highest price, or value, consistent with the rate of return warranted by the market for that use is the highest and best use.

It is our opinion that the subject property has a highest and best use as a storm water pond.

D. INCOME APPROACH TO VALUE – BEFORE THE TAKE

The income approach to value is predicated on forecasts of income streams directly attributable to real estate. Storm water ponds are not income producing properties, or bought and sold based on an income stream analysis. It is our opinion that this approach to value is unreliable in this appraisal.

E. REPLACEMENT COST APPROACH TO VALUE – BEFORE THE TAKE

The "cost" approach to value is based on the principle of substitution. This principle affirms that no knowledgeable buyer will spend more than the cost to acquire an equally desirable substitute given no prolonged delay. This approach is based on the cost to replace improvements, less depreciation plus land value. Consequently, the Replacement Cost Approach to Value is not applicable.

F. SALES COMPARISON APPROACH TO VALUE – BEFORE THE TAKE

The sales comparison approach to value is predicated on sales of similar properties within the general area of the subject property. The reliability of this approach is predicated upon the sales selected for comparison to the subject property. We have attempted to compare the subject with transactions involving vacant industrial properties in the area of the subject. It is our opinion that the available data provides a reliable and supportable opinion of the fair market value of the subject property before the take.

Necessary adjustments will be made to the market data if required, based on market considerations, utility of the site, external factors, and functional and physical characteristics of the improvements. It is our opinion that the market does not react in a quantitative fashion, with exact or measurable variations due to characteristics of properties. Some appraisers attempt to make dollar or percentage adjustments for differences between the comparables and the subject. It is our opinion that these types of adjustments can be unreliable and typically do not represent the actions of market participants. Because the job of real estate appraisers is to predict what market participants will do, we do not make subjective dollar or percentage adjustments. Rather, we attempt to select reasonable comparables from the neighborhood and “bracket” the subject property with sales of similar but slightly better and slightly less desirable to establish a confident range. We then identify differences between comparables and the subject and correlate the differences, and come to a conclusion as to the indication of the subject's value.

We have applied the sales comparison approach to estimate the value of the subject property as vacant industrial land. There are no known sales of storm water pond parcels. The subject property is located in an industrial subdivision and serves the subdivision. The subject's utility is essentially limited to its current use as a storm water pond. The subject could not be used for industrial development without significant costs. These costs would make industrial development financially infeasible.

It is our opinion that the subject's value is less than vacant land available for development. The subject property's use is much less than that of a development-ready parcel. However, because there are no known sales of storm water ponds, we start with a vacant industrial estimate and adjust (deduct) for the subject's inferior utility when compared to development-ready industrial properties.

The following chart summarizes recent sales and current listings of vacant industrial land in the subject area.

VACANT INDUSTRIAL LAND SALES					
ADDRESS	DATE	SIZE	ZONING	USE	\$/SF
3957 Bestech Pittsfield	Sept. 2017	2.84 acres	Industrial	Industrial	\$1.50/sf
3952 Bestech Pittsfield	Sept. 2016	1.78 acres	Industrial	Industrial	\$1.68/sf
Lots 27 & 28 Research Park Ann Arbor	June 2015	5.65 acres	Industrial	Industrial	\$1.49/sf
VCT S State Pittsfield	Current listing	6.16 acres	Industrial	NA	\$1.84/sf

The comparable properties chosen for use in this analysis were the best available indications of the subject property and they provide sufficient evidence. These sales demonstrate a very narrow range of values from \$1.49 to \$1.84 per square-foot. The highest indicated unit rate is the market property located on S State Street. This property is currently listed for sale and contains similar zoning, but does not represent a closed transaction and would require downward adjustment. Each of these parcels is considered typical in terms of utility and development potential for vacant industrial land.

The subject's value is expected to be substantially less due to the limited utility of the subject. Nonetheless, the subject does provide utility to the industrial subdivision it serves and is a required feature. Given the definition of market value in this matter and the Standard Jury instruction for such, it is our opinion that the estimated unit rate for the subject is \$1.00 per square-foot as of the date of valuation.

The subject contains 5.26 acres, or 229,126 square feet. At \$1.00 per square-foot, the subject has an estimated "before the taking" market value of \$229,126.00, rounded to \$229,000.00. It is our opinion that the subject's value Before the Take is \$229,000.00.

G. CORRELATION AND CONCLUSION OF VALUE – BEFORE THE TAKE:

The Direct Sales Comparison Approach is the only approach that results in a reliable estimate of value for the subject property before the take.

Estimated Value Before the Take:	\$229,000.00
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Based on the foregoing, it is our opinion that the value of the subject property before the take is **\$229,000.00**, as of October 2, 2018.

SECTION III. DESCRIPTION OF THE TAKING

A. INTEREST ACQUIRED

I TC is acquiring a permanent easement for the development of a high-voltage transmission line. The Easement is attached in the addendum.

B. DESCRIPTION OF THE TAKING

We have provided a metes and bounds legal description and drawing of the Easement Area in the addendum to this report.

Tree Inventory – Aurora Landscape

Aurora Landscape, Design and Appraisal, LLC has inventoried the trees and landscaping within the easement. Teresa Hurst, Certified Arborist and Michigan Certified Nurseryman, has inspected the site from the road and neighboring property. Ms. Hurst's inventory is contained within the addendum of this appraisal.

C. EFFECT OF THE TAKING

It is our opinion that the Easement reduces the utility and value of the area within the Easement Area. However, the property owner will retain ownership and use of the Easement Area. It is our opinion that the portion of the subject property outside of the Easement Area is unaffected by the partial taking.

SECTION IV.

VALUATION – AFTER THE TAKE

A. METHODOLOGY

It is our opinion that the subject's highest and best use is unchanged after the partial taking of the Easement. Our assignment is to estimate the impact the Permanent Electric Easement Transmission Line Easement has on the value of the subject property. In the after taking analysis we estimate the impact on value, if any, that the Easement may have on the subject property.

We have conducted extensive research relative to the impact of HVTLs and associated rights on the value of real estate.

- We investigated and analyzed the empirical impact of HVTLs on residential property in Metro Detroit. In most cases the impact, whether positive or negative, was less than five percent. It should be noted that this study involved homes encumbered with, or immediately adjacent to, a HVTL *with vegetation rights*. So the impact is for both the towers/electric lines *and* vegetation management rights.
- We have interviewed realtors who listed non-residential properties with exposure to electrical transmission corridors. They indicated that there was no obvious price increase or decrease.
- We referenced multiple published studies in industry periodicals which studied market reaction. These published studies indicated that there was limited evidence that market value was affected by proximity to electrical transmission corridors.
 - Two studies addressed the impact of HVTL on non-residential properties. Both studies concluded that HVTLs did not have an impact on non-residential properties.

Overall, our research indicates that in most cases the impact of electrical transmission corridors on real estate is statistically insignificant.

B. DESCRIPTION OF PROPERTY – AFTER THE TAKE

There is no change to size of the subject, utilities, or highest and best use following the acquisition. After the take the subject property retains the same highest and best use as before the take: as a storm water pond. The taking will result in the loss of vegetation and the development of a HVTL on the subject. It is our conclusion that the taking will decrease the value of the land within the Easement Area, but will have no impact on the subject property outside of the Easement Area.

C. HIGHEST AND BEST USE – AFTER THE TAKE

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. According to Michigan Model Civil Jury Instruction 90.09, "Highest and Best Use" is defined as 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. Such use should be physically possible, legally permissible, financially feasible, and maximally productive.

There is no change to the subject's highest and best use as a result of the taking. It is our opinion that the highest and best use of the subject property is as a storm water pond.

D. SELECTION OF APPROACH TO VALUE – AFTER THE TAKE

It is our opinion that the only relevant approach to value after the take is the Direct Sales Comparison Approach to Value. We have relied on the same sales analysis used in the Before valuation. It is our opinion that the easement adversely impacts the land within the Easement Area only.

E. SALES COMPARISON APPROACH TO VALUE – AFTER THE TAKE

The estimated value of the subject property before the take is \$229,000 based on a unit rate of \$1.00 per square-foot. We are charged with estimating the value of the subject property after the take, with the encumbrance of the Easement over a portion of the subject property.

It is our opinion that the Easement reduces the utility and value of the area within the Easement Area. However, the property owner will retain ownership and use of the Easement Area. It is our opinion that the portion of the subject property outside of the Easement Area is unaffected by the partial taking.

Estimated Value of Subject Property – After the Taking

Before the taking the subject has an estimated market value of \$229,000.00. It is our opinion that net effect of the taking is a reduction in value for the land within the Easement Area.

Decrease in Value of Subject Property within the Easement Area

The land within the Easement Area will be developed with a HVTL and ITC will maintain significant control over the Easement Area. After the taking, the Easement precludes structures, and most vegetation will be removed to make way for the development of the HVTL. ITC will have permanent access to the Easement Area to operate, maintain, and improve the HVTL. These rights include the right to clear all vegetation. The Easement conveys significant rights to ITC.

The property owner will retain ownership and rights within the Easement Area. The property's current use as a storm water pond will not be impacted by the taking. The subject property's highest and best use will be unchanged. The area within the Easement Area was unlikely to be developed in the future. Therefore, the impact on the subject property is nominal.

Easements typically reduce the value of the land within the easement by a percentage of the underlying land value. Easements for common utilities typically range from 15% to 33%. The Easement has the effect of a typical utility easement in this instance due to the subject's limited highest and best use.

Conclusion – Estimated Percentage of Rights Acquired

Based on our research and the above discussion, it is our opinion that the Easement reduces the land within the Easement Area by 25 %. The Easement conveys rights to ITC as the dominant estate. Before the taking the land within the Easement Area had an estimated unit rate of \$1.00 per square-foot. This unit rate multiplied by the Easement Area of 38,960 square feet equals \$38,960.00. It is our opinion that the land within the Easement Area has lost 25 % of its value.

Based on the above, the estimated loss in value due to the loss of rights equals \$10,000.00 (38,960 square feet x \$1.00/sq ft x 0.25 = \$9,740.00, rounded). This estimated loss in value to the Easement Area is deducted from the Before value estimate.

F. CORRELATION AND CONCLUSION – AFTER THE TAKING

It is our opinion that the area outside of the Easement Area is not affected by the taking. Therefore, the estimated total value of the subject after the taking is \$219,000.00 (\$229,000.00 minus \$10,000.00).

Based on the available facts it is our opinion that the value of the subject property after the take is \$219,000.00 as of October 2, 2018.

SECTION V.

RECAPITULATION OF ANALYSIS

A Before and After Analysis was performed in order to estimate Just Compensation for the partial taking in this appraisal problem.

Estimated Value, Before	\$	229,000.00
Estimated Value, After	\$	<u>219,000.00</u>
Estimated Just Compensation	\$	\$10,000.00

Any required tree removal in accordance with the proposed easement will be done pursuant to the Pittsfield Township requirements as outlined in the zoning ordinance, Section 38-11 (Removal of trees, vegetation and stumps; restoration of property). This portion of the ordinance requires that electric transmission companies engaged in the removal of any tree or other vegetation shall provide, at their sole expense, all labor and materials necessary to: 1) Grind all stumps to no less than six inches below the ground level, 2) Grade the area impacted by the removal consistent with the immediately surrounding grade; and 3) Place sod, grass seed, or other satisfactory ground cover visually consistent with the immediately surrounding area and appropriate to the season of the year. Therefore, no cost estimate to do such is included in our estimate of Just Compensation.

It is our opinion based on the available information that Just Compensation for the partial taking is \$10,000.00.

ADDENDUM

CERTIFICATE OF APPRAISER

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

That I have personally inspected the exterior of the property herein appraised and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal.

That the owner or his/her designated representative was offered an opportunity to accompany the appraiser during the inspection of the property herein appraised. I was unable to interview the property owner during the preparation of this report.

I have relied on real estate appraisal assistance from Andrew Chamberlain. I have relied on Teresa Hurst for a tree inventory of landscaping in the Easement Area.

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 correct; subject to the limiting conditions therein set forth.

That I understand such appraisal is to be used in connection with the acquisition of a Permanent Electric Transmission Line Easement for the Pioneer State Line in Washtenaw County, Michigan.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to the 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 non-compensable under the established law of said State.

My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the International Right-of-Way Association (IRWA). The use of this report is subject to the requirements of IRWA relating to review by its duly authorized representatives.

That to the greatest extent practicable under State law, the appraisal disregards 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 performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

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 my client, and I will not do so until so authorized by the client or authorized officials 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.

Appraisers are required to be licensed and are regulated by the Department of Licensing and Regulatory Affairs P.O. Box 30018, Lansing, MI 48909, Board of Real Estate Appraisers.

That based upon my independent appraisal and the exercise of my professional judgment, my opinion of Just Compensation for the subject property as of October 2, 2018 is: **\$ 10,000.00**



Andrew M. Reed, SR/WA
State Certified General Appraiser
Michigan License No. 12-01-006981

**THIS APPRAISAL IS SUBJECT TO
THE FOLLOWING LIMITING CONDITIONS**

This appraisal report has been made with the following general assumptions:

- 1) This report is made for the client to which it is addressed and is to be used by said client and the property owner, or their representatives, only for the purpose stated in the report.
- 2) No responsibility is assumed for legal matters nor is any opinion rendered as to title which is assumed good. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.
- 3) Responsible ownership and competent property management are assumed.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. The appraisers reserve the right to make appropriate revisions in the event of discovery of additional more accurate data.
- 5) This appraisal office has undertaken neither an engineering survey of the property nor an investigation into the environmental conditions of the subject including the existence of toxins or hazardous substances, or of any hidden or unapparent conditions of the property. The appraiser is not qualified to detect such substances or conditions and has no knowledge of the existence of such. Therefore, no opinion is offered in regards to the existence or presence of such substances or conditions. The values reported herein presume no such presence.
- 6) The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- 7) 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 the appraisal report.

- 8) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- 9) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- 10) This appraisal covers only the real property described herein. Values reported herein are not intended to be valid in any other context, nor are any conclusions as to unit values applicable to any other property or utilization that specifically identified herein.
- 11) The conclusions stated herein, including values which are expressed in terms of the U.S. Dollar, apply only as of the date of value and are based on prevailing physical and economic conditions and available information at that time. No representation is made as to the effect of subsequent events.

This appraisal report has been made with the following general limiting conditions:

- 1) Date and definitions of value, together with other definitions and assumptions on which our analyses are based, are set forth in appropriate sections of this report. These are to be considered part of these limiting conditions as if included here in their entirety.
- 2) Possession of this report, or a copy thereof, does not carry with it the right of publication. 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. It may not be used for any purpose by any other person than the party to whom it is addressed and the property owner, or their representatives, consistent with the city's exercise of eminent.
- 3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been previously made.

L-12-16-275-007

L-12-16-275-007

RUNWAY PLAZA LOT OWNERS ASSOCIATION

Address: CONCOURSE DR

Assessed Value: \$0.00

[Detailed parcel info](#)

[View in Google Maps](#)

[Add to Results](#)

[View Additional Details](#)

[Run a Report](#)

X

1 of 2

L-16-NW

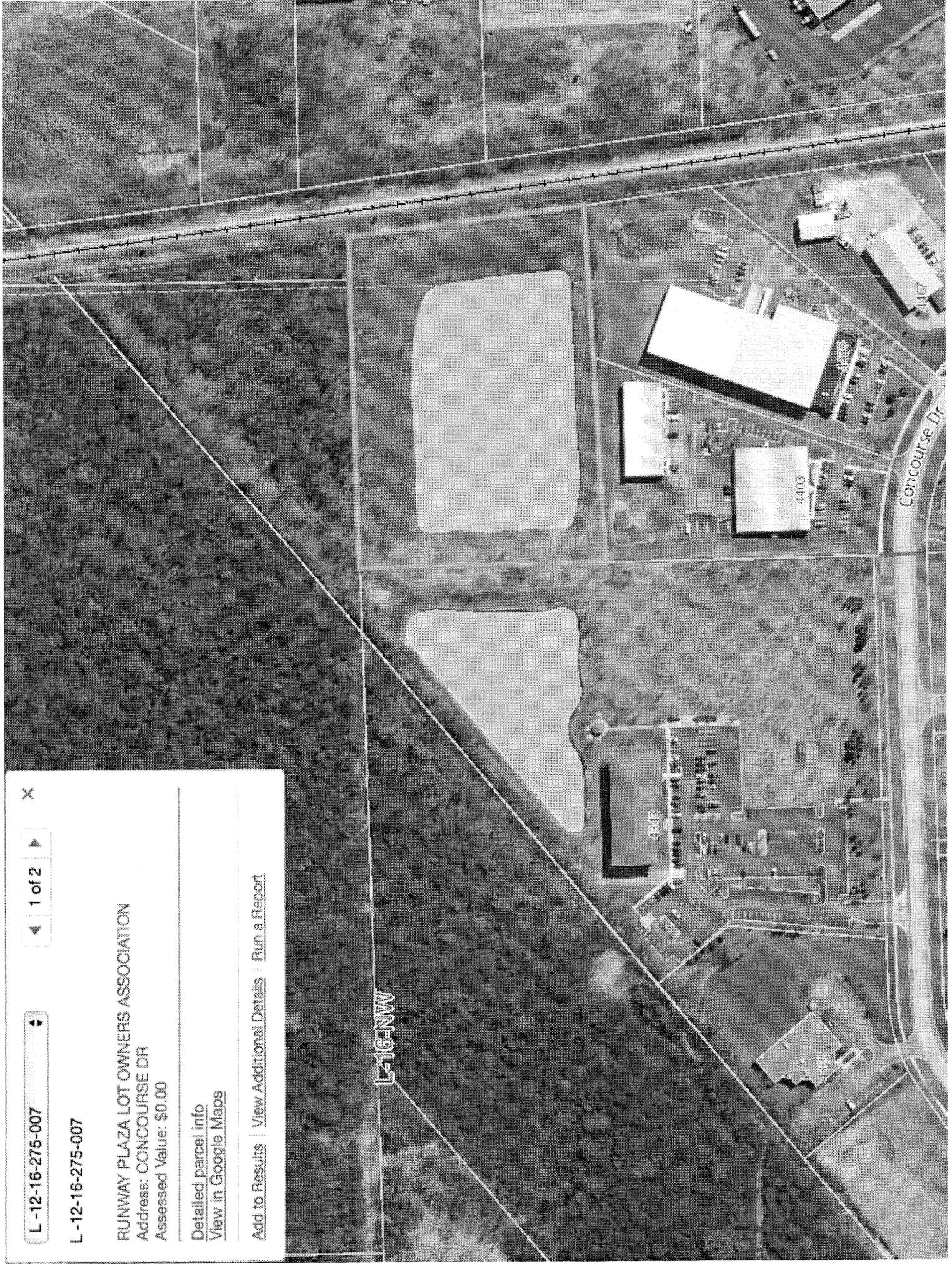
Concourse Dr

484B

4403

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PERMANENT ELECTRIC TRANSMISSION LINE EASEMENT AGREEMENT

This Permanent Electric Transmission Line Easement Agreement (the "Agreement") is made this _____ day of _____, 20____, by and between _____, with an address of _____ ("Grantor") and **INTERNATIONAL TRANSMISSION COMPANY**, a Michigan corporation, with an address of 27175 Energy Way, Novi, Michigan 48377, and its successors and assigns ("Grantee").

WHEREAS, Grantor is the owner of certain real property more particularly described on the attached Exhibit "A" as the "Property".

WHEREAS, Grantee requires a perpetual easement upon, under, across and through an Easement Area located on the Property as more particularly described and depicted on Exhibit "A" (the "Easement Area"), upon the terms and conditions stated below.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor and Grantee hereby agree as follows:

1. **Grant of the Easement.** Grantor hereby conveys and grants to Grantee, its successors and assigns, a perpetual easement (the "Easement") over, under, across and through the Easement Area on the Property with the right, privilege and authority for Grantee, its agents, employees, and contractors, to:

(a) construct, reconstruct, modify, upgrade, improve, maintain, operate, inspect, replace, repair, patrol and remove one (1) double circuit electric transmission line and affiliated Telecommunications Line or Lines (as defined in paragraph 5 below) consisting of poles, towers, crossarms, insulators, wires, guy wires, anchors and other necessary fixtures, structures, cables (including fiber optic cable related to the Telecommunications Line or Lines), and equipment for transmitting electricity and communications relating to same ("Grantee's Facilities"); and

(b) temporarily improve the surface of the Easement Area as reasonably necessary to place and operate Grantee's construction vehicles and equipment; and

(c) prohibit and/or remove, at Grantee's sole discretion, any buildings or other above-ground structures (collectively referred to as "Structures") that are constructed or erected within the Easement Area after December 11, 2017 ("Prohibited Structures"). Grantee may remove such Prohibited Structures from the Easement Area without prior notice and without responsibility for any damage that occurs as a result of such removal.

- (i) This paragraph is not intended to apply, nor does it apply, to any Structure that existed within the Easement Area as of December 11, 2017 ("Permitted Structure"), except that for any fence that existed in the Easement Area as of December 11, 2017 Grantee may: (1) install and maintain a gating system, of Grantee's choice, in order to obtain access through the fence to the Easement Area for the purposes provided for herein; and (2) cause such fence to be removed as Grantee deems necessary provided that Grantee restores such fence to substantially the same condition as existed prior to removal.
- (ii) This Easement is not intended to prohibit, nor does it prohibit Grantor's restoration, replacement or reconstruction of any Permitted Structure (any subsequent restored, replacement or reconstructed structure referred to herein as "Replacement Structure") in the event that such a Permitted Structure is damaged or destroyed, so long as any Replacement Structure meets the following terms and conditions: (1) the Replacement Structure is located in the same footprint as the damaged or destroyed Permitted Structure; (2) the Replacement Structure does not exceed the maximum height of the damaged or destroyed Permitted Structure; and (3) the Replacement Structure is built with the same general materials as utilized in the damaged or destroyed Permitted Structure.
- (iii) If Grantor proposes to construct or erect a Replacement Structure that fails to meet any of the terms and conditions set forth in 1(c)(iii) or any other Prohibited Structure, a proposed construction plan may be submitted to Grantee for its review and a determination as to whether the proposed Replacement Structure or Prohibited Structure would interfere with the safe and reliable operation or maintenance of Grantee's Facilities within the Easement Area. Grantee's approval of a proposed Replacement Structure or Prohibited Structure under these circumstances will not be unreasonably withheld; and

(d) locate Grantee's poles and/or towers within the Easement Area; provided, however, that such poles and/or towers shall be located as near as possible to the transmission line depicted on Exhibit A; and

(e) at any time to cut, trim, remove, destroy or otherwise control any or all trees, bushes, or brush now or hereafter standing or growing upon or within the Easement Area, all at Grantee's sole and absolute discretion; and

(f) enter upon and cross the Easement Area for the above described purposes on other land(s).

2. **Ingress and Egress.** Grantor grants to Grantee ingress and egress to the Easement Area on, over and across the Property. Grantor shall work in good faith with Grantee to determine access points that are acceptable to both parties. Provided, however, that ITC shall be prohibited from gaining ingress and egress to the Easement Area over the Property during the initial construction of the transmission line. Instead, ITC's ingress and egress during this time period shall be through the Easement Area only.

3. **Repair and Restoration.** Grantee shall:

(a) re-grade, repair and restore, at Grantee's sole expense, as nearly as possible to its former condition, any portions of the Easement Area or Property owned by Grantor damaged by Grantee in the exercise of any of Grantee's rights under this Agreement; and

(b) repair or replace, at Grantee's sole expense, any actual damage located within the Easement Area or Property, caused by the exercise of any of Grantee's rights under this Agreement. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damage to the extent that such damage results from Grantor's negligence. Upon reasonable notice to Grantee that damage has been sustained, the parties shall work cooperatively to identify the damage and to determine the scope of repair or replacement work.

4. **Binding/Run With The Land.** This conveyance shall be permanent, shall run with the land, and shall be binding upon the parties' successors and assigns.

5. **Telecommunications Line or Lines.** For purposes of this Agreement, the term "Telecommunications Line or Lines" shall be defined as Grantee's internal telecommunications line or lines (and not the telecommunications line of a third party telecommunications provider).

6. **Limited Use/Non-Use.** Limited use or non-use of the rights granted herein shall not prevent later use to the full extent herein conveyed.

This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

[SIGNATURE(S) ON NEXT PAGE]

GRANTOR:

Acknowledged before me in _____ County, State of Michigan, on this _____
day of _____, 20____, by _____.

_____, Notary Public

_____ County, _____
Acting in _____ County, _____
My Commission Expires _____

Drafted by:

When recorded return to:

EXHIBIT "A"

SURVEY DRAWING AND LEGAL DESCRIPTIONS

EXHIBIT A
SITE 3254
RUNWAY ASSOCIATES
(RUNWAY PLAZA LOT OWNER ASSOCIATION)

THE CITY OF ANN ARBOR
 #L-12-16-200-033

N88°14'33"E
 24.68'

N88°09'41"E
 72.57'

P.O.B.
 NE. COR OF
 OUTLOT "A"

TAX ID
 #L-12-16-275-007

OUTLOT "A"
 RUNWAY PLAZA
 WORKSENTER

N08°00'34"W
 403.88'

75'

S08°00'28"E
 402.00'

TRANSMISSION LINE

ANN ARBOR RAILROAD
 ANN ARBOR RAILROAD
 (100' WIDE)

21.8'

S87°04'55"W
 97.05'

LOT 9

LOT 10
 HOLLENSHEAD
 RUNWAY, LLC
 #L-12-16-275-010

W'LY LINE OF
 ANN ARBOR RAILROAD

CONCOURSE DRIVE
 (86' WIDE)

NOTE: THIS IS NOT A
 BOUNDARY SURVEY

LEGEND

 TRANSMISSION LINE

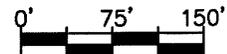
 EASEMENT AREA

N 88° E DESCRIBED EASEMENT - BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, SOUTH ZONE, INTERNATIONAL FOOT

 SECTION CORNER

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT



1 INCH = 150 FEET

Easement area 38,960 Square Feet



CLIENT:
 INTERNATIONAL TRANSMISSION COMPANY

PROJECT: PIONEER - STATE

JOB: 1054-17-8089

DATE: 9-6-2017

REV.: 2-9-2018

SHEET: 1 OF 2

PROPERTY

(PER PLAT OF RUNWAY PLAZA WORKSENTER, LIBER 25, PAGE 1-5)

GRANTOR'S LAND IS LOCATED WITHIN TOWNSHIP OF PITTSFIELD, SECTION 16, TOWN 3 SOUTH, RANGE 6 EAST, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

OUTLOT A, RUNWAY PLAZA WORKSENTER, AS RECORDED IN LIBER 25 OF PLATS, PAGE 1 THROUGH 5, WASHTENAW COUNTY RECORDS.

COMMONLY KNOWN AS: CONCOURSE DRIVE
TAX ID: L-12-16-275-007

EASEMENT AREA:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" OF RUNWAY PLAZA WORKSENTER, RECORDED IN LIBER 25 OF PLATS, PAGES 1-5, WASHTENAW COUNTY RECORDS; THENCE S08°00'28"E 402.00 FEET ALONG THE EAST LINE OF SAID OUTLOT "A" AND THE WESTERLY LINE OF THE ANN ARBOR RAILROAD (100 FEET WIDE); THENCE S87°04'55"W 97.05 FEET ALONG THE SOUTH LINE OF SAID OUTLOT "A"; THENCE N08°00'34"W 403.88 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH LINE OF SAID OUTLOT "A": 1) N88°14'33"E 24.68 FEET AND 2) N88°09'41"E 72.57 FEET TO THE POINT OF BEGINNING.



CLIENT:
INTERNATIONAL TRANSMISSION COMPANY

PROJECT: PIONEER - STATE

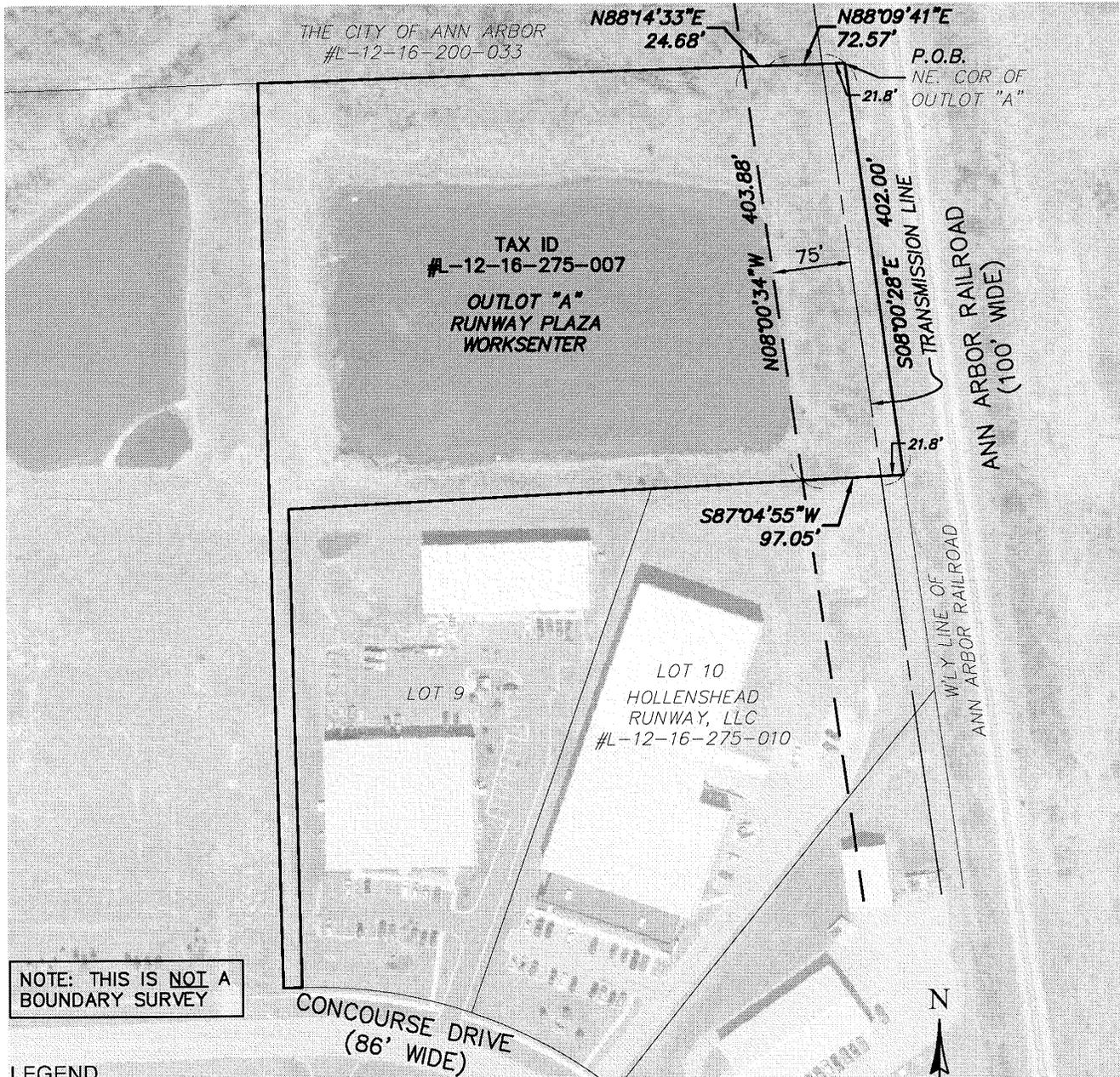
JOB: 1054-17-8089

DATE: 9-6-2017

REV.: 2-9-2018

SHEET: 2 OF 2

EXHIBIT A
SITE 3254
RUNWAY ASSOCIATES
(RUNWAY PLAZA LOT OWNER ASSOCIATION)

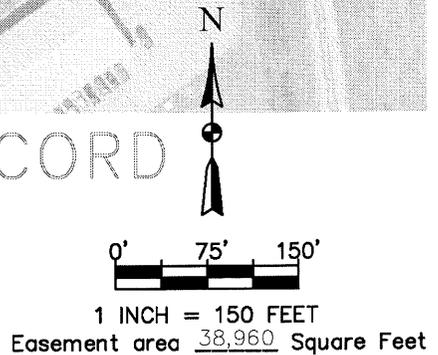


NOTE: THIS IS NOT A BOUNDARY SURVEY

LEGEND

-  TRANSMISSION LINE
-  EASEMENT AREA
-  **N 88° E**
-  DESCRIBED EASEMENT – BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, SOUTH ZONE, INTERNATIONAL FOOT SECTION CORNER
-  P.O.B. POINT OF BEGINNING
-  P.O.C. POINT OF COMMENCEMENT

DO NOT RECORD

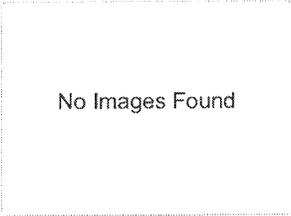


CLIENT: INTERNATIONAL TRANSMISSION COMPANY
 PROJECT: PIONEER – STATE

JOB: 1054-17-8089
 DATE: 9-6-2017
 REV.: 2-9-2018
 SHEET: 1 OF 1

CONCOURSE DR ANN ARBOR, MI 48108 (Property Address)

Parcel Number: L -12-16-275-007



Property Owner: RUNWAY PLAZA LOT OWNERS ASSOCIATION

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	RUNWAY PLAZA LOT OWNERS ASSOCIATION 3784 PLAZA DR STE 1 ANN ARBOR, MI 48108	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	EXEMPT OTHER REAL PROP	Unit	L -12 PITTSFIELD TOWNSHIP
School District	SALINE	Assessed Value	\$0
MAP #		Taxable Value	\$0
USER NUM IDX	0	State Equalized Value	\$0
USER ALPHA 1	Not Available	Date of Last Name Change	03/16/2017
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$0	\$0	\$0
2016	\$82,400	\$82,400	\$66,387
2015	\$81,100	\$81,100	\$66,189

Land Information

Zoning Code	BD	Total Acres	5.260
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

OUTLOT A RUNWAY PLAZA WORKSENTER

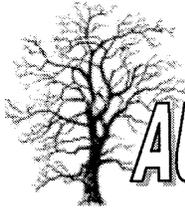
Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filled	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



AURORA

LANDSCAPE DESIGN AND APPRAISAL, L.L.C.

325 Red Oak Lane
Rochester Hills, MI 48307

Telephone (248) 563-0797
tmhurst@att.net

September 13, 2018

**Runway Plaza Outlot A Property
Pittsfield Twp, MI
Parcel # 3254**

**RE: Inspection/Inventory of all Plants Existing in the Proposed Vegetative
Maintenance Easement for the ITC- Pioneer-State Project**

On September 12, 2018, I inspected the above property. This is a list/description of the plants I observed within this proposed easement area. I have not been allowed access to this site and reserve the right to update this report if allowed proper access and the property is staked.

Plants are as follows:

These plants are located along the east side of the property and the edge of the retention pond. They are natural and unkempt.

<u>QNT.</u>	<u>ITEM</u>	<u>SIZE</u>
1	Elm clump	12"
3	Elm	?
	-uncertain sizes – possibly around 6-10"	
	Buckthorn	
	-heavy amounts—considered an invasive species	
1	Cottonwood clump	12-14"
1	Siberian Elm	10-12"
1	Elm	10-12"

The client and intended user of this report is the International Transmission Company, D/B/A *ITCTransmission*. The purpose of this report is for its inclusion within the real estate appraisal prepared by Andrew Chamberlain and/or Andrew Reed and Associates. If you have any questions on any portion of this inventory report, please do not hesitate to contact me.

Respectfully submitted,

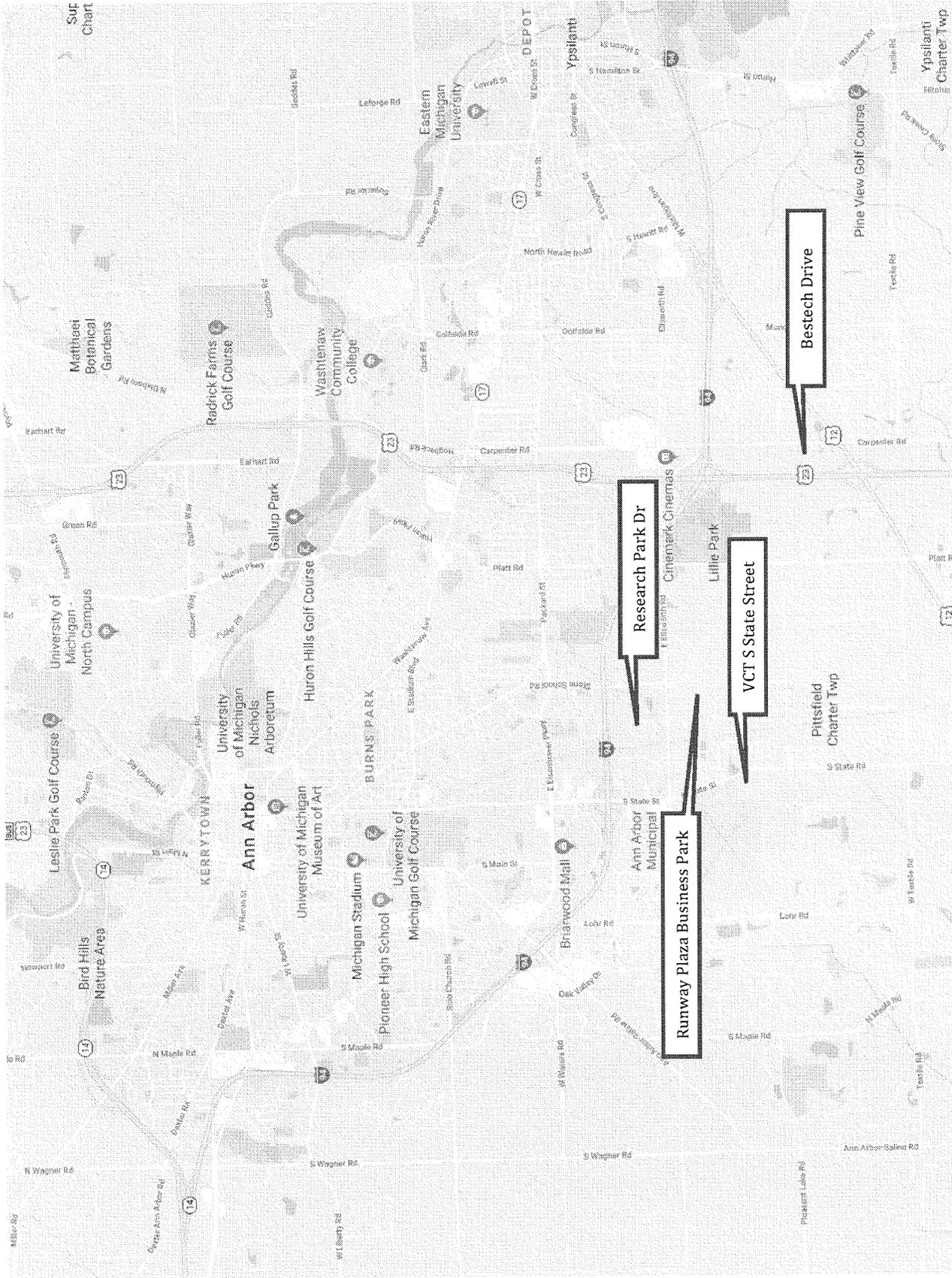
A handwritten signature in black ink, appearing to read "Teresa Hurst", written in a cursive style.

Teresa Hurst

Certified Arborist

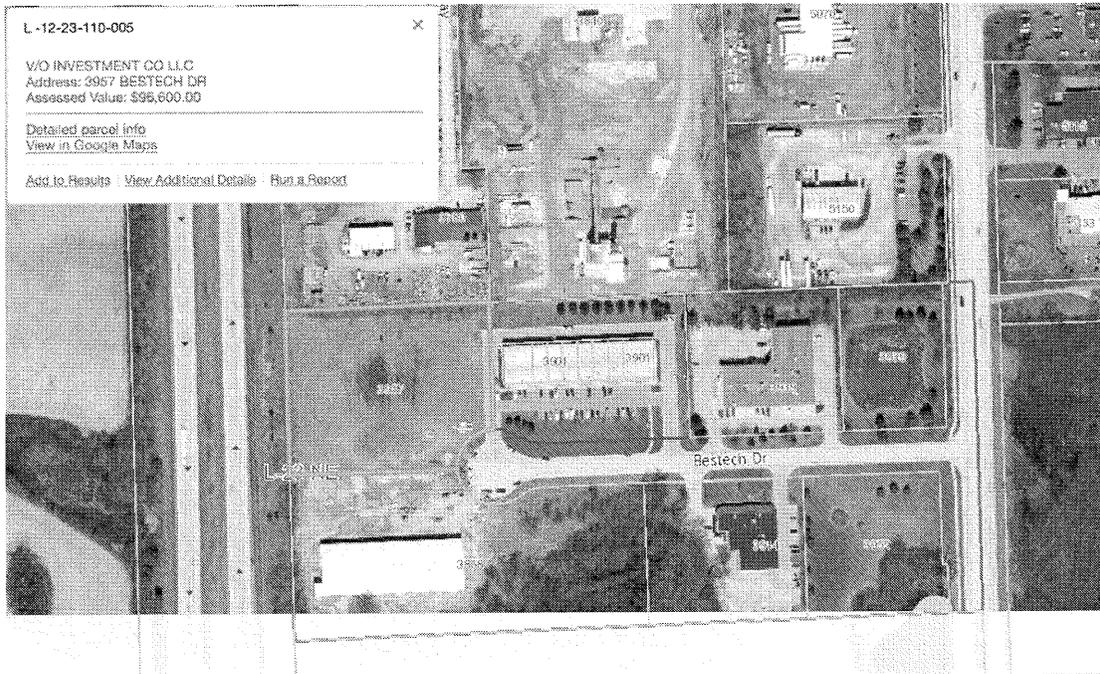
Michigan Certified Nurseryman (CGCP)

Limited Real Estate Appraiser



Map of Vacant Comparable Land Sales and Listings

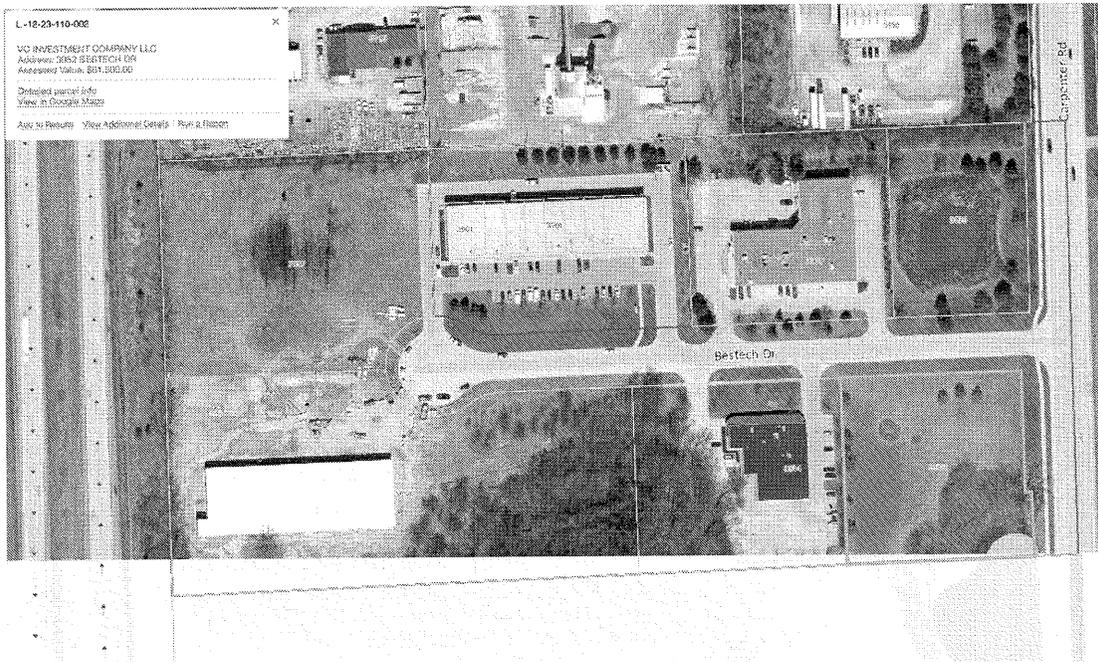
Vacant Land Sale
3957 Bestech Drive, Pittsfield Township, Michigan



Aerial photograph from Washtenaw County GIS

Address:	3957 Bestech Drive, Ypsilanti, MI 48197 E Morgan and Carpenter, Pittsfield Township
Use:	Vacant industrial land
Date of Sale:	9/7/17
Price:	\$185,000
Land Size:	2.84 acres
Price/Square Land:	\$1.50/square-foot
Property ID No.:	L-12-23-110-005
Zoning:	I, General Industrial
Location:	Industrial park
Seller:	Michael Family, LLC
Buyer:	V/O Investment Company, LLC
Comment:	Bestech Drive is located within Bestech Center Industrial Park Purchaser actively marketing site for build-to-suit project Exposure to US-23, located just north of Michigan Avenue interchange

Vacant Land Sale
3952 Bestech Drive, Pittsfield Township, Michigan



Aerial photograph from Washtenaw County GIS

Address:	3952 Bestech Drive, Ypsilanti, MI 48197 E Morgan and Carpenter, Pittsfield Township
Use:	Vacant industrial land
Date of Sale:	9/22/16
Price:	\$130,000
Land Size:	1.78 acres
Price/Square Land:	\$1.68/square-foot
Property ID No.:	L-12-23-110-002
Zoning:	I, General Industrial
Location:	Industrial park
Seller:	Reena Properties, LLC
Buyer:	V/O Investment Company, LLC
Comment:	Bestech Drive is located within Bestech Center Industrial Park Purchaser actively marketing site for build-to-suit project Lot 2 located at SWC of Carpenter and Bestech Drive Exposure to US-23, located just north of Michigan Avenue interchange

Vacant Land Sale
Lots 27 and 28 Research Park Drive, Ann Arbor, Michigan



Aerial photograph from Washtenaw County GIS

Address: 3900 Research Park Drive (combined), Ann Arbor, MI 48104
Lots 27 and 28 Research Park, City of Ann Arbor

Use: Vacant industrial land

Date of Sale: 6/17/15

Price: \$130,000

Land Size: 1.78 acres

Price/Square Land: \$1.68/square-foot

Property ID No.: L-12-09-303-016 (combined)

Zoning: ORL, Office/Research/Limited Industrial District

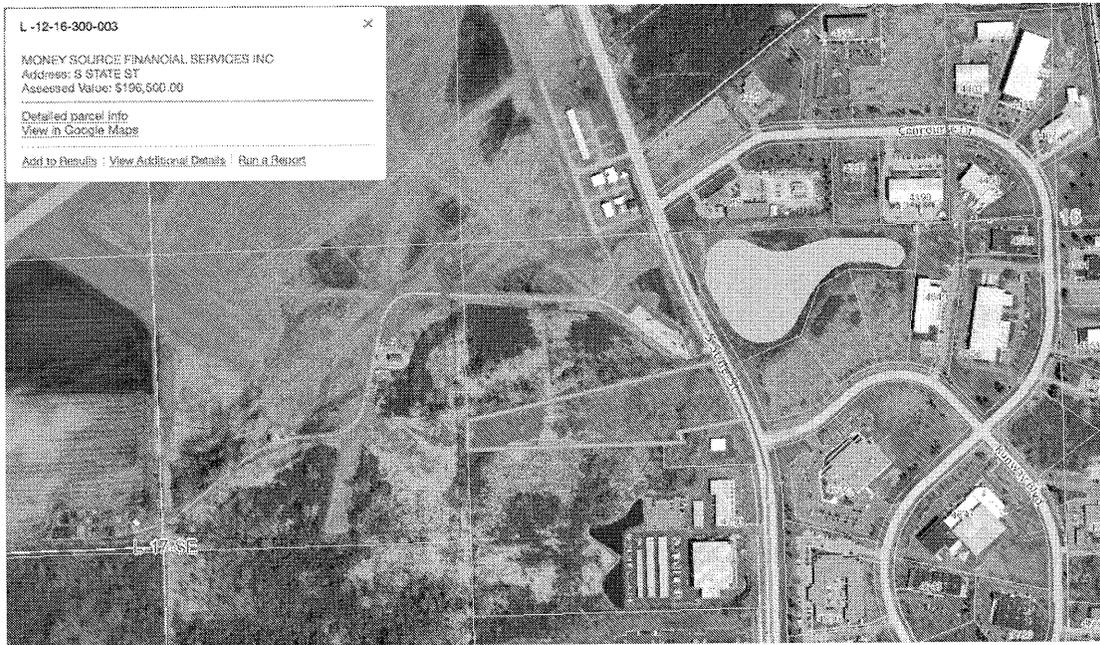
Location: Industrial park

Seller: BMS Holdings, LLC

Buyer: Zoller Properties, LLC

Comment: Research Park Drive is located within Research Park Industrial Park
Purchaser combined 2 lots for construction of 44,000 sq ft research bldg
Park exposure to I-94, with access of S State, just south of I-94 interchange

Vacant Land Sale
Vacant S State Street, Pittsfield Township, Michigan



Aerial photograph from Washtenaw County GIS

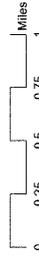
Address:	Vacant S State Street, Ann Arbor, MI 48108 S State Street and W Ellsworth, Pittsfield Township
Use:	Vacant industrial land
Date of Sale:	NA – Current Listing
Price:	\$495,000
Land Size:	6.16 acres
Price/Square Land:	\$1.84/square-foot
Property ID No.:	L-12-16-300-003
Zoning:	BD, Business District
Location:	S State Street, south of W Ellsworth
Seller:	Money Source Financial Services, Inc.
Buyer:	NA – Current Listing
Comment:	6.16 acres of vacant land located immediately south of Ann Arbor Airport Actively marketed by Swisher Commercial for research or industrial Located on west side of S State, just south of I-94 interchange

Zoning Map



Pittsfield Charter Township
 6201 W. Michigan Ave.
 Ann Arbor, MI 48108
<http://www.pittsfield-mi.gov>

- RC Recreation Conservation
- AG Agricultural
- R-1A Single Family Rural Non-Farm Residential
- R-1B Single Family Suburban Residential
- R-2 Low Density Multiple-Family
- R-3 Moderate Density Multiple-Family Residential
- MHP Mobile Home Park Residential
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- FB Form Based Mixed Use
- BD Business
- I General Industrial
- PF Public Facilities
- PUD Planned Unit Development
- Court Modified



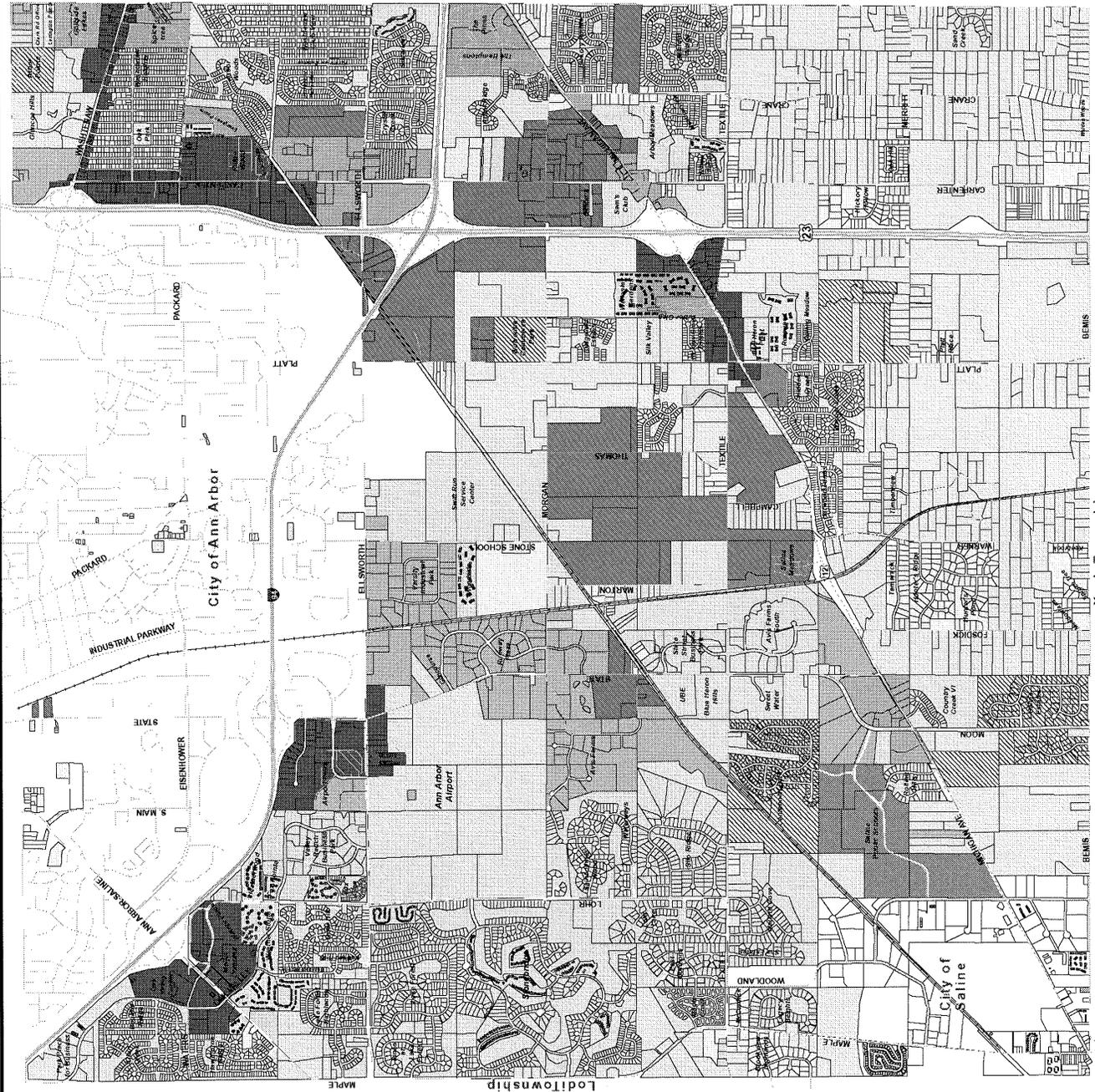
Official Copy

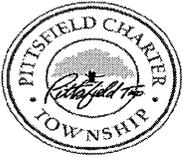
[Signature] May 29, 2015
 Date

Supervisor, Wendy Grewal PhD

[Signature] May 29, 2015
 Date
 Clerk, Alan Isaacs

EFFECTIVE DATE: MAY 29, 2015





SECTION 4.16 BD BUSINESS DISTRICT

- A. **Intent.** The BD Business District is intended to provide a zoning district that encourages creative, well planned, employment-intensive mixed research, office, and commercial development in a campus-like setting. The District encourages consistent and uniform site layouts, architecture designed to attract business and light industry that is clean and unobtrusive to surrounding properties, development opportunities for high skill jobs close to residential areas, thus reducing travel time and relieving any strain on the transportation infrastructure, expansion of employment opportunities by emphasizing employment-intensive uses; and providing a setting that is aesthetically pleasing. The District is intended to allow for limited retail uses with the primary purpose of serving the office space, research and development uses contained within each campus.
- B. **Use Regulations.** Section 4.21 sets forth permitted, accessory, and conditional land uses within the BD Business District.
- C. **Dimensional Requirements.** The following dimensional requirements shall apply to the BD Business Park District:

Table 4.16 BD Business District Dimensional Requirements										
Minimum Lot Area & Width		Maximum Lot Coverage		Minimum Yards & Setbacks			Maximum Building Height		Maximum Floor Area	
Area in Acres	Width in Feet	Gross	Impervious Surface Ratio	Front Yard in Feet	Side Yards in Feet		Rear Yard in Feet	in Feet	in Stories	Ratio
					Least	Total				
1	150	40%	60%	25	20	40	35	45	3	60%

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Zoning Map

Definitions

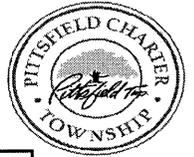
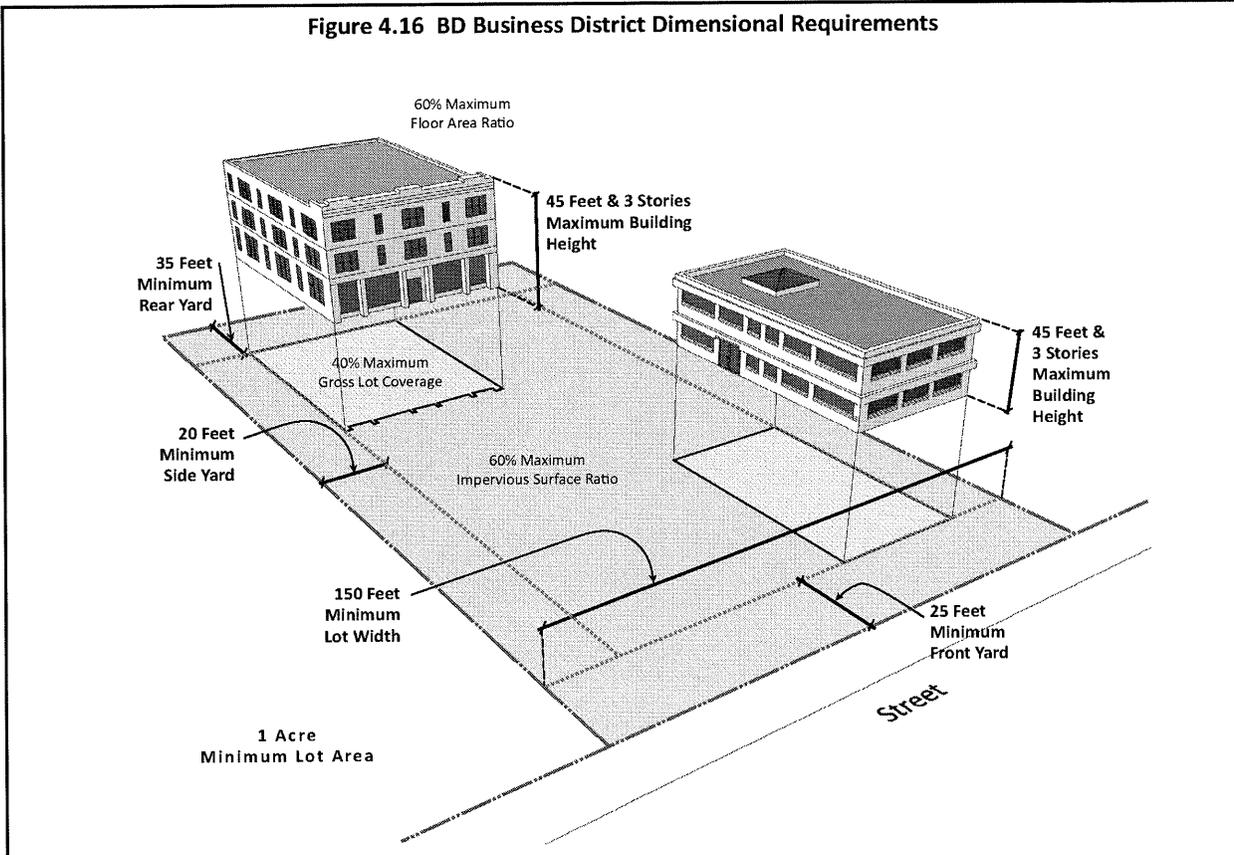


Figure 4.16 BD Business District Dimensional Requirements



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Zoning Map

Definitions

D. Supplemental District Standards.

1. In addition to those bulk regulations as listed in Section 4.16.C, all development shall conform to supplemental bulk regulations listed in Section 4.19.

SECTION 4.17 PF PUBLIC FACILITIES DISTRICT

A. **Intent.** The Public Facilities District and regulations are intended to provide an appropriate zoning classification for government, civic and recreational facilities where a separate zoning district is deemed appropriate. This district is intended to protect public and quasi-public facilities and institutions from the encroachment of certain other uses, and to ensure compatibility with adjoining residential land uses. Several of the public facilities addressed in this section are also Permitted or Conditional Uses in one or more of the other zoning districts.

B. **Use Regulations.** Section 4.21 sets forth permitted, accessory, and conditional land uses within the PF Public Facilities District.

C. **Dimensional Requirements.** The following dimensional requirements shall apply to the PF Public Facilities District:



For intent, location, standards, and submittal requirements for PUD Planned Unit Development District refer to Article 6.

SECTION 4.19 SUPPLEMENTAL DIMENSIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

- A. **Continued Conformity with Bulk Regulations.** The maintenance of setback, height, floor area ratio, coverage, open space, mobile home site, transition strip, lot area and lot area per dwelling unit required for one (1) use, lot, building or structure shall be a continuing obligation of the owner of such building, structure or lot on which such use, building or structure exists. No setback, height, floor area ratio, coverage, open space, mobile home site, transition strip, lot area per dwelling unit allocated to or required about or in connection with one (1) lot, use, building or structure may be allocated to any other lot, use, building, or structure.

- B. **Division of a Lot.** No one (1) lot, once designated and improved with a building or structure, shall be reduced in area, or divided into two (2) or more lots, and no portion of one (1) lot, once designated and improved with a building or structure, shall be sold unless each lot resulting from each such reduction, division, or sale, and designated and improved with a building or structure, will conform with all of the bulk and yard regulations of the zoning district in which it is located.

- C. **Setbacks and Yard Requirements.** The setback and yard requirements established by this Ordinance shall apply to every lot, building, or structure, except for the following structures, which may be located anywhere on any lot unless as specified below:
 - 1. Unroofed masonry or concrete terraces and patios at the same level as the adjacent grade and may not be located closer than 3-feet from a side or rear property line.
 - 2. Unroofed porches and decks may not occupy a required front setback, nor be located closer than 3-feet from a side or rear property line.
 - 3. Awnings and flag poles, except as regulated in Section 15.02.F.
 - 4. Light poles, hydrants, laundry drying equipment, arbors, trellises, portable recreational equipment, outdoor cooking equipment, sidewalks, private driveways in agricultural and single-family residential districts to include the parking of currently licensed and operational passenger vehicles, provided, however, that no more than one such vehicle may be offered for sale.
 - 5. Trees, plants, shrubs, and hedges.
 - 6. Anything to be constructed, erected, planted or allowed to grow shall conform to the provisions of Section 12.01, Visibility at Intersections.

- D. **Height.** The height requirements established by this Ordinance shall apply to every building

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Zoning Map

Definitions



Pittsfield Township Zoning Ordinance

and structure with the following exceptions provided their location shall conform to the requirements of Pittsfield Township, the Federal Communications Commission, the Federal Aviation Administration, and other public authorities having jurisdiction:

1. Public utility towers, structures, transmission and distribution lines and related structures; radio and television broadcasting and receiving antennae; water towers; and wireless communication facilities where the aforementioned structures are permitted in the district therein located or are a conditional use in said district subject to the provisions of Article 10.
2. Spires, belfries, and silos provided that the overall height does not exceed one hundred fifty percent (150%) of the maximum permitted building height in the district therein located.
3. Chimneys, ventilators, skylights, and other necessary mechanical appurtenances provided that no mechanical enclosure or penthouse shall exceed twelve (12) feet in height above the roof deck.
4. Parapets not exceeding three (3) feet in height above the roof deck.
5. Architectural details incorporated into the façade(s) of a commercial or industrial structure provided that the overall height of any wall area extending above the maximum permitted height for the district therein located shall not exceed one hundred twenty-five percent (125%) of the permitted building height and shall not involve more than fifteen percent (15%) of the width of the front façade.

E. **Lot Area / Width.** Buildings and structures designed to house essential services shall not be required to meet the requirements of this Ordinance regarding lot area or width provided, however, that such a building or structure shall meet all other regulations for the district in which it is located.

F. **Setbacks and Distances Between Buildings for Multi-Building Developments.**

1. In addition to the required setback lines provided elsewhere in this Ordinance, in multiple-family dwellings (including semi-detached and multiple dwellings) the following minimum distances shall be required:

Minimum Distance Between Buildings				
Minimum Setback From:				
	Internal Drive	Building Side to Building Side	Building Side to Building Front or Building Rear	Building Front to Building Front or Building Rear Building Rear to Building Rear
Buildings 35 feet in height or under	10 feet	20 feet	30 feet	40 feet
Buildings 36 feet in height and higher	10 feet	30 feet	36 feet	50 feet

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Zoning Map

Definitions



Residential, Recreation Conservation, and Agricultural District Use Table								
Use Category	Districts							Specific Use Standard (Article, Section)
	Residential					Agricultural / Recreation		
	R-1A	R-1B	R-2	R-3	MHP	AG	RC	
On-Site WECS (Attached to roof)	A	A	A	A		A	A	14.11
On-Site WECS (Freestanding)	C	C	C	C	C	C	C	14.11
Commercial Solar Energy System/ Field						C	C	14.12
Solar Energy System (Building Mounted)	A	A	A	A	A	A	A	14.12
Solar Energy System (Ground-Mounted)	C	C	C	C	C	C	C	14.12
Geothermal Energy Systems	A	A	A	A	A	A	A	14.13
Outdoor Wood Fire Boiler	A	A				A		11.45
Retail, Entertainment, and Service								
Commercial Kennels / Pet Day Care						C		11.16
Farm Markets/Farm Stands						P		11.03
Office								
Veterinary Clinics or Animal Hospitals						C		11.16
Industrial								
Extraction						C	C	11.37
Radio and Television Broadcasting and Receiving Antenna						C		
Wireless Communication Facility						C		11.38

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Zoning Map

Definitions

SECTION 4.21 NON-RESIDENTIAL USE TABLE

- A. **Specified Uses.** In all Districts, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article.
- B. **Schedule of Uses.** The Schedule of Use Regulations identifies uses as follows:
 1. "P" identifies uses permitted as of right.
 2. "C" identifies uses requiring Conditional Use Approval as outlined in Article 10.
 3. "A" identifies accessory uses.
 4. No marking identifies uses not permitted.



Pittsfield Township Zoning Ordinance

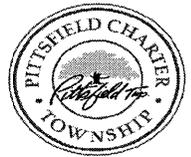
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Zoning Map

Definitions

Non-Residential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Residential						
Dwellings, Multiple-Family (on upper floors only in a mixed-use building)	C	C				
Live/Work Units	C	C				11.12
Recreation						
Noncommercial Parks and Recreational Facilities						11.44
Commercial Recreational Facility	C	C		C		11.44
Playground	P	P			P	
Public Arenas, Stadiums, and Skating Rinks	C	C		C	C	11.44
Institutional/Cultural						
Adult Day Care Center	C	C				11.05
Adult Day Care Home	C	C				11.05
Adult Foster Care, Congregate Facility	C	C				11.05
Adult Foster Care, Family Home	C	C				11.05
Adult Foster Care, Large Group Home	C	C				11.05
Adult Foster Care, Small Group Home	C	C				11.05
Cemeteries					C	11.20
Day Care Centers and Preschools	C	C		C		
Fine and Performing Arts Facilities	P	P			P	
Hospitals			C	C	C	11.19, 11.28
Places of Worship	C	C		C		11.21
Post-Secondary Schools (technical colleges, business schools)		C	C	C		11.17
Primary/Secondary Schools	C				P	11.18
Publicly Owned/Operated Office and Service Facilities					P	
Transportation Terminals					C	
Utility and Public Service Buildings and Facilities					C	
Commercial WECS					C	14.11
On-Site WECS (Attached to roof)	A	A	A	A	A	14.11
On-Site WECS (Freestanding)	C	C	C	C	C	14.11
Commercial Solar Energy System/Field					C	14.12



Non-Residential Districts Use Table

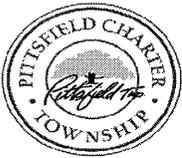
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Solar Energy Systems (Building Mounted)	A	A	A	A	A	14.12
Solar Energy Systems (Ground-Mounted)	C	C	C	C	C	14.12
Geothermal Energy Systems	A	A	A	A	A	14.13
Retail, Entertainment, and Service						
Alcohol Sales	C	P				
Artisan Food and Beverage Production (consumption of alcohol on premise requires a conditional use) less than 10,000 gross sq. ft.	P	P	P	P		11.46
Artisan Food and Beverage Production (consumption of alcohol on premise requires a conditional use) 10,000 gross sq. ft. or greater	C	C	P	P		11.46
Bar/Lounge	C	P				
Building Material Sale		P				11.26, 11.29
Business Service and Repair		P				
Commercial Kennels / Pet Day Care	C	C				11.16
Conference, Meeting, and Banquet Facilities		C		C		
Dance, Martial Arts, Music, and Art Studios	P	P		P		
Drive-Up / Drive-Through Facilities	C	P	C	C		11.25
Dry Cleaners and Laundry	C	C	C			
Durable Medical Supplies	P	P		P		
Farmers Market	C	C		C	C	11.03
Financial Institutions	P	P		C		
Firearm Sales		C				11.27
Funeral Home		C		C		
Garden Centers / Nurseries		P				11.29
Health Fitness Centers / Athletic Clubs	C	P		C		
Lodging		C				11.11
Massage Therapy	C	C				11.24
Mortuary/Crematorium			C			
Open Air Businesses, as a Principal Use		C	C			11.39

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Zoning Map

Definitions



Pittsfield Township Zoning Ordinance

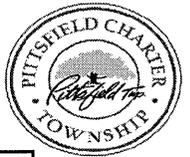
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Definitions

Non-Residential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Open Air Businesses, Subordinate to Principal Use	A	A	A	A		11.39
Personal Services	P	P				11.24
Pharmacies	P	P				
Private Clubs, Fraternal Organizations, and Lodge Halls	C	C		C		
Restaurants, Drive-In		C				11.41
Restaurants, Fast Food	P	P		C		11.25 11.41
Restaurants, Standard	P	P		C		11.41
Retail, General	P	P				
Retail, Large-Scale		P				11.26
Retail, Wholesale		C	C	C		11.28
Sexually Oriented Businesses			P			11.23
Shopping Centers		P				11.26
Smoking Lounge	Not Permitted	C	C	C		11.47
Theatres and Places of Assembly	C	C				
Office						
Business Services	P	P				
Medical Clinics	P	P		P		
Medical Laboratories			P	P		
Offices, General	P	P	P	P		
Professional and Medical Offices	P	P		P		11.24
Veterinary Clinics and Hospitals		C				11.16
Industrial						
Self-Storage Facilities		C	P	C		11.31
Light Manufacturing			P	P		
Technology Centers/Office Research		P	P	P		
Basic Research, Design, and Pilot or Experimental Product Development			P	P		
Central Dry Cleaning / Laundry Plants			C			
Contractors/Landscapers Yard		C	C			11.40
Concrete/Asphalt Plants			C			
Data Processing and Computing Centers		P	P	P		
Food Processing			C			11.02
Lumber Yards			C			11.29



Non-Residential Districts Use Table

Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Manufacturing and Assembly			P	P		
Material Distribution Facilities			P			
Materials Recovering Facility			C			11.30
Extractive Operations			C			11.37
Outdoor Storage			C			11.40
Printing and Publishing		C	P	P		
Radio and Television Broadcasting and Receiving Antenna			C	C		
Storage of Flammable Liquids or Gases, Above or Below Ground			C			
Tool and Die / Plating Shops			C			
Trade Contractors, Home Service and Repair		C	P	C		11.42
Truck Terminal Facilities			C			
Warehouse Establishments			P	P		
Wireless Communication Facilities	C	C	C	C	C	11.38
Automotive/Transportation						
Vehicle Fueling/Multi-Use Stations		C				11.34
Vehicle Rental		C	C	C		
Vehicle Repair Stations (minor)			C			11.32
Vehicle Repair Stations (major)		C	C			11.32
Vehicle Impound Lot						11.35
Vehicle Washes		C	C			11.36
Farm Equipment Sales and Repair		C	C			11.33, 11.32
New Vehicle, Recreational Vehicle Sales		P				11.33
Used Vehicle, Recreational Vehicle Sales, when not in conjunction with new vehicle facility		C				11.33

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Community Profiles

YOU ARE VIEWING DATA FOR:

Pittsfield Township

6201 Michigan Ave
Ann Arbor, MI 48108-9721
<http://www.pittsfield-mi.gov/>

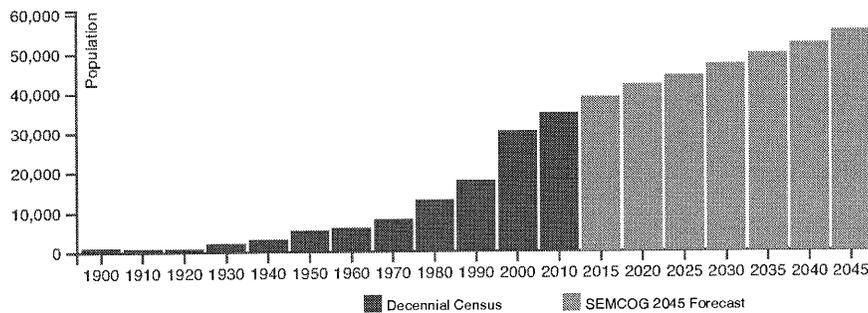
SEMCOG
MEMBER

Census 2010 Population:
34,663
Area: 27.4 square miles

Population and Households

Link to American Community Survey (ACS) Profiles:
Population and Household Estimates for Southeast Michigan, 2017

Population Forecast



Population and Households

Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2017	SEMCOG 2045
Total Population	34,663	4,496	14.9%	39,730	55,486
Group Quarters Population	531	-1,089	-67.2%	2,757	3,125
Household Population	34,132	5,585	19.6%	36,973	52,361
Housing Units	14,808	2,471	20.0%	15,432	-
Households (Occupied Units)	14,021	2,204	18.7%	14,732	21,419
Residential Vacancy Rate	5.3%	1.1%	-	4.5%	-
Average Household Size	2.43	0.02	-	2.51	2.44

Source: U.S. Census Bureau, SEMCOG Population and Household Estimates, and SEMCOG 2045 Regional Development Forecast

Components of Population Change

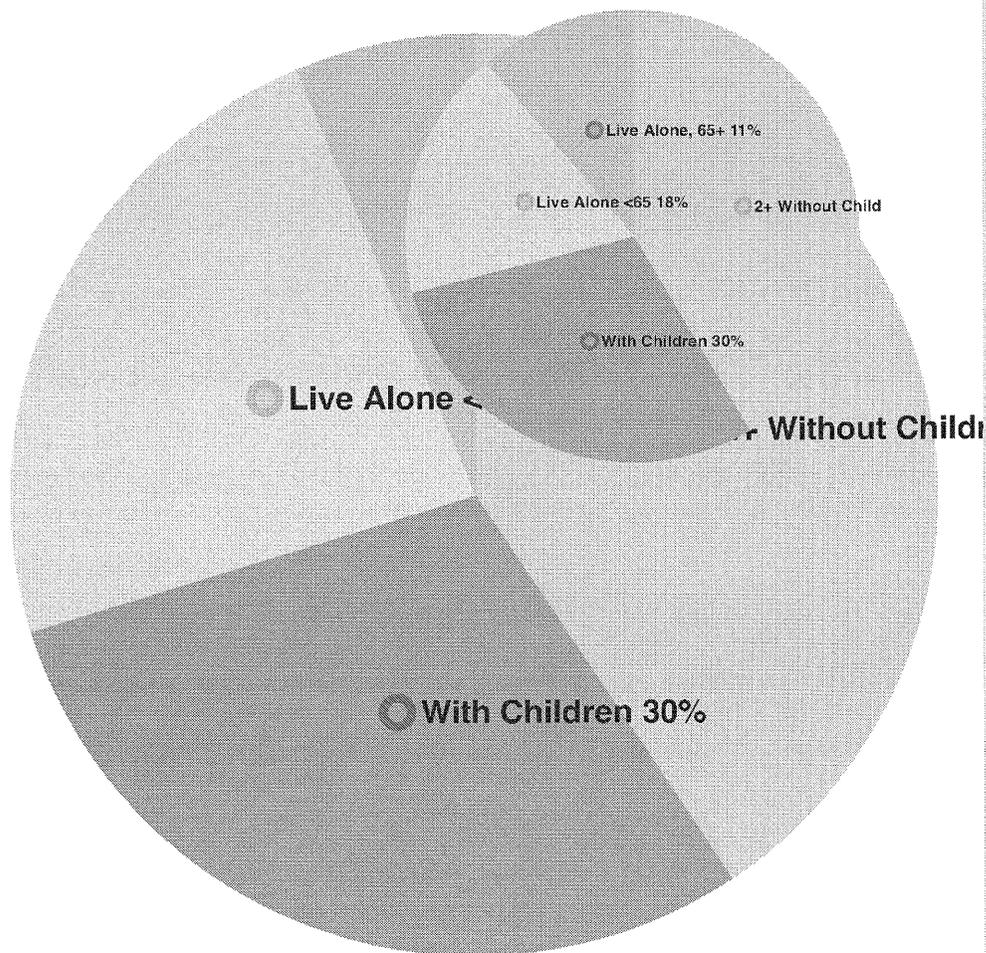
Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2015 Avg.
Natural Increase (Births - Deaths)	209	97	267
Births	350	242	429
Deaths	141	145	162
Net Migration (Movement In - Movement Out)	497	96	626
Population Change (Natural Increase + Net Migration)	706	193	893

Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

Household Types

ACS
2015

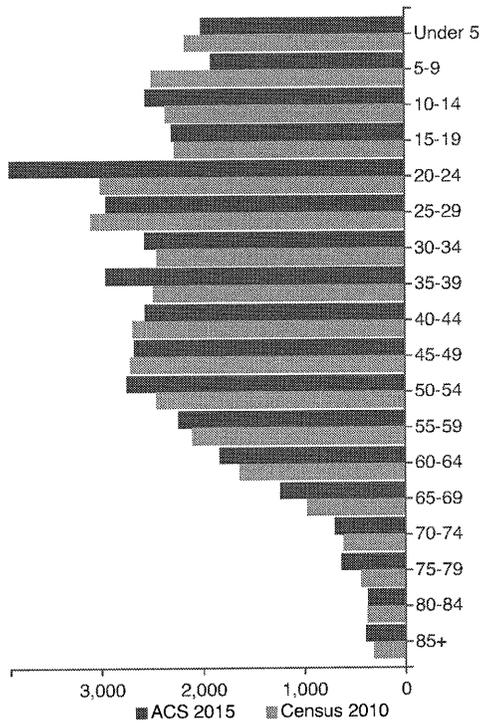
SEMCOG
2045



Household Types	Census 2010	ACS 2015	Change 2010- 2015	Pct Change 2010- 2015	SEMCOG 2045
With Seniors 65+	2,038	2,380	342	16.8%	8,438
Without Seniors	11,983	11,611	-372	-3.1%	12,981
Live Alone, 65+	791	881	90	11.4%	2,385
Live Alone, <65	3,573	3,278	-295	-8.3%	3,818
2+ Persons, With children	4,554	4,138	-416	-9.1%	6,333
2+ Persons, Without children	5,103	5,694	591	11.6%	8,883
Total Households	14,021	13,991	-30	-0.2%	21,419

Source: U.S. Census Bureau, Decennial Census, 2015 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

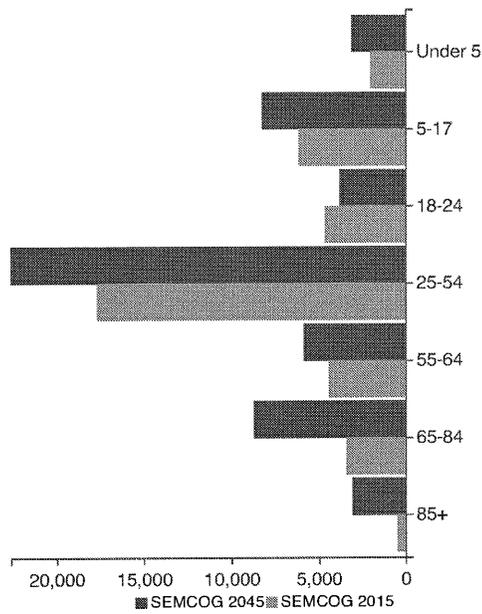
Population Change by Age, 2010-2015



Age Group	Census 2010	Change 2000-2010	ACS 2015	Change 2010-2015
Under 5	2,169	-69	2,009	-160
5-9	2,496	459	1,913	-583
10-14	2,364	506	2,560	196
15-19	2,274	544	2,299	25
20-24	3,004	73	3,901	897
25-29	3,098	-92	2,942	-156
30-34	2,453	-669	2,566	113
35-39	2,481	-539	2,952	471
40-44	2,686	80	2,563	-123
45-49	2,711	521	2,671	-40
50-54	2,460	674	2,752	292
55-59	2,102	1,023	2,243	141
60-64	1,639	981	1,842	203
65-69	972	478	1,237	265
70-74	616	179	704	88
75-79	441	108	640	199
80-84	381	151	375	-6
85+	316	88	395	79
Total	34,663	4,496	36,564	1,901
Median Age	33.8	2.2	35.1	1.3

Source: U.S. Census Bureau, Decennial Census, and 2015 American Community Survey 5-Year Estimates

Forecasted Population Change 2015-2045



Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
Under 5	2,040	2,308	2,562	2,742	2,906	3,139	3,113	1,073	52.6%
5-17	6,146	6,520	6,922	7,481	8,009	8,148	8,263	2,117	34.4%
18-24	4,650	4,251	3,819	3,546	3,504	3,448	3,805	-845	-18.2%
25-54	17,675	18,086	18,915	20,130	20,952	21,788	22,622	4,947	28%
55-64	4,456	5,056	4,999	4,950	4,881	5,309	5,868	1,412	31.7%
65-84	3,469	5,044	6,186	7,056	7,691	8,172	8,735	5,266	151.8%
85+	481	585	731	1,114	1,789	2,333	3,080	2,599	540.3%
Total	38,917	41,850	44,134	47,019	49,732	52,337	55,486	16,569	42.6%

Source: SEMCOG 2045 Regional Development Forecast

Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2015	Change 2010-2015	Pct Change 2010-2015	SEMCOG 2045
60 and over	4,365	5,193	828	19%	14,615
65 and over	2,726	3,351	625	22.9%	11,815
75 to 84	2,410	2,956	546	22.7%	8,735
85 and Over	316	395	79	25%	3,080
Under 18	8,454	7,788	-666	-7.9%	11,376
15 to 17	6,285	5,779	-506	-8.1%	8,263
Under 5	2,169	2,009	-160	-7.4%	3,113

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Source: U.S. Census Bureau, Decennial Census, 2015 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

Race and Hispanic Origin

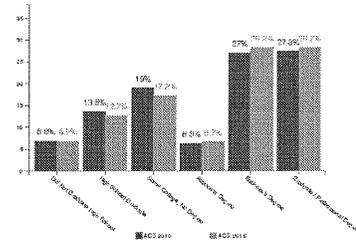
Race and Hispanic Origin	Census 2010	Percent of Population 2010	ACS 2015	Percent of Population 2015	Percentage Point Change 2010-2015
Non-Hispanic	32,393	93.5%	34,848	95.3%	1.9%
White	21,805	62.9%	23,209	63.5%	0.6%
Black	4,501	13%	4,745	13%	0%
Asian	4,700	13.6%	4,928	13.5%	-0.1%
Multi-Racial	1,162	3.4%	1,828	5%	1.6%
Other	225	0.6%	138	0.4%	-0.3%
Hispanic	2,270	6.5%	1,716	4.7%	-1.9%
Total	34,663	100%	36,564	100%	0%

Source: U.S. Census Bureau, Decennial Census, and 2015 American Community Survey 5-Year Estimates

Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2015	Percentage Point Chg 2010-2015
Did Not Graduate High School	6.8%	6.9%	0.1%
High School Graduate	13.5%	12.7%	-0.8%
Some College, No Degree	19%	17.2%	-1.7%
Associate Degree	6.3%	6.7%	0.4%
Bachelor's Degree	27%	28.2%	1.2%
Graduate / Professional Degree	27.3%	28.2%	0.9%

* Population age 25 and over

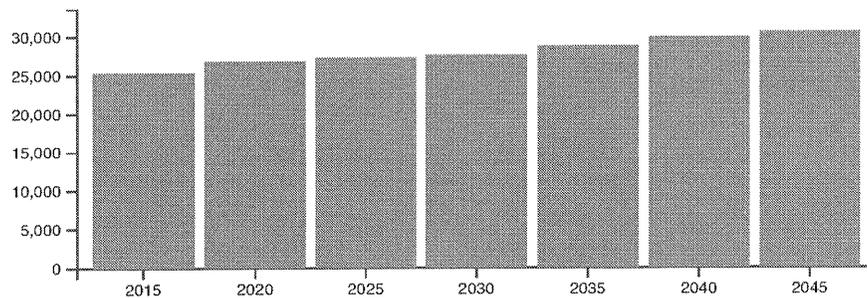


Source: U.S. Census Bureau, 2010 and 2015 American Community Survey 5-Year Estimates

Economy & Jobs

Link to American Community Survey (ACS) Profiles: [Select a Year](#) 2012-2016

Forecasted Jobs



Source: SEMCOG 2045 Regional Development Forecast

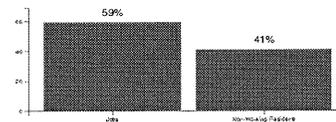
Forecasted Jobs by Industry Sector

Forecasted Jobs By Industry Sector	2015	2020	2025	2030	2035	2040	2045	Change 2015-2045	Pct Change 2015-2045
Natural Resources, Mining, & Construction	1,093	1,200	1,184	1,155	1,191	1,217	1,258	165	15.1%
Manufacturing	2,082	1,967	1,899	1,779	1,754	1,782	1,750	-332	-15.9%
Wholesale Trade	1,386	1,302	1,218	1,246	1,309	1,322	1,314	-72	-5.2%
Retail Trade	4,025	4,312	4,352	4,084	4,111	4,079	3,987	-38	-0.9%
Transportation, Warehousing, & Utilities	545	542	521	522	536	570	602	57	10.5%
Information & Financial Activities	3,196	3,151	3,070	3,071	3,098	3,176	3,161	-35	-1.1%
Professional and Technical Services & Corporate HQ	3,369	4,084	4,418	4,754	5,149	5,472	5,685	2,316	68.7%
Administrative, Support, & Waste Services	1,526	1,611	1,632	1,647	1,737	1,823	1,908	382	25%
Education Services	448	460	463	471	486	498	510	62	13.8%
Healthcare Services	2,660	2,964	3,237	3,435	3,893	4,352	4,679	2,019	75.9%
Leisure & Hospitality	2,485	2,486	2,520	2,592	2,567	2,595	2,656	171	6.9%
Other Services	1,139	1,296	1,257	1,309	1,364	1,433	1,463	324	28.4%
Public Administration	1,405	1,448	1,470	1,492	1,521	1,548	1,558	153	10.9%
Total Employment Numbers	25,359	26,823	27,241	27,557	28,716	29,867	30,531	5,172	20.4%

Source: SEMCOG 2045 Regional Development Forecast

Daytime Population

Daytime Population	SEMCOG and ACS 2015
Jobs	25,359
Non-Working Residents	17,584
Age 15 and under	6,916
Not in labor force	9,569
Unemployed	1,099
Daytime Population	42,943



Source: SEMCOG 2045 Regional Development Forecast and 2015 American Community Survey 5-Year Estimates

Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

commuting into Southeast Michigan to attend school is also not known.

Where Workers Commute From 2013

Rank	Where Workers Commute From *	Workers	Percent
1	Pittsfield Twp	2,733	15.2%
2	Ann Arbor	2,232	12.4%
3	Ypsilanti Twp	1,429	8%
4	Ypsilanti	702	3.9%
5	Van Buren Twp	625	3.5%
6	Canton Twp	606	3.4%
7	Saline	463	2.6%
8	Superior Twp	459	2.6%
9	Westland	332	1.9%
10	York Twp	317	1.8%
-	Elsewhere	8,030	44.8%
* Workers, age 16 and over employed in Pittsfield charter township		17,928	100%

Source: U.S. Census Bureau - 2009-2013 CTP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

Where Residents Work 2013

Rank	Where Residents Work *	Workers	Percent
1	Ann Arbor	7,097	41.4%
2	Pittsfield Twp	2,733	15.9%
3	Ypsilanti	741	4.3%
4	Ypsilanti Twp	617	3.6%
5	Dearborn	572	3.3%
6	Ann Arbor Twp	537	3.1%
7	Detroit	521	3%
8	Superior Twp	502	2.9%
9	Saline	444	2.6%
10	Plymouth Twp	203	1.2%
-	Elsewhere	3,191	18.6%
* Workers, age 16 and over residing in Pittsfield charter township		17,158	100%

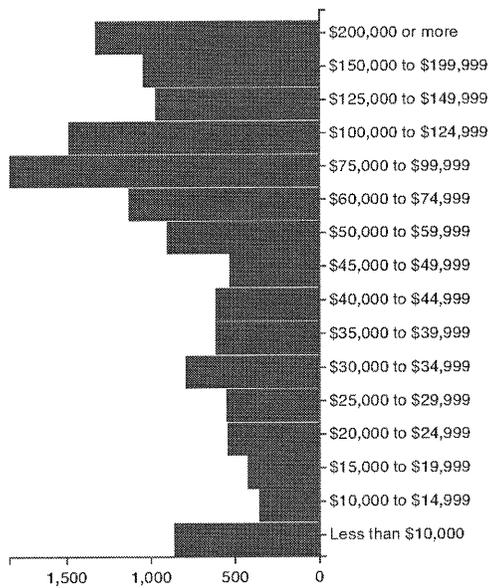
Source: U.S. Census Bureau - 2009-2013 CTP/ACS Commuting Data and **Commuting Patterns in Southeast Michigan**

Household Income

Income (in 2015 dollars)	ACS 2010	ACS 2015	Change 2010-2015	Percent Change 2010-2015
Median Household Income	\$71,540	\$69,164	-\$2,376	-3.3%
Per Capita Income	\$37,866	\$36,297	-\$1,569	-4.1%

Source: U.S. Census Bureau, 2010 and 2015 American Community Survey 5-Year Estimates

Annual Household Income



Annual Household Income	ACS 2015
\$200,000 or more	1,325
\$150,000 to \$199,999	1,042
\$125,000 to \$149,999	973
\$100,000 to \$124,999	1,484
\$75,000 to \$99,999	1,839
\$60,000 to \$74,999	1,131
\$50,000 to \$59,999	904
\$45,000 to \$49,999	533
\$40,000 to \$44,999	616
\$35,000 to \$39,999	616
\$30,000 to \$34,999	794
\$25,000 to \$29,999	550
\$20,000 to \$24,999	544
\$15,000 to \$19,999	423
\$10,000 to \$14,999	357
Less than \$10,000	860
Total	13,991

Source: U.S. Census Bureau, 2015
American Community Survey 5-Year
Estimates

Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2015	% of Total (2015)	% Point Chg 2010-2015
Persons in Poverty	3,135	9.7%	3,577	10.3%	0.6%
Households in Poverty	1,464	11.1%	1,512	10.8%	-0.3%

Source: U.S. Census Bureau, 2010 and 2015 American Community Survey 5-Year Estimates

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year** 2012-2016  **Housing**

Building Permits 2000 - 2018

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	252	0	0	0	252	1	251
2001	235	0	0	179	414	1	413
2002	166	4	0	120	290	0	290
2003	179	0	202	0	381	3	378
2004	167	4	134	188	493	1	492
2005	128	0	90	24	242	0	242
2006	64	0	20	0	84	0	84
2007	25	0	27	0	52	0	52
2008	18	0	6	0	24	0	24
2009	33	0	0	0	33	0	33
2010	83	0	0	0	83	1	82
2011	78	0	0	0	78	0	78
2012	107	0	0	12	119	0	119
2013	137	0	18	148	303	0	303
2014	82	0	6	175	263	0	263
2015	62	0	0	30	92	0	92
2016	59	0	0	24	83	2	81
2017	61	0	0	0	61	3	58
2018	77	12	0	0	89	0	89
2000 to 2018 totals	2,013	20	503	900	3,436	12	3,424

Source: SEMCOG Development

Note: Permit data for most recent years may be incomplete and is updated monthly.

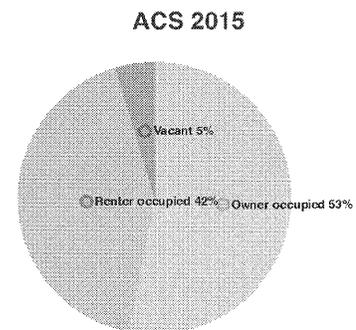
Housing Types

Housing Type	ACS 2010	ACS 2015	Change 2010-2015	New Units Permitted 2015-2018
Single Family Detached	6,922	7,260	338	259
Duplex	110	138	28	12
Townhouse / Attached Condo	676	944	268	0
Multi-Unit Apartment	5,918	5,755	-163	54
Mobile Home / Manufactured Housing	655	564	-91	0
Other	0	0	0	
Total	14,281	14,661	380	325
Units Demolished				-5
Net (Total Permitted Units - Units Demolished)				320

Source: U.S. Census Bureau, 2010 and 2015 American Community Survey 5-Year Estimates, SEMCOG Development

Housing Tenure

Housing Tenure	Census 2010	ACS 2015	Change 2010-2015
Owner occupied	8,071	7,777	-294
Renter occupied	5,950	6,214	264
Vacant	787	670	-117
Seasonal/migrant	77	34	-43
Other vacant units	710	636	-74
Total Housing Units	14,808	14,661	-147



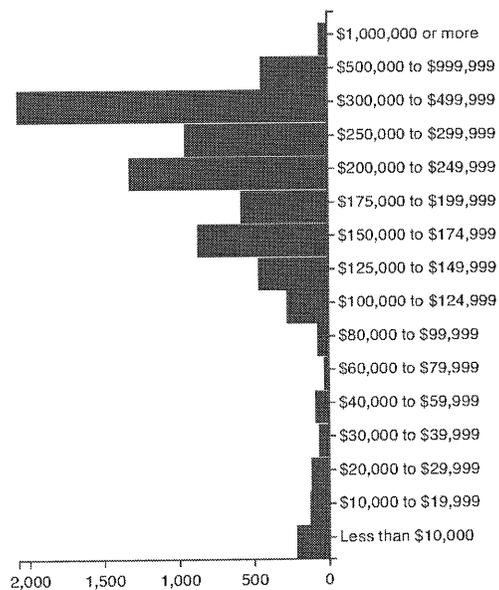
Source: U.S. Census Bureau, 2010 and 2015 American Community Survey 5-Year Estimates

Housing Value and Rent

Housing Value (in 2015 dollars)	ACS 2010	ACS 2015	Change 2010-2015	Percent Change 2010-2015
Median housing value	\$267,390	\$236,500	\$-30,890	-11.6%
Median gross rent	\$926	\$944	\$18	2%

Source: U.S. Census Bureau, Census 2000, 2010 and 2015 American Community Survey 5-Year Estimates

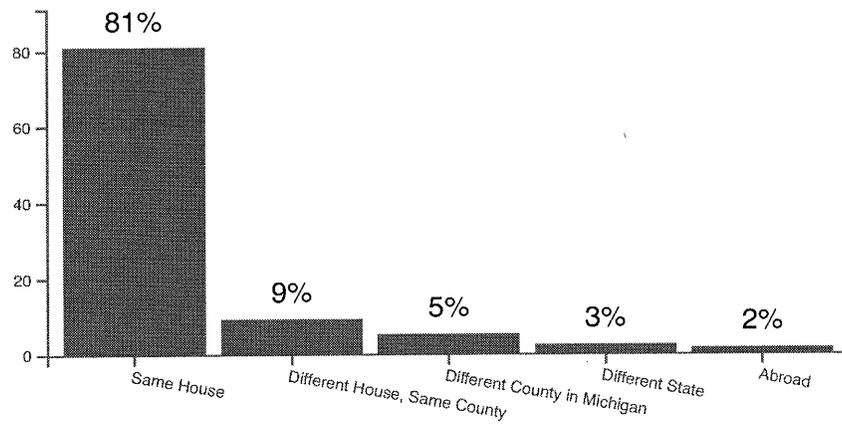
Housing Value



Housing Value	ACS 2015
\$1,000,000 or more	57
\$500,000 to \$999,999	444
\$300,000 to \$499,999	2,073
\$250,000 to \$299,999	956
\$200,000 to \$249,999	1,326
\$175,000 to \$199,999	583
\$150,000 to \$174,999	874
\$125,000 to \$149,999	464
\$100,000 to \$124,999	277
\$80,000 to \$99,999	71
\$60,000 to \$79,999	31
\$40,000 to \$59,999	90
\$30,000 to \$39,999	69
\$20,000 to \$29,999	118
\$10,000 to \$19,999	126
Less than \$10,000	218
Owner-Occupied Units	7,777

Source: U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates

Residence One Year Ago *



* This table represents persons, age 1 and over, living in Pittsfield Township from 2011-2015. The table does not represent person who moved out of Pittsfield Township from 2011-2015.

Source: U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates

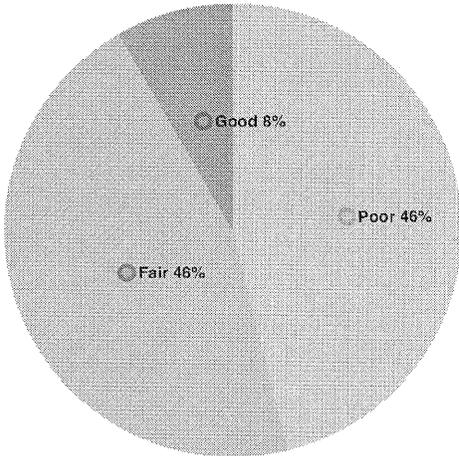
Transportation

Miles of public road (including boundary roads): 172

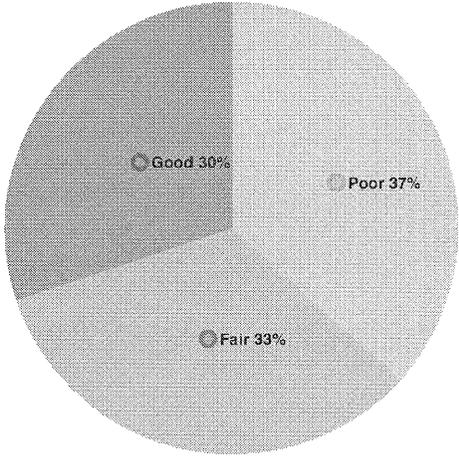
Source: Michigan Geographic Framework

Pavement Condition (in Lane Miles)

Past Pavement Conditions
2007



Current Pavement Conditions
2016 - 2017



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Source: SEMCOG

Bridge Status

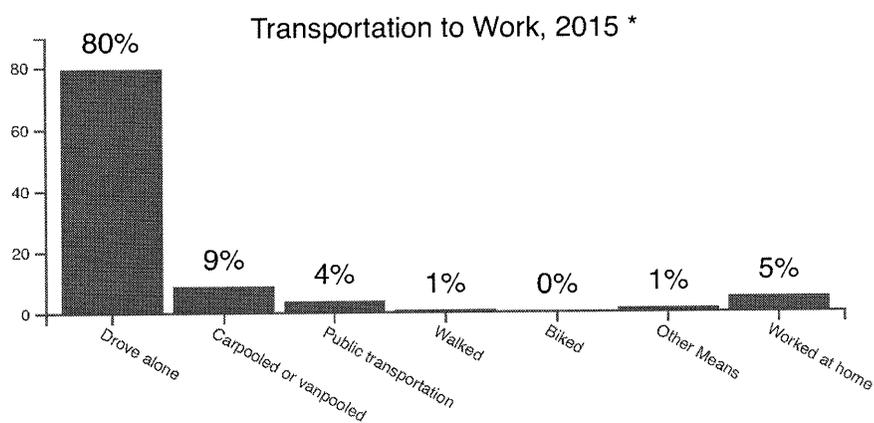
Bridge Status	2008	2008 (%)	2009	2009 (%)	2010	2010 (%)	Percent Point Chg 2008-2010
Open	9	100%	9	100%	25	100%	0%
Open with Restrictions	0	0%	0	0%	0	0%	0%
Closed*	0	0%	0	0%	0	0%	0%
Total Bridges	9	100.0%	9	100.0%	25	100.0%	0.0%
Deficient Bridges	1	11.1%	3	33.3%	6	24%	12.9%

* Bridges may be closed because of new construction or failed condition.

Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data



* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2015	% of Total (ACS 2015)	% Point Chg 2010-2015
Drove alone	13,812	82.9%	14,836	79.7%	-3.2%
Carpooled or vanpooled	1,584	9.5%	1,638	8.8%	-0.7%
Public transportation	367	2.2%	721	3.9%	1.7%
Walked	154	0.9%	153	0.8%	-0.1%
Biked	12	0.1%	73	0.4%	0.3%
Other Means	70	0.4%	273	1.5%	1.1%
Worked at home	672	4%	928	5%	1%
Resident workers age 16 and over	16,671	100.0%	18,622	100.0%	0.0%

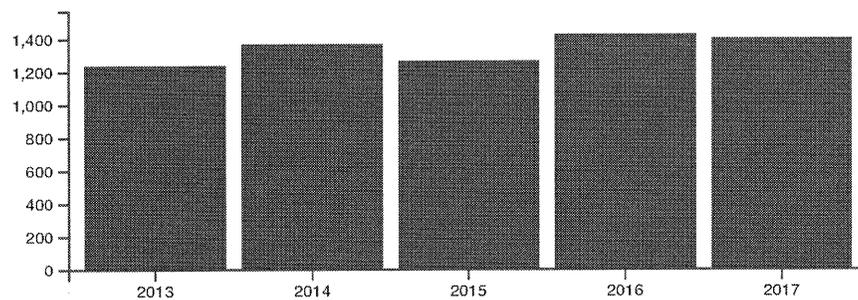
Source: U.S. Census Bureau, 2010 and 2015 American Community Survey 5-Year Estimates

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2015	Change 2010-2015
For residents age 16 and over who worked outside the home	22.1 minutes	23.1 minutes	1 minutes

Source: U.S. Census Bureau, 2010 and 2015 American Community Survey 5-Year Estimates

Crashes, 2013-2017



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

Note: Crash data shown is for the entire city.

Crash Severity

Crash Severity	2013	2014	2015	2016	2017	Percent of Crashes 2013 - 2017
Fatal	4	3	3	2	2	0.2%
Serious Injury	10	11	4	14	19	0.9%
Other Injury	202	198	175	229	219	15.3%
Property Damage Only	1,025	1,156	1,085	1,181	1,166	83.7%
Total Crashes	1,241	1,368	1,267	1,426	1,406	100%

Crashes by Type

Crashes by Type	2013	2014	2015	2016	2017	Percent of Crashes 2013 - 2017
<u>Head-on</u>	12	17	14	13	8	1%
<u>Angle or Head-on/Left-turn</u>	219	279	235	269	249	18.6%
<u>Rear-End</u>	573	559	559	632	613	43.8%
<u>Sideswipe</u>	139	162	183	233	199	13.7%
<u>Single Vehicle</u>	251	300	245	233	271	19.4%
<u>Backing</u>	N/A	N/A	0	1	12	0.2%
<u>Other or Unknown</u>	47	51	31	45	54	3.4%

Crashes by Involvement

Crashes by Involvement	2013	2014	2015	2016	2017	Percent of Crashes 2013 - 2017
<u>Red-light Running</u>	11	13	12	13	22	1.1%
<u>Lane Departure</u>	202	240	163	174	195	14.5%
<u>Alcohol</u>	38	33	37	30	34	2.6%
<u>Drugs</u>	13	11	7	6	7	0.7%
<u>Deer</u>	54	54	71	54	65	4.4%
<u>Train</u>	0	0	0	0	0	0%
<u>Commercial Truck/Bus</u>	51	67	55	79	89	5.1%
<u>School Bus</u>	0	2	2	2	2	0.1%
<u>Emergency Vehicle</u>	15	4	5	3	4	0.5%
<u>Motorcycle</u>	10	9	10	7	9	0.7%
<u>Intersection</u>	367	427	444	484	403	31.7%
<u>Work Zone</u>	5	33	2	3	1	0.7%
<u>Pedestrian</u>	3	5	7	12	9	0.5%
<u>Bicyclist</u>	4	9	3	5	1	0.3%
<u>Distracted Driver</u>	0	0	0	72	141	3.2%
<u>Older Driver (65 and older)</u>	153	204	166	232	217	14.5%
<u>Young Driver (16 to 24)</u>	499	558	528	578	531	40.2%

High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2013-2017
1	1	1	<u>Ellsworth Rd W @ State Rd S</u>	82.6
2	2	29	<u>Carpenter Rd @ Washtenaw Ave</u>	45.2
3	3	83	<u>Washtenaw Ave @ Golfside Dr</u>	35.8
4	4	89	<u>Carpenter Rd @ Packard St</u>	34.6
5	5	91	<u>Carpenter Rd @ Ellsworth Rd E</u>	34.4
6	7	113	<u>Carpenter Rd @ Michigan Ave W</u>	32.6
7	13	184	<u>Michigan Ave E @ Platt Rd</u>	27.6
8	21	302	<u>Michigan Ave E @ Moon Rd</u>	23.2
9	22	308	<u>Ellsworth Rd E @ Platt Rd</u>	23
10	29	462	<u>Ann Arbor Saline Rd @ Lohr Rd W</u>	19.2

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

High Frequency Road Segment Crash Rankings

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Avg 2013-2017
1	1	21	<u>Washtenaw Ave</u>	Carpenter Rd - Golfside Dr	87.8
2	2	30	<u>Michigan Ave E</u>	State Rd S - Platt Rd	75.8
3	7	112	<u>Carpenter Rd</u>	Ellsworth Rd E - Packard St	54.2
4	12	211	<u>Michigan Ave E</u>	Old Creek Dr - Industrial Dr	44
5	13	219	<u>Michigan Ave W</u>	Carpenter Rd - Munger Rd	43.4
6	14	250	<u>Carpenter Rd</u>	Packard St - Washtenaw Ave	41.4
7	15	333	<u>Ellsworth Rd E</u>	Stone School Rd - Ellsworth Rd E	37.2
8	17	347	<u>State Rd S</u>	Ellsworth Rd W - Ellsworth Rd W	36.4
9	19	383	<u>Michigan Ave W</u>	Textile Rd E - Michigan/S US 23 Ramp	34.6
10	25	487	<u>Ellsworth Rd E</u>	Carpenter Rd - Golfside Dr	31.2

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

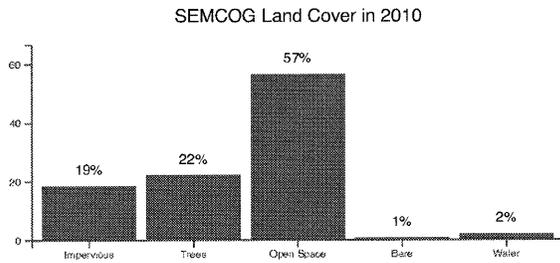
Environment

SEMCOG 2008 Land Use

SEMCOG 2008 Land Use	Acres	Percent
Agricultural	1,474.8	8.4%
Single-family residential	8,213.8	46.7%
Multiple-family residential	603.8	3.4%
Commercial	1,575.4	9%
Industrial	1,360.4	7.7%
Governmental/Institutional	1,113.2	6.3%
Park, recreation, and open space	974.5	5.5%
Airport	386.4	2.2%
Transportation, Communication, and Utility	1,798.5	10.2%
Water	92.9	0.5%
Total	17,593.5	100%

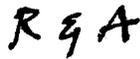
Note: Land Cover was derived from SEMCOG's 2010 Leaf off Imagery.

Source: SEMCOG



Source Data
SEMCOG - Detailed Data

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	3,240.7	18.6%
Trees	woody vegetation, trees	3,869.8	22.2%
Open Space	agricultural fields, grasslands, turfgrass	9,863.9	56.6%
Bare	soil, aggregate piles, unplanted fields	125.2	0.7%
Water	rivers, lakes, drains, ponds	336.5	1.9%
Total Acres		17,436.2	



ANDREW REED & ASSOCIATES, INC.
REAL ESTATE APPRAISERS AND VALUATION CONSULTANTS

Phone: (248) 561-9440
 reedandassociates@mac.com

684 W Baltimore Street, Ste. 202
 Detroit, Michigan 48202

Fax: (313) 216-1740
 MI License No. 12-01-006981

PROFESSIONAL QUALIFICATIONS OF ANDREW M. REED, SR/WA

REAL ESTATE APPRAISING AND CONSULTING EXPERIENCE

Owner, Andrew Reed & Associates, Inc.; January 2002 to present
State Certified General Real Estate Appraiser, Michigan License No. 12-01-006981
Senior Member, International Right-of-Way Association (SR/WA)
CLIMB Certified and Approved Facilitator/Instructor, International Right-of-Way Association;
 Course 400 – Appraisal Principles, Course 402 – Introduction to Income Capitalization, Course 403 – Easement Valuation, Course 421 – The Appraisal of Partial Acquisitions, Course 431 – Problems in the Valuation of Partial Acquisitions
Faculty/Instructor, Lorman Continuing Education - Law of Easements
Co-Facilitator, International Transmission Co. (ITC) - Easement Seminar
Staff Appraiser, Chamberlain & Walsh, Ltd.; 1998 – 2002
Head Coach, Bloomfield Hills High School Women's Lacrosse, Varsity lacrosse coach; March 2011 to June 2016

DESCRIPTION OF SPECIALTIES:

- Qualified Expert Witness: Circuit Courts of Oakland, Wayne, Lapeer, Clinton and Oscoda Counties; also Michigan Tax Tribunal
- Independent fee appraiser, Eminent Domain and Litigation Support – Right-of-Way projects, Tax Appeals, Divorce, and Value Disputes
- Fair Market Value Estimates for Real Property - Commercial & Industrial Lending, Estate Planning and other uses.
- Valuation Consultation for corporate Site Selection, 1031 Exchange, and municipal/private asset management

CLIENTS

International Transmission Company
 Michigan Department of Transportation
 Michigan Department of Transportation / Aeronautics Division
 City of Detroit
 Detroit and Wayne County Stadium Authority
 Detroit Economic Growth Corporation
 Detroit Water & Sewerage Department
 Dearborn Public Schools
 State of Michigan, Dept. Management and Budget/Veteran's Affairs
 Adrian & Blissfield Railroad Company
 Board of County Road Commissioners for the County of Oakland
 Oakland County, Department of Facilities Management
 Shiawassee County Road Commission
 Wayne County Department of Public Services
 Macomb County Department of Roads
 Livingston County Airport Authority
 Presque Isle County / Rogers City Airport
 Capital Region Airport Authority, Lansing, MI
 Owosso Community Airport Authority
 City of Sterling Heights
 City of Troy
 City of Warren
 City of Lansing
 City of Midland
 City of Pontiac
 Charter Township of Northville
 Charter Township of Brownstown
 Charter Township of Lyon
 Village of Armada
 Lawyers Title and Transnation Insurance Companies
 First American Title Company
 Great Atlantic & Pacific Tea Company (A & P)
 The JR Group, Project Acquisition Company
 Commonwealth Associates, Inc., Project Acquisition Company
 Jones Lang LaSalle Americas
 National City Bank

PROJECTS/PROPERTIES

MDOT/Gordie Howe International Bridge Project – Detroit, Michigan
 Dual Stadia Project, Ford Field and Comerica Park - Detroit, Michigan
 Genesee Co. Pump Station HVTL upgrade project – Lapeer/St Clair, MI
 Waterfront Reclamation Project – Detroit, Michigan
 Northwestern Connector; Triangle Project – Oakland County, Michigan
 MDOT/Bluewater Bridge Plaza Expansion – Port Huron, Michigan
 Great Lakes Water Authority Substation Project - Detroit, Michigan
 Pinnacle AeroPark Project - Romulus, Michigan
 Midland Co-Generation Venture Plant – Midland, Michigan
 Detroit Artillery Armory – Oak Park, Michigan
 MDOT – Ford and Greenfield Road Widening – Dearborn, Michigan
 Dean Gravel Pit - Lakeville, Michigan
 North Capitol Parking Ramp – Lansing, Michigan
 Fairlawn Center – Pontiac, Michigan
 Thunder Bay Shopping Center – Alpena, Michigan
 NDC # 1 Redevelopment Project – Detroit, Michigan
 State Psychiatric Center, Clinton Valley Center – Pontiac, Michigan
 Veterans Park Community Center – Warren, Michigan
 Mulberry Lane and Robin Oaks Apartments – Midland, Michigan
 Bay City Rd/US-10 Interchange Project - Midland, Michigan
 Dennis Powers Drain Project – Troy, Michigan
 The Pontiac Silverdome – Pontiac, Michigan
 W. Genesee Road Realignment – Lapeer, Michigan
 Oakland County Parks Department Acquisition, Waterford, Michigan
 The Midland Mall – Midland, Michigan
 Utica Road Roundabout, Sterling Heights, Michigan
 Detroit International Bridge Co./Ammex Duty Free Store – Detroit, Michigan
 John R Road Widening Project – Troy, Michigan
 Brush Park Redevelopment Project – Detroit, Michigan
 Carver Homes Redevelopment Project – Inkster, Michigan
 Blissfield Railroad Depot Project, Blissfield, Michigan
 Ring Road Project – New Hudson/Lyon Township, Michigan
 Capital City Region International Airport Expansion, Lansing, Michigan
 Rogers City/Presque Isle Co. Airport Expansion – Rogers City, Michigan
 Livingston County Airport Expansion – Howell, Michigan
 Owosso Community Airport Expansion – Corunna, Michigan

Professional Qualifications (cont.)
Andrew M. Reed, SR/WA

PROFESSIONAL AFFILIATIONS

State Certified General Real Estate Appraiser, Michigan License No. 12-01-006981

Senior Member (SR/WA), International Right-of-Way Association (IRWA). Completed and passed a comprehensive exam, with required education in seven right-of-way disciplines and minimum 5 years experience.

International Right-of-Way Association: Leadership Institute, Founding Committee member, March 2009 to June 2015

International Right-of-Way Association: Michigan Great Lakes Chapter 7 – 2012 Professional Development Chair; Nominations and Elections Chair; and Awards and Recognition Chair
2008 President and International Director (former President-Elect, Vice President, Secretary, Assistant Secretary/Treasurer, and Valuation Committee Chair)

EDUCATION

Master of Arts, Sports Administration (Professional Management specialty) – Wayne State University; Detroit, Michigan, 1995
Bachelor of Arts – Double Major, Biology and Sports Sciences – Albion College; Albion, Michigan, 1991

IRWA Facilitator Clinic - International Right-of-Way Association Approved Facilitator, January 2009

IRWA Courses #100 (Introduction), #103 (Ethics), #401 (Partial Acquisitions), #402 (Income Capitalization), #406B (USPAP), #200 (Interpersonal Relations) #201 (Negotiating), #503 (Advanced Relocation), #603 (Understanding Environmental Contamination in Real Estate) and #803 (Eminent Domain Law)

Appraisal Institute Courses #110 (Principles), #177 (Residential Income Appraisal), #310 (Income Capitalization) #401A (USPAP), and Narrative Report Writing

RELATED WORK EXPERIENCE / COMMITTEES

Salvation Army, SE Michigan Property Advisory Board and Kroc Center Steering Committee, 2003 – present

Charnwood Hills Homeowner's Association Architectural Control Committee, 2002 - present

Former Senior Director, Facility Operations – Joe Louis and Cobo Arenas; Detroit, Michigan 1995-98

Former Multi-Purpose Arena Construction Consultant – Detroit, Michigan 1993-95

LEGAL FIRMS

Ackerman and Ackerman, P.C. – Bloomfield Hills, Michigan

Braun Kendrick Finkbeiner, P.L.C. – Saginaw, Michigan

Butzel Long, P.C. – Detroit, Michigan

Clausen Miller, P.C. – Chicago, Illinois

Clark Hill, PLC – Birmingham and Detroit, Michigan

Curley & Berkal, P.C. – Southfield, Michigan

Dickinson Wright, P.L.L.C. – Detroit, Michigan

Dykema Gossett PLLC – Ann Arbor and Bloomfield Hills, Michigan

Fink, Zausmer and Kaufman, P.C. – Farmington Hills and Detroit, Michigan

Finkel, Whitefield, Selik, Raymond, Ferrara & Feldman, P.C. – Farmington Hills, Michigan

Friedlaender Nykanen & Rogowski, PLC – Bloomfield Hills, Michigan

Gabe, Quinn & Seymour – Royal Oak, Michigan

Howard & Howard Attorneys – Bloomfield Hills, Michigan

Kenneth J. Robinson – Bloomfield Hills, Michigan

Kupelian, Ormond & Magy, P.C. – Southfield, Michigan

Lefkofsky & Gorosh, P.C., Farmington Hills, Michigan

LeVasseur Dyer & Associates, P.C. – Berkley, Michigan

Law Offices of Keith E. Moir, PLC – East Tawas, Michigan

Law Offices of Mary Ann Abramson, P.L.L.C. – Birmingham, Michigan

Law Offices of Eleanor Catron Smith, PLLC – Detroit, Michigan

Law Offices of Kenneth C. Harrison, PLLC - Plymouth, Michigan

Lewis and Munday, P.C. – Detroit, Michigan

Lipton and Lipton, P.C. – Southfield, Michigan

Miller, Canfield, Paddock and Stone, P.L.C. – Troy, Michigan

Miller and Schensky – Bloomfield Hills, Michigan

Monaghan, P.C. – Bloomfield Hills, Michigan

O'Reilly Rancilio P.C. – Sterling Heights, Michigan

Paul A. DePorre, P.C. – Bloomfield Hills

Robert Rollinger, P.C. – Bingham Farms, Michigan

Steinhardt Pesick & Cohen, P.C. – Birmingham, Michigan

Strauss & Strauss PLC– Royal Oak, Michigan

Strobl, Cunningham, Caretti & Sharp, P.C. – Bloomfield Hills, Michigan

Taubman, Nadis & Neuman, P.C., Farmington Hills, Michigan

Vlcko, Lane, Payne & Broder – Bingham Farms, Michigan

Williams Acosta, P.L.L.C. – Detroit, Michigan

Zausmer, August and Caldwell, P.C. – Farmington Hills, Michigan

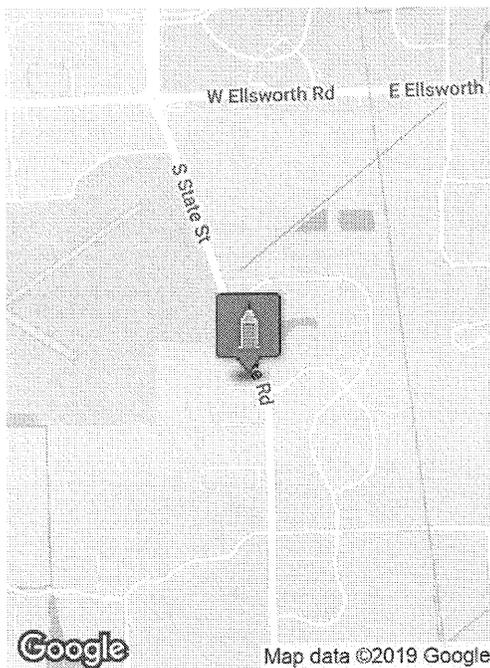
EXHIBIT F

6 Acres for Development - Pittsfield Twp

0 S STATE, ANN ARBOR, MI 48108



Swisher
COMMERCIAL



SUMMARY

Sale Price:	\$495,000
Lot Size:	6.16 Acres
Zoning:	BD (Business District)

PROPERTY HIGHLIGHTS

- Pittsfield Township
- Development opportunity
- Uses include office, research or commercial
- Between Ellsworth & Morgan, adjacent to Ann Arbor Airport
- 287' frontage on S State
- Easy access to I-94 at State Street interchange

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

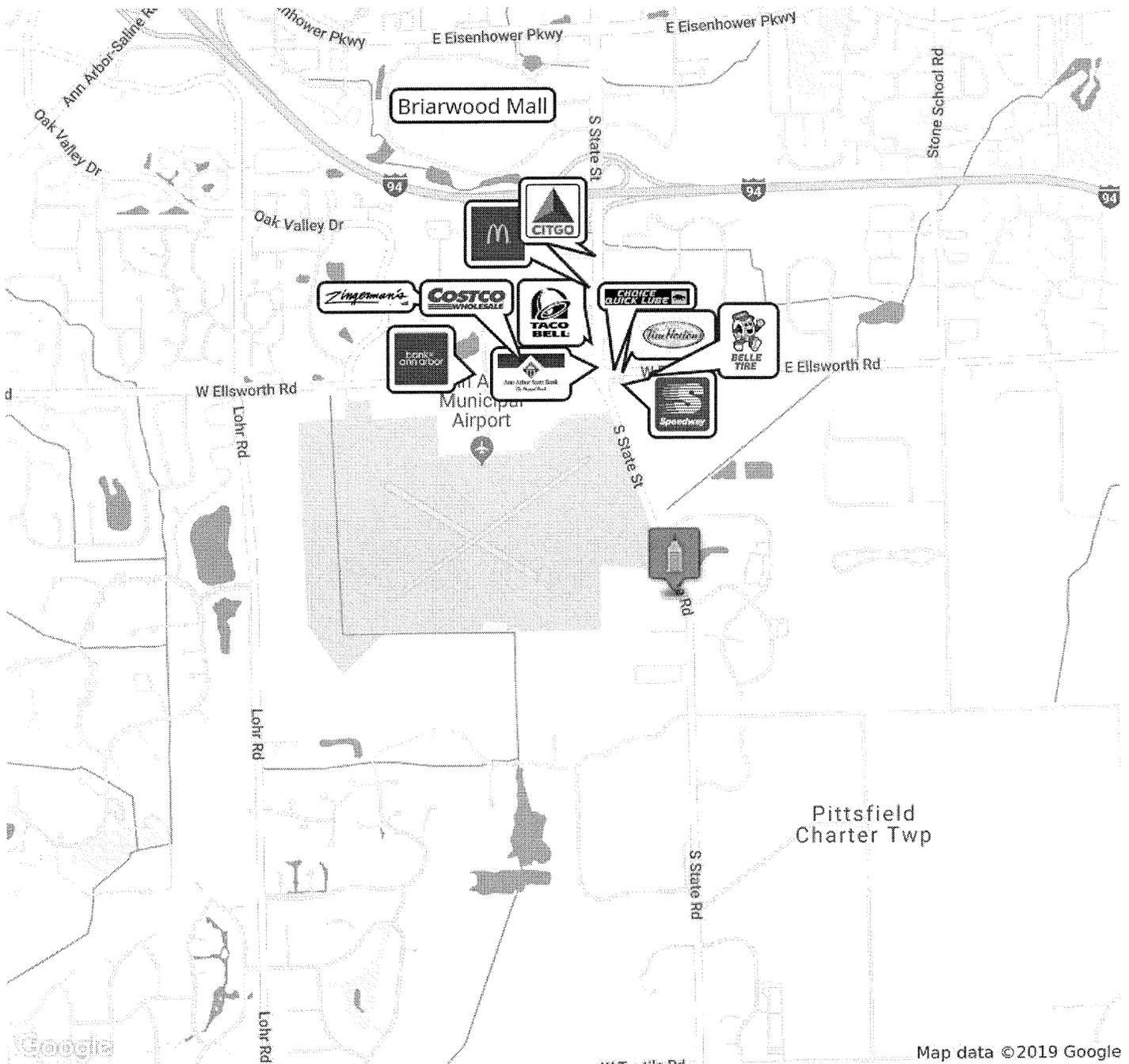
Bart Wise

BARTW@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

6 Acres on South State in Ann Arbor for Sale

0 S STATE, ANN ARBOR, MI 48108



Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

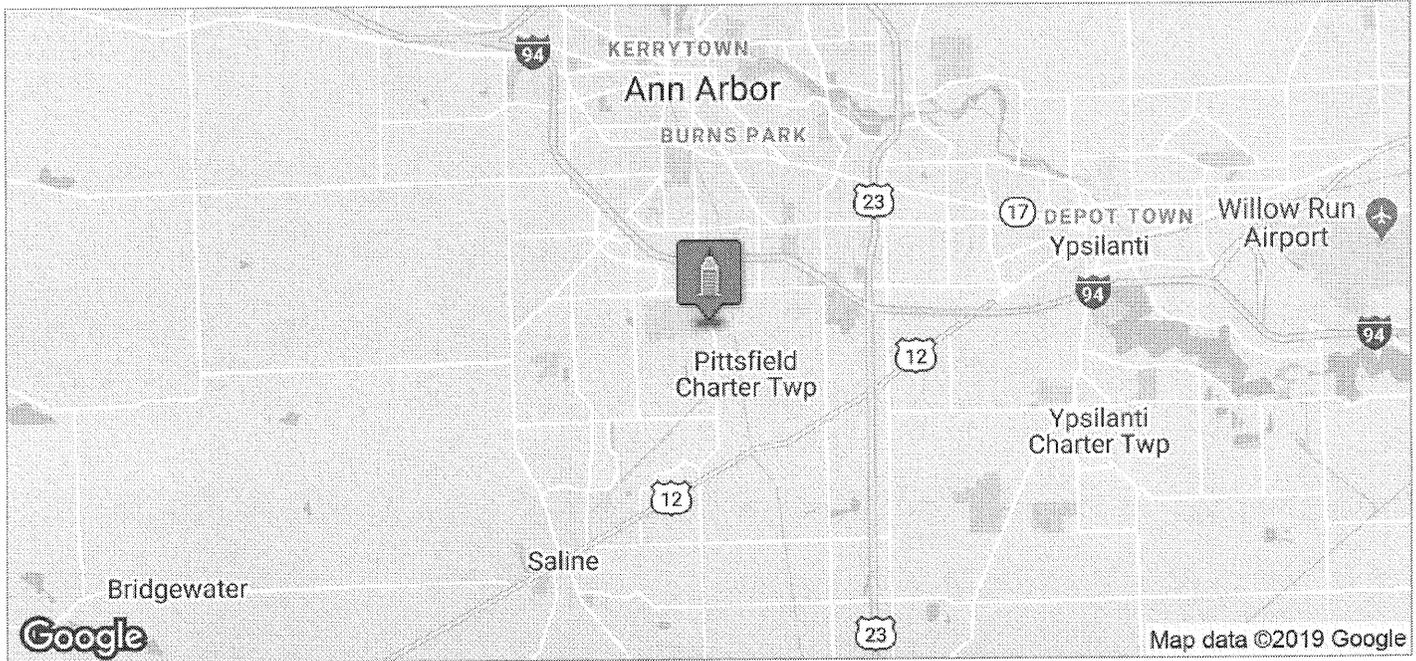
Bart Wise

BARTW@SWISHERCOMMERCIAL.COM

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6 Acres for Development - Pittsfield Twp

0 S STATE, ANN ARBOR, MI 48108



Building relationships.

208 East Washington Street Ann Arbor, MI 48104

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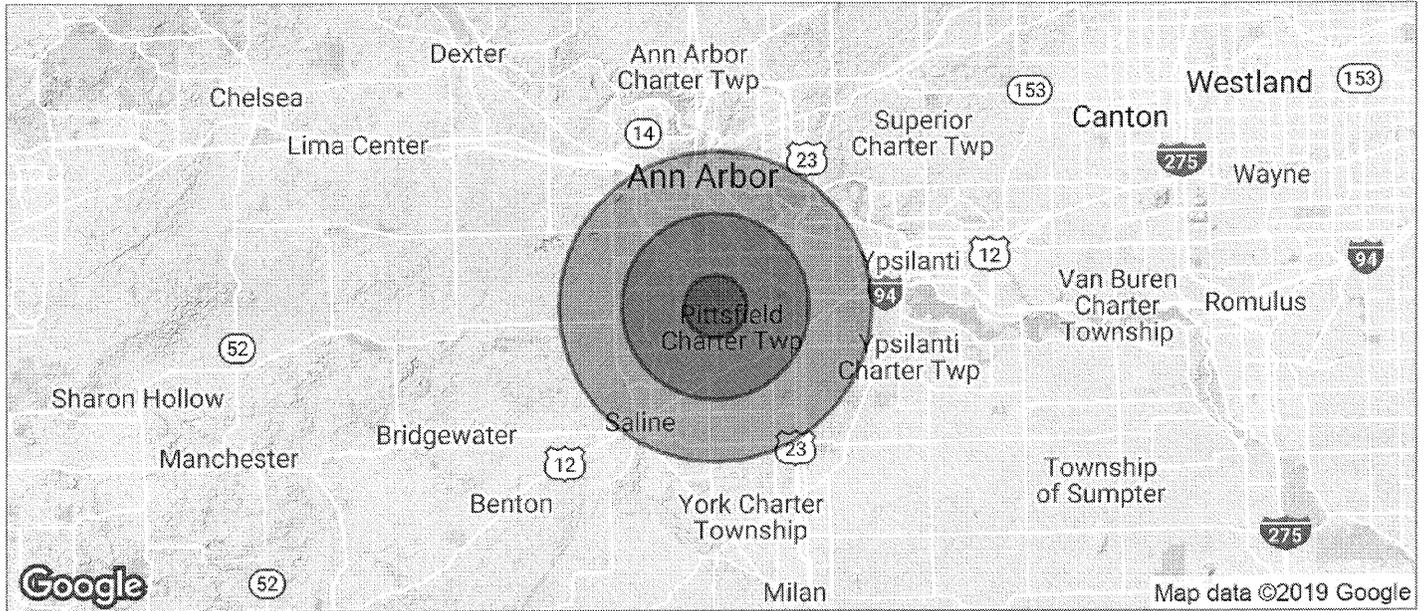
Bart Wise

BARTW@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

6 Acres for Development - Pittsfield Twp

0 S STATE, ANN ARBOR, MI 48108



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,324	44,525	161,738
MEDIAN AGE	31.9	34.9	32.6
MEDIAN AGE (MALE)	32.7	35.1	32.4
MEDIAN AGE (FEMALE)	30.9	34.8	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	948	19,501	62,119
# OF PERSONS PER HH	2.5	2.3	2.6
AVERAGE HH INCOME	\$76,198	\$82,225	\$78,942
AVERAGE HOUSE VALUE	\$117,693	\$291,721	\$314,077

* Demographic data derived from 2010 US Census

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

Bart Wise

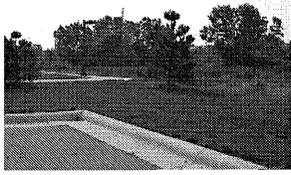
BARTW@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

EXHIBIT G

VICTORS WAY VACANT Ann Arbor, MI 48108 (Property Address)

Parcel Number: 09-12-09-201-018



Item 1 of 1 1 Image / 0 Sketches

Property Owner: BLACKBIRD ANN ARBOR LLC

Summary Information

> Assessed Value: \$13,100 | Taxable Value: \$13,100 > Property Tax Information found

Parcel is Vacant

Owner and Taxpayer Information

Owner BLACKBIRD ANN ARBOR LLC Taxpayer SEE OWNER INFORMATION
210 S FIFTH AVE
Ann Arbor, MI 48104

General Information for Tax Year 2018

Property Class	202 Commercial Vacant	Unit	09 City of Ann Arbor
School District	No Data to Display	Assessed Value	\$13,100
Map #	No Data to Display	Taxable Value	\$13,100
User Num Idx	3	State Equalized Value	\$13,100
User Alpha 1	No Data to Display	Date of Last Name Change	07/01/2015
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	514	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	O	Total Acres	2.083
Land Value	\$26,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	212 S State & Stadium S Com	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	160.00 ft	567.00 ft
Total Frontage: 160.00 ft		Average Depth: 567.00 ft

Legal Description

BEG AT SE COR LOT 3 OF ATRIUM OFFICE CENTER SUB, PRT OF NW 1/4 SEC 9, T3S, R6E, TH S 87 DEG 24 MIN 40 SEC W 567.78 FT, TH N 7 DEG 53 MIN 50 SEC W 160.70 FT, TH N 87 DEG 24 MIN 40 SEC E 566.56 F, TH S 8 DEG 19 MIN 50 SEC E 160.81 FT TO POB, PRT OF LOT 3 ATRIUM OFFICE CENTER 2.08 AC+/-

Land Division Act Information

Date of Last Split/Combine	12/31/1997	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	12/31/1997	Unallocated Div.s Transferred	0
Acreeage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	09-12-09-201-006		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
06/22/2015	\$100,000.00	Q	ATRIUM III ASSOCIATES L.L.C.	BLACKBIRD ANN ARBOR LLC	Covenant Deed	5100/915	TTOB

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