

BROWNFIELD PLAN FOR:

3874 Research Park Drive, Ann Arbor, Michigan

Washtenaw County Brownfield Redevelopment Authority

c/o Washtenaw County Office of Community & Economic Development
415 W. Michigan Avenue, Suite 2200
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PROJECT SUMMARY

Project Name:	3874 Research Park Drive
Estimated Investment:	\$52,586,359
Project Location:	The project site (the Property) consists of five parcels of land with addresses 3874, 3886, 3944, 3950, and 3958 Research Park Drive (Tax IDs: 09-12-09-303-012, 09-12-09-303-003, 09-12-09-303-011, 09-12-09-303-010, 09-12-09-303-015). The Property is approximately 17-acres in size and is bounded by light industrial development to the north and south, and Research Park Drive to the east and west.
Property Eligibility:	The 3874 Research Park Drive parcel meets the definition of a “facility” as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended). The remaining four parcels are adjacent and contiguous to 3874 Research Park Drive. An industrial manufacturing building was constructed in the central portion of the 3874 Research Park Drive parcel in 1966. Federal Mogul Corp manufactured automotive gaskets and sealants at the Property from 1966 to at least 2005. Chromium, mercury, and polychlorinated biphenyls (PCBs) been documented in the soil at concentrations greater than generic residential and nonresidential use criteria promulgated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), formerly the Michigan Department Environmental Quality.
Eligible Activities:	Beyond capturing tax increment revenues for the State Revolving Fund, Brownfield Redevelopment Authority Administrative fees, and the Local Brownfield Revolving Fund, this plan contains the following eligible activities: Department Specific Activities – Baseline environmental assessment (BEA); due care activities; brownfield plan prep; and 15% in contingency costs. Non-Environmental Activities – Asbestos abatement, demolition, infrastructure improvements; preparation and implementation of an Act 381 Work Plan; 15% in contingency costs.
Eligible Costs:	Department Specific – \$145,125 Non-Environmental – \$2,615,313 Total – \$2,760,438

Capture Period: Total projected capture period – 14 years (Plan cap)
Developer reimbursement – 12 years
Funding of LBRF – 14 years

Project Summary: The project will consist of the demolition of the existing building and the construction of a new 130,000 square foot flex/lab space intended for occupancy by companies in the high tech and biotech industries, including Sartorius.

I. INTRODUCTION

A. PLAN PURPOSE

The Washtenaw County Brownfield Redevelopment Authority (Authority; WCBRA), duly established by resolution of the Washtenaw County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of the Washtenaw County, acting on behalf of its member communities. The purpose of this Brownfield Plan (the Plan), to be implemented by the WCBRA, is to satisfy the requirements of Act 381 for including the eligible property described below, designated as the 3874 Research Park Drive Redevelopment in Ann Arbor, Michigan (the “Property”), in a Brownfield Plan. The Property is located within the boundaries of the City of Ann Arbor, a WCBRA member community.

The Authority proposes to implement this Plan to promote economic development and brownfield redevelopment within the County. The capture and use of tax increment revenues (TIR) generated by redevelopment are necessary to support needed environmental response actions and ensure the economic viability of the project. This Plan allows the Authority to capture TIR generated by redevelopment of the Property for the following purposes: reimbursement of the developer, PCP-ARRPOZ, LLC, or another development entity formed by the Portage Capital Partners (the Developer), for the costs of eligible activities required to prepare the Property for safe redevelopment and reuse (see Section III); funding of the State Revolving Fund (SRF) and the Authority’s Local Brownfield Revolving Fund (LBRF); and, at the Authority’s discretion, payment of some or all of the Authority’s annual administrative and operating expenses.

B. PROPERTY DESCRIPTION

The Property consists of five parcels totaling 17 acres surrounded by Research Park Drive and north of West Ellsworth Road. The 3874 Research Park Drive parcel contains an approximately 27,000 square-foot, commercial/R&D building, an approximately 500 square-foot storage building, and an approximately 100 square-foot storage shed. The remainder of the Property is developed with paved parking and landscaping or is vacant land. Tax parcel identification numbers and addresses for the parcels constituting the Property are shown in the table below. Additional property information is provided in Section III (G).

Parcel ID	Address	Method of Qualification
09-12-09-303-012	3874 Research Park Drive	Part 201 “facility”
09-12-09-303-003	3886 Research Park Drive	Adjacent and contiguous to a “facility”
09-12-09-303-010	3950 Research Park Drive	Adjacent and contiguous to a “facility”
09-12-09-303-011	3944 Research Park Drive	Adjacent and contiguous to a “facility”
09-12-09-303-015	3958 Research Park Drive	Adjacent and contiguous to a “facility”

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(n) because the 3874 Research Park Drive parcel meets the definition of a “facility” pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter “Part 201”. Soil on the Property is contaminated with chromium, mercury, and PCBs at levels above generic residential use criteria established pursuant to Part 201. The other four parcels constituting the Property are adjacent and contiguous to the 3874 Research Park Drive parcel; redevelopment of these parcels is estimated to increase the captured taxable value of the eligible property.

The Developer has acquired the Property and will comply with the requirements of the Part 201 Baseline Environmental Assessment (BEA) process to qualify for the limitations to environmental liability afforded purchasers of brownfield sites under federal and state environmental statutes.

D. PROJECT DESCRIPTION

THE PROPERTY

The 17-acre Property lies northeast of the intersection of West Ellsworth Road and South State Street in Ann Arbor. The Property is zoned RE for research district. The building present on the 3874 Research Park Drive parcel is currently vacant and the remainder of the parcel is covered by the landscaping and parking lots. The building is obsolete. The remainder of the Property is vacant land. Other light industrial development borders the Property to the north and south; in general, the land uses surrounding the Property are primarily light industrial and commercial.

The Property was agricultural land from at least 1937 to 1962, when it was prepared for industrial development. An industrial manufacturing building was constructed in the central portion of the 3874 Research Park Drive parcel in 1966. The building is a single story with basement. The remainder of the Property consisted of paved parking, sidewalks, landscaped areas, and vacant land. Federal Mogul Corp manufactured automotive gaskets and sealants at the Property from 1966 to at least 2005.

THE REDEVELOPMENT

The project will consist of the demolition of the existing building and the construction of a new 130,000 square foot flex/lab space intended for occupancy by companies in the high tech and biotech industries.

BROWNFIELD CONDITIONS

Given the Property's location in a predominantly light industrial area of Ann Arbor, it is ideal for high tech and biotech use; however, redevelopment is hindered by obsolescence of the existing building and surrounding infrastructure. The project is not financially viable as a result of brownfield conditions.

While the Property's environmental conditions create issues and costs that need to be managed during construction, the most significant brownfield costs associated with redevelopment are due to the Property's obsolescence. The existing building was constructed in 1966 and is incompatible with current demand in the high tech and biotech industries. Its basement is flooded. Moreover, surrounding infrastructure needs to be improved, and green stormwater improvements are planned for the new development.

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

The Developer will be reimbursed for the costs of eligible activities necessary to address brownfield conditions and prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property after redevelopment and captured by the

WCBRA, subject to any limitations and conditions described in this Plan, approvals of EGLE, as appropriate, and Michigan Strategic Fund (MSF) for school operating tax capture, and the terms of a Reimbursement Agreement between Developer and the Authority (the “Reimbursement Agreement”). If available, this Plan will capture all new personal property taxes generated by this project.

The estimated total cost of eligible Department Specific and Non-Environmental Activities eligible for reimbursement from tax increment revenues under this Plan are \$145,125 and \$2,615,313, respectively. The eligible activities are summarized in Table 1a and Table 1b (Appendix A). The costs of individually identified Department Specific and Non-Environmental activities eligible for reimbursement are estimated and may increase or decrease, depending on the nature and extent of unknown conditions encountered during redevelopment.

This Project anticipates payment of a fee in lieu, in accordance with the City of Ann Arbor’s Brownfield Policy. Approximately \$1.1 million of the reimbursable eligible activity cost will be reimbursed to the City of Ann Arbor, with the specific amount calculated pursuant to the City of Ann Arbor’s Brownfield Policy. In order to support this reimbursement, certain infrastructure improvements (curbs and gutters, sidewalks, municipal water mains, and stormwater improvements) are included in this Plan. Based on projected reimbursements, it is anticipated that the fee in lieu will be paid within the first six years of the Plan.

No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1994, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities, \$2,760,438, subject to reimbursement. As long as the total of eligible costs described in this Plan or in the Department Specific and Non-Environmental cost categories are not exceeded, line-item eligible activities, tasks, and costs within each respective Department Specific or Non-Environmental category may be adjusted without Plan amendment after the date of this Plan, to the extent the adjustments do not violate the terms of Act 381. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381.

Pursuant to Act 381, the Authority may capture incremental local taxes to fund its administrative operations as defined in the Act and may contribute to its LBRF with tax increment revenues in excess of the amount needed to reimburse Developer for the costs of eligible activities. For these purposes, it is the intent of the Authority to capture ten percent (10%) of the available incremental taxes annually during the term of this plan and, after Developer reimbursement is complete, an amount equal to fifteen percent (15%) of the Developer’s approved eligible activity costs as stated in this Plan. Ten percent (10%) of available incremental taxes captured annually during Developer reimbursement is projected to be \$235,882. Fifteen percent (15%) of eligible activity costs stated in the Plan is \$414,066. The total projected capture for administrative operations and LBRF is \$649,948, as shown in Table 3. At the sole discretion of the WCBRA, all or part of the incremental local taxes captured for the LBRF in any tax year may be used to pay the administrative and operational costs of the Authority incurred in that year.

This Plan is capped at 14 years of reimbursement. The LBRF will be fully funded, as described above, before Developer reimbursement is complete, if tax increment is limited by the Plan cap.

Fifty percent (50%) of the available incremental state education tax will be captured for deposit into the State Revolving Fund pursuant to Act 381.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The estimated 2021 taxable value of the Property is \$1,045,394, which is the initial taxable value for this Plan. This value was obtained from the City of Ann Arbor’s Online Property and Land Search. The anticipated taxable value at project completion is \$8,772,319, which is expected to be attained in calendar year 2023 (for tax year 2024); however, the actual taxable value in each year of this Plan will be determined by the City Assessor.

Estimated taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows are presented in Table 2 and Table 3 (Appendix B). The annual increase in taxable value of the Property is assumed to be 2% for purposes of this Plan. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions.

The WCBRA will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Additionally, tax revenue associated with all new personal property will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is further limited to those eligible activities and costs approved by EGLE or MSF or that are otherwise eligible under Act 381.

It is the intent of this Plan to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursement and LBRF funding described in this Plan are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. It is estimated that all the developer's eligible costs will be reimbursed within 12 years after the first year of capture. This Plan is capped at 14 years of reimbursement. Capture of incremental taxes to fund the LBRF and administrative operations as needed, will occur annually during the developer's reimbursement period and after the developer's reimbursement period, as shown in Table 3. If EGLE or MSF elect not to participate in this Project, or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture (the local taxes) and reimbursement that would be contributed if EGLE or MSF had approved capture of state school taxes.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

Developer will be responsible for financing the costs of eligible activities included in this Plan. Neither the WCBRA nor the City of Ann Arbor will advance any funds to finance the eligible activities. All Plan financing commitments and activities and the cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the WCBRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cumulative eligible costs limit described in this Plan, unless the Plan is further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursement of \$2,760,438, and LBRF/administrative and operational costs; or 2) fourteen years. The proposed date for beginning tax capture is tax year 2023, unless said date is amended by action of the WCBRA. It is anticipated that the eligible expenses will be fully reimbursed, and the LBRF will be fully funded, within 14 years after the first year of tax increment capture.

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

Available incremental local and school operating tax revenues generated by the project will be captured by the WCBRA until all incurred eligible brownfield redevelopment costs and WCBRA administrative expenses are reimbursed, and the LBRF is funded, to the extent described in this Plan. The tax revenues available for capture by the WCBRA will be split between local and state sources, with approximately 60% being reimbursed with local tax revenues and approximately 40% being reimbursed with school operating tax revenues, based on the millage rates obtained from the City of Ann Arbor Treasurer's Office. The impact of the WCBRA incremental tax capture on local taxing jurisdictions is presented in Table 2 and Table 3 (Appendix B).

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY

The Property consists of approximately 17 acres having a planned address of 3874 Research Park Drive. It includes five parcels surrounded by Research Park Drive and north of West Ellsworth Road. Tax increment revenue generated by the Property will be captured for eligible activity reimbursement. A Property survey and legal description is included in Appendix C. Incremental revenue generated by personal property is not anticipated to be a significant source of tax increment revenue; but to the extent available, will be captured for reimbursement of eligible activities.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced as a result of this development; therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)

The Authority has established a Local Site Remediation Revolving Fund (LBRF) in accordance with Act 381. Funds from the LBRF may be used, at the sole discretion of the Authority, to finance or reimburse eligible activities described in this Brownfield Plan or eligible activities subsequently approved, solely for LBRF funding, by administrative action of the Authority to be conducted on the eligible property described in this Brownfield Plan.

Up to approximately \$649,948, minus any local tax increment revenues used for administrative operations of the Authority, as described in Section III.A., is projected to be deposited in the LBRF under this Plan through capture of tax increment revenues during the developer reimbursement period. The LBRF contribution will be funded by capture of 10% of the available cumulative incremental taxes in each year that the developer is reimbursed, and an amount equal to 15% of eligible activity costs in the Plan (\$414,066) after developer reimbursement is complete. The LBRF funds will be used to support future redevelopment of brownfield sites within Washtenaw County.

M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

This Plan has been approved by resolution of the City of Ann Arbor's City Council and includes any limitations and/or conditions pursuant to that approval. The project is requesting a P.A. 198 property tax abatement.

APPENDIX A
SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS



DEPARTMENT SPECIFIC ACTIVITIES
RESEARCH PARK REDEVELOPMENT

2/4/2022

DEPARTMENT SPECIFIC ELIGIBLE (EGLE) ACTIVITIES								
TASK/ACTIVITY	COST ITEM	UNIT COST	UNITS	QUANTITY	COST	TOTAL COST	TIF SOURCES	
							State	Local
BEA Activities								
Environmental Due Diligence ¹	Phase I ESA	\$ 3,000	ea.	3	\$ 9,000	\$ 9,000	\$ 2,790	\$ 6,210
	BEA report	\$ 3,500	ea.	2	\$ 7,000	\$ 7,000	\$ 2,170	\$ 4,830
BEA Activities Subtotal:						\$ 16,000	\$ 4,960	\$ 11,040
Due Care Activities								
Site Control for Response Actions	Install perimeter fence for security and third-party protection; install warning signs	\$ 24	l.f.	100	\$ 2,400	\$ 2,400	\$ 744	\$ 1,656
Water Sampling & Remediation	Sampling and disposal of contaminated basement water	\$ 0.24	gal	250,000	\$ 60,000	\$ 60,000	\$ 18,600	\$ 41,400
Remediation of GSI Issue	Disposal sampling and characterization	\$ 2,500	ea.	1	\$ 2,500	\$ 15,100	\$ 4,681	\$ 10,419
	Excavate Impacted Sil	\$ 15	ton	120	\$ 1,800			
	Remediation field observation and consulting	\$ 1,800	day	1	\$ 1,800			
	Transport and dispose contaminated soil at a licensed Type II landfill.	\$ 30	ton	120	\$ 3,600			
	Place and compact imported backfill	\$ 35	ton	120	\$ 4,200			
	Remediation verification sampling and analysis (10 samples)	\$ 120	ea.	10	\$ 1,200			
Due Care Activities Subtotal:						\$ 77,500	\$ 24,025	\$ 53,475
Brownfield Plan and Work Plan								
Preparation of Brownfield Plan ¹	Act 381 Brownfield Plan	\$ 10,000	ea.	1	\$ 10,000	\$ 10,000	\$ 3,100	\$ 6,900
Preparation and review of Act 381 Work Plan ¹	Act 381 Work Plan	\$ -	ea.	1	\$ -	\$ -	\$ -	\$ -
	Implementation of Brownfield Plan	\$ 30,000	ea.	1	\$ 30,000	\$ 30,000	\$ 9,300	\$ 20,700
Brownfield Plan and Work Plan Subtotal:						\$ 40,000	\$ 12,400	\$ 27,600
Environmental Subtotal:						\$ 133,500	\$ 41,385	\$ 92,115
Contingency		\$ 77,500	Percentage	15%	\$ 11,625	\$ 11,625	\$ 3,604	\$ 8,021
TOTAL ELIGIBLE DEPARTMENT SPECIFIC (EGLE) COSTS:						\$ 145,125	\$ 44,989	\$ 100,136



**MSF ELIGIBLE ACTIVITIES AND COSTS
RESEARCH PARK REDEVELOPMENT**

3/15/2022

MSF ELIGIBLE (NON-ENVIRONMENTAL) ACTIVITIES

TASK/ACTIVITY	COST ITEM	UNIT COST	UNITS	QUANTITY	COST	TOTAL COST	TIF SOURCES	
							State	Local
Asbestos and Hazardous Materials								
Asbestos Abatement	Assess and abate asbestos containing materials in the existing structures	\$ 147,500	ea.	1	\$ 147,500	\$ 147,500	\$ 45,725	\$ 101,775
Asbestos and Hazardous Materials Subtotal:						\$ 147,500	\$ 45,725	\$ 101,775
Demolition Activities								
Demolition	Demolish existing structure, remove and dispose remaining pavement/asphalt/slabs, abandoned utilities, and residual subsurface structures	\$ 133,700	ea.	1	\$ 133,700	\$ 543,580	\$ 168,510	\$ 375,070
	Engineered backfill	\$ 409,880	ea.	1	\$ 409,880			
	Demolition Staffing/GCs/Fee	\$ 88,844	ea.	1	\$ 88,844			
Demolition Activities Subtotal:						\$ 632,424	\$ 196,052	\$ 436,372
Infrastructure Improvements								
Public Infrastructure Improvements	Curbs & Gutters	\$ 168,245	LS	1	\$ 168,245	\$ 308,903	\$ 95,760	\$ 213,143
	Sidewalks	\$ 140,658	LS	1	\$ 140,658			
Municipal Water Main	Water Main; Hydrants; TS&V	\$ 230,000	LS	1	\$ 230,000	\$ 658,125	\$ 204,019	\$ 454,106
	New 12" Water Main Work and Testing	\$ 140,400	LS	1	\$ 140,400			
	MDOT Road Replacement associated with Water Main (e.g., asphalt remove/replace, barricades)	\$ 287,725	LS	1	\$ 287,725			
Municipal Sanitary Sewer Improvements	Sewer mains replacement	\$ 25,500	ea.	1	\$ 25,500	\$ 25,500	\$ 7,905	\$ 17,595
Stormwater Improvements (green stormwater incremental increase over traditional)	Limestone at Infiltration Basin (includes geofabric wrap)	\$ 160,050	LS	1.0	\$ 160,050	\$ 134,699	\$ 41,757	\$ 92,942
	Infiltration Basin Live Plugs	\$ 63,327	LS	1.0	\$ 63,327			
	Permeable Soil for Infiltration Basin	\$ 52,500	LS	1.0	\$ 52,500			
Architectural/Engineering Design/Surveying/Staking	Design, engineering, and surveying services	3.0%	ea.	\$ 1,127,227	\$ 33,817	\$ 146,539	\$ 45,427	\$ 101,112
Site Construction Management	Planning, design, administrative, and management	5.0%	ea.	\$ 1,127,227	\$ 56,361			
General Conditions	Contractor's mobilization, demobilization, site security, site office, etc.	5.0%	ea.	\$ 1,127,227	\$ 56,361			
Infrastructure Improvements Subtotal:						\$ 1,273,766	\$ 394,868	\$ 878,898
Site Preparation Activities								
Geotechnical Engineering	Engineering, Testing, and Inspection	\$ 50,000	LS	1.0	\$ 50,000	\$ 50,000	\$ 15,500	\$ 34,500
Utility Relocation	Electrical and gas relocation	\$ 110,500	LS	1.0	\$ 110,500	\$ 110,500	\$ 34,255	\$ 76,245
Architectural/Engineering Design/Surveying/Staking	Design, engineering, and surveying services	3.0%	ea.	\$ 160,500	\$ 4,815	\$ 20,865	\$ 6,468	\$ 14,397
Site Construction Management	Planning, design, administrative, and management	5.0%	ea.	\$ 160,500	\$ 8,025			
General Conditions	Contractor's mobilization, demobilization, site security, site access, site office, etc.	5.0%	ea.	\$ 160,500	\$ 8,025			
Site Preparation Activities - Public Space						\$ 181,365	\$ 56,223	\$ 125,142
Brownfield Work Plans								
Preparation and review of Act 381 Work Plan	Act 381 Work Plan ¹	\$ 15,000	ea.	1	\$ 15,000	\$ 15,000	\$ 4,650	\$ 10,350
	Implementation of Act 381 Work Plan ¹	\$ 30,000	ea.	1	\$ 30,000	\$ 30,000	\$ 9,300	\$ 20,700
Brownfield Work Plans Subtotal:						\$ 45,000	\$ 13,950	\$ 31,050
Non-Environmental Subtotal:						\$ 2,280,055	\$ 706,818	\$ 1,573,237
Non-Environmental Contingency		\$ 2,235,055	eligible costs	15%	\$ 335,258	\$ 335,258	\$ 103,930	\$ 231,328
TOTAL ELIGIBLE NON-ENVIRONMENTAL (MSF) COSTS:						\$ 2,615,313	\$ 810,748	\$ 1,804,565

Yellow-highlighted items are included to support city fee-in-lieu

APPENDIX B
SUMMARY OF TAX INCREMENT REVENUE (TIR) CAPTURE AND TIR
REIMBURSEMENT ALLOCATION



TABLE 2A.
Tax Increment Revenue Capture Estimates

Research Park Redevelopment
Ann Arbor, Michigan
3/15/2022

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

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
Base Taxable Value	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	\$ 1,045,394	
Estimated New TV	\$ 8,772,319	\$ 8,947,766	\$ 9,126,721	\$ 9,309,255	\$ 9,495,440	\$ 9,685,349	\$ 9,879,056	\$ 10,076,637	\$ 10,278,170	\$ 10,483,733	\$ 10,693,408	\$ 10,907,276	\$ 11,125,422	\$ 11,347,930		
Incremental Difference (New TV - Base TV)	\$ 7,726,925	\$ 7,902,372	\$ 8,081,327	\$ 8,263,861	\$ 8,450,046	\$ 8,639,955	\$ 8,833,662	\$ 9,031,243	\$ 9,232,776	\$ 9,438,339	\$ 9,648,014	\$ 9,861,882	\$ 10,080,028	\$ 10,302,536		
School Capture																
Millage Rate	PA 198															
State Education Tax (SET)	6.0000	\$ 23,181	\$ 23,707	\$ 24,244	\$ 24,792	\$ 25,350	\$ 25,920	\$ 26,501	\$ 27,094	\$ 27,699	\$ 28,315	\$ 28,944	\$ 29,586		\$ 292,150	
School Operating Tax	18.0000	\$ 69,543	\$ 71,122	\$ 72,732	\$ 74,375	\$ 76,051	\$ 77,760	\$ 79,503	\$ 81,281	\$ 83,095	\$ 84,945	\$ 86,832	\$ 88,757		\$ 876,451	
School Total	24.0000	\$ 92,724	\$ 94,829	\$ 96,976	\$ 99,166	\$ 101,401	\$ 103,680	\$ 106,004	\$ 108,375	\$ 110,794	\$ 113,260	\$ 115,776	\$ 118,343	\$ -	\$ -	\$ 1,168,601
Local Capture⁵																
Millage Rate																
Washtenaw County Operating	4.4511	\$ 17,197	\$ 17,587	\$ 17,986	\$ 18,392	\$ 18,806	\$ 19,229	\$ 19,660	\$ 20,100	\$ 20,548	\$ 21,006	\$ 21,472	\$ 21,948	\$ 44,867	\$ 45,858	\$ 307,457
Washtenaw County Parks	0.7114	\$ 2,749	\$ 2,811	\$ 2,875	\$ 2,940	\$ 3,006	\$ 3,073	\$ 3,142	\$ 3,213	\$ 3,284	\$ 3,357	\$ 3,432	\$ 3,508	\$ 7,171	\$ 7,329	\$ 49,139
EECS	0.1955	\$ 756	\$ 773	\$ 790	\$ 808	\$ 826	\$ 845	\$ 864	\$ 883	\$ 903	\$ 923	\$ 943	\$ 964	\$ 1,971	\$ 2,014	\$ 13,505
County Vet Relief	0.0983	\$ 380	\$ 389	\$ 397	\$ 406	\$ 416	\$ 425	\$ 434	\$ 444	\$ 454	\$ 464	\$ 474	\$ 485	\$ 991	\$ 1,013	\$ 6,790
HCMA	0.2129	\$ 823	\$ 841	\$ 861	\$ 880	\$ 900	\$ 920	\$ 941	\$ 962	\$ 983	\$ 1,005	\$ 1,027	\$ 1,050	\$ 2,146	\$ 2,193	\$ 14,706
WCC	3.3978	\$ 13,128	\$ 13,426	\$ 13,730	\$ 14,040	\$ 14,356	\$ 14,679	\$ 15,008	\$ 15,343	\$ 15,686	\$ 16,035	\$ 16,391	\$ 16,755	\$ 34,250	\$ 35,006	\$ 234,702
AAATA County	0.6773	\$ 2,617	\$ 2,676	\$ 2,737	\$ 2,799	\$ 2,862	\$ 2,926	\$ 2,992	\$ 3,059	\$ 3,127	\$ 3,197	\$ 3,268	\$ 3,340	\$ 6,827	\$ 6,978	\$ 46,784
Ann Arbor City Operating	5.9407	\$ 22,952	\$ 23,473	\$ 24,005	\$ 24,547	\$ 25,100	\$ 25,664	\$ 26,239	\$ 26,826	\$ 27,425	\$ 28,035	\$ 28,658	\$ 29,293	\$ 59,882	\$ 61,204	\$ 410,349
Ann Arbor City Benefits	1.9802	\$ 7,651	\$ 7,824	\$ 8,002	\$ 8,182	\$ 8,367	\$ 8,555	\$ 8,746	\$ 8,942	\$ 9,142	\$ 9,345	\$ 9,553	\$ 9,764	\$ 19,960	\$ 20,401	\$ 136,781
AATA City	1.9802	\$ 7,651	\$ 7,824	\$ 8,002	\$ 8,182	\$ 8,367	\$ 8,555	\$ 8,746	\$ 8,942	\$ 9,142	\$ 9,345	\$ 9,553	\$ 9,764	\$ 19,960	\$ 20,401	\$ 136,781
Ann Arbor City Refuse	2.3759	\$ 9,179	\$ 9,388	\$ 9,600	\$ 9,817	\$ 10,038	\$ 10,264	\$ 10,494	\$ 10,729	\$ 10,968	\$ 11,213	\$ 11,462	\$ 11,716	\$ 23,949	\$ 24,478	\$ 164,114
Ann Arbor City Streets	2.0920	\$ 8,083	\$ 8,266	\$ 8,453	\$ 8,644	\$ 8,839	\$ 9,038	\$ 9,240	\$ 9,447	\$ 9,658	\$ 9,873	\$ 10,092	\$ 10,316	\$ 21,087	\$ 21,553	\$ 144,503
Ann Arbor City Parks	1.0594	\$ 4,093	\$ 4,186	\$ 4,281	\$ 4,378	\$ 4,476	\$ 4,577	\$ 4,679	\$ 4,784	\$ 4,891	\$ 5,000	\$ 5,111	\$ 5,224	\$ 10,679	\$ 10,915	\$ 73,178
Ann Arbor City Parks Acquisition	0.4601	\$ 1,778	\$ 1,818	\$ 1,859	\$ 1,901	\$ 1,944	\$ 1,988	\$ 2,032	\$ 2,078	\$ 2,124	\$ 2,172	\$ 2,220	\$ 2,269	\$ 4,638	\$ 4,740	\$ 31,781
Ann Arbor Library	1.8663	\$ 7,211	\$ 7,374	\$ 7,541	\$ 7,712	\$ 7,885	\$ 8,063	\$ 8,243	\$ 8,428	\$ 8,616	\$ 8,808	\$ 9,003	\$ 9,203	\$ 18,812	\$ 19,228	\$ 128,913
AAPS Voted Sinking Fund	2.4672	\$ 9,532	\$ 9,749	\$ 9,969	\$ 10,195	\$ 10,424	\$ 10,658	\$ 10,897	\$ 11,141	\$ 11,390	\$ 11,643	\$ 11,902	\$ 12,166	\$ 24,869	\$ 25,418	\$ 170,419
WISD	5.3641	\$ 20,724	\$ 21,195	\$ 21,675	\$ 22,164	\$ 22,664	\$ 23,173	\$ 23,693	\$ 24,222	\$ 24,763	\$ 25,314	\$ 25,877	\$ 26,450	\$ 54,070	\$ 55,264	\$ 370,522
Public Safety	0.9918	\$ 3,832	\$ 3,919	\$ 4,008	\$ 4,098	\$ 4,191	\$ 4,285	\$ 4,381	\$ 4,479	\$ 4,579	\$ 4,681	\$ 4,785	\$ 4,891	\$ 9,997	\$ 10,218	\$ 68,508
Local Total	36.3222	\$ 140,330	\$ 143,516	\$ 146,766	\$ 150,081	\$ 153,462	\$ 156,911	\$ 160,428	\$ 164,018	\$ 167,678	\$ 171,411	\$ 175,219	\$ 179,102	\$ 366,126	\$ 374,211	\$ 2,508,926
Non-Capturable Millages⁵																
Millage Rate																
AAPS Supplemental	4.1442	\$ 32,022	\$ 32,749	\$ 33,491	\$ 34,247	\$ 35,019	\$ 35,806	\$ 36,608	\$ 37,427	\$ 38,262	\$ 39,114	\$ 39,983	\$ 40,870	\$ 41,774	\$ 42,696	\$ 488,046
AAPS Debt Service	2.4500	\$ 18,931	\$ 19,361	\$ 19,799	\$ 20,246	\$ 20,703	\$ 21,168	\$ 21,642	\$ 22,127	\$ 22,620	\$ 23,124	\$ 23,638	\$ 24,162	\$ 24,696	\$ 25,241	\$ 288,527
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	6.5942	\$ 50,953	\$ 52,110	\$ 53,290	\$ 54,493	\$ 55,722	\$ 56,974	\$ 58,250	\$ 59,554	\$ 60,882	\$ 62,238	\$ 63,621	\$ 65,032	\$ 66,470	\$ 67,937	\$ 776,573
Total Tax Increment Revenue (TIR) Available for Capture		\$ 233,054	\$ 238,345	\$ 243,742	\$ 249,247	\$ 254,863	\$ 260,590	\$ 266,432	\$ 272,392	\$ 278,471	\$ 284,671	\$ 290,995	\$ 297,444	\$ 366,126	\$ 374,211	\$ 3,303,318



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
 Research Park Redevelopment
 Ann Arbor, Michigan
 3/15/2022

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	39.8%	\$ 1,053,982	\$ -	\$ 1,053,982
Local	60.2%	\$ 1,706,456	\$ -	\$ 1,706,456
TOTAL		\$ 2,760,438	\$ -	\$ 2,760,438
EGLE	5.3%	\$ 145,125	\$ -	\$ 145,125
MSF	94.7%	\$ 2,615,313	\$ -	\$ 2,615,313

Estimated Capture	
Administrative Fees	\$ -
State Revolving Fund	\$ 157,668
LBRF/Administrative/Operating	\$ 649,948

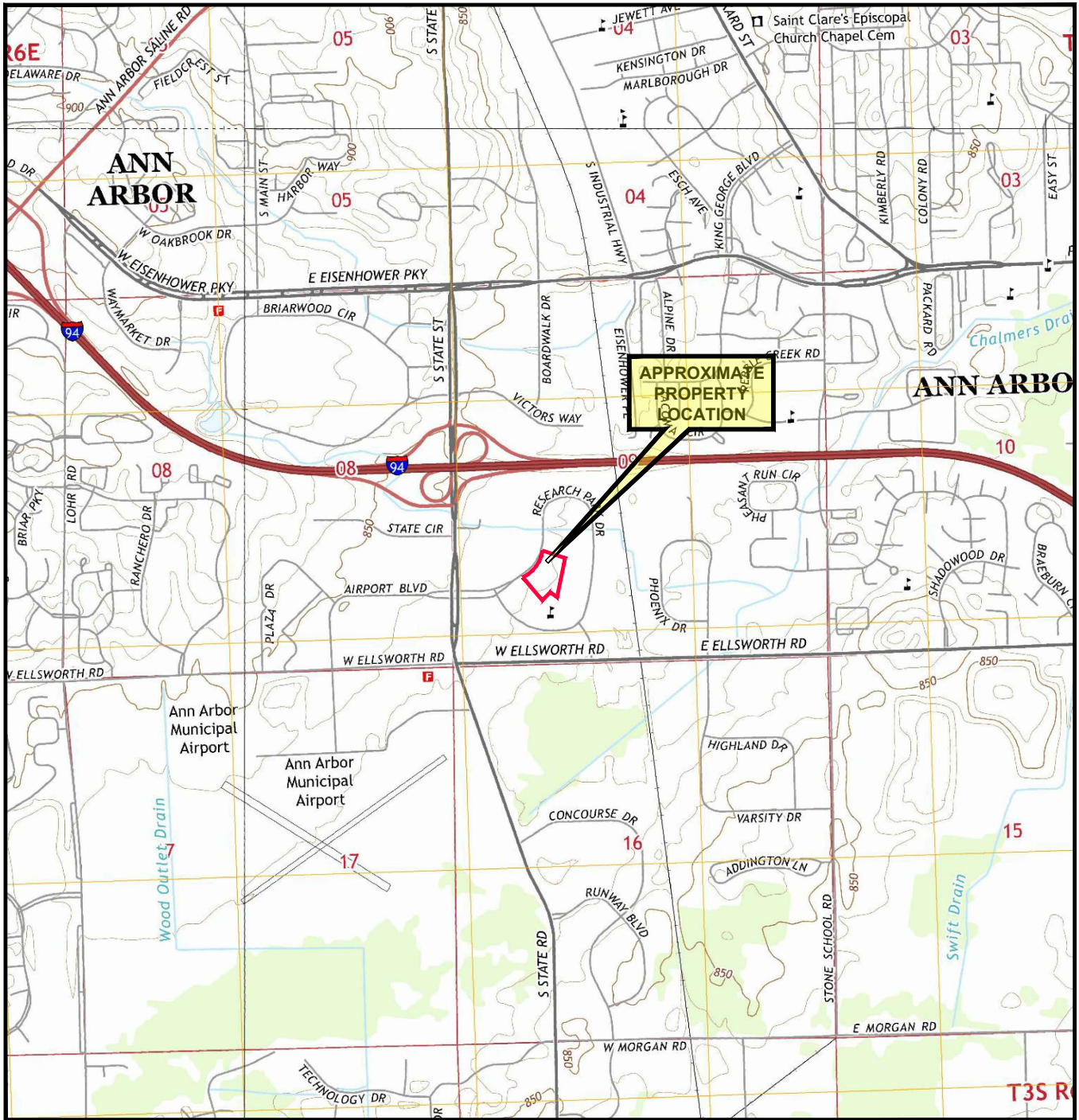
Estimated Total Years of Plan:	14
Estimated Developer Reimbursement Years of Plan:	13

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
Total State Incremental Revenue	\$ 92,724	\$ 94,829	\$ 96,976	\$ 99,166	\$ 101,401	\$ 103,680	\$ 106,004	\$ 108,375	\$ 110,794	\$ 113,260	\$ 115,776	\$ 118,343	\$ -	\$ -	\$ 1,261,325	
State Brownfield Revolving Fund (50% of SET)	\$ 11,591	\$ 11,854	\$ 12,122	\$ 12,396	\$ 12,675	\$ 12,960	\$ 13,251	\$ 13,547	\$ 13,849	\$ 14,158	\$ 14,472	\$ 14,793	\$ -	\$ -	\$ 157,668	
State TIR Available for Reimbursement	\$ 81,133	\$ 82,975	\$ 84,854	\$ 86,770	\$ 88,726	\$ 90,720	\$ 92,753	\$ 94,828	\$ 96,945	\$ 99,102	\$ 101,304	\$ 103,550	\$ -	\$ -	\$ 1,103,660	
Total Local Incremental Revenue	\$ 140,330	\$ 143,516	\$ 146,766	\$ 150,081	\$ 153,462	\$ 156,911	\$ 160,428	\$ 164,018	\$ 167,678	\$ 171,411	\$ 175,219	\$ 179,102	\$ 366,126	\$ 374,211	\$ 2,649,256	
Local TIR Available for Reimbursement	\$ 140,330	\$ 143,516	\$ 146,766	\$ 150,081	\$ 153,462	\$ 156,911	\$ 160,428	\$ 164,018	\$ 167,678	\$ 171,411	\$ 175,219	\$ 179,102	\$ 366,126	\$ 374,211	\$ 2,649,259	
Total State & Local TIR Available	\$ 221,463	\$ 226,491	\$ 231,620	\$ 236,851	\$ 242,188	\$ 247,631	\$ 253,181	\$ 258,846	\$ 264,623	\$ 270,513	\$ 276,523	\$ 282,652	\$ 366,126	\$ 374,211	\$ 3,752,919	
ROXBURY																
	Total Balance															
Developer Reimbursement Balance (end of year)	\$ 2,760,438	\$ 2,562,280	\$ 2,358,439	\$ 2,149,981	\$ 1,936,815	\$ 1,718,846	\$ 1,488,290	\$ 1,251,152	\$ 1,008,708	\$ 760,853	\$ 507,481	\$ 248,480	\$ -	\$ -	\$ -	
DEVELOPER REIMBURSEMENT																
MSF Non-Environmental Activities Costs	\$ 2,615,313	\$ 187,740	\$ 193,124	\$ 197,499	\$ 201,959	\$ 206,510	\$ 218,435	\$ 224,671	\$ 229,698	\$ 234,824	\$ 240,051	\$ 245,384	\$ 235,417	\$ -	\$ -	\$ 2,615,313
State Tax Reimbursement	\$ 810,748	\$ 68,083	\$ 70,751	\$ 72,354	\$ 73,987	\$ 75,655	\$ 84,639	\$ 87,877	\$ 89,843	\$ 91,848	\$ 93,892	\$ 95,978	\$ 93,664	\$ -	\$ -	\$ 998,571
Local Tax Reimbursement	\$ 1,804,565	\$ 119,657	\$ 122,373	\$ 125,145	\$ 127,972	\$ 130,855	\$ 133,796	\$ 136,794	\$ 139,855	\$ 142,976	\$ 146,160	\$ 149,406	\$ 141,753	\$ -	\$ -	\$ 1,616,742
MSF Activities Reimbursement Balance	\$ 2,427,573	\$ 2,234,448	\$ 2,036,950	\$ 1,834,990	\$ 1,628,481	\$ 1,410,046	\$ 1,185,375	\$ 955,677	\$ 720,853	\$ 480,801	\$ 235,417	\$ -	\$ -	\$ -	\$ -	
EGLE Environmental Costs	\$ 145,125	\$ 10,418	\$ 10,717	\$ 10,959	\$ 11,207	\$ 11,459	\$ 12,121	\$ 12,467	\$ 12,746	\$ 13,031	\$ 13,321	\$ 13,617	\$ 13,063	\$ -	\$ -	\$ 145,125
State Tax Reimbursement	\$ 44,989	\$ 3,778	\$ 3,926	\$ 4,015	\$ 4,106	\$ 4,198	\$ 4,697	\$ 4,876	\$ 4,985	\$ 5,097	\$ 5,210	\$ 5,326	\$ 5,197	\$ -	\$ -	\$ 55,411
Local Tax Reimbursement	\$ 100,136	\$ 6,640	\$ 6,791	\$ 6,944	\$ 7,101	\$ 7,261	\$ 7,424	\$ 7,591	\$ 7,761	\$ 7,934	\$ 8,110	\$ 8,291	\$ 7,866	\$ -	\$ -	\$ 89,714
Total EGLE Reimbursement Balance	\$ 134,707	\$ 123,991	\$ 113,031	\$ 101,825	\$ 90,365	\$ 78,244	\$ 65,777	\$ 53,031	\$ 40,000	\$ 26,680	\$ 13,063	\$ -	\$ -	\$ -	\$ -	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Less Fee-in-Lieu																
Total Annual Developer Reimbursement ²	\$ 2,760,438	\$ 198,158	\$ 203,841	\$ 208,458	\$ 213,166	\$ 217,969	\$ 230,556	\$ 237,138	\$ 242,444	\$ 247,855	\$ 253,372	\$ 259,001	\$ 248,480	\$ -	\$ -	\$ 2,760,438
LOCAL BROWNFIELD REVOLVING FUND																
LBRF Deposits	\$ 23,305	\$ 22,650	\$ 23,162	\$ 23,685	\$ 24,219	\$ 17,075	\$ 16,043	\$ 16,402	\$ 16,768	\$ 17,141	\$ 17,522	\$ 17,910	\$ 366,126	\$ 47,940	\$ 649,948	
State Tax Capture	10.0%	\$ 9,272	\$ 8,298	\$ 8,485	\$ 8,677	\$ 8,873	\$ 1,384								\$ 44,989	
Local Tax Capture	10.0%	\$ 14,033	\$ 14,352	\$ 14,677	\$ 15,008	\$ 15,346	\$ 15,691	\$ 16,043	\$ 16,402	\$ 16,768	\$ 17,141	\$ 17,522	\$ 17,910	\$ 366,126	\$ 47,940	\$ 604,959

Footnotes:
 1. The total available for developer reimbursement is equal to the sum of the available state and local TIR minus 10% removed for LBRF contributions.

APPENDIX C

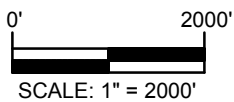
SITE MAPS LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS PLAN



Base map obtained from EDR®

USGS QUADRANGLE(S) REFERENCED

YPSILANTI WEST (MI) 2014
 ANN ARBOR EAST (MI) 2014
 SALINE (MI) 2014
 ANN ARBOR WEST (MI) 2014



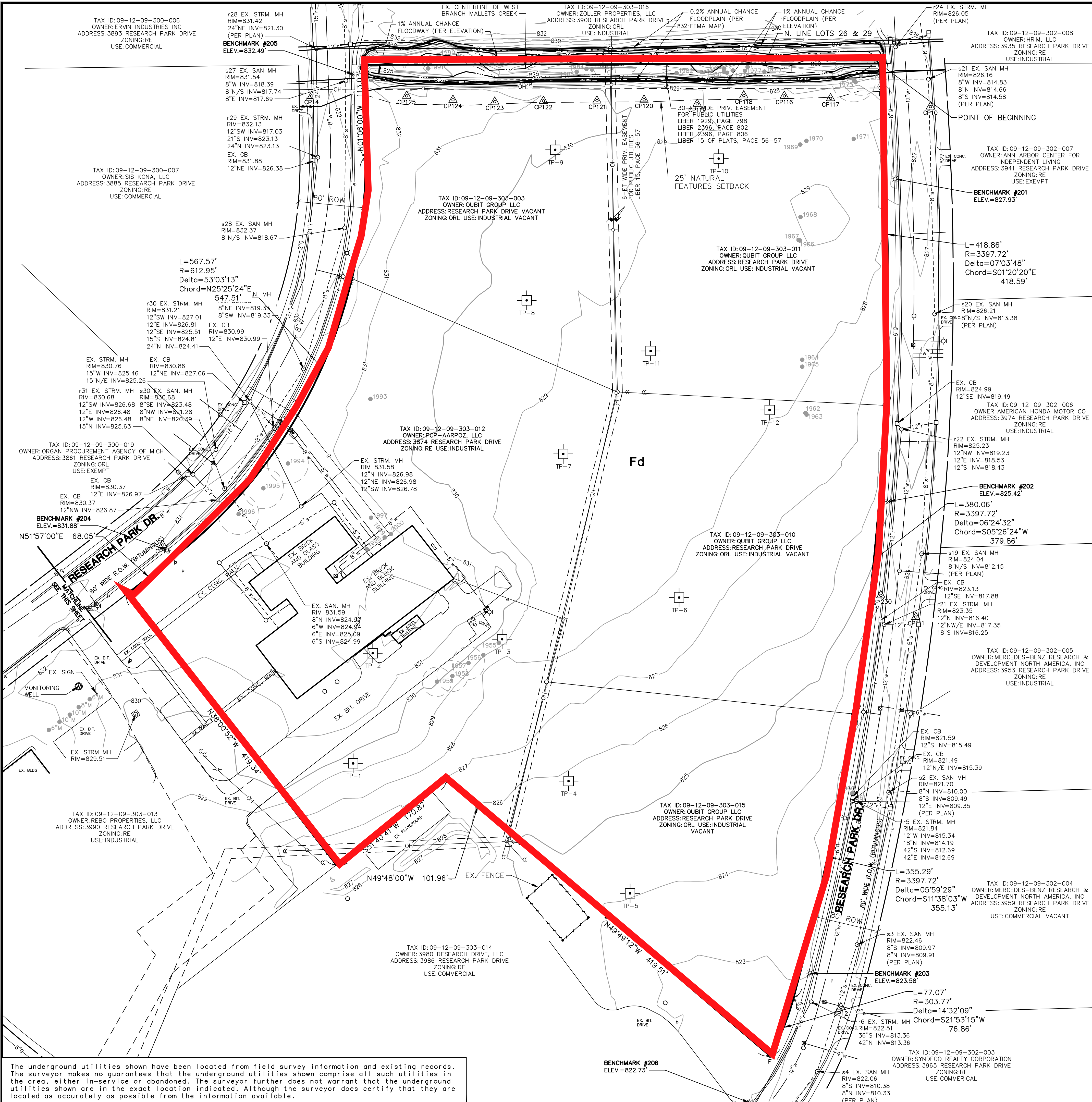
No.	Revision Date	Date	05/14/19
	Drawn By	JGR	
	Designed By	AH	
	Scale	1" = 2000'	
	Project	082330.00	

PROPERTY LOCATION MAP
3874 RESEARCH PARK DRIVE
ANN ARBOR, MICHIGAN



Figure No. 1

MA:\Civil\134_P\12115157\Site Plan\21157\Site Plan\21157.dwg, 9/9/2021 3:00 PM, Ted P. Hirsch, 06 EXISTING CONDITIONS, MCLLC PDF, p.03
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NOTES

- THE BASE SURVEY WAS PREPARED BY STANTEC. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERE TO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- FLOODPLAIN AND FLOODWAY IN WEST BRANCH MALLETTS CREEK IS IMPORTED FROM FEMA FIRM MAP NUMBER 26161C0401E EFFECTIVE DATE APRIL 3, 2012.

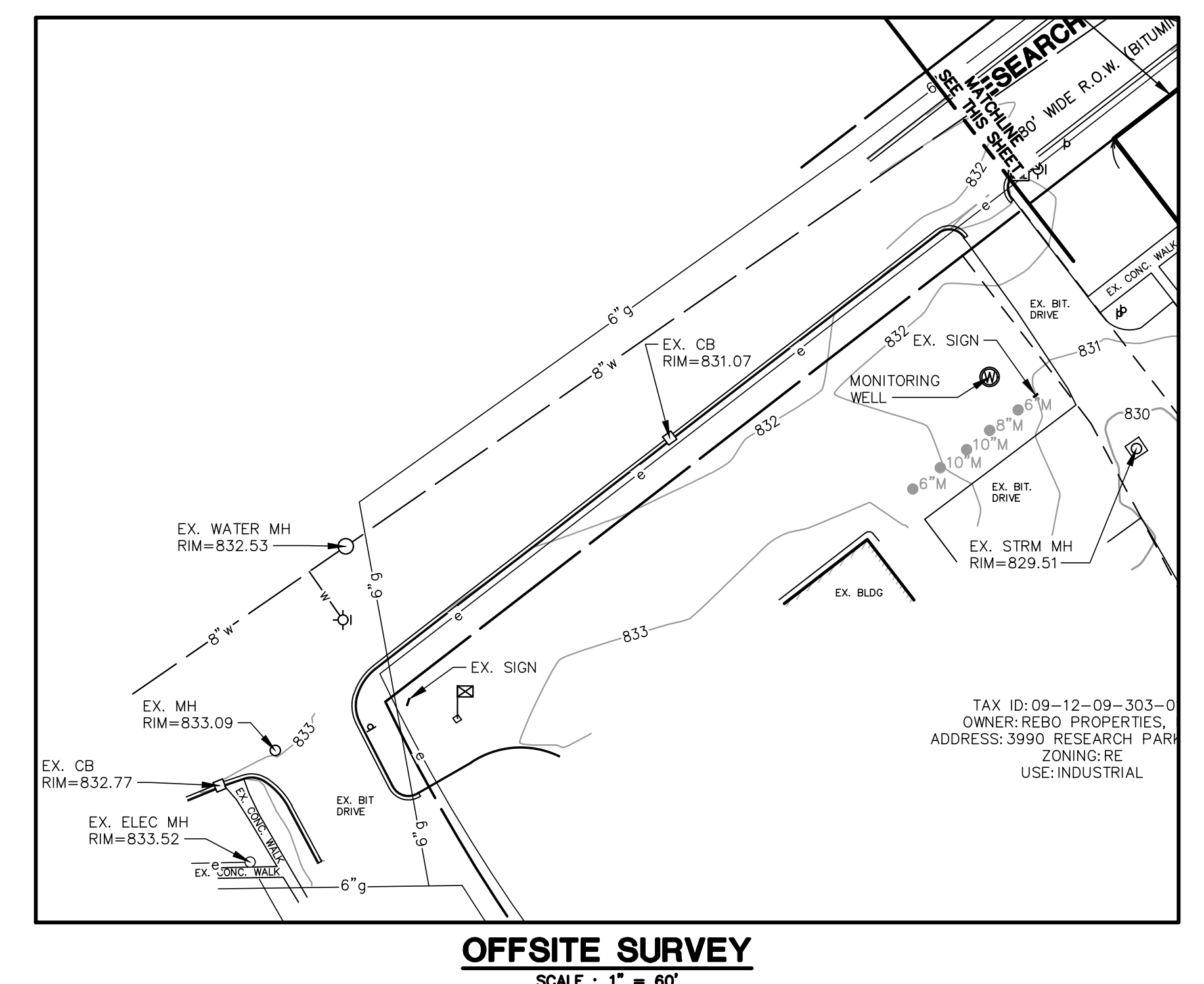
BENCHMARKS

BM#201 - SE BOLT ON LIGHT POLE ELEV=827.93 (NAVD88)	BM#204 - NE BOLT ON LIGHT POLE ELEV=831.88 (NAVD88)
BM#202 - SE BOLT ON LIGHT POLE ELEV=825.42 (NAVD88)	BM#205 - NE BOLT ON LIGHT POLE ELEV=832.49 (NAVD88)
BM#203 - SE BOLT ON LIGHT POLE ELEV=823.58 (NAVD88)	BM#206 - SE BOLT ON LIGHT POLE ELEV=822.73 (NAVD88)

LEGEND

838	EXIST. CONTOUR	81	TELEPHONE RISER
o-u.p.	EXIST. UTILITY POLE	82	CABLE TELEVISION RISER
---	GUY WIRE	83	ELECTRIC METER
□	EXIST. AC UNIT	84	WATER METER
□	EXIST. GENERATOR	85	SPRINKLER CONTROL BOX
OH	EXIST. OVERHEAD UTILITY LINE	86	GAS METER
*	EXIST. LIGHT POLE	87	PEDESTRIAN CROSSING SIGNAL
t	EXIST. TELEPHONE LINE	88	POST
e	EXIST. ELECTRIC LINE	89	SINGLE TREE
w	EXIST. GAS LINE	90	TREE OR BRUSH LIMIT
h	EXIST. WATER MAIN	91	SECTION CORNER
h	EXIST. HYDRANT	92	TEST PIT LOCATION
r	EXIST. GATE VALVE IN BOX	93	FOUND IRON PIPE
o	EXIST. STORM SEWER	94	FOUND MONUMENT
o	EXIST. CATCH BASIN OR INLET	95	SET IRON ROD
o	EXIST. BEEHIVE INLET	96	FOUND IRON ROD
o	END SECTION	97	CONTROL PT.
o	HEAD WALL	98	0.2% ANNUAL CHANCE FLOODPLAIN (PER MAP)
o	CULVERT	99	1% ANNUAL CHANCE FLOODWAY (PER ELEV)
o	EXIST. DOWNSPOUT	100	1% ANNUAL CHANCE FLOODPLAIN (PER ELEV)
o	EXIST. SANITARY SEWER		
o	EXIST. CLEANOUT		
o	C/L OF DITCH		
o	SIGN		

Red Line = Eligible Property Boundary



SCALE: 1" = 60'

MIDWESTERN CONSULTING
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CLIENT
PCP-AARPOZ, LLC
15040 CLEAT STREET
PLYMOUTH, MI 48170
CAMERON MCCOUSLAND - MEMBER
586-914-5678

3874 RESEARCH PARK DRIVE - VANGUARD PROJECT
SITE PLAN
EXISTING CONDITIONS

06

DATE: 7/29/21	REV. DATE: 08/27/21	ADD: CTS	ENG: TPH	PM: TJC	TECH: TJC	DATE: 7/21/21
SHEET 6 OF 34	REV. COMMENTS					

JOB No. 21157

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

3874 RESEARCH PARK DR Ann Arbor, MI 48108 (Property Address)

Parcel Number: 09-12-09-303-012



Item 1 of 2

[1 Image / 1 Sketch](#)

Property Owner: PCP-AARPOZ, LLC

Summary Information

- > Commercial/Industrial Building Summary
- Yr Built: 1966 - # of Buildings: 1
- Total Sq.Ft: 27,120
- > Assessed Value: \$781,600 | Taxable Value: \$781,600

Owner and Taxpayer Information

Owner	PCP-AARPOZ, LLC 15040 CLEAT STREET Plymouth, MI 48170	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2021

Property Class	301 301 Industrial	Unit	09 CIY OF ANN ARBOR
School District	ANN ARBOR PUBLIC SCHOOLS	Assessed Value	\$781,600
Map #	No Data to Display	Taxable Value	\$781,600
User Num Idx	4	State Equalized Value	\$781,600
User Alpha 1	No Data to Display	Date of Last Name Change	07/31/2019
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$801,800	\$801,800	\$801,800

Land Information

Zoning Code	RE	Total Acres	5.630
Land Value	\$366,000	Land Improvements	\$37,180
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	306 S. Ind-State-Resc/Ind	Mortgage Code	No Data to Display
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

LOT 25, OUTLOT 'B' & PRT OF LOTS 24 & 33, RESEARCH PARK, DESC AS BEG AT NE COR OF SD LOT 25, RESEARCH PARK, TH S 67 DEG 31 MIN E 353.4 FT, TH S 13 DEG 24 MIN W 556.12 FT, TH N 49 DEG 48 MIN W 101.96 FT, TH S 51 DEG 40 MIN 41 SEC W 170.87 FT, TH N 38 DEG 0 MIN 52 SEC W 419.24 FT, TH N 51 DEG 57 MIN E 68.05 FT, TH 417.57 FT ALG A CUR LT, RAD 612.95 FT, CH BEARING N 32 DEG 26 MIN 3 SEC E 409.54 FT TO POB. 5.626 AC

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0

Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
07/15/2019	\$965,000.00	Q	FEDERAL-MOGUL WORLD WIDE, INC.	PCP-AARPOZ, LLC	COVENANT DEED	5311/852	TTOB
06/17/2019	\$1.00	U	TENNECO INC	FEDERAL MOGUL WORLD WIDE, LLC	QUIT CLAIM DEED	5311/851	
05/26/1992	\$1.00	U	FEDERAL-MOGUL CORP	FEDERAL-MOGUL WORLD WIDE, INC.	WARRANTY DEED	2630:0539	

Building Information - 27120 sq ft Industrial - Engineering (Commercial)

Floor Area	27,120 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Industrial - Engineering	Class	C
Stories Above Ground	1	Average Story Height	16 ft
Basement Wall Height	14 ft	Identical Units	<i>Not Available</i>
Year Built	1966	Year Remodeled	1995
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	42%	Functional Percent Good	70%
Economic Percent Good	100%	Effective Age	38 yrs

****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.

APPENDIX D
PROJECT CONCEPTUAL DRAWINGS



WATER FEATURE

ENTRY PLAZA

PHASE 1
OFFICE - 60K
R+D / WAREHOUSE - 70K
SARTORIUS

PHASE 2
EXPANSION - 48K

PHASE 2 - PARKING

PHASE 3 - PARKING

PHASE 3
EXPANSION - 25K

DETENTION

PHASE 4 - PARKING

PHASE 4
EXPANSION - 38K



PARK / EVENT SPACE

FOOD TRUCKS



SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS

SARTORIUS







SARTORIUS

