



CITY COUNCIL AGENDA ITEM

Date: August 5, 2015

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Glenn Lapin, Economic Development Specialist

Subject: **Update:** Public Hearings Regarding Approval of District Boundary Amendments and Approval of the Amended, Restated and Extended Development Plan and Tax Increment Financing Plan of the Cities of Southfield and the Troy Joint Local Development Finance Authority

Background

All the JLDFA's boards recommended approval of expanding the City of Southfield's Certified Technology Park (CTP) and the Amended, Restated and Extended Development Plan and Tax Increment Financing Plan (The Plan).

On July 20, 2015 both Southfield and Troy City Councils scheduled public hearings on August 24, 2015. Since scheduling the public hearings, Southfield revised the legal descriptions of the CTP and estimated tax capture significantly. The estimated tax capture was reduced from approximately \$54,000,000 to approximately \$14,000,000 over the life of The Plan. These revisions will be included in The Plan for the public hearing scheduled on August 24, 2015.

Attachments: Southfield Exhibits A, B, C & D.

CC: Cities of South and Troy, JLDFA – Troy Subcommittee

SOUTHFIELD EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Southfield CTP Legal Description
B	Map of Southfield CTP
C	Original Estimated Captured Assessed Value as Provided in Current Plan
D	Estimated Captured Assessed Value of Amended, Restated and Extended Plan

EXHIBIT A – SOUTHFIELD CTP LEGAL DESCRIPTION

District Boundaries in Current Plan

[SEE ATTACHED LEGAL DESCRIPTIONS]

LEGAL DESCRIPTIONS 2002 BASE YEAR

76-24-17-352-002

ASHLEY SOUTHFIELD CROSSING LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

PROPERTY ADDRESS:

25510 W 11 MILE RD

LEGAL DESCRIPTION:

T1N,R10E,SEC 17 PART OF SW 1/4 OF SW 1/4 BEG AT PT DIST N 89-55-00 E 1085.75 FT FROM SW SEC COR, TH N 00-17-12 W 717.2 FT, TH N 89-42-48 E 35 FT, TH N 00-17-12 W 40 FT, TH S 89-42-48 W 70 FT, TH N 00-17-12 W 40 FT, TH N 89-42-48 E 305 FT, TH S 00-17-12 E 798.12 FT, TH S 89-55-00 W 270 FT TO BEG 4.940A RD INTERSECTION N 01-29-00 W 408.99 FT TH N 88-26-00 E 389.52 FT TO PT OF BEG
3.614ANET = 4.94 AC

76-24-18-451-008

MEADOWBROOK INSURANCE GROUP
26255 AMERICAN DR
SOUTHFIELD MI 48034

PROPERTY ADDRESS:

26255 AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SECS 17 & 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 15 L 18714 P 477 4-30-10 FR 006 & 007

76-24-18-476-009

A C PROPERTIES
26100 AMERICAN DR STE 550
SOUTHFIELD MI 48034

PROPERTY ADDRESS:

AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 17 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 10 L 18714 P 477 COMBINED ON 03-22-01 FROM 005 & 006

76-24-18-476-011

A C PROPERTIES
26100 AMERICAN DR STE 550
SOUTHFIELD MI 48034

PROPERTY ADDRESS:

AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 17 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 12 L 18714 P 477 SPLIT ON 3-2-01 FR 006

76-24-18-477-001

ISI HOLDINGS LLC
25900 W 11 MILE RD #100
SOUTHFIELD MI 48034

PROPERTY ADDRESS:

25900 W 11 MILE RD

LEGAL DESCRIPTION:

T1N, R10E, SECS 17 & 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2005 MARSHLAND BUSINESS CENTER UNIT 1 L 42397 P 340 FIRST FLOOR UNIT 1 12-28-10 FR 24-18-476-008

76-24-18-477-002

SOUTHFIELD PROPERTIES GROUP LLC
25900 W ELEVEN MILE RD STE 250
SOUTHFIELD MI 48034

PROPERTY ADDRESS:

25900 W ELEVEN MI RD

LEGAL DESCRIPTION:

T1N, R10E, SECS 17 & 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2005 MARSHLAND BUSINESS CENTER UNIT 2 L 42397 P 340 12-28-10 FR 24-18-476-008 LAND LINEAGE 2011 TO 17-477-002

76-24-18-477-003

ISI HOLDINGS LLC
40 OAK HOLLOW STE 120
SOUTHFIELD MI 48033

PROPERTY ADDRESS:

25900 W 11 MILE RD

LEGAL DESCRIPTION:

T1N, R10E, SECS 17 & 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2005 MARSHLAND BUSINESS CENTER GEN COM ELE ASSESSED WITH ALL UNITS IN CONDO L 42397 P 340 12-28-10 FR 24-18-476-008

EXHIBIT A – SOUTHFIELD CTP LEGAL DESCRIPTION (CONTINUED)

Expanded District Boundaries included in the Amended, Restated and Extended Plan

The district boundaries in the City of Southfield to which the Amended, Restated and Extended Plan applies includes all of the property described in the Current Plan (as set forth above) and, in addition thereto, includes the following:

[SEE ATTACHED LEGAL DESCRIPTIONS]

76-24-17-151-005
HC SOUTHFIELD LLC
101 WEST OHIO STREET SUITE 720
INDIANAPOLIS IN 46204

PROPERTY ADDRESS:
28100 FRANKLIN RD

LEGAL DESCRIPTION:

T1N,R10E,SEC 17 PART OF NW 1/4 OF SEC 17 & PART OF LOTS 46, 47 & 48, 'SUPERVISOR'S PLAT NO 2' OF PART OF NE 1/4 OF SEC 18, ALL DESC AS BEG AT PT DIST N 00-05-31 E 317.88 FT FROM E 1/4 COR OF SEC 18, TH N 00-05-31 E 10.88 FT, TH N 89-54-29 W 138.94 FT, TH N 41-10-20 W 136.33 FT, TH S 48-49-40 W 15.00 FT TO NELY R/W LINE OF FRANKLIN RD, TH N 41-10-20 W 102.74 FT TO SELY R/W LINE OF RELOC BECK RD, TH N 48-49-40 E 409.60 FT TO MOST NLY COR SD LOT 46, 000 TH S 00-05-31 W 75.10 FT, TH S 89-54-29 E 441.00 FT, TH S 00-05-31 W 291.76 FT TO WLY R/W LINE OF I-696, TH S 72-24-31 W 259.60 FT, TH S 88-34-31 W 193.73 FT, TO BEG 5.360A TO BEG 000

76-24-17-151-009
OAKLAND COUNTY
31001 LAHSER RD
BEVERLY HILLS MI 48025-4036

PROPERTY ADDRESS:
NORTHWESTERN HWY

LEGAL DESCRIPTION:

T1N,R10E,SEC 17 PART OF NW 1/4 BEG AT PT DIST N 01-58-37 W 1053.25 FT FROM W 1/4 COR, TH N 01-58-37 W 221.76 FT, TH S 63-51-50 E 75 FT, TH S 26-08-10 W 77.79 FT, TH ALG CURVE TO LEFT, RAD 250 FT, CHORD BEARS S 12-04-47 W 121.44 FT, DIST OF 122.67 FT TO BEG .140A ALG CURVE TO LEFT, RAD 993.00 FT, CHORD BEARS N 04-19-50 E 219.14 FT, DIST OF 219.59 FT & N 02-00-16 W 48.78 FT, TH N 88-56-57 E 234.44 FT & 000 .14 AC

76-24-17-151-010
ONP OWNER LLC
21 E LONG LAKE STE 101
BLOOMFIELD HIL MI 48304

PROPERTY ADDRESS:
28411 NORTHWESTERN HWY

LEGAL DESCRIPTION:

T1N,R10E,SEC 17 PART OF NW 1/4 BEG AT PT DIST N 00-05-31 E 693.62 FT FROM W 1/4 COR, TH N 00-05-31 E 581.39 FT TO SWLY LI OF NORTHWESTERN HWY, TH S 61-47-42 E 500 FT, TH S 00-05-31 W 345.75 FT, TH N 89-54-29 W 441 FT TO BEG EXC BEG AT PT DIST N 01-58-37 W 1053.25 FT FROM W 1/4 COR, TH N 01-58-37 W 221.76 FT, TH S 63-51-50 E 75 FT, TH S 26-08-10 W 77.79 FT TH ALG CURVE TO LEFT, RAD 250 FT, CHORD BEARS 000 S 12-04-47 W 121.44 FT, DIST OF 122.67 FT TO BEG 4.550A

76-24-17-151-011
ONP OWNER LLC
21 E LONG LAKE STE 101
BLOOMFIELD HIL MI 48304

PROPERTY ADDRESS:
NORTHWESTERN HWY

LEGAL DESCRIPTION:

R10E, SEC 17 PART OF NW 1/4 BEG AT PT DIST N 01-58-37 W 317.88 FT & N 86-30-23 E 193.73 FT & N 70-20-23 E 259.60 FT FROM W 1/4 COR, TH N 70-20-23 E 460.00 FT, TH N 41-54-37 W 400.00 FT, TH N 47-02-23 W 256.39 FT, TH S 01-58-37 E 627.54 FT TO BEG, ALSO BEG AT PT DIST N 01-58-37 W 317.88 FT & N 86-30-23 E 193.73 FT & N 70-20-23 E 719.60 FT FROM W 1/4 COR, TH N 70-20-23 E 25.48 FT, TH N 42-58-05 W 238.03 FT, TH N 42-10-17 W 159.96 FT, TH N 46-07-46 W 109.44 FT, TH N 50-41-48 W 127.05 FT, TH N 52-31-53 W 40.72 FT, TH S 01-58-37 E 10 FT, TH S 47-02-23 E 256.39 FT, TH S 41-54-37 E 400 FT TO BEG 3.54 AC 7-21-92 FR 007 & 008

76-24-17-328-001
DANA REALTY GROUP
PO BOX2079
BIRMINGHAM MI 48012-2079

PROPERTY ADDRESS:
27650 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 1 L 37664 P 001 6-8-06 FR 326-018

76-24-17-328-002
DANA REALTY GROUP
PO BOX 2079
BIRMINGHAM MI 48012-2079

PROPERTY ADDRESS:
27770 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 2 L
37664 P 001 6-8-06 FR 326-018

76-24-17-328-003
DANA REALTY GROUP
PO BOX 2079
BIRMINGHAM MI 48012-2079

PROPERTY ADDRESS:
27752 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 3 L
37664 P 001 6-8-06 FR 326-018

76-24-17-328-004
DANA REALTY GROUP
PO BOX 2079
BIRMINGHAM MI 48012-2008

PROPERTY ADDRESS:
27722 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 4 L
37664 P 001 6-8-06 FR 326-018

76-24-17-328-005
DANA REALTY GROUP
PO BOX 2079
BIRMINGHAM MI 48012-2079

PROPERTY ADDRESS:
27734 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 5 L
37664 P 001 6-8-06 FR 326-018

76-24-17-328-006
LIME BOX LLC
27704 FRANKLIN RD
SOUTHFIELD MI 48034

PROPERTY ADDRESS:
27704 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 6 L
37664 P 001 6-8-06 FR 326-018

76-24-17-328-007
DANA REALTY GROUP
PO BOX 2079
BIRMINGHAM MI 48012-2079

PROPERTY ADDRESS:
27692 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 7 L
37664 P 001 6-8-06 FR 326-018

76-24-17-328-008
DANA REALTY GROUP
PO BOX 2079
BIRMINGHAM MI 48012-2079

PROPERTY ADDRESS:
27680 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC OAKLAND COUNTY CONDOMINIUM PLAN NO. 1868 REGENCY OFFICE PARK CONDO UNIT 8 L
37664 P 001 6-8-06 FR 326-018

76-24-17-351-016
BROOKDALE SENIOR HOUSING
6737W WASHINGTON ST #2300
MILWAUKEE WI 53214

PROPERTY ADDRESS:
25800 W 11 MILE RD

LEGAL DESCRIPTION:

TIN, R10E, SEC 17 & 18 PART OF SW 1/4 OF SEC 17 & PART OF SE 1/4 OF SEC 18 BEG AT PT DIST N 00-02-03 W 60 FT & N 89-55-53 E 154.07 FT FR SE SEC COR OF SEC 18, TH N 225.97 FT, TH W 130 FT, TH N 40-56-58 W 419.76 FT, TH N 49-03-02 E 506.23 FT, TH S 40-56-58 E 507.01 FT, TH S 47-07-16 W 340.52 FT, TH S 260.07 FT, TH S 89-55-53 W 60 FT TO BEG 6.18 AC FR 18-400-024 JL LEGAL FROM COUNTY

76-24-17-351-018
AMERICAN CENTER ACQUISITION
1 TOWNE SQUARE #1600
SOUTHFIELD MI 48076

PROPERTY ADDRESS:
27777 FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC 17 & 18 PART OF SW 1/4 OF SEC 17 & PART OF SE 1/4 OF SEC 18 ALL DESC AS BEG AT PT DIST N 00-02-03 W 60 FT & N 89-55-53 E 615.69 FT & N 00-17-33 W 317.91 FT & N 40-56-58 W 603.97 FT FROM SW COR OF SEC 17, TH N 40-56-58 W 1426.86 FT, TH ALG CURVE TO RIGHT, RAD 617 FT, CHORD BEARS N 84-00-16 E 306.66 FT, DIST OF 309.90 FT, TH S 81-36-22 E 164.51 FT, TH ALG CURVE TO LEFT, RAD 728.74 FT, CHORD BEARS N 75-43-20 E 561.79 FT, DIST OF 576.72 FT, TH N 53-03-02 E 139.81 FT, TH S 40-56-58 E 969.51 FT, TH S 45-03-02 W 152.56 FT, TH ALG CURVE TO LEFT, RAD 710.27 FT, CHORD BEARS S 37-23-43 W 189.24 FT, DIST OF 189.80 FT, TH N 86-43-50 W 268.98 FT, TH N 40-41-46 W 214.57 FT, TH S 49-01-07 W 170.74 FT, TH N 40-58-53 W 75.66 FT, TH S 49-01-07 W 156.94 FT,

76-24-17-351-019
AMERICAN CENTER ACQUISITION
1 TOWNE SQUARE #1600
SOUTHFIELD MI 48076

PROPERTY ADDRESS:
FRANKLIN RD

LEGAL DESCRIPTION:

TIN, R10E, SEC 17 & 18 PART OF SW 1/4 OF SEC 17 & PART OF SE 1/4 OF SEC 18 ALL DESC AS BEG AT PT DIST N 00-02-03 W 60 FT & N 89-55-53 E 615.69 FT FROM SW COR OF SEC 17, TH N 00-17-33 W 317.91 FT, TH N 40-56-58 W 603.97 FT, TH N 48-57-54 E 144.68 FT, TH N 41-15-33 W 323.48 FT, TH N 49-01-07 E 156.94 FT, TH S 40-58-53 E 75.66 FT, TH N 49-01-07 E 170.74 FT, TH S 40-41-46 E 214.57 FT, TH S 86-43-50 E 268.98 FT, TH ALG CURVE TO LEFT, RAD 710.27 FT, CHORD BEARS S 14-43-25 W 368.06 FT, DIST OF 372.30 FT, TH S 00-17-33 E 735.90 FT, TH S 89-55-53 W 114 FT TO BEG 8.88 A 12-17-01 FR -014

76-24-17-352-001
KBA INC
7401 W WILSON AVE
HARWOOD HEIGHTS IL 60706

PROPERTY ADDRESS:
25650 W ELEVEN MI RD

LEGAL DESCRIPTION:

T1N,R10E,SEC 17 PART OF SW 1/4 OF SW 1/4 BEG AT PT DIST N 89-55-00 E 815.75 FT FROM SW SEC COR, TH N 00-17-12 W 796.24 FT TH N 89-42-48 E 235 FT TH S 00-17-12 E 40 FT TH N 89-42-48 E 70 FT TH S 00-17-12 E 40 FT TH S 89-42-48 W 35 FT TH S 00-17-12 W 717.20 FT TH S 89-55-00 W 270 FT TO BEG 4.740A RD INTERSECTION N 01-29-00 W 408.99 FT TH N 88-26-00 E 389.52 FT TO PT OF BEG 3.614ANET = 4.74 AC. 000000

76-24-18-276-041
EYL ASSOCIATES
34975 W TWELVE MILE RD STE 200
FARMINGTON MI 48331

PROPERTY ADDRESS:
28625 NORTHWESTERN HWY

LEGAL DESCRIPTION:

T1N,R10E,SEC 18 SUPERVISORS PLAT NO 2 PART OF LOT 36 BEG AT PT DIST N 61-49-30 W 474.56 FT FROM SE LOT COR, TH S 53-45-30 W 389.25 FT, TH S 89-19-10 W 204.57 FT, TH N 41-10-20 W 166.91 FT, TH N 61-44-30 E 345.30 FT, TH S 28-25-00 E 0.62 FT, TH N 61-44-30 E 50.50 FT, TH N 28-25-00 W 0.50 FT, TH N 61-44-30 E 75 FT, TH S 61-49-30 E 240 FT TO BEG 000

76-24-18-276-051
Z G FRANKLIN PROPERTIES
30800 TELEGRAPH RD STE 3800
BINGHAM FARMS MI 48025

PROPERTY ADDRESS:
28444 FRANKLIN RD

LEGAL DESCRIPTION:

Parcel 2 T1N, R10E, SEC 18 SUPERVISOR'S PLAT NO 2 PART OF LOTS 38 & 39 BEG AT A PT DIST N 48-56-10 E 27 FT & N 41-10-20 W 185.82 FT FROM SWLY COR OF LOT 39, TH N 41-10-20 W 13.87 FT, TH S 48-56-10 W 27 FT, TH N 41-10-20 W 244.55 FT, TH N 89-19-10 E 376.54 FT, TH N 89-43-39 E 21.40 FT, TH S 48-50-08 W 275.53 FT TO BEG .89 AC 5-10-01 FR 047

76-24-18-276-052
Z G FRANKLIN PROPERTIES
30800 TELEGRAPH RD STE 3800
BINGHAM FARMS MI 48025

PROPERTY ADDRESS:
28382 FRANKLIN RD

LEGAL DESCRIPTION:

Parcel 3 T1N, R10E, SEC 18 SUPERVISOR'S PLAT NO 2 PART OF LOTS 38 & 39 BEG AT A PT DIST N 48-56-10 E 202.04 FT FROM SWLY COR OF LOT 39, TH N 41-10-20 W 186.13 FT, TH N 48-50-08 E 100.49 FT, TH N 89-43-39 E 152.05 FT, TH S 48-53-30 W 69.19 FT, TH S 61-18-20 E 92.63 FT, TH S 48-56-10 W 178.11 FT TO BEG .69 AC 5-10-01 FR 047

76-24-18-276-053
M & D PROPERTY VENTURES LLC
28366 FRANKLIN RD
SOUTHFIELD MI 48034

PROPERTY ADDRESS:
28366 FRANKLIN RD

LEGAL DESCRIPTION:

Parcel 1 T1N, R10E, SEC 18 SUPERVISOR'S PLAT NO 2 PART OF LOTS 38 & 39 BEG AT A PT DIST N 48-56-10 E 27 FT FROM SWLY COR OF LOT 39, TH N 41-10-20 W 185.82 FT, TH N 48-50-08 E 175.04 FT, TH S 41-10-20 E 186.13 FT, TH S 48-56-10 W 175.04 FT TO BEG .76 AC 5-10-01 FR 047

76-24-18-279-001
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28310 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 1 L 43020 P 212
4-28-11 FR 276-046 SPLIT/COMBINED ON 08/16/2012 FROM 76-24-18-276-046;

76-24-18-279-002
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28300 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 2 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-003
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28330 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 3 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-004
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28240 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 4 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-005
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28220 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 5 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-006
SKU HOLDINGS LLC
6611 STONEBRIDGE EAST
WEST BLOOMFIEI MI 48322

PROPERTY ADDRESS:
28260 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 6 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-007
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28202 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 7 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-008
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28200 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 8 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-009
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
28290 FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES UNIT 9 L 43020 P
212 4-28-11 FR 276-046

76-24-18-279-010
ALPHA OPPORTUNITY FUND I LLC
5275 N SCOTTSDALE RD STE C 195
SCOTTSDALE AZ 85250

PROPERTY ADDRESS:
FRANKLIN RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 2010 COURTYARD OFFICES GEN COM ELE TO
BE ASSESSED WITH ALL UNITS IN CONDO L 43020 P 212 4-28-11 FR 276-046 GENERAL COMMOM ELEMENTS
PARCEL

76-24-18-351-006
DTE ELECTRIC COMPANY
PO BOX 33017
DETROIT MI 48232

PROPERTY ADDRESS:
27400 W 11 MILE RD

LEGAL DESCRIPTION:

T1N,R10E,SEC 18 PART OF SW 1/4 BEG AT PT DIST N 00-32-40 E 60 FT & S 89-48-20 E 60 FT FROM SW SEC COR TH N 00-32-40 E 600 FT TH S 89-48-20 E 420 FT TH S 00-32-40 W 600 FT TH N 89-48-20 W 420 FT TO BEG 5.780A EX C THAT PART TAKEN FOR HWY I-696 10.300A 000000

76-24-18-351-007
AMERICAN LANDMARK PROPERTIES II LLC

PROPERTY ADDRESS:
27350 W 11 MILE RD

XXXXX

LEGAL DESCRIPTION:

T1N,R10E,SEC 18 PART OF SW 1/4 BEG AT PT DIST S 89-48-20 E 480 FT & N 00-32-40 E 60 FT FROM SW SEC COR TH N 00-32-40 E 600 FT TH S 89-48-20 E 642 FT TH S 00-32-40 W 600 FT TH N 89-48-20 W 642 FT TO BEG 8.840A EX C THAT PART TAKEN FOR HWY I-696 10.300A 000000

76-24-18-351-008
CITY OF SOUTHFIELD
26000 EVERGREEN
SOUTHFIELD MI 48076

PROPERTY ADDRESS:
W 11 MILE RD

LEGAL DESCRIPTION:

T1N,R10E,SEC 18 PART OF S 1/2 OF SEC BEG AT PT DIST N 00-03-57 E 615 FT FROM S 1/4 COR, TH N 89-56-03 W 101.20 FT, TH N 44-56-03 W 437.41 FT, TH N 00-03-57 E 671.41 FT, TH N 45-03-57 E 437.41 FT, TH S 89-56-03 E 869.91 FT, TH S 44-56-03 E 100 FT, TH SWLY TO PT DIST E 120 FT & N 1717 FT FROM S 1/4 CO, TH S 00-03-57 W 240 FT, TH N 89-56-03 W 120 FT, TH S 00-03-57 W 674 FT, TH S 89-56-03 E 798 FT, TH S 00-03-57 W 188 FT, TH N 89-56-03 W 798 FT TO BEG EXC PART IN 000000 I-696 HWY 16.270A 000

76-24-18-351-011
AMERICAN LANDMARK PROPERTIES II LLC
855 MILITARY AVE UNIT 57

PROPERTY ADDRESS:
W 11 MILE RD

XXXXX

LEGAL DESCRIPTION:

T1N,R10E,SEC 18 PART OF SW 1/4 BEG AT PT DIST N 00-22-00 R 660.00 FT FROM SW SEC COR, TH N 00-22-00 E 475.22 FT, TH S 89-38-00 E 50.00 FT, TH N 00-22-00 E 250.00 FT, TH S 89-38-00 E 25.00 FT, TH N 00-22-00 E 346.19 FT TO S R/W LINE OF I-696 HWY, TH S 89-01-00 E 1474.49 FT, TH ALG CURVE TO LEFT, RAD 5832.58 FT, CHORD BEARS N 86-55-56 E 824.10 FT, DIST OF 824.79 FT, TH S 45-03-57 W 217.31 FT, TH S 00-03-57 W 671.41 FT, TH S 44-56-03 E 289.25 FT, TH W 567.82 FT, 000000 TH N 45-00-00 W 350.71 FT, TH N 60.00 FT, TH W 488.28 FT, TH S 00-23-00 W 368.01 FT, TH W 1122.18 FT TO BEG EXC WLY 60 FT TAKEN FOR INKSTER RD 47.340A

76-24-18-351-012
SKYMARK PROPERTIES SPE LLC
855 MILITARY AVENUE UNIT 57

PROPERTY ADDRESS:
27100 W 11 MILE RD

XXXXX

LEGAL DESCRIPTION:

T1N,R10E,SEC 18 PART OF SW 1/4 BEG AT PT DIST E 1222.00 FT FROM SW SEC COR, TH N 00-23-00 E 637.91 FT, TH E 354.51 FT, TH S 190.00 FT, TH E 227.80 FT, TH S 129.30 FT, TH E 195.00 FT, TH S 318.60 FT, TH W 781.58 FT TO BEG EXC S 60 FT TAKEN FOR ELEVEN-MILE RD 7.910A 61.52 FT & N 65-20-10 E 66.71 FT & S 83-17-50 E 61.52 FT & S 06-04-20 E 170.83 FT & S 31-14-15 E 55.83 FT TO BEG.EXC.SLY 60 FT DED TO R.O.W. 8.715A 000000

76-24-18-351-014
SKYMARK PROPERTIES SPE LLC
855 MILITARY AVENUE UNIT 57

XXXXX

PROPERTY ADDRESS:
27200 W 11 MILE RD

LEGAL DESCRIPTION:

T1N,R10E, SEC 18 PART OF S 1/2 OF SEC BEG AT PT DIST E 1222.00 FT & N 00-23-00 E 637.91 FT FROM SW SEC COR, TH N 00-23-00 E 390.10 FT, TH E 388.28 FT, TH S 60.00 FT, TH S 45-00-00 E 350.71 FT, TH E 567.82 FT, TH S 44-56-03 E 148.16 FT, TH S 00-03-57 W 171.94 FT, TH S 44-43-20 E 117.66 FT, TH S 11-33-40 W 52.46 FT, TH N 74-01-20 W 33.11 FT, TH S 18-31-40 W 52.89 FT, TH S 41-07-40 W 58.23 FT, TH S 64-39-20 E 61.52 FT, TH N 65-20-10 E 66.71 FT, TH S 83-17-50 E 61.52 FT, TH S 06-04-20 E 170.83 FT, TH S 31-14-15 E 55.83 FT, TH W 109.00 FT TO S 1/4 COR, TH W 634.52 FT, TH N 318.60 FT, TH W 195.00 FT, TH N 129.30 FT, TH W 227.80 FT, TH N 190.00 FT, TH W 354.51 FT TO BEG EXC S 60 FT TAKEN FOR ELEVEN MILE RD, ALSO EXC BEG AT PT DIST N 144.74 FT FROM SE COR OF SD PARCEL TH W 70

76-24-18-400-017
A C PROPERTIES
26100 AMERICAN DRIVE STE 550
SOUTHFIELD MI 48034

PROPERTY ADDRESS:
26455 AMERICAN DR

LEGAL DESCRIPTION:

T1N,R10E, SEC 18 PART OF S 1/2 OF SE 1/4 BEG AT PT DIST W 1077.63 FT & N 00-02-03 W 60 FT FROM SE SEC COR, TH W 398 FT, TH N 00-03-57 E 840 FT, TH E 398 FT, TH S 00-03-57 W 840 FT TO BEG 7.67 A

76-24-18-400-022
US GOVT B BATTERY 18
BOX 660 AAA
FRANKLIN MI 48025

PROPERTY ADDRESS:
26400 W 11 MILE RD

LEGAL DESCRIPTION:

T1N,R10E, SEC 18 PART OF SE 1/4 BEG AT PT DIST N 00-03-57 E 803 FT FROM S 1/4 COR, TH N 00-03-57 E 674 FT, TH S 89-56-03 E 120 FT, TH N 00-03-57 E 240 FT, TH N 80-48-22 E 728.91 FT, TH S 44-56-03 E 337.41 FT, TH S 00-03-57 W 980.70 FT, TH N 89-56-03 W 280 FT, TH N 00-03-57 E 188 FT, TH N 89-56-03 W 798 FT TO BEG 24.120A 000

76-24-18-400-027
HANTZ REAL ESTATE VENTURES LLC
26200 AMERICAN DRIVE 5TH FL
SOUTHFIELD MI 48034

PROPERTY ADDRESS:
26100 AMERICAN DR

LEGAL DESCRIPTION:

T1N,R10E, SEC 17 PART OF SW 1/4 OF SEC 17 & PART OF SE 1/4 OF SEC 18, ALL DESC AS BEG AT PT DIST N 00-02-03 W 60.00 FT & W 1561.63 FT & N 00-03-57 E 2009.91 FT & N 72-22-14 E 1147.49 FT FROM SE COR OF SEC 18, TH N 72-22-14 E 325.00 FT ALG SLY R/W LINE I-696 HWY, TH S 15-26-02 E 360.00 FT, TH N 68-39-19 E 190.00 FT, TH S 31-42-20 E 163.00 FT, TH ALG CURVE TO RIGHT, RAD 642.74 FT, CHORD BEARS S 77-57-04 W 448.98 FT, DIST OF 458.65 FT, TH N 81-36-22 W 270.00 FT, TH N 33-54-05 E 190.34 FT, TH N 17-37-46 W 225.00 FT TO BEG 4.640A

76-24-18-400-028
SOUTHFIELD GRAND HOSPITALITY INC
26000 AMERICAN DR
SOUTHFIELD MI 48034

PROPERTY ADDRESS:
26000 AMERICAN DR

LEGAL DESCRIPTION:

T1N,R10E, SEC 17 PART OF SW 1/4 OF SEC 17 & PART OF SE 1/4 OF SEC 18, ALL DESC AS BE AT PT DIST N 00-02-03 W 60.00 FT & W 1561.63 FT & N 00-03-57 E 2009.91 FT & N 72-22-14 E 1472.29 FT FROM SE COR OF SEC 18, TH N 72-22-14 E 180.64 FT ALG SLY R/W LINE I-696 HWY, TH S 40-56-58 E 491.72 FT ALG SW R/W LINE FRANKLIN RD TH S 53-03-02 W 118.75 FT, TH ALG CURVE TO RIGHT, RAD 642.74 FT, CHORD BEARS S 55-16-45 W 49.99 FT, DIST OF 50.00 FT, TH N 31-42-20 W 163.00 FT, TH S 68-39-19 W 190.00 FT TH N 15-26-02 W 360.00 FT TO BEG 2.620A

76-24-18-400-034
HANTZ REAL ESTATE VENTURES LLC
26200 ANERICAN DRIVE 5TH FLOOR
SOUTHFIELD MI 48075

PROPERTY ADDRESS:
26200 AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 PART OF SE 1/4 BEG AT PT DIST N 00-02-03 W 60 FT & W 1561.63 FT & N 00-03-57 E 2009.91 FT & N 72-22-14 E 663.03 FT FROM SE SEC COR, TH N 72-22-14 E 484.46 FT, TH S 17-37-46 E 225 FT, TH S 33-54-05 W 190.34 FT, TH N 81-36-22 W 373.28 FT, TH N 17-37-46 W 179.64 FT TO BEG EXC BEG AT PT DIST N 00-02-03 W 60 FT & W 1561.63 FT & N 00-03-57 E 2009.91 FT & N 72-22-14 E 663.03 FT & S 17-37-46 E 145.87 FT FROM SE SEC COR, TH ALG CURVE TO RIGHT, RAD 744.74 FT, CHORD BEARS S 52-33-58 E 62.51 FT, DIST OF 62.53 FT, TH N 81-36-22 W 39.83 FT, TH N 17-37-46 W 33.77 FT TO BEG, ALSO BEG AT PT DIST N 00-02-03 W 60 FT & W 1561.63 FT & N 00-03-57 E 2009.91 FT & N 72-22-14 E 7.82 FT FROM SE SEC COR, TH N 72-22-14 E 655.21 FT, TH S 17-37-46 E 179.64 FT, TH N 81-36-22 W

76-24-18-451-002
PANTECH
39533 WOODWARD AVENUE STE 150
BLOOMFIELD HIL MI 48304

PROPERTY ADDRESS:
26455 AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 2
L 18714 P 477 SPLIT ON 01/04/2000 FROM 76-24-17-351-017, 76-24-18-400-030, 76-24-18-400-031;

76-24-18-451-004
AMERICAN COMMERCE BUILDING
39533 WOODWARD AVE. STE 150
BLOOMFIELD HIL MI 48304

PROPERTY ADDRESS:
26454 AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 8
L 18714 P 477 SPLIT ON 01/28/2000 FROM 76-24-18-451-001

76-24-18-451-005
QUADCAST
39533 WOODWARD AVENUE STE 150
BLOOMFIELD HIL MI 48304

PROPERTY ADDRESS:
26495 AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 9
L 18714 P 477 SPLIT ON 01/28/2000 FROM 76-24-18-451-001

76-24-18-476-007
BARTON MALOW ENTERPRISES INC
26500 AMERICAN DR
SOUTHFIELD MI 48034

PROPERTY ADDRESS:
26500 AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 6
L 18714 P 477 8.48 AC SPLIT ON 01/28/2000 FROM 76-24-18-476-001, 76-24-18-476-003,

76-24-18-476-010
BRE/ESA PORTFOLIO
P O BOX 49550 PROP TAX 4192
CHARLOTTE NC 28277-9550

PROPERTY ADDRESS:
26250 AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 17 OAKLAND COUNTY CONDOMINIUM PLAN NO 1121 AMERICAN COMMERCE CENTRE UNIT 11
L 18714 P 477 SPLIT ON 03/22/01 FR 006

76-24-18-476-012
AMERICAN CTR ACQUISITION
20500 CIVIC CTR. DR. #3000
SOUTHFIELD MI 48076

PROPERTY ADDRESS:
AMERICAN DR

LEGAL DESCRIPTION:

T1N, R10E, SEC 18 PART OF SE 1/4 BEG AT PT DIST N 00-02-03 W 60 FT & N 89-55-53 E 615.69 FT & N 00-17-33 E
317.91 FT & N 40-56-58 W 2030.84 FT FROM SE SEC COR, TH N 40-56-58 W 116.96 FT, TH S 81-36-22 E 385.77 FT, TH
ALG CURVE TO LEFT, RAD 617 FT, CHORD BEARS S 84-00-17 W 306.65 FT, DIST OF 309.90 FT TO BEG 0.25 A 12-17-
01 FR 17-351-014 12-19-01 CORR

76-24-19-100-221
CUMBERLAND GLOBAL LLC
1205 FRANKLIN AVE SUITE 110
GARDEN CITY NY 11530

PROPERTY ADDRESS:
27301 W 11 MILE RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 19 PART OF NW 1/4 OF NW 1/4 BEG AT PT DIST S 60 FT & N 89-48-30 E 220.00 FT FROM NW SEC COR,
TH N 89-48-30 E 383.65 FT, TH S 801.25 FT, TH S 89-48-30 W 543.65 FT, TH N 586.25 FT, TH N 89-48-30 E 160.00 FT, TH N
215.00 FT TO BEG 9.210A 000

76-24-19-100-223
RICHLAND TOWERS MANAGEMENT LLC
PO BOX 723597
ATLANTA GA 31139

PROPERTY ADDRESS:
26955 W 11 MILE RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 19 PART OF NW 1/4 BEG AT PT DIST S 89-54-07 W 317.19 FT & S 00-12-45 W 60 FT FROM N 1/4 COR,
TH N 89-54-07 E 50 FT, TH S 00-12-45 W 110 FT, TH S 37-38-26 E 415.56 FT, TH N 89-54-07 E 304 FT, TH S 00-12-45 W
1159 FT, TH N 89-43-13 W 609 FT, TH N 00-12-45 E 1594.49 FT TO BEG 17.64 A PARCEL 1 5-21-10 FR 222

76-24-19-100-224
DETROIT TELEVISION STATION WKBD INC
2800 POST OAK BLVD-- STE 4200
HOUSTON TX 77056

PROPERTY ADDRESS:
26905 W 11 MILE RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 19 PART OF NE 1/4, ALSO PART OF NW 1/4 BEG AT PT DIST S 00-02-57 W 60 FT FROM N 1/4 COR,
TH S 00-02-57 W 1259.54 FT, TH S 20-04-31 E 368.12 FT, TH N 89-02-51 W 126.67 FT, TH N 89-43-13 W 712.91 FT, TH N 00-
12-45 E 1159 FT, TH S 89-54-07 W 304 FT, TH N 37-38-26 W 415.56 FT, TH N 00-12-45 E 110 FT, TH N 89-54-07 E 1267.36
FT TO BEG 31.29 A 5-21-10 FR 222

76-24-22-326-001
KLM VENTURES
21411 CIVIC CENTER DR #114
SOUTHFIELD MI 48076

PROPERTY ADDRESS:
21411 CIVIC CENTER DR

LEGAL DESCRIPTION:

T1N,R10E,SEC 22 330C SECTION 22 PART OF E 1/2 OF SW 1/4 BEG AT PT DIST S 86-40-50 W 616.67 FT FROM CEN OF SEC, TH S 02-02-30 W 692.95 FT, TH W 330 FT, TH N 02-02-30 E 674 FT APPROX TO CEN LINE OF 101/2 MILE RD TH N 86-40-50 E 330 FT ALG CEN LINE OF 101/2 MILE RD TO THE BEG EXC NLY 41 FT DED TO R.O.W. 4.850A 000000

76-24-22-326-002
LAWRENCE TECH UNIVERSITY
21000 TEN MI RD W
SOUTHFIELD MI 48075

PROPERTY ADDRESS:
21255 CIVIC CENTER DR

LEGAL DESCRIPTION:

T1N,R10E,SEC 22 330B-1 PART OF SW 1/4 BEG AT PT DIST S 86-40-50 W 237.76 FT FROM CEN OF SEC, TH ALG CEN LINE OF PERPETUAL 40 FT EASEMENT FOR EGRESS & INGRESS S 3-26-50 E 111.18 FT & 97.70 FT ALG ARC OF A CURVE CONCAVE TO W WITH RAD OF 186.58 FT & CHORD BEARING S 11-33-16 W 96.59 FT, TH S 26-33-23 W 143.86 FT, TH S 2-02-30 W 32.02 FT TO THE END OF THE EASEMENT OF THIS LAND DESC. TH N 63-26-37 W 342.68 FT, TH N 2-02-30 E 192.25 FT, TH N 86-40-50 E 378.91 FT TO BEG, EXC THAT PART TAKEN 000000 FOR HWY 2.180A

76-24-22-326-003
LAWRENCE TECH UNIVERSITY
1 TOWNE SQUARE #1200
SOUTHFIELD MI 48076

PROPERTY ADDRESS:
21301 CIVIC CENTER DR

LEGAL DESCRIPTION:

T1N,R10E,SEC 22 330B-2 PART OF SW 1/4 BEG AT A PT DIST S 86-40-50 W 616.67 FT & S 02-02-30 W 192.25 FT FROM CEN 1/4 COR OF SEC 22 TH S 63-26-37 E 342.68 FT TH S 02-02-30 W PARALLEL TO N & S 1/4 LINE 145 FT TH N 88-28-34 W 311.39 FT TH N 02-02-30 E 290 FT TO BEG SUBJECT TO AN EASEMENT OVER WLY 20 FT OF DESC PROP ALSO OVER ELY 30 FT OF PROP FO INGRESS & EGRESS 1.554A M J MURPHYS ORCHARD ESTS. DUE WEST 311.50 FT, TH N 2-02-30 E 500.70 FT TO BEGINNING CONTAINING 3.0277 000000

76-24-22-326-004
LAWRENCE TECH UNIVERSITY
21000 WEST TEN MILE
SOUTHFIELD MI 48076

PROPERTY ADDRESS:
21311 CIVIC CENTER DR

LEGAL DESCRIPTION:

T1N,R10E,SEC 22 330B-3 PART OF SW 1/4 BEG AT A PT DIST S 86-40-50 W 616.67 FT & S 02-02-30 W 482.25 FT FROM CEN 1/4 COR OF SEC 22 TH S 88-28-34 E 311.39 FT TH S 02-02-30 W PARALLEL TO N & S 1/4 LINE 201.64 FT TH DUE W ALG NLY LINE S. P. OF M. JMURPHY ORCHARD EST 311.50 FT TH N 02-02-30 E 210.70 FT TO BEG SUBJECT TO AN EASEMENT OVER ELY 30 FT OF ELY 100FT FOR PUBLIC UTILITIES 1.474A M J MURPHYS ORCHARD ESTS. DUE WEST 311.50 FT, TH N 2-02-30 E 500.70 FT TO BEGINNING CONTAINING 3.0277 000000

76-24-22-326-005
LAWRENCE TECH UNIVERSITY
21000 TEN MI RD W
SOUTHFIELD MI 48075

PROPERTY ADDRESS:
21201 CIVIC CENTER DR

LEGAL DESCRIPTION:

T1N,R10E,SEC 22 330A SECTION 22 PART OF SW 1/4 BEG AT PT DIST S 86-40-50 W 237.76 FT FROM CEN OF SEC, TH S 03-26-50 E 111.18 FT, TH ALG CURVE TO LEFT, RAD 186.58 FT CHORD BEARS S 11-33-16 W 96.59 FT DIST 97.70 FT TH S 26-33-23 W 143.86 FT TH S 02-02-30 W 379.66 FT TH E 302.90 FT TH N 02-02-30 578.90 FT TH NWLY ALG N'WESTERN HWY ALG CURVE TO LEFT RAD 3615.87 FT CHORD BEARS N 48-46-19 W 210.86 FT DIST 210.89 FT TH S 86-40-50 W 74.02 FT TO BEG, EXC THAT PART TAKEN FOR HWY 000000 4.240A

76-24-22-451-004

LAWRENCE TECH UNIVERSITY
21000 W 10 MILE
SOUTHFIELD MI 48075

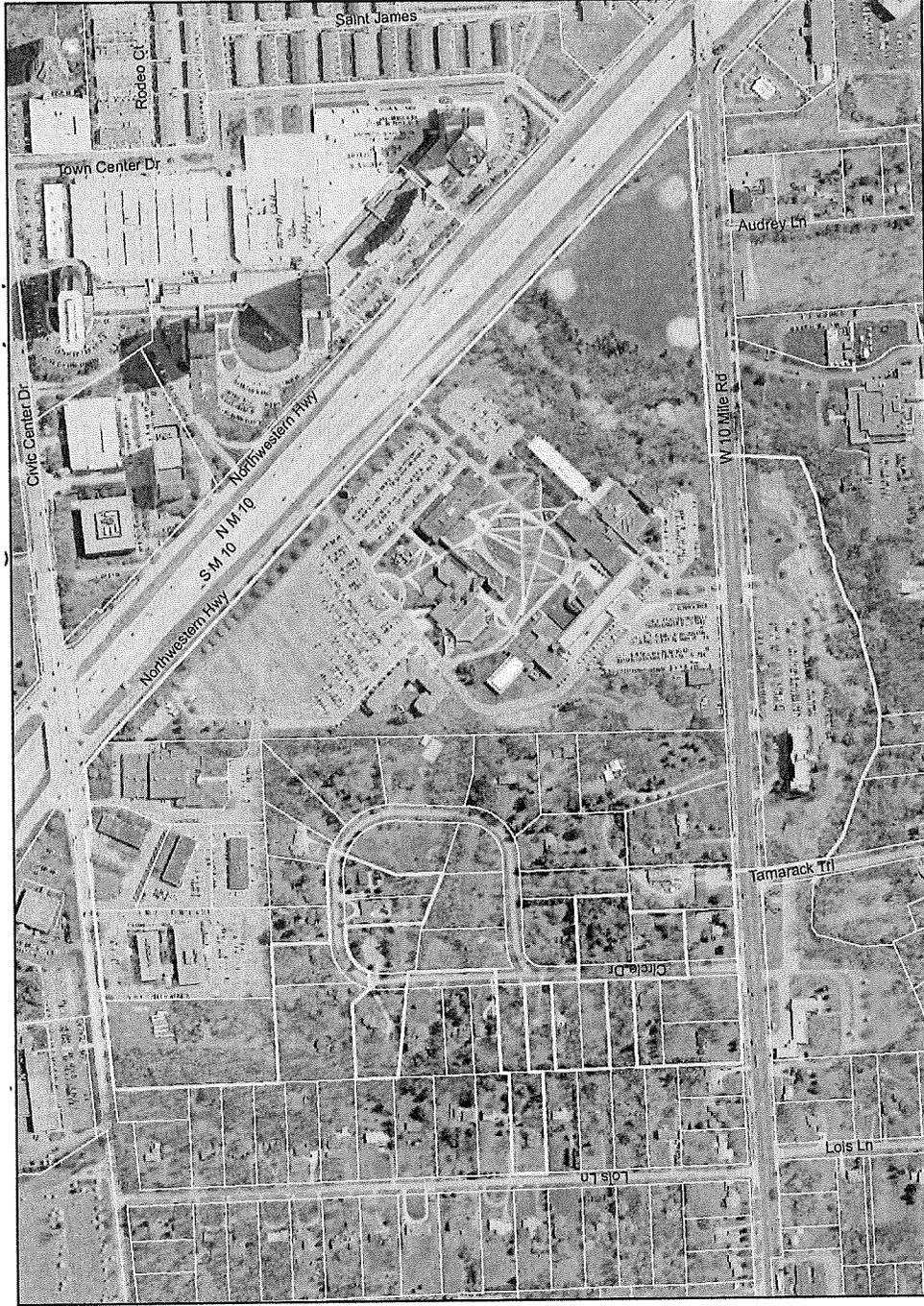
PROPERTY ADDRESS:

21222 W TEN MI RD

LEGAL DESCRIPTION:

T1N, R10E, SEC 22 SUPERVISOR'S PLAT OF M J MURPHY ORCHARD ESTATES PART OF LOTS 1 TO 4 INCL, ALSO ALL OF LOTS 23 TO 27 INCL, ALSO PART OF SE 1/4 ALL DESC AS BEG AT PT DIST N 02-47-50 E 60.04 FT FROM S 1/4 COR, TH N 89-14-40 W 650.06 FT, TH N 01-32-50 E 386 FT, TH S 89-14-40 E 166.10 FT, TH N 01-32-50 E 399.01 FT, TH S 89-14-40 E 52.26 FT, TH ALG CURVE TO LEFT, RAD 194.62 FT, CHORD BEARS N 48-25-05 E 262.15 FT, DIST OF 287.62 FT, TH N 06-04-50 E 250 FT, 22 TH ALG CURVE TO LEFT, RAD 257.79 FT, CHORD BEARS N 35-51-39 W 344.60 FT, 25 DIST OF 377.41 FT, TH N 12-11-40 E 229.01 FT, TH S 89-14-35 E 425 FT, TH N 02-47-50 E 572.09 FT, TH ALG CURVE TO RIGHT, RAD 3660.72 FT, CHORD BEARS S 44-32-48 E 191.72 FT, DIST OF 191.74 FT, TH S 43-02-46 E

Exhibit B
Southfield CTP – Lawrence Technological University Expansion



Carrislie/Wortman Associates, Inc.
Source: City of Southfield, Oakland County GIS
5/18/2015

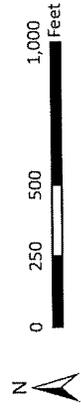


EXHIBIT C – CITY OF SOUTHFIELD CTP

Exhibit C City of Southfield CTP Original Estimated Captured Assessed Value as Provided in Current Plan 2003-2017				
<i>Year</i>	<i>Base Assessed Value</i>	<i>Estimated Total Taxable Value</i>	<i>Estimated Captured Value</i>	<i>Estimated Captured Taxes (37.4801) (\$)</i>
2003/2004	2,321,650	3,179,330	857,680	32,146
2004/2005	2,321,650	5,452,163	3,130,513	117,332
2005/2006	2,321,650	8,902,048	6,580,398	246,634
2006/2007	2,321,650	12,770,804	10,449,154	391,635
2007/2008	2,321,650	17,004,974	14,683,324	550,332
2008/2009	2,321,650	19,457,074	17,135,424	642,237
2009/2010	2,321,650	19,846,215	17,524,565	656,822
2010/2011	2,321,650	20,273,437	17,951,787	672,835
2011/2012	2,321,650	20,678,906	18,357,256	688,032
2012/2013	2,321,650	21,092,484	18,770,834	703,533
2013/2014	2,321,650	21,514,334	19,192,684	719,344
2014/2015	2,321,650	21,944,621	19,622,971	735,471
2015/2016	2,321,650	22,383,513	20,061,863	751,921
2016/2017	2,321,650	22,831,183	20,509,533	768,699
2017/2018	2,321,650	23,287,807	20,966,157	785,814
Total Captured Taxes -				\$8,462,787

**EXHIBIT D – City of Southfield CTP
Captured Assessed Value of Amended, Restated and Extended Plan
2015/16 – 2018/19 and 2019/20 – 2033/34**

Year	Base Taxable Value	Taxable Value Projected	Base PP TV	PP Taxable Value Projected	Base Real TV	Real Taxable Value Projected	PP Total Increment per Year	Real Total Increment per Year	Total Increment per Year	Capture of City taxes, or 23.74410 mills	Capture County Operating Taxes, or 4.6461 mills	Capture of OCPA taxes, or 1.0 mills	50% Capture of 1.68450 mills	Capture of OCC taxes, or 1.5844 mills	50% Capture of School Operating Taxes, or 9.0 mills and Comm PP taxes, or 3.0 mills	50% State Education Tax RP & Comm PP Taxes, or 3.0 mills	Total Annual Capture
2015	2,321,650	7,858,110															
2015/16	104,555,430	110,091,890	28,912,440	28,912,440	75,643,840	81,180,300	0	5,536,460	5,536,460	131,458	25,723	5,536	9,326	8,772	49,828	33,219	263,863
2016/17	104,555,430	107,890,052	28,912,440	28,334,191	75,643,840	81,180,300	-578,249	5,536,460	4,958,211	117,728	23,036	4,958	8,352	7,856	48,093	29,749	239,773
2017/18	104,555,430	106,811,152	28,912,440	28,050,849	75,643,840	81,586,202	-861,591	5,942,361	5,080,771	120,638	23,606	5,081	8,559	8,050	50,896	30,485	247,315
2018/19	104,555,430	107,845,207	28,912,440	28,191,104	75,643,840	82,099,995	-721,336	7,166,155	6,444,818	153,026	29,943	6,445	10,856	10,211	62,331	38,669	311,482
2019/20	104,555,430	107,881,933	28,912,440	28,332,059	75,643,840	84,052,144	-580,381	8,408,304	7,827,923	185,867	36,369	7,828	13,186	12,403	73,934	46,968	376,554
2020/21	104,555,430	108,421,343	28,912,440	28,473,719	75,643,840	85,312,927	-438,721	9,669,087	9,230,366	219,167	42,885	9,230	15,549	14,625	85,706	55,382	442,543
2021/22	104,555,430	108,963,450	28,912,440	28,616,088	75,643,840	86,592,621	-296,352	10,948,781	10,652,478	252,932	49,492	10,652	17,944	16,878	97,650	63,915	509,463
2022/23	104,555,430	109,508,267	28,912,440	28,759,168	75,643,840	87,891,510	-153,272	12,247,670	12,094,398	287,171	56,192	12,094	20,373	19,162	109,769	72,566	577,328
2023/24	104,555,430	110,055,808	28,912,440	28,902,964	75,643,840	89,209,882	-9,476	13,566,042	13,556,567	321,888	62,985	13,557	22,836	21,479	122,066	81,339	646,151
2024/25	104,555,430	110,606,087	28,912,440	29,047,479	75,643,840	90,548,031	135,039	14,904,191	15,039,230	357,093	69,874	15,039	25,334	23,828	134,543	90,235	715,946
2025/26	104,555,430	111,172,148	28,912,440	29,337,954	75,643,840	91,906,251	425,514	16,262,411	16,687,925	396,240	77,534	16,688	28,111	26,440	147,638	100,128	792,778
2026/27	104,555,430	112,829,270	28,912,440	29,631,333	75,643,840	93,284,845	718,893	17,641,005	18,359,898	435,939	85,302	18,360	30,927	29,089	160,926	110,159	870,703
2027/28	104,555,430	113,957,563	28,912,440	29,927,647	75,643,840	94,684,118	1,015,207	19,040,278	20,055,484	476,199	93,180	20,055	33,783	31,776	174,408	120,333	949,735
2028/29	104,555,430	115,097,138	28,912,440	30,226,923	75,643,840	96,104,379	1,314,483	20,460,559	21,775,023	517,028	101,169	21,775	36,680	34,500	188,088	130,650	1,029,891
2029/30	104,555,430	116,248,110	28,912,440	30,529,192	75,643,840	97,545,945	1,616,752	21,902,105	23,518,857	558,434	109,271	23,519	39,618	37,263	201,969	141,113	1,111,187
2030/31	104,555,430	117,410,591	28,912,440	30,834,484	75,643,840	99,009,134	1,922,044	23,365,294	25,287,339	600,425	117,488	25,287	42,597	40,065	216,054	151,724	1,193,640
2031/32	104,555,430	118,584,697	28,912,440	31,142,829	75,643,840	100,494,271	2,230,389	24,850,431	27,080,820	645,010	125,820	27,081	45,618	42,907	230,345	162,485	1,277,265
2032/33	104,555,430	119,770,544	28,912,440	31,454,257	75,643,840	102,001,685	2,541,817	26,357,845	28,899,663	686,196	134,271	28,900	48,681	45,789	244,846	173,398	1,362,081
2033/34	104,555,430	120,968,249	28,912,440	31,768,800	75,643,840	103,531,711	2,856,360	27,887,871	30,744,231	729,994	142,841	30,744	51,789	48,711	259,560	184,465	1,448,104
Total										7,190,436	1,406,980	302,830	510,118	479,805	2,658,651	1,816,982	14,365,802