

Regular City Council Meeting Agenda

February 28, 2022

7:30 p.m. **Call to Order**
 Pledge of Allegiance
 Roll Call
 Approval of City Council Minutes: February 14, 2022
 Approval of Bills: None
 Approval of Agenda
 Consent Agenda
 1. Memorial Day Parade
 2. Reappointments

 Public Comment

 Discussion - Downtown

 Fire Chief Report
 - Introduction of New Fire Chief – Joey Thorington

 Police Chief Report

I. Unfinished Business

- II. New Business**
- 1. Railroad Crossing Sewer Easements**
 - 2. Water & Sewer Tap-In Fees**

III. Budget

IV. Public Comment

V. Manager's Report

VI. Council Comments

VII. Adjournment

*Please see reverse side for rules of conduct for public comment at City Council meetings

Rules of Conduct for Public Comment at Council Meetings*

Members of the public may speak at a Council meeting upon recognition by the Mayor. Public comment may only occur during periods designated on the agenda for public comment or a public hearing. A person may speak for up to two (2) minutes during each of the two public comment periods on agenda items or non-agenda items. Waivers of the time requirement may only be granted in the discretion of the Mayor, and waivers to speak at a time other than a designated comment period may only be granted by the Council. Any person wishing to make a presentation longer than two minutes or requiring audio-visual equipment is asked to contact the City Clerk requesting to appear on a future agenda.

A person may only address Council from the podium. Only one person may occupy the podium at a time. All remarks are to be directed to the Mayor and Council. Speakers are not to engage in direct dialog with other meeting attendees.

Any person who violates the Rules of Conduct, disturbs the peace at the meeting, and/or interferes with the meeting may be warned, ordered to be seated, removed, and/or ticketed.

*This summarizes Council Resolution 04-18. Complete Rules, including guidelines for considering waivers, are available in the Council Chambers and from the City Clerk.

City of South Lyon
Regular City Council Meeting
February 14, 2022

Mayor Pelchat called the meeting to order at 7:30 p.m.

Mayor Pelchat led those present in the Pledge of Allegiance

Roll Call: Councilmembers: Dilg, Kurtzweil, Kivell, Kennedy, Mosier, Hansen

Also present: City Manager Zelenak, Attorney Hamameh, Chief Sovik, Deputy Chief Weir, DDA

Director Mack, Finance and Benefit Administrator Tiernan, and Clerk/Treasurer Deaton

MINUTES

CM 2-1-22 MOTION TO APPROVE MINUTES- JANUARY 24, 2022

Motion by Kivell, supported by Kennedy

Motion to approve the minutes as presented

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

CM 2-2-22 MOTION TO APPROVE BILLS

Motion by Kennedy, supported by Hansen

Motion to approve bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDA

CM 2-3-22 MOTION TO APPROVE AGENDA

Motion by Dilg, supported by Kennedy

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

CONSENT AGENDA

1. Resignation of Wayne Chubb from Planning Commission

CM 2-4-22 MOTION TO APPROVE CONSENT AGENDA

Motion by Kurtzweil, supported by Kennedy

Motion to approve consent agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Ryan Lare of 716 Grand Court stated he didn't attend the last Council meeting but he did review the tape. He stated he doesn't understand why we have a rogue Councilmember that is calling a DPW employee while they are working in freezing temperatures on a water main break because that person isn't getting updates. He stated he didn't contact anyone regarding updates. He stated everyone knows the ambassador's webpage of South Lyon, news, weather, Police and Fire. Police and Fire have joined his page and as they posted the information on their page, he posted it on his. There were several residents that contacted him and he gave them the information he had. He didn't call and ask the DPW or Chief Sovik about updates, he was patient and waited. He didn't have any issues with low water pressure. He told them to wait it out and if they still had brown water in the morning to contact Marianne at the water department. He doesn't understand why we can't have professionalism in the city. It undermines our personnel. He then thanked Doug Varney and his team, without them we wouldn't have South Lyon. If

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it wasn't for Chief Sovik and his team, we wouldn't have a police department. He then stated the personnel in the city make up South Lyon. By calling the workers, you endangered them. He then thanked City Manager Zelenak for all he does for the city.

Larry Ledbetter, the president of the South Lyon Historical Commission gave a presentation regarding the history of South Lyon. *See the full letter attached*. He spoke about the history of the depot as well as the history of Depot Day. He stated this will be the 41st Depot Day and they will have trains, butter making, bubbles, pony rides, touch a truck fire engine, police cars, front loader tractors, hula hoop, sack races, music, bee keepers, balloons and tours of the village. This will be on September 10, 2022. He then discussed the programs they hold throughout the year, such as Native American History, Railroads, Route 66, the Tube Mill company, World War II and other programs. He stated the commission has a dream for adding a barn and a house to the village. He stated a barn will allow them to display the relics of when South Lyon was a farming company. He stated they started a barn committee two years ago. They have visited several different barns and houses and asked for quotes and marked off their site preference. He further stated Bob Polasky has put together a good presentation of the project, that he hopes to bring before city council in the near future. He stated they are hoping to start the project this year and complete it in 2023 which will be the 150th year of the village of South Lyon. He then stated he has invited Tom Daldin of Under the Radar Michigan TV show on PBS to visit South Lyon and the Historic Village as well as the Christmas House, and other downtown areas.

DISCUSSION- Downtown

Downtown Director Nate Mack stated he offered a contract to someone for the Farmer's Market Manager position but the person they thought would work out the best declined the contract. We will be posting it again soon. He stated at the previous DDA meeting, they discussed the first draft of the budget for the upcoming fiscal year and they voted to increase the Farmers Market vendor fees from \$15.00 to \$25.00 for a daily vendor and from \$292.00 to \$325.00 for seasonal vendors. The fees haven't been increased in many years. He then stated Main Street Oakland County should be out to assess next week to move forward with the highest level in the Main Street program. He stated the South Lyon Carnivale event will be on March 5th from 4pm to 7pm and it is progressing well. He stated the flyer went out last Friday and we'll have tarot card readers, street performers, food trucks and we have 5 downtown restaurants that will be participating and it will be a good event. Councilmember Dilg asked where the street performers and food trucks will be since the streets won't be closed. Mr. Mack stated we are thinking either in the Farmers Market lot, or the Liberty Street parking lot. The food trucks will be in the parking lot for the Liberty parking lot. Councilmember Kurtzweil asked if the person didn't take the market manager position due to money. Mr. Mack stated that is why they didn't accept the contract. Councilmember Kurtzweil asked if he has been in contact with the Cultural Arts Commission regarding the DIA. Mr. Mack stated he has not, but he will make contact with them. Councilmember Kivell asked if he has spoken with any other Market Managers in the area who is familiar with the job. Mr. Mack stated he has not.

FIRE CHIEF REPORT

Deputy Chief Weir stated in the last week, engine 2 received scheduled new brakes for that apparatus and was completed. On Saturday there was a motor vehicle crash in downtown by Harvard, and it caused a vehicle fire but no injuries. He stated we have been awarded a grant for a 4-hour training session for interacting with special needs patients and that will take place in April. Councilmember Kennedy asked about an update for the ladder truck. Deputy Chief Weir stated they haven't started the chassis cab yet, but he is expecting delivery by the end of the year. Councilmember Kurtzweil thanked him for applying

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for the grant. It is critical that first responders understand the importance of dealing with people with special needs. Due to the pandemic, they have been hurt hard. They can't always speak, and something you have to be able to read their body language. Mayor Pelchat thanked Deputy Chief Weir and the staff at the Fire Department for their patience while we searched for a new Fire Chief.

POLICE CHIEF REPORT

Chief Sovik introduced our new cadet, Ashley Tokarsky. He stated she has more experience than we normally see as a cadet applicant. Her cadet interview was one of the best he has ever been a part of. Her ability to think and the way she handled herself when answering the tough questions was better than most police officers' interviews. She was slated to attend the Michigan State Police Academy years ago. She and her husband chose to invest in her husband's future at the time, and now she will pursue her goals. She will be a good fit with us. She is planning on attending the police academy in July of this year and her ultimate goal is to be a police officer for the City of South Lyon. Chief Sovik stated we are hoping to have the generator installed soon.

OLD BUSINESS

NEW BUSINESS

1. City Council Chambers upgrades

City Manager Zelenak explained that the city, South Lyon Schools, and the Cable Commission have been researching methods to upgrade the recording and broadcast equipment in the council chambers for over a year. The city's portion of the project is 50% of the cost of the improvements which is \$16,164.30. Rich Perry of the Cable Commission gave a brief presentation of the requested upgrades for the council chambers. Councilmember Kennedy asked if there is any automatic functionality or will it always have to be manned by a person. Mr. Perry stated there will always have a person to operate the cameras with zooming in on a person, or turning the camera to the person that is speaking, and they will put in graphical images, and the names and dates of the meetings. Councilmember Kennedy asked if there is a powerpoint presentation given, the video will show the actual presentation and not just zoom onto the screen behind Council. Mr. Perry confirmed that the audience would see the actual presentation. Councilmember Kennedy asked if the new equipment will be easier to use. Mr. Perry said it would because it is contemporary equipment and the equipment we currently have is very old. Councilmember Kennedy asked if city hall employees can run the equipment for any meetings held during working hours. Mr. Perry stated they will be trained on it, and they will build documentation and user guides for anyone that wants to learn it. Further discussion was held on training to use the equipment. Councilmember Kivell asked if there is any equipment such as Zoom that the microphone is activated when someone speaks, and the camera would automatically go to the person talking. If we did, we could have all of our commissions available on videos as opposed to reading minutes from a meeting. Mr. Perry stated that does exist, but we haven't proposed that as of now. Part of the problem is there are many microphones in this room, so it probably wouldn't work very well. Councilmember Kurtzweil thanked him for all the time he put into this. She stated there is some discussion about the OMA may begin to provide remote appearances by people with disabilities that may not be able to attend a meeting. There is also some talk about allowing elected officials to appear electronically and participate in a meeting under limited circumstances. She then asked if this equipment will allow that. Mr. Perry stated that wasn't part of the scope they researched, but he can research it if Council wishes. City Manager Zelenak stated we can look at that at a later date, it was important to bring these items so we can move forward with the upgrades that are necessary, then we can look at other things. Mr. Perry stated the vendor we are working with also

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works with many municipalities and he may already be aware if this equipment has the capability. Councilmember Hansen asked if the main storage is the 4 terabytes. Mr. Perry stated it is, but we can always add more. He stated they city will be able to store the files wherever they choose. Councilmember Dilg asked what the timeline is for the equipment. Mr. Perry stated after they receive the approved documents, they will let us know. He is guessing a couple of months. Councilmember Dilg asked if the meeting will be live. Mr. Perry stated it can be live if Council would like. Mayor Pelchat thanked the Cable Commission for all their work. He further stated he is thankful we are finally at this point and he is looking forward to getting this installed.

CM 2-5-22 MOTION TO APPROVE INSTALLATION OF VIDEO UPGRADES

Motion by Kennedy, supported by Kivell

Motion to approve the installation of the video system upgrade and paying 50% of the cost of the improvements \$16,164.30 to Telsystems from account #101-200-969-300

ROLL CALL VOTE:

Kennedy- Yes

Kurtzweil- Yes

Mosier- Yes

Hansen- Yes

Dilg- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

2. City broadcast audio visual playback system

City Manager Zelenak stated the Cable Commission has gone out for bid to upgrade the playback system for the local government access channel for broadcasting our city council and other cable related programming. Steve Kaukonen gave a brief presentation of the requested equipment. He explained we did a small upgrade 6-7 years ago, which was much better than the DVD player we use to use. Now we are really ready to step up to the next mid-level of technology that exists. He pointed out this is a two-tier approach; the proposal is for replacing the base line system that has features we don't currently have. He stated the current system crashes every so many weeks, and he or Rich must come into reboot the system, and if city hall is closed, we can't do that. We are also running into some hardware storage issues on the current CPU in the media room. The new equipment will enable them to do that remotely as well as update the playlist. He further stated the new equipment will allow them to do more live streaming. We are hoping to someday be able to live stream parades, but that is more in the future with additional equipment. He further stated we have looked at a few different vendors and we think the quote from Telsystems is best for what we are looking for. He further stated people will be able to see a schedule of what will be coming on next as well as the guide channel showing what will be on. Councilmember Kurtzweil asked about the on-demand feature. She asked if YouTube ever decides they don't want to air our council meetings anymore, is there a way to get the council meeting out. Mr. Kaukonen stated there are other platforms you can use and you can put it on the city's website as well. Councilmember Kurtzweil stated there is chatter that city council meetings are now being observed for content that is in violation of whatever those platforms guidelines are, and if YouTube doesn't want it being talked about it, they can pull the video. Mr. Kaukonen stated we are hoping to have a dedicated channel for all of our content.

CM 2-6-22 MOTION TO APPROVE BID FOR PLAYBACK SYSTEM

Motion by Kivell, supported by Kennedy

Motion to approve the bid from Telsystems in the amount of \$10,303 for the playback system from account number 101-800-977

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ROLL CALL VOTE:

Kivell- Yes
 Dilg- Yes
 Hansen- Yes
 Mosier- Yes
 Kurtzweil- Yes
 Kennedy- Yes
 Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

3. Purchase of easement machine for DPW

Superintendent Doug Varney stated the Department of Public Works have requested an easement machine to increase accessibility to sections of the sanitary sewer that the sewer truck can't reach. He then explained this piece of equipment is designed to attach to the sewer truck to increase the areas we are not equipped to maintain. Councilmember Kurtzweil asked how far does this extend. Superintendent Varney stated it will reach 500 feet. That is on top of what the vacator already does, so the total would be 800. Councilmember Kurtzweil asked if there is a hydraulic saw. Superintendent Varney stated this is used for cleaning, but if we needed to, we could use the bit. Councilmember Kivell asked if this will be friendly to the ground it will be tracking over. Superintendent Varney stated it is, it has a kind of tank treads on it and the guys are very happy with how well it works. He further stated we will only use it on dry ground.

CM 2-7-22 MOTION TO APPROVE PURCHASE OF EASEMENT MACHINE

Motion by Kurtzweil, supported by Kennedy

Motion to approve the purchase of a Trail Beast easement machine for the DPW for the amount of \$45,000 under line item 641-959-700

ROLL CALL VOTE:

Hansen- Yes
 Kurtzweil- Yes
 Kennedy- Yes
 Dilg- Yes
 Kivell- Yes
 Mosier- Yes
 Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

4. Sanitary sewer evaluation study phase 4 (quadrant: Sect 29-3) to include repairs to phase 1 and 2

Superintendent Varney stated we currently have a multi-year study going on right now to do CCTV to our quadrants within the city. Just recently we had Pipetek complete phase 3 and now we're moving onto to Phase 4, the southwest quadrant. He further stated Pipetek has now submitted a change order to continue on with this next phase. There are some price increases from last years pricing structure. In addition, for budget year 2022 there is a quote to offer come CIPP repairs for Phase 1 and 2. There are some price breaks per repair based on the number of repairs that are made. He stated we came up with 14 repairs that need to be done sooner than later. Councilmember Kivell stated we have been waiting for a long time and it is important to move forward with this.

CM 2-8-22 MOTION TO APPROVE AWARD TO PIPETEK

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Motion by Kivell, supported by Kennedy

Motion to approve the award of Phase 4 of the sanitary sewer evaluation study to Pipetek

Infrastructure for the amount of \$47,833.71 for CCTV phase 4 under line item 592-557-801 and 14 repairs to the sanitary sewer line under line item 592-550-930

ROLL CALL VOTE:

Hansen- Yes

Dilg- Yes

Kennedy- Yes

Kurtzweil- Yes

Mosier- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

5. Unsolicited written materials

City Manager Zelenak explained that it was brought to his attention by a Councilmember that they felt it would be important to have an ordinance on the books relating to the receiving of unsolicited written materials, specifically to regulate the delivery of those materials. Councilmember Kivell stated if it is a chronic circumstance, it would be nice for us to have a legal way to address this issue. He can't help but think the publishers of these things aren't getting jammed up in court because of this kind of thing. Maybe they would be more mindful of who is delivering and whether they are doing it in a way a city would like it. It would be more responsible to place them in mail boxes or some other thing rather than tossing it out in front of a house. City Attorney Hamameh stated she was asked by the City Manager to look into if her firm has ever addressed this issue. She further stated her law firm drafted some ordinances for some communities and she has provided those copies. She stated there was litigation against Orion Township in the past regarding this. City Manager Zelenak stated he has spoken with the Orion Township Supervisor and it actually went to Federal Court. It had to do with the violation of first amendment rights, not only freedom of speech, but freedom of the press. He stated they ended up settling. Their first avenue was looking at the delivery and just considering it litter, but the courts looked at what litter is. By definition, a newspaper being delivered is not litter. He further stated a paper that is delivered isn't being discarded, it is delivered with the intent for someone to read it. In Orion Township, they went through several years in the court, and each township board member, along with the township was facing a law suit against them for 5 million dollar each because of the first amendment rights of the free press. This has also occurred in Alabama, New Jersey, New York, and many other states. Some of the decisions are based upon supreme court cases. In Wyoming, in 1994 the supreme court voted to strike down the restrictions on distribution of papers being delivered. He stated we looked into this more, the final results to settle, the residents were provided with a contact number for the individuals that were actually handling the delivery of those items and the residents were able to contact them to tell them they don't want it delivered. Other jurisdictions are handling it the same way. He stated another concern is who enforces the ordinance, and against who. The person delivering the paper, or the company hiring the people to deliver, or the paper. There is a lot to consider. Councilmember Kurtzweil questioned some of the language in the sample ordinances. She then stated when it comes to where things can be delivered, people aren't always comfortable walking up to someone's door, which may be why they are delivered on the easement or driveway. Homeowners have dogs, there could be things where people could trip and fall. She further questioned how someone would attach something securely to a door, or between the exterior front doors if unlocked, which she would not advise anyone to do that. She stated the sample ordinances seem very restrictive. She then stated when she looked into this, anything with a first amendment message, you will have a hard time defending the ordinance. She said she is familiar with the

Orion Township litigation, and the settlement did not resolve the issue of first amendment. That is important to know, the issue of first amendment is still on the table for litigation. She further stated she is a strong advocate of first amendment rights. She stated when she feels a tread of walking toward something that infringes on her ability to receive reading material on her property is a problem. She stated she doesn't care where it is delivered. She can't support anything like this. Councilmember Dilg stated she hates seeing these things, but she doesn't want to interfere with peoples first amendment rights, but is there a way to force the people issuing the items to have a phone number included so they can call and ask to be removed from the list, such as campaign material has. Councilmember Kivell stated the other issue is nothing will be triggered unless someone files a complaint to act on it. Councilmember Kennedy stated a number of the comments are very valid. Once we have an ordinance drafted, we can fine tune it to reflect those instances where we want to allow something like this or not like this, but we need a framework to get the ordinance started. He further stated it isn't to restrict the delivery of the particular document, it is about controlling the manner in which it is delivered. If you look at the pictures of the packages delivered in the roads, the right of ways, and they are not on anyone's property. If they are delivered onto the roads, the city could call and ask them to stop doing so. He further stated he doesn't want this to be heavy handed. You can secure it to the handle on a door, or on the mailbox. Councilmember Kurtzweil stated the City Manager is correct, and litter in the streets is not a basis to limit free speech. She stated with free speech and with what people say in those materials, there could be some inconvenience for the people that don't want to hear it. She doesn't want government to restrict what she receives on her private property. If people don't like them, they should just pick them up and throw them away. Councilmember Dilg stated she doesn't think the ordinance is going to restrict free speech, she would like to see something written that will give our residents some recourse if this keeps happening to them because she has some neighbors that are unable to bend over and pick them up. There should be some kind of recourse and a phone number the residents can call to tell them not to keep leaving the information. Councilmember Hansen stated it is easy for someone to pick up the information and recycle it, but he has seen materials delivered to neighborhoods and some people leave it on the driveway and as it snows and rains, it deteriorates into a messy glob, and it is an eyesore, and it is trash. He further stated having some sort of ordinance or at least a stipulation as far as where they deliver the information is something we should look at. Councilmember Kivell stated when you get the random things delivered and they are sitting on your sidewalk and when it snows, it could damage your snowblower. He further stated we shouldn't spend a lot of time and money on this, but he would like to see something universally acceptable and we can go from there to refine it. It would be nice if we could have something actionable.

CM 2-9-22 MOTION TO APPROVE STAFF AND ATTORNEY TO DRAFT ORDINANCE

Motion by Kennedy, supported by Dilg

Motion to approve city staff and attorney to create an ordinance addressing the unsolicited delivery of written materials in the City of South Lyon

ROLL CALL VOTE:

Kivell- Yes

Hansen- Yes

Dilg- Yes

Mosier- Yes

Kennedy- Yes

Kurtzweil- No

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT- Judy Keeling of 62180 Arlington Circle stated she is happy to hear the Fire Department is going to take a class on dealing with disabled or special needs people, and she worked 23

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years in special education and she has a son that is special needs, and she would be happy to attend the class as well.

MANAGER'S REPORT

City Manager Zelenak stated at the second meeting in February we will have an agenda item the resolution for the purchase of sanitary sewer easements associated with the sanitary sewer line under the railroad tracks. He also stated we have posted for the demolition of 501 McMunn which was purchased in 2018. He then stated we will be asking for bids again for 318 W Lake Street for the development of the property and he will be interviewing with the newspaper for an article they will be doing for that property. He then reminded Council we will have a pre-budget meeting on March 2nd to discuss the ARPA funds we will be receiving and the allowable uses. City Manager Zelenak stated we have hired Joey Thorington as our new Fire Chief, and he will start on Wednesday February 23rd. He worked for Dearborn for over 20 years, most recently as the Deputy Chief. He then thanked the Fire Department and Deputy Chief Weir for their work while we were without a Fire Chief. Councilmember Kivell stated he would like to see the city get more aggressive with 110 Detroit Street and Lefty's, it has been going on ridiculously long and he doesn't know what needs to take place, but for us to be sitting on our thumbs has gotten absurd. It is making it difficult for us to be able to relate with anyone that will be pushing the margins and make them follow the rules and to intervene with any kind of time and it is a bad example for us to be able to address people that aren't doing what they should be doing with their property. City Manager Zelenak stated we haven't been twiddling our thumbs, Lefty's will be going to court with our ordinance officer and we have been working with our attorney on 110 Detroit Street and that was already filed with the courts, and the building official and attorney drafted a letter regarding the consent judgement that we have and we are following the process. It is based on the scheduling with the courts, it isn't us that is holding it up, we are on their time frame. Councilmember Kurtzweil stated many courts are still not meeting face to face. Most is the hold up in the courts. She stated the chatter is we are 3 years behind in the courts. It is a serious problem, and they will prioritize. Councilmember Hansen asked if anyone has applied for the road committee. City Manager Zelenak stated we have 2 applicants as of now, and he will be meeting with them soon. We are still recruiting individuals to be part of that committee.

COUNCIL COMMENTS

Councilmember Dilg thanked Larry Ledbetter for his enthusiasm for the city and the passion on our history, she was able to hear him speak recently about the tube mill and we need more champions like him. She then stated in the past there was a lack of professionalism and she would like to say for the most part, this council does a terrific job of supporting our departments and standing by our city manager, and the Police and Fire Chief. She feels very strongly about that, and she thanked Deputy Chief Weir for all that he has done while we were waiting to find a new Fire Chief.

Councilmember Hansen reminded everyone of the 18th annual South Lyon creek clean-up and he is excited to participate in this and he has his waders ready and looking forward to cleaning up the debris and waste we might find. It is Sunday April 24th from 9-1 and we will meet up at 400 McMunn at Michigan Seamless Tube.

Councilmember Kurtzweil thanked Linda Ross and Larry Ledbetter for their contributions to the city and she has already spoke to Linda regarding the barn, and she comes from an agricultural family and has a very strong interest in attending the barn raising. She is confident the money will come in sooner than later. She then thanked Wayne Chubb for his time on the Planning Commission, she served with him

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many years ago, and he was brilliant, well prepared. Councilmember Kurtzweil reminded everyone to order your Girl Scout cookies, the hard-working young ladies, not only sell cookies in freezing temperatures, they also do acts of kindness and they instill a sense of good will. She then reminded everyone of Paczki Day and she hopes everyone gets their order in at the South Lyon Village Bakery. She then stated she hopes everyone remembers our troops that are headed to Europe tonight. She prays they are safe and they return to American soil to be with your families, sooner than later. God Bless our Troops and God Bless America.

Councilmember Kennedy reminded our residents that our South Lyon Fire Department has smoke detectors available. If you need a smoke detector, please contact the fire department at 248.437.2616 and they will schedule a time to come to your home and install one, absolutely free of charge. He stated as we all know, working smoke detectors save lives.

Councilmember Mosier thanked Larry Ledbetter for his presentation this evening. She also thanked Deputy Chief Weir for stepping in while we searched for a new Fire Chief. She then thanked Wayne Chubb and she reminded everyone that we need more people for our boards and commissions. She stated we need volunteers for Pumpkinfest as well. She then stated Linden Beebe was our water and sewer superintendent and the director for DPW for many years and he recently passed away. She sends her condolences to his family.

Councilmember Kivell stated Wayne Chubb was very talented with what he did and he was a real asset to the Planning Commission because he had good judgement and ideas to try to better programs being pitched to the city. He further stated we have a number of vacancies for our boards and commissions, it is very rewarding. He then stated today is his wife's birthday and he wished her a happy birthday.

Mayor Pelchat stated he would also like to encourage everyone to join a board or commission, and he enjoyed being a member of the cable commission. He stated you will make some new friends and it will make you feel proud to be a part of something. He then stated he is a huge winter Olympics fan and the American women will be playing against Canada later this week. The hours are odd, but he hopes more people will watch it. It is only 4 years, and he encourages everyone to watch.

CM 2-10-22 MOTION TO ADJOURN

Motion by Kurtzweil

Motion to adjourn meeting at 9:18 p.m.

VOTE:

MOTION CARRIED

Respectfully submitted,

Mayor Dan Pelchat

City Clerk/Treasurer Lisa Deaton

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AGENDA NOTE

Consent Agenda: Item # 1

MEETING DATE: February 28, 2022

PERSON PLACING ITEM ON AGENDA: Police Chief

AGENDA TOPIC: Memorial Day Parade

EXPLANATION OF TOPIC: A request was received, on behalf of the South Lyon VFW Post, for a permit for the Memorial Day Parade on May 30, 2022. The requested permit necessitates closures of affected portions of Warren St., Lake St., Reynold Sweet Parkway, and Stryker St., between 8:00 a.m. and 11:00 a.m.

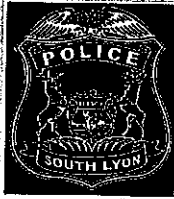
MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:

Parade/Demonstration Application, Approval of Road Closure form, Insurance Certificate (forthcoming), Hold Harmless agreement.

POSSIBLE COURSES OF ACTION: Approve/Do Not Approve the requested road closures.

SUGGESTED MOTION: Motion by _____, supported by _____ to approve the closure of Warren Street from Second St. to Lake Street; Lake St. from Warren St. to Reynold Sweet Parkway; Reynold Sweet Parkway from Lake St. to Stryker St.; Stryker St. from Reynold Sweet Parkway to the South Lyon Cemetery between 8:00 a.m. and 11:00 a.m. on May 30, 2022; and to approve the resolution authorizing the City Clerk to make application to the Road Commission for Oakland County on behalf of the City of South Lyon for the necessary permits related to the closure of Lake Street between Warren St. and Reynold Sweet Parkway on May 30, 2022 at 8:00 a.m.

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South Lyon Police Department

219 Whipple St.
South Lyon, MI 48178
Ph: (248) 437-1773
Fx: (248) 437-0459

Parade/Event Application

Date(s) of Event: May 30, 2022

Applicant's Name: Dayna Johnston

Ph#: _____

Applicant's Address: _____ South Lyon, Mi. 48178

Name of Event: South Lyon Area Memorial Day Parade

Business/Organization Name: V.F.W. post 1224

Business Address: 125 E. Mc Hattie St.

Business Phone Number: 248-437-2977

President/CEO Responsible for Event: John Anderson

Ph#: 248-437-2977

Event Start Date and Time: 5-30-2022 08:00 AM / PM

Event End Date and Time: 5-30-2022 11:00 AM / PM

Approximate number of persons attending: 350

Approximate number and types of vehicles: 40 Assortment of antique, military, classic vehicles

Approximate number and types of animals: 25 Dogs and farm animals

Amount of space maintained between all units in parade: 25 ft.

Route to be traveled (Include Street Names and turning directions) or area to be utilized:

****Please attach a map of the area and/or route that will be utilized during the event****

South on warren till W. Lake, east to Renyold Sweet Blvd. South on Stricker to the cemetary

Dayna Johnston 5-25-22
Applicants Signature and Date

Dayna Johnston 5-25-22
Responsible Party's Signature and Date

☒ PD ☒ FD ☒ DPW ☒ City Hall

Chief Christopher J. Sovik 11/24/22
Chief Christopher Sovik Date

Motion by _____, supported by _____

Resolved That Lisa Deaton, City Clerk/Treasurer is hereby authorized make application to the Road Commission for Oakland County on behalf of the City of South Lyon in the County of Oakland, Michigan for the necessary permits to conduct the 2022 Memorial Day Parade on May 30, 2022 at 8:00 a.m. and the related road closures:

Lake Street between Warren Street and Reynold Sweet Parkway

and that the City of South Lyon in the County of Oakland, Michigan will faithfully fulfill all permit requirements, and shall save harmless, indemnify, defend and represent the Board against any and all claims for bodily injury or property damage, or any other claim arising out of or related to operations authorized by such permits as issued.

I hereby certify that the foregoing is a true and complete copy of a resolutions adopted by the City Council of the City of South Lyon, County of Oakland, State of Michigan, at a regularly scheduled meeting of February 28, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said act.

Lisa Deaton
City Clerk/Treasurer



South Lyon Police Department

219 Whipple St.
South Lyon, MI 48178
Ph: (248) 437-1773
Fx: (248) 437-0459

Hold Harmless

To the fullest extent permitted by law the South Lyon VFW Post 1224 Dayna Solmsky
(Name of applicant/organization)

agrees to defend, pay on behalf of, indemnify, and hold harmless the City of South Lyon, its elected and appointed officials, employees, volunteers, and other working on behalf of the City of South Lyon against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed, or recovered against or from the City of South Lyon by reason of personal injury, including bodily injury or death and/or property damage including loss of use thereof which arises out of, or is in any way connected or associated with this event. You and/or the organization that holds responsibility will be held liable for the conduct of the event and each of its participants.

Dayna Solmsky

Signature

Jan 20, 2022

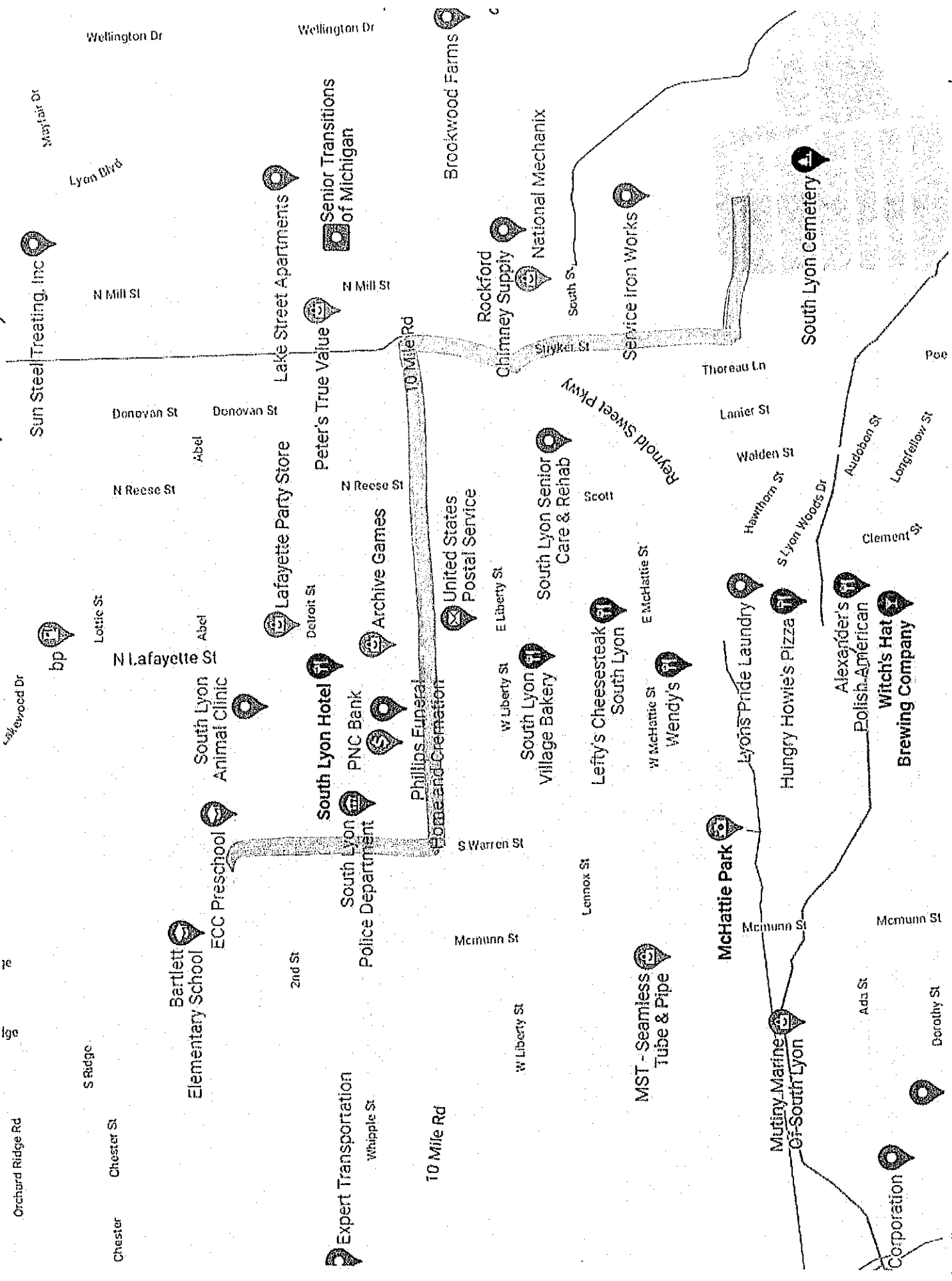
Date

MEMORIAL DAY PARADE ROUTE

1/25/22, 7:41 AM

Google Maps

MAY 30, 2022



AGENDA NOTE

Consent Agenda: Item #2

MEETING DATE: February 28, 2022

PERSON PLACING ITEM ON AGENDA: Mayor Pelchat

AGENDA TOPIC: Re-Appointments

EXPLANATION OF TOPIC: In March of each year, the staggered terms of the various boards and commissions members expire.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS: N/A

POSSIBLE COURSES OF ACTION: Affirm/Not Affirm the re-appointments made by Mayor Pelchat

SUGGESTED MOTION: Moved by, _____ seconded by, _____ To affirm the re-appointments made by Mayor Pelchat of the following:

Steve Mosier	Planning Commission	Term expires: March 1, 2025
Scott Lanam	Planning Commission	Term expires: March 1, 2025
Steve Mosier	ZBA	Term expires: March 1, 2025
Brian Dunn	ZBA	Term expires: March 1, 2025
Ryan Densky	ZBA	Term expires: March 1, 2025
Denise Semion	Parks & Recreation	Term expires: March 1, 2025
Diane Beagle	Parks and Recreation	Term expires: March 1, 2025
Jodi VanDuinen	Parks and Recreation	Term expires: March 1, 2025
Phil Weipert	Historical Commission	Term Expires: March 1, 2025
Rich Perry	Cable Commission	Term Expires: March 1, 2025
Ken Michalik	Cultural Arts Commission	Term Expires: March 1, 2025
Gary Fagin	Downtown Dev. Auth	Term Expires: March 1, 2026
Derek Mashburn	Downtown Dev. Auth	Term Expires: March 1, 2026
Gene Carroll	Downtown Dev. Auth	Term Expires: March 1, 2026

AGENDA NOTE

New Business Item # 1

MEETING DATE: February 28, 2022

PERSON PLACING ITEM ON AGENDA: City Manager

AGENDA TOPIC: Railroad Crossing Sewer Easements

EXPLANATION OF TOPIC: The City of South Lyon is constructing improvements to its sanitary sewer system, which improvements include an extension of its sanitary sewer main and improvements to portions of the existing sanitary sewer manhole and sewer lines, including in an area through the property commonly known as 415 N. Lafayette Street (Parcel No. 21-19-476-008) and 606 Lakewood Drive (Parcel No. 21-19-426-001). The City made a number of attempts to obtain the necessary easements from the respective property owners, however we have been unsuccessful to date. The City Attorney has recommended we begin the process of acquiring the easements by eminent domain in accordance with the Uniform Condemnation Procedures Act, Public Act 87 of 1980. The first step in the process is the adoption of the attached Resolution Concerning the Acquisition of Property and Approving Declaration of Necessity and Taking for each property. Attached as Exhibit A to each Resolution is the Good Faith Offer to the property owners and any interested parties. The second step in the process is the making of the Good Faith Offer, which you will authorize by adoption of each Resolution. The Good Faith Offer will include the Appraisal the City commissioned for each property, which Appraisal supports the purchase price offered. Attached as Exhibit B to each Resolution is the Declaration of Taking. Assuming the Good Faith Offer is not accepted within 14 days, the third step in the process is recording the Declaration of Taking at the Register of Deeds on each property. The final step in the process is filing a complaint for condemnation in the Oakland County Circuit Court. The attached Resolutions outline these procedures in more detail. We remain hopeful that litigation will not become necessary, but we seek the authority to take whatever action is necessary to acquire these easements.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS: : Copy of each Resolution, including Exhibit A (Good Faith Offer with Appraisal) and Exhibit B (Declaration of Taking).

POSSIBLE COURSES OF ACTION: To approve the attached Resolutions concerning the acquisition of property and approving the declaration of necessity and taking 606 Lakewood and 415 N. Lafayette.

SUGGESTED MOTION: Motion by _____, supported by _____ to approve the attached Resolutions concerning the acquisition of property and approving the declaration of necessity and taking 606 Lakewood and 415 N. Lafayette.

**RESOLUTION CONCERNING THE ACQUISITION
OF PROPERTY AND APPROVING DECLARATION OF NECESSITY AND TAKING**
(415 N. Lafayette Street)

City of South Lyon
County of Oakland, Michigan

At a regular meeting of the City Council for the City of South Lyon, Oakland County, Michigan, held in the City Council Chambers of said City, on the 28th day of February, 2022 at 7:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and Resolution were offered by Councilmember _____
_____ and supported by Councilmember _____.

WHEREAS, present conditions in the City of South Lyon, Oakland County, Michigan, necessitate the extension of the sanitary sewer main by the construction of a new 12-inch diameter sanitary sewer line (the "Improvements") over, under, on, across and through portions of Parcel No. 21-19-476-008 in the City of South Lyon, Oakland County, State of Michigan ("Subject Property") more particularly described as follows:

PARCEL DESCRIPTION (21-19-476-008)

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

LOT 40 AND THE NORTH 145.50 FEET OF LOT 39, ASSESSOR'S PLAT NO. 2 BEING A PART OF THE S.E. ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39 OAKLAND COUNTY RECORDS.

(Subject to reservations, restrictions and easements of record, if any.)

WHEREAS, the Improvements require a permanent easement that varies in width from 40.02 feet - 43.21 feet wide, which easement parallels and is adjacent to the CSX Railroad right-of-way, and which will be used for the extension of a 12-inch diameter sanitary sewer line which will connect to the existing 24-inch diameter sanitary sewer line that traverses the Subject

Property; and a temporary construction easement 10 feet in width adjacent to a portion of the south boundary of the permanent easement. The easement descriptions are as follows:

Permanent Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

A SANITARY SEWER EASEMENT BEING A PART OF LOT 40 "ASSESSOR'S PLAT NO. 2" BEING A PART OF THE S.E. ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R. DESCRIBED AS: BEGINNING AT A POINT DISTANT S02°12'00"W 239.09 FEET ALONG THE WEST LINE OF SAID LOT 40 FROM THE NORTHWEST CORNER OF SAID LOT 40; THENCE S89°40'51"E 236.96 FEET; THENCE, N43°29'08"E 14.62 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 40; THENCE S46°00'20"E 172.13 FEET ALONG SAID LOT LINE; THENCE S43°29'08"W 43.21 FEET; THENCE N45°58'00"W 144.30 FEET; THENCE N89°40'51"W 238.91 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE N02°12'00"E 40.02 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

Contains 16,548 square feet, or 0.38 acres of land, more or less. Subject to all easements and restrictions of record, if any.

Temporary Construction Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF LOT 40 "ASSESSOR'S PLAT NO. 2" BEING PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R. DESCRIBED AS: BEGINNING AT A POINT DISTANT S02°12'00"W 279.11 FEET ALONG THE WEST LINE OF SAID LOT 40 AND S89°40'51"E 86.23 FEET FROM THE NORTHWEST CORNER OF SAID LOT 40; THENCE CONTINUING S89°40'51"E 152.68 FEET; THENCE S45°58'00"E 144.30 FEET; THENCE S43°29'08"W 10.00 FEET; THENCE N45°58'00"W 140.32 FEET; THENCE N89°40'51"W 148.67 FEET; THENCE N00°19'09"E 10.00 FEET TO THE POINT OF BEGINNING.

Contains 2,930 square feet, or 0.07 acres of land, more or less. Subject to all easements and restrictions of record, if any.

WHEREAS, plans for the Improvements are on file with the City Clerk's Office; and

WHEREAS, it has been determined that said Improvements are necessary for the use and benefit of the public; and

WHEREAS, in order to construct said Improvements, it is necessary that the City acquire a Permanent and Temporary Construction Easement over, under, on, across and through the Subject Property; and

WHEREAS, the City has caused a valuation of the Subject Property to be prepared; and

WHEREAS, the value of the Permanent Easement on the Subject Property is Nine Thousand Two Hundred (\$9,200.00) Dollars; and

WHEREAS, the value of the Temporary Construction Easement on the Subject Property is Three Hundred and Twenty-Five (\$325.00) Dollars; and

WHEREAS, the City has determined that it is in the best interests of the City to offer to purchase the easements over, under, on, across and through the Subject Property from the owner of such property, and to take such other actions as are deemed necessary to acquire the easements for the purposes of constructing the Improvements.

NOW, THEREFORE, BE IT RESOLVED, by the authority vested in the City of South Lyon by law, that it is hereby declared and determined that it is necessary to construct the Improvements over, under, on, across and through the Subject Property within the City of South Lyon in accordance with the plans prepared by the City, and that said Improvements are necessary for the use and benefit of the public.

BE IT FURTHER RESOLVED, that the City Manager of the City is hereby authorized to execute, on behalf of the City, a Good Faith Offer to Purchase, a copy of which is attached hereto as Exhibit A, calling for the payment of Nine Thousand Five Hundred Twenty-Five (\$9,525.00) Dollars for a Permanent Sanitary Sewer Easement and a Temporary Construction Easement on the Subject Property. The above amounts have been established as just compensation for the acquisition of the property, based upon a valuation of the property and the desire to complete the sale short of litigation.

BE IT FURTHER RESOLVED, that after the execution of the Good Faith Offer to Purchase by the City Manager, the Good Faith Offer to Purchase shall be submitted to the owners of the Subject Property.

BE IT FURTHER RESOLVED, that in the event the Sellers fail to accept the Good Faith Offer to Purchase within fourteen (14) days of the date of delivery, the City Manager is hereby authorized to execute the Declaration of Taking, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that in the event the Good Faith Offer is not accepted as set forth above, the City Manager, City Clerk, and City Attorney are authorized to take all actions required to obtain a Permanent Sanitary Sewer Easement and a Temporary Construction Easement over, under, on across and through the Subject Property by eminent domain.

BE IT FURTHER RESOLVED, that in the event the Good Faith Offer is not accepted as set forth above, and the Declaration of Taking is executed, the City finance officer is authorized and directed to place an amount equal to the amount contained in the Good Faith Offer that was made to the property owners (\$9,525.00) into a separate account and to hold such money on deposit as the estimated amount of just compensation to be paid in connection with the eminent domain proceedings.

BE IT FURTHER RESOLVED, that all resolutions and part of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

ADOPTED.

AYES: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of South Lyon at a regular meeting held this 28th day of February, 2022.

LISA DEATON
South Lyon City Clerk

Exhibit A
(Attach Good Faith Offer)

CITY OF SOUTH LYON



February 23, 2022

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

The Estate of Charles B. Pullum
415 N. Lafayette Street
Agent
South Lyon, MI 48178

DTE Electric Company
C/O Lisa A. Muschong, Resident

One Energy Plaza, 23 WCB
Detroit, MI 48226

Mayor

Daniel L. Pelchat

Council Members

Glenn Kivell

Lisa Dilg

Stephen Kennedy

Margaret J. Kurtzweil

Alex Hansen

Lori Mosier

City Manager

Paul Zelenak

Clerk/Treasurer

Lisa Deaton

335 S Warren

South Lyon, MI 48178

Phone: 248-437-1735

Fax: 248-486-0049

www.southlyonmi.org

**Re: South Lyon Sanitary Sewer Project
Good Faith Offer
415 N. Lafayette Street (Parcel No. 21-19-476-008)**

Dear Property Owners:

The City of South Lyon is constructing improvements to its sanitary sewer system, which improvements include an extension of its sanitary sewer main and improvements to portions of the existing sanitary sewer manhole and sewer lines, including in an area over, under, on, across and through the property that you own and commonly known as 415 N. Lafayette Street (Parcel No. 21-19-476-008). In order to construct the improvements, the project would cross a portion of your property. The City will restore any area of the surface of the property that has been disturbed by the grading and construction of the improvements.

The City of South Lyon has authorized the submission of a good faith offer to purchase the Permanent Sanitary Sewer Easement and the Temporary Construction Easement on the property. The City's offer for the property is based on an appraisal report that has been obtained (enclosed). Based on the appraisal report, the City has concluded that the sum of Nine Thousand Five Hundred Twenty-Five Dollars (\$9,525.00) represents just compensation for the Permanent Sanitary Sewer Easement and the Temporary Construction Easement on the property.

If there are facts known to you that would tend to support a higher price, please bring them to the City's attention. The City will give that information its full consideration, as it is the City's intention to pay you the full amount to which you are entitled as just compensation.

If you should decide not to accept the City's offer, but do not have additional data that would tend to support a higher price, you need not do anything. If you do not respond to this offer within fourteen (14) days from the date of the letter, the City will assume its offer is not acceptable to you.

If you should decide to accept the City's offer, please contact my office to make arrangements for the acceptance of the offer.

If you do not accept the City's offer and an agreement cannot be reached on a higher price justified by new information you have furnished to the City, the City may institute proceedings in the Oakland County Circuit Court for the purposes of acquiring the property interests described in the attached documents for the above project by the exercise of the right of eminent domain.

The City reserves its right to bring Federal or State cost recovery actions against the present owners of the Property arising out of a release of hazardous substances at the Property.

The City looks forward to your response. If you have any questions regarding the foregoing, please call me at the number listed on the front page of this letter.

Very Truly Yours,

Paul Zelenak, City
Manager
City of South Lyon

Enclosures

Exhibit B
(Attach Declaration of Taking)

DECLARATION OF TAKING

A Resolution of Necessity having been adopted by the City of South Lyon setting forth that present conditions necessitate the extension of the sanitary sewer main by the construction of a new 12-inch diameter sanitary sewer line (the "Improvements") over, under, on, across and through portions of Parcel No. 21-19-476-008 in the City of South Lyon, Oakland County, State of Michigan ("Subject Property"). As provided in the Resolution of Necessity, the Improvements require a permanent easement that varies in width from 40.02 feet - 43.21 feet wide, which easement parallels and is adjacent to the CSX Railroad right-of-way, and which will be used for the extension of a 12-inch diameter sanitary sewer line which will connect to the existing 24-inch diameter sanitary sewer line that traverses the Subject Property; and a temporary construction easement 10 feet in width adjacent to a portion of the south boundary of the permanent easement. The Resolution of Necessity further authorized the City Manager to make a Good Faith Offer to purchase said property.

NOW, THEREFORE, by virtue of the authority vested in the City of South Lyon, by Act 279 of the Public Acts of 1909, as amended, and/or Act 149 of the Public Acts of 1911, as amended, or other applicable statutes, and in accordance with the provisions of Act 87 of Public Acts of 1980, as amended, it is now declared and determined that the easement property hereinafter described shall be taken for the purpose of extending of the sanitary sewer main by the construction of a new 12-inch diameter sanitary sewer line, in accordance with prepared plans showing said Improvements which are on file with the City Clerk's Office.

A statement of the estate of interest in the property being taken; a description of the property to be acquired, sufficient for its identification; the name of each known owner of said property; the name of each known person, other than the owner, having an interest in said property; a statement of the sum of money estimated by the City of South Lyon as just compensation for the property being acquired; and a statement whether the City of South Lyon reserves or waives its rights to bring federal or state cost recovery actions against the present owner of the property are as follows:

1. Statement of the Estate of Interest Being Taken and Description of the Property.

PARCEL DESCRIPTION (21-19-476-008)

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

LOT 40 AND THE NORTH 145.50 FEET OF LOT 39, ASSESSOR'S PLAT NO. 2 BEING A PART OF THE S.E. ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39 OAKLAND COUNTY RECORDS.

(Subject to reservations, restrictions and easements of record, if any.)

Permanent Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

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Contains 16,548 square feet, or 0.38 acres of land, more or less. Subject to all easements and restrictions of record, if any.

Temporary Construction Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF LOT 40 "ASSESSOR'S PLAT NO. 2" BEING PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R. DESCRIBED AS: BEGINNING AT A POINT DISTANT S02°12'00"W 279.11 FEET ALONG THE WEST LINE OF SAID LOT 40 AND S89°40'51"E 86.23 FEET FROM THE NORTHWEST CORNER OF SAID LOT 40; THENCE CONTINUING S89°40'51"E 152.68 FEET; THENCE S45°58'00"E 144.30 FEET; THENCE S43°29'08"W 10.00 FEET; THENCE N45°58'00"W 140.32 FEET; THENCE N89°40'51"W 148.67 FEET; THENCE N00°19'09"E 10.00 FEET TO THE POINT OF BEGINNING.

Contains 2,930 square feet, or 0.07 acres of land, more or less. Subject to all easements and restrictions of record, if any.

2. Names of Property Owner: The Estate of Charles B. Pullum, deceased, Oakland County Probate File No. 2011-336741-PE
3. Names of each person, other than the Owners, having a potential interest in the property: DTE Electric Company.
4. Value of Easements based on Valuation of the Property:

Permanent Sanitary Sewer Easement: \$9,200.00
Temporary Construction Easement: \$ 325.00
Total: \$9,525.00
5. The City of South Lyon reserves it rights to bring Federal or State cost recovery actions against the present owner of the property.

CITY OF SOUTH LYON

BY: _____
Paul Zelenak
City Manager

Dated: _____, 2022

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

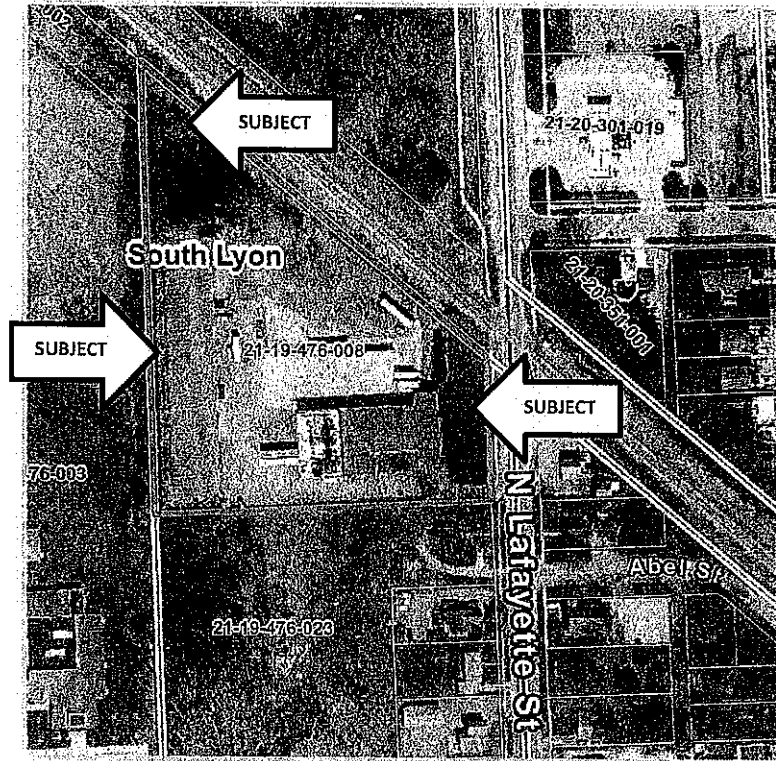
The foregoing Declaration of Taking was acknowledged before me this ____ day of _____, 2022, by Paul Zelenak, as the City Manager, on behalf of the City of South Lyon.

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

Prepared by and when recorded return to:
Lisa J. Hamameh (P57936)
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
Phone: (248) 489-4100

FULLER APPRAISAL, L.L.C.
4139 WEST WALTON BOULEVARD
SUITE A
WATERFORD, MICHIGAN 48329
248-674-4709
cfuller15@aol.com

APPRAISAL OF THE "PART TO BE ACQUIRED"
PERMANENT SANITARY SEWER & TEMPORARY CONSTRUCTION EASEMENTS
FOR THE CITY OF SOUTH LYON



OWNER:	Charles B. Pullman
PROPERTY:	415 North Lafayette Street City of South Lyon, Oakland County, Michigan 48178
DATE OF VALUATION:	December 6, 2021
DATE OF APPRAISAL:	December 17, 2021
INTEREST APPRAISED:	Value of the "Part to be Acquired" – Permanent Sewer Main Easement and Fair Rental during Construction - Temporary Construction Easement
PARCEL NUMBER:	21-19-476-008
APPRAISER:	Craig J. Fuller, Certified General Appraiser Appraisal License 1205001867 4139 West Walton Boulevard, Suite A Waterford, Michigan 48329

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Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

SUMMARY OF SALIENT FACTS

EXTRAORDINARY CONDITION:

The construction to occur on the subject property will consist of a combination of open cut and directional boring. As a condition of the contract, the contractor will be instructed by representatives of the City of South Lyon to "preserve and protect" surface areas including lawn, plantings, trees, etcetera. In the area in which the open cut method of construction is used the compensation estimate is based upon the premise that the easement surface areas will be restored to a condition equal (in terms of value) to that which existed before the taking.

In those areas in which the directional bore construction method is used minimal surface area is anticipated to be disturbed. In the area in which a connection to an existing sewer line is necessary an open cut around the existing manhole will be required.

No compensation is offered for improvements or fixtures located within the easement areas in this appraisal as these are to be preserved and protected.

TYPE OF PROPERTY:

Small acreage parcel improved with a manufacturing facility.

LAND AREA:

The legal description of the property provided on a Hubbell Roth & Clark Consulting Engineers exhibit does not include an acreage estimate of the property. Reference to the Commercial and Industrial Profile obtained from the website of the Oakland County Equalization Department indicates that the property has an area of 4.24 \pm acres. This is believed the net area of the property.

HIGHEST AND BEST USE:

Commercial/Industrial.

RIGHTS ACQUIRED:

Permanent easement varying in width from 40.02 feet to 43.21 feet. The easement parallels and is adjacent to the CSX Railroad right-of-way for a distance of 172.13 feet at which point the course swings to an east/west direction to the west property line. This distance is 238.91 feet.

A temporary construction easement 10 feet in width adjacent to a portion of the south boundary of the permanent easement will also be acquired. The length of the temporary easement is estimated at just less than 289 feet.

There will be a proposed 12 inch sanitary sewer line extended from the property to the north under the railroad right-of-way via the directional bore method of construction. This sewer line will be connected to an existing 24 inch sanitary sewer line that traverses the subject property. The length of time to complete the proposed sewer extension is six months. This the projected time period that the temporary easement will be needed.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

The total area estimated within the permanent easement is 16,548± square feet, while the area estimated within the temporary construction easement is estimated at 2,930 square feet.

This easement taking is somewhat of an unusual situation in that the sanitary sewer has been within this easement for years but apparently was never properly recorded. Part of the taking then in this sense is the formal placement of an easement in the location of the existing sanitary sewer line. The value estimate will treat this entire easement area in the same fashion as the placement of a new easement. The new sanitary main connection from the north will be connected via open cut and the placement of the temporary in the general vicinity of this open cut to connect a new 12 inch sanitary to the existing 24 inch main.

ESTIMATED DIMINUTION –

VALUE OF “PART TAKEN”:

PERMANENT EASEMENT	\$9,200.00
TEMPORARY EASEMENT	<u>\$ 325.00</u>
TOTAL	\$9,525.00

APPRAISAL DEVELOPMENT:

“Part to be Acquired”, diminution to Fee Simple Estate property rights within the proposed permanent easement area and Fair Market Rental within the temporary construction easement.

APPRAISAL REPORTING:

Appraisal Report consistent with Uniform Standards of Professional Appraisal Practice (USPAP) Standard 2(a).

**EXTRAORDINARY LIMITING
CONDITIONS:**

The value reflected above represents the appraiser’s recommended compensation for the taking of easement rights across the property identified as Sidwell Identification Number 21-19-476-008 in the City of South Lyon, Oakland County.

HYPOTHETICAL CONDITION:

None.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

LEGAL DESCRIPTION OF OWNERSHIP

Land situated in the City of South Lyon, County of Oakland, State of Michigan described as:

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 21-19-476-008)
LOT 40 AND THE NORTH 145.50 FEET OF "ASSESSOR'S PLAT NO. 2" BEING A PART OF THE
S.E. 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS
RECORDED IN LIBER 52, PAGE 39, O.C.R.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

ALSO KNOWN AS SIDWELL NO. 21-19-476-008

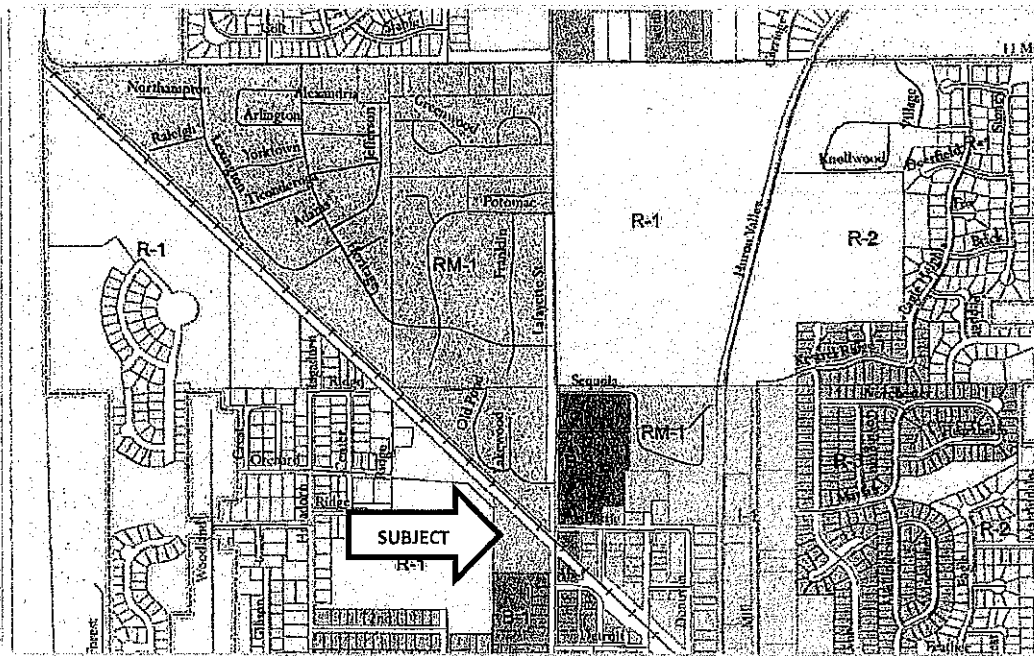
PARCEL NUMBER:

21-19-476-008

ASSESSED VALUE AND TAXES

2021 Assessed Value	\$573,970.00
2021 Taxable Value	\$493,450.00
2021 Summer Tax	\$ 28,195.48
2021 Winter Tax	\$ <u>419.22</u>
Total 2021 Tax	\$ 28,614.70

ZONING



PARTIAL SECTION OF CITY OF SOUTH LYON ZONING MAP SHOWING SUBJECT PROPERTY

Reference to the City of South Lyon Zoning Ordinance indicates that the subject property is zoned "I-1" Light Industrial. The intent, Principal Permitted Uses and Requirements of the district have been copied from the Zoning Ordinance and are included herein:

ARTICLE X. - I-1 AND I-2 INDUSTRIAL DISTRICTS**Sec. 102-130. - Intent.**

- (a) The I-1, industrial district is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semi-finished products from previously prepared material. Since available industrial land in the city is limited, this district is also intended to accommodate uses that are office- or research-type, along with "business center" buildings that combine office and flexible industrial space. It is further intended that the processing of raw material for shipment of bulk form, to be used in an industrial operation at another location, not be permitted.
- (b) The I-2, general industrial district is designed primarily for manufacturing, assembling, and fabrication activities including large-scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared material

Sec. 102-131. - Permitted uses.

In the I-1 and I-2 districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "C" have site development standards for specific uses and uses denoted by a "S" are considered special land uses and may be approved by the planning commission subject to the applicable general and specific standards in article XI, site development standards for specific uses and article XIII, special land uses.

Permitted Uses in the Industrial District			
	I-1	I-2	Section Reference
Care Facilities			
Adult and child residential care facilities in accordance with <u>section 102-10</u> adult and childcare facilities.	S	S	<u>Sec. 102-171</u>
Entertainment and Recreational			

Appraisal for the City of South Lyon
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Business, research, vocational, and technical training schools		S	<u>Sec. 102-171</u>
Commercial recreation facilities, private	P	P	
Social clubs	P	S	<u>Sec. 102-171</u>
Finance, Medical and Professional Office and Research and Development			
Basic design, research, design and pilot and/or experimental product development service, and retail trade	P	P	
Data processing and computer centers, including service and maintenance of electronic data and processing centers	P	P	
Medical laboratories	P	P	
Professional and corporate offices	P	P	
Veterinary hospital	C	C	<u>Sec. 102-143(11)</u>
Animal grooming establishment	P	P	
Commercial, Retail and Service			
Automobile repair establishment (major repair)	P	P	
Billboards and off-premise signs	S	S	<u>Sec. 102-171</u>
Business centers, combining small-scale office, and industrial space	P	P	
Commercial parking lots	S	S	<u>Sec. 102-177(6)</u>
Central dry-cleaning plants and laundries	P	P	

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

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Health clubs and related uses including martial arts instruction and gyms	P	S	<u>Sec. 102-171</u>
Kennels	C	—	<u>Sec. 102-143(5)</u>
Mini- or self-storage warehouses	C	C	<u>Sec. 102-143(6)</u>
Outdoor display	C	C	<u>Sec. 102-143(7)</u>
Outdoor storage	S	S	<u>Sec. 102-171</u>
Pet boarding facilities	C	—	<u>Sec. 102-143(8)</u>
Vehicle rental facilities	S	S	<u>Sec. 102-171</u>
Public, Institutional, and Utilities			
Business, research, vocational, and technical training schools	P	S	<u>Sec. 102-171</u>
Essential public services	P	P	
Essential public service buildings and storage yards	S	S	<u>Sec. 102-171</u>
Governmental offices or other governmental uses, post offices, public utility offices, exchanges, and transformer stations	P	S	<u>Sec. 102-171</u>
Wireless communications facilities	S	S	<u>Sec. 102-171</u>
Industrial			

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Assembly, manufacture, compounding, processing, packaging, or treatment from previously prepared materials, or repair, of such products as, but not limited to food products, excluding bakery goods and candy and plastics	P	P	<u>Sec. 102-171</u>
Assembly, manufacture, compounding, processing, packaging, or treatment from previously prepared materials, or repair, of such products as, but not limited to: bakery goods and candy; cosmetics, pharmaceuticals, and toiletries; hardware and cutlery; pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas; musical instruments, toys, sporting goods, and novelties; small molded rubber products; electrical appliances, electronic instruments and devices, electronic consumer products, and photographic equipment; electric or neon signs; light sheet metal products, including heating and ventilating equipment, siding, cornices, eaves, and the like; textile goods; apparel, jewelry, and leather goods; and furniture and fixtures	P	P	
Assembly, manufacture, fabrication, processing, packaging, or treatment of products indoors from previously prepared material including bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, rubber, precious or semiprecious metals or stones, shell, textiles, tobacco, wax, wire, wood (planing mills shall not be permitted), and yarns	P	P	
Breweries, distilleries and wineries	C	C	<u>Sec. 102-143(3)</u>
Concrete and asphalt batch plants	S	S	<u>Sec. 102-171</u>

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

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Crematorium	S	S	<u>Sec. 102-171</u>
Experimental, film, or testing laboratories	P	P	
Extractive uses (commercial mining of sand, gravel, stone, and similar)	S	S	<u>Sec. 102-171</u>
Filling stations (flammable and combustible liquids or gases)	S	S	<u>Sec. 102-171</u>
Heat treatment plants	S	S	<u>Sec. 102-171</u>
Incinerators, cogeneration plants, recycling centers, and composting facilities	S	S	<u>Sec. 102-171</u>
Laboratories—Experimental, film, or testing	P	P	
Lumber and planing mills	S	S	<u>Sec. 102-171</u>
Metal plating, buffing, and polishing	P	P	
Painting and varnishing shops	S	S	<u>Sec. 102-171</u>
Retail sales of goods assembled, manufactured, compounded, processed, packaged, or treated from previously prepared materials, or repaired or stored, on the premises, provided the building floor area devoted to retail sales comprises no more than 25 percent of principal building floor area and the outdoor sales area comprises no more than 25 percent of the minimum required lot area	P	P	
Salvage yards	S	S	<u>Sec. 102-171</u>
Stamping plants	P	P	
Tool, die, gauge and machine shops	P	P	

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

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Truck terminals, truck stops, and truck service facilities	—	—	
Warehousing and wholesale establishments, material distribution facilities	P	P	
Water filtration and wastewater treatment plants, reservoirs, and sewage treatment facilities	S	S	<u>Sec. 102-171</u>
Accessory			
Accessory buildings, structures and uses, customarily incidental to any of the above principal uses	P	P	
Accessory buildings, structures and uses customarily incidental to any of the above special land uses	S	S	<u>Sec. 102-171</u>

Sec. 102-132. - Area, height, bulk, and placement regulations.

All uses within the Industrial districts shall adhere to the following area, height, bulk, and placement regulations:

	I-1	I-2
Lot Size		
Minimum area (square feet)	—	—
Minimum width (lot frontage in feet)	—	—
Setbacks (in feet) ¹		
Front yard (minimum) ²	40	60
Side yard (minimum)		

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

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Least one	20	30
Total two	40	60
Rear yard (minimum)	20	0
Building height		
Stories (maximum)	—	—
Feet (maximum)	35	50
Maximum percent of lot area covered by buildings	75	75

Footnotes to section 102-132 schedule limiting height, bulk, and placement regulations:

¹ Setbacks for institutional uses (such as a place of worship, nonprofit organization, academic institution, library or hospital) in residential districts shall be as follows:

Front	35 feet
Sides	30 feet
Rear	30 feet
Parking	20 feet

- a. A 35-foot wide greenbelt shall be provided along major thoroughfares or arterial roadways in all residential districts for residential developments. Building setbacks are measured from the interior line of the greenbelt. See article XXI, landscape standards and tree replacement.
- b. Refer to article XXI, landscape standards and tree replacement, for required setback and buffering based on adjacent zoning districts.
- c. All yard areas shall be lawn, ground cover or living landscape plant materials, except for access drives, sidewalks, bike paths, architectural features, permitted accessory buildings and

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
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essential service facilities.

- d. Refer to section 102-40, projections into yards.
- e. Refer to subsection 102-255(d), off-street parking space design and setback requirements, of article XIX, off-street parking and loading-unloading standards, for parking setbacks.

² Front yard requirements in accordance with section 102-21, front yard requirements. Front yard setback reductions are permitted as follows:

- a. Where the front yards for existing main buildings in the vicinity of, and in the same zoning districts as a subject lot are less than the required front yard for the zoning district of the subject lot, the required front yard for the subject lot shall be no less than 90 percent and no more than 135 percent of the average established front setback of existing main buildings on the same side of the street and entirely or partially within 300 feet of the side lot lines of the subject lot, subject to subsections b and c, below.
- b. The front yard setback reduction shall only be permitted if there are two or more lots occupied by main buildings within the area described in subsection a, above, for computing the average front yard.
- c. In no case shall the required front yard resulting from the application of subsection a and b, above, be less than 15 feet.

Sec. 102-133. - Site development requirements.

All principal uses and special land uses are subject to the following site development requirements:

- (1) Article II: General provisions.
- (2) Article XV: Site plan review.
- (3) Article XIX: Off-street parking and loading standards.
- (4) Article XX: Access management and driveway standards.
- (5) Article XXI: Landscape standards and tree replacement.
- (6) Article XXII: Lighting standards.
- (7) Chapter 70: Signs.

Secs. 102-134—102-139. - Reserved.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Based upon reference to the aerial photography included with the Oakland County Equalization Department's Property Gateway property information, it is the appraiser's opinion that the subject property has adequate size and width for many of the uses allowed by right as well as many allowed upon Special Permit within the controlling zoning district.

SALES HISTORY OF THE PROPERTY

To the best of the appraiser's knowledge, there has been no sales activity concerning the subject property in the past five years.

OWNERSHIP, OCCUPANCY AND CONTACT WITH THE OWNER

The Assessment Records indicate that the taxpayer for the property is Charles B. Pullman. The appraiser sent a letter to 415 North Lafayette Street, City of South Lyon, South Lyon, Michigan 48178 describing the takings and offering the opportunity to meet with the appraiser at the site. The appraiser has had telephone conversations and email correspondence concerning the taking with the owner Mr. Pullman subsequent thereto.

Mr. Pullman objections to the taking are twofold. First the easement is too close to the north edge of his existing warehouse manufacturing building located on the Westerly part of his property. Second, Mr. Pullman is of the opinion that the easement will render the northerly currently unimproved portion of the property unbuildable as the easement effect cuts off a triangular shaped area from the remainder of his parcel. Mr. Pullman approximated the size of areas he believed rendered unusable at 1 acre.

The appraiser requested permission to enter the property and offered Mr. Pullman an opportunity to meet and discuss these issues on site. Mr. Pullman declined this opportunity and indicated that he instructed his real estate consultant (Leo Gonzales, Broker) to contact the appraiser regarding this issue. Mr. Gonzales did not contact the appraiser and as a result the site was inspected from outside the boundaries from the neighboring CSX rail right of way.

INTEREST APPRAISED

With regard to the permanent easement, the method of analysis will be that of the value of the "Part to be Taken (Acquired)". The part of the subject property to be acquired is a variable width (40 to 43) foot wide permanent easement. This easement will be used in conjunction with the extension of a 12 inch sanitary sewer line which will connect to the existing 24 inch sanitary sewer line that traverses the subject property. The connection of the two sewer lines will utilize an existing manhole in this area.

The impression of the easement is not anticipated to damage or diminish the value of the property outside of the easement area. In such an instance, the compensation due the property owner is based upon the estimated diminution accruing to the Fee Simple Estate value of the underlying land within the proposed easement.

A temporary easement 10 feet in width running parallel with and adjacent to the permanent easement will also be required. The temporary easement will expire upon completion of the project which has been estimated at 6 months. The estimated compensation for the temporary easement will be based upon a fair market rental for this portion of the property for the duration of the project. The easements will be impressed upon a Fee Simple Estate and the estimated value herein is derived from and is percentage of an estimate of the Fee Simple Estate land value of the subject property.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

PURPOSE OF THE APPRAISAL

This appraisal has been requested by Lisa Hamameh, Esquire with the law firm of Rosati Schultz Joppich Amtsbuechler acting on behalf of the City of South Lyon to estimate the compensation due the property owner as the result of the impression of a 40± foot wide permanent easement and a 10 foot wide temporary easement in the north portion of the property. The easements are required in conjunction with the extension of a 12 inch sewer line that will connect with the existing 24 inch sewer line traversing the subject property.

Also to be estimated is the fair market rental for the projected six month period in which a temporary easement will be utilized in conjunction with the project.

In Eminent Domain takings such as this the condemning authority is required to make a good faith estimate that is based upon any loss in market value the accrues to the property as a result of the taking. The definition of market value considered most applicable to a problem of this nature is quoted as follows:

Fair Market Value, as defined in the Standard Jury Instructions for the State of Michigan, is:

- 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."*

Source: Model Civil Jury Instruction for the State of Michigan Eminent Domain 90.06 Market Value-Definition.

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

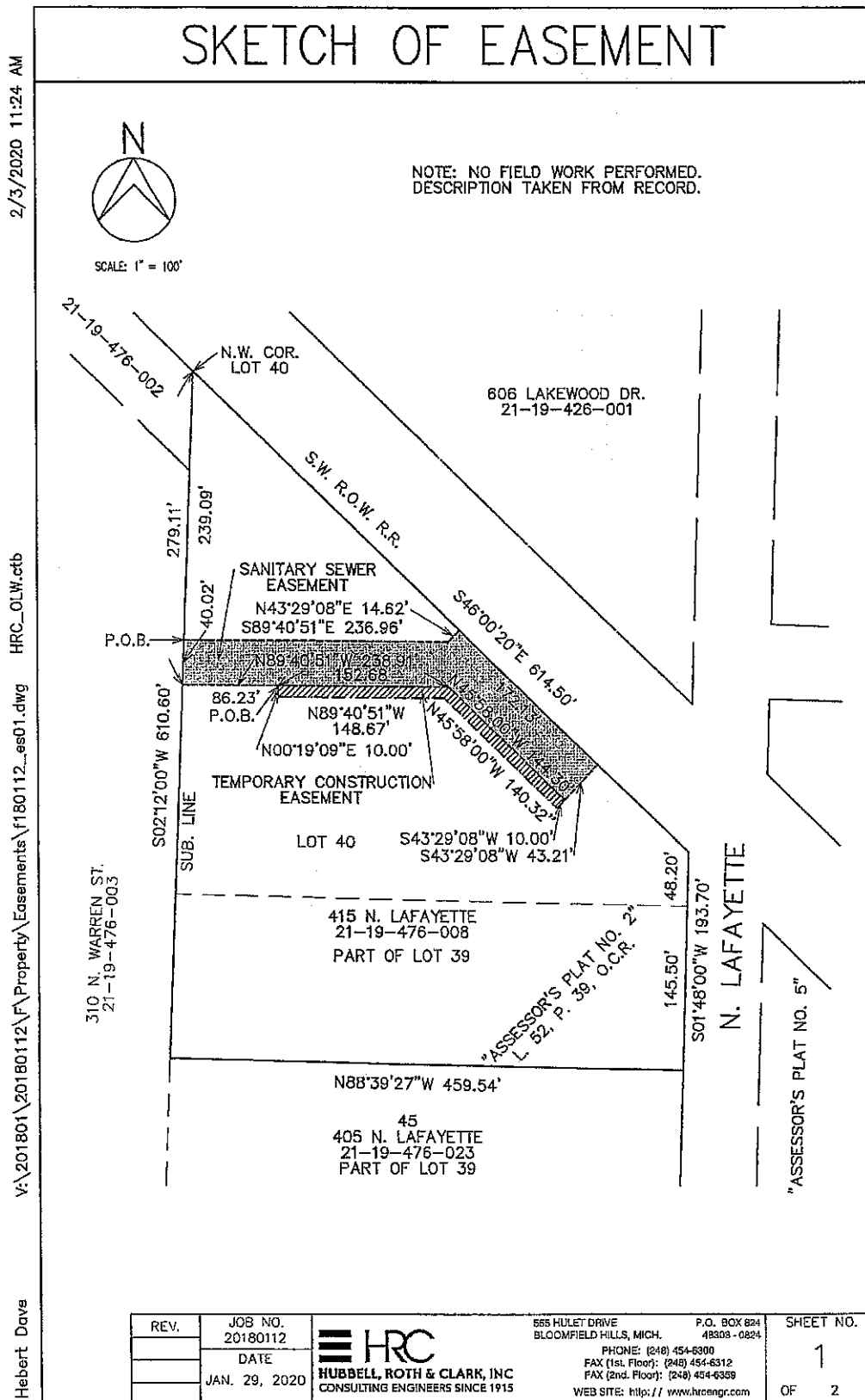
DISCUSSION OF THE APPRAISAL PROBLEM

The subject property consists of a irregularly shaped small acreage parcel with an area of 4.24 acres per the Oakland County assessment records. The site is used in conjunction with a window manufacturing business. The property is adjacent to N. Lafayette St. in the north portion of the City of South Lyon.

There is a proposed taking of a permanent easement ranging in width from 40 to 43 feet and a 10 foot temporary easement all of which will traverse the north portion of the property. The course of the easement is not straight and is somewhat clumsy to describe verbally. Therefore, a sketch of the subject property which highlights the area in which the taking is to occur is included herein for the convenience of the reader:

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
 Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan



Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
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Hebert Dove

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 21-19-476-008)

LOT 40 AND THE NORTH 145.50 FEET OF "ASSESSOR'S PLAT NO. 2" BEING A PART OF THE S.E. 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

ALSO KNOWN AS SIDWELL NO. 21-19-476-008

DESCRIPTION OF SANITARY SEWER EASEMENT


A SANITARY SEWER EASEMENT BEING A PART OF LOT 40 "ASSESSOR'S PLAT NO. 2" BEING A PART OF THE S.E. 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R., DESCRIBED AS: BEGINNING AT A POINT DISTANT S02°12'00"W 239.09 FEET ALONG THE WEST LINE OF SAID LOT 40 FROM THE NORTHWEST CORNER OF SAID LOT 40; THENCE S89°40'51"E 236.96 FEET; THENCE N43°29'08"E 14.62 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 40; THENCE S46°00'20"E 172.13 FEET ALONG SAID LOT LINE; THENCE S43°29'08"W 43.21 FEET; THENCE N45°58'00"W 144.30 FEET; THENCE N89°40'51"W 238.91 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE N02°12'00"E 40.02 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 16,548 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF LOT 40 "ASSESSOR'S PLAT NO. 2" BEING A PART OF THE S.E. 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R., DESCRIBED AS: BEGINNING AT A POINT DISTANT S02°12'00"W 279.11 FEET ALONG THE WEST LINE OF SAID LOT 40 AND S89°40'51"E 86.23 FEET FROM THE NORTHWEST CORNER OF SAID LOT 40; THENCE CONTINUING S89°40'51"E 152.68 FEET; THENCE S45°58'00"E 144.30 FEET; THENCE S43°29'08"W 10.00 FEET; THENCE N45°58'00"W 140.32 FEET; THENCE N89°40'51"W 148.67 FEET; THENCE N00°19'09"E 10.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 2,930 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

REV.	JOB NO. 20180112	 HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303-0824 PHONE: (248) 454-6300 FAX (1st Floor): (248) 454-6312 FAX (2nd Floor): (248) 454-6358 WEB SITE: http:// www.hrcengr.com	SHEET NO. 2 OF 2
	DATE JAN. 29, 2020			

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

The area to be encumbered by the permanent easement varies slightly in width from 43.21 feet to 40.02 feet. The Hubbell, Roth & Clark Consulting Engineers sketch included above indicates that this easement parallels and is adjacent to the north boundary for a distance of 172.13 feet. At this point the course of the permanent easement alters to an east/west direction for approximately 238.91 feet then exiting the property at the west boundary. The area of the permanent easement is estimated as 16,548 square feet or 0.38 of an acre, roughly 9 percent of the total land included within the property. This area will be used in conjunction with a connection of a 12 inch sewer line extended from the property to the north with an existing 24 inch sewer line that traverses the subject property.

The construction plans for the project indicate some surface disturbance on the subject property should be anticipated in conjunction with this connection. There is an existing manhole at the point of the proposed connection. The appraisal assumes that any damage to landscaping or site improvements will be restored to a condition equal to that existing before the taking with the exception of trees. Upon completion of the project the City of South Lyon will retain the right to enter this portion of the property at any time in the future for maintenance and repair of the sanitary sewer line with no additional compensation due the property owner. In this case, grading and seeding of disturbed lawn area is considered sufficient restoration, while grading of gravel parking areas is considered adequate restoration of gravel surfaced areas. The taking is near the edge of gravel and natural wild growth areas. The lot is not heavily travelled and in many cases vegetation is growing through. Trees in this area of the property look to be valueless softwoods growing wild and regardless of species are not landscape placements. No compensation or replacement of wild growth trees is recommended as these are not considered to make a positive contribution to the market value of the property.

As well as the permanent easement, a 10 foot wide temporary easement that is adjacent to the south boundary of the permanent easement will be required. This easement is adjacent to the permanent easement for a distance of just less than 289 feet. The temporary easement will be used in conjunction with the movement of machinery and materials during the construction project. The temporary construction easement will expire upon completion of the project, a period projected as 6 months. The premise that the area used in conjunction with the permanent easement will be restored to equal condition to that which existed prior to the taking is equally applicable with regard to the temporary easement.

The format of this appraisal is often identified as a "Valuation of the Part to be Acquired" or, alternatively, a "Valuation of the Part Taken". This type of valuation format is utilized when no damages to the value of the remaining portions of the property are perceived to result from the taking. This type of format is also utilized in circumstances in which alternate appraisal methods such as a valuation before the taking and after the taking may not reflect any difference, or loss, in value. When such circumstances exist, the value of the "Part to be Acquired" format is considered to be the most fair to the property owner. The reader should note that the owner is concerned that the taking will damage areas of the property outside of the easement, specifically areas isolated by the easement which he estimates to be roughly an acre. The appraiser is not of the opinion that this area is in fact damaged. This will be discussed later herein when the discussion of value diminution within the easement areas is discussed.

In the case of the subject property, the "Part to be Acquired" for the permanent easement are some of the property rights vested in the fee simple ownership of the subject property. The rights that will be acquired are the right of entry in conjunction with the proposed construction and the future maintenance of the sanitary sewer line. The owner will retain the surface rights such as materials storage, landscaping, outdoor activities, etc. in this area.

The value of the "Part to be Acquired" format focuses upon the contributing value of the land and land improvements specifically within the take area and to the manner in which this portion of the property contributes to the whole. Most of the area in which the taking will occur is in either in a natural state (along the CSX Boundary) or sparsely graveled parking/staging area just south of a small pond where it appears the lot drains. Some larger softwoods are noted in areas where the gravel area transit to grassy or wild scrub. Currently, a few semi-trailers are parking in the gravel area with the remainder empty.

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Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

With regard to the temporary easement, the just compensation will be estimated based upon a fair market rental considered applicable for the duration of the project.

In the valuation of the subject property, consideration has been given to the Cost, Market Data (Direct Comparison) and Income approaches to value. Due to the specific appraisal format that has been selected as most fair to the property owner, the Cost and Income Approaches to Value are not considered applicable. A variation of the Market Data (Direct Comparison) Approach to Value will be used. In this approach, consideration is given to the contribution to value of the land within the area to be taken. The Market Data (Direct Comparison) Approach to Value is the method used to estimate the value of the land within the area in which the acquisition is to occur.

As the taking involves unimproved portions of the subject property, the "Part to be Acquired" premise of this report will utilize multi-use potential land sales as a guideline to the contributing value of the affected areas. This valuation method is based upon the premise that the Highest and Best Use of the entire property is for industrial/commercial purposes. Once the value of the land in question is estimated, a value diminution estimate for the easement rights being acquired by the City of South Lyon will be made and utilized as a guideline for compensation due the property owner for the loss of said rights for the permanent easement.

A primary premise and "Limiting Condition" of this report is that the surface area affected will be restored to its current condition or equivalent in terms of value. The site restoration will be within one month of completion of construction, or as weather permits. Restoration by means of grading the gravel areas if disturbed and seeded and straw over the wild growth is sufficient restoration in terms of value impacts.

FIXTURES

None noted in the "Part to be Acquired".

NON-COMPENSABLE ITEMS

To the best of my knowledge, I have excluded any damages that arise from a non-compensable source.

HAZARDOUS WASTE OR PROPERTY CONTAMINATION

The north portion of the subject property was inspected giving specific attention to the area in which the taking will occur. The appraiser attempted to be aware of circumstances that would lead to the conclusion that hazardous materials may have been stored or dumped on the site. No circumstances that would lead to this conclusion were noted. The reader is alerted to the fact that the dumping of such materials can be done in a manner that makes visual detection virtually impossible after a short period. Often this is the goal of such an action.

If there are concerns in this area, the reader is advised to contract the services of a firm or individual qualified to complete a certified site audit.

GENERAL AREA DATA

The City of South Lyon is just within the southwest edge of the heavier suburban development pattern associated with the City of Detroit. The City was founded over 100 years ago and located near the intersection of two rail routes and along the primary highway route between Pontiac (Oakland County Seat) and Ann Arbor (Washtenaw County Seat). South Lyon is small City at 3.7 square miles and until approximately 30 to 40 years ago was surrounded by predominately rural Lyon Township. In the last 20 years, Lyon Township has grown exponentially and the rural character is predominately gone. The City of South Lyon has also grown, however, with relatively little vacant land within the 3.7 square miles City of South Lyon growth has been modest. The current population of the City of South Lyon is 11,746, up 419 residents from the 2010 census. The surrounding Lyon Township population is estimated at 23,217 in 2020 with room (especially given the presence of a well-developed sanitary sewer system) to grow. The 2020 count was up 60 percent from 2010 according to Hometown Life a regional online publication. Eventually, the 6 by 6 mile township grid that includes the City of South Lyon and Lyon Township will be populated in a similar fashion to other more densely populated township grids in Oakland County which tend to be 40,000+.

The City of South Lyon has private transportation access to commuter routes to the north (I-96) and west (US-23) and includes numerous employers within its boundaries and within the nearby Green Oak and Lyon Township communities. Proximity to amenities and services is good and the job environment was good prior to COVID 19 with many residents working within the community and excellent transportation arteries to Metro Detroit for commuters. From The I-96, US-23 interchange one can route to Ann Arbor south, Lansing West, Detroit and larger suburbs east and Flint to the north in most cases in less than an hour. This intersection is located just to the northwest of the City of South Lyon roughly five miles.

The City of South Lyon is serviced primarily by South Lyon Consolidated Schools. This school system has proven attractive to the extent that robust suburban growth is taking place.

Median household income for 2019 in the City of South Lyon was projected by the ACS at \$73,200.00 up 21.7 percent from 2010. This increase is well above typical for Metro Detroit where many communities are stagnant or in decline as far inflation adjusted income growth is concerned. This increase in affluence is particularly of notice in light of the County of Oakland median household income of \$79,698.00. The community thus within ten years has went from significantly below average in terms of median household income to nearly average within the most affluent County in the State of Michigan. The fact that the City of South Lyon is predominantly of older housing stock suggests that the income increase is not coming from new residents entering the newer more expensive suburban housing in outlying Lyon Township. City of South Lyon conveniences, in this case, appear to be attracting high income residents and, in addition, providing opportunities for higher incomes relative to the past.

The Realcomp MLS statistics show median price year to date in South Lyon of \$255,000.00 less than 10 percent below the Oakland County median of \$275,000.00. For South Lyon this up from \$89,000.00 (post housing bust) in 2011 or 186 percent in the last decade. This is less than the County increase over the same period, however, it must be considered that much in the way of new housing stock has entered the County market where relatively little new housing is noted in South Lyon where there is little room for expansion. Price per square foot averages show \$160.00 year to date in South Lyon up 146 percent from the 2011. For the County per square foot sale price average is \$165.00 up 154 percent from the post housing bust year of 2011. The City of South Lyon, in general, shows to experiencing excellent residential market conditions similar to the surrounding areas with new housing stock. In general, the trend appears toward a general renovating and improving or at least providing good upkeep to the existing older housing stock of the City of South Lyon.

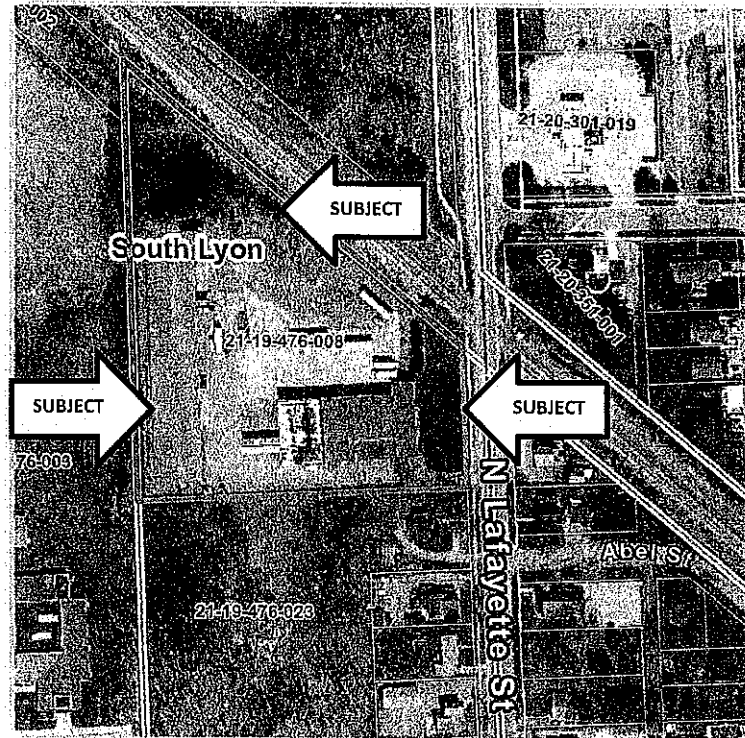
For more detail the SEMCOG community profile for this City is located in the addendum to this report. Also, the City of South Lyon website at southlyonmi.org contains includes a plethora of Community information including the master plan updated last in November of 2016.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

VALUATION

DESCRIPTION OF THE PROPERTY

SITE DATA



LAND AREA:

The subject site is 459.54 feet in width as measured along the south boundary. The west boundary is estimated as 610.60 feet. The property tends toward triangular in shape and this boundary represents the west leg. The hypotenuse does not extend to the full length of a triangle but truncates at N. Lafayette St. The length of this boundary which is adjacent to the CSX railroad right-of-way is 614.50 feet. The final boundary is that adjacent to N. Lafayette St. and is 193.70 feet.

The area of the property is defined as 4.24 acres in the Property Description contained within the Property Gateway Webpage of the Oakland County Equalization Department.

ROAD FRONTAGE:

193.70 feet along the west boundary of North Lafayette Street. West Lafayette Street has a variable width right-of-way that is 66 feet in the area of the subject property. As is typical, the road widens at some intersections to facilitate turns.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

DEPTH:	The depth of the property is 459.54 as measured along the south property boundary.
SHAPE:	<p>The subject property tends toward triangular.</p> <p>If the reader has any questions regarding the above information, reference is made to the property sketch prepared by Hubbell, Roth & Clark, Consulting Engineers included in the "Discussion of the Appraisal Problem" section of this report.</p>
UTILITIES:	Natural gas, telephone service, cable, electricity and sanitary sewer are directly available to the property.
WETLANDS:	There is an area in the north portion of the property that appears to retain water. The appraiser is not an expert in wetlands delineation and should the reader have concerns relative to this area of expertise it is recommended that the services of a qualified environmental consultant be retained. The water retained is likely sheet drainage from the subject storage lots and impervious areas as the general slope is mild from Southeast down to northwest.
SOILS:	Reference to the Oakland County Soils survey indicates that the subject soils are primarily Matherton Sandy Loam. This is a poorly drained soil with a high water table. Typically, this soil will require surface and/or subsurface or drains or building up building pads above grade. This soils classification includes other similar soils and in some cases very poorly (as opposed to poorly drained Matherton) drained Gilford Soils. Reference to the 1974 County aerial library suggest that the site has been to some extent filled and that the original high portions of the site built nearly to the limits of soils suitable for building. See below and contrast with the aerial at the beginning of this section. Much of the current gravel parking area appears to have been filled.

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan



FLOOD HAZARD:

Reference to map FEMA map panel 26125C0585F effective date 9/29/2006 shows the subject property to be in zone X, this is an area of minimal flood risk.

TOPOGRAPHY:

Generally level, slightly below the grade of the CSX. railroad right-of-way that forms the north boundary of the property and somewhat below the grade of N. Lafayette St.

Appraisal for the City of South Lyon

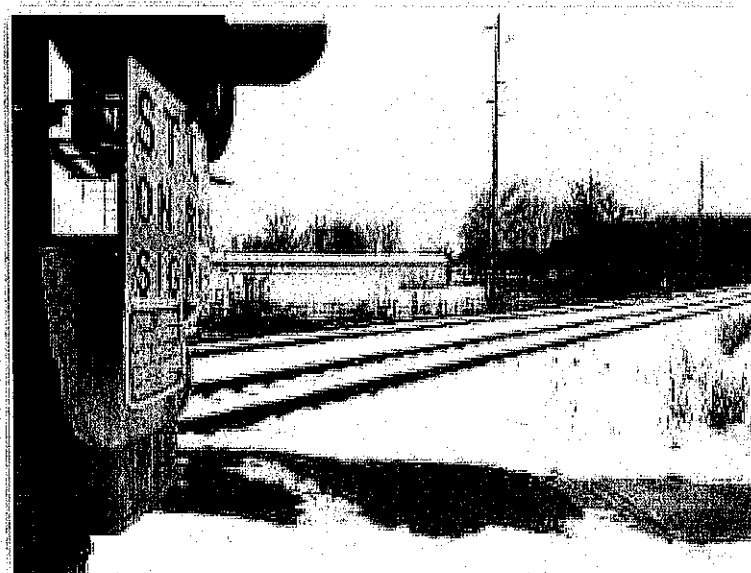
Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



Above: This is looking south from the CSX fence over the site. The two barren trees on the left are believed to be in or very near the permanent easement. The existing sanitary sewer line is also below ground in this area and routes right/left through the property and exits the property between the building and this vantage point.



Above: This is looking west from Pontiac Trail. The sanitary sewer routes within the subject property along the opposite side of the tracks shown above. At a point that is between the two communications poles, the sanitary routes at an angle to the left and routes just to the right and beyond the building in the background. The sanitary has been in place for many years and no formal easement appears to have been recorded.

SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



Above: Looking from North Lafayette Street (aka Pontiac Trail) northwesterly along CSX line. The sanitary sewer enters the property from beneath the CSX line approximately 135 feet from this vantage point. The small orange/white pylon is believed to mark a manhole where the sewer changes route 90 degrees from NE/SW below the tracks to NW/SE along the property line for approximately 120 feet to another manhole where the route changes 45 degrees to the left in an E/W direction. A new sanitary will route beneath the CSX tracks to the second manhole. The second main is basically a relief route from the existing 18 inch sewer. The sanitary within the subject property is 24 inches, the existing sanitary beneath the tracks is 18 inches and the new sanitary connecting to the second manhole will be 12 inches. The existing sewer is just over 20 feet inside the property line and 43+ foot easement is being formalized along this route. At the 45 degree bend to the left at the second manhole on the subject, a 40 foot wide easement is "Part to be Acquired", 20 feet on each side of the existing line. In addition a 5 foot temporary construction easement will be taken along the southern side of the permanent near the 45 degree course change.



Above: This is looking south from CSX near North Lafayette Street. An existing 18 inch sanitary enters an existing 24 inch sanitary at a manhole in the extreme lower right. At the manhole it changes course 90 degrees to the right within the Pullum Window property and runs parallel with the rail line for approximately 115 to 120 feet.

SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



Above: This photo is to the southwest over approximately 1 acre that the owner believes is rendered un-buildable due to the easement. The proposed easement around the existing sanitary sewer will route through the property and exist the west boundary very near the building shown in the background. The owner has expressed an opinion that the sewer easement routes too close to the existing building and that this route renders areas in the foreground un-buildable.



Above: This is Southeast along the CSX route. The easement is along this route toward the background of the photograph where it routs away from the CSX route and through the north part of the property. This occurs just beyond the unmaintained area and open snow covered lot where a 12 inch sanitary will be constructed under the CSX tracks into and existing manhole on the subject property.

Appraisal for the City of South Lyon

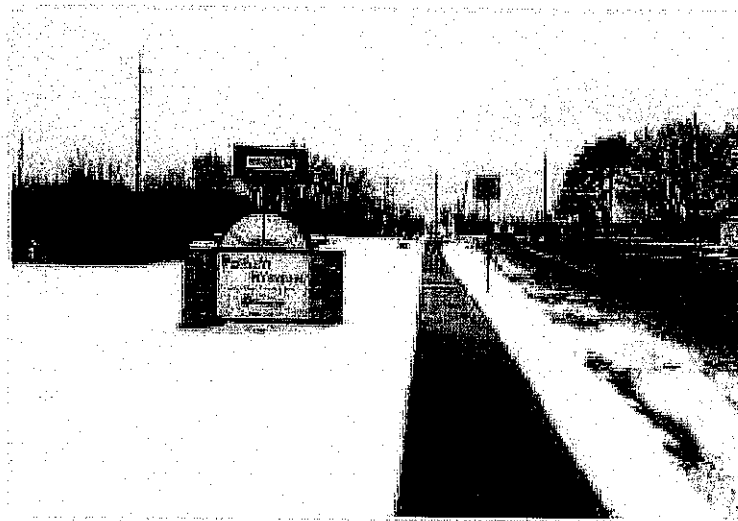
Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



Above: The new 12 inch sanitary that will enter the subject will be at the far right of the photograph. The existing 24 inch sanitary routes through the subject just to the right of the building in the background.



Above: View of subject property frontage along North Lafayette Street.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

BUILDING IMPROVEMENTS

Two industrial/warehouse building are constructed on site. The front building includes an estimated 17,185± square feet of floor area. The building is reported to have been originally constructed in 1954 and review of the aerial photo records suggests that additions to the 1954 structure took place over time.

The second building is a warehouse structure that includes 18,000 square feet of floor area. Reportedly, building in 2017. The north end of this building is about 25 feet from the existing sanitary sewer and this north wall runs parallel to the sanitary. The easement will run parallel with the north building wall roughly five feet to the north.

There is also an estimated 34,784± square feet of asphalt yard area and roughly another 20,000 square feet of gravel yard area. The easement impacts gravel yard only and it is further noted that this area of the gravel yard appears sparsely utilized with a couple of fairly large trees noted therein. No damage to any of these improvements located outside of the yard area are anticipated as result of this easement. As such, a "Part to be Acquired" appraisal format has been utilized as the basis for a good faith offer.

As the premise of this appraisal is that of the "Part to be Acquired", or "Taken", with respect to unimproved portions of the property, no further description of these improvements is considered necessary.

SITE IMPROVEMENTS AND TREES IN THE EASEMENT AREA

This appraisal is based upon the assumption that the areas of the permanent and temporary easements will be restored to a condition equal to that existing prior to the taking. It is noted that will amount to grading the surface only. The take area appears primarily sparsely graveled storage lot. There are some trees that grown into this area. These trees are not considered to contribute to value and if taken will not be replaced. Grading the surface is considered adequate restoration of any disturbed area in terms of value. Having said this, care should be taken so that a similar amount of gravel as was in place prior to the taking should remain after.

PRESENT USE OF THE PROPERTY

The property is improved with a window manufacturing facility.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

HIGHEST AND BEST USE

Highest and Best Use, as defined in the Standard Jury Instructions for the Courts of the State of Michigan, is:

"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."

In the analysis of Highest and Best Use, the appraiser gives consideration not only to those uses allowed as zoned, but also to any likely alternate uses that would result in a greater net return. If the property being considered is improved, the analysis is done in a manner that first gives consideration to the Highest and Best Use as though vacant and then continues giving consideration to the highest and best use of the property as improved. Analysis in this manner tends to test the contributing value of the building improvements.

Any reasonable opinion of Highest and Best Use must give consideration to the question of whether such use is reasonable, physically possible, legal and the most economically feasible alternative.

With regard to the question of Highest and Best Use, it is considered reasonable to point out that the real estate appraiser is, in essence, a generalist. That is, the appraiser can reasonably address the issue of which general use of the property can logically be anticipated to result in the greatest net return. However, it is considered equally as reasonable to point out that any number of specific uses may exist within a general use category and any number of factors such as building size, shape, location on the lot, parking to building ratio, etc. can also be accomplished. The role of the appraiser, in my opinion, is to define the general use of the property which can be expected to result in the greatest net return but not, necessarily, to address the specific issues such as the absolute use or the optimal building size.

The subject property is zoned "I-1" Light Industrial. The general use trend along N. Lafayette Street in this area is multiple-family residential. The business district of the City of South Lyon is just south of the subject property on either side of Lafayette Street. The industrial zoning district in which the subject property is located allows a broad range of uses including office and commercial as well as light industrial. Several of the uses allowed under the industrial classification such as central dry cleaning facilities and concrete/asphalt batch plants are not always permitted in these districts.

The fact that the subject property is somewhat below the grade of North Lafayette Street renders it less desirable for many of the uses allowed than would be the case with a similar property that is at grade with the primary access street. This circumstance is not considered to substantially affect the marketability of the property for industrial use as is evidenced by the existence of the window manufacturing facility.

Obviously the appraiser cannot estimate the value of the property for all of the uses permitted in the controlling zoning district. The appraiser has completed a number of assignments in the general subject area and is aware of the market conditions existing therein. Based upon review of a substantial amount of market information and upon information obtained from interviews with developers and brokers active in and knowledgeable of conditions therein, it is my opinion that the highest and best use of the subject property, if vacant, is for light industrial. Based upon these same sources, it is the appraiser's opinion that the potential value of the property for any likely commercial or alternate use would be about the same.

Light Industrial use of the property is also believed to be the Highest and Best Use of the property as improved.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

ESTIMATED VALUE VIA THE COST APPROACH

In the application of the Cost Approach to Value, the appraiser estimates the replacement cost of all building and site improvements. The estimated building replacement cost is then reduced by the anticipated impact upon value resulting from any one, or all, of three forms of depreciation. After reduction of the estimated cost by this amount, the contributing value of the land is added.

In some cases, the Cost Approach to Value includes an allowance for entrepreneurial profit. The entrepreneurial profit is the return to the individual that goes to the time and effort to find the site, to secure the necessary municipal approvals for the development of the site, coordinate the construction efforts, etc. Inclusion of an allowance for entrepreneurial profit is not an automatic allowance but is dictated by the evidence of the market.

The portion of the subject property which is being valued, involves only the contributing value of the land. As the dwelling improvements are not located within the "Part to be Acquired", no estimate concerning the cost is necessary. Therefore, the parameters of the appraisal problem are such that the Cost Approach to Value is not considered an applicable technique.

ESTIMATED VALUE VIA THE INCOME APPROACH

The Income Approach to Value is based upon the premise that there is a direct relationship between the income productivity of a property and the value of that property. The first step in the Income Approach to Value is the estimate of the gross income that a property can be anticipated to generate. This income may be the actual productivity of the property or may be based upon the appraiser's observations of current market conditions.

The next step in the Income Approach to Value is the reduction of previously estimated gross income by the anticipated loss due to vacancy and credit loss. This amount is estimated based upon observation the market conditions existing in the area. The income remaining, after giving consideration to vacancy and credit loss, is identified as the effective gross income.

The Income Approach to Value continues giving consideration to the expenses that would typically be anticipated to accrue to the landlord position. The manner in which expenses are allocated between the tenant and the landlord will vary substantially depending upon the type of property being appraised and the agreement made between the landlord and tenant. The amount of money remaining after reduction of the effective net income by the anticipated expenses is typically identified as the net income. This amount is the basis for the investor type decision making.

Although a number of methods exist for the conversion of the projected net income into an indication of value, the most commonly used method is that identified as the property residual technique. This method converts the net income estimate into an indication of value through the use of a factor typically identified as the overall capitalization rate. The overall capitalization rate is, in effect, the required rate of return necessary to attract investment capital to a property with the characteristics of the property being appraised. The overall capitalization rate is developed through the analysis of sales of similar income producing properties and through the analysis of current economic indicators.

In somewhat unusual circumstances, vacant land is found to produce income and the buying and/or selling decisions concerning such properties will give consideration to this factor. Examples of such circumstances would be a commercial parking lot or land leased in conjunction with commercial improvement. Typically, however, the buying and selling decisions concerning vacant land are not made based upon the potential income productivity, as the majority of such properties simply do not produce income absent the existence of building improvements. As this method of analysis is not found to be representative of the manner in which the market would typically react to such properties, it is the appraiser's opinion that the Income Approach to Value does not provide a reliable guideline for the valuation of the "Part to be Acquired".

ESTIMATED VALUE VIA THE MARKET DATA (DIRECT COMPARISON) APPROACH

The valuation method believed to offer the best guideline for the "Part to be Acquired", or "Taken", format is the Market Data (Direct Comparison) Approach. In the application of the Market Data (Direct Comparison) Approach to Value, the appraiser conducts a market survey concerning sales and listings of properties considered similar to and competitive with the property being appraised if each was on the open market at the same time. Those properties believed to offer the best guideline for the problem at hand are abstracted from the market survey for more direct comparison with the property being appraised. Recognition is given to the ways in which the market properties and the subject property differ and to the anticipated market reaction to these differences. The result of the comparison process is a range of value which the appraiser references when finalizing the value estimate for the subject property.

The area of the subject property in which the easements are to be impressed, i.e. the "Part to be Acquired" or "Taken", is zoned "I-1" Light Industrial. Reference to the section of the City of South Lyon Zoning Ordinance identifying the uses allowed in this zoning district indicates that a wide range of uses are permitted as a matter of right. The existing window manufacturing use is permitted.

In awareness of the wide variety of uses allowed within the light industrial districts it is the opinion of the appraiser that the search for viable market guidelines can reasonably include properties purchased for or available for any use defined as permitted within the district. The value estimate for the subject property for the "Part to be Acquired" will, therefore, be made using market sites purchased for uses that would reasonably be expected to be allowed within the industrial district. The result of the comparison method of analysis will be a square foot value considered representative of the market potential of the subject property. The value of the "Part to be Acquired" will then be projected based upon this square foot value estimate and the square footage within that area. This estimated square foot value will also be used as the basis for the calculation of the fair market rental due the property owner for the use of the temporary easement on a portion of the property during the life of the project.

One property that has been selected from the market survey was purchased for multiple family residential use. Multiple family residential is not a permitted use in the subject "I-1", Industrial district. However, comparison of the many allowable uses in each of the locations being compared, use of this property is considered proper appraisal procedure.

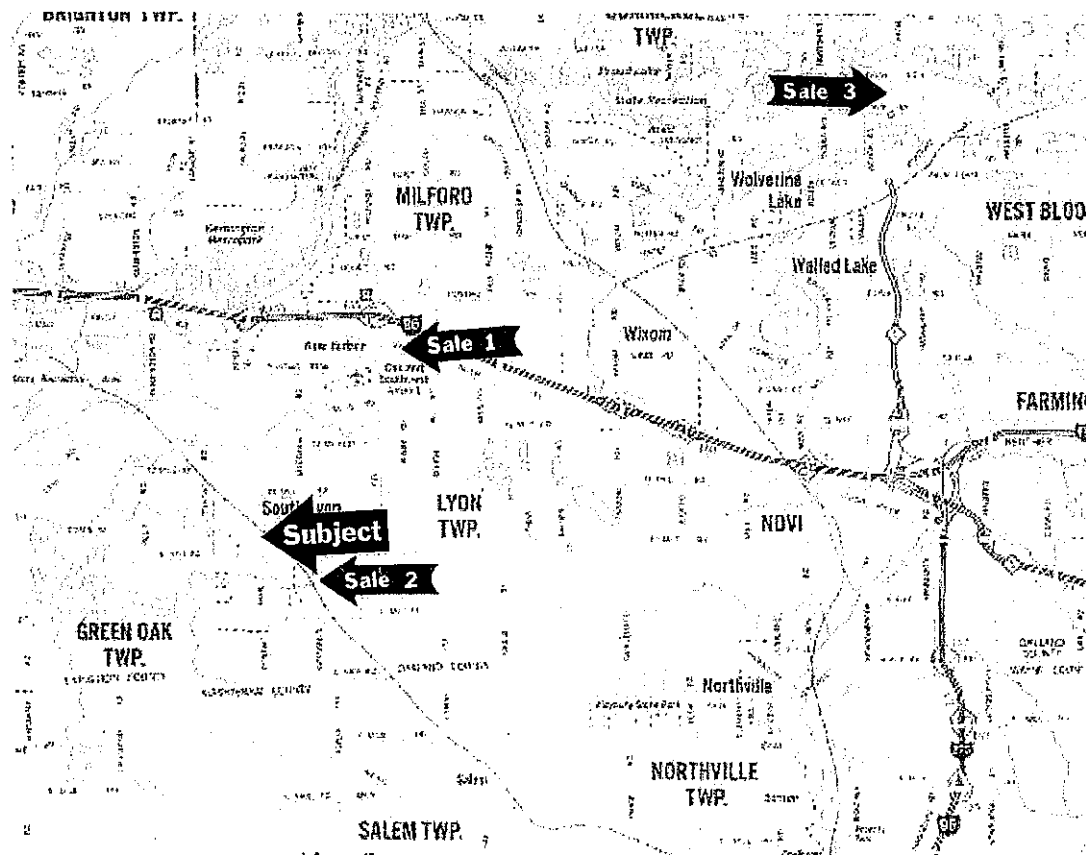
The appraiser has, in conjunction with this assignment, conducted a market survey concerning the sales and listings of vacant multiple family sites in competitive areas in the City of South Lyon and nearby areas.

Due to the broad range of uses allowed within the controlling zoning district in which the subject property is located the market search was conducted in a manner giving strong emphasis to the selection of market guideline properties that also allow a broad range of uses. Such properties represent a relatively small segment of the overall real estate market and a high percentage of the land available for such use has been improved for a number of years. The appraiser did discover the sale of a property located in nearby New Hudson as well as a sale in nearby Lyon Township that occurred in the relatively recent past. The third property abstracted from the market survey for guideline purposes is located in Commerce Township and is currently listed for sale.

The information concerning the most similar properties will be discussed at this point and summarized in chart form on a side by side basis in order for the reader to more readily understand the comparison process. The chart form summary will include the mathematical adjustment process and result in a range of acreage values considered to provide the best guidelines for the property being appraised.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

COMPARABLE SALES LOCATION MAP



FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Comparable Information -VL-2



Date Taken: 2020

Taken By: ADVERTISING PHOTO
BY THOMAS DUKE CO.

Direction of Photo: N/A

Location: N/E CORNER GRAND RIVER AVENUE AND
EAST LYON CENTER DRIVE. 56000 GRAND RIVER
AVENUE, LYON TOWNSHIP, OAKLAND COUNTY,
MICHIGAN

Legal Description: CONSISTS OF ASSEMBLAGE OF
THREE PARCELS WITH LENGTHY METES AND BOUNDS
DESCRIPTIONS, PART OF THE SOUTHEAST ¼ OF
SECTION 3, LYON TOWNSHIP, OAKLAND COUNTY,
MICHIGAN, AVAILABLE UPON REQUEST.

Tax Parcel No.: 21-03-327-012, 019 & 027

Bldg. Size: NO BUILDING VACANT LAND

Land Size: ADVERTISED AS 7± ACRES OR 304,920±
S.F.

Date of Sale: PENDING 04/29/2021 – will close upon final
municipal approvals

Seller: AERO AND AUTO STUD SPECIAL INC.,
REPRESENTED BY THOMAS DUKE COMPANY, MARK
SZERLAG ASSOCIATE BROKER

Highest & Best Use: MULTIPLE FAMILY

Date Inspected: NUMEROUS

Verification: MARK SZERLAG, LISTING BROKER &
JAMES CLARKE, ROBERTSON BROTHERS

Topography: GENERALLY LEVEL AT GRADE WITH
LYON CENTER DRIVE

Shape: IRREGULAR - SEE AERIAL PHOTO ABOVE

Zoning: NEW HUDSON EDGE DISTRICT

Utilities: ALL CITY SERVICES – SEWER CAPACITY
BEING INVESTIGATED

Road Surface: PAVED

Condition of Sale: PENDING - ARMS LENGTH
NEGOTIATIONS

Purchaser: PENDING SALE

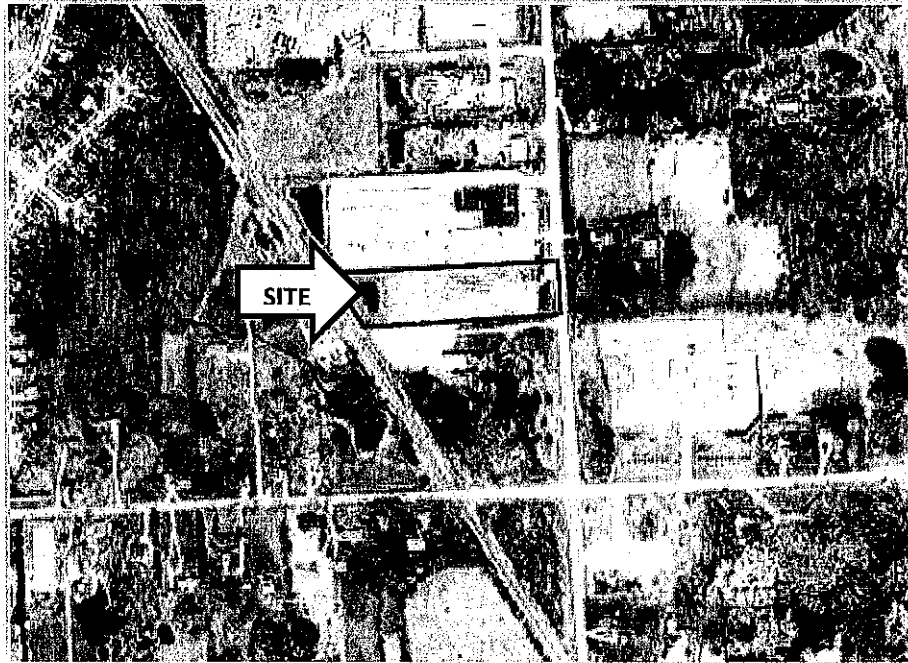
Price: \$900,000.00 **Terms:** Cash \$ 9,474.00 Per Potential Unit \$128,571.00 per acre \$ N/A F.F

Remarks and / or Description of Improvements: THE ZONING ALLOWS MANY USES ALTHOUGH THE PAST INDUSTRIAL USE OF THIS PROPERTY IS NOT ALLOWED. THE BUYER PLANS 95 LUXURY APARTMENTS. THE ZONING WILL ALLOW UP TO 14 APARTMENT UNITS PER ACRE (12 TOWNHOUSE) IN THIS DISTRICT. THE SALE WILL CLOSE UPON THE BUYER OBTAINING ALL NECESSARY MUNICIPAL APPROVALS. THIS IS BEING DONE AT THE BUYERS EXPENSE. SANITARY SEWER WILL REQUIRE A PUMP STATION AT GRAND RIVER OR EXTENSION TO GRAVITY FEED NORTH ALONG THE RING ROAD. BUYER ANTICIPATES A COST IN THE AREA OF ONE-QUARTER MILLION FOR EITHER OPTION WHICH IS YET TO BE DETERMINED. NO SOIL CONTAMINATION OR OTHER ISSUES NOT CONDUCTIVE TO THE PLANNED USE HAVE BEEN DISCOVERED.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Comparable Information No.VL-4



Date Taken: N/A

Taken By: Oakland County Aerial

Direction of Photo: N/A

Location: 22675 GRISWOLD ROAD, CHARTER TOWNSHIP OF LYON, OAKLAND COUNTY, MICHIGAN

Legal Description: T1N, R7E, SEC 29 PART OF E ¼ OF SE ¼ BEG AT PT DIST S 1761.50 FET FROM E ¼ CORN, TH S 200 FT, TH S 90-17-00 W 756 FT, TH N 29-31-00 W 240.71 FT, TH E 875.46 FT TO BEG. 3.84 A, CHARTER TOWNSHIP OF LYON, OAKLAND COUNTY, MICHIGAN

Tax Parcel No.: 21-29-426-007

Bldg. Size: NONE THAT CONTRIBUTE TO VALUE

Land Size: 3.84 ± ACRES GROSS – 3.69 ± ACRES NET

Date of Sale: FEBRUARY, 28, 2020

Seller: ALL AMERICAN STORAGE, INC.

Highest & Best Use: COMMERCIAL/OFFICE/INDUSTRIAL

Date Inspected: 11/27/2021 AND OTHERS

Verification: PROPERTY TRANSFER AFFIDAVIT

Topography: LEVEL

Shape: RECTANGULAR WITH ANGULAR REAR BOUNDARY

Zoning: "I-1" LIGHT INDUSTRIAL

Utilities: SEWER AND PUBLIC WATER

Road Surface: PAVED

Condition of Sale: ASSUMED ARMS LENGTH

Purchaser: CONSUMERS POWER COMPANY

Price: \$335,000.00 **Terms:** Cash **\$2.08 NET S.F** **\$90,786.00 PER NET ACRE** \$ N/A F.F

Remarks and / or Description of Improvements: 1,770± SQUARE FOOT BUILDING EXISTING AT TIME OF SALE, NOT CONSIDERED TO CONTRIBUTE TO VALUE. CLEARED PARCEL WITH DETENTION BASIN AT REAR. RAILROAD RIGHT-OF-WAY FORMS REAR OR WEST BOUNDARY.

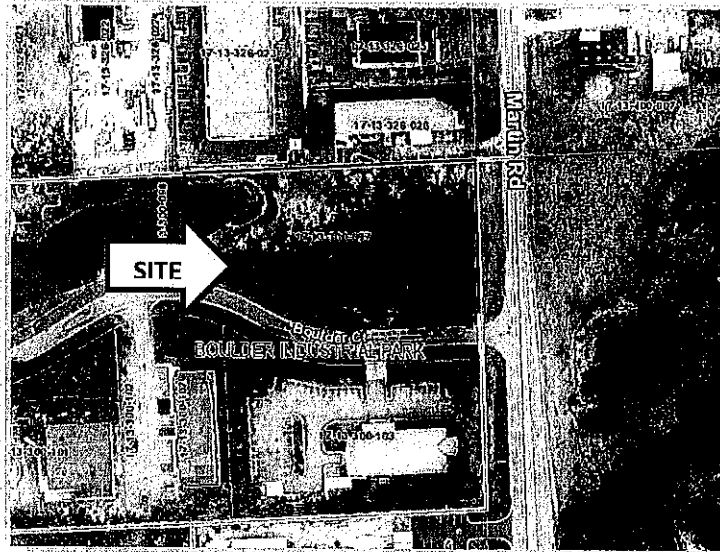
FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Comparable Information No.VL-5



Date Taken: N/A

Taken By: Oakland County Aerial

Direction of Photo: N/A

Location: N/W CORNER BOULDER COURT & MARTIN ROAD, COMMERCE TWP., OAKLAND COUNTY, MICHIGAN

Highest & Best Use: COMMERCIAL/OFFICE/INDUSTRIAL

Date Inspected: 11/27/2021 AND OTHERS

Legal Description: T2N, R8E, OAKLAND COUNTY CONDOMINIUM PLAN NO. 782 BOULDER INDUSTRIAL PARK UNIT 1, LIBER 12912 PAGE 384

Verification: REVIEW OF CURRENT PROPERTY ADVERTISING SIGNATURE ASSOCIATES

Tax Parcel No.: 17-13-300-097

Topography: LEVEL

Bldg. Size: NO BUILDINGS VACANT LAND

Shape: TENDS TOWARD RECTANGULAR WITH CURVILINEAR SOUTH BOUNDARY

Land Size: 2.02 ACRES PER LISTING BROKER

Zoning: "TLM" TECHNOLOGY/LIGHT MANUFACTURING

Date of Sale: NO SALE LISTING CURRENT AS OF 11-2021

Utilities: SEWER AND PUBLIC WATER

Seller: D'AN-CO PROPERTIES REPRESENTED BY SIGNATURE ASSOCIATES

Road Surface: PAVED

Condition of Sale: N/A CURRENT LISTING

Purchaser: N/A CURRENT LISTING

Price: \$349,000.00

Terms: Cash

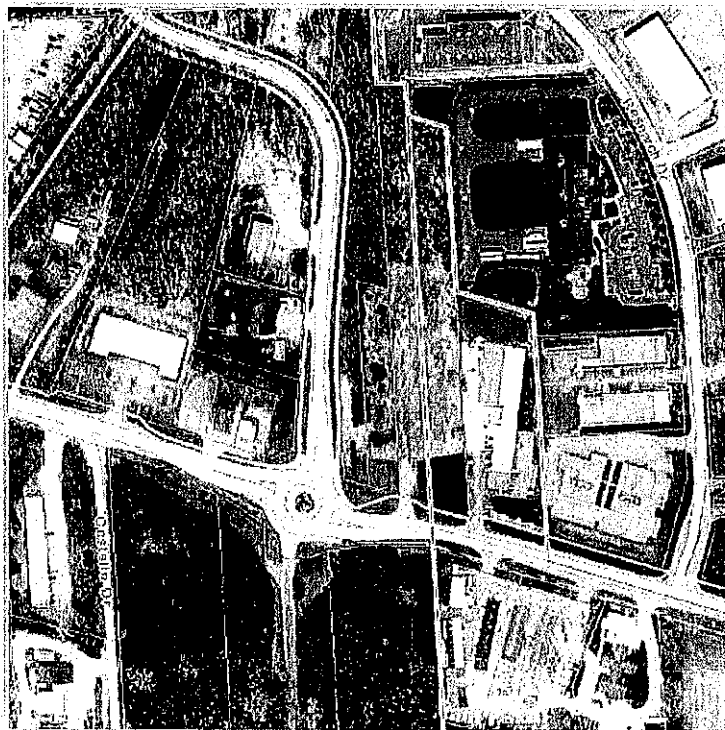
\$3.97 NET S.F

\$172,772.00 PER NET ACRE \$ N/A F.F

Remarks and / or Description of Improvements: HEAVILY WOODED PARCEL WITH HIGH RATIO OF STREET FRONTAGE. MARTIN ROAD IS THE EXTENSION OF M-5 HIGHWAY WHICH ENDS ABOUT 1&1/4 MILE SOUTH. RETENTION BASIN AT REAR OF PARCEL.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

PROPERTY VL-2



This property is located at the intersection of Grand River Avenue and Lyon Center Drive E. approximately five and one-half miles northeast of the subject property. The market conditions in this location are more intense than those in the subject area. The property has just less than 320 feet on Grand River Avenue, and an estimated 935 feet of frontage on Lyon Center Drive E. Grand River Avenue at this point is a four lane highway with a center lane for left turns and a northwest/southeast course. Lyon Center Drive E. is a two lane loop road also with a center lane for left turns. The property is generally level at grade with each road and mostly cleared. Three properties were assembled to create this parcel which is advertised as having an area of 7+ acres. The depth of the property is variable but is slightly more than 1,220 feet in depth from Grand River Avenue at the deepest point. There is a slight jog in the south line of the property. The property has public water and sanitary sewer available. There is somewhat greater than typical cost associated with the available sanitary sewer. This circumstance and the effect upon value will be discussed at a later point. The property is located within the New Hudson, Edge zoning districts. The uses allowed within this district are very broad with the goal of encouraging growth.

The market property is currently under a purchase option at the price of \$900,000.00. This price is equal to \$128,571.00 per acre or \$2.95 per square foot of land area. In an interview with the potential purchaser the appraiser was informed that current plans project a multiple-family residential development totaling 95 units. Therefore, in this case, the per-unit price can be calculated as \$9,474.00 and the density as 13.6 units per acre.

When comparing the market properties to the subject consideration is given to the circumstances of the sale as well as such areas as physical, locational, availability of utilities, etc. as each have the potential to effect value. If it is discovered that circumstances exist that would have an impact upon value it is necessary to apply an adjustment to the price of the market property to reflect the anticipated market reaction to this area of difference.

Appraisal for the City of South Lyon
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With regard to the circumstances of the sale, the title that was transferred has the potential to effect value. In some circumstances it is noted that the title transferred was subject to an encumbrance such as a life estate or a long term lease. In other cases only partial interests may be transferred. In the case of the market guideline property the sale has not yet closed but at the time of closing fee simple estate ownership will be transferred from seller to buyer. This is the highest form of ownership that can be held in real estate subject only to the Police Powers of the Community, Taxation, Eminent Domain and Escheat. The subject property is being valued assuming a fee simple estate ownership. This is the ownership that will be transferred in conjunction with this sale. No adjustment is necessary for this area of consideration.

The conditions of the sale have the potential to affect value and therefore those of the market guideline properties must be investigated to lead to a supportable conclusion. If it is discovered that unusual circumstances that could affect the sale price of a property existed, these circumstances should be investigated and if the sale information is used, an adjustment must be applied. Examples of such conditions include; sales between related parties, the need for a specific property that would warrant a higher than market price, etc. Upon review no circumstance were discovered that had the potential to result in something other than market price. The parties to this sale are believed to be prudent, knowledgeable and acting in their own best interest. No adjustment to the price of Property VL-2 is necessary due to the conditions of sale.

The terms of sale is another area that has the potential to affect value and could result in a higher or lower sale price. Seller financing with a lower than typical down payment, low interest rate, or other soft terms would be examples of circumstance that have the potential to result in a higher than typical purchase price. Should the seller have a need for quick cash or should other circumstances that simply warranted a shorter than normal marketing period have the potential to result in the seller accepting a lower than market price. To the best of the appraiser's knowledge at the point in time that the sale closes the terms of the sale will be cash. This is consistent with the definition of market value. No adjustment to the price of this pending purchase is necessary.

It is possible that the sales being used occurred during a time frame in which prices for similar properties were either higher or lower than would be the case at the date of valuation of the subject property. The period subsequent to the 2008 depression resulted in prices globally that were historically low. After a long period of stagnation, price increases occurred and the much of the real estate market has reached levels existing prior to the recession.

The sale of the property is pending as of the date of valuation of the subject property. No adjustment for changing market conditions is necessary and the adjustment process will continue from the amount of \$128,571.00 per acre.

LOCATION

Many of the factors discussed within the Market Data Approach to Data are not easily classified into one category or another. This is considered the case when giving consideration to a factor such as location. If one site is in the center of town and is compared with one on the outskirts where there is less market activity this would be a locational adjustment. This is clear. One property with a particularly good view vis-à-vis a similar property absent such view, is this a physical characteristic or a locational characteristic? These are examples of the way such differences are somewhat difficult to classify. As long as the differences that could have an effect upon value are recognized and accounted for, the manner of classification should be left to the discretion of the individual completing the analysis.

With regard to this market guideline property, discussions with the proposed purchaser and the broker representing the seller as well as observations of the appraiser leads to the conclusion that the location is significantly superior to that of the subject from the standpoint of overall appeal to the market. This circumstance is believed to be true of those competitive properties lying north of Grand River Avenue. Therefore, an adjustment for location is considered necessary.

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Property Owner: Charles B. Pullman
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With regard to the determination of the amount of the adjustment a method identified as the "matched pair comparison" is taught in appraisal classes and published in appraisal texts. This method of analysis requires the analyst to find information concerning two or more properties that are virtually identical with only one, or few, differences. If there is a difference in the price of these highly similar properties, this difference is considered the reason for any difference in price. This amount is also the adjustment that should be applied when this difference is discovered during the comparison process. A method of this type has the potential to provide good insight into the adjustment needed to compensate for these differences and is considered a valuable tool.

The availability of vacant multi-use potential sites represents a relatively small segment of the overall real estate market. Very few such properties exist in the competitive market area for the subject property from which to apply a "matched pair comparison". It is noted however that such a comparison was able to be completed in conjunction with an earlier appraisal of a property contiguous to the subject. In the case of this analysis, each property was zoned to allow multiple-family residential. The properties are quite similar with the exception of density and location. One of the comparison properties is located very close to the subject while the other is located very close to the market guideline property. After giving consideration to the effect upon value due to density it is believed that the remaining difference in price of the comparison properties is attributable to location. The difference in the price of the properties included in this matched pair analysis is just more than 50 percent. The comparison property is also superior to Property VL-2 from a locational standpoint. Therefore, the adjustment for location should be somewhat less than that resulting from the matched pair analysis. After giving consideration to this circumstance, a downward adjustment of 25 percent or \$32,142.00 per acre will be applied.

As well as the matched pair analysis the locational circumstances of multiple use properties throughout the township have been discussed with individuals active in and knowledgeable of market conditions therein. Further, the appraiser has, in conjunction with a recent assignments in the subject area, has had an occasion to complete in-depth research regarding several market segments. The information discovered is consistent with that resulting from the matched pair comparison.

SHAPE/UTILITY

The subject site is triangular in shape which renders it somewhat difficult to work with. The market property tends toward rectangular in shape. Absent the preparation of a preliminary site plan for a proposed use, it is difficult to compare the utility of the properties. As each zoning district of the properties being compared allows a broad range of uses it is entirely possible the differences in utility could vary significantly when different uses are considered. With regard to the comparison being made some insight can be gained by comparing the market property proposed for multiple-family residential use with a multiple-family residential development contiguous to the north boundary of the subject property.

With regard to the property north of the subject the actual development includes a mixture of one and two bedroom units totaling 192. As a result of the triangular shape, the apartments have been developed in the west and north portions of the property and there is a detention basin in the central east portion. The site has an area of 16.6± acres. Hence the density as developed is equal to 11.6 units per acre. Recognition is given to the fact that the density will be different depending upon the mixture of units. On balance, a density such as this is believe less than would be expected of a property with a more efficient shape such as rectangular.

The market property is projected as a 95 unit development and the site area is indicated as seven acres. As such, the density as proposed is 13.6 units per acre after rounding. It is believed that the development of the market property will also require a storm water detention area.

Comparison of the density of the triangular site just north of the subject property with that of the market property indicates that development of the market property will result in two more units per acre. The purchase price of the market property is equal to \$9,474.00 per potential unit. It is reasonable to believe that should the density of this property be the same as that of the triangular shaped comparison property the purchase price would be approximately \$18,950.00 or 15 percent less per acre than that negotiated.

Appraisal for the City of South Lyon
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Although it is unknown which specific use should be anticipated if the subject site was vacant, this comparison that abstracts an adjustment based upon the lower efficiency of the triangular shape property with the rectangular shape property for multiple-family residential use is considered to offer some insight into a reasonable allowance for the difference in the utility of the properties being compared.

As the market property is superior in this area of consideration, a downward adjustment of this amount must be applied to the acreage price in order for this sale to provide a guideline when valuing the

ZONING

The subject property is zoned "I-1" Light Industrial. These zoning districts allow a broad range of uses including many industrial variations as well as commercial and office uses. The market property is within a New Hudson Edge district. These districts also allow a wide variety of uses including multiple-family residential but fewer industrial variations than the "I-1" Light Industrial controlling the subject. On balance it is the appraiser's opinion that the effect upon value due to some differences in allowable uses is offsetting and no adjustment is necessary for this area of consideration.

UTILITIES

Sanitary sewer and public water are directly available to the subject property. This is true of the market property as well. However, the sanitary sewer line directly available to the market property is within the Grand River Avenue right-of-way and is a force main. In order for the market property to access this sewer line it is necessary for this line to also be a force main with an injector system. This type of system is more expensive than the typical gravity feed system. The market property also has the option to access an offsite gravity feed line. With regard to this option additional cost can again be anticipated. In an interview with the potential developer, the appraiser was informed that the higher than normal costs would be about the same whichever option is selected. This source further indicated additional cost would be approximately \$250,000.00. This amount is equal to \$35,714.00 per acre. Were the subject site vacant, it is not believed that higher than normal costs would be required in the development of the sewer system. As the subject property is superior to the market property in this area of consideration, an upward adjustment of \$35,714.00 will be applied to the per acre price of the market property.

MISCELLANEOUS

No other areas of difference between this property and the subject that would be significant enough to require and adjustment to the purchase price are known.

After giving consideration to the differences between the market guideline property that would reasonably be expected to have an effect upon value and after having adjusted the purchase price to reflect the anticipated market reaction to these differences, a per acre value of \$113,193.00 or \$2.60 per square foot is indicated for the subject property.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

PROPERTY VL-4



This property is located along the west boundary of Griswold Road approximately two and one half miles southeast of the subject property in Lyon Township. The market conditions in the location of the market property are somewhat less intense than those in the general location of the subject. The property has 200 feet on Griswold Road and extends to an average depth of 866 feet. The rear boundary has a northwest/southeast angle and is formed by a railroad right-of-way. The net area of the property is estimated at 3.69 acres. The property is generally level at road grade and is cleared. There is a water detention basin at the rear or west portion of the property.

This property sold in February of 2020 at the price of \$335,000.00. The terms of the sale were cash. The price is equal to \$90,786.00 per net acre or \$2.08 per square foot. The property had reportedly been on the market for a long period of time. The property is zoned "I-2" Industrial. This zoning district also allows a broad range of uses permitted by right but said uses are less extensive from the standpoint of commercial than that of the subject. The property is rectangular in shape which renders it somewhat more efficient than the triangular shape of the subject. The market property has a storm water retention basin at the rear.

The title that was transferred in conjunction with this sale was fee simple estate. These are the property rights that are being valued with regard to the subject property. No adjustment to the price of the market property is necessary for this area of consideration.

To the best of the appraiser's knowledge the parties to the transaction were prudent and acting in their own best interest. Under this circumstance it is reasonable to believe that the transaction was arms-length in nature and no adjustment to the purchase price is necessary due to conditions of sale.

The financing of the sale is believed to have been cash. These are the terms in the controlling definition of market value. No adjustment to the purchase price of the market property for terms of sale is necessary.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

The sale of the market property occurred in late February of 2020 approximately 21 months prior to the date of valuation of the subject property. Based upon reference to sources considered reliable such as Realcomp II Multiple Listing Service, CoStar Comps Multiple Listing Service, Oakland County Equalization Department Annual Equalization Report, Realty Rates.com, all supplemented by the appraiser's continuous monitoring of the market it is believed that an adjustment equal to 10 percent per year is representative of the change in market conditions during the time frame being researched. Based upon an annual increase of this amount, an upward adjustment of 17.5 percent, \$15,888.00 per acre will be applied.

Upon application of this adjustment a current sale price of \$393,623.00 results. The time adjusted sale price is equal to \$106,674.00 per acre or \$2.45 per square foot. After giving consideration to the four areas discussed above that have the potential to effect value, the adjustment process continues. The continuation of the adjustment process will be from the acreage amount of \$106,674.00.

LOCATION

Based upon observations made during the completion of several assignments in the general subject area and upon information obtained during interviews with developers and real estate professionals active in and knowledgeable of market conditions in this area it is the appraiser's opinion that the location of the market property is somewhat less desirable than the subject property with regard to location. The difference in the case of the properties being compared at this point is considered significantly less than was that case with Property VL-2. In the case of Property VL-4, it is the appraiser's opinion that an adjustment of 10 percent, or \$10,667.00 per acre is indicative of the anticipated market reaction in this area of difference. As the subject property is superior the adjustment to be applied will be in an upward direction.

SHAPE/UTILITY

As discussed in the analysis of the previous property, the subject site is triangular in shape which renders it somewhat difficult to work with. The market property tends toward rectangular in shape. In the analysis of the previous property calculations were made to estimate a reasonable adjustment should each of the properties be used for multiple-family residential use. With regard to the comparison being made, it is the opinion of the appraiser that the 15 percent adjustment resulting from the previous analysis is equally applicable. Application of this adjustment indicated that a downward adjustment of \$16,001.00 per acre is necessary to indicate the perceived superiority of the market property in this area of consideration.

ZONING

The subject property is zoned "I-1" Light Industrial. These zoning districts allow a broad range of uses including many industrial variations as well as commercial and office uses. The market property is within a heavy industrial district in Lyon Township. Review of the uses permitted as a matter of right in the Lyon Township "I-2" districts indicates slightly less versatility with regard to commercial uses. The difference is not considered to have a significant effect upon value as either property allows a broad range of uses. The application of an upward 5 percent adjustment, \$5,334.00 per acre to the price of the market property recognizes the superiority of the subject in this area of consideration but will not result in an overstatement of value.

UTILITIES

Sanitary sewer and public water are directly available to the subject property. This is true of the market property as well. The properties are considered equal in this area of comparison and no adjustment to the sale price of the market property is necessary.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

MISCELLANEOUS

No other areas of difference between this property and the subject that would be significant enough to require and adjustment to the purchase price are known.

After giving consideration to the differences between the market guideline property that would reasonably be expected to have an effect upon value and after having adjusted the purchase price to reflect the anticipated market reaction to these differences, a per acre value of \$106,674.00 or \$2.45 per square foot is indicated for the subject property.

This property is currently offered for sale at the price of \$349,000.00 or \$172,773.00 per acre. From a square foot basis, the offering price is equal to \$3.97. The property is zoned "TLM" Technology/Light Manufacturing. Reference to the Commerce Township Zoning Ordinance indicates that this zoning district allows a broad range of uses permitted by right. This is also true of the zoning district in which the subject property is located. The property tends toward rectangular in shape which renders it somewhat more efficient than the triangular shape of the subject. The existence of the detention basin is a feature considered superior to the subject. The contribution of the detention basin to value is considered to be somewhat offset by the wooded features of the market property. The trees on the market property appear to be primarily conifers and are of a variety that does not grow particularly large. These trees should be able to be removed at fairly low cost if a clear cut method using a tree cutting tool is used. Some of the trees might well be used in conjunction with landscaping the finished site.

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Property Owner: Charles B. Pullman
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As no sale of the property has occurred, no title to the property has changed hands. At the point in time that the property is sold the title to be conveyed will be that of condominium ownership. An ownership of this type is considered to be equal to that of the fee simple estate ownership of the subject property. No adjustment to the offering price of the market property is necessary for this area of consideration.

The fact that no sale of the property has occurred indicates that no adjustment to the offering price is necessary for the conditions of sale. It is relevant to note, however, that vacant industrial or multi-purpose sites are seldom sold at the price for which they were exposed to the market. Therefore an adjustment to the offering price should be applied to reflect the anticipated market reaction. The amount of such an adjustment tends to reflect the perceived motivation of the property owner. This motivational relationship can be measured to a degree by comparison of the offering price to that of similar properties that are offered for sale or similar properties that have recently sold. In some cases, it is discovered that the motivation to sell is relatively low and the property owner is simply testing the market. In a case such as this, the listing price is relatively high and the adjustment should recognize this circumstance. Should the property sell at the higher than typical price the property owner simply benefits from the aggressive position. In other cases, the property owner exposes the property to the market at a relatively low price in an effort to effectuate a quick sale. In a case such as this, the adjustment to the listing price should be less than that of the above example.

The appraiser has compared listing to sale prices during the completion of many assignments. Reference to statistical information compiled by multiple listing services such as; Realcomp II, Co-Star comps, RealtyRates.com provides further insight with regard to the relationship of listing and sale prices. Interviews with developers and other individuals active in the segment of the market being researched is another source that provides information into the expectations of property owner's vis-à-vis the market potential. After giving consideration to those sources considered to offer insight into this question, it is the opinion of the appraiser that the application of a 15 percent downward adjustment, \$25,916.00 per acre is indicative of the anticipated market reaction to the offering price of the market property. Absent a better method of identifying this adjustment, it will be included under the category Conditions of Sale.

For the purpose of this analysis, it will be assumed that at the point in time a sale occurs the terms will be equivalent to cash. No adjustment to the offering price of the market property will be for this area of consideration.

The listing of the market property is current as of the date of the appraisal. No adjustment for changing market conditions is necessary.

After giving consideration to the above circumstances, an adjustment of \$25,916.00 per acre is considered necessary prior to any adjustments for other more specific differences. Upon application of this adjustment a per acre price of \$146,857.00 results. The adjustment process continues from this acreage price.

LOCATION

Based upon observations made during the completion of several assignments in the general subject area and upon information obtained during interviews with developers and real estate professionals active in and knowledgeable of market conditions in this area it is the appraiser's opinion that the location of the market property is somewhat more desirable than the subject property with regard to location. This is more established location that is further within the metro suburban sprawl pattern. The difference in the case of the properties being compared at this point is considered most similar to that of Property VL-2. The reader will recall that a downward adjustment of 25 percent was applied to the price of Property VL-2. The application of a downward adjustment of this percentage, \$36,714.00 per acre is believed equal applicable with regard to the comparison being made. A downward adjustment indicates that the market property is considered superior.

SHAPE/UTILITY

As discussed in the analysis of the previous property, the subject site is triangular in shape which renders it somewhat difficult to work with. The market property tends toward rectangular in shape. Conversely, somewhat greater than typical expense can be anticipated for site preparation. Although the wooded portions of the property can be cleared relatively easily, there will be a number of stumps remaining that will require more extensive site balancing than typical. The existence of an available storm water retention basin somewhat offsets the site preparation costs. The water retention basin does however utilize some of the land area of the market property.

After giving consideration to the discussed differences, it is the opinion of the appraiser that the market property is somewhat superior to the subject. The application of a downward adjustment of 5 percent, \$7,343.00 indicates that the appraiser has given consideration to this area but the adjustment applied is not large enough to significantly affect value.

ZONING

The subject property is zoned "I-1" Light Industrial. The market property is zoned "TLM" Technology/Light Manufacturing. Each of these zoning districts permits a broad range of uses including many industrial variations as well as commercial and office uses. Upon review of the uses allowed within the districts being compared, it is the appraiser's opinion that no adjustment to the listing price is necessary due to differences in zoning.

UTILITIES

Sanitary sewer and public water are directly available to the subject property. This is true of the market property as well. The properties are considered equal in this area of comparison and no adjustment to the sale price of the market property is necessary.

MISCELLANEOUS

No other areas of difference between this property and the subject that would be significant enough to require and adjustment to the purchase price are known.

After giving consideration to the differences between the market guideline property that would reasonably be expected to have an effect upon value and after having adjusted the purchase price to reflect the anticipated market reaction to these differences, a per acre value of \$102,800.00 or \$2.36 per square foot is indicated for the subject property.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
 Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

SUMMARY OF ADJUSTMENTS FOR 415 N. LAFAYETTE-CITY OF SOUTH LYON

PROPERTY ADDRESS	SUBJECT	PROPERTY VI-2	PRICE/ACRE	PROPERTY VI-3	PRICE/AC.	PROPERTY VI-5	PRICE/AC.
415 N. Lafayette St. City of South Lyon		Grand Rv./Lyon Center Lyon Township		22675 Griswold Lyon Township		8450 Boulder Court Commerce Township	
Sale Price	N/A	\$900,000.00	\$128,571.00	\$335,000.00	\$90,786.00	\$349,000.00	\$172,772.00
Lease Hold/Fee Simple	Fee Simple Est.	Fee Simple Est.	\$0.00	Fee Simple Est.	\$0.00	Condominium	\$0.00
Sales or Financing Conditions	N/A	Cash	\$0.00	Cash	\$0.00	TBD	\$0.00
Conditions of Sale	N/A	Arms Length	\$0.00	Arms Length	\$0.00	TBD	\$0.00
Date of Sale	N/A	Pending	\$0.00	Sept. 2020	\$15,898.00	Current Listing	\$25,916.00
Subtotal			\$128,571.00		\$106,674.00		\$146,896.00
MARKET ADJUSTMENTS							
Location	Good	Superior	-\$32,142.00	Inferior	\$10,667.00	Superior	-\$36,714.00
Utility	Average	Superior	-\$18,950.00	Superior	-\$16,001.00	Superior	-\$7,343.00
Zoning	Light Industrial	Similar	\$0.00	Inferior	\$5,334.00	Similar	\$0.00
Utilities	All	Inferior	\$35,714.00	Similar	\$0.00		\$0.00
Miscellaneous	None	Similar	\$0.00	Similar	\$0.00		\$0.00
Net Adjustment			-\$15,378.00		\$0.00		-\$44,057.00
Indicated Value Subject			\$113,193.00		\$106,674.00		\$102,799.00

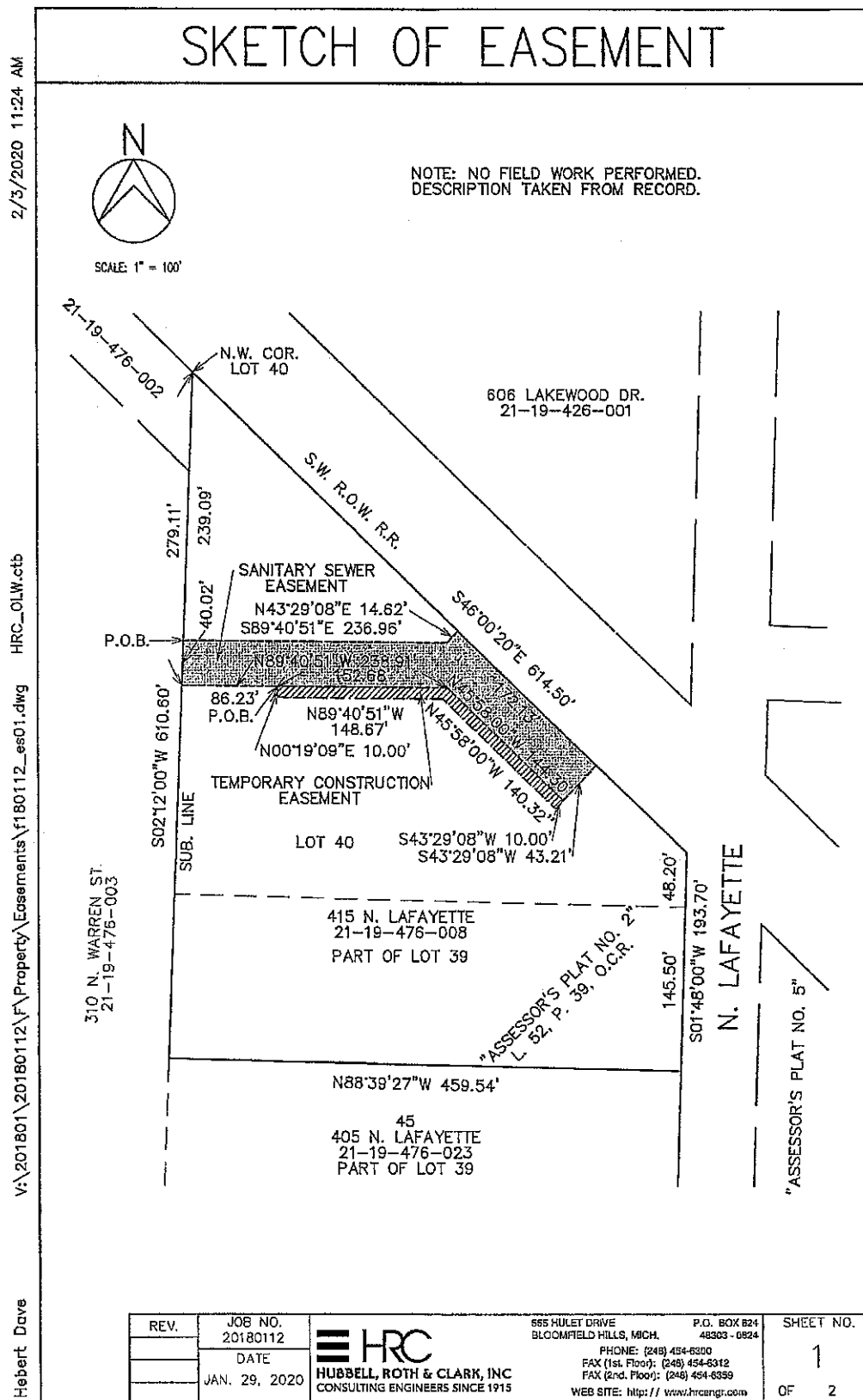
CONCLUSION DIRECT COMPARISON APPROACH TO VALUE

Comparison of the subject property with two relatively recent sales in the subject area and a listing of a property located in a competitive area results in an indicated range of value from \$102,800.00 per acre to \$113,193.00 per acre. This range of value could reasonably be expected were the property exposed to the open market. After giving consideration to all of the circumstance discovered during the completion of the market survey it is the opinion of the appraiser that a value estimate near the midpoint of the range \$108,000.00 per acre is most applicable. Using this acreage amount, the estimated value of the subject property land area as of the December 6, 2021 date of valuation is calculated as:

4.24± Acres @ \$108,000.00/Per Acre = \$457,920.00

Rounded to \$458,000.00

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VALUATION OF THE "PART TO BE ACQUIRED"

The market value of the subject property based upon a value per acre analysis is equal to \$2.48 per square foot of land area. An appraisal of the "Part to be Acquired", when dealing with relatively small takings is typically completed utilizing the square foot value of the land to be acquired or encumbered by the permanent easement. The process continues based upon this square foot amount.

In the application of an appraisal of a value of the "Part to be Acquired" nature, the previously estimated square foot value is multiplied times the number of square feet that will be encumbered by the variable width permanent. A 43 foot wide easement will be impressed along a portion of the north boundary. A proposed 12 inch sewer line will be extended from the property to the north to an existing 24 inch sewer line that traverses the subject property. The construction method for this extension will be directional boring with the line enclosed in a steel casing. This extension may require some open cut construction near an existing manhole on the subject property. The width of the permanent easement will then become 40 feet and the course of the easement will be east/west across the north part of the property. This course of the 40 foot easement will be from the west boundary of the aforementioned 43 foot wide permanent easement to the southwest boundary of the property. For clarification, reference is made to the engineering sketch of the property prepared by Hubbell, Roth & Clark positioned above.

DESCRIPTION OF PERMANENT EASEMENT FOR SANITARY SEWER CONSTRUCTION

Land situated in the City of South Lyon, County of Oakland, State of Michigan described as:

DESCRIPTION OF SANITARY SEWER EASEMENT

A SANITARY SEWER EASEMENT BEING A PART OF LOT 40 "ASSESSOR'S PLAT NO. 2" BEING A PART OF THE S.E. 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R., DESCRIBED AS: BEGINNING AT A POINT DISTANT S02°12'00"W 239.09 FEET ALONG THE WEST LINE OF SAID LOT 40 FROM THE NORTHWEST CORNER OF SAID LOT 40; THENCE S89°40'51"E 236.96 FEET; THENCE N43°29'08"E 14.62 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 40; THENCE S46°00'20"E 172.13 FEET ALONG SAID LOT LINE; THENCE S43°29'08"W 43.21 FEET; THENCE N45°58'00"W 144.30 FEET; THENCE N89°40'51"W 238.91 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE N02°12'00"E 40.02 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 16,548 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.

CONTRIBUTING VALUE OF EASEMENT AREA

The preceding analysis indicates that an average square foot value for the subject land of \$2.48 would be a supportable position and would be consistent with the definition of market value. The next step in the estimate of the value of the "Part to be Acquired" would require the estimate of the contributing value of the portion of the property in which the acquisition is to occur. The reader will recall from the earlier discussion of the appraisal problem that the land area to be encumbered by the permanent underground utility easement is 16,548 ± square feet. The estimated contributing value of the land within the permanent easement area is, thus, calculated as follows:

16,548 ± SQUARE FEET @ \$2.48/S.F. = \$41,039.00

ROUNDED TO \$41,000.00

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
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In the estimate of the diminution in value which has accrued due to an impression of an easement which encumbers some property rights, consideration is given to the ways in which this area could have been used prior to the taking as compared with the circumstances existing after the taking. In the appraiser's opinion, the placement of an easement and manhole that will be used in conjunction with the construction and maintenance of a sewer line does result in a diminution of value. The actual construction period is estimated to require a period of six months. Further, this portion of the property is subject to entry for future maintenance with no compensation to the property owner.

The method of construction in a portion of the permanent easement will be open cut. This method of construction will disturb the surface area. An underlying assumption of this appraisal is that surface areas, if disturbed will be restored to a condition equal to that existing before the taking.

The easement is seen to have no impact upon the value of the property located outside of the easement areas. The impacts are thus potential disruption of view and noise associated with construction for a relatively brief amount of time. No impact upon present or future use of the property for building improvements is anticipated as result.

The appraiser is cognizant of the fact that the property owner considers the impression of this easement to render the north acre or so of the subject as un-buildable. The fact remains however that this is true from a legal standpoint only to the 16,548± square foot area (0.38) of the easement where building is not permitted due to the easement. Beyond this it is noted that portions of the easement located within setback areas do not allow building placement. Within the proposed easement on the west rear lot line where there is a 20 foot setback requirement, the easement occupied 40 lineal feet, thus 20 x 40 or 800 square feet of the proposed easement is within existing non-buildable area. Also, along the CSX line there are also 20 foot setback requirements along the 172.13 foot dimension of this easement or 3,443± square feet. Total areas of the easement that is within required setbacks is therefore 4,243 square feet or approximately a quarter of the easement area.

The easement is seen to have minimal impact upon value, particularly within these setback areas. In situations such as this, a "Part to be Acquired" compensation offer is suggested to be near what reasonably a property owner at most might be expected to sell such rights in the event there was normal motivation to sell. The loss then is potential loss of the part used during construction and the potential loss of use for maintenance in the future.

In terms of rental rate of return (which is discussed in the temporary easement compensation estimate) for the land so encumbered these losses amount to 5 to 10 percent of the value therein depending upon the unknown length of disturbances. An additional allowance for unanticipated issues of 5 percent is suggested as well recognizing the fact that a preference for unencumbered property vis-a-vis encumbered all other factors begin equal comports with logic but in actual practice too small to isolate or abstract from the data. After giving consideration the perceived division of property rights in the area of taking and to the manner in which this area can be use by the property owner based upon the retained rights, a diminution percentage of 15 percent is considered representative of the affect upon value and will be applied.

For non-setback areas a slightly higher factor is considered as these areas are essentially un-buildable. The fact that these areas are un-buildable however does not suggest that no utility is attributable to the land. In fact the land is being used in some areas as gravel lot storage/staging area by the current user. The point being that not every area of a parcel will be built upon in any instance. A typical land building ratio is usually 3 to 5 to one in these industrial districts and the subject land/building ratio is 5.25:1. There are areas within the easement that are used for more than just setback however and are buildable. Given this a higher diminution percentage is typically projected for buildable areas however the context should be clear in that 100 percent utility of buildable land area within the easement is not lost. A diminution percentage of 25 percent in this case, a 10 percent increase from the 15 percent diminution ratio for setback areas will be applied.

Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
 Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

With respect to the north three-quarter or so acre that is isolated by the easement no damage or loss in utility is believed to occur with respect to Mr. Pullman's concern. In the first instance the area represents the low point on the property and appears to be used at least in part as a drainage area for the site. The easement will not change this. The likelihood of building within this area outside of the easement would require at the very least some land shaping or alternate drainage pattern of structure, but is not prohibited by the easement. The soils may be questionable as well as it is noted that at least some of the existing storage/staging lot area appears to have been filled in the past. Were additional buildings desired upon the site it may be more efficient to locate in the other areas of the site.

In any event the width of the easement at 40 feet is not such that building placement could work around the easement and the isolation of the north three-quarter acre or so of the property by the line does not inhibit building outside of this area. Building would require placement of building further north or elsewhere (remember typical not 100 percent of any site are occupied by buildings) on site than where the easement is and also reduces the potential size of new structures by the area of the easement. The easement also does preclude addition to the existing building on the west part of the property. The existing storage lot use is disrupted during construction or repair of the sanitary but in all likelihood the use of the area within the easement in its historical function as side-yard or storage/staging lot can and will continue with the easement in place. The 25 percent diminution factor is believed reflective of the diminution in land value that results upon limitations of uses in areas of the easement that were formerly buildable but now must be diverted to other uses such as the historical use.

In this case 25.64 percent of the taking is within projected setback areas where a 15 percent diminution factor is projected as a result of the easement acquisition. 74.35 percent of the acquisition area is within buildable areas of the site and a diminution factor within this area of 25 percent is projected. The weighted average indicates 22.43 percent of the fee simple estate land value within the easement areas is lost as a result of the easement. The easement is not projected to cause a total loss in value to occur within the easement. Further, no negative impact (damages) upon the value of areas of the site outside of the actual easement areas accrues to the due to the impression of this permanent easement subject in the opinion of the appraiser.

Utilizing these factors, the estimated loss in value resulting from the taking for the permanent easement is calculated as follows:

Estimated Value of Land within easement Area Before Acquisition	\$41,000.00
Estimated Diminution Due to Easement	<u>x .2243</u>
Indicated Value of "Part to be Acquired"	\$ 9,196.30
Rounded	\$ 9,200.00

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

ESTIMATED COMPENSATION FOR TEMPORARY EASEMENT

DESCRIPTION OF THE TEMPORARY EASEMENT.

Land situated in the City of South Lyon, County of Oakland, State of Michigan described as:

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF LOT 40 "ASSESSOR'S PLAT NO. 2" BEING A PART OF THE S.E. 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 52, PAGE 39, O.C.R., DESCRIBED AS: BEGINNING AT A POINT DISTANT S02°12'00"W 279.11 FEET ALONG THE WEST LINE OF SAID LOT 40 AND S89°40'51"E 86.23 FEET FROM THE NORTHWEST CORNER OF SAID LOT 40; THENCE CONTINUING S89°40'51"E 152.68 FEET; THENCE S45°58'00"E 144.30 FEET; THENCE S43°29'08"W 10.00 FEET; THENCE N45°58'00"W 140.32 FEET; THENCE N89°40'51"W 148.67 FEET; THENCE N00°19'09"E 10.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 2,930 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

TEMPORARY EASEMENT

The temporary easement is 10 feet in width and adjacent to the all but 86.23 feet of the south boundary of the permanent easement. This temporary easement is within the boundaries of the remainder and will be encumbered only during the period of construction. The use of the easement will be in conjunction with the potential movement of materials and equipment. The area has diagonal lines in a northeast/southwest direction superimposed. The area of the easement as indicated above is.

The client has indicated that the duration of the temporary easement will be that of the project which for purposes of this analysis will be six months. Should the project last longer than this, the compensation for the temporary easement should be adjusted.

It is noted that the work performed within the temporary easement will be limited in scope to the movement of construction equipment, materials and workers as well as blending the topography upon completion of construction. The overall scope of the project is not believed to result a significant change of grade or change to the remainder property from that existing before the taking.

Typically, the right to use the vacant land of another for short periods of time is not a product that is bought or sold in the open market. In the opinion of the appraiser, the best method to estimate the compensation due the property owner is as an appropriate rate of return for the time period the property is to be encumbered.

The first consideration is the estimate of the contributing value of the portion of the property to be encumbered by the temporary easement. Utilizing the square foot rate previously estimated for the subject property, \$2.48 and the area to be encumbered, the contributing value of this portion of the property can be calculated as follows:

$$\begin{array}{rcl} 2,930\pm \text{ SQUARE FEET @ } \$2.48/\text{SQUARE FOOT} & = & \$7,266.00 \\ \text{ROUNDED TO} & & \$7,270.00 \end{array}$$

Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
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The second step in the estimate of the compensation due the property owner as a result of the temporary easement is to give consideration to the rate of return that would reasonably be anticipated. During the course of past appraisal assignments, two market circumstances were discovered regarding the leasing of land or the offer to lease land in Commerce Township many years ago. In the case of the property that was leased, the real estate broker while trying to be helpful and at the same time honor the confidentially expected by his client did provide some details. This individual indicated that the lease rate was based upon a 10 percent return to the estimated value of the land. In the second case, the broker/owner of a tract of vacant land located along Pontiac Trail in the City of South Lyon was interviewed. This individual also indicated that negotiations for the lease of this property would be based upon a 10 percent return to the estimated value. Hence, consistency is noted with regard to these sources.

When giving consideration to the reasonable rate of return for the temporary easement of the subject land, recognition has been given to the current rates of return on alternate investments, i.e. government bonds, preferred stocks, junk bonds, quality bonds, etc. Consideration has also been given to the short term nature of the encumbrance, the risk characteristics vis-à-vis the alternative investments, the liquidity, etc. After giving consideration to these factors, it is the opinion of the appraiser that the 10 percent rate observed in the past has trended down slightly with interest rates in general.

Below are the results of the most recently conducted investment rates conducted by RealtyRates.com with regard to land leases.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2021*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	2.01%	9.31%	5.80%	4.61%	9.81%	6.80%
Golf	2.03%	14.63%	8.28%	4.63%	15.13%	9.28%
Health Care/Senior Housing	2.05%	9.88%	6.41%	4.65%	10.38%	7.41%
Industrial	2.05%	9.19%	6.15%	4.65%	9.69%	7.15%
Lodging	2.06%	13.88%	6.70%	4.66%	14.36%	7.70%
Mobile Home/RV Park	1.81%	11.73%	6.97%	4.41%	12.23%	7.97%
Office	2.06%	9.06%	5.86%	4.66%	9.56%	6.86%
Restaurant	2.96%	14.28%	7.84%	5.58%	14.79%	8.84%
Retail	2.06%	10.26%	6.33%	4.66%	10.76%	7.33%
Self-Storage	2.07%	9.46%	7.23%	4.67%	9.96%	8.23%
Special Purpose	2.75%	15.97%	8.26%	5.90%	17.39%	8.59%
All Properties	1.81%	15.97%	6.89%	4.41%	15.13%	7.76%

*3rd Quarter 2021 Data

Copyright 2021 RealtyRates.com™

The most recent survey does reflect the down trend in rates of return from the leases reported years ago. Land leases for industrial development indicate a 6.15 percent average, 9.19 percent max are considered the applicable information and the best guideline. A 9 percent annual rate of return to the value of the land, near the upper end of yield expectations indicated by survey respondents (investors) will be applied. Based upon this rate of return, the estimated compensation for the temporary easement is calculated as follows:

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Estimated Value of Land Area Before Easement	\$7,270.00
Estimated Rental Rate for Land	<u>x .09</u>
Indicated Annual Rental of Land in Temporary Easement	\$ 654.00
Rounded to	\$ 655.00
Estimated of Fair Rental for Six Mo. Construction Period	
\$655.00 Annual Rental x ½ YEAR DURATION =	\$ 327.00
ROUNDED TO	\$ 325.00

The above rental estimate is based upon the premise that it is the contractor's responsibility to grade this area to reasonably similar condition to that which existed before the taking.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

RECONCILIATION AND CONCLUSION – VALUE OF THE “PART TO BE ACQUIRED”

The “Part to be Acquired” from the subject property consists of a 16,548± square foot “permanent easement” and a 2,930± square foot “temporary construction easement”. The property over which these easements are being impressed is a 4.24± acre site improved with a window manufacturing facility. A Limiting Condition of this report is that the easements will be utilized in such a fashion that reasonable access to the property and improvements will be maintained throughout the sixth month period during construction and site restoration. The Highest and Best Use of the property is considered to be industrial with awareness that the controlling zoning district allows a broad range of uses.

It is the appraiser’s opinion that no damages (or loss in value) accrue to portions of the property that lie outside of the easement area. In such instances, it is considered customary and reasonable to estimate value diminution and just compensation that occurs as a result of the easement taking via a “Part to be Acquired” appraisal analysis. In this case, the “Part to be Acquired” analysis is believed to be the customary approach that is most favorable to the property owner.

The primary basis for this “Part to be Acquired” appraisal analysis relies on an estimate of the contributory value of the underlying land. Of the three traditional appraisal methods, the Market Data (Direct Comparison) Approach to Value is considered the only reliable approach to value for multiple family residential sites. Therefore, the Income Approach to Value and Cost Approach to Value have been excluded. As well as the Market Data (Direct Comparison) Approach to Value for the land, additional compensation is projected for trees lost as result of the taking if applicable. The value estimate is, therefore, reconciled at the indication of the only applicable approach.

After having applied the proper approach to value, it is my opinion that the estimated diminution in value, or value by virtue of an estimate of the value of the “Part to be Acquired” December 6, 2021 date of valuation is:

PERMANENT EASEMENT	\$9,200.00
TEMPORARY EASEMENT	<u>\$ 325.00</u>
TOTAL	\$9,525.00

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

CERTIFICATE OF APPRAISAL

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

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

That I offered the owner or his designated representative an opportunity to accompany a representative of Fuller Appraisal, L.L.C. during inspection of the property herein appraised.

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

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

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

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

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

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

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials from representing the City of South Lyon and I will not do so until so authorized by Rosati Schultz Joppich Amtsbuechler or the City of South Lyon or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That based upon my independent appraisal and the exercise of my professional judgment, my opinion of the value of this property is:

ESTIMATED DIMINUTION TO VALUE OF LAND ENCUMBERED	\$9,200.00
ADD RENTAL ALLOWANCE FOR TEMPORARY EASEMENT	<u>\$ 325.00</u>
ESTIMATED VALUE "PART TO BE ACQUIRED"	\$9,525.00

DATE OF VALUATION: December 6, 2021
DATE OF REPORT: December 17, 2021



12/17/2021

Craig J. Fuller, Economist, Certified General Appraiser

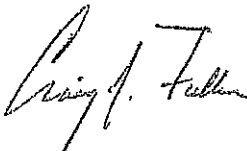
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Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present nor prospective interest in the property that is the subject of this report and no personal interest.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection of the property that is the subject of this report.
10. To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct. The appraiser affirms that he has not engaged in any appraisal or appraisal consultation regarding the subject property during the three year period prior to accepting this assignment.
11. This appraisal report sets forth all of the limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.
12. James M. Fuller, Certified General Appraiser, State of Michigan permanent identification number 1205000715 provided significant professional assistance to the person signing this report.
13. I (Craig J. Fuller) am licensed in the State of Michigan as a Certified General Appraiser. My permanent identification number is 1205001867. "In Michigan, Appraisers are required to be licensed/certified and regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909".



Craig J. Fuller, Economist, Certified General Appraiser

12/17/2021
Date

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

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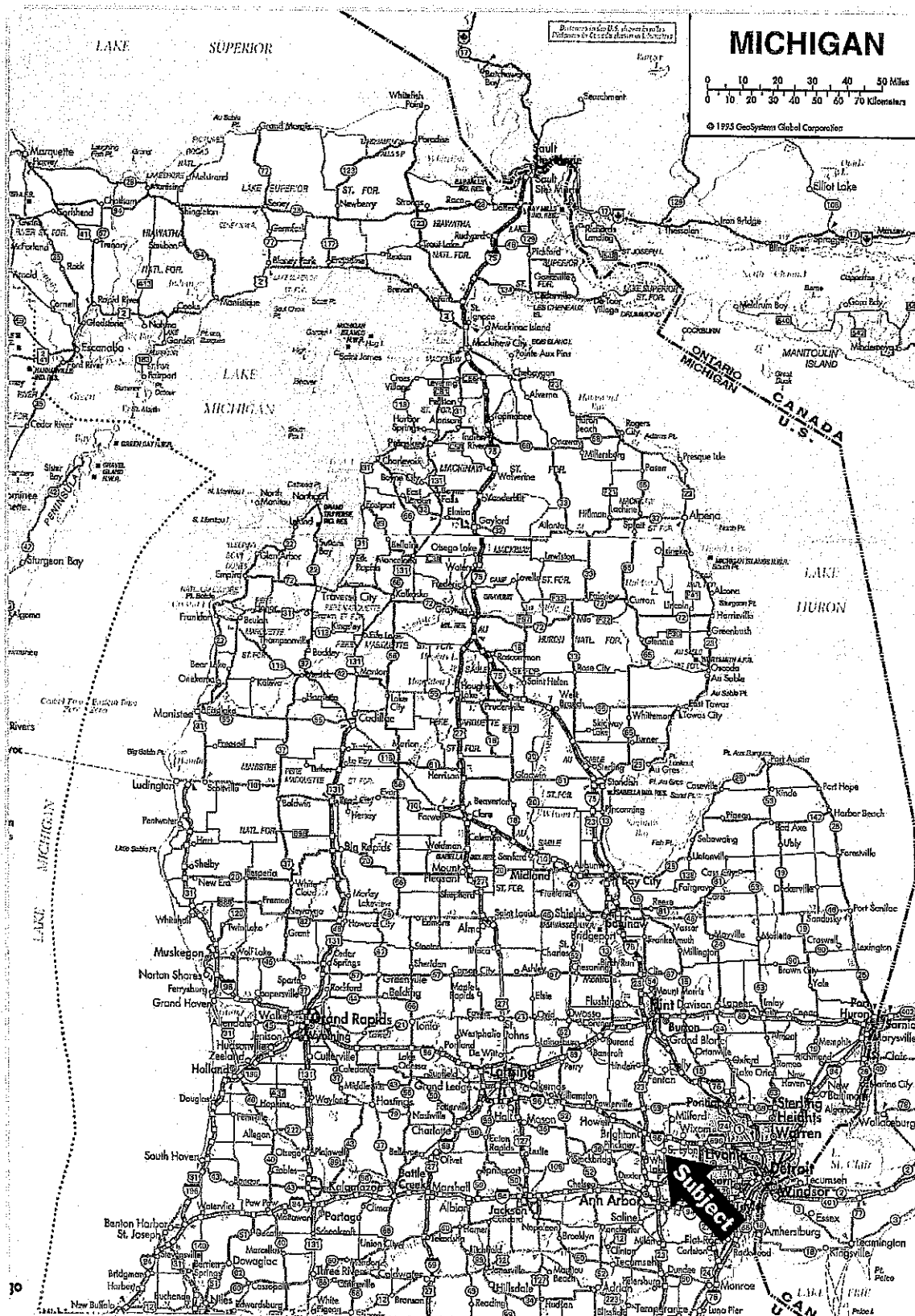
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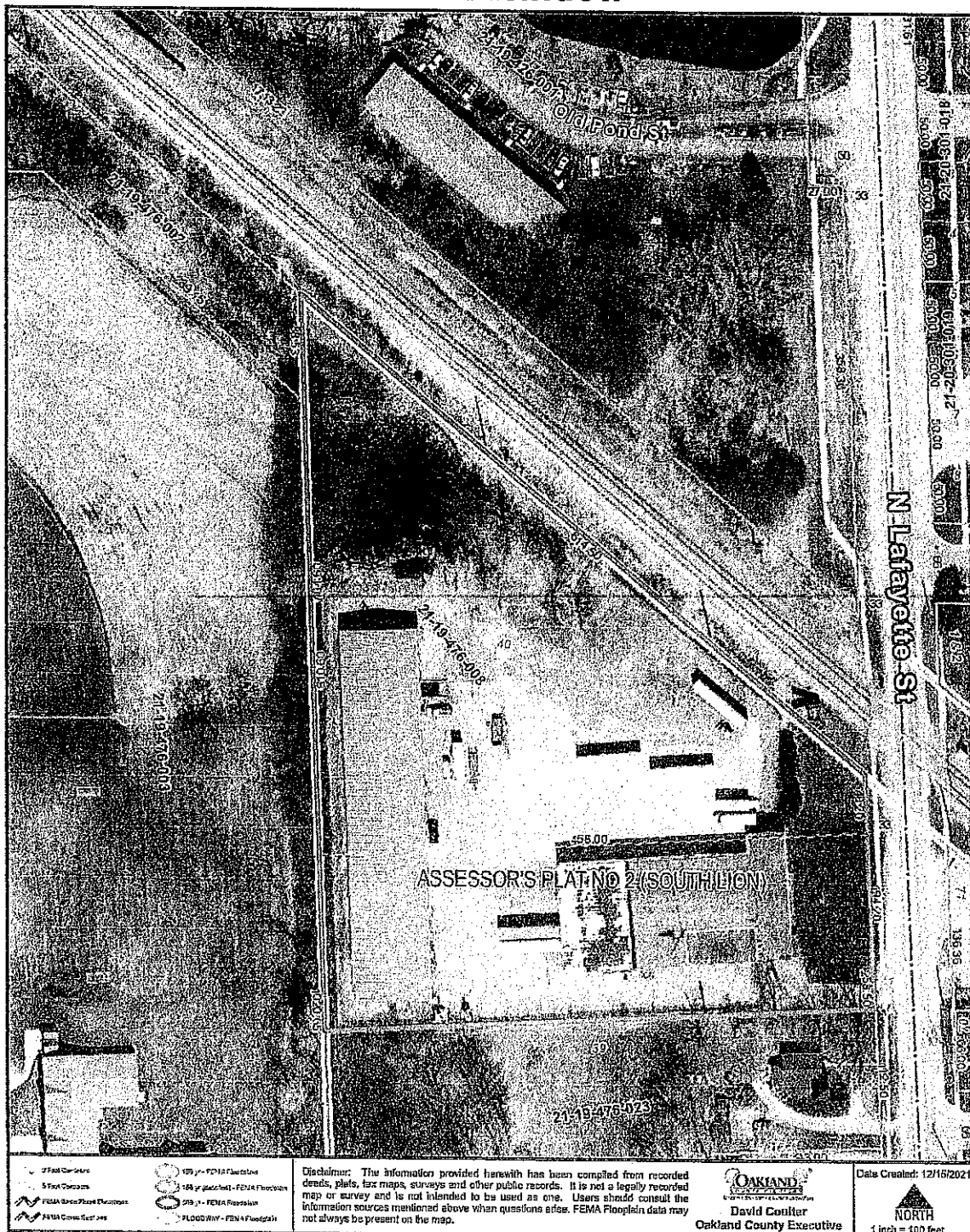
Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
 Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

STATE MAP



This is a detailed map of Lyon Township, Michigan. The map shows a grid of roads and property lots. A black arrow labeled "Subject" points to a specific lot in the lower-left quadrant. The map includes labels for "Lyon Township Community Park & Lehigh Field", "Oakland Southwest Airport", and "Lyon Township". A north arrow is in the top right corner.

Pullum Window



FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

FULLER APPRAISAL, L.L.C.
4139 WEST WALTON BOULEVARD
SUITE A
WATERFORD, MICHIGAN 48329
248-674-4709
cfuller15@aol.com

August 10, 2021

Pullum Window
c/o Charles B. Pullman
415 N. Lafayette Street
South Lyon, Michigan 48178

Reference: Grant of Sanitary Sewer Easement to the City of South Lyon
Property Identification Number: 21-19-476-008
Property Address: 415 N. Lafayette Street, City of South Lyon, Michigan

Dear Mr. Pullman:

The City of South Lyon will acquiring an easement over a portion of land located on 415 N. Lafayette Street, City of South Lyon, Oakland County, Michigan. The easement will be used for a permanent utility easement.

This letter is to inform you that partial acquisitions of this type require independent real estate appraisal as a basis for a good faith offer for the proposed easement acquisition. Fuller Appraisal, L.L.C. has been hired to perform the appraisal of your property.

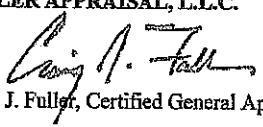
It is necessary that we inspect your property. In addition to requiring access to the property, we would like to inform you we are willing to accompany a representative of the owner on this inspection and we are, by this correspondence, offering you this opportunity. As the property owner, your insights and knowledge of the property are valuable.

Fuller Appraisal, L.L.C. perform independent real estate appraisal of behalf of both property owners and public authorities. Our task in this assignment is to estimate the effect upon value that the proposed acquisition will have upon your property. We would like to perform the inspection as soon as possible. We will be available during the month of August during normal business hours and on some evenings and weekends. Please call me as soon as possible at (248) 674-4709 or email at cfuller15@aol.com if you wish to take part in the inspection or if you wish to discuss the taking.

Thank you in advance for your cooperation in this process. A drawing depicting the proposed easement is attached.

Respectfully,

FULLER APPRAISAL, L.L.C.


Craig J. Fuller, Certified General Appraiser

cc: Lisa J. Hameneh, Legal Counsel for the City of South Lyon

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Community Profiles

<https://semcog.org/community-profiles>

SEMCOG | Southeast Michigan
Council of Governments

Community Profiles

YOU ARE VIEWING DATA FOR:

City of South Lyon

335 S Warren St
South Lyon, MI
48178-1317

<http://www.southlyonmi.org/>

SEMCOG
MEMBER

Census 2020 Population:
11,746
Area: 3.7 square miles

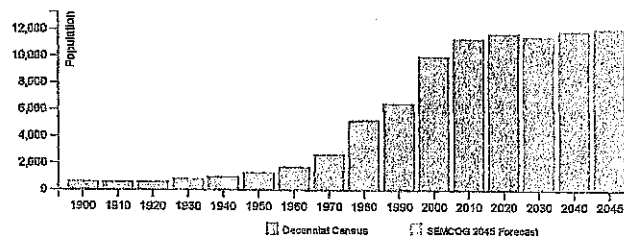
[VIEW COMMUNITY EXPLORER MAP](#)

[VIEW 2020 CENSUS MAP](#)

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** **Social | Demographic**

Population Forecast



Note for City of South Lyon : Incorporated in 1931 from Village of South Lyon. Population numbers prior to 1931 are of the village.

Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
 Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Community Profiles

<https://semcog.org/community-profiles>

Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMOG 2045
Total Population	11,746	11,327	419	3.7%	12,074
Group Quarters Population	67	71	-4	-5.6%	92
Household Population	11,679	11,256	423	3.8%	11,982
Housing Units	5,316	5,125	191	3.7%	-
Households (Occupied Units)	5,044	4,646	398	8.6%	5,117
Residential Vacancy Rate	5.1%	9.3%	-4.2%	-	-
Average Household Size	2.32	2.42	-0.11	-	2.34

Source: U.S. Census Bureau and SEMCOG 2045 Regional Development Forecast

Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2018 Avg.	Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMOG
Natural Increase (Births - Deaths)	136	102	42	
Births	263	213	156	
Deaths	127	111	114	
Net Migration (Movement In - Movement Out)	64	-44	-65	
Population Change (Natural Increase + Net Migration)	200	58	-23	

Appraisal for the City of South Lyon

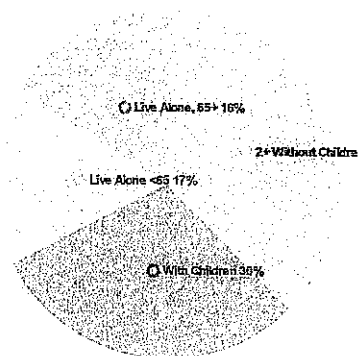
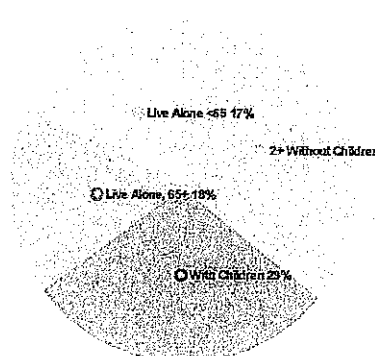
Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Community Profiles

<https://semcog.org/community-profiles>

Household Types

ACS
2019SEMOG
2045

Household Types	Census 2010	ACS 2019	Change 2010-2019	Pct Change 2010-2019	SEMOG 2045
With Seniors 65+	1,177	1,482	305	25.9%	2,192
Without Seniors	3,469	3,481	12	0.3%	2,925
Live Alone, 65+	620	790	170	27.4%	905
Live Alone, <65	881	828	-53	-6%	890
2+ Persons, With children	1,611	1,480	-131	-8.1%	1,489
2+ Persons, Without children	1,534	1,865	331	21.6%	1,833
Total Households	4,646	4,963	317	6.8%	5,117

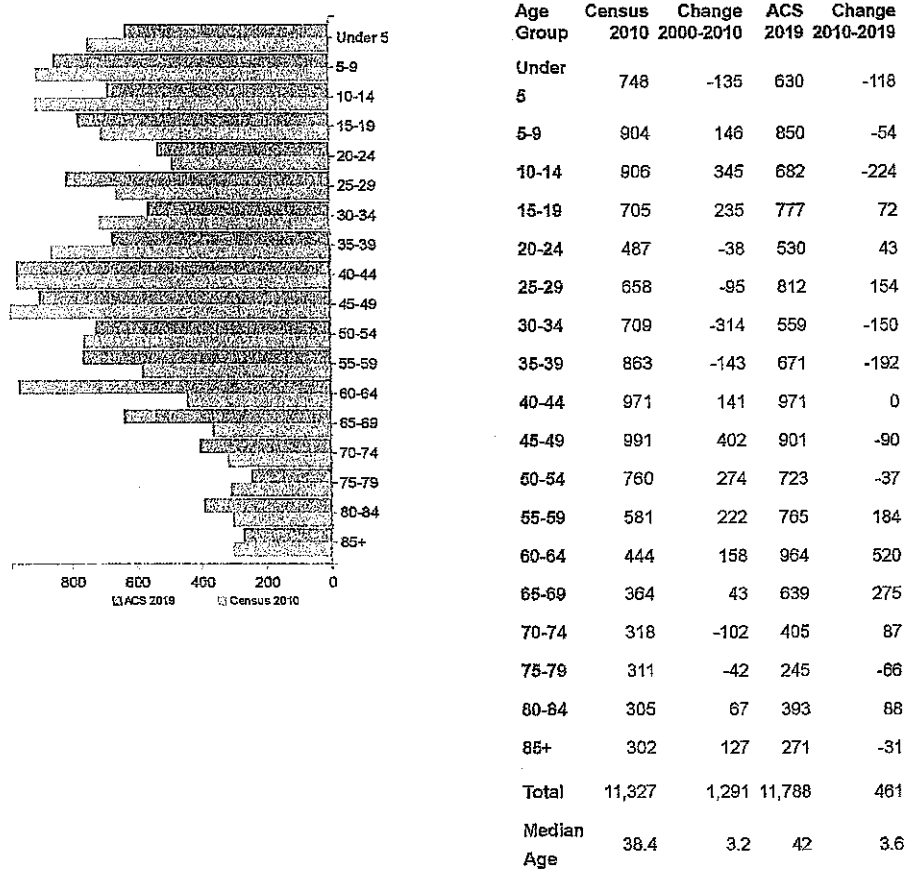
Source: U.S. Census Bureau, Decennial Census, 2010-2019 American Community Survey 5-Year Estimates, and SEMOG 2045 Regional Development Forecast

Appraisal for the City of South Lyon
 Property Owner: Charles B. Pullman
 Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Community Profiles

<https://semcog.org/community-profiles>

Population Change by Age, 2010-2019



Source: U.S. Census Bureau, Decennial Census, and 2015-2019 American Community Survey 5-Year Estimates

Appraisal for the City of South Lyon

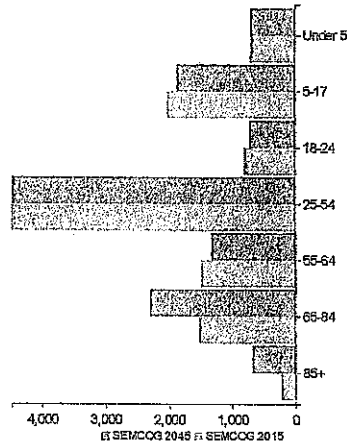
Property Owner: Charles B. Pullman

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Community Profiles

<https://semcog.org/community-profiles>

Forecasted Population Change 2015-2045



Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
Under 5	716	720	723	740	723	711	711	-5	-0.7%
5-17	2,030	1,910	1,719	1,757	1,803	1,855	1,869	-161	-7.9%
18-24	817	893	860	748	710	746	732	-85	-10.4%
25-54	4,477	4,505	4,343	4,196	4,372	4,377	4,456	-21	-0.5%
55-64	1,487	1,573	1,571	1,469	1,428	1,403	1,328	-159	-10.7%
65-84	1,513	1,886	2,182	2,279	2,254	2,263	2,301	788	52.1%
85+	223	239	257	340	460	570	677	454	203.6%
Total	11,263	11,726	11,655	11,529	11,750	11,925	12,074	811	7.2%

Source: SEMCOG 2045 Regional Development Forecast

Appraisal for the City of South Lyon

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<https://semcog.org/community-profiles>

Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2019	Change 2010-2019	Pct Change 2010-2019	SEMOG 2045
60 and over	2,044	2,917	873	42.7%	3,625
65 and over	1,600	1,953	353	22.1%	2,978
65 to 84	1,298	1,682	384	29.6%	2,301
85 and Over	302	271	-31	-10.3%	677
Under 18	3,047	2,584	-463	-15.2%	2,580
5 to 17	2,299	1,954	-345	-15%	1,869
Under 5	748	630	-118	-15.8%	711

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, 2015-2019 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	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
Non-Hispanic	11,018	97.3%	11,373	96.8%	-0.4%
White	10,547	93.1%	10,400	88.5%	-4.6%
Black	91	0.8%	130	1.1%	0.3%
Asian	188	1.7%	305	2.6%	0.9%
Multi-Racial	153	1.4%	500	4.3%	2.9%
Other	39	0.3%	38	0.3%	0%
Hispanic	309	2.7%	373	3.2%	0.4%
Total	11,327	100%	11,746	100%	0%

Source: U.S. Census Bureau Decennial Census

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Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2019	Percentage Point Chg 2010-2019
Did Not Graduate High School	8.9%	7%	-1.9%
High School Graduate	20.2%	21.4%	1.2%
Some College, No Degree	25.1%	21.8%	-3.3%
Associate Degree	8.1%	7.9%	-0.3%
Bachelor's Degree	25.5%	27%	1.6%
Graduate / Professional Degree	12.3%	14.9%	2.7%

* Population age 25 and over

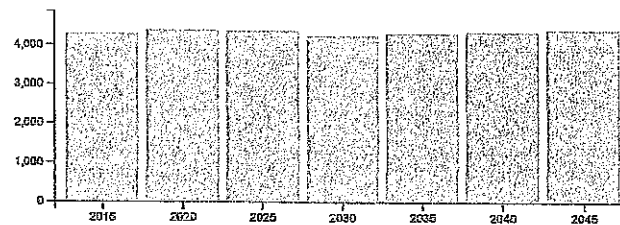


Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year:** 2015-2019 **Economic**

Forecasted Jobs



Source: SEMCOG 2045 Regional Development Forecast

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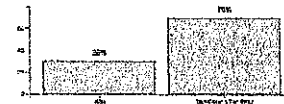
Forecasted Jobs by Industry Sector

Forecasted Jobs By Industry Sector	2015	2020	2025	2030	2035	2040	2045	Change 2015-2045	Pct Change 2015-2045
Natural Resources, Mining, & Construction	156	181	173	171	173	177	179	23	14.7%
Manufacturing	525	503	475	440	418	399	378	-147	-28%
Wholesale Trade	44	45	45	44	44	44	44	0	0%
Retail Trade	537	537	523	460	430	401	405	-132	-24.6%
Transportation, Warehousing, & Utilities	54	57	56	55	56	57	58	4	7.4%
Information & Financial Activities	595	597	582	568	572	574	569	-26	-4.4%
Professional and Technical Services & Corporate HQ	227	230	239	242	280	322	356	129	56.8%
Administrative, Support, & Waste Services	388	400	405	407	416	425	431	43	11.1%
Education Services	580	604	602	598	603	608	615	35	6%
Healthcare Services	397	431	450	468	504	535	570	173	43.6%
Leisure & Hospitality	487	510	516	501	524	513	517	30	6.2%
Other Services	233	238	232	228	227	226	223	-10	-4.3%
Public Administration	68	67	68	67	67	67	67	-1	-1.5%
Total Employment Numbers	4,291	4,400	4,366	4,249	4,314	4,348	4,412	121	2.8%

Source: SEMCOG 2045 Regional Development Forecast

Daytime Population

Daytime Population	ACS 2016
Jobs	2,579
Non-Working Residents	5,950
Age 15 and under	2,548
Not in labor force	3,151
Unemployed	251
Daytime Population	8,529



Source: 2012-2016 American Community Survey 5-Year Estimates and 2012-2016 Census Transportation Planning Products Program (CTPP). For additional information, visit SEMCOG's Interactive Commuting Patterns Map

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.

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Where Workers Commute From 2016

Rank	Where Workers Commute From *	Workers	Percent
1	South Lyon	726	28.2%
2	Lyon Twp	310	12%
3	Green Oak Twp	276	10.7%
4	Out of the Region, Instate	97	3.8%
5	Farmington Hills	96	3.7%
6	Novi	69	2.7%
7	Salem Twp	65	2.5%
8	Highland Twp	63	2.4%
9	Ypsilanti	53	2.1%
10	Genoa Twp	47	1.8%
-	Elsewhere	777	30.1%
* Workers, age 16 and over employed in South Lyon		2,579	100%

Source: U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

Where Residents Work 2016

Rank	Where Residents Work *	Workers	Percent
1	South Lyon	726	12.6%
2	Novi	440	7.6%
3	Ann Arbor	406	7.1%
4	Southfield	325	5.6%
5	Livonia	305	5.3%
6	Detroit	259	4.5%
7	Plymouth Twp	246	4.3%
8	Farmington Hills	242	4.2%
9	Lyon Twp	238	4.1%
10	Green Oak Twp	171	3%
-	Elsewhere	2,395	41.6%
* Workers, age 16 and over residing in South Lyon		5,753	100%

Source: U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

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Community Profiles

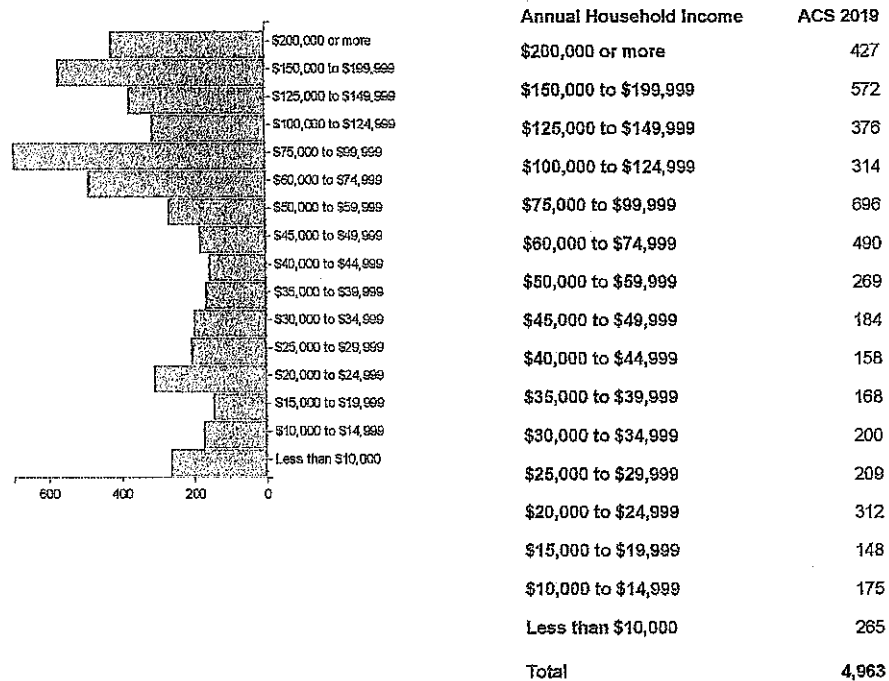
<https://semcog.org/community-profiles>

Household Income

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$60,143	\$73,200	\$13,057	21.7%
Per Capita Income	\$32,783	\$39,016	\$6,233	19%

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Annual Household Income



Source: U.S. Census Bureau, 2015-2019
 American Community Survey 5-Year
 Estimates

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Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2019	% of Total (2019)	% Point Chg 2010-2019
Persons In Poverty	574	5.2%	653	5.6%	0.4%
Households in Poverty	320	6.9%	426	8.6%	1.7%

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year** 2015-2019  Housing

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Building Permits 2000 - 2021

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	104	0	0	80	184	0	184
2001	80	0	0	42	122	2	120
2002	97	0	8	12	117	1	116
2003	85	0	26	0	111	5	106
2004	37	10	25	0	72	5	67
2005	24	2	32	0	58	5	53
2006	18	0	0	0	18	0	18
2007	7	0	3	0	10	0	10
2008	6	0	0	0	6	0	6
2009	25	0	0	0	25	0	25
2010	3	0	0	0	3	0	3
2011	9	0	0	0	9	3	6
2012	24	0	3	0	27	0	27
2013	36	0	0	0	36	0	36
2014	12	0	0	0	12	1	11
2015	11	0	0	0	11	0	11
2016	22	0	0	0	22	0	22
2017	35	0	0	0	35	1	34
2018	20	2	0	0	22	0	22
2019	40	0	0	12	52	0	52
2020	23	0	0	0	23	0	23
2021	32	0	6	0	38	0	38
2000 to 2021 totals	750	14	103	146	1,013	23	990

Source: SEMCOG Development

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

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Community Profiles

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Housing Types

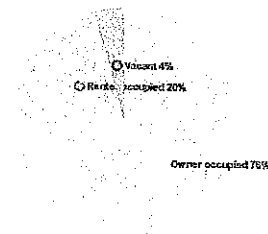
Housing Type	ACS 2010	ACS 2019	Change 2010-2019	New Units Permitted Since 2018
Single Unit	2,337	2,677	340	115
Multi-Unit	2,340	2,300	-40	20
Mobile Homes or Other	227	207	-20	0
Total	4,904	5,184	280	135
Units Demolished				-0
Net (Total Permitted Units - Units Demolished)				135

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates, SEMCOG Development

Housing Tenure

Housing Tenure	Census 2010	ACS 2019	Change 2010-2019
Owner occupied	3,612	3,919	307
Renter occupied	1,034	1,044	10
Vacant	479	221	-258
Seasonal/migrant	50	18	-32
Other vacant units	429	203	-226
Total Housing Units	5,125	5,184	59

ACS 2019



Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Housing Value and Rent

Housing Value (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median housing value	\$211,526	\$192,100	\$-19,426	-9.2%
Median gross rent	\$889	\$1,042	\$153	17.2%

Source: U.S. Census Bureau, Census 2000, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Appraisal for the City of South Lyon

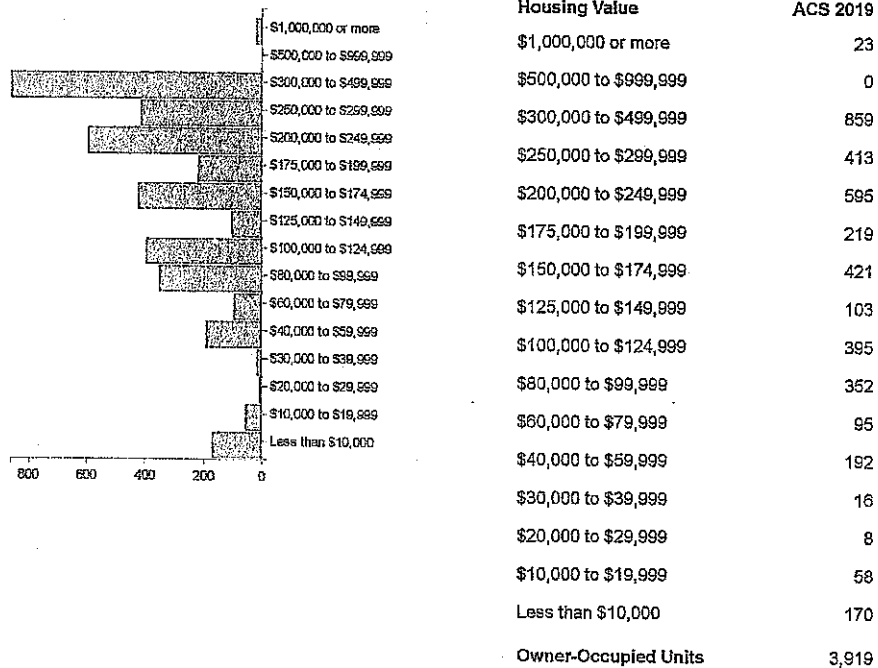
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Housing Value



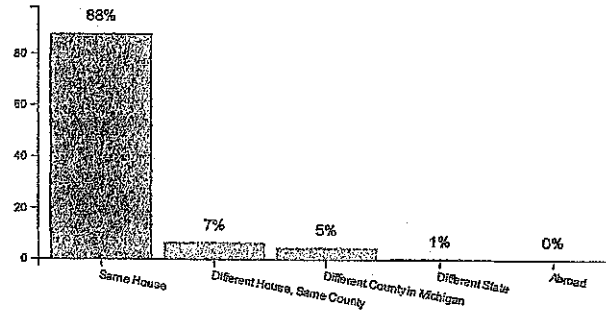
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

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Residence One Year Ago *



* This table represents persons, age 1 and over, living in City of South Lyon from 2015-2019. The table does not represent person who moved out of City of South Lyon from 2015-2019.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Transportation

Miles of public road (including boundary roads): 34

Source: Michigan Geographic Framework

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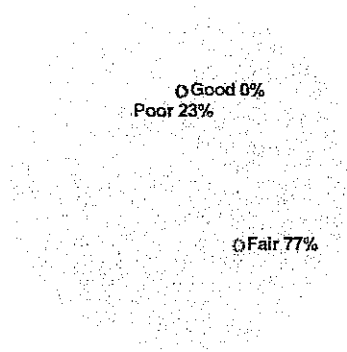
Community Profiles

<https://semcog.org/community-profiles>

Pavement Condition (in Lane Miles)

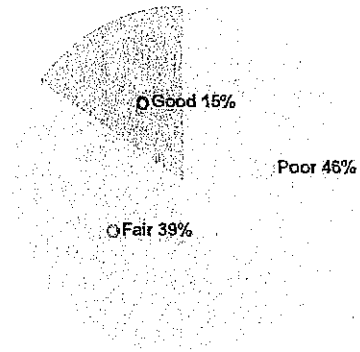
Past Pavement Conditions

2007



Current Pavement Conditions

2018 - 2019



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	Percent Point Chg 2008-2010
Open	-
Open with Restrictions	-
Closed*	-
Total Bridges	0.0%
Deficient Bridges	-

* 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

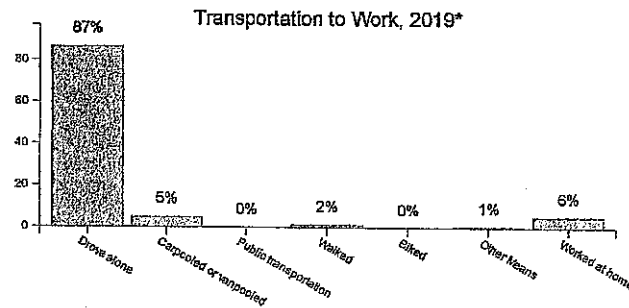
Detailed Intersection & Road Data

Appraisal for the City of South Lyon

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Community Profiles

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* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2019	% of Total (ACS 2019)	% Point Chg 2010-2019
Drove alone	4,711	90.9%	5,447	86.8%	-4.1%
Carpooled or vanpooled	291	5.6%	319	5.1%	-0.5%
Public transportation	12	0.2%	12	0.2%	0%
Walked	46	0.9%	99	1.6%	0.7%
Biked	0	0%	0	0%	0%
Other Means	7	0.1%	53	0.8%	0.7%
Worked at home	114	2.2%	346	5.5%	3.3%
Resident workers age 16 and over	5,181	100.0%	6,276	100.0%	0.0%

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2019	Change 2010-2019
For residents age 16 and over who worked outside the home	29 minutes	28.2 minutes	-0.7 minutes

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Appraisal for the City of South Lyon

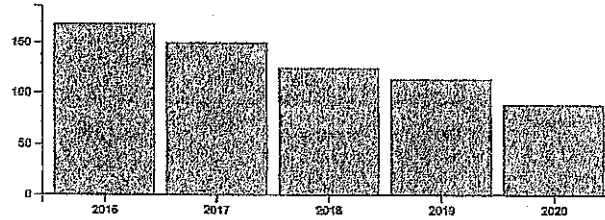
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Crashes, 2016-2020



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	2016	2017	2018	2019	2020	Percent of Crashes 2016 - 2020
<u>Fatal</u>	1	0	0	1	0	0.3%
<u>Serious Injury</u>	0	0	1	0	1	0.3%
<u>Other Injury</u>	18	25	20	17	12	14.2%
<u>Property Damage Only</u>	150	125	104	96	76	85.2%
<u>Total Crashes</u>	169	150	125	114	89	100%

Crashes by Type

Crashes by Type	2016	2017	2018	2019	2020	Percent of Crashes 2016 - 2020
<u>Head-on</u>	0	1	2	0	1	0.6%
<u>Angle or Head-on/Left-turn</u>	39	29	38	34	20	24.7%
<u>Rear-End</u>	83	73	49	37	26	41.4%
<u>Sideswipe</u>	16	22	15	17	12	12.7%
<u>Single Vehicle</u>	14	15	11	10	17	10.4%
<u>Backing</u>	2	3	2	8	4	2.9%
<u>Other or Unknown</u>	15	7	8	8	9	7.3%

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Crashes by Involvement

Crashes by Involvement	2016	2017	2018	2019	2020	Percent of Crashes 2016 - 2020
<u>Red-light Running</u>	3	4	4	5	2	2.8%
<u>Lane Departure</u>	7	16	12	9	20	9.9%
<u>Alcohol</u>	5	8	15	3	6	5.7%
<u>Drugs</u>	0	4	3	0	1	1.2%
<u>Deer</u>	5	2	1	0	5	2%
<u>Train</u>	0	0	0	0	0	0%
<u>Commercial Truck/Bus</u>	7	5	7	7	2	4.3%
<u>School Bus</u>	2	2	2	2	0	1.2%
<u>Emergency Vehicle</u>	2	0	1	0	0	0.5%
<u>Motorcycle</u>	1	1	2	0	0	0.6%
<u>Intersection</u>	71	64	61	42	37	42.5%
<u>Work Zone</u>	0	1	3	0	0	0.6%
<u>Pedestrian</u>	0	0	2	1	0	0.5%
<u>Bicyclist</u>	1	2	0	0	1	0.6%
<u>Distracted Driver</u>	6	15	16	6	3	7.1%
<u>Older Driver (65 and older)</u>	36	27	26	28	20	20.9%
<u>Young Driver (18 to 24)</u>	73	65	41	50	38	41%

Appraisal for the City of South Lyon

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High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2016-2020
1	142	396	<u>Pontiac Trl @ 9 Mile Rd</u>	20
2	643	2,006	<u>Lafayette St N @ Lake St E</u>	8.2
3	1274	4,243	<u>Lafayette St N @ 11 Mile Rd</u>	4.6
4	1756	5,961	<u>Lake St W @ Washington St</u>	3.4
5	1976	6,826	<u>Lafayette St S @ Reynold Sweet Pkwy</u>	3
6	2102	7,308	<u>Lake St E @ Reynold Sweet Pkwy</u>	2.8
7	2261	7,895	<u>Lafayette St S @ Lyon Woods Dr S</u>	2.6
8	2439	8,557	<u>Lafayette St N @ Heritage Blvd</u>	2.4
9	2439	8,557	<u>Lafayette St N @ Detroit St</u>	2.4
10	2621	9,328	<u>10 Mile Rd @ Martindale Rd</u>	2.2

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 2016-2020
1	322	830	<u>Pontiac Trl</u>	8 Mile Rd W - 9 Mile Rd	23.8
2	445	1,147	<u>Lafayette St N</u>	Lake St E - 11 Mile Rd	20
3	635	1,726	<u>Pontiac Trl</u>	9 Mile Rd - Dorothy St	16
4	701	1,937	<u>Pontiac Trl</u>	11 Mile Rd - Silver Lake Rd	14.8
5	1014	3,085	<u>9 Mile Rd</u>	Griswold Rd - Pontiac Trl	10.6
6	1037	3,154	<u>9 Mile Rd</u>	Pontiac Trl - 9 Mile Rd	10.4
7	1709	5,776	<u>Lake St E</u>	Reynold Sweet Pkwy - Martindale Rd	5.8
8	1841	6,314	<u>Lafayette St S</u>	Dorothy St - Reynold Sweet Pkwy	5.2
9	1841	6,314	<u>Lake St W</u>	McMunn St - Lafayette St N	5.2
10	1884	6,529	<u>Lake St E</u>	Lafayette St N - Reynold Sweet Pkwy	5

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

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Environment

SEMCOG 2020 Land Use

Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020
Single-Family Residential	681.3	713.3	32.1	4.7%
Attached Condo Housing	110.5	102.3	-8.2	-7.4%
Multi-Family Housing	176.4	162.6	-13.9	-7.9%
Mobile Home	35.1	35.1	0	0%
Agricultural/Rural Residential	24.4	17.5	-7	-28.5%
Mixed Use	1.7	1.7	0	0%
Retail	57.8	57.7	-0.1	-0.1%
Office	7	8.4	1.3	19.1%
Hospitality	11.8	11.8	0	0%
Medical	6	6	0	0%
Institutional	219.8	217.5	-2.3	-1.1%
Industrial	72	75.6	3.7	5.1%
Recreational/Open Space	167.6	167.6	0	0%
Cemetery	40.3	40.3	0	0%
Golf Course	0	0	0	0%
Parking	7.3	7.3	0	0%
Extractive	0	0	0	0%
TCU	46.8	46.8	0	0%
Vacant	316.3	315.8	-0.4	-0.1%
Water	12.4	12.4	0	0%
Not Parceled	396.5	391.2	-5.2	-1.3%
Total	2,391.1	2,391.1	0	0%

1. Agricultural / Rural Res includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. Mixed Use includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. Not Parceled Includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

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

Appraisal for the City of South Lyon

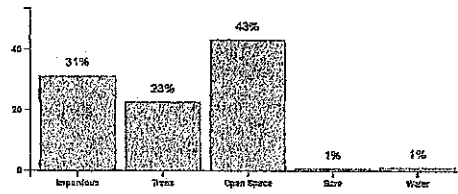
Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

Community Profiles

<https://semcog.org/community-profiles>

SEMCOG Land Cover in 2010



Source Data
SEMCOG - Detailed Data

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	753.5	31.5%
Trees	woody vegetation, trees	547	22.8%
Open Space	agricultural fields, grasslands, turfgrass	1,040.8	43.5%
Bare	soil, aggregate piles, unplanted fields	23.5	1%
Water	rivers, lakes, drains, ponds	30.1	1.3%
Total Acres		2,394.9	

STATEMENT OF LIMITING CONDITIONS

1. It is assumed that the legal description furnished is correct.
2. No responsibility is assumed for legal matters, especially those affecting title to the property.
3. All maps titles and area data furnished by the parties requesting the appraisal or obtained from various county departments are assumed to be correct.
4. It is assumed that all necessary permits for occupancy have been obtained for the buildings observed on site.
5. Estimates required from individuals and opinions furnished by informed persons are assumed to be correct and reasonable.
6. Where the values of land and improvements are shown separately, the value of the improvements is their value only in conjunction with, and as a part of the land upon which said improvements are situated.
7. There is absolutely no contingency between the appraisal fee of this report and the value reported.
8. Court testimony required on condemnation proceedings, if any, will require not less than ten (10) days-notice prior to such action to allow sufficient time for review necessary to bring appraisal report up-to-date.
9. Title to the property is good and assumed to be free and clear of all liens and easements unless otherwise noted.
10. When pertinent, it is assumed that the property has been and will continue to be under competent management and that reasonable maintenance will prevail.
11. This report does not include the valuation of oil and mineral rights, crops or commercial timber, if any, presently on the property.
12. The Americans with Disabilities Act became effective January 26, 1992. A compliance survey of the subject property was not made, as such is beyond the expertise of the appraiser. If a compliance survey is performed and reveals non-compliance(s) with the provisions of the Americans with Disabilities Act, an adjustment to the reported value may be necessary.
13. Unless otherwise specified, it is assumed that all improvements and components are in working order. This is not to be construed as a "home inspection" and the appraiser does not certify that all aspects of the property are in working order.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Charles B. Pullman

Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

**QUALIFICATIONS OF CRAIG J. FULLER
CERTIFIED GENERAL APPRAISER # 1205001867**

EDUCATION

COLLEGES:

Grand Valley State College
University of Michigan - Flint
University of Michigan - Ann Arbor
Walsh College - Troy
University of Detroit

DEGREES:

Master of Arts - Economics
University of Detroit

Bachelor of Business Administration
Walsh College of Accountancy and Business Administration

AFFILIATIONS

North Oakland County Board of Realtors
Realtor Associate, Originally Licensed 11/77

EMPLOYMENT EXPERIENCE

Employed by Duane Hursfall Real Estate - 4/78 to 1/79
Real Estate Sales

Employed by Fuller Appraisal Services - 1/79 to Present
Licensed Fee Appraiser

University of Detroit - 9/85 to 6/87
Adjunct Faculty Economics

Walsh College - 9/87 to 2010
Adjunct Assistant Professor of Economics

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

SPECIFIC APPRAISAL COURSES AND EXAMINATIONS

Successful Challenge Appraisal Institute Course Exam 1A1
Successful Challenge Appraisal Institute Course Exam 1A2
Successful Challenge State of Michigan Certified Appraiser Exam 9/91
Attended and Passed Examination Appraisal Institute Standards of Professional Practice 1981
Numerous Courses in Advanced Price Theory and Statistical Analysis -
Graduate School of Business, Economics Curriculum, University of Detroit

TYPE OF PROPERTIES APPRAISED

Residential Vacant	Improved Commercial
Residential Improved	Vacant Multiple Family
Subdivision Developments	Vacant Industrial
Vacant Commercial	Improved Industrial
Golf Courses	

PARTIAL LIST OF CLIENTS SERVED

Ackerman & Ackerman, Attorneys
Adkison Need & Allen, Attorneys
Argonaut Division - General Motors
Bank One of Fenton
Berrien County
Birmingham Mortgage
Bloomfield Open Hunt Club
Booth, Patterson, Attorneys
Bruce Wigent, Attorney
Campbell, Keenan, Harry, Cooney & Karlstrom, Attorneys
Canton Township Public Works
Central Wayne County Sanitation Authority
Charter Township of Brandon
Charter Township of Brownstown
Charter Township of Canton
Charter Township of Commerce
Charter Township of Independence
Charter Township of Orion
Charter Township of Oxford
Charter Township of South Lyon
Charter Township of Springfield
Charter Township of VanBuren
Charter Township of West Bloomfield
Charter Township of White Lake
Chartrand & Badgley, Attorneys
Chase Bank
Chase Mortgage
Chrysler Realty
City Federal Mortgage

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

PARTIAL LIST OF CLIENTS SERVED (CONTINUED)

City of Auburn Hills
City of Birmingham
City of the Village of Clarkston
City of Detroit
City of Novi
City of Pontiac
City of Rochester Hills
City of Southfield
City of South Lyon
Clarkston State Bank
Comerica Bank
Commerce Township Downtown Development Authority
Contract Professionals
Cooper, Shifman, Gabe, Quinn & Shifman
County of Oakland
Detroit Mortgage and Realty
Dickenson Wright, Attorneys
Empire of America
Englehart Realty & Investments, Inc.
Equitable Relocations - Chicago, Illinois
Farbman/Stein and Company
Fidelity Bank
First of America Bank - Southeast Michigan
First Federal Savings Bank and Trust
Flagstar Bank
FNMA - Chicago, Illinois
Franklin Savings and Loan Association
Gary Veltman, Attorney
General Motors Worldwide
Giarmarco, Mullins & Horton, P.C.
Giffels-Webster
GM Worldwide Real Estate
GM-UAW Legal Services
Greg Buss, Attorney
Hampton Engineering
Homequity Relocation - Chicago, Illinois
Homestead Savings – California
Howard & Howard, Attorneys
Hubbell, Roth & Clark
Huntington Bank
Huron Valley State Bank
International Transmission Company
JCK Development
John Poponea Associates
Johnson, Rosati, LaBarge, Aseltyne & Field, Attorneys
Judge Grant
Kemp, Klein, Umphry & Edelman, Attorneys
Kammer and Associates
Kolano & Saha Engineers

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

PARTIAL LIST OF CLIENTS SERVED (CONTINUED)

Lapeer County Bank & Trust
Lincoln - Rowe Mortgage Corporation
Markby & Company
McLaren Health Care
McMartin Wasek & Associates
Merrill Lynch Relocation Services, Incorporated
Michigan Department of Natural Resources
Michigan Department of Transportation
Michigan National Bank of Flint
Midwest Guarantee Bank
Miller, Canfield, Paddock & Stone, Attorneys
Miller, Kenny, Berg & Buchanan, Attorneys
Miro, Weiner & Kramer, Attorneys
Morganroth, Morganroth, Jackman & Kasody, Attorneys
Morris & Morris, Attorneys
Mortgage Associates
Mortgage Company of Michigan
Mt. Zion Temple
National City Bank
NBD Mortgage Company
Nicholas Frontczak, Esquire
Numatics
Oak Hills Mortgage
Oakland County Drain Commission
O'Connor, DeGrazia, Tamm & O'Connor, P.C.
Oxford Bank
Oxford Parks & Recreation
Plunket & Cooney
Poolmart of Michigan
Potter, De'Agostino, O'Dea & Patterson
PPG Industries - Pittsburgh
Relocation America
Residential Relocation & Management, Incorporated
Road Commission for Oakland County
Robertson Brothers
Rockford Ambulance
Sandor Gelman, Attorney
Seaver Title Company
Secrest, Wardle, Lynch, Hampton, Attorneys
Security Capital Credit Corporation
Sweitzer Better Homes & Gardens
State Farm Insurance
The Nature Conservancy
The State Bank
Thomas McCarthy, Attorney
Thomas McKinney, Attorney
Thurn, Maatsch & Nordberg, Attorneys
Ticor Title Company
Trans Continental Air Lines

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Charles B. Pullman
Property Address: 415 North Lafayette Street, City of South Lyon, Oakland County, Michigan

PARTIAL LIST OF CLIENTS SERVED (CONTINUED)

Tran-x Financial Services
Tzoumakas Real Estate
UAW –GM Legal Services
U.S. Marshals Office
United Savings Bank
Varnum, LLP
Waterford Schools
Welcome Missionary Baptist Church
West Michigan Bank
William Beaumont Hospital
Williams Acosta, Attorneys
Wolseley North America
Wolverine Bank

PREVIOUSLY TESTIFIED AS A REAL ESTATE EXPERT IN:

Michigan State Tax Tribunal
Oakland County Circuit Court
Macomb County Circuit Court
Private Arbitration
50th District Court, Pontiac
Wayne County Circuit Court
United States District Court – Eastern Michigan District
Lapeer County Circuit Court
Jackson County Circuit Court

**RESOLUTION CONCERNING THE ACQUISITION
OF PROPERTY AND APPROVING DECLARATION OF NECESSITY AND TAKING
(606 Lakewood Drive)**

City of South Lyon
County of Oakland, Michigan

At a regular meeting of the City Council for the City of South Lyon, Oakland County, Michigan, held in the City Council Chambers of said City, on the 28th day of February, 2022 at 7:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and Resolution were offered by Councilmember _____
_____ and supported by Councilmember _____.

WHEREAS, present conditions in the City of South Lyon, Oakland County, Michigan, necessitate the construction of a new manhole, maintenance and possible reconstruction of an existing 12-inch diameter sanitary sewer line and the extension of the sanitary sewer main by the construction and installation of a new 12-inch sanitary sewer line that will bifurcate the southerly flow in the existing sewer system (the "Improvements") over, under, on, across and through the south portion of Parcel No. 21-19-426-001 in the City of South Lyon, Oakland County, State of Michigan ("Subject Property") more particularly described as follows:

PARCEL DESCRIPTION (21-19-426-001)

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT EAST 1/4 POST OF SECTION 19; THENCE NORTH 89°34'25"W 60.01 FEET (N89°26'11"W 60.00 FEET RECORD) TO THE WESTERLY LINE OF PONTIAC TRAIL (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE S01°33'36"W 820.00 FEET ALONG THE WESTERLY LINE OF PONTIAC TRAIL; THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 355.23 (358.36 FEET RECORD) ALONG THE WESTERLY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N46°07'32"W 1709.39 FEET (N45°59'18"W 1713.23 FEET RECORD); ALONG THE NORTHEASTERLY LINE OF CHESAPEAKE AND OHIO RAILROAD; THENCE

S89°34'25"E (S89°26'11"E RECORD) 1237.27 FEET ALONG THE EAST AND WEST ¼ LINE OF SECTION 19 TO THE POINT OF BEGINNING.

(Subject to reservations, restrictions and easements of record, if any.)

WHEREAS, the Improvements require a permanent easement 27 feet in width adjacent to the west line of North Lafayette Street for the maintenance and possible reconstruction of an existing 12-inch diameter sanitary sewer line and manhole; a permanent easement 40 feet in width extending from the west boundary of the 27-foot easement to the southwest property boundary where the new 12-inch sanitary sewer will be extended under the CSX railway that comprises the boundary for placement of a new 12-inch sanitary sewer that will bifurcate the southerly flow in the existing sewer taking pressure partly off that main; and a variable width temporary construction easement between the two permanent easements. The easement descriptions are as follows:

Permanent Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

A SANITARY SEWER EASEMENT BEING A PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E. CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET AND S01°33'36" 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE) FROM THE EAST ¼ CORNER OF SAID SECTION 19; THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 291.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N88°26'24"W 27.00 FEET; THENCE N01°33'36"E 137.51 FEET; THENCE S43°21'27"W 132.55 FEET; THENCE N45°59'18"W 40.00FEET; THENCE N43°21'27"E 176.84 FEET; THENCE N01°33'36"E 94.01 FEET TO THE POINT OF BEGINNING.

Contains 14,059 square feet, or 0.32 acres of land, more or less. Subject to all easements and restrictions of record, if any.

Temporary Construction Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET AND S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE) AND S88°26'24"E 27.00 FEET AND S01°33'36"W 291.54 FEET ALONG

THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE) AND N88°26'24"W 27.00 FEET FROM THE EAST ¼ CORNER OF SAID SECTION 19; THENCE S01°33'36"W 10.00 FEET; THENCE S43°45'16"W 23.70 FEET; THENCE N45°59'18"W 98.16 FEET; THENCE N43°21'27"E 132.55 FEET; THENCE S01°33'36"W 137.51 FEET TO THE POINT OF BEGINNING.

Contains 7,679 square feet, or 0.18 acres of land, more or less. Subject to all easements and restrictions of record, if any.

WHEREAS, plans for the Improvements are on file with the City Clerk's Office; and

WHEREAS, it has been determined that said Improvements are necessary for the use and benefit of the public; and

WHEREAS, in order to construct said Improvements, it is necessary that the City acquire Permanent and Temporary Construction Easements over, under, on, across and through the Subject Property; and

WHEREAS, the City has caused a valuation of the Subject Property to be prepared; and

WHEREAS, the value of the Permanent Easements on the Subject Property is Five Thousand Three Hundred and Thirty-Five (\$5,335.00) Dollars; and

WHEREAS, the value of the Temporary Construction Easement on the Subject Property is Eight Hundred and Seventy Five (\$875.00) Dollars; and

WHEREAS, the City has determined that it is in the best interests of the City to offer to purchase the easements over, under, on, across and through the Subject Property from the owner of such property, and to take such other actions as are deemed necessary to acquire the easements for the purposes of constructing the Improvements.

NOW, THEREFORE, BE IT RESOLVED, by the authority vested in the City of South Lyon by law, that it is hereby declared and determined that it is necessary to construct the Improvements over, under, on, across and through the Subject Property within the City of South Lyon in accordance with the plans prepared by the City, and that said Improvements are necessary for the use and benefit of the public.

BE IT FURTHER RESOLVED, that the City Manager of the City is hereby authorized to execute, on behalf of the City, a Good Faith Offer to Purchase, a copy of which is attached hereto as Exhibit A, calling for the payment of Six Thousand Two Hundred and Ten (6,210.00) Dollars for Permanent Sanitary Sewer Easements and a Temporary Construction Easement on the Subject Property. The above amounts have been established as just compensation for the acquisition of the property, based upon a valuation of the property and the desire to complete the sale short of litigation.

BE IT FURTHER RESOLVED, that after the execution of the Good Faith Offer to Purchase by the City Manager, the Good Faith Offer to Purchase shall be submitted to the owners of the Subject Property.

BE IT FURTHER RESOLVED, that in the event the Sellers fail to accept the Good Faith Offer to Purchase within fourteen (14) days of the date of delivery, the City Manager is hereby authorized to execute the Declaration of Taking, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that in the event the Good Faith Offer is not accepted as set forth above, the City Manager, City Clerk, and City Attorney are authorized to take all actions required to obtain a Permanent Sanitary Sewer Easement and a Temporary Construction Easement over, under, on, across and through the Subject Property by eminent domain.

BE IT FURTHER RESOLVED, that in the event the Good Faith Offer is not accepted as set forth above, and the Declaration of Taking is executed, the City finance officer is authorized and directed to place an amount equal to the amount contained in the Good Faith Offer that was made to the property owners (\$6,210.00) into a separate account and to hold such money on deposit as the estimated amount of just compensation to be paid in connection with the eminent domain proceedings.

BE IT FURTHER RESOLVED, that all resolutions and part of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

ADOPTED.

AYES: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of South Lyon at a regular meeting held this 28th day of February, 2022.

LISA DEATON
South Lyon City Clerk

Exhibit A
(Attach Good Faith Offer)

CITY OF SOUTH LYON

February 23, 2022



Mayor

Daniel L. Pelchat

Council Members

Glenn Kivell

Lisa Dilg

Stephen Kennedy

Margaret J. Kurtzweil

Alex Hansen

Lori Mosier

City Manager

Paul Zelenak

Clerk/Treasurer

Lisa Deaton

335 S Warren

South Lyon, MI 48178

Phone: 248-437-1735

Fax: 248-486-0049

www.southlyonmi.org

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Loop Water's Edge, LLC
C/O VCorp Services, LLC, Resident Agent
40600 Ann Arbor East, Suite 201
Plymouth, MI 48170

Loop Water's Edge, LLC
Water's Edge West, LLC
606 Lakewood Drive
South Lyon, MI 48178

Water's Edge West, LLC
C/O Sue Ann Courser, Resident Agent

996 Lakeview
Brooklyn, MI 49230

DTE Electric Company
C/O Lisa A. Muschong, Resident Agent

One Energy Plaza, 23 WCB
Detroit, MI 48226

Consumers Energy Company
C/O Melissa M. Gleespen, Resident Agent
One Energy Plaza, EP1-410
Jackson, MI 48201

Fannie Mae
C/O Stergios "Terry" Theologides
Office of the Corporate Secretary
1100 15th Street, NW
Washington, DC 20005

Loop Water's Edge, LLC
Elliott Indig, Resident Agent
6960 Orchard Lake Rd., Suite 250
West Bloomfield, MI 48322

Water's Edge West, LLC
C/O Jack Bodenstein, Resident Agent
18977 West 10 Mile Road, Suite 200
Southfield, MI 48075

Greystone Servicing Corporation, Inc.
C/O CSC Lawyers Incorporating Service
Resident Agent
601 Abbot Road
East Lansing, MI 48823

Michigan Bell Telephone Company
C/O The Corporation Company,
Resident Agent
40600 Ann Arbor Road E., Suite 201
Plymouth, MI 48170

City of South Lyon
C/O Paul Zelenak, City Manager
335 S, Warren Street
South Lyon, MI 48178

Fannie Mae
C/O Hugh R. Frate
Office of the Chief Executive Officer
110 15th Street, NW
Washington, DC 20005

**Re: South Lyon Sanitary Sewer Project
Good Faith Offer
606 Lakewood Drive (Parcel No. 21-19-426-001)**

Dear Property Owners:

The City of South Lyon is constructing improvements to its sanitary sewer system, which improvements include an extension of its sanitary sewer main and improvements to portions of the existing sanitary sewer manhole and sewer lines, including in an area over, under, on, across and through the property that you own and commonly known as 606 Lakewood Drive (Parcel No. 21-19-426-001). In order to construct the improvements, the project would cross a portion of your property. The City will restore any area of the surface of the property that has been disturbed by the grading and construction of the improvements.

The City of South Lyon has authorized the submission of a good faith offer to purchase the Permanent Sanitary Sewer Easement and the Temporary Construction Easement on the property. The City's offer for the property is based on an appraisal report that has been obtained (enclosed). Based on the appraisal report, the City has concluded that the sum of Six Thousand Two Hundred Ten Dollars (\$6,210.00) represents just compensation for the Permanent Sanitary Sewer Easement and the Temporary Construction Easement on the property.

If there are facts known to you that would tend to support a higher price, please bring them to the City's attention. The City will give that information its full consideration, as it is the City's intention to pay you the full amount to which you are entitled as just compensation.

If you should decide not to accept the City's offer, but do not have additional data that would tend to support a higher price, you need not do anything. If you do not respond to this offer within fourteen (14) days from the date of the letter, the City will assume its offer is not acceptable to you.

If you should decide to accept the City's offer, please contact my office to make arrangements for the acceptance of the offer.

If you do not accept the City's offer and an agreement cannot be reached on a higher price justified by new information you have furnished to the City, the City may institute proceedings in the Oakland County Circuit Court for the purposes of acquiring the

property interests described in the attached documents for the above project by the exercise of the right of eminent domain.

The City reserves its right to bring Federal or State cost recovery actions against the present owners of the Property arising out of a release of hazardous substances at the Property.

The City looks forward to your response. If you have any questions regarding the foregoing, please call me at the number listed on the front page of this letter.

Very Truly Yours,

Paul Zelenak, City Manager
City of South Lyon

Enclosures

Exhibit B
(Attach Declaration of Taking)

DECLARATION OF TAKING

A Resolution of Necessity having been adopted by the City of South Lyon setting forth that present conditions necessitate the construction of a new manhole, maintenance and possible reconstruction of an existing sanitary sewer line and the extension of the sanitary sewer main (the "Improvements") on the south portion of Parcel No. 21-19-426-001 in the City of South Lyon, Oakland County, State of Michigan ("Subject Property"). As provided in the Resolution of Necessity, the Improvements require a permanent easement 27 feet in width adjacent to the west line of North Lafayette Street for the maintenance and possible reconstruction of an *existing* 12-inch diameter sanitary sewer line and manhole; a permanent easement 40 feet in width extending from the west boundary of the 27-foot easement to the southwest property boundary where the new 12-inch sanitary sewer will be extended under the CSX railway that comprises the boundary for placement of a new 12-inch sanitary sewer that will bifurcate the southerly flow in the existing sewer taking pressure partly off that main; and a variable width temporary construction easement between the two permanent easements. The Resolution of Necessity further authorized the City Manager to make a Good Faith Offer to purchase said property.

NOW, THEREFORE, by virtue of the authority vested in the City of South Lyon, by Act 279 of the Public Acts of 1909, as amended, and/or Act 149 of the Public Acts of 1911, as amended, or other applicable statutes, and in accordance with the provisions of Act 87 of Public Acts of 1980, as amended, it is now declared and determined that the easement property

hereinafter described shall be taken for the purpose of construction of a new manhole, maintenance and possible reconstruction of an existing sanitary sewer line and the extension and installation of a sanitary sewer main, in accordance with prepared plans showing said Improvements which are on file with the City Clerk's Office.

A statement of the estate of interest in the property being taken; a description of the property to be acquired, sufficient for its identification; the name of each known owner of said property; the name of each known person, other than the owner, having an interest in said property; a statement of the sum of money estimated by the City of South Lyon as just compensation for the property being acquired; and a statement whether the City of South Lyon reserves or waives its rights to bring federal or state cost recovery actions against the present owner of the property are as follows:

1. Statement of the Estate of Interest Being Taken and Description of the Property.

PARCEL DESCRIPTION (21-19-426-001)

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT EAST 1/4 POST OF SECTION 19; THENCE NORTH 89°34'25"W 60.01 FEET (N89°26'11"W 60.00 FEET RECORD) TO THE WESTERLY LINE OF PONTIAC TRAIL (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE S01°33'36"W 820.00 FEET ALONG THE WESTERLY LINE OF PONTIAC TRAIL; THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 355.23 (358.36 FEET RECORD) ALONG THE WESTERLY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N46°07'32"W 1709.39 FEET (N45°59'18"W 1713.23 FEET RECORD); ALONG THE NORTHEASTERLY LINE OF CHESAPEAKE AND OHIO RAILROAD; THENCE S89°34'25"E (S89°26'11"E RECORD) 1237.27 FEET ALONG THE EAST AND WEST ¼ LINE OF SECTION 19 TO THE POINT OF BEGINNING.

(Subject to reservations, restrictions and easements of record, if any.)

Permanent Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

A SANITARY SEWER EASEMENT BEING PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E. CITY OF SOUTH LYON OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET AND S01°33'36" 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET

WIDE) FROM THE EAST ¼ CORNER OF SAID SECTION 19; THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 291.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N88°26'24"W 27.00 FEET; THENCE N01°33'36"E 137.51 FEET; THENCE N43°21'27"E 176.84 FEET; THENCE N01°33'36"E 94.01 FEET TO THE POINT OF BEGINNING.

Contains 14,059 square feet or 0.032 acres of land, more or less. Subject to all easements and restrictions of record, if any.

Temporary Construction Easement

Land situated in the City of South Lyon, Oakland County, Michigan, described as:

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF THE SOUTHEAST ¼ OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET AND S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE) AND S88°26'24"E 27.00 FEET AND S01°33'36"W 291.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE) AND N88°26'24"W 27.00 FEET FROM THE EAST ¼ CORNER OF SAID SECTION 19; THENCE S01°33'36"W 10.00 FEET; THENCE S43°45'16"W 23.70 FEET; THENCE N45°59'18"W 98.16 FEET; THENCE N43°21'27"E 132.5 FEET; THENCE S01°33'36"W 137.51 FEET TO THE POINT OF BEGINNING.

Contains 7,679 square feet, or 0.18 acres of land, more or less. Subject to all easements and restrictions of record, if any.

2. Names of Property Owner: Loop Water's Edge, LLC, a Michigan limited liability company and Water's Edge West, LLC, a Michigan limited liability company.
3. Names of each person, other than the Owners, having a potential interest in the property: Greystone Servicing Corporation, Inc.; Fannie Mae; DTE Electric Company; Michigan Bell Telephone Company; Consumers Energy Company; City of South Lyon.

4. Value of Easements based on Valuation of the Property:

Permanent Sanitary Sewer Easement:	\$5,335.00
Temporary Construction Easement:	<u>\$ 875.00</u>
Total:	\$6,210.00

5. The City of South Lyon reserves it rights to bring Federal or State cost recovery actions against the present owner of the property.

CITY OF SOUTH LYON

BY: _____

Paul Zelenak
City Manager

Dated: _____, 2022

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

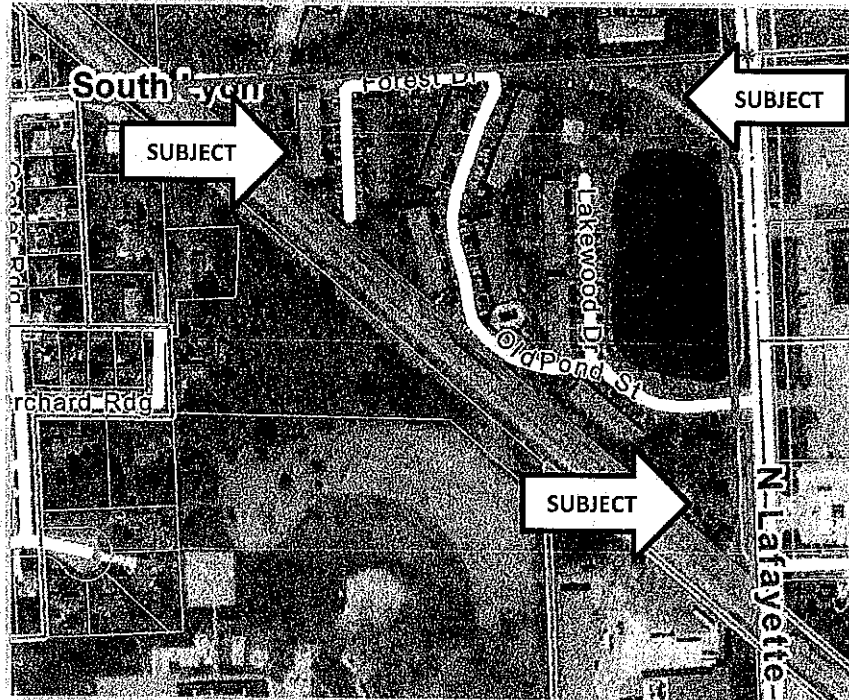
The foregoing Declaration of Taking was acknowledged before me this ____ day of _____, 2022, by Paul Zelenak, as the City Manager, on behalf of the City of South Lyon.

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

Prepared by and when recorded return to:
Lisa J. Hamameh (P57936)
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
Phone: (248) 489-4100

FULLER APPRAISAL, L.L.C.
4139 WEST WALTON BOULEVARD
SUITE A
WATERFORD, MICHIGAN 48329
248-674-4709
cfuller15@aol.com

APPRAISAL OF THE "PART TO BE ACQUIRED"
PERMANENT SANITARY SEWER & TEMPORARY CONSTRUCTION EASEMENTS
FOR THE CITY OF SOUTH LYON



TAX PAYER:	Loop Water's Edge, LLC & Water's Edge West, LLC
PROPERTY:	606 Lakewood Drive City of South Lyon, Oakland County, Michigan 48178
DATE OF VALUATION:	December 6, 2021
DATE OF APPRAISAL:	December 9, 2021
INTEREST APPRAISED:	Value of the "Part to be Acquired" – Permanent Sewer Easement and Fair Rental during Construction - Temporary Construction Easement
PARCEL NUMBER:	21-19-426-001
APPRAISER:	Craig J. Fuller, Certified General Appraiser Appraisal License 1205001867 4139 West Walton Boulevard, Suite A Waterford, Michigan 48329

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SUMMARY OF SALIENT FACTS

EXTRAORDINARY CONDITION:

The compensation estimate included in this appraisal is based upon the premise that the easement above ground surface areas if disturbed will be restored to a condition equal to (in terms of value) to that existing before the taking. As a condition of the contract, the contractor will be instructed by representatives of the City of South Lyon to "preserve and protect" surface areas including lawn, plantings, landscape trees, etcetera. In this particular instance much of the easement taking is within an unmaintained "scrub brush" area where trees are growing wild. No compensation is recommended for such tress and surface restoration will be limited to seed and straw or mulch.

TYPE OF PROPERTY:

Acreage parcel improved with a 192 unit apartment complex.

LAND AREA:

Approximately 16.59± acres.

HIGHEST AND BEST USE:

Multiple Family Residential.

RIGHTS ACQUIRED:

Permanent easement 27 feet in width adjacent to the west line of North Lafayette Street for the maintenance and possible reconstruction of an existing 12 inch diameter sanitary sewer line. This easement is located along the highway over the south portion of the property. This easement taking is somewhat of an unusual situation in that the sanitary sewer has been within this easement for years but apparently was never properly recorded. Part of the taking then in this sense is the formal placement of an easement in the location of the existing sanitary sewer line. The value estimate will treat this entire easement area in the same fashion as the placement of a new easement.

In addition to the 27 foot wide easement (formalization), a 40 foot wide permanent easement will also be required for placement of a new 12 inch sanitary sewer that will bifurcate the southerly flow in the existing sewer taking pressure partly off that main. This easement has a north east/south west course extending from the west boundary of the 27 foot easement to the southwest property boundary where the new 12 inch sanitary will extended under the CSX railway that compromise this boundary.

Both the existing and the new main will eventually route to an existing 24 inch sewer south of the CSX rail line on a neighboring property. This is where the existing main routes to at this time, the purpose of the bifurcation is to take pressure off the existing 12 inch main, which is joined by a third 12 inch main to the south.

A roughly triangular shape temporary construction easement lies between the two permanent easements and, therefore, is triangular in shape and variable in width.

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Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

The temporary easement will expire upon completion of the project, estimated at six months. The total area estimated within the permanent sanitary easement is 14,059+ square feet (formalized and new combined), while the area estimated within the temporary construction easement is 7,679+ square feet.

For clarification reference is made to the sketch of the subject property prepared by the engineering firm of Hubbell, Roth & Clark placed at the beginning of the "Description of the Property" section of this report.

ESTIMATED DIMINUTION - VALUE OF "PART TO BE ACQUIRED":

ESTIMATED DIMINUTION TO VALUE OF LAND ENCUMBERED	\$5,335.00
ADD RENTAL ALLOWANCE FOR TEMPORARY EASEMENT	<u>\$ 875.00</u>
ESTIMATED VALUE "PART TO BE ACQUIRED"	\$6,210.00

Note: the above estimate does not include compensation for trees in the easement area that are not expected to be but could be damaged or destroyed by the construction. The trees are not landscape quality improvements as these are effectively a "scrub brush" type of growth. The value of the property in this area when restored by seed and straw cover is considered essentially the same as the value with the scrub brush in place. No allowance for landscape improvements is, therefore, made within the above estimates.

APPRAISAL DEVELOPMENT:

"Part to be Acquired", diminution to Fee Simple Estate property rights within the proposed permanent easement area and Fair Market Rental within the temporary construction easement. These estimates are based upon an estimated underlying land value for multiple family land in this location

APPRAISAL REPORTING:

Appraisal Report consistent with Uniform Standards of Professional Appraisal Practice (USPAP) Standard 2(a).

EXTRAORDINARY LIMITING CONDITIONS:

The value reflected above represents the appraiser's recommended compensation for the takings required in conjunction with the construction of the sanitary sewer line to be installed in the south portion of the subject property as well as for formalization of an easement over an area where an existing sanitary sewer already exists.

HYPOTHETICAL CONDITIONS:

None.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

LEGAL DESCRIPTION OF OWNERSHIP

Land situated in the City of South Lyon, County of Oakland, State of Michigan described as:

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 21-19-426-001)

PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE); THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 358.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N45°59'18"W 1,713.23 FEET; THENCE S89°26'11"E 1,237.28 FEET ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING.

ALSO KNOW AS SIDWELL 21-19-426-001

SUBJECT TO RESERVATION, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

PARCEL NUMBER:

21-19-426-001

ASSESSED VALUE AND TAXES

2021 Assessed Value	\$3,352,030.00
2021 Taxable Value	\$1,947,780.00
2021 Summer Tax	\$ 111,295.34
2020 Winter Tax	<u>\$ 1,804.31</u>
Total Estimated 2021 Tax	\$ 113,099.65

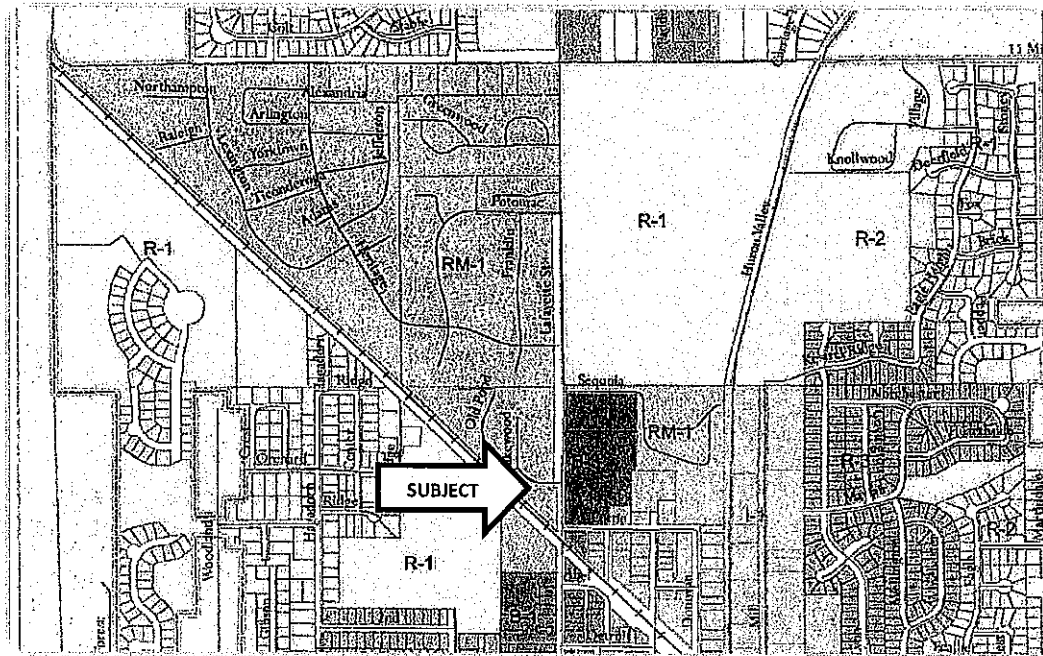
NOTE: The subject is improved with a multi-tenant apartment complex identified as Water's Edge. The above assessment includes an estimate of 50 percent of combined land and building values as reflected by the City of South Lyon Assessor.

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

ZONING



PARTIAL SECTION OF CITY OF SOUTH LYON ZONING MAP SHOWING SUBJECT PROPERTY

Reference to the City of South Lyon Zoning Ordinance indicates that the subject property is zoned "RM1" Multiple-Family Residential. The intent, Principal Permitted Uses and Requirements of the district have been copied from the Zoning Ordinance and are included herein:

ARTICLE V. - MULTIPLE-FAMILY RESIDENTIAL DISTRICTS RT TWO-FAMILY RESIDENTIAL RM-1 THROUGH RM-3,
MULTIPLE-FAMILY RESIDENTIAL

Sec. 102-80. - Intent.

- (a) The RT two-family residential districts are designed to afford a transition of use in existing housing areas by permitting new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfares or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the city where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two-family residences where slightly greater densities are permitted.
- (b) The RM-1 and RM-2, multiple-family residential districts are designed to provide sites for multiple-family dwelling structures and related uses, with height restrictions compatible with single-family residential districts, to serve the needs for the apartment type of unit in an otherwise low-to-medium density residential community.
- (c) The RM-1 district is generally intended for the development of a planned complex of low-rise, low-density buildings on acreage parcels.
- (d) The RM-2 district is intended for limited usage in areas where a land use transition is desired, but where the existing pattern of platting is on small lots or parcels.
- (e) The RM-3 multiple-family residential district is designed to provide for planned multiple-family development in limited locations where such land use is not incompatible with single-family residential uses. This district is further provided to accommodate independent and dependent housing facilities as defined in this article.

Sec. 102-81. - Permitted uses.

In the RT and RM-1 through RM-3 districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "C" have site development standards for specific uses and uses denoted by a "S" are considered special land uses and may be approved by the planning commission subject to the applicable general and specific standards in article XI, site development standards for specific uses and article XIII, special land uses.

Permitted Uses in the Multiple Family Residential Districts

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Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Single-family detached dwellings (single-family subdivisions shall meet the standards of the city subdivision control ordinance; condominiums and condominium subdivisions shall meet the standards of article XVIII condominium development standards)	P	—	—	
Two-family dwellings (duplexes)	P	P	P	
Care Facilities				
Adult and child residential care facilities in accordance with <u>section 102-10</u> , adult and childcare facilities	P and S	P and S	P and S	<u>Sec. 102-171</u>
Entertainment and Recreational				
Private parks and recreation facilities, owned and operated by homeowner or condo associations	S	S	S	<u>Sec. 102-171</u>
Recreation facilities, private	S	S	S	<u>Sec. 102-171</u>
Recreation facilities public	S	S	S	<u>Sec. 102-171</u>
Public, Institutional, and Utilities				
Cemeteries, lawfully occupied at the adoption of ordinance	P	P	P	

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Appraisal for the City of South Lyon

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	RT	RM-1, RM-2	RM-3	Section Reference
Residential				
Home occupations	P	—	—	<u>Sec. 102-23</u>
In-home office	P	P	P	
Two-family dwellings	P	P	P	
Multiple-family dwellings	—	P	P	
Independent living/senior housing	P	P	P	
Congregate care/assisted living facility	S	S	S	<u>Sec. 102-171</u> Footnote <u>102-72(6)</u>
Skilled nursing residential living	S	S	S	<u>Sec. 102-171</u> Footnote <u>102-72(6)</u>
Single-family attached dwellings (single-family subdivisions shall meet the standards of the city subdivision control ordinance; condominiums and condominium subdivisions shall meet the standards of article XVIII condominium development standards)	P	P	P	

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

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Places of worship or public assembly with maximum seating of 750 persons	S	S	S	<u>Sec. 102-177(16)</u>
Colleges and universities	S	S	S	<u>Sec. 102-171</u>
Essential public services	P	P	P	
Public and quasi-public institutional buildings, structures and uses	S	S	S	<u>Sec. 102-171</u>
Schools, including public, private and parochial elementary, middle and high	S	S	S	<u>Sec. 102-177(15)</u>
Accessory				
Accessory buildings, structures and uses, customarily incidental to any of the above principal uses	P	P	P	
Accessory buildings, structures and uses customarily incidental to any of the above special land uses	S	S	S	<u>Sec. 102-171</u>

Sec. 102-82. - Area, height, bulk, and placement regulations.

All uses within the multiple-family residential district shall adhere to the following area, height, bulk, and placement regulations:

	RT	RM-1	RM-2	RM-3
Lot Size				

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Minimum area (square feet)	4,000	1	1	1
Minimum width (lot frontage in feet)	40	2	2	2
Setbacks (in feet) ^{3,4}				
Front yard (minimum) ⁵	25	35 ²	25 ²	25
Side yard (minimum)				
Least one	7	30 ²	25 ²	25 ²
Total two	17	60 ²	50 ²	50 ²
Rear yard (minimum)	35	30	25	25
Building height ⁴				
Stories (maximum)	2	2	2 1/2	3
	RT	RM-1	RM-2	RM-3
Feet (maximum)	25	25	35	45
Building area (square feet)				
Floor area per unit (minimum)	780	2 BR-850	3BR-900	4BR-1000
Lot coverage				
Area of all buildings (maximum) ⁷	25%	35%	35%	35%
Area of all buildings and impervious surfaces (max.) ⁸	35%			

Footnotes to section 102-82 schedule limiting height, bulk, density, and placement regulations:

¹ Height exceptions in accordance with section 102-23, height exceptions and limitations.

² For all multiple-family developments the following standards shall apply:

- a. Building and parking lot setbacks along exterior property lines shall be a minimum of 30 feet; 50 feet where the development abuts a single-family residential district.
- b. The minimum distance between any two buildings shall be equal to the height of the taller building or be at least 30 feet.
- c. Buildings shall be setback at least 20 feet from the nearest edge of any internal drive or roadway, parking lot or aisle, not including the sidewalk.
- d. No building shall exceed 180 feet in length.
- e. Parking shall not cover more than 30 percent of the area of any required yard.
- f. Duplexes are subject to single-family detached dwelling standards.

³ Regulations for accessory buildings are described in article II general provisions.

⁴ Setbacks for institutional uses (such as a place of worship, nonprofit organization, academic institution, library or hospital) in residential districts shall be as follows:

Front	35 feet
Sides	30 feet
Rear	30 feet
Parking	20 feet

- a. A 35-foot wide greenbelt shall be provided along major thoroughfares or arterial roadways in all residential districts for residential developments. Building setbacks are measured from the interior line of the greenbelt. See article XXI, landscape standards and tree replacement.
- b. Refer to article XXI, landscape standards and tree replacement for required setback and buffering based on adjacent zoning districts.
- c. All yard areas shall be lawn, ground cover or living landscape plant materials, except for access drives, sidewalks, bike paths, architectural features, permitted accessory buildings and essential service facilities.
- d. Refer to section 102-40, projections into yards.
- e. Refer to subsection 102-255(d), off-street parking space design and setback requirements, of

article XIX, off-street parking and loading-unloading standards, for parking setbacks.

⁵ Front yard requirements in accordance with section 102-21, front yard requirements. Front yard setback reductions are permitted as follows:

- a. Where the front yards for existing main buildings in the vicinity of, and in the same zoning districts as a subject lot are less than the required front yard for the zoning district of the subject lot, the required front yard for the subject lot shall be no less than 90 percent and no more than 135 percent of the average established front setback of existing main buildings on the same side of the street and entirely or partially within 300 feet of the side lot lines of the subject lot, subject to subsections b. and c. below. The zoning administrator may exclude dwelling units used in determining the average front yard that deviate from the average by more than 25 feet.
- b. The front yard setback reduction shall only be permitted if there are two or more lots occupied by main buildings within the area described in subsection a, above, for computing the average front yard.
- c. In no case shall the required front yard resulting from the application of subsection a and b, above, be less than 15 feet, or 20 feet for front entry garages.

⁶ Senior housing and care facilities tend to generate much lower traffic volumes and have less overall impact than commonly associated with traditional multiple-family developments. Thus, allowable density for senior housing shall be determined by the maximum units per acre permitted within the particular district, calculated using the following:

Senior Apartments: 1 unit = 1 unit of multiple-family

Congregate Care or Assisted Living Facilities: 2.5 units = 1 unit of multiple-family

Dependent Housing Facilities: 4.0 units = 1 unit of multiple-family

⁷ Impervious surfaces are man-made and other hard surfaces made of material(s) that impede or prevent the natural infiltration of water into the soil and may include, but not limited to: pools, unenclosed decks, enclosed decks, sheds, at-grade patios, raised patios, pergolas, and any other structure covered by impenetrable materials such as asphalt, pavers, concrete, bricks, and stone that limits infiltration and natural groundwater recharge. The maximum percent of lot area which may be covered by impervious surfaces is ten percent regardless if the lot area covered by all buildings and accessory buildings.

⁸ In no instance shall lot area covered by all buildings, accessory buildings, and impervious surfaces, exceed 35 percent. For the purposes of calculating lot area covered by impervious surfaces a residential driveway and/or walkway to the entrance to the dwelling unit (as shown on an approved plot plan) are not included in the calculations.

Sec. 102-83. - Site development requirements.

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

All principal uses and special land uses are subject to the following site development requirements:

- (1) Article II: General provisions.
- (2) Article XV: Site plan review.
- (3) Article XIX: Off-street parking and loading standards.
- (4) Article XX: Access management and driveway standards.
- (5) Article XXI: Landscape standards and tree replacement.
- (6) Article XXII: Lighting standards.
- (7) Chapter 70: Signs.

Secs. 102-84—102-89. - Reserved.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Based upon reference to the aerial photography included with the Oakland County Equalization Department's Property Gateway Property Information, it is the appraiser's opinion that the subject property has adequate size and width for many of the uses allowed by right as well as many allowed upon Special Permit within the controlling zoning district.

SALES HISTORY OF THE PROPERTY

To the best of the appraiser's knowledge, there has been no sales activity concerning the subject property in the past five years.

OWNERSHIP, OCCUPANCY AND CONTACT WITH THE OWNER

The Assessment Records indicate that the tax payer for the property is Loop Water's Edge, LLC and Water's Edge West, LLC. The appraiser sent a letter to this entity at 142 Rupert Avenue, Staten Island, New York 10314-5051 describing the takings and offering the opportunity to meet with the appraiser at the site. No response has since been forthcoming.

The subject property was inspected last on December 6, 2021 and several dates prior thereto. The inspection amounted to exterior inspection only at the immediate areas of the taking.

INTEREST APPRAISED

With regard to the permanent easement, the method of analysis will be that of the value of the "Part to be Acquired". The part of the subject property to be acquired is a 27 foot wide permanent easement which will be used in conjunction with formalizing an easement for a 12 inch sanitary sewer that runs adjacent to the west line of Lafayette Street that has been in place for some years. For unknown reasons, a formal easement document was not recorded at the time the sanitary sewer was installed. Also to be acquired is a 40 wide permanent easement that will be used in conjunction with the construction and maintenance of a new 12 inch sanitary sewer. The 40 foot easement has an angular course extending in a southwest direction from the 27 foot easement to the southwest property line. The impression of the easement is not anticipated to damage or diminish the value of the property outside of the easement area. In such an instance, the compensation due the property owner is based upon the estimated diminution accruing to the Fee Simple Estate value of the underlying land within the proposed easement.

The temporary easement will expire upon completion of the project which has been estimated at six months. The estimated compensation for the temporary easement will be based upon a fair market rental for this portion of the property for the duration of the project.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

PURPOSE OF THE APPRAISAL

This appraisal has been requested by Lisa Hamameh, Esquire with the law firm of Rosati Schultz Joppich Amtsbuechler acting on behalf of the City of South Lyon to estimate the compensation due the property owner as the result of the impression of a 27 foot wide and a 40 foot wide permanent easement for a sanitary sewer as well as a variable width temporary easement lying between the permanent easements. The easements are required in conjunction with the improvement and addition to a public sanitary sewer system.

In Eminent Domain takings such as this the condemning authority is required to make a good faith estimate that is based upon any loss in market value the accrues to the property as a result of the taking. The definition of market value considered most applicable to a problem of this nature is quoted as follows:

Fair Market Value, as defined in the Standard Jury Instructions for the State of Michigan, is:

- 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."*

**Source: Model Civil Jury Instruction for the State of Michigan Eminent Domain 90.06 Market Value-Definition.*

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

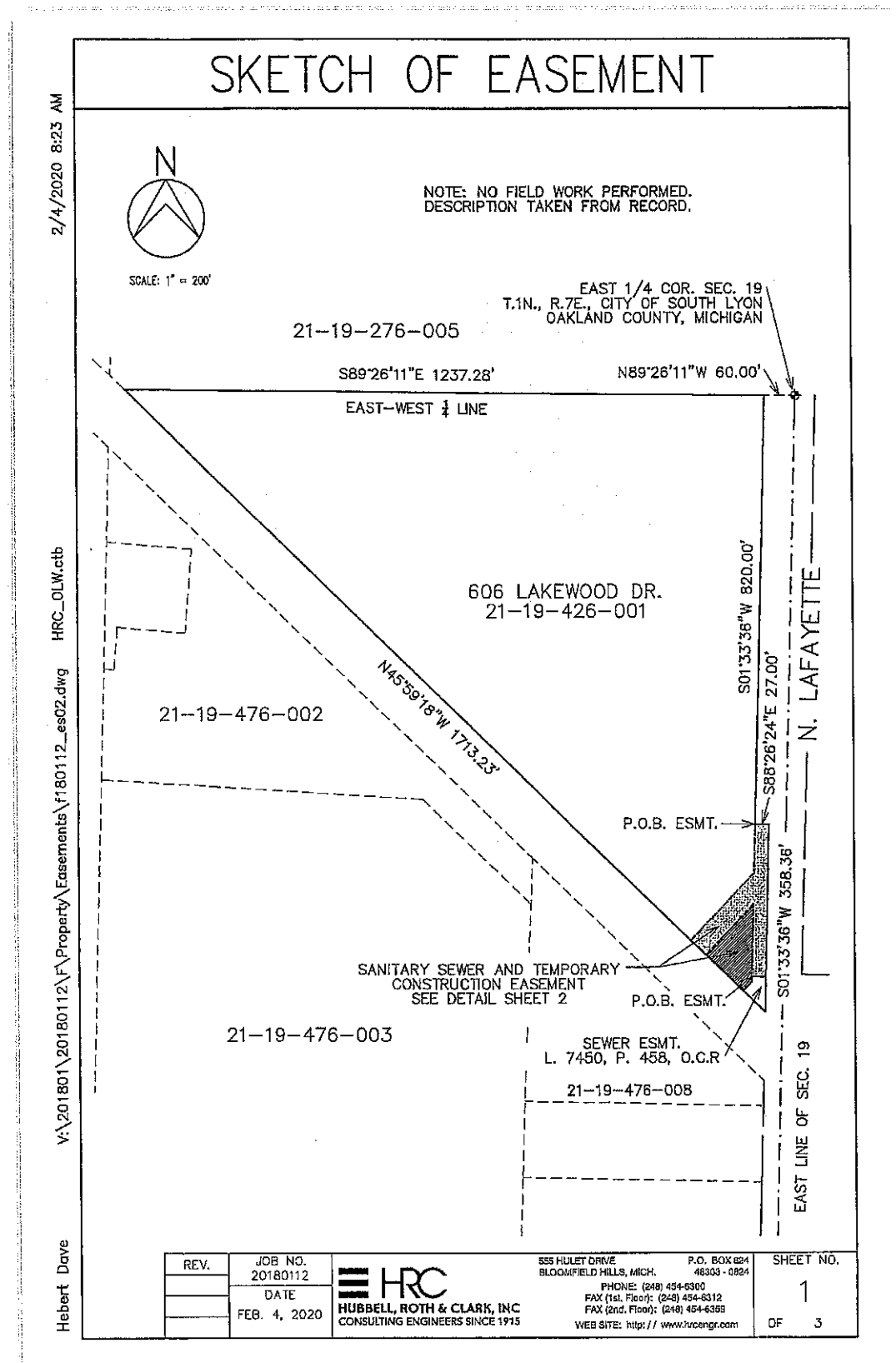
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

DISCUSSION OF THE APPRAISAL PROBLEM

The subject property consists of a triangular shaped small acreage parcel which totals approximately 16.6+ acres after rounding. The site is improved with a 192 unit apartment complex that includes a mixture of one and two bedroom units. The apartments were, reportedly, built in 1975 and have been updated since that time. The property is located along the west side of Lafayette Street which is also known as Pontiac Trail. This location is in the north portion of the City of South Lyon between 11 Mile Road and the downtown area.

There is a proposed taking of a 27 foot permanent easement and a 40 permanent easement for the construction and maintenance of a sanitary sewer line. A variable width temporary construction easement will also be required. The temporary construction easement will expire upon completion of the project, estimated at six months. A sketch of the subject property which highlights the area in which the taking is to occur is included herein for the convenience of the reader:

Appraisal for the City of South Lyon
 Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
 Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan



Appraisal for the City of South Lyon
 Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
 Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

2/4/2020 8:24 AM

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Hebert Dave

SKETCH OF EASEMENT

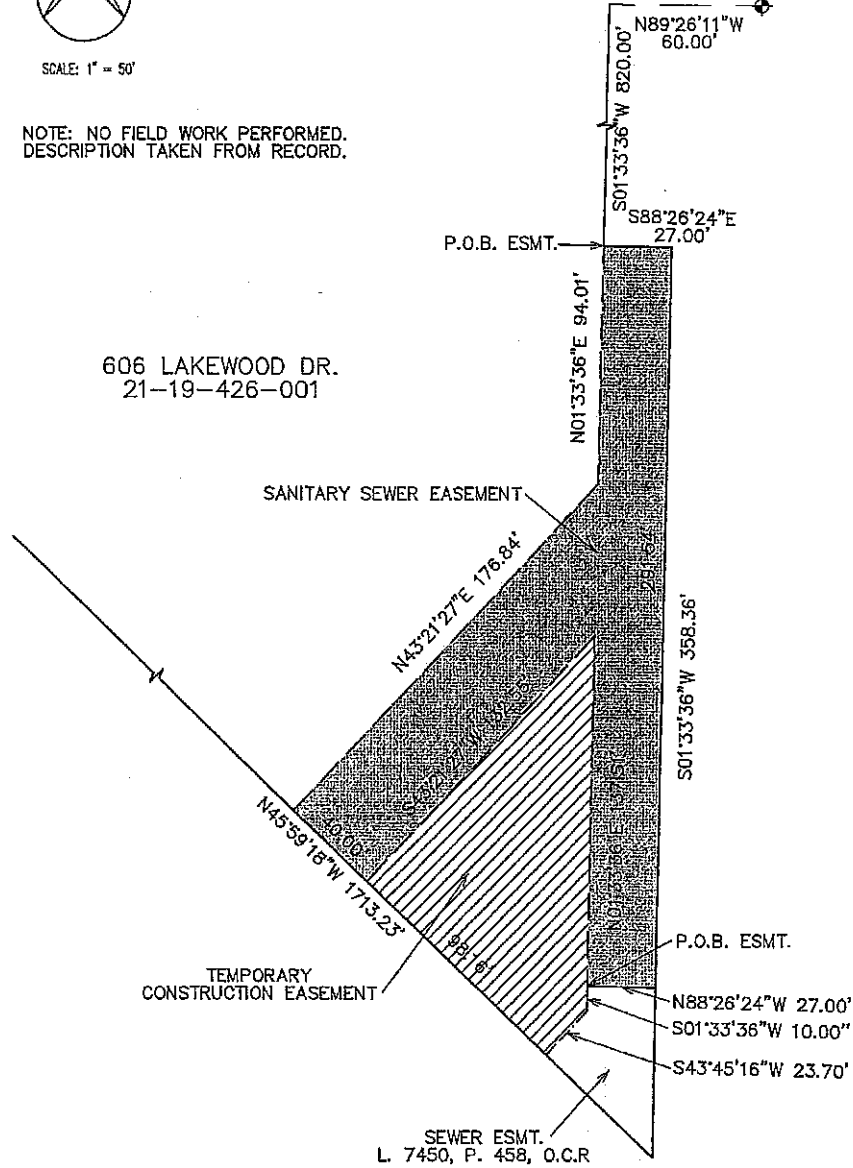


SCALE: 1" = 50'

NOTE: NO FIELD WORK PERFORMED.
 DESCRIPTION TAKEN FROM RECORD.

606 LAKEWOOD DR.
 21-19-426-001

EAST 1/4 COR. SEC. 19
 T.1N., R.7E., CITY OF SOUTH LYON
 OAKLAND COUNTY, MICHIGAN



REV.	JOB NO.
	20180112
DATE	
FEB. 4, 2020	

HRC
HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
 BLOOMFIELD HILLS, MICH.
 P.O. BOX 824
 48303-0824
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 FAX (2nd Floor): (248) 454-6959
 WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

SHEET NO.
 2
 OF 3

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

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Hebert Dave

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 21-19-426-001)

PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE); THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 358.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N45°59'18"W 1,713.23 FEET; THENCE S89°26'11"E 1,237.28 FEET ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING.

ALSO KNOW AS SIDWELL 21-19-426-001

SUBJECT TO RESERVATION, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF SANITARY SEWER EASEMENT


A SANITARY SEWER EASEMENT BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET AND S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE) FROM THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 291.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N88°26'24"W 27.00 FEET; THENCE N01°33'36"E 137.51 FEET; THENCE S43°21'27"W 132.55 FEET; THENCE N45°59'18"W 40.00 FEET; THENCE N43°21'27"E 176.84 FEET; THENCE N01°33'36"E 94.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 14,059 SQUARE FEET, OR 0.32 ACRES, MORE OR LESS.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET AND S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE) AND S88°26'24"E 27.00 FEET AND S01°33'36"W 291.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE) AND N88°26'24"W 27.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S01°33'36"W 10.00 FEET; THENCE S43°45'16"W 23.70 FEET; THENCE N45°59'18"W 98.16 FEET; THENCE N43°21'27"E 132.55 FEET; THENCE S01°33'36"W 137.51 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 7,679 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS.

REV.	JOB NO. 20180112	 HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303-0824 PHONE: (248) 454-6300 FAX (1st Floor): (248) 454-6312 FAX (2nd Floor): (248) 454-6369 WEB SITE: http:// www.hrcengr.com	SHEET NO. 3 OF 3
	DATE FEB. 4, 2020			

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

As indicated earlier, the permanent easement will vary in width from 27 to 40 feet and will have an area of 14,059 square feet or 0.32 acre more or less. This area will be used in conjunction with the installation of a manhole and new sanitary sewer line extending from an existing sanitary sewer that is parallel to and adjacent to the west boundary of Lafayette Street. The 40 foot portion of the permanent easement will clip a triangular corner across the south portion of the subject property in a northeast/southwest direction. The method of construction will be that of an open cut. The surface will be disturbed and it is anticipated that the scrub brush and trees in the easement area will be eliminated. Upon completion of construction, the City of South Lyon will retain the right to enter this portion of the property at any time in the future for maintenance and repair of the public sanitary sewer main with no additional compensation due the property owner. It is noted that the 27 foot wide area of the easement along North Lafayette is to formalize an easement for an existing sewer that was placed within this area many years ago without the proper recording of an easement. The construction of the new sanitary sewer line is in part to relieve pressure on the existing main along North Lafayette Street south of the new connection. The new connecting will bifurcate the existing southerly flow splitting the volume between the existing and new main thereby relieving pressure downstream.

As well as the permanent easement, a variable width temporary easement that lies between the "V" formed by the permanent easements will be required. The temporary easement will be used in conjunction with the movement of machinery and materials during the construction project. The temporary construction easement will expire upon completion of the project, a period projected as six months. The area of the temporary easement is estimated at 7,679 square feet or 0.18 acre. The premise that the area used in conjunction with the temporary easement will be restored to equal condition to that which existed prior to the taking is equally applicable with regard to the temporary easement.

The format of this appraisal is often identified as a "Valuation of the Part to be Acquired" or, alternatively, a "Valuation of the Part to be Taken". This type of valuation format is utilized when no damages to the value of the remaining portions of the property are perceived to result from the taking. This type of format is also utilized in circumstances in which alternate appraisal methods such as a valuation before the taking and after the taking may not reflect any difference, or loss, in value. When such circumstances exist, the value of the "Part to be Acquired" format is considered to be the most fair to the property owner.

In the case of the subject property, the "Part to be Acquired" for the permanent easement are some of the property rights vested in the fee simple ownership of the subject property. The rights that will be acquired are the right of entry in conjunction with the proposed construction and the future maintenance of the public water main. The owner will retain the surface rights such as landscaping, outdoor activities, etc. in this area.

The value of the "Part to be Acquired" format focuses upon the contributing value of the land and land improvements specifically within the take area and to the manner in which this portion of the property contributes to the whole. Most of the area in which the taking will occur is unmaintained scrub brush area with a limited amount as lawn area. Portions of the surface that are disturbed during construction the area will be restored by seeding and straw after the construction. This appraisal is predicated upon the proper restoration of this area by the contractor at no expense to the property owner.

With regard to the temporary easement, the just compensation will be estimated based upon a fair market rental considered applicable for the duration of the project.

In the valuation of the subject property, consideration has been given to the Cost, Market Data (Direct Comparison) and Income approaches to value. Due to the specific appraisal format that has been selected as most fair to the property owner, the Cost and Income Approaches to Value are not considered applicable. A variation of the Market Data (Direct Comparison) Approach to Value will be used. In this approach, consideration is given to the contribution to value of the land within the area to be acquired. The Market Data (Direct Comparison) Approach to Value is the method used to estimate the value of the land within the area in which the acquisition is to occur.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

As the taking involves unimproved portions of the subject property, the "Part to be Acquired" premise of this report will utilize multiple family residential land sales as a guideline to the contributing value of the affected areas. This valuation method is based upon the premise that the Highest and Best Use of the entire property is for multiple family residential purposes. Once the value of the land in question is estimated, a value diminution estimate for the rights being acquired by the City of South Lyon will be made and utilized as a guideline for compensation due the property owner for the loss of said rights for the permanent easement.

A primary premise and "Limiting Condition" of this report, is that the surface area affected will be restored to its current condition or equivalent in terms of value. The site restoration will be within one month of completion of construction, or as weather permits. Equivalent in terms of value is considered to be graded seeded with straw insulation spread over the seed.

FIXTURES

None noted in the "Part to be Acquired".

NON-COMPENSABLE ITEMS

To the best of my knowledge, I have excluded any damages that arise from a non-compensable source.

HAZARDOUS WASTE OR PROPERTY CONTAMINATION

The east portion of the subject property was inspected giving specific attention to the area in which the taking will occur. The appraiser attempted to be aware of circumstances that would lead to the conclusion that hazardous materials may have been stored or dumped on the site. No circumstances that would lead to this conclusion were noted. The reader is alerted to the fact that the dumping of such materials can be done in a manner that makes visual detection virtually impossible after a short period. Often this is the goal of such an action.

If there are concerns in this area, the reader is advised to contract the services of a firm or individual qualified to complete a certified site audit.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
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GENERAL AREA DATA

The City of South Lyon is just within the southwest edge of the heavier suburban development pattern associated with the City of Detroit. The City was founded over 100 years ago and located near the intersection of two rail routes and along the primary highway route between Pontiac (Oakland County Seat) and Ann Arbor (Washtenaw County Seat). South Lyon is small City at 3.7 square miles and until approximately 30 to 40 years ago was surrounded by predominately rural Lyon Township. In the last 20 years, Lyon Township has grown exponentially and the rural character is predominately gone. The City of South Lyon has also grown, however, with relatively little vacant land within the 3.7 square miles City of South Lyon growth has been modest. The current population of the City of South Lyon is 11,746, up 419 residents from the 2010 census. The surrounding Lyon Township population is estimated at 23,217 in 2020 with room (especially given the presence of a well-developed sanitary sewer system) to grow. The 2020 count was up 60 percent from 2010 according to Hometown Life a regional online publication. Eventually, the 6 by 6 mile township grid that includes the City of South Lyon and Lyon Township will be populated in a similar fashion to other more densely populated township grids in Oakland County which tend to be 40,000+.

The City of South Lyon has private transportation access to commuter routes to the north (I-96) and west (US-23) and includes numerous employers within its boundaries and within the nearby Green Oak and Lyon Township communities. Proximity to amenities and services is good and the job environment was good prior to COVID 19 with many residents working within the community and excellent transportation arteries to Metro Detroit for commuters. From The I-96, US-23 interchange one can route to Ann Arbor south, Lansing West, Detroit and larger suburbs east and Flint to the north in most cases in less than an hour. This intersection is located just to the northwest of the City of South Lyon roughly five miles.

The City of South Lyon is serviced primarily by South Lyon Consolidated Schools. This school system has proven attractive to the extent that robust suburban growth is taking place.

Median household income for 2019 in the City of South Lyon was projected by the ACS at \$73,200.00 up 21.7 percent from 2010. This increase is well above typical for Metro Detroit where many communities are stagnant or in decline as far inflation adjusted income growth is concerned. This increase in affluence is particularly of notice in light of the County of Oakland median household income of \$79,698.00. The community thus within ten years has went from significantly below average in terms of median household income to nearly average within the most affluent County in the State of Michigan. The fact that the City of South Lyon is predominantly of older housing stock suggests that the income increase is not coming from new residents entering the newer more expensive suburban housing in outlying Lyon Township. City of South Lyon conveniences, in this case, appear to be attracting high income residents and, in addition, providing opportunities for higher incomes relative to the past.

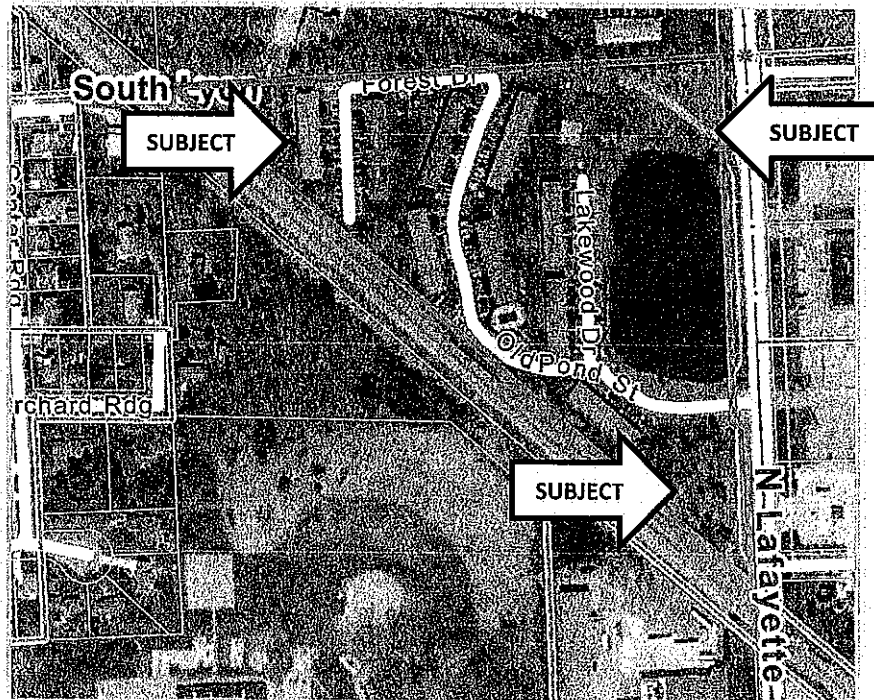
The Realcomp MLS statistics show median price year to date in South Lyon of \$255,000.00 less than 10 percent below the Oakland County median of \$275,000.00. For South Lyon this up from \$89,000.00 (post housing bust) in 2011 or 186 percent in the last decade. This is less than the County increase over the same period, however, it must be considered that much in the way of new housing stock has entered the County market where relatively little new housing is noted in South Lyon where there is little room for expansion. Price per square foot averages show \$160.00 year to date in South Lyon up 146 percent from the 2011. For the County per square foot sale price average is \$165.00 up 154 percent from the post housing bust year of 2011. The City of South Lyon, in general, shows to experiencing excellent residential market conditions similar to the surrounding areas with new housing stock. In general, the trend appears toward a general renovating and improving or at least providing good upkeep to the existing older housing stock of the City of South Lyon.

For more detail the SEMCOG community profile for this City is located in the addendum to this report. Also, the City of South Lyon website at southlyonmi.org contains includes a plethora of Community information including the master plan updated last in November of 2016.

VALUATION

DESCRIPTION OF THE PROPERTY

SITE DATA



LAND AREA:

The subject site is 1,237.28 feet in width. The site is triangular in shape and this dimension is across the north boundary which is the widest point. As a result of the shape of the property, the site comes to a point at the south extreme. The depth of the property as measured along the east property line totals 1,178.36 feet. There is a 27 foot east/west jog in the east lot line 820 feet south of the northeast corner. The northwest/southeast angular boundary of the property measures 1,713.23 feet. The area of the property is indicated as 16.59 acres in the Oakland County Property Gateway assessment records.

ROAD FRONTAGE:

1,178.36 feet as measured along the west boundary of Lafayette Street (Pontiac Trail). Lafayette Street has a variable width right-of-way that is 120 in width adjacent to the north 820 feet of the subject property and 66 feet in width adjacent to the south 358.36 feet of the subject property. As is typical, the road widens at some intersections to facilitate turns.

DEPTH:

1,237.28 feet as measured across the north property boundary

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

SHAPE:

The subject property is triangular with a 27 foot wide jog in the east property boundary. See aerial photo above.

UTILITIES:

Municipal water and sanitary sewer along with natural gas, telephone service, cable and electricity are directly available to and service the property. It is noted that portions of the sanitary sewer line are not located within a formal easement. This appraisal is part of an effort to correct this situation.

WETLANDS:

The subject property does not appear to include any wetlands area. There is a fairly large water detention pond for the surface water runoff from the apartment complex. The appraiser is not an expert in wetlands delineation and should the reader have concerns relative to this area of expertise it is recommended that the services of a qualified environmental consultant be retained.

SOILS:

Reference to the Oakland County soils survey prepared by the USDA reveals the soils in the area of the taking are projected as Fox Sandy Loam. These soils are generally well suited to building site development. The reader is cautioned that these are projections based upon limited sampling and for exacting soils information it is recommended that borings be taken in the immediate vicinity of any proposed building site.

FLOOD HAZARD:

Reference to map FEMA map panel 26125C0585F effective date 9/29/2006 shows the subject property to be in zone X, this is an area of minimal flood risk.

TOPOGRAPHY:

Generally level near road grade within the easement area. The area is below the railroad grade that comprises the southwest boundary of this parcel.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
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SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON DECEMBER 6, 2021



Above: View looking southwesterly over proposed easement for new 12 inch main.

Below: View looking north along formalized easement near proposed bifurcation manhole.



SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



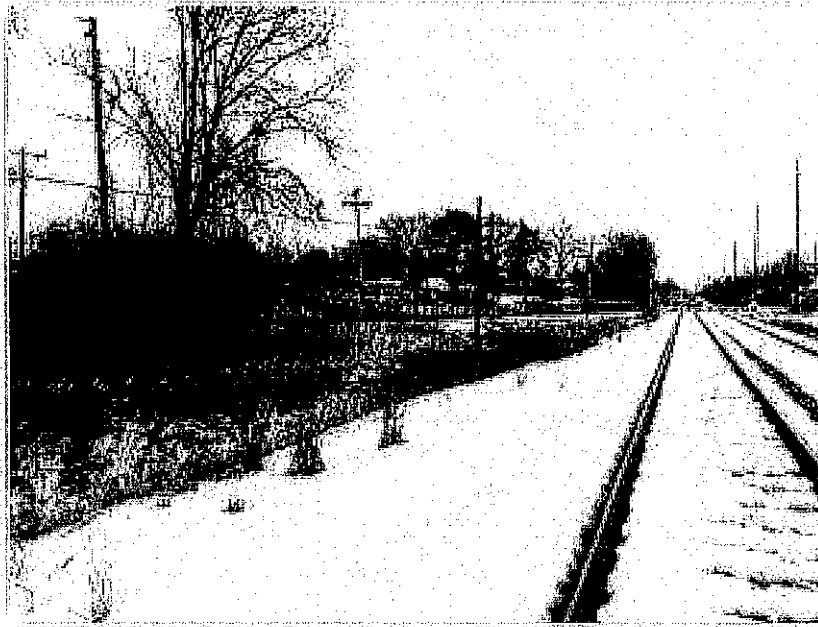
Above: View looking south along over existing sanitary and proposed easement.

Below: View looking west from existing sanitary toward apartments.



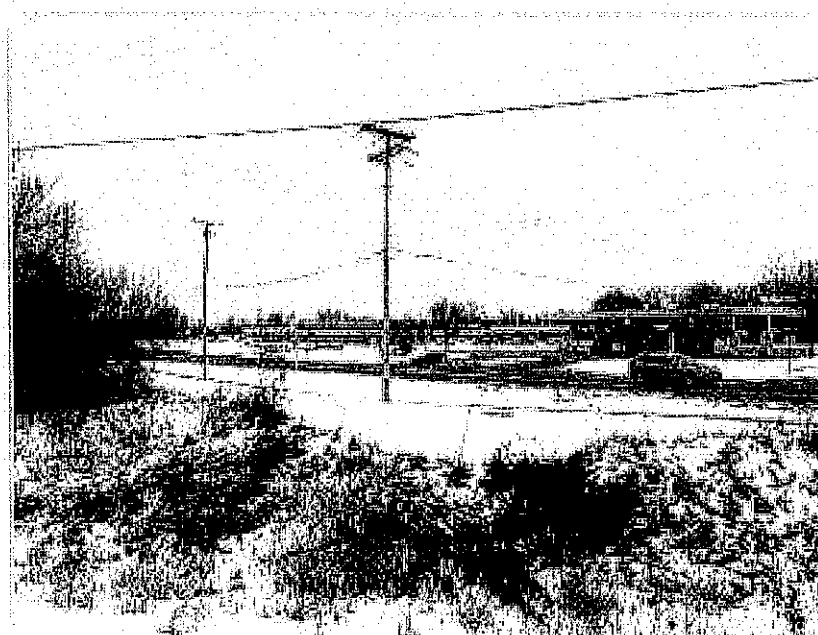
Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
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SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



Above: View looking east from CSX with proposed easements to the left.

Below: View looking north along formalized easement route.



Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



Above: View looking south at scrub brush in proposed easement.

Below: View looking west from North Lafayette Street towards apartments.



SUBJECT PHOTOGRAPHS TAKEN BY CRAIG J. FULLER ON NOVEMBER 30, 2021



Above: View looking north towards apartments with easements to far rights.

BUILDING IMPROVEMENTS

According to the Oakland County Assessment Records, the subject property is improved with a 192 unit multiple family residential development. The buildings are described in this source as Class "B" and were built in 1975 and renovated in 2005. There are 106 one bedroom, one bath units and 86 two bedroom, one bath units. The one bedroom units have an estimated square foot area of 800 while the two bedroom units are reportedly 900 square feet in area. There are 275 surface parking spaces. Extras include; air conditioning, basketball court, cable ready, carpet, ceiling fans, dining rooms, range, walk-in closets, window coverings, etc. The units are located within 8 buildings scattered around the site.

As the premise of this appraisal is that of the "Part to be Acquired", or "Taken", with respect to unimproved portions of the property, no further description of these improvements is considered necessary. The construction within the easement area will not physically impact the subject improvements with the exception of noise and sight lines to some of the apartments. The easements are not anticipated to have a negative impact upon the value of the apartment improvements. This being the case, no further description thereof is provided.

SITE IMPROVEMENTS AND TREES IN THE EASEMENT AREA

None with the exception of scrub brush unmaintained natural growth. Restoration by seed and straw cover is considered sufficient to avoid any negative impact to the property in terms of value.

PRESENT USE OF THE PROPERTY

The property is improved with an apartment complex.

HIGHEST AND BEST USE

Highest and Best Use, as defined in the Standard Jury Instructions for the Courts of the State of Michigan, is:

"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."

In the analysis of Highest and Best Use, the appraiser gives consideration not only to those uses allowed as zoned, but also to any likely alternate uses that would result in a greater net return. If the property being considered is improved, the analysis is done in a manner that first gives consideration to the Highest and Best Use as though vacant and then continues giving consideration to the highest and best use of the property as improved. Analysis in this manner tends to test the contributing value of the building improvements.

Any reasonable opinion of Highest and Best Use must give consideration to the question of whether such use is reasonable, physically possible, legal and the most economically feasible alternative.

With regard to the question of Highest and Best Use, it is considered reasonable to point out that the real estate appraiser is, in essence, a generalist. That is, the appraiser can reasonably address the issue of which general use of the property can logically be anticipated to result in the greatest net return. However, it is considered equally as reasonable to point out that any number of specific uses may exist within a general use category and any number of factors such as building size, shape, location on the lot, parking to building ratio, etc. can also be accomplished. The role of the appraiser, in my opinion, is to define the general use of the property which can be expected to result in the greatest net return but not, necessarily, to address the specific issues such as the absolute use or the optimal building size.

The subject property is zoned "RM1" Multiple-Family Residential. The general use trend along the west boundary of Lafayette Street consist of a mixture of single family and predominately multiple family residential. Opposite the subject property on the east side of Lafayette Street is a relatively new high school. Further south is the downtown business district of the city. The existing development trends are consistent with the intent of the "RM-1" Multiple Family Residential designation.

From a valuation perspective, the "RM1" zoning is considered most relevant and is the basis for the valuation process. The market information considered the most reliable guideline for the problem at hand being the sales and offering of properties with commercial potential and this use is considered the highest and best use of the property, if vacant.

Multiple-Family Residential use of the property is also believed to be the Highest and Best Use of the property as improved.

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

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ESTIMATED VALUE VIA THE COST APPROACH

In the application of the Cost Approach to Value, the appraiser estimates the replacement cost of all building and site improvements. The estimated building replacement cost is then reduced by the anticipated impact upon value resulting from any one, or all, of three forms of depreciation. After reduction of the estimated cost by this amount, the contributing value of the land is added.

In some cases, the Cost Approach to Value includes an allowance for entrepreneurial profit. The entrepreneurial profit is the return to the individual that goes to the time and effort to find the site, to secure the necessary municipal approvals for the development of the site, coordinate the construction efforts, etc. Inclusion of an allowance for entrepreneurial profit is not an automatic allowance but is dictated by the evidence of the market.

The portion of the subject property which is being valued, involves only the contributing value of the land. As no building improvements are located within the "Part to be Acquired", no estimate concerning the cost is necessary. Therefore, the parameters of the appraisal problem are such that the Cost Approach to Value is not considered an applicable technique.

ESTIMATED VALUE VIA THE INCOME APPROACH

The Income Approach to Value is based upon the premise that there is a direct relationship between the income productivity of a property and the value of that property. The first step in the Income Approach to Value is the estimate of the gross income that a property can be anticipated to generate. This income may be the actual productivity of the property or may be based upon the appraiser's observations of current market conditions.

The next step in the Income Approach to Value is the reduction of previously estimated gross income by the anticipated loss due to vacancy and credit loss. This amount is estimated based upon observation the market conditions existing in the area. The income remaining, after giving consideration to vacancy and credit loss, is identified as the effective gross income.

The Income Approach to Value continues giving consideration to the expenses that would typically be anticipated to accrue to the landlord position. The manner in which expenses are allocated between the tenant and the landlord will vary substantially depending upon the type of property being appraised and the agreement made between the landlord and tenant. The amount of money remaining after reduction of the effective net income by the anticipated expenses is typically identified as the net income. This amount is the basis for the investor type decision making.

Although a number of methods exist for the conversion of the projected net income into an indication of value, the most commonly used method is that identified as the property residual technique. This method converts the net income estimate into an indication of value through the use of a factor typically identified as the overall capitalization rate. The overall capitalization rate is, in effect, the required rate of return necessary to attract investment capital to a property with the characteristics of the property being appraised. The overall capitalization rate is developed through the analysis of sales of similar income producing properties and through the analysis of current economic indicators.

In somewhat unusual circumstances, vacant land is found to produce income and the buying and/or selling decisions concerning such properties will give consideration to this factor. Examples of such circumstances would be a commercial parking lot or land leased in conjunction with commercial improvement. Typically, however, the buying and selling decisions concerning vacant land are not made based upon the potential income productivity, as the majority of such properties simply do not produce income absent the existence of building improvements. As this method of analysis is not found to be representative of the manner in which the market would typically react to such properties, it is the appraiser's opinion that the Income Approach to Value does not provide a reliable guideline for the valuation of the "Part to be Acquired" which accrues only to sections of the property where there are no building improvements. The easement takings in and of themselves, are expected to have zero impacts upon rents or vacancy. This being the case, the underlying land value is to be utilized as the guideline to value of the "Part to be Acquired". The Income Approach to Value is, therefore, not applicable to the appraisal problem.

ESTIMATED VALUE VIA THE DIRECT COMPRISON (MARKET DATA) APPROACH

The valuation method believed to offer the best guideline for the "Part to be Acquired", or "Taken", format is the Direct Comparison (Market Data) Approach. In the application of the Direct Comparison (Market Data) Approach to Value, the appraiser conducts a market survey concerning sales and listings of properties considered similar to and competitive with the property being appraised if each was on the open market at the same time. Those properties believed to offer the best guideline for the problem at hand are abstracted from the market survey for more direct comparison with the property being appraised. Recognition is given to the ways in which the market properties and the subject property differ and to the anticipated market reaction to these differences. The result of the comparison process is a range of value which the appraiser references when finalizing the value estimate for the subject property.

The area of the subject property in which the easements are to be impressed, i.e. the "Part to be Acquired" or "Taken", is zoned for multiple family residential use. The value estimate for the subject property for the "Part to be Acquired" will, therefore, be made using market based multiple family residential sites or sites that are within a zoning district that allows multiple family as well as other uses. The result of the comparison method of analysis will be a square foot value considered representative of the market potential of the subject property. The value of the "Part to be Acquired" will then be projected based upon this square foot value estimate and the square footage within that area. This estimated square foot value will also be used as the basis for the calculation of the fair market rental due the property owner for the use of the temporary easement on a portion of the property during the life of the project.

The appraiser has, in conjunction with this assignment, conducted a market survey concerning the sales and listings of vacant multiple family sites in competitive areas in the City of South Lyon and nearby areas.

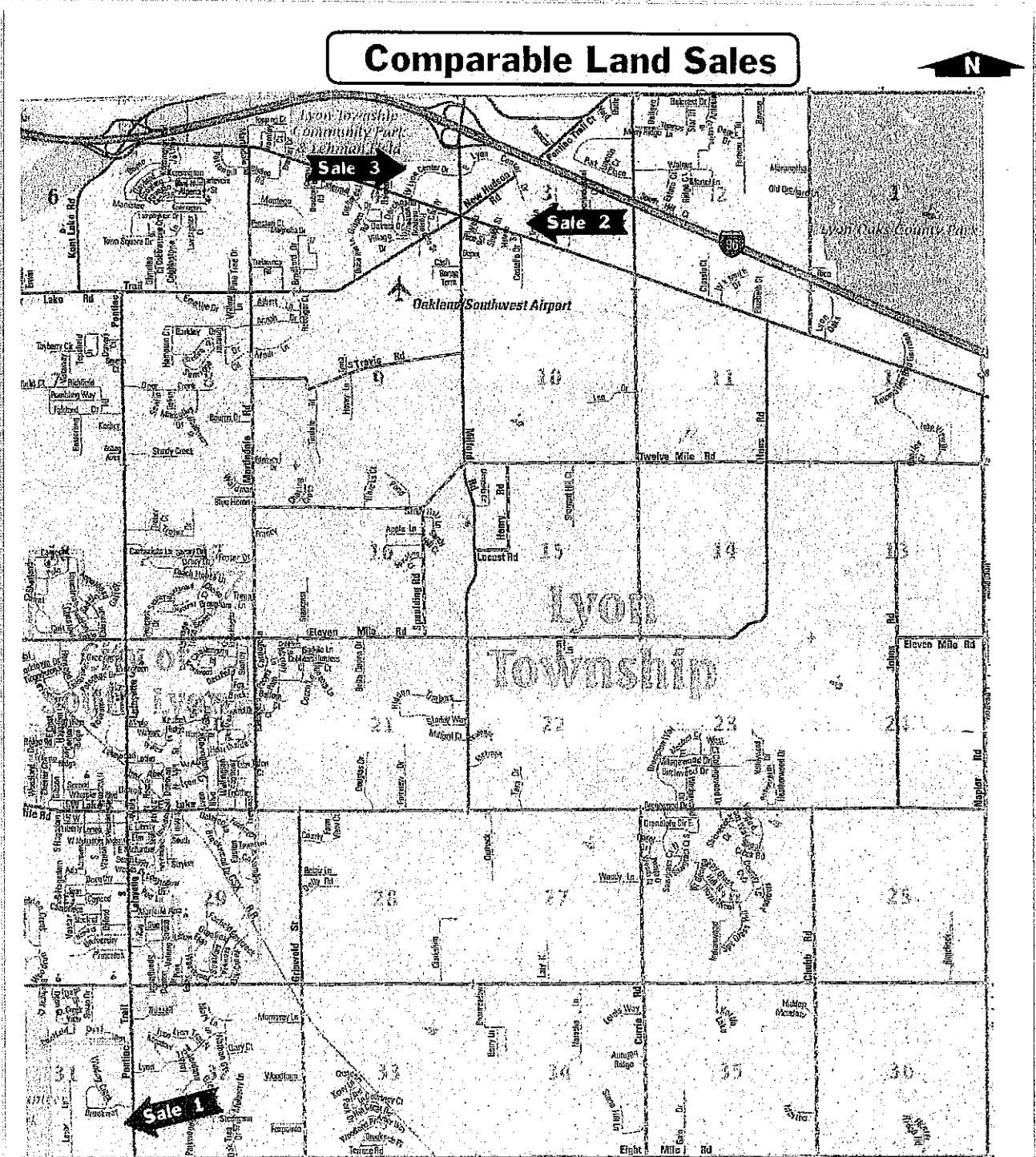
Multiple family residential properties represent a relatively small segment of the overall real estate market and a high percentage of the land available for such use has been improved for a number of years. The appraiser did discover two properties located in nearby New Hudson as well as one sale in nearby Lyon Township that occurred in the relatively recent past and are considered to offer good guidelines for the problem at hand.

The information concerning the three most similar properties will be discussed at this point and summarized in chart form on a side by side basis in order for the reader to more readily understand the comparison process. The chart form summary will include the mathematical adjustment process and result in a range of square foot values considered to provide the best guidelines for the property being appraised.

SUMMARY MARKET INFORMATION

The pages that immediately follow, provide description of the properties considered to form the best guidelines from the properties discovered in the course of the market survey for direct comparison with the subject. Beyond this presentation, there a discussion of the direct comparison and adjustment process and beyond that a grid summarizing the adjustments.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan



FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Comparable Information No. VL-1



Date Taken: 2020

Taken By: OAKLAND CO. AERIAL GIS

Direction of Photo: N/A

Location: 20905 PONTIAC TRAILS., SOUTH LYON, OAKLAND COUNTY, MICHIGAN

Highest & Best Use: WOULD REQUIRE FURTHER ANALYSIS

Legal Description: SOMEWHAT LENGTHY METES AND BOUNDS, CONSISTS OF PART OF THE SOUTHEAST ¼ OF SECTION 31, LYON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AVAILABLE UPON REQUEST.

Date Inspected: NUMEROUS – MOST RECENT 2019

Verification: COSTAR AND MARK ZERLAG, BROKER

Topography: GENERALLY LEVEL, AT GRADE WITH PONTIAC TRAIL.

Tax Parcel No.: 21-31-400-076

Shape: IRREGULAR TENDS TOWARD "T" SHAPE

Bldg. Size: VACANT SITE, NO BUILDINGS.

Zoning: Front "B-2" COMMUNITY BUSINESS AS QUOTED BY TWP. EMPLOYEE / REMAINDER "RM-1" MULTIPLE FAMILY

Land Size: 17.82 ± ACRES NET OF ROAD RIGHT-OF-WAY

Utilities: ALL CITY SERVICES.

Date of Sale: MARCH 11, 2020

Road Surface: PAVED

Seller: CHARTER TOWNSHIP OF LYON

Condition of Sale: ARMS LENGTH

Purchaser: SENIOR LIVING LIMITED DIVIDEND HOUSING ASSOC., LLC

Price: \$1,750,000.00

Terms: Cash

\$ 98,204.00 per acre

\$ 2.10 F.F

N/A

Remarks and / or Description of Improvements: Purchased for development with senior living community. The property as indicated above is "T" shape with slightly more than 185 feet of frontage on Pontiac Trail. The site extends to an overall depth of just less than 1,260 feet. Pontiac Trail has a reported traffic count of 19,789 vehicles. The location is 675 feet north of 8 Mile Road. 8 Mile Road has a reported traffic count of 9,148 vehicles. Approximately 60 percent Spinks Loamy Sand and approximately 30 percent Wasepi Loamy Sands.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
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Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Comparable Information -VL-2



Date Taken: 2020

Taken By: ADVERTISING PHOTO
BY THOMAS DUKE CO.

Direction of Photo: N/A

Location: N/E CORNER GRAND RIVER AVENUE AND
EAST LYON CENTER DRIVE. 56000 GRAND RIVER
AVENUE, LYON TOWNSHIP, OAKLAND COUNTY,
MICHIGAN

Legal Description: CONSISTS OF ASSEMBLAGE OF
THREE PARCELS WITH LENGTHY METES AND BOUNDS
DESCRIPTIONS, PART OF THE SOUTHEAST ¼ OF
SECTION 3, LYON TOWNSHIP, OAKLAND COUNTY,
MICHIGAN, AVAILABLE UPON REQUEST.

Tax Parcel No.: 21-03-327-012, 019 & 027

Bldg. Size: NO BUILDING VACANT LAND

Land Size: ADVERTISED AS 7± ACRES OR 304,920±
S.F.

Date of Sale: PENDING 04/29/2021 – will close upon final
municipal approvals

Seller: AERO AND AUTO STUD SPECIAL INC.,
REPRESENTED BY THOMAS DUKE COMPANY, MARK
SZERLAG ASSOCIATE BROKER

Highest & Best Use: MULTIPLE FAMILY

Date Inspected: NUMEROUS

Verification: MARK SZERLAG, LISTING BROKER &
JAMES CLARKE, ROBERTSON BROTHERS

Topography: GENERALLY LEVEL AT GRADE WITH
LYON CENTER DRIVE

Shape: IRREGULAR - SEE AERIAL PHOTO ABOVE

Zoning: NEW HUDSON EDGE DISTRICT

Utilities: ALL CITY SERVICES – SEWER CAPACITY
BEING INVESTIGATED

Road Surface: PAVED

Condition of Sale: PENDING - ARMS LENGTH
NEGOTIATIONS

Purchaser: PENDING SALE

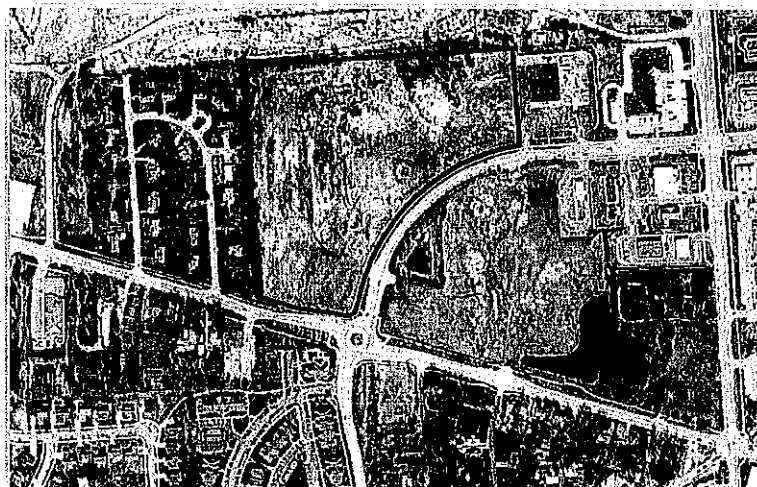
Price: \$900,000.00 **Terms:** Cash \$9,474.00 Per Potential Unit \$128,571.00 per acre \$ N/A F.F

Remarks and / or Description of Improvements: THE ZONING ALLOWS MANY USES ALTHOUGH THE PAST INDUSTRIAL USE OF THIS PROPERTY IS NOT ALLOWED. THE BUYER PLANS 95 LUXURY APARTMENTS. THE ZONING WILL ALLOW UP TO 14 APARTMENT UNITS PER ACRE (12 TOWNHOUSE) IN THIS DISTRICT. THE SALE WILL CLOSE UPON THE BUYER OBTAINING ALL NECESSARY MUNICIPAL APPROVALS. THIS IS BEING DONE AT THE BUYERS EXPENSE. SANITARY SEWER WILL REQUIRE A PUMP STATION AT GRAND RIVER OR EXTENSION TO GRAVITY FEED NORTH ALONG THE RING ROAD. BUYER ANTICIPATES A COST IN THE AREA OF ONE-QUARTER MILLION FOR EITHER OPTION WHICH IS YET TO BE DETERMINED. NO SOIL CONTAMINATION OR OTHER ISSUES NOT CONDUCTIVE TO THE PLANNED USE HAVE BEEN DISCOVERED.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Comparable Information No. VL-3



Date Taken: 2020

Taken By: OAKLAND CO. AERIAL
GIS

Direction of Photo: North at top

Location: 57490 LYON CENTER DR. W., NEW HUDSON,
OAKLAND COUNTY, MICHIGAN

Highest & Best Use: MANY USES PERMITTED IN THIS
ZONING DISTRICT, PROPOSED LAND USE REQUIRES
TOWNSHIP APPROVAL.

Legal Description: T14, R7E, SEC. 4, OAKLAND COUNTY
CONDOMINIUM PLAN NO. 1697 LYON CROSSING RETAIL
CONDO UNIT 27 LIBER 55060 PAGE 485 FROM 21-040201-
030-031-032-038-039 & 041

Date Inspected: NUMEROUS JULY 1, 2021 MOST RECENT

Verification: OAKLAND COUNTY ASSESSMENT
RECORDS AND MARK SZERLAG, BROKER

Tax Parcel No.: 21-04-201-047

Topography: GENERALLY LEVEL, AT GRADE WITH LYON
CENTER DR. W.

Bldg. Size: VACANT SITE, NO BUILDINGS.

Shape: SEE AERIAL PHOTO ABOVE. TENDS TOWARD
SQUARE WITH CIRCULAR EXCEPTION IN SOUTHEAST
CORNER

Land Size: ASSEMBLAGE TOTALING 19.63 ACRES PER
OAKLAND COUNTY PROPERTY GATEWAY - TOTALLY
USEABLE 855,083 \pm SQ. FT.

Zoning: "PD" PLANNED DEVELOPMENT

Utilities: ALL CITY SERVICES.

Date of Sale: SEPTEMBER 15, 2020

Road Surface: PAVED

Seller: KOJALAN MANAGEMENT CORP.

Condition of Sale: ARMS LENGTH

Purchaser: THOMPSON THRIFT (WATERMARK AT LYON
TWP. MICH LLC)

Price: \$5,412,901.00

Terms: Cash

\$ 275,746.00 per acre

\$ 6.33 S.F

Remarks and / or Description of Improvements: PROPERTY UNDER DEVELOPMENT WITH 340 UNIT APARTMENT COMPLEX. THE PROPERTY HAS RIGHTS TO THE CONDOMINIUM DETENTION BASIN ACROSS LYON CENTER TO SE. THIS APPEARS TO INCREASE EFFECTIVE LAND AREA BY ABOUT AN ACRE AND REDUCE DEVELOPMENT COSTS WHEN COMPARED WITH PROPERTIES THAT REQUIRE AN ON SITE BASIN TO BE COMPLETED.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

DIRECT COMPARISON PROPERTY VL-1



This property is located on the west side of Pontiac Trail south of the City of South Lyon. The location is approximately one and one half mile south of the subject in an area in which the market circumstances are similar. Pontiac Trail is the name of Lafayette Sr. north and south of the City. The property has 185 feet of frontage on Pontiac Trail which, at this point, is a two lane arterial highway with a north/south course. The highway widens at some intersections to facilitate turns. The 2020 reported two-way traffic count was 19,789 vehicles per day. Eight Mile Road, which is also a two lane arterial highway though less heavily travelled, is located less than ¼ mile south.

The market property is irregular in shape, tending toward "T" shape. Most of the property is cleared although some wooded area is noted at the west boundary. The site is generally level, at grade with Pontiac Trail. The area of the property net of the Pontiac Trail right-of-way is estimated at 17.82 acres.

This property sold in March of 2020 at the price of \$1,750,000. Typically total sale prices are reduced to smaller units for greater ease of comparison. Multiple family residential properties are often reduced to units such as price per acre and price per square foot. When the proposed density of development is known or future units can be estimated with acceptable accuracy, the price can be reduced to a per-unit amount. In the case of the property being discussed, the sale price is found to be equal to \$98,204.00 per acre or \$2.25 per square foot of land area. The property was purchased for development as a senior living complex. Senior living facilities are multiple-family in nature but devote significant square footage to communal area such as dining rooms, recreation area, personal needs, etc. The concept of senior living developments is not only to provide basic living space but also to render additional services to the residents. As such the number of units projected for this use will be different than anticipated for general multiple family rental developments.

When comparing the market properties to the subject consideration is given to both the circumstances of the sale as well as such areas as physical, locational, availability of utilities, etc. have the potential to effect value. If it is discovered that circumstances exist that would have an impact upon value it is necessary to apply an adjustment to the price of the market property to reflect the anticipated market reaction to this area of difference.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

With regard to the circumstances of the sale, the title that was transferred has the potential to effect value. In some circumstances it is noted that the title transferred was subject to an encumbrance such as a life estate or a long term lease. In other cases only partial interests may be transferred. In the case of the market guideline property a fee simple estate ownership was transferred from seller to buyer. This is the highest form of ownership that can be held in real estate subject only to the Police Powers of the Community, Taxation, Eminent Domain and Escheat. The subject property is being valued assuming a fee simple estate ownership. This is the ownership that was transferred in conjunction with this sale. No adjustment is necessary of this area of consideration.

The conditions of the sale have the potential to affect value and therefore those of the market guideline properties must be investigated to lead to a supportable conclusion. If it is discovered that unusual circumstances that could affect the sale price of a property existed, these circumstances should be investigated and if the sale information is used, an adjustment must be applied. Examples of such conditions include; sales between related parties, the need for a specific property that would warrant a higher than market price, etc. Upon review no circumstance were discovered that had the potential to result in something other than market price. The parties to this sale are believed to be prudent, knowledgeable and acting in their own best interest. No adjustment to the price of Property VL-1 is necessary due to the conditions of sale.

The terms of sale is another area that has the potential to affect value and could result in a higher or lower sale price. Seller financing with a lower than typical down payment, low interest rate, or other soft terms would be examples of circumstance that have the potential to result in a higher than typical purchase price. Should the seller have a need for quick cash or should other circumstances that simply warranted a shorter than normal marketing period have the potential to result in the seller accepting a lower than market price. To the best of the appraiser's knowledge the sale of this property was financed by cash equivalent terms. No adjustment to the price of the market property due to the terms of sale.

It is possible that the sales being used occurred during a time frame in which prices for similar properties were either higher or lower than would be the case at the date of valuation of the subject property. The period subsequent to the 2008 depression resulted in prices globally that were historically low. After a long period of stagnation, price increases occurred and the much of the real estate market has reached levels existing prior to the recession. The sale of the market property occurred in March of 2020 approximately 20 months prior to the date of valuation of the subject property. Based upon reference to sources considered reliable such as Realcomp II Multiple Listing Service, CoStar Comps Multiple Listing Service, Oakland County Equalization Department Annual Equalization Report, Realty Rates.com, all supplemented by the appraiser's continuous monitoring of the market it is believed that an adjustment equal to 5% per year is representative of the change in market conditions during the time frame being researched. Based upon an annual increase of this amount, an upward adjustment of 8.33 %, \$8,180.00 will be applied.

Upon application of this adjustment a current sale price of \$1,895,775.00 results. The time adjusted sale price is equal to \$106,384.00 per acre and \$2.44 per square foot. After giving consideration to the four areas discussed above that have the potential to effect value, the adjustment process continues. The continuation of the adjustment process will be from the market adjusted price per acre amount of \$106,384.00.

LOCATION

Many of the factors discussed within the Market Data Approach to Data are not easily classified into one category or another. This is considered the case when giving consideration to a factor such as location. If one site is in the center of town and is compared with one on the outskirts where there is less market activity this would be a locational adjustment. This is clear. One property with a particularly good view vis-à-vis a similar property absent such view, is this a physical characteristic or a locational characteristic? These are examples of the way such differences are somewhat difficult to classify. As long as the differences that could have an effect upon value are recognized and accounted for, the manner of classification should be left to the discretion of the individual completing the analysis.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

In the comparison of the property described as VL-1 with the subject property, the locational circumstances are similar enough that, in the opinion of the appraiser, no adjustment to the purchase price is necessary.

SHAPE/UTILITY

The subject site is triangular in shape which renders it somewhat difficult to work with. The actual development of the property includes a mixture of one and two bedroom units totaling 192. As a result of the shape, the apartments have been developed in the west and north portions of the property and there is a detention basin in the central east portion. The site has an area of 16.6+ acres. Hence the density as developed is equal to 11.6 units per acre. Recognition is given to the fact that the density will be different depending upon the mixture of units. On balance, a density such as this is believe less than would be expected of a property with a more efficient shape such as rectangular.

The shape of the market guideline property being compared with the subject tends toward "T". There are jogs in the property line which will require design considerations. To the best of the appraiser's knowledge there have been no site plans submitted for this property for development with apartments. As the site is believed to have been purchased for senior citizens type facilities no such plans are anticipated. In all probability any development of the entire property will require on-site storm water retention as is the case with the subject.

Absent the provision of a site plan depicting a likely method of development for apartment use, it cannot be determined whether the efficiency of this site is superior to or inferior to that of the subject. Absent more definitive information, it is the appraiser's opinion that the application of no adjustment is the most prudent course of action for this area of consideration.

ZONING

The subject property is zoned "RM-1", Multiple Family Residential. The market property has a dual zoning, the east 300 feet is zoned "B-2" a commercial classification while the remainder is zoned "RM-2" Multiple Family Residential. Upon review of the commercial prices realized in the area, is appraiser's opinion that multiple family residential use, which is consistent with the zoning pertaining to most of the property is the most likely use of the entire market property and is the motivation for this purchase. No adjustment to the price of the market property for zoning is considered necessary when comparing this property to the subject.

UTILITIES

The market property and the subject property each have public water and sanitary sewer available. In the case of the market property it is believed that the capacity thereof is adequate for any likely development. No adjustment to the purchase price of the market property is necessary for this area of consideration.

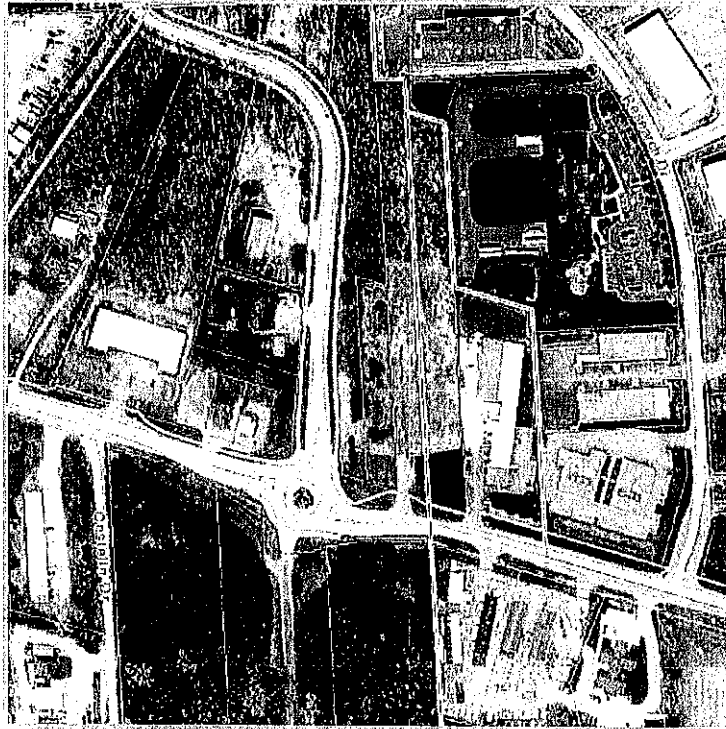
MISCELLANEOUS

No other areas of difference between this property and the subject that would be significant enough to require an adjustment to the purchase price are known.

After giving consideration to the differences between the market guideline property that would reasonably be expected to have an effect upon value and after having adjusted the purchase price to reflect the anticipated market reaction to these differences, a per acre value of \$106,384.00 or \$2.44 per square foot is indicated for the subject property.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

PROPERTY VL-2



This property is located at the intersection of Grand River Avenue and Lyon Center Dr. E. approximately five and one-half miles northeast of the subject property. The market conditions in this location reflect a more intense development pattern than in the subject area. The property has just less than 320 feet on Grand River Avenue and an estimated 935 feet of frontage on Lyon Center Drive E. Grand River Avenue, at this point, is a four lane highway with a center lane for left turns and a northwest/southeast course. Lyon Center Drive E. is a two lane loop road also with a center lane for left turns. The property is generally level at grade with each road and mostly cleared. Three properties were assembled to create this parcel which is advertised as having an area of 7± acres. The depth of the property is variable but is slightly more than 1220 feet in depth from Grand River Avenue at the deepest point. There is a slight jog in the south line of the property. The property has public water and sanitary sewer available. There is somewhat greater than typical cost associated with the available sanitary sewer. This circumstance and the effect upon value will be discussed at a later point. The property is located within the New Hudson, Edge zoning districts. The uses allowed within this district are very broad with the goal of encouraging growth. Multiple Family Residential is an allowable use.

The market property is currently under a purchase option at the price of \$900,000.00. This price is equal to \$128,571.00 per acre or \$2.95 per square foot of land area. In an interview with the potential purchaser the appraiser was informed that current development plans project a total of 95 multiple family residential units. Therefore, in this case, the per-unit price can be calculated as \$9,474.00 and the density as 13.6 units per acre.

No sale of the property has occurred as of the date of valuation of the subject property. At the point in time that the sale is consummated the property rights conveyed will be those of fee simple estate. No adjustment to the price of the market property is necessary for this area of consideration.

The property has been exposed to the market for some time prior to the option to purchase tendered. The proposed buyer is knowledgeable, prudent and acting in the company's best interest. The seller is represented by a brokerage firm that is very active in this area and is knowledgeable of the market conditions existing therein.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Under these circumstances, it is the appraiser's opinion that the conditions of the sale are arms-length in nature and no adjustment is necessary for this area of consideration.

At the point in time, this sale closes the terms will be cash. This is consistent with the controlling definition of market value and no adjustment is believed necessary. The sale of the property is pending as of the date of valuation of the subject property. No adjustment for changing market conditions is necessary and the adjustment process will continue from the amount of \$128,571.00 per acre.

LOCATION

The appraiser has discussed in the analysis of the previous market guideline property that specific identification of the circumstances that can easily be attributed to an area of adjustment is often difficult. With regard to this market guideline property discussions with the proposed purchaser and the broker representing the seller as well as observations of the appraiser leads to the conclusion that the location is significantly superior to that of the subject for multiple family residential use. This circumstance is believed to be true of those competitive properties lying north of Grand River Avenue. Therefore, an adjustment for location is considered necessary

With regard to the determination of the amount of the adjustment a method identified as the "matched pair comparison" is taught in appraisal classes and published in appraisal texts. This method of analysis requires the analyst to find information concerning two or more properties that are virtually identical with only one, or few, differences. If there is a difference in the price of these highly similar properties, this difference is considered the reason for any difference in price. This difference is also the adjustment that should be applied when this difference is discovered during the comparison process. A method of this type has the potential to provide good insight into the adjustment needed to compensate for these differences and is considered a valuable tool.

The market for vacant multiple family residential sites represents a relatively small segment of the overall real estate market. Very few such properties exist in the competitive market area for the subject property from which to apply a "matched pair comparison" that would result in a reliable adjustment guideline. It is noted however that Property VL-1 previously discussed and Property VL-3 yet to be discussed are quite similar with the exception of density and location. After giving consideration to the effect upon value due to density it is believed that the remaining difference in price is considered attributable to location. The difference in the price of the properties included in this matched pair analysis is just more than 50 percent. Property VL-3 is also superior to Property VL-2 from a locational standpoint. Therefore the adjustment for location should be somewhat less than that resulting from the matched pair analysis. After giving consideration to this circumstance, a downward adjustment of 25 percent or \$32,143.00 per acre will be applied.

As well as the matched pair analysis the locational circumstances of multiple family residential properties throughout the township have been discussed with individuals active in and knowledgeable of market conditions therein. Further, the appraiser has, in conjunction with a recent assignment in the subject area, has had an occasion to complete in-depth research regarding the multiple family residential market. The information discovered is consistent with that resulting from the matched pair comparison.

SHAPE/UTILITY

The subject site is triangular in shape which renders it somewhat difficult from a site design standpoint. The actual development of the property includes a mixture of one and two bedroom units totaling 192. As a result of the shape, the apartments have been developed in the west and north portions of the property and there is a detention basin in the central east portion. The site has an area of 16.6± acres. Hence the density as developed is equal to 11.6 units per acre. Recognition is given to the fact that the density will be different depending upon the mixture of units. The market property is projected as a 95 unit development and the site area is indicated as seven

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

acres. As such, the density as proposed is 13.6 units per acre after rounding. It is believed that the development of the market property will also require a storm water detention area.

Comparison of the density of the subject property with that of the market property indicates that development of the market property will result in two more units per acre than is the case with the subject. The purchase price of the market property is equal to \$9,474.00 per potential unit. It is reasonable to believe that should the density of this property be the same as that of the subject, the purchase price would be approximately \$18,950.00 less per acre than that negotiated. As the market property is superior in this area of consideration, a downward adjustment of this amount must be applied to the acreage price in order for this sale to provide a guideline when valuing the subject.

ZONING

The subject property is zoned "RM-2" Multiple Family Residential. The market property is zoned "New Hudson Edge". The New Hudson District has several designations within the boundaries thereof. The areas within the Edge designation appear to the appraiser to be those which evidence minimal market activity. The Edge districts allow a very broad range of allowable uses including multiple-family residential. The establishment of the Edge districts with such a broad range of uses appears to be an effort on the part of the Lyon Township Planning Department to stimulate growth in these areas. Although the district allows such a broad range of uses, no evidence was discovered that the market potential of properties in this district would be greater than that of properties in other parts of the Township zoned to allow multiple-family residential. No adjustment to the purchase price of Property VL-2 is considered necessary for this area of difference.

UTILITIES

Sanitary sewer and public water are directly available to the subject property. This is true of the market property as well. However, the sanitary sewer line directly available to the market property is within the Grand River Avenue right-of-way and is a force main. In order for the market property to access this sewer line it is necessary for this line to also be a force main with an injector system. This type of system is more expensive than the typical gravity feed system. The market property also has the option to access an offsite gravity feed line. With regard to this option additional cost can again be anticipated. In an interview with the potential developer, the appraiser was informed that the higher than normal costs would be about the same whichever option is selected. This source further indicated additional cost would be approximately \$250,000.00. This amount is equal to \$35,714.00 per acre. Were the subject site vacant, it is not believed that higher than normal costs would be required in the development of the sewer system. As the subject property is superior to the market property in this area of consideration, an upward adjustment of \$35,714.00 will be applied to the per acre price of the market property.

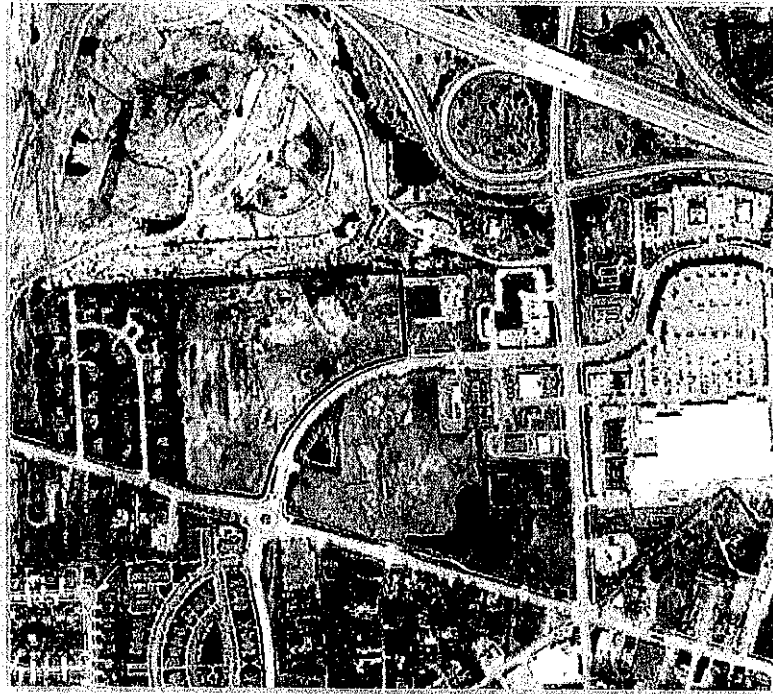
MISCELLANEOUS

No other areas of difference between this property and the subject that would be significant enough to require and adjustment to the purchase price are known.

After giving consideration to the differences between the market guideline property that would reasonably be expected to have an effect upon value and after having adjusted the purchase price to reflect the anticipated market reaction to these differences, a per acre value of \$113,192.00 or \$2.60 per square foot is indicated for the subject property.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

PROPERTY VL-3



This property is located at 57490 Lyon Center Drive W. Lyon Center Drive W. is a loop road connecting Milford Road to Grand River Avenue. As can be seen in the aerial photo above this site has excellent proximity to the Milford Road/ I-96 interchange. This location is approximately five miles northeast of the subject property. The market conditions in this location are more intense than those in the subject area and those in the area of Property VL-2. The property has just less than 400 feet of frontage on Grand River Ave. and an estimated 1,080 feet of frontage on Lyon Center Drive W. Traffic at the intersection of Grand River Avenue and Lyon Center Drive W. is facilitated by a roundabout and the traffic lanes are widened at this point in conjunction with the roundabout design. Westerly on Grand River Avenue the highway is two lanes in width. Lyon Center Drive W. is a two lane loop road with a center turning lane.

The property is generally level at grade with each road and mostly cleared. The area of the property is estimated at 19.63 acres or 855,083 \pm square feet. The property tends toward square in shape with a one-quarter circle exception at the southeast corner. The depth of the property as measured along the west property boundary is 968.28 and the width as measured across the north boundary is 1,758 feet.

The property has public water and sanitary sewer available. There is a storm water detention basin located on the south side of Lyon Center Drive W. that is accessible to this property eliminating the need for onsite storm water detention. This circumstance results in greater utility. The property is located within a "PD" Planned Development District. Multiple-Family Residential is an allowable use.

The market property was purchased in September of 2020 at the price of \$5,412,901.00. This price is equal to \$275,746.00 per acre or \$6.33 per square foot of land area. The property is currently being developed with 340 multiple family units. Therefore, the price is equal to \$15,918.00 per unit. The density of this development is 17.32 units per acre.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

The property rights conveyed in conjunction with this sale were Fee Simple Estate. The property had been exposed to the market for some time prior to the sale. The buyer is knowledgeable, prudent and acting in the company's best interest. The seller is a land developer that is very active in this area and is knowledgeable of the market conditions existing therein. Under these circumstances, it is the appraiser's opinion that the conditions of the sale are arms-length in nature and no adjustment is necessary for this area of consideration. The terms were equivalent to cash. This is consistent with the controlling definition of market value and no adjustment is necessary.

The sale of the property is occurred approximately fourteen months prior to this appraisal. As discussed after giving consideration to a number of reliable sources and the observations of the appraiser regarding market conditions in the interim period, it is the appraiser's opinion that the market has been increasing. This circumstance has also been discussed. An upward adjustment of .053 after rounding or \$14,614.00.00 per acre is considered necessary. Upon application of this adjustment, the comparison process continues from the per acre price of \$290,360.00.

LOCATION

The appraiser has discussed in the analysis of the previous market guideline property that specific identification of the circumstances that can easily be attributed to an area of adjustment is often difficult. With regard to this market guideline property a discussion with the broker representing the seller as well as observations of the appraiser leads to the conclusion that the location is significantly superior to that of the subject for multiple-family residential use. Therefore, an adjustment for location is considered necessary.

The market for vacant multiple family residential sites represents a relatively small segment of the overall real estate market. Very few such properties exist in the competitive market area for the subject property. Comparison of the information concerning Properties VL-1 and VL-3 provides some insight into the locational differences. Based upon comparison of these two properties, after giving consideration to the difference in value due to the utility of each property, an adjustment of 40 percent to the price of Property VL-3 is considered supportable. As the market property is superior in this area of consideration, the adjustment is in a downward direction. This adjustment is equal to \$116,144.00 per acre.

The appraiser has, in conjunction with a recent assignment in the subject area, has had an occasion to complete in-depth research regarding the multiple-family residential market. An adjustment of this amount is consistent with the information resulting from interviews with individuals active in and knowledgeable of market conditions in the specific segment of the real estate market being researched.

SHAPE/UTILITY

The market site is slightly irregular in shape which requires some design consideration. Based upon information obtained from the Lyon Township Building Department it is believed that the property is being developed with 340 multiple family residential units or 17.32 units for each acre of land.

The triangular shape of the subject property is more difficult to work with than that of the market guideline property. Further, in the development of the subject property it was also necessary to construct an on-site storm water detention basin. This necessity further reduces the number of unit that could be developed on the site. The actual development of the subject property includes a mixture of one and two bedroom units totaling 192. As a result of the shape, the apartments have been developed in the west and north portions of the property and there is a detention basin in the central east portion. The density of the subject property is 11.6 units per acre. Therefore, the market property is able to be developed with 5.72 more unit per acre. This is a significant difference and requires an adjustment to the sale price.

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Appraisal for the City of South Lyon
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The purchase price of the market property is equal to \$15,920.00 per potential unit. It is reasonable to believe that should the density of this property be the same as that of the subject, the purchase price would be approximately \$91,062.00 less per acre. As the market property is superior in this area of consideration, a downward adjustment of this amount must be applied to the acreage price in order for this sale to provide a guideline when valuing the subject.

ZONING

The subject property is zoned "RM-2" Multiple Family Residential. The market property is zoned "PD" Planned Development. This district allows a broad range of uses including multiple family residential. No evidence was discovered that the market potential of properties located in this district would be greater than that of properties in other parts of the Township zoned to allow multiple family residential. No adjustment to the purchase price of Property VL-3 is considered necessary for this area of difference.

UTILITIES

Sanitary sewer and public water are directly available to the subject property. This is true of the market property as well. No adjustment is considered necessary for this area of consideration.

MISCELLANEOUS

No other areas of difference between this property and the subject that would be significant enough to require and adjustment to the purchase price are known.

After giving consideration to the differences between the market guideline property that would reasonably be expected to have an effect upon value and after having adjusted the purchase price to reflect the anticipated market reaction to these differences, a per acre value of \$83,154.00 or \$1.91 per square foot is indicated for the subject property.

Appraisal for the City of South Lyon
 Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
 Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

SUMMARY OF ADJUSTMENTS FOR 606 LAKEWOOD DRIVE - CITY OF SOUTH LYON

	SUBJECT	PROPERTY VL-1	PRICE/ACRE	PROPERTY VL-2	PRICE/ACRE	PROPERTY VL-3	PRICE/AC.
Property Address	606 Lakewood Dr. City of South Lyon	Pontiac Trail S. of City of South Lyon		Grand Rv./Lyon Center Lyon Twp.		57490 Lyon Cen. Dr. W. Lyon Twp.	
Sale Price	N/A	\$1,750,000.00	\$98,204.00	\$900,000.00	\$128,571.00	\$5,412,901.00	\$275,746.00
Lease Hold/Fee Simple	Fee Simple Est.	Fee Simple Est.	\$0.00	Fee Simple Est.	\$0.00	Fee Simple Est.	\$0.00
Sales or Financing Conditions	N/A	Cash	\$0.00	Cash	\$0.00	Cash	\$0.00
Conditions of Sale	N/A	Arms Length	\$0.00	Arms Length	\$0.00	Arms Length	\$0.00
Date of Sale	N/A	Mar-21	\$8,180.00	Pending	\$0.00	Sept. 2020	\$14,614.00
Subtotal			\$106,384.00		\$128,571.00		\$290,360.00
MARKET ADJUSTMENTS							
Location	Good	Similar	\$0.00	Superior	-\$32,143.00	Superior	-\$116,144.00
Utility	11.6 Units/Ac.	To be Determined	\$0.00	13.6 Units/Ac.	-\$18,950.00	Superior	-\$91,062.00
Zoning	Multiple Family	Similar	\$0.00	Similar	\$0.00	Similar	\$0.00
Utilities	All	Similar	\$0.00	Inferior	\$35,714.00	Similar	\$0.00
Miscellaneous	None	Similar	\$0.00	Similar	\$0.00	Similar	\$0.00
Net Adjustment			\$0.00		-\$15,379.00		-\$207,206.00
Indicated Value Subject			\$106,384.00		\$113,192.00		\$83,154.00

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

SUMMARY

Comparison of the subject property with three relatively recent sales in the subject area results in an indicated range of value from \$83,154.00 per acre to \$113,192.00 per acre. This range of value is relatively broad. The third indicator results in an adjusted per acre value of \$106,384.00. After giving consideration to all of the circumstance discovered during the completion of the market survey including those discussed with the individuals active in and knowledgeable of the conditions existing in this area, it is the opinion of the appraiser that a value estimate within the per acre range indicated by Properties VL-1 and VL-2 is most applicable. The selection of a per acre value of \$110,000.00 is consistent with this observation and is the value estimated based upon the market data approach. Using this acreage amount, the estimated value of the land component of subject property as of the December 6, 2021 date of valuation is calculated as:

16.59± Acres @ \$110,000.00/Per Acre = \$1,824,900.00

Rounded to \$1,825,000.00

The above value estimate is equal to \$2.53 per square foot of land area and again is an estimate of the subject property land value **only**.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

VALUATION OF THE "PART TO BE ACQUIRED"

The market value of the subject property based upon a value per acre analysis is equal to \$2.53 per square foot of land area. An appraisal of the "Part to be Acquired", when dealing with relatively small takings is typically completed utilizing the square foot value of the land to be acquired or encumbered by the permanent easement. The process continues based upon this square foot amount.

In the application of an appraisal of a value of the "Part to be Acquired" nature, the previously estimated square foot value is multiplied times the number of square feet that will be encumbered by the 27 foot wide permanent easement along a portion of the east boundary and by a 40 wide permanent easement with a diagonal course will be acquired in the south part of the property. This course of the 40 foot easement will be from the west boundary of the aforementioned 27 foot wide permanent easement to the southwest boundary of the property. For clarification, reference is made to the engineering sketch of the property prepared by Hubbell, Roth & Clark on the following page:

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

2/4/2020 8:24 AM

HRC_OLW.ctb

V:\201801\20180112\F\Property\Easements\180112_es02.dwg

Hebert Dave

SKETCH OF EASEMENT



SCALE: 1" = 50'

NOTE: NO FIELD WORK PERFORMED.
DESCRIPTION TAKEN FROM RECORD.

EAST 1/4 COR. SEC. 19
T.1N., R.7E., CITY OF SOUTH LYON
OAKLAND COUNTY, MICHIGAN

606 LAKEWOOD DR.
21-19-426-001

SANITARY SEWER EASEMENT

TEMPORARY
CONSTRUCTION EASEMENT

SEWER ESMT.
L. 7450, P. 458, O.C.R.

N89°26'11"W
60.00'

S01°33'36"W 820.00'

S88°26'24"E
27.00'

P.O.B. ESMT.

N01°33'36"E 94.01'

S01°33'36"W 358.36'

P.O.B. ESMT.

N88°26'24"W 27.00'

S01°33'36"W 10.00'

S43°45'16"W 23.70'

REV.	JOB NO.
	20180112
DATE	
FEB. 4, 2020	

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

535 HULET DRIVE
BLOOMFIELD HILLS, MICH.
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: <http://www.hrcengr.com>

SHEET NO.
2
OF 3

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

DESCRIPTION OF PERMANENT EASEMENT FOR SANITARY SEWER CONSTRUCTION

Land situated in the City of South Lyon, County of Oakland, State of Michigan described as:

PARENT PARCEL

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 21-19-426-001)

PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE); THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 358.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N45°59'18"W 1,713.23 FEET; THENCE S89°26'11"E 1,237.28 FEET ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING.

ALSO KNOW AS SIDWELL 21-19-426-001

SUBJECT TO RESERVATION, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

AREA WITHIN PARENT TO BE ENCUMBERED

DESCRIPTION OF SANITARY SEWER EASEMENT

A SANITARY SEWER EASEMENT BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°26'11"W 60.00 FEET AND S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE) FROM THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S88°26'24"E 27.00 FEET; THENCE S01°33'36"W 291.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N88°26'24"W 27.00 FEET; THENCE N01°33'36"E 137.51 FEET; THENCE S43°21'27"W 132.55 FEET; THENCE N45°59'18"W 40.00 FEET; THENCE N43°21'27"E 176.84 FEET; THENCE N01°33'36"E 94.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 14,059 SQUARE FEET, OR 0.32 ACRES, MORE OR LESS.

CONTRIBUTING VALUE OF EASEMENT AREA

The preceding analysis indicates that an average square foot value for the subject land of \$2.53 would be a supportable position and would be consistent with the definition of market value. The next step in the estimate of the value of the "Part to be Acquired" would require the estimate of the contributing value of the portion of the property in which the acquisition is to occur. The reader will recall from the earlier discussion of the appraisal problem that the land area to be encumbered by the permanent underground utility easement is 14,059 ± square feet. The estimated contributing value of the land within the permanent easement area is, thus, calculated as follows:

14,059 ± SQUARE FEET @ \$2.53/S.F. = \$35,569.00

ROUNDED TO

\$35,570.00

In the estimate of the diminution in value which has accrued due to an impression of an easement which encumbers some property rights, consideration is given to the ways in which this area could have been used prior to the taking as compared with the circumstances existing after the taking. In the appraiser's opinion, upon the placement of an easement that will be used in conjunction with the maintenance of a sewer line and the construction of a manhole adjacent to Lafayette Street and across the south portion of the property does result in a diminution of value. The actual construction period is estimated to require a period of six months. Further, this portion of the property is subject to entry for future maintenance with no compensation to the property owner.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

The method of construction in a portion of the permanent easement will be open cut. This method of construction will disturb the surface area. An underlying assumption of this appraisal is that surface areas, if disturbed will be restored to a condition equal to that existing before the taking.

The easement is seen to have no impact upon the value of the property located outside of the easement areas. The impacts are thus potential disruption of view and noise associated with construction for a relatively brief amount of time. Given that the property is improved to the highest density physically possible no impact upon present or future use of the property for future additional building improvements is anticipated as result.

The easement is seen to have minimal impact upon value. In situations such as this, a "Part to be Acquired" compensation offer is suggested to be near what reasonably a property owner at most might be expected to sell off such rights in the event there was normal motivation to sell. The loss then is potential loss of the part used during construction and the potential loss of use for maintenance in the future. The land remains suitable as buffer or open space and as such the loss due to the easement is seen as only fractional in contrast to the 100% value attributable to the unencumbered fee simple estate land rights.

In terms of rental rate of return (which is discussed in the temporary easement compensation estimate) for the land so encumbered these losses amount to 5 to 10 percent of the value therein depending upon the unknown length of disturbances. An additional allowance for unanticipated issues of 5 percent is suggested as well recognizing the fact that a preference for unencumbered property vis-a-vis encumbered all other factors begin equal comports with logic but in actual practice too small to isolate or abstract from the data. After giving consideration the perceived division of property rights in the area of taking and to the manner in which this area can be use by the property owner based upon the retained rights, a diminution percentage of 15 percent to the underlying Fee Simple Estate value applicable to the underlying land area is considered representative of the affect upon value to the land within the proposed easement and will be applied.

Utilizing this factor, the estimated loss in value resulting from the taking for the permanent easement is calculated as follows:

Estimated Value of Land Area Before "Part to be Acquired"	\$35,570.00
Estimated Diminution Due to Easement	<u>x .15</u>
Indicated Value of "Part To be Acquired"	\$ 5,335.00

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

ESTIMATED COMPENSATION FOR TEMPORARY EASEMENT

DESCRIPTION OF THE TEMPORARY EASEMENT

Land situated in the City of South Lyon, County of Oakland, State of Michigan described as:

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.7E., CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N89°28'11"W 60.00 FEET AND S01°33'36"W 820.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (120 FEET WIDE) AND S88°26'24"E 27.00 FEET AND S01°33'36"W 291.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (66 FEET WIDE) AND N88°26'24"W 27.00 FEET FROM THE EAST 1/2 CORNER OF SAID SECTION 19; THENCE S01°33'36"W 10.00 FEET; THENCE S43°45'16"W 23.70 FEET; THENCE N45°59'18"W 98.16 FEET; THENCE N43°21'27"E 132.55 FEET; THENCE S01°33'36"W 137.51 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 7,679 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS.

TEMPORARY EASEMENT

The temporary easement is the nearly triangular area in the south portion of the lying within that encumbered by the permanent easement. This temporary easement is within the boundaries of the remainder and will be encumbered only during the period of construction. The use of the easement will be in conjunction with the potential movement of materials and equipment. The area has diagonal lines in a northeast/southwest direction superimposed. The area of the easement as indicated above is 7,679 square feet.

The client has indicated that the duration of the temporary easement will be that of the project which for purposes of this analysis will be six months. Should the project last longer than this, the compensation for the temporary easement should be adjusted.

It is noted that the work performed within the temporary easement will be limited in scope to the movement of construction equipment, materials and workers as well as blending the topography upon completion of construction. The overall scope of the project is not believed to result a significant change of grade or change to the remainder property from that existing before the taking.

Typically, the right to use the vacant land of another for short periods of time is not a product that is bought or sold in the open market. In the opinion of the appraiser, the best method to estimate the compensation due the property owner is as an appropriate rate of return for the time period the property is to be encumbered.

The first consideration is the estimate of the contributing value of the portion of the property to be encumbered by the temporary easement. Utilizing the square foot rate previously estimated for the subject property, \$2.53 and the area to be encumbered, the contributing value of this portion of the property can be calculated as follows:

$$7,679\pm \text{ SQUARE FEET @ } \$2.53/\text{SQUARE FEET} = \$19,428.00$$

$$\text{ROUNDED TO} \quad \$19,430.00$$

The second step in the estimate of the compensation due the property owner as a result of the temporary easement is to give consideration to the rate of return that would reasonably be anticipated. During the course of past appraisal assignments, two market circumstances were discovered regarding the leasing of land or the offer to lease land in Commerce Township many years ago. In the case of the property that was leased, the real estate broker while trying to be helpful and at the same time honor the confidentially expected by his client did provide some details. This individual indicated that the lease rate was based upon a 10 percent return to the estimated value of the land. In the second case, the broker/owner of a tract of vacant land located along Pontiac Trail in the

Appraisal for the City of South Lyon
 Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
 Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

City of South Lyon was interviewed. This individual also indicated that negotiations for the lease of this property would be based upon a 10 percent return to the estimated value. Hence, consistency is noted with regard to these sources.

When giving consideration to the reasonable rate of return for the temporary easement of the subject land, recognition has been given to the current rates of return on alternate investments, i.e. government bonds, preferred stocks, junk bonds, quality bonds, etc. Consideration has also been given to the short term nature of the encumbrance, the risk characteristics vis-à-vis the alternative investments, the liquidity, etc. After giving consideration to these factors, it is the opinion of the appraiser that the 10 percent rate observed in the past has trended down slightly with interest rates in general.

Below are the results of the most recently conducted investment rates conducted by RealtyRates.com with regard to land leases.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2021*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	2.01%	9.31%	5.80%	4.61%	9.81%	6.80%
Golf	2.03%	14.63%	8.28%	4.63%	15.13%	9.28%
Health Care/Senior Housing	2.05%	9.86%	6.41%	4.65%	10.36%	7.41%
Industrial	2.05%	9.13%	6.15%	4.65%	9.63%	7.15%
Lodging	2.06%	13.86%	6.70%	4.66%	14.36%	7.70%
Mobile Home/RV Park	1.81%	11.73%	6.97%	4.41%	12.23%	7.97%
Office	2.06%	9.06%	5.86%	4.66%	9.56%	6.86%
Restaurant	2.96%	14.29%	7.84%	5.56%	14.73%	8.84%
Retail	2.06%	10.26%	6.33%	4.66%	10.76%	7.33%
Self-Storage	2.07%	9.48%	7.23%	4.67%	9.96%	8.23%
Special Purpose	2.76%	15.97%	8.26%	5.90%	17.39%	8.59%
All Properties	1.81%	15.97%	6.89%	4.41%	15.13%	7.76%

*3rd Quarter 2021 Data

Copyright 2021 RealtyRates.com™

The most recent survey does reflect the down trend in rates of return from the leases reported years ago. Land leases for apartment development indicate a 5.8 percent average, 9.31 percent max are considered the applicable information and the best guideline. A 9 percent annual rate of return to the value of the land, near the upper end of yield expectations indicated by survey respondents (investors) will be applied. Based upon this rate of return, the estimated compensation for the temporary easement is calculated as follows:

Estimated Value of Land Area Before Easement	\$19,430.00
Estimated Rental Rate for Land	x .09
Indicated Annual Rental of Land in Temporary Easement	\$ 1,749.00
Estimated of Fair Rental for Six Mo. Construction Period	
\$1,749.00 Annual Rental x ½ Year Duration =	\$874.00
Rounded To	\$875.00

The above rental estimate is based upon the premise that it is the contractor's responsibility to restore this area to condition similar in terms of value (graded, seeded with straw) to that which existed prior to the taking.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

RECONCILIATION AND CONCLUSION – VALUE OF THE “PART TO BE ACQUIRED”

The “Part to be Acquired” from the subject property consists of a 14,059± square foot “permanent easement” and a 7,679± square foot “temporary construction easement”. The property over which these easements are being impressed is a 16.59± acre site improved with a 192 unit apartment complex. A Limiting Condition of this report is that the easements will be utilized in such a fashion that reasonable access to the property and improvements will be maintained throughout the sixth month period during construction and site restoration. The Highest and Best Use of the property is considered to be multiple-family residential.

It is the appraiser’s opinion that no damages (or loss in value) accrue to portions of the property that lie outside of the easement area. In such instances, it is considered customary and reasonable to estimate value diminution and just compensation that occurs as a result of the easement taking via a “Part to be Acquired” appraisal analysis. In this case, the “Part to be Acquired” analysis is believed to be the customary approach that is most favorable to the property owner.

The primary basis for this “Part to be Acquired” appraisal analysis relies on an estimate of the contributory value of the underlying land. Of the three traditional appraisal methods, the Direct Comparison (Market Data) Approach to Value is considered the only reliable approach to value for multiple family residential sites. Therefore, the Income Approach to Value and Cost Approach to Value have been excluded. The value estimate is, therefore, reconciled at the indication of the only applicable approach.

After having applied the proper approach to value, it is my opinion that the estimated diminution in value, or value by virtue of an estimate of the value of the “Part to be Acquired” December 6, 2021 date of valuation is:

PERMANENT EASEMENT	\$5,335.00
TEMPORARY EASEMENT	<u>\$ 875.00</u>
TOTAL	\$6,210.00

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

CERTIFICATE OF APPRAISAL

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

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

That I offered the owner or his designated representative an opportunity to accompany a representative of Fuller Appraisal, L.L.C. during inspection of the property herein appraised.

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

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

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

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

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

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

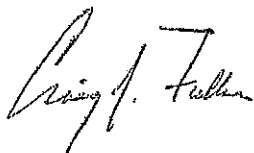
That I have not revealed the findings and results of such appraisal to anyone other than the proper officials from representing the City of South Lyon and I will not do so until so authorized by Rosati Schultz Joppich Amtsbuechler or the City of South Lyon or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That based upon my independent appraisal and the exercise of my professional judgment, my opinion of the value of this property is:

ESTIMATED DIMINUTION TO VALUE OF LAND ENCUMBERED	\$5,335.00
ADD RENTAL ALLOWANCE FOR TEMPORARY EASEMENT	<u>\$ 875.00</u>
ESTIMATED VALUE "PART TO BE ACQUIRED"	\$6,210.00

DATE OF VALUATION: December 6, 2021

DATE OF REPORT: December 9, 2021



12/09/2021

Craig J. Fuller, Economist, Certified General Appraiser

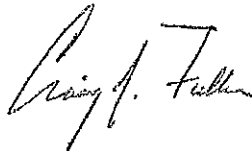
Date

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present nor prospective interest in the property that is the subject of this report and no personal interest.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection of the property that is the subject of this report.
10. To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct. The appraiser affirms that he has not engaged in any appraisal of or appraisal consultation regarding the subject property during the three year period prior to accepting this assignment.
11. This appraisal report sets forth all of the limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.
12. James M. Fuller, M.A.I., State of Michigan permanent identification number 1205000715 provided significant professional assistance to the person signing this report.
13. I (Craig J. Fuller) am licensed in the State of Michigan as a Certified General Appraiser. My permanent identification number is 1205001867. "In Michigan, Appraisers are required to be licensed/certified and regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909".



Craig J. Fuller, Economist, Certified General Appraiser

12/09/2021

Date

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

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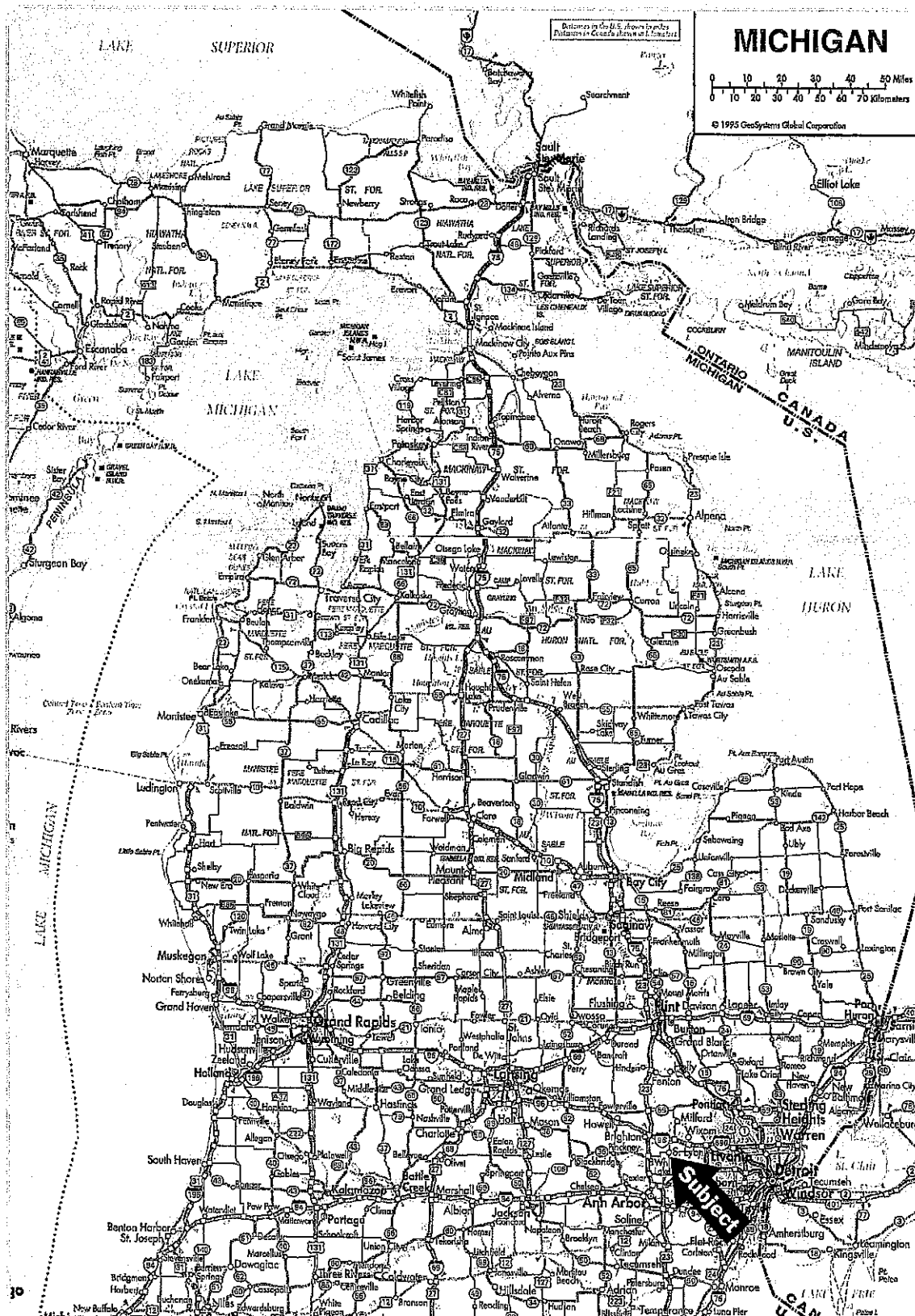
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Appraisal for the City of South Lyon
 Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
 Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

STATE MAP

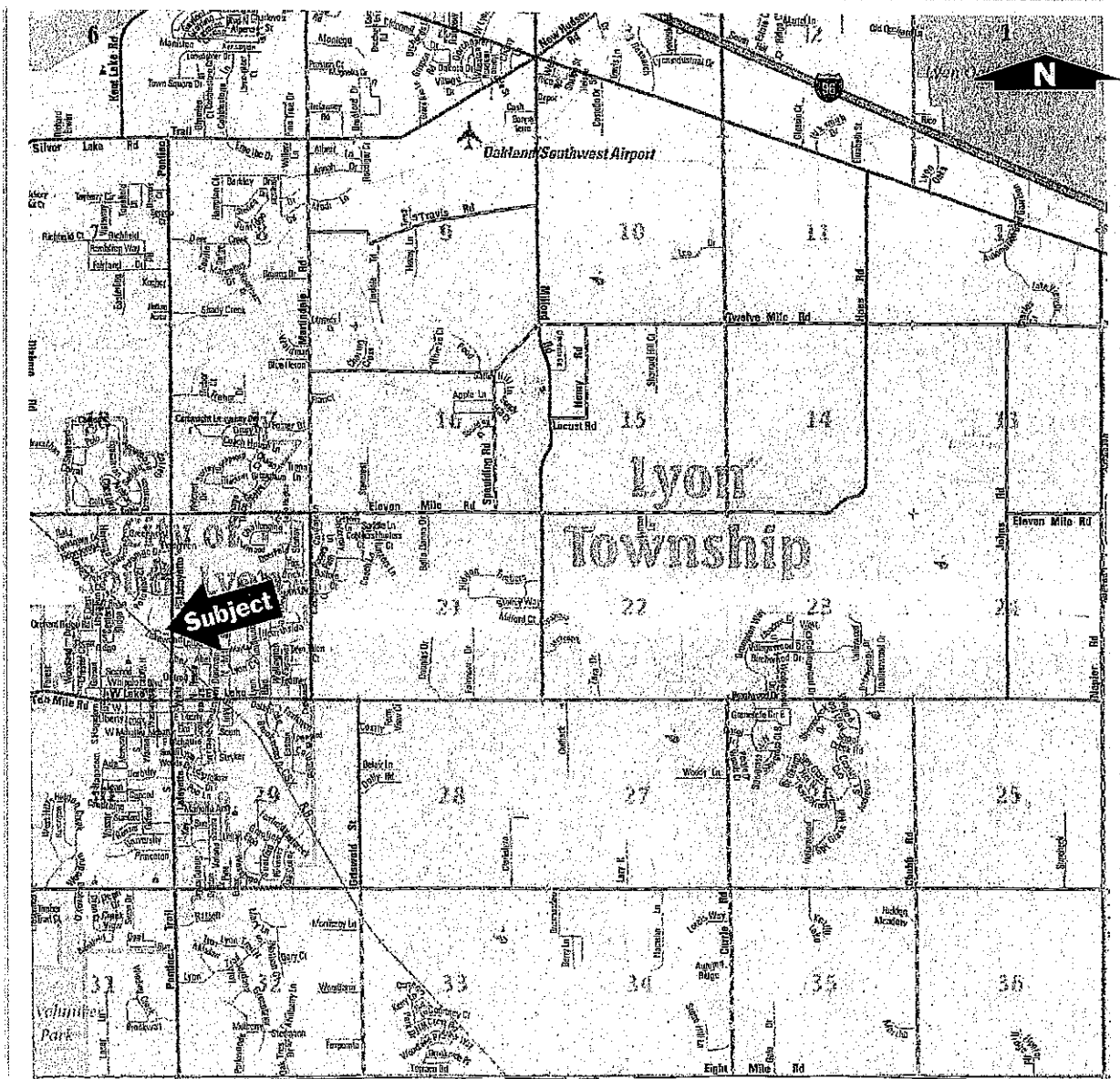


Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

LOCATION MAP

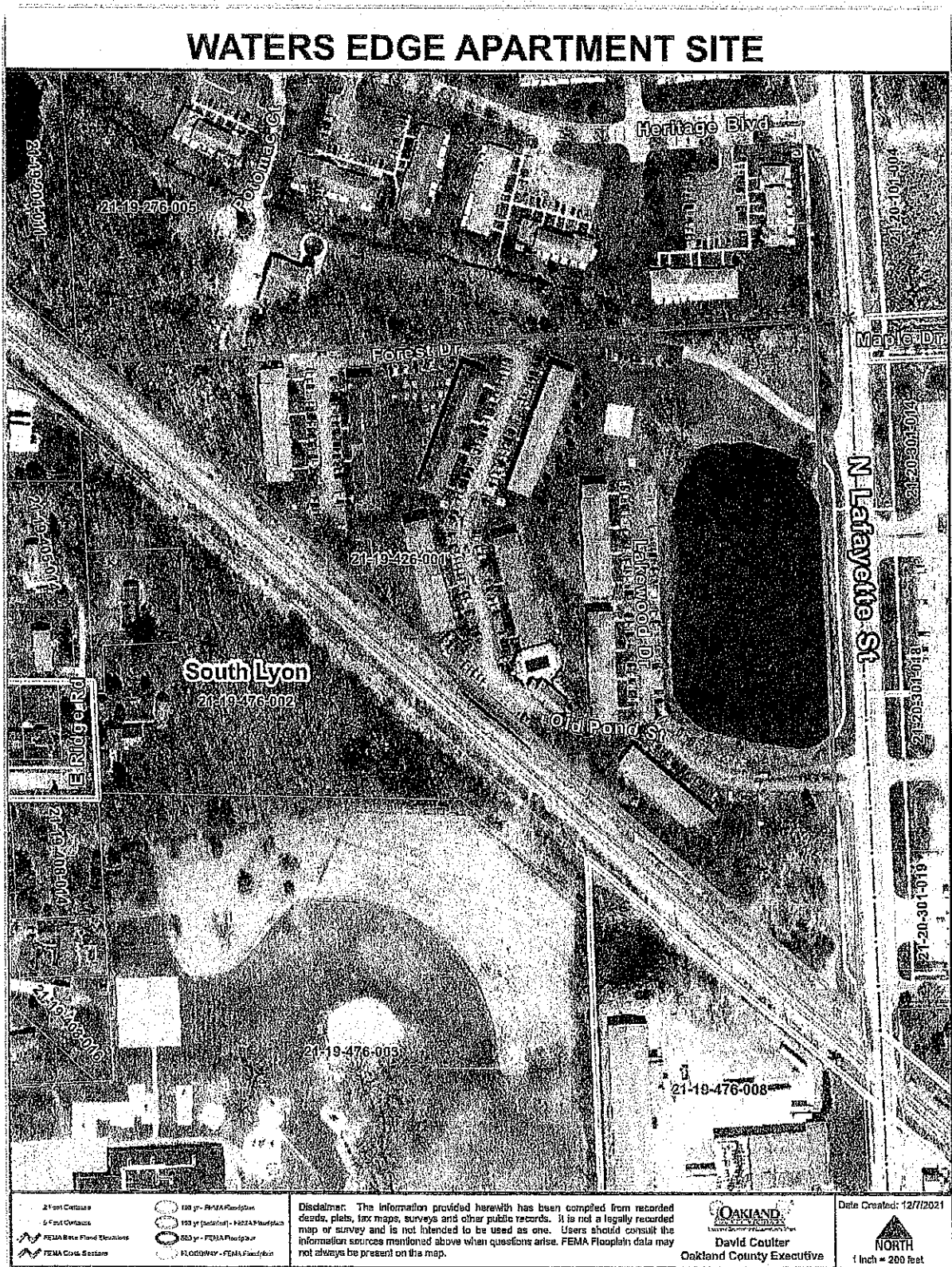


Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

AERIAL MAP



FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

FULLER APPRAISAL, L.L.C.
4139 WEST WALTON BOULEVARD
SUITE A
WATERFORD, MICHIGAN 48329
248-674-4709
cfuller15@aol.com

August 10, 2021

Loop Water's Edge LLC & Water's Edge West
142 Rupert Avenue
Staten Island, New York 10314

Reference: Grant of Sanitary Sewer Easement to the City of South Lyon
Property Identification Number: 21-19-426-001
Property Address: 6060 Lakewood Drive, City of South Lyon, Michigan

Dear Property Owner:

The City of South Lyon will acquiring an easement over a portion of land located on 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan. The easement will be used for a permanent utility easement for sanitary sewers.

This letter is to inform you that partial acquisitions of this type require independent real estate appraisal as a basis for a good faith offer for the proposed easement acquisition. Fuller Appraisal, L.L.C. has been hired to perform the appraisal of your property.

It is necessary that we inspect your property. In addition to requiring access to the property, we would like to inform you we are willing to accompany a representative of the owner on this inspection and we are, by this correspondence, offering you this opportunity. As the property owner, your insights and knowledge of the property are valuable.

Fuller Appraisal, L.L.C. perform independent real estate appraisal of behalf of both property owners and public authorities. Our task in this assignment is to estimate the effect upon value that the proposed acquisition will have upon your property. We would like to perform the inspection as soon as possible. We will be available during the month of August during normal business hours and on some evenings and weekends. Please call me as soon as possible at (248) 674-4709 or email at cfuller15@aol.com if you wish to take part in the inspection or if you wish to discuss the taking.

Thank you in advance for your cooperation in this process. A drawing depicting the proposed easement is attached.

Respectfully,

FULLER APPRAISAL, L.L.C.

Craig J. Fuller, Certified General Appraiser

cc: Lisa J. Hameneh, Legal Counsel for the City of South Lyon

Appraisal for the City of South Lyon
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC
Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Community Profiles

<https://semcog.org/community-profiles>

SEMCOG | Southeast Michigan
Council of Governments

Community Profiles

YOU ARE VIEWING DATA FOR:

City of South Lyon

335 S Warren St

South Lyon, MI

48178-1317

<http://www.southlyonmi.org/>

SEMCOG
MEMBER

Census 2020 Population:

11,746

Area: 3.7 square miles

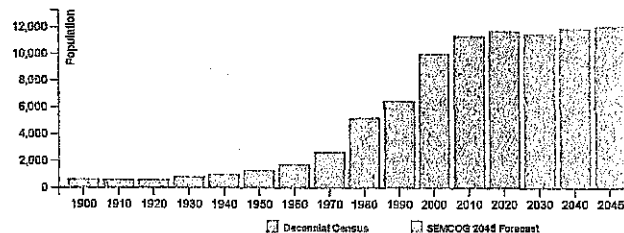
[VIEW COMMUNITY EXPLORER MAP](#)

[VIEW 2020 CENSUS MAP](#)

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** **Social | Demographic**

Population Forecast



Note for City of South Lyon : Incorporated in 1931 from Village of South Lyon. Population numbers prior to 1931 are of the village.

Appraisal for the City of South Lyon

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Community Profiles

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Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG 2045
Total Population	11,746	11,327	419	3.7%	12,074
Group Quarters Population	67	71	-4	-5.6%	92
Household Population	11,679	11,256	423	3.8%	11,982
Housing Units	5,316	5,125	191	3.7%	-
Households (Occupied Units)	5,044	4,646	398	8.6%	5,117
Residential Vacancy Rate	5.1%	9.3%	-4.2%	-	-
Average Household Size	2.32	2.42	-0.11	-	2.34

Source: U.S. Census Bureau and SEMCOG 2045 Regional Development Forecast

Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2018 Avg.	Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG
Natural Increase (Births - Deaths)	136	102	42	
Births	263	213	156	
Deaths	127	111	114	
Net Migration (Movement in - Movement Out)	64	-44	-65	
Population Change (Natural Increase + Net Migration)	200	58	-23	

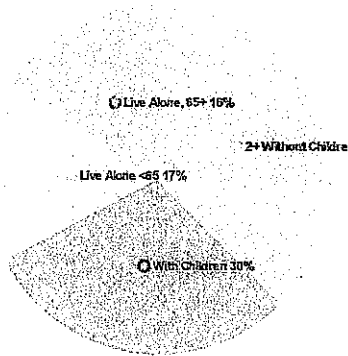
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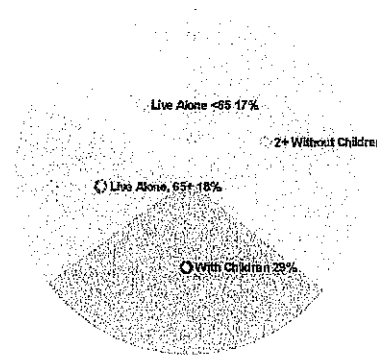
<https://semcog.org/community-profiles>

Household Types

ACS
2019



SEMOG
2045



Household Types	Census 2010	ACS 2019	Change 2010-2019	Pct Change 2010-2019	SEMOG 2045
With Seniors 65+	1,177	1,482	305	25.9%	2,192
Without Seniors	3,469	3,481	12	0.3%	2,925
Live Alone, 65+	620	790	170	27.4%	905
Live Alone, <65	881	828	-53	-6%	890
2+ Persons, With children	1,611	1,480	-131	-8.1%	1,488
2+ Persons, Without children	1,534	1,865	331	21.6%	1,833
Total Households	4,646	4,963	317	6.8%	5,117

Source: U.S. Census Bureau, Decennial Census, 2010-2019 American Community Survey 5-Year Estimates, and SEMOG 2045 Regional Development Forecast

Appraisal for the City of South Lyon

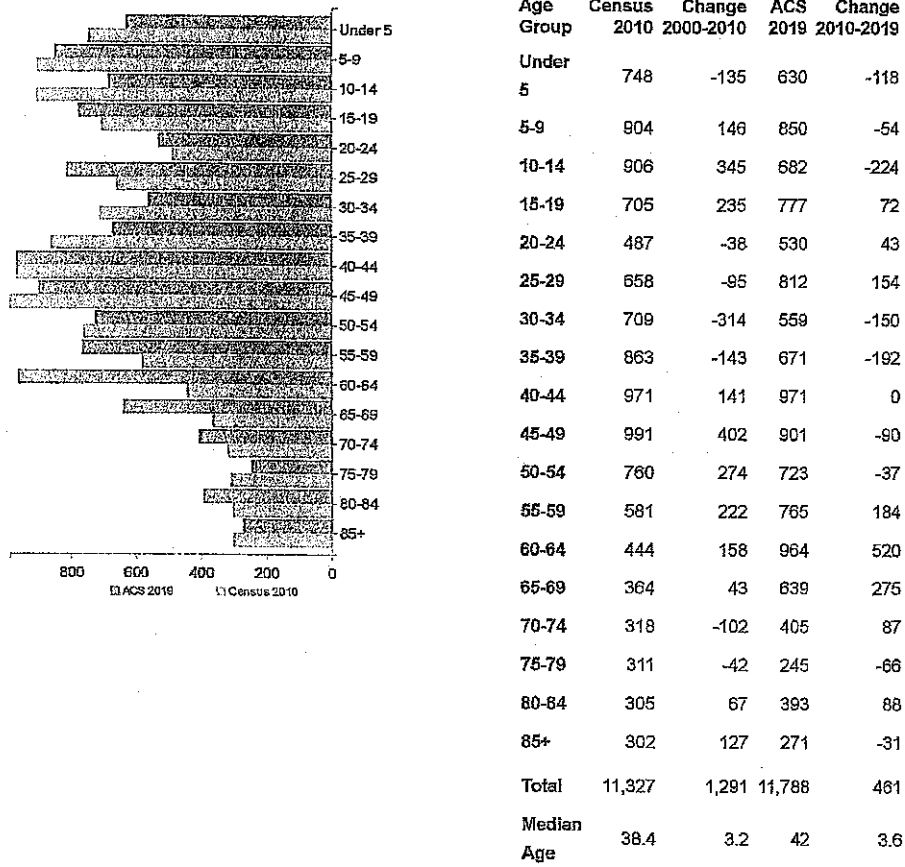
Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

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Community Profiles

<https://seincog.org/community-profiles>

Population Change by Age, 2010-2019



Source: U.S. Census Bureau, Decennial Census, and 2013-2019 American Community Survey 5-Year Estimates

Appraisal for the City of South Lyon

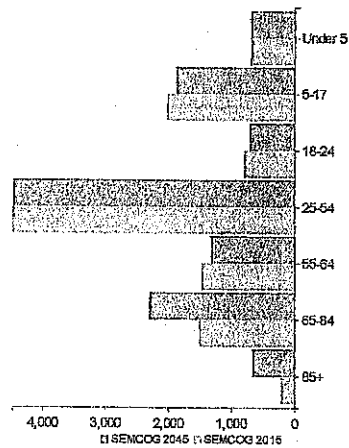
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Forecasted Population Change 2015-2045



Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
Under 5	716	720	723	740	723	711	711	-5	-0.7%
5-17	2,030	1,910	1,719	1,757	1,803	1,855	1,869	-161	-7.9%
18-24	817	893	860	748	710	746	732	-85	-10.4%
25-64	4,477	4,505	4,343	4,196	4,372	4,377	4,456	-21	-0.5%
55-64	1,487	1,573	1,571	1,469	1,428	1,403	1,328	-159	-10.7%
65-84	1,513	1,886	2,182	2,279	2,254	2,263	2,301	788	52.1%
85+	223	239	257	340	460	570	677	454	203.6%
Total	11,263	11,726	11,655	11,529	11,750	11,925	12,074	811	7.2%

Source: SEMCOG 2045 Regional Development Forecast

Appraisal for the City of South Lyon

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Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2019	Change 2010-2019	Pct Change 2010-2019	SEMCOG 2045
60 and over	2,044	2,917	873	42.7%	3,625
65 and over	1,600	1,953	353	22.1%	2,978
65 to 84	1,298	1,682	384	29.6%	2,301
85 and Over	302	271	-31	-10.3%	677
Under 18	3,047	2,584	-463	-15.2%	2,580
5 to 17	2,299	1,954	-345	-15%	1,869
Under 5	748	630	-118	-15.8%	711

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, 2015-2019 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	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
Non-Hispanic	11,018	97.3%	11,373	96.8%	-0.4%
White	10,547	93.1%	10,400	88.5%	-4.6%
Black	91	0.8%	130	1.1%	0.3%
Asian	188	1.7%	305	2.6%	0.9%
Multi-Racial	153	1.4%	500	4.3%	2.9%
Other	39	0.3%	38	0.3%	0%
Hispanic	309	2.7%	373	3.2%	0.4%
Total	11,327	100%	11,746	100%	0%

Source: U.S. Census Bureau Decennial Census

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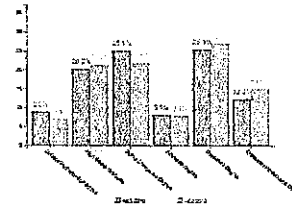
Community Profiles

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Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2019	Percentage Point Chg 2010-2019
Did Not Graduate High School	8.9%	7%	-1.9%
High School Graduate	20.2%	21.4%	1.2%
Some College, No Degree	25.1%	21.8%	-3.3%
Associate Degree	8.1%	7.9%	-0.3%
Bachelor's Degree	25.5%	27%	1.6%
Graduate / Professional Degree	12.3%	14.9%	2.7%

* Population age 25 and over

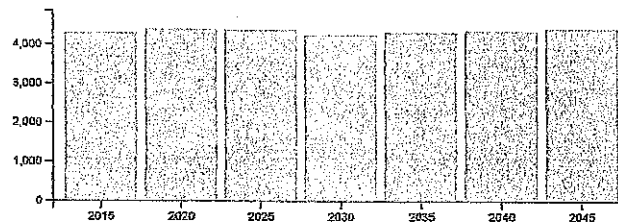


Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** 2015-2019

Forecasted Jobs



Source: SEMCOG 2045 Regional Development Forecast

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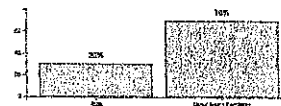
Forecasted Jobs by Industry Sector

Forecasted Jobs By Industry Sector	2015	2020	2025	2030	2035	2040	2045	Change 2015-2045	Pct Change 2015-2045
Natural Resources, Mining, & Construction	156	181	173	171	173	177	179	23	14.7%
Manufacturing	525	503	475	440	418	399	378	-147	-28%
Wholesale Trade	44	45	45	44	44	44	44	0	0%
Retail Trade	537	537	523	480	430	401	405	-132	-24.6%
Transportation, Warehousing, & Utilities	54	57	56	55	56	57	58	4	7.4%
Information & Financial Activities	595	597	582	568	572	574	569	-26	-4.4%
Professional and Technical Services & Corporate HQ	227	230	239	242	280	322	356	129	56.8%
Administrative, Support, & Waste Services	388	400	405	407	416	425	431	43	11.1%
Education Services	580	604	602	598	603	608	615	35	6%
Healthcare Services	397	431	450	468	504	535	570	173	43.6%
Leisure & Hospitality	487	510	516	501	524	513	517	30	6.2%
Other Services	233	238	232	228	227	226	223	-10	-4.3%
Public Administration	68	67	68	67	67	67	67	-1	-1.5%
Total Employment Numbers	4,281	4,400	4,368	4,249	4,314	4,348	4,412	121	2.8%

Source: SEMCOG 2045 Regional Development Forecast

Daytime Population

Daytime Population	ACS 2016
Jobs	2,579
Non-Working Residents	5,950
Age 15 and under	2,548
Not in labor force	3,151
Unemployed	251
Daytime Population	8,529



Source: 2012-2016 American Community Survey 5-Year Estimates and 2012-2016 Census Transportation Planning Products Program (CTPP). For additional information, visit SEMCOG's Interactive Commuting Patterns Map

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.

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Where Workers Commute From 2016

Rank	Where Workers Commute From *	Workers	Percent
1	South Lyon	726	28.2%
2	Lyon Twp	310	12%
3	Green Oak Twp	276	10.7%
4	Out of the Region, Instate	97	3.8%
5	Farmington Hills	96	3.7%
6	Novi	69	2.7%
7	Salem Twp	65	2.5%
8	Highland Twp	63	2.4%
9	Ypsilanti	53	2.1%
10	Genoa Twp	47	1.8%
-	Elsewhere	777	30.1%
* Workers, age 16 and over employed in South Lyon		2,579	100%

Source: U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

Where Residents Work 2016

Rank	Where Residents Work *	Workers	Percent
1	South Lyon	726	12.6%
2	Novi	440	7.8%
3	Ann Arbor	406	7.1%
4	Southfield	325	5.6%
5	Livonia	305	5.3%
6	Detroit	269	4.5%
7	Plymouth Twp	246	4.3%
8	Farmington Hills	242	4.2%
9	Lyon Twp	238	4.1%
10	Green Oak Twp	171	3%
-	Elsewhere	2,395	41.6%
* Workers, age 16 and over residing in South Lyon		5,753	100%

Source: U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

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Community Profiles

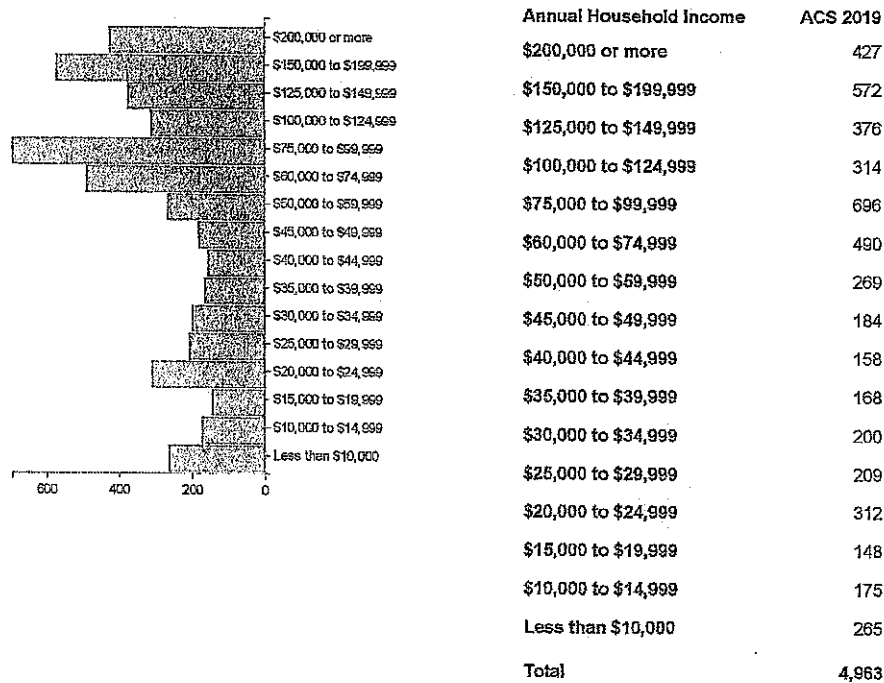
<https://semcog.org/community-profiles>

Household Income

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$60,143	\$73,200	\$13,057	21.7%
Per Capita Income	\$32,783	\$39,016	\$6,233	19%

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Annual Household Income

Source: U.S. Census Bureau, 2015-2019
American Community Survey 5-Year
Estimates

Appraisal for the City of South Lyon

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Community Profiles

<https://semcog.org/community-profiles>

Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2019	% of Total (2019)	% Point Chg 2010-2019
Persons in Poverty	574	5.2%	653	5.6%	0.4%
Households in Poverty	320	6.9%	426	8.6%	1.7%

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year** 2015-2019 Housing

Appraisal for the City of South Lyon

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Building Permits 2000 - 2021

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	104	0	0	80	184	0	184
2001	80	0	0	42	122	2	120
2002	97	0	8	12	117	1	116
2003	85	0	26	0	111	5	106
2004	37	10	25	0	72	5	67
2005	24	2	32	0	58	5	53
2006	18	0	0	0	18	0	18
2007	7	0	3	0	10	0	10
2008	6	0	0	0	6	0	6
2009	25	0	0	0	25	0	25
2010	3	0	0	0	3	0	3
2011	9	0	0	0	9	3	6
2012	24	0	3	0	27	0	27
2013	36	0	0	0	36	0	36
2014	12	0	0	0	12	1	11
2015	11	0	0	0	11	0	11
2016	22	0	0	0	22	0	22
2017	35	0	0	0	35	1	34
2018	20	2	0	0	22	0	22
2019	40	0	0	12	52	0	52
2020	23	0	0	0	23	0	23
2021	32	0	6	0	38	0	38
2000 to 2021 totals	750	14	103	146	1,013	23	990

Source: SEMCOG Development

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

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Housing Types

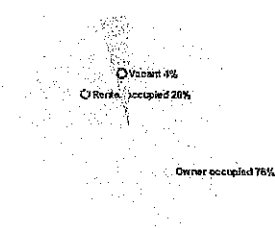
Housing Type	ACS 2010	ACS 2019	Change 2010-2019	New Units Permitted Since 2018
Single Unit	2,337	2,677	340	115
Multi-Unit	2,340	2,300	-40	20
Mobile Homes or Other	227	207	-20	0
Total	4,904	5,184	280	135
Units Demolished				-0
Net (Total Permitted Units - Units Demolished)				135

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates, SEMCOG Development

Housing Tenure

Housing Tenure	Census 2010	ACS 2019	Change 2010-2019
Owner occupied	3,612	3,919	307
Renter occupied	1,034	1,044	10
Vacant	479	221	-258
Seasonal/migrant	50	18	-32
Other vacant units	429	203	-226
Total Housing Units	5,125	5,184	59

ACS 2019



Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Housing Value and Rent

Housing Value (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median housing value	\$211,526	\$192,100	\$-19,426	-9.2%
Median gross rent	\$889	\$1,042	\$153	17.2%

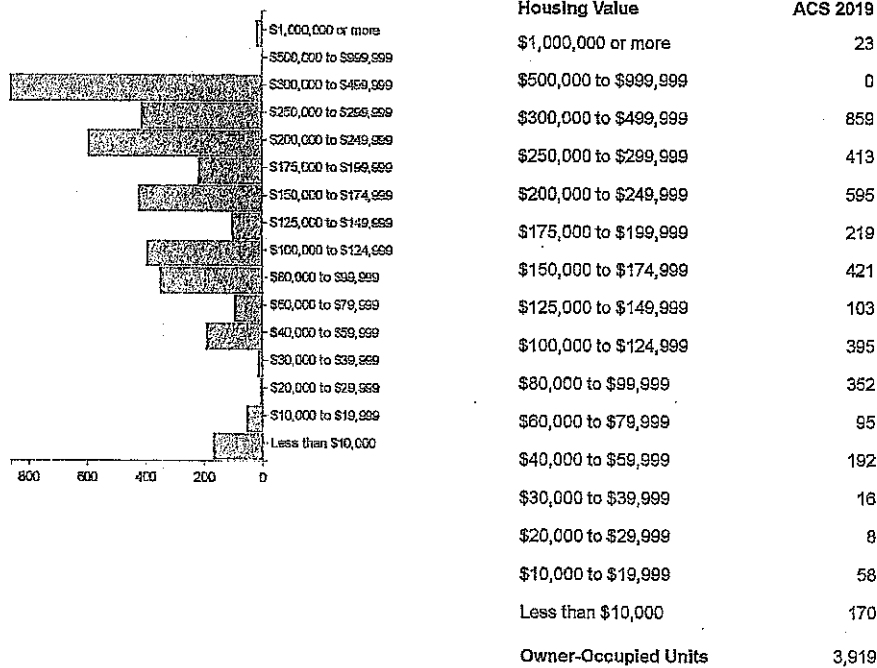
Source: U.S. Census Bureau, Census 2000, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

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Housing Value



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Appraisal for the City of South Lyon

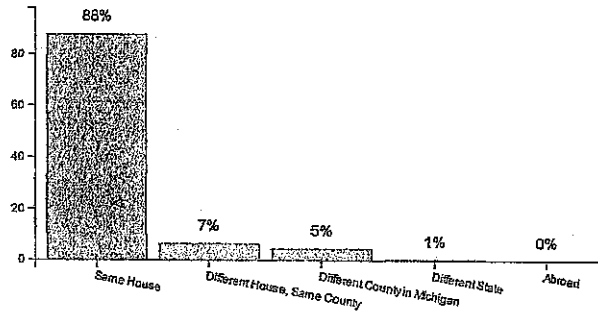
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Community Profiles

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Residence One Year Ago *



* This table represents persons, age 1 and over, living in City of South Lyon from 2015-2019. The table does not represent person who moved out of City of South Lyon from 2015-2019.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Transportation

Miles of public road (including boundary roads): 34

Source: Michigan Geographic Framework

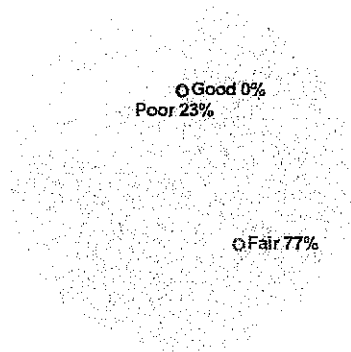
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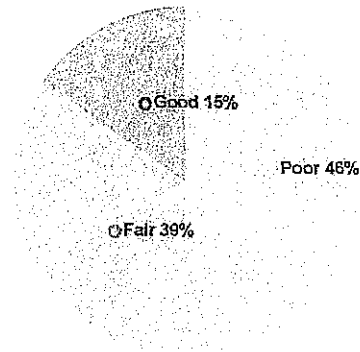
<https://semcog.org/community-profiles>

Pavement Condition (in Lane Miles)

Past Pavement Conditions
2007



Current Pavement Conditions
2018 - 2019



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	Percent Point Chg 2008-2010
Open	-
Open with Restrictions	-
Closed*	-
Total Bridges	0.0%
Deficient Bridges	-

* 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

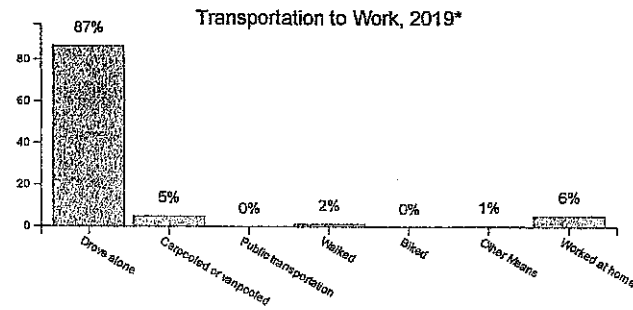
Detailed Intersection & Road Data

Appraisal for the City of South Lyon

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Community Profiles

<https://semcog.org/community-profiles>

* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2019	% of Total (ACS 2019)	% Point Chg 2010-2019
Drove alone	4,711	90.9%	5,447	86.8%	-4.1%
Carpooled or vanpooled	291	5.6%	319	5.1%	-0.5%
Public transportation	12	0.2%	12	0.2%	0%
Walked	46	0.9%	99	1.6%	0.7%
Biked	0	0%	0	0%	0%
Other Means	7	0.1%	53	0.8%	0.7%
Worked at home	114	2.2%	346	5.5%	3.3%
Resident workers age 16 and over	5,181	100.0%	6,276	100.0%	0.0%

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2019	Change 2010-2019
For residents age 16 and over who worked outside the home	29 minutes	28.2 minutes	-0.7 minutes

Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates

Appraisal for the City of South Lyon

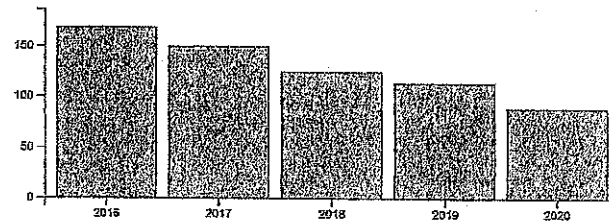
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Crashes, 2016-2020



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	2016	2017	2018	2019	2020	Percent of Crashes 2016 - 2020
<u>Fatal</u>	1	0	0	1	0	0.3%
<u>Serious Injury</u>	0	0	1	0	1	0.3%
<u>Other Injury</u>	18	25	20	17	12	14.2%
<u>Property Damage Only</u>	150	125	104	96	76	85.2%
<u>Total Crashes</u>	169	150	125	114	89	100%

Crashes by Type

Crashes by Type	2016	2017	2018	2019	2020	Percent of Crashes 2016 - 2020
<u>Head-on</u>	0	1	2	0	1	0.6%
<u>Angle or Head-on/Left-turn</u>	39	29	38	34	20	24.7%
<u>Rear-End</u>	83	73	49	37	26	41.4%
<u>Sideswipe</u>	16	22	15	17	12	12.7%
<u>Single Vehicle</u>	14	15	11	10	17	10.4%
<u>Backing</u>	2	3	2	6	4	2.9%
<u>Other or Unknown</u>	15	7	8	8	9	7.3%

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

Community Profiles

<https://semcog.org/community-profiles>

Crashes by Involvement

Crashes by Involvement	2016	2017	2018	2019	2020	Percent of Crashes 2016 - 2020
<u>Red-light Running</u>	3	4	4	5	2	2.8%
<u>Lane Departure</u>	7	16	12	9	20	9.9%
<u>Alcohol</u>	5	8	15	3	6	5.7%
<u>Drugs</u>	0	4	3	0	1	1.2%
<u>Deer</u>	5	2	1	0	5	2%
<u>Train</u>	0	0	0	0	0	0%
<u>Commercial Truck/Bus</u>	7	5	7	7	2	4.3%
<u>School Bus</u>	2	2	2	2	0	1.2%
<u>Emergency Vehicle</u>	2	0	1	0	0	0.5%
<u>Motorcycle</u>	1	1	2	0	0	0.6%
<u>Intersection</u>	71	64	61	42	37	42.5%
<u>Work Zone</u>	0	1	3	0	0	0.6%
<u>Pedestrian</u>	0	0	2	1	0	0.5%
<u>Bicyclist</u>	1	2	0	0	1	0.6%
<u>Distracted Driver</u>	6	15	16	6	3	7.1%
<u>Older Driver (65 and older)</u>	36	27	26	26	20	20.9%
<u>Young Driver (16 to 24)</u>	73	65	41	50	36	41%

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High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2016-2020
1	142	396	<u>Pontiac Trl @ 9 Mile Rd</u>	20
2	643	2,006	<u>Lafayette St N @ Lake St E</u>	8.2
3	1274	4,243	<u>Lafayette St N @ 11 Mile Rd</u>	4.6
4	1756	5,961	<u>Lake St W @ Washington St</u>	3.4
5	1976	6,826	<u>Lafayette St S @ Reynold Sweet Pkwy</u>	3
6	2102	7,308	<u>Lake St E @ Reynold Sweet Pkwy</u>	2.8
7	2281	7,895	<u>Lafayette St S @ Lyon Woods Dr S</u>	2.6
8	2439	8,557	<u>Lafayette St N @ Heritage Blvd</u>	2.4
9	2439	8,557	<u>Lafayette St N @ Detroit St</u>	2.4
10	2621	9,328	<u>10 Mile Rd @ Martindale Rd</u>	2.2

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 2016-2020
1	322	830	<u>Pontiac Trl</u>	8 Mile Rd W - 9 Mile Rd	23.8
2	445	1,147	<u>Lafayette St N</u>	Lake St E - 11 Mile Rd	20
3	635	1,726	<u>Pontiac Trl</u>	9 Mile Rd - Dorothy St	16
4	701	1,937	<u>Pontiac Trl</u>	11 Mile Rd - Silver Lake Rd	14.8
5	1014	3,085	<u>9 Mile Rd</u>	Griswold Rd - Pontiac Trl	10.6
6	1037	3,154	<u>9 Mile Rd</u>	Pontiac Trl - 9 Mile Rd	10.4
7	1709	5,776	<u>Lake St E</u>	Reynold Sweet Pkwy - Martindale Rd	5.8
8	1841	6,314	<u>Lafayette St S</u>	Dorothy St - Reynold Sweet Pkwy	5.2
9	1841	6,314	<u>Lake St W</u>	McMunn St - Lafayette St N	5.2
10	1884	6,529	<u>Lake St E</u>	Lafayette St N - Reynold Sweet Pkwy	5

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

Community Profiles

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Environment

SEMCOG 2020 Land Use

Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020
Single-Family Residential	681.3	713.3	32.1	4.7%
Attached Condo Housing	110.5	102.3	-8.2	-7.4%
Multi-Family Housing	178.4	162.6	-13.9	-7.9%
Mobile Home	35.1	35.1	0	0%
Agricultural/Rural Residential	24.4	17.5	-7	-28.5%
Mixed Use	1.7	1.7	0	0%
Retail	57.8	57.7	-0.1	-0.1%
Office	7	8.4	1.3	19.1%
Hospitality	11.8	11.8	0	0%
Medical	6	6	0	0%
Institutional	219.8	217.5	-2.3	-1.1%
Industrial	72	75.6	3.7	5.1%
Recreational/Open Space	167.6	167.6	0	0%
Cemetery	40.3	40.3	0	0%
Golf Course	0	0	0	0%
Parking	7.3	7.3	0	0%
Extractive	0	0	0	0%
TCU	46.8	46.8	0	0%
Vacant	316.3	315.8	-0.4	-0.1%
Water	12.4	12.4	0	0%
Not Parceled	396.5	391.2	-5.2	-1.3%
Total	2,391.1	2,391.1	0	0%

1. Agricultural / Rural Res includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. Mixed Use includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. Not Parceled includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

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

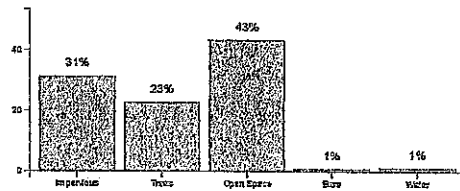
Source: SEMCOG

Appraisal for the City of South Lyon
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SEMCOG Land Cover in 2010



Source Data
 SEMCOG - Detailed Data

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	753.5	31.5%
Trees	woody vegetation, trees	547	22.8%
Open Space	agricultural fields, grasslands, turfgrass	1,040.8	43.5%
Bare	soil, aggregate piles, unplanted fields	23.5	1%
Water	rivers, lakes, drains, ponds	30.1	1.3%
Total Acres		2,394.9	

STATEMENT OF LIMITING CONDITIONS

1. It is assumed that the legal description furnished is correct.
2. No responsibility is assumed for legal matters, especially those affecting title to the property.
3. All maps titles and area data furnished by the parties requesting the appraisal or obtained from various county departments are assumed to be correct.
4. It is assumed that all necessary permits for occupancy have been obtained for the buildings observed on site.
5. Estimates required from individuals and opinions furnished by informed persons are assumed to be correct and reasonable.
6. Where the values of land and improvements are shown separately, the value of the improvements is their value only in conjunction with, and as a part of the land upon which said improvements are situated.
7. There is absolutely no contingency between the appraisal fee of this report and the value reported.
8. Court testimony required on condemnation proceedings, if any, will require not less than ten (10) days-notice prior to such action to allow sufficient time for review necessary to bring appraisal report up-to-date.
9. Title to the property is good and assumed to be free and clear of all liens and easements unless otherwise noted.
10. When pertinent, it is assumed that the property has been and will continue to be under competent management and that reasonable maintenance will prevail.
11. This report does not include the valuation of oil and mineral rights, crops or commercial timber, if any, presently on the property.
12. The Americans with Disabilities Act became effective January 26, 1992. A compliance survey of the subject property was not made, as such is beyond the expertise of the appraiser. If a compliance survey is performed and reveals non-compliance(s) with the provisions of the Americans with Disabilities Act, an adjustment to the reported value may be necessary.
13. Unless otherwise specified, it is assumed that all improvements and components are in working order. This is not to be construed as a "home inspection" and the appraiser does not certify that all aspects of the property are in working order.

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon

Property Owner: Loop Water's Edge, LLC & Water's Edge West, LLC

Property Address: 606 Lakewood Drive, City of South Lyon, Oakland County, Michigan

**QUALIFICATIONS OF CRAIG J. FULLER
CERTIFIED GENERAL APPRAISER # 1205001867**

EDUCATION

COLLEGES:

Grand Valley State College
University of Michigan - Flint
University of Michigan - Ann Arbor
Walsh College - Troy
University of Detroit

DEGREES:

Master of Arts - Economics
University of Detroit

Bachelor of Business Administration
Walsh College of Accountancy and Business Administration

AFFILIATIONS

North Oakland County Board of Realtors
Realtor Associate, Originally Licensed 11/77

EMPLOYMENT EXPERIENCE

Employed by Duane Hursfall Real Estate - 4/78 to 1/79
Real Estate Sales

Employed by Fuller Appraisal Services - 1/79 to Present
Licensed Fee Appraiser

University of Detroit - 9/85 to 6/87
Adjunct Faculty Economics

Walsh College - 9/87 to 2010
Adjunct Assistant Professor of Economics

FULLER APPRAISAL, L.L.C.

Appraisal for the City of South Lyon
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SPECIFIC APPRAISAL COURSES AND EXAMINATIONS

Successful Challenge Appraisal Institute Course Exam 1A1
Successful Challenge Appraisal Institute Course Exam 1A2
Successful Challenge State of Michigan Certified Appraiser Exam 9/91
Attended and Passed Examination Appraisal Institute Standards of Professional Practice 1981
Numerous Courses in Advanced Price Theory and Statistical Analysis -
Graduate School of Business, Economics Curriculum, University of Detroit

TYPE OF PROPERTIES APPRAISED

Residential Vacant	Improved Commercial
Residential Improved	Vacant Multiple Family
Subdivision Developments	Vacant Industrial
Vacant Commercial	Improved Industrial
Golf Courses	

PARTIAL LIST OF CLIENTS SERVED

Ackerman & Ackerman, Attorneys
Adkison Need & Allen, Attorneys
Argonaut Division - General Motors
Bank One of Fenton
Berrien County
Birmingham Mortgage
Bloomfield Open Hunt Club
Booth, Patterson, Attorneys
Bruce Wigent, Attorney
Campbell, Keenan, Harry, Cooney & Karlstrom, Attorneys
Canton Township Public Works
Central Wayne County Sanitation Authority
Charter Township of Brandon
Charter Township of Brownstown
Charter Township of Canton
Charter Township of Commerce
Charter Township of Independence
Charter Township of Orion
Charter Township of Oxford
Charter Township of South Lyon
Charter Township of Springfield
Charter Township of VanBuren
Charter Township of West Bloomfield
Charter Township of White Lake
Chartrand & Badgley, Attorneys
Chase Bank
Chase Mortgage
Chrysler Realty
City Federal Mortgage

Appraisal for the City of South Lyon
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PARTIAL LIST OF CLIENTS SERVED (CONTINUED)

City of Auburn Hills
City of Birmingham
City of the Village of Clarkston
City of Detroit
City of Novi
City of Pontiac
City of Rochester Hills
City of Southfield
City of South Lyon
Clarkston State Bank
Comerica Bank
Commerce Township Downtown Development Authority
Contract Professionals
Cooper, Shifman, Gabe, Quinn & Shifman
County of Oakland
Detroit Mortgage and Realty
Dickenson Wright, Attorneys
Empire of America
Englehart Realty & Investments, Inc.
Equitable Relocations - Chicago, Illinois
Farbman/Stein and Company
Fidelity Bank
First of America Bank - Southeast Michigan
First Federal Savings Bank and Trust
Flagstar Bank
FNMA - Chicago, Illinois
Franklin Savings and Loan Association
Gary Veltman, Attorney
General Motors Worldwide
Giarmarco, Mullins & Horton, P.C.
Giffels-Webster
GM Worldwide Real Estate
GM-UAW Legal Services
Greg Buss, Attorney
Hampton Engineering
Homequity Relocation - Chicago, Illinois
Homestead Savings – California
Howard & Howard, Attorneys
Hubbell, Roth & Clark
Huntington Bank
Huron Valley State Bank
International Transmission Company
JCK Development
John Poponea Associates
Johnson, Rosati, LaBarge, Aseltyne & Field, Attorneys
Judge Grant
Kemp, Klein, Umphry & Edelman, Attorneys
Kammer and Associates
Kolano & Saha Engineers

FULLER APPRAISAL, L.L.C.

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PARTIAL LIST OF CLIENTS SERVED (CONTINUED)

Lapeer County Bank & Trust
Lincoln - Rowe Mortgage Corporation
Markby & Company
McLaren Health Care
McMartin Wasek & Associates
Merrill Lynch Relocation Services, Incorporated
Michigan Department of Natural Resources
Michigan Department of Transportation
Michigan National Bank of Flint
Midwest Guarantee Bank
Miller, Canfield, Paddock & Stone, Attorneys
Miller, Kenny, Berg & Buchanan, Attorneys
Miro, Weiner & Kramer, Attorneys
Morganroth, Morganroth, Jackman & Kasody, Attorneys
Morris & Morris, Attorneys
Mortgage Associates
Mortgage Company of Michigan
Mt. Zion Temple
National City Bank
NBD Mortgage Company
Nicholas Frontczak, Esquire
Numatics
Oak Hills Mortgage
Oakland County Drain Commission
O'Connor, DeGrazia, Tamm & O'Connor, P.C.
Oxford Bank
Oxford Parks & Recreation
Plunket & Cooney
Poolmart of Michigan
Potter, De'Agostino, O'Dea & Patterson
PPG Industries - Pittsburgh
Relocation America
Residential Relocation & Management, Incorporated
Road Commission for Oakland County
Robertson Brothers
Rockford Ambulance
Sandor Gelman, Attorney
Seaver Title Company
Secrest, Wardle, Lynch, Hampton, Attorneys
Security Capital Credit Corporation
Sweitzer Better Homes & Gardens
State Farm Insurance
The Nature Conservancy
The State Bank
Thomas McCarthy, Attorney
Thomas McKinney, Attorney
Thurn, Maatsch & Nordberg, Attorneys
Ticor Title Company
Trans Continental Air Lines

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PARTIAL LIST OF CLIENTS SERVED (CONTINUED)

Tran-x Financial Services
Tzoumakas Real Estate
UAW –GM Legal Services
U.S. Marshals Office
United Savings Bank
Varnum, LLP
Waterford Schools
Welcome Missionary Baptist Church
West Michigan Bank
William Beaumont Hospital
Williams Acosta, Attorneys
Wolseley North America
Wolverine Bank

PREVIOUSLY TESTIFIED AS A REAL ESTATE EXPERT IN:

Michigan State Tax Tribunal
Oakland County Circuit Court
Macomb County Circuit Court
Private Arbitration
50th District Court, Pontiac
Wayne County Circuit Court
United States District Court – Eastern Michigan District
Lapeer County Circuit Court
Jackson County Circuit Court

AGENDA NOTE

New Business Item #2

MEETING DATE: February 28, 2022

PERSON PLACING ITEM ON AGENDA: City Manager

AGENDA TOPIC: Water & Sewer Tap In Fees

EXPLANATION OF TOPIC: It has been brought up at past City Budget and Council meetings regarding the guidelines for the use of Tap in fees for Water & Sewer revenues. The prior use of the funds was established by an Administrative Policy adopted in April of 1989 whereby City Council segregated 80% of Water and Sewer tap in fees, with a breakdown of 56.25% to sewer capital improvement and 43.75% to water capital improvement. We are currently using those funds for the improvements in the water and sewer system. The question moving forward is should that allocation defined in the original policy, still be used whereby those assets are restricted in their use with the given percentages. Or should the funds be deposited in the water and sewer fund to be used as needed to improve the water and sewer system (combined in one fund) with no restriction on percentages. Another option is should the funds received from the Tap-in Fees be used allocated using a different percentage or for other purposes.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS: Copy of the minutes from the April 24, 1989 City Council Meeting whereby the administrative policy was established.

POSSIBLE COURSES OF ACTION: To review the materials and advise staff on whether the City should establish a new policy to restrict the use of Water & Sewer Tap in fees.

SUGGESTED MOTION: Motion by _____, supported by _____ to draft a new policy to restrict the use of Water & Sewer Tap-in Fees based upon the discussions this evening.

4/24/89 meeting cont..

Moved by Renwick, supported by Sweet to approve the minutes of the April 10, 1989 Regular Council meeting.

Yes: 5 No: 0

Moved by Renwick, supported by Potter to approve the Agenda as amended to include under Old Business-3. Solid Waste consortium resolution question, 4-trees.

Yes: 5 No: 0

Citizens suggestion-Glenn Kivell of 235 W. Lake St. questioned the height of some of the traffic signs at the downtown intersection. Smith said he would check the signs.

Ambulance Director Pirtle presented a Certificate of Commendation to Wallace Duncan for his years of voluntary service with the ambulance department.

I. OLD BUSINESS

1. Administrative policy for establishing replacement funds for water and sanit ary sewer.

Moved by Potter, supported by Wells to segregate 80% of water and sewer tap-on fees, with a breakdown of 56.25% to sewer capital improvement and 43.75% to water capital improvement.

Yes: 5 No: 0

2. Proposed Double Chip and seal for streets in Lyon Blvd., area-10,900 sq. yd. at \$1.21 per square yard (estimated cost)

Moved by Sweet, supported by Potter that 10,900 sq. yd. of Lyon Blvd., area be covered with double chip and seal.

Yes: 5 No: 0

3. Solid Waste Consortium Resolution question

Potter questioned the section in the Solid Waste Consortium resolution that the City agrees to prohibition of scavenging of recyclable materials. He wondered if this meant the City wouldn't allow a needy person to pick up a chest at someones curb. Attorney Lee said that section was in the resolution to discourage recycling companies from going ahead of the regular pick-up truck and taking the recyclable materials.

4. Trees

Mayor Wallace asked DPW Supt. Beebe if any trees were scheduled to be planted at curbside this spring. Beebe said no, but hopefully this fall.

II. NEW BUSINESS

1. Establish Public Hearing-Budget for FY 1989-90, May 22, 1989

Moved by Renwick, supported by Sweet that the Public Hearing for the FY 1989-90 budget be held on May 22, 1989.

Yes: 5 No: 0



South Lyon Police Department

219 Whipple St.
South Lyon, MI 48178
Ph: (248) 437-1773
Fx: (248) 437-0459

Parade/Event Application

Date(s) of Event: SEPTEMBER 10, 2022

Applicant's Name: LARRY LEDBETTER

Ph#: _____

Applicant's Address: _____ DR. SOUTH LYON, MI

Name of Event: DEPOT DAY "41 ANNUAL"

Business/Organization Name: SOUTH LYON HISTORICAL SOCIETY

Business Address: 300 DOROTHY ST. SOUTH LYON

Business Phone Number: 248-437-9929

President/CEO Responsible for Event: LARRY LEDBETTER

Ph#: 248-613-7579

Event Start Date and Time: 9/10/22 10:00 (AM) / PM

Event End Date and Time: 9/10/22 4:00 AM / (PM)

Approximate number of persons attending: 800 estimate

Approximate number and types of vehicles: 8 VEHICLES PARKED FOR DISPLAY
(TOUCH A TRUCK) FRONT LOADER (DPW), FIRE ENGINE, TRACTORS

Approximate number and types of animals: (2) PONIES FOR KID RIDES

Amount of space maintained between all units in parade: N/A

Route to be traveled (Include Street Names and turning directions) or area to be utilized: NO PARADE

****Please attach a map of the area and/or route that will be utilized during the event****

THE EVENT TAKES PLACE AT 300 DOROTHY ST. SITE OF
SOUTH LYON HISTORICAL VILLAGE: FUN AND GAMES FOR
CHILDREN & ADULTS.

Applicants Signature and Date

Larry E. Ledbetter

Responsible Party's Signature and Date

Chief Christopher Sork 2/11/2022

☒ PD ☒ FD ☒ DPW ☒ City Hall

Chief Christopher Sork

Date

HOLD HARMLESS

To the fullest extent permitted by law the SOUTH LYON HISTORICAL SOCIETY
(Name of Applicant/Organization)

agrees to defend, pay on behalf of, indemnify, and hold harmless the City of South Lyon, its elected and appointed officials, employees and volunteers, and others working on behalf of the City of South Lyon against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed; or recovered against or from the City of South Lyon by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of, or is in any way connected or associated with this event.

Larry E. Ledbetter
Signature

Feb 9, 2022
Date

DEPOT DAY

SOUTH LYON HISTORIC VILLAGE

