

**CHARTER TOWNSHIP OF SUPERIOR
SPECIAL MEETING OF
SUPERIOR TOWNSHIP BOARD OF TRUSTEES**

**SUPERIOR CHARTER TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198**

DECEMBER 14, 2021

7:00 P.M.

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF AGENDA
5. PUBLIC COMMENTS (Limited to two minutes per person)
6. COMMUNICATIONS
 - a. Emails from residents
7. NEW BUSINESS
 - a. Letter to Supervisor Schwartz regarding Rock Property dated August 17, 2021
 - b. Proposed Sales Agreement and Proposed Land Contract for Rock Property
8. PUBLIC COMMENTS (Limited to two minutes per person)
9. ADJOURNMENT

From: Dominic Perrotta <daperrotta@gmail.com>
Sent: Monday, December 6, 2021 6:15 PM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Rock properties

You don't often get email from daperrotta@gmail.com. [Learn why this is important](#)

I wholeheartedly support the township's acquisition of the Rock properties for use as a nature preserve or as the township sees fit.

Dominic Perrotta MD
7067 Stommel Rd, Superior Charter Twp, MI 48198

From: jordanedavis@gmail.com <jordanedavis@gmail.com>

Sent: Tuesday, December 7, 2021 11:17 AM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Property Purchase

Dear Ken,

I am writing in support of Superior Township purchasing the Rock Property.

It will be a wonderful asset to our Township.

The purchase aligns with the Mission of our Township.

I am unable to attend the next meeting and wanted to voice my support for the purchase.

Thank you.

Sincerely,

Jordan E Davis
6950 Stommel CT
Superior Township, MI 48198
(904)859-6709

From: Marc Netsch <marcusnetsch@gmail.com>

Sent: Monday, December 6, 2021 4:43 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Township Meeting - December 14th

You don't often get email from marcusnetsch@gmail.com. [Learn why this is important](#)

Hi Ken,

I am currently a resident of Superior Township residing on Stommel Rd. I'm unable to attend the meeting on December 14th, however, I'm writing to give my full support to have the Township purchase the property currently known as the "Rock" and return the property to wetlands/forest.

If there's anything else that I can do to support this effort, please let me know.

Thank you,

Marc Netsch

From: muise.robert@gmail.com <muise.robert@gmail.com>

Sent: Wednesday, December 8, 2021 9:42 AM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Proposal to Purchase Rock Properties

Dear Mr. Schwartz,

I may not be able to attend the December 14th meeting where the proposal to purchase the Rock properties (301 acres) is discussed and considered. However, I am sending you this email so that my voice may be heard in this matter. I strongly support the proposal to purchase the Rock properties. Superior Township is unique. It is the “greenbelt” between Ann Arbor and the overly-developed Plymouth/Canton area. Anyone travelling along Plymouth/Ann Arbor Road or Ford Road can witness the beauty of this Township. Purchasing this property and maintaining it for park/recreational use is harmonious and consistent with the adjacent land uses. It will promote the Master Plan. And it will maintain the peaceful, rural nature of the surrounding properties. In short, the purchase will help retain the rural atmosphere of the entire area, and it will definitely promote the quality of life of those who live in the Township (and of those who visit the Township to enjoy its rural character). Thank you for your consideration.

Robert J. Muise, Esq.
7097 Stommel Court
Superior Township, MI 48198
(734) 635-3756

From: David Guenther <guenther@cmplaw.com>
Sent: Wednesday, December 8, 2021 7:07 AM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Re: rock property

Ken,

I won't be able to attend the meeting, but I fully support the purchase of the Rock property. As you note in your letter, the Rock property has been a threat to the Township's Master Plan and the focus of litigation for years. Ending that threat would be a major win for the Township and its residents.

Best regards,

DBG
David B. Guenther
Conlin, McKenney & Philbrick, P.C.
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2131
Tel: (734) 997-2175
Fax: (734) 761-9001
Email: guenther@cmplaw.com

From: jrintamaki@comcast.net <jrintamaki@comcast.net>
Sent: Wednesday, December 8, 2021 10:36 AM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: 301 acre Rock property

Hi Ken

What a great opportunity to purchase the Rock property that has been a millstone for all these years. I fully support the purchase. And I will try to attend the meeting next week. Great work.

John Rintamaki

E. KURATH

2203 HICKMAN ROAD
YPSILANTI, MICHIGAN
48198

10 December 2021

Superior Charter Township
3040 North Prospect Road
Ypsilanti, Michigan 48198

Re: Township Purchase of Property

Location of the subject property is near the east edge of Section 30 and extends northward toward Cherry Hill Road, approximately 300 acres, known as Rock property.

According to the USDA Soil Survey book, the land in this area includes difficult kinds of clay.

Rock's objective of development for many dwellings includes dealing with sewage.

This Township has direct practical experience to know the difficulties with some of the local kinds of soil, for streets and roads and other kinds of construction. Also there are limitations of road access to the subject area.

How to deal with sewage is a big concern. Objections to what Rock has proposed have taken effort and cost, consultants and legal expense for this Township with its concerns about consequences of what is done and how.

For this particular area of land, ownership by this Township for recreational purposes would be better.

Allen Kurath

December 9, 2021

Superior Township Board of Trustees
3040 N. Prospect Rd.
Superior Township, MI 48198

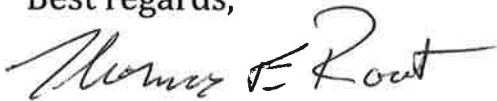
Members of the Board,

This letter is in regard to the possible acquisition of the Rock Property by the Township. We are in FULL agreement that this land be purchased by Superior Township with the understanding that it be maintained for use as recreational, agricultural, park, or conservation land.

We regret that we will not be able to attend the special meeting on December 14 but wanted you to know that we support this proposed purchase.

Thank you for your time and attention.

Best regards,



Thomas and Corie Root
2791 N. Harris Rd.
Superior Township, MI 48198

December 8, 2021

Charles and Judy Paterka
3421 Deward Drive
Ann Arbor, Mi 48105

Mr. Ken Schwartz
Superior Township Supervisor
3040 North Prospect
Superior Township, MI 48198

Mr. Schwartz

As residents of Superior Township since 1995, we treasure the rural feel of our township and the preservation of our natural land. The Rock proposed use of the land does not fit our vision of Superior Township. We support the township plan to acquire the "ROCK" property and preserve it for recreational purposes forever.

Very Truly Yours

Chuck Paterka



Judy Paterka



-----Original Message-----

From: Terri Brodkey <tbrodkey@icloud.com>

Sent: Wednesday, December 8, 2021 11:30 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: In Support of Rock Purchase

[You don't often get email from tbrodkey@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Mr. Schwartz,

Our family is in support of the township's purchases of the Rock Properties. We cannot wait any longer for the next real estate developer's attempt to turn this rare large tract of farmland into Retail / Condos / Housing and the resulting legal fees the township will have to endure to fight each new attempt to have it rezoned by a new developer.

We would support any recreational / agricultural usage of this beautiful tract of land.

Terri Oif Brodkey

Property owner in Superior Twp

From: Liang, Wen <wenliang@med.umich.edu>
Sent: Thursday, December 9, 2021 6:41 PM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Fully support purchase of the Rock Properties

You don't often get email from wenliang@med.umich.edu. [Learn why this is important](#)

My name is Wen Liang and my husband is Jian Wu. We are a home owner in Superior Township. Just want to strongly support the township's proposed purchase of the Rock Properties. It is a beautiful tract of land that must be preserved for future generations.

Please feel free to contact us if any further information you need from us.

Thanks,

Wen

Tom Brennan

1651 Sheffield Dr
Superior Township, MI 48198

Kenneth Schwartz, Supervisor
Superior Charter Township
3040 N. Prospect Rd
Superior Township, MI 48198

December 13, 2021

Dear Supervisor Schwartz,

I am writing in support of the Charter Township of Superior's purchase of the parcel of land known as the Rock Property.

Superior Township is unique in trying to preserve rural lands north of Geddes Rd. I feel if the township purchases this land, we can preserve the rural character of our township.

I urge the Superior Township Board of Trustees to move forward with the purchase of this land. I feel the money spent on this will be a great investment for the future of our township.

Sincerely

Thomas E Brennan III



CITY OF ANN ARBOR

301 E. Huron Street | Ann Arbor, Michigan 48104

734.794.6000 ext. 42798 | greenbelt@a2gov.org

December 13th, 2021

Board of Trustees
Superior Charter Township
3040 North Prospect
Superior Township, MI 48198

Dear Trustees,

In 2003, City of Ann Arbor residents passed the Open Space and Parkland Preservation millage, known as the Greenbelt millage. Since then, the City and many partnering organizations have protected over 6,400 acres, including 60 working farms. This represents over \$74 million in permanently conserved lands in the Ann Arbor area alone.

The City is excited to hear that Superior Charter Township is considering acquiring the Rock property for conservation purposes. This property represents one of the few remaining land holdings of 300+ acres in the Greenbelt. As such, it offers an incredibly unique opportunity to conserve both prime farmland and quality woodlands in a single acquisition, and at a scale that is rarely seen within the Greenbelt.

The Rock property is one of the highest scoring projects the Greenbelt has on record (94th percentile), and Superior Charter Township's leadership in protecting this property would be a momentous achievement, emblematic of the Township's longstanding commitment to conservation.

The Greenbelt would be eager to explore and support additional conservation opportunities the site may offer. Thank you for considering the preservation of this exceptional property for the benefit of current and future generations.

Regards,

A handwritten signature in black ink, appearing to read "Remy Long".

Remy Long, Manager
City of Ann Arbor Greenbelt Program



Washtenaw County Parks and Recreation Commission

December 13, 2021

Mr. Ken Schwartz
Supervisor
3040 North Prospect
Superior Township, MI 48198

Dear Mr. Schwartz,

I am pleased to offer this letter of support for the efforts of Superior Township to acquire the Rock Property. This scenic parcel has been a conservation priority of Washtenaw County Parks & Recreation (WCPARC), Superior Township, and other conservation partners for many years. At 300-acres, this acquisition will be one of the largest conservation properties in the County and provide an important link in the Superior Greenway.

The Rock Property has been under consideration for various development proposals for many years. Thanks to the leadership of Superior Township and a steadfast commitment to conservation, we now have the opportunity to preserve this property for recreational purposes forever. The acquisition of the Rock Property will clearly provide a number of benefits to the residents of Washtenaw County for generations to come and we are glad to support this effort.

Sincerely,

Coy P. Vaughn
Director, Washtenaw County Parks and Recreation Commission

Hi Ken,

I'm not sure if you need more support materials for the township plan to purchase the "Rock" property, so I wanted to reach out to you and voice my approval. Superior township is a special place and this is a great way to preserve more of what makes it special.

Hope all is well,

Brian Meade
5585 Stonevalley Dr

the
D I X B O R O
P R O J E C T

To All It May Concern,

It is my sincere hope that Superior Township is able to acquire and preserve the Rock Properties for our future. The proposed development, in scale and style, would impact this community in ways that we really do not wish to see happen! This would be a heart breaker for those of us who live in and do business in the area.

I extend my support and appreciation to Superior Township for upholding and investing in the preservation of our landscape and community. I would be living, doing business and investing here otherwise.

Sincerely,
Sava Farah
734.604.4051

From: Ken Schwartz <kenschwartz@superior-twp.org>

Sent: Tuesday, December 07, 2021 9:05 PM

To: Board <board@superior-twp.org>

Subject: fyi

We plan to attend, but I have another meeting at the same time so we will come, add our names to whatever you want us to sign, and probably leave about 7:30.

I am so happy that this is happening. It took a lot of work to get to this point. We really are a Superior Township.

Kay and Karl Williams

From: Jay Gardner jay.gardner.jr@gmail.com
Sent: Tuesday, December 7, 2021 6:34 PM
To: Ken Schwartz kenschwartz@superior-twp.org
Subject: Re: rock property

You don't often get email from jay.gardner.jr@gmail.com. [Learn why this is important](#)

I think the purchase of the 300-acre Rock land is a very good outcome for the Township and its residents. At the time of Rock's application and subsequent hearings, I was Vice-Chair of the Superior Township Planning Commission so I remember the proceedings well. I was troubled by several aspects of their proposal including wastewater treatment disposal, violation of the Master Plan vision, inappropriate use, density, and traffic.

Without knowing the specifics of the transaction, I support in principle the purchase of the Rock land by the Township.

Jay Gardner
Chair, Planning Commission

Dear Supervisor Schwartz,

Thank you for calling the December 14th meeting regarding purchase of the Rock Parcel. I have followed the issue closely since its inception, first as a resident of Superior Road, and later as a member of the planning commission.

As the township comes under increasing pressure for development, particularly north of Geddes, this purchase would help maintain the open space called for in our Master Plan and coveted by residents of the Township.

I support the purchase.

Let's keep our Township Superior!

Rob Steele
Superior Road

Curt Wolf
5613 Vreeland Road
Superior Township, MI 48105

12/13/21

Charter Township of Superior
Board of Trustees

I am writing this letter to express my strong support of Superior Township's purchase of the "Rock Property" located in Superior Township. There are numerous ecological and social benefits associated with the proposed purchase and intended use of this property by the Township. Preventing this land from high density residential development will protect the Huron River from receiving significant additional point source pollutant loading. In addition, existing critical habitat will be protected that benefits not just the Township but the entire region. This particular section of the Township has a reputation for being one of the best areas in Southeast Michigan for viewing rare and endangered migratory birds. One can often ride down Vreeland Road and see groups of birdwatchers huddled at the side of the road photographing rare species. Purchasing this property and preserving it from development is a once in a lifetime opportunity for the Township.

Sincerely,

Curt Wolf
Superior Township's Representative to the Huron River Watershed Council

From: Long, Remy <RLong@a2gov.org>
Sent: Monday, December 13, 2021 10:08 AM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: RE: carbon equation

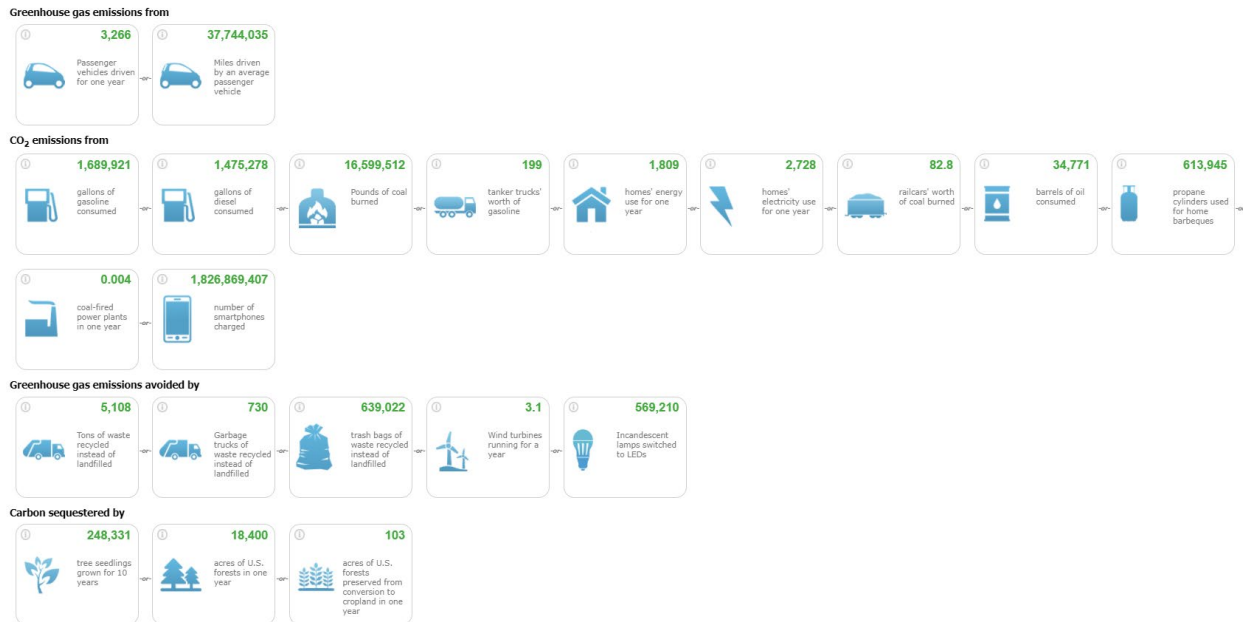
Ken –

The aboveground/belowground carbon storage capacity of the Rock property is 15,018.33 Metric Tons CO2 Equivalent. This translates to \$537,484.21 worth of carbon (using EPA’s Social Cost of Carbon valuation). That amount of CO2 is equal to 37,744,035 miles driven by an average passenger vehicle. Below are other carbon equivalencies of the Rock property.

Let me know if you have any questions.

Thanks,
Remy

Remy Long (he/him) | Manager
Open Space & Parkland Preservation Program | City of Ann Arbor
Administered by [The Conservation Fund](#)
734-794-6210 x42798 (O) | 734-276-8387 (C)



From: Ken Schwartz <kenschwartz@superior-twp.org>
Sent: Sunday, December 12, 2021 9:41 AM
To: Long, Remy <RLong@a2gov.org>
Subject: carbon equation

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Remy,

I read the article in today's AA News. Washtenaw county must be leading the nation in conservation. It's wonderful. Is there any way to estimate the CO2 savings for the 301 acre Rock purchase? Does the equation estimate on a per acre basis or actual inputs from the characteristics of the land? If I could get an estimate by Tuesday that would be great. I've tried to cover all the bases because I have a trustee that's wavering.

Hopefully, you can get a letter of support to me by Tuesday. I've already mentioned that we can't expect financial assistance for the purchase, but if you could leave the possibility of a minority farmer project or assisting with federal funding for reforestation, wetland development, etc., that would be helpful. I believe we will vote in favor of the purchase, but I'm keeping my fingers crossed until the closing.

Ken

Superior Township Residents and Trustees,

I currently farm the Rock property on Vreeland Road. I have farmed the land myself for the previous eight years. Prior to that I farmed this property while working for the Vreeland family, therefore I have been acquainted with this land for 17 years in total. Over the last eight years I have pursued purchasing the land for farm use in many different ways but have never had the opportunity to actually make it happen. Since I am a young farmer, acquiring capital for land purchasing is difficult and has been prohibitive to allowing me to buy land that is priced for development instead of farm value.

Current discussions regarding this particular parcel including options for township purchase, Greenbelt preservation, County Park proposals, and private township resident purchases directly affect myself, my family, and my career. I am certainly in favor of preserving the land from development. This is exactly what I have been trying to do for many years. However, I have concerns regarding the proposed plans of township purchase as a recreational opportunity.

I believe the land should stay in private ownership with an agricultural easement allowing it to be forever preserved from any form of development yet remain a tax paying parcel. This allows for further agricultural use, contributing to the township legacy of preserving agricultural lands within a developed region. Additionally, this gives opportunity for township income through property taxes rather than ongoing township expense for property maintenance and recreational facilities. A variety of beneficial recreational opportunities are already in place in the township. Without a clear and defined plan for the future of this parcel under township ownership, there is concern for potential negative outcomes. Removing this sum of acreage from private ownership places undue burden on local agricultural producers who depend on land for production.

If the township purchases the land without an agricultural easement on it, what will prevent the future 'recreational purposes' from imposing stress and damage to the property? These potential and unnamed recreational purposes may very well render the land not farmable in any fashion. It is my understanding that the prolonged and ongoing struggle over this particular parcel is based upon a township desire to maintain agriculture and rural heritage. Should the land become not farmable by way of recreational purposes, the township time and expense over the last 17 years is significantly discounted.

There is currently a gross overpopulation of deer on this parcel and the adjoining land. Farming near parks or large blocks of residential areas in the township means a marked increase in the damage caused by deer. Deer alone cause extremely significant damage to local crops, costing a farmer 30-100% direct crop loss each year. Many township residents have voiced support for local farmers, and I greatly appreciate this. However, support for local farming must be complimented by support for healthy wildlife management programs in order to maintain farms. Hunting is already quite restricted in the area and if hunting becomes prohibited due to recreational restrictions on township property, then the Rock parcel and the surrounding neighbors will no longer be viable farmland. This poses a concern for further development to the surrounding properties as private owners are left with acreage that cannot continue to be farmed. In essence, any hunting restriction to this land will likely drive a rise in development in the immediate surrounding area. Additionally, any reforestation or naturalization program would certainly meet the same devastating losses from wildlife damages, and be a misuse of township tax monies.

Thank you for your time and consideration of these concerns,

Steve Peach

From: Mpsherick <mpsherick@gmail.com>
Sent: Monday, December 13, 2021 6:59 PM
To: Rhonda McGill
Cc: Eugene Weng
Subject: 300 acres- we support purchase

You don't often get email from mpsherick@gmail.com. [Learn why this is important](#)

Dear Trustee McGill,

My husband and I live at 6463 Warren Rd. We would like to express our FULL SUPPORT the TWP purchase of 300 acres to add to Superior TWP Conservation. This is a rare opportunity to protect and steward our natural resources and ag land for generations to come.

Thank you,

Sincerely,
Margaret Peterson and Gene Weng

5630 Meadow Lane
Ann Arbor, MI 48105
December 13, 2021

Board of Trustees
Superior Charter Township
3040 North Prospect
Superior Township, MI 48198

RE: Proposed Sales Agreement and Proposed Land Contract for Rock Property

Dear Trustees,

I am writing in strong support of Superior Township's proposed purchase of the 300 acres of established woods, farmland and wetlands located between Geddes Road and Cherry Hill Road in Sections 20, 29 and 30.

As a longtime resident and farm owner in Superior Township near to the land in question, and as a former county commissioner representing the district, I am acutely aware of the speed of development in our region, and of the great value placed on green space by township and other area residents. Green space is an important contributor to public health and mental health. It also contributes crucially to the preservation of animals and plants – our natural world and its wonderful biodiversity – that are harmed by environmental pollution as well as climate change and associated extreme weather events. Further, this particular acquisition will provide an important link between Geddes Road and Vreeland Road and will preserve land in an area that is regionally famed for its wildlife.

Superior Township has done impressive work under your leadership and that of Supervisor Ken Schwartz, Treasurer Brenda McKinney and Clerk Lynette Findley in balancing important considerations – meeting the region's growing housing needs while also protecting and expanding green spaces and farmland that are treasured now and will be valued by future generations. I hope that you will continue striking that admirable balance by proceeding with this significant acquisition.

Best wishes,

Michelle Regalado Deatrick
Former Washtenaw County Commissioner, District 2
National Chair, DNC Environment and Climate Crisis Council
National Advisory Board, Climate Power

cc: Kenneth Schwartz, Superior Township Supervisor
Lynette Findley, Superior Township Clerk



Mission

The Southeast Michigan Land Conservancy conserves natural land and open space - including forests, wetlands, meadows, agricultural lands, and places of scenic beauty - to provide habitat for wildlife and to enrich the lives of people.

SMLC Local Chapters

Monroe County Chapter
Superior Township Chapter

Southeast Michigan Land Conservancy

8383 Vreeland Road
Superior Twp., MI 48198

734.484.6565
734.484.0617 (fax)

www.smlcland.org

December 13, 2021

Ken Schwartz, Supervisor
Superior Charter Township
3040 North Prospect Rd.
Superior Township, MI 48198

Dear Ken:

Southeast Michigan Land Conservancy (SMLC) strongly supports Superior Township's proposed acquisition of 300 acres of woods and farmland - the former Rock properties - located between Cherry Hill and Geddes and west of Prospect in order to conserve these lands and provide future passive recreation opportunities to Township residents and visitors.

SMLC's mission is to conserve natural lands and open space to provide habitat for wildlife and enrich the lives of people. In Superior Township, SMLC and the Superior Greenway partners including the Township, the City of Ann Arbor and Washtenaw County's Natural Areas Preservation Program, have conserved 2,751 acres of woods, wetlands, prairie and farmland to-date. If approved, this project would increase that to more than 3,000 protected acres in the Greenway.

SMLC supports preserving and enhancing existing local wildlife habitat and increasing passive recreational opportunities including hiking, bird-watching, and nature-viewing. This acquisition is a rare opportunity to conserve a large and important property for the residents of the County and SMLC strongly supports it.

Sincerely,
Southeast Michigan Land Conservancy

Jill A. Lewis

Executive Director

cc: Lynette Findley, Superior Township Clerk

Unfortunately, we will not be able to attend the township meeting in person, but we would like to add to the many voices of support of the purchase of the Rock property. We are very much looking forward to maintaining the peaceful beauty of the properties in this area. The purchase will ensure that the area will be enjoyed by us who live in the township, and others as well. We couldn't be happier than with this solution.

Thank you!

Sincerely
Sassa and Jan Akervall
5550 Stonevalley Dr.
Ann Arbor, 48105

Superior Township
3040 North Prospect Road
Superior Township, Michigan 48198

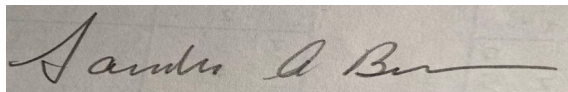
December 13, 2021

To Ken Schwartz

While we are unable to attend the Tuesday night meeting to discuss whether the Township should purchase the 300 acres of farmland, Rock Property - near Cherry Hill / Vreeland / Geddes roads, we would like to give our complete support for this land purchase. We agree that the plan to build a large mobile home park is not the best use for this land. Thus, we give our total support for the purchase of this land and total opposition to the mobile home park development.

Thank you for your efforts to preserve this part of our beautiful township for recreational purposes in perpetuity.

Best regards,

A rectangular area containing a handwritten signature in cursive script, which appears to read "Sandra A. Bermann".

Sandra A. Bermann and Eric A. Bermann
5575 Great Hawk Circle
Ann Arbor, MI 48105

From: Kenneth Dani <kmdani@gmail.com>
Sent: Monday, December 13, 2021 7:56 PM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Letter of support for Rock property

You don't often get email from kmdani@gmail.com. [Learn why this is important](#)

n I found out that you (we?) won the lawsuit. I'm sure you hear it from a lot of our residents, but thank you for helping protect our township!

I am in great support of the township purchasing the 300 acres of Rock property. I love that our township has taken such a strong stand to protect our land. I was born and raised in Canton and I am constantly saddened to see what a concrete jungle it has become. It starts with the water, then paving the road, then there are houses everywhere. When we were purchasing our home on Berry Road in 2014, I was sure to call the Township hall to find out about what plans they had for the area. I didn't want water or sewer. I saw what it did to Napier Road when I was growing up. I watched all of the undeveloped land have cornfield mansions rise where mature trees once stood. I watched fields be stripped down to the clay for houses to be built and topsoil brought back in. I didn't want any of that to happen around my family. I was assured that there was no water north of Geddes and no plans to ever do so. I was excited when Weatherbee Preserves opened. I was excited when Seacrest Preserves opened. I was excited to have Stabler Farm open up. I have great pride that our Township actively works to protect our lands, and not have them become sprawling neighborhoods. These are all wonderful, protected, areas for people to be able to get into nature. Areas for plants and animals to thrive. Protected areas that hold off the concrete that creeps in from North, South, East, and West!

Ken Dani
4222 Berry Rd

From: peters9971@aol.com <peters9971@aol.com>

Sent: Monday, December 13, 2021 9:38 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Rock Property

Ken:

I cannot make the meeting tomorrow regarding the pending approval for the purchase of the Rock property. However, I strongly support the purchase of the Rock property. The purchase will help the Township to control the future develop of the Township thus helping to maintain the high quality of life that we Township residents have. I also suggest that the use of this property, if purchased be completely addresses as the Township Master plan is developed,

Peter P Sandretto Jr
3406 Deward Dr
Ann Arbor, MI 48105

From: Anita Sandretto <asandret@umich.edu>

Sent: Monday, December 13, 2021 10:10 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Land purchase and development

I regret that I will be unable to attend the township meeting tomorrow, December 14.

However, I strongly support the proposal to purchase the Rock property as explained in your December 7th message. The purchase will aid in controlling how our township is developed.

Thank you for your tenacity in making the purchase happen.

Regards

Anita Sandretto

From: Superior Township Website <noreply@superiortownship.org>
Sent: Monday, December 13, 2021 6:19 PM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Superior Township Contact Page

Get In Touch With Us

APPLICANT: Margaret Peterson

Email: mpetersonweng@gmail.com

Recipient: kenschwartz@superior-twp.org

Subject: Plz buy the 300 acres!!!

Message Body: Dear Trustees: My husband and I live at 6463 Warren rd and we are in FULL SUPPORT the TWP purchase of 300 acres to add to Superior TWP Conservation. This is a rare opportunity to protect and steward our natural resources and ag land. Sincerely, Margaret Peterson and Gene Weng -
- This e-mail was sent from a contact form on Superior Township (<https://superiortownship.org>)

From: Superior Township Website <noreply@superiortownship.org>
Sent: Monday, December 13, 2021 2:28 PM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Superior Township Contact Page

Get In Touch With Us

APPLICANT: David Sluga

Email: dmsluga@comcast.net

Recipient: kenschwartz@superior-twp.org

Subject: Rock property

Message Body: I'm in full support of the acquisition and purchase of the Rock property. This is an asset that aligns with the township master plan. In addition, this will further enhance and expand the conservation efforts set forth with the Superior Greenway. Please forward my letter of support to all of the elected township trustees. Thank you. David Sluga 3420 Deward Dr. -- This e-mail was sent from a contact form on Superior Township (<https://superiortownship.org>)

From: Dan Ezekiel <dan.ezekiel24@gmail.com>
Sent: Tuesday, December 14, 2021 10:33 AM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Sierra Club letter re Rock Property

Dec. 14, 2021

Supervisor Schwartz,

The Sierra Club Huron Valley Group supports the Superior Twp. purchase of the Rock property. We believe that development should occur in areas that already have infrastructure like roads and sewers, and that areas zoned for agriculture and open space should remain so. We applaud the dogged efforts the township has made to defend its master plan, which provides for development south of Geddes and seeks to restrict it north of Geddes; we wish other townships were as tenacious.

The Superior Greenway offers agriculture, hiking, birding, and other amenities associated with green space, and we applaud the township's efforts to continue this legacy.

Dan Ezekiel,
for the Sierra Club Huron Valley Group Executive Committee
"Explore, Enjoy, and Protect the Planet"

From: JMR Paindoc <jackylienz@gmail.com>
Sent: Tuesday, December 14, 2021 12:13 PM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Consideration of Rock financial property north of Geddes Rd

You don't often get email from jackylienz@gmail.com. [Learn why this is important](#)

e Rock property south of Geddes Rd. This north of Geddes area supports abundant wildlife in the way of migratory and resident birds and wetland animals. To have this property turned into tract housing will detract from the quality of the property, and the pastoral environment. Purchasing this property to preserve the environment and decrease the threat of unwanted development pressure would be a positive for the township.

Thank You for your consideration,

Jack Rosenberg MD
Anne Dimitry



54TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514
PHONE: (517) 373-1771
FAX: (517) 373-5797
E-MAIL: ronniepeterson@house.mi.gov

MICHIGAN HOUSE OF REPRESENTATIVES

RONNIE D. PETERSON

STATE REPRESENTATIVE

December 14, 2021

Ken Schwartz
Superior Township Supervisor
3040 North Prospect
Superior Township, Michigan 48198

Dear Supervisor Schwartz and members of the Superior Township Board of Trustees,

I write to you today in support of the proposed purchase of the Rock Property. While I am aware of the need for additional affordable housing in our region, I agree that the Rock Property has proven to be unsuitable for such use.

I am a firm believer in responsible economic development. For the Ypsilanti community to prosper, it must keep pace with demand for residential, retail, and industrial expansion. However, unfettered growth is a sure path to sprawl and a diminished quality of life for area residents. Government officials must recognize the value of open spaces and natural areas and take steps to guard against overdevelopment.

I commend the township's 17-year effort to resolve the Rock Property dispute and am in full support of the proposed purchase and subsequent preservation of the land. Our current and future residents expect and deserve to have natural areas to enjoy. Thank you all for working so diligently to carry out the will of the people.

Respectfully yours,

Ronnie D. Peterson
State Representative, District 54

From: Ross Gladwin <rosstg@gmail.com>

Sent: Tuesday, December 14, 2021 12:57 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>; Lynette Findley <lynettefindley@superior-twp.org>

Subject: Support for Township Purchase of Rock Property

Hi Ken and Lynette,

Unfortunately I already had an appointment for tonight and won't be able to attend the special board meeting. But I wanted to write a brief note to affirm my support for the township to purchase and preserve the 300+ acres of Rock property. I personally feel that we should preserve all remaining open farm and forest land in the township, through whatever means possible. This collection of Rock properties represents a fantastic opportunity that should not be missed - especially given the extensive low quality housing that Rock was formerly proposing the very same parcels.

However! I am also rather bummed to see that the 60 acres of rock properties south of geddes rd, fronting the huron river, is not included here. Why not? Our township has frontage on the biggest, most beautiful river in all of southeast Michigan - and yet we have almost no way to access or even view it in a natural setting. These 60 acres should Definitely be targeted for preservation and future park land also.

Thanks for all that you do to improve the township!

Regards,

-Ross Gladwin

1677 N. Prospect



THE SENATE
STATE OF MICHIGAN

JEFF IRWIN
18TH DISTRICT
P.O. BOX 30036
LANSING, MI 48909-7536
PHONE: (517) 373-2406
FAX: (517) 373-5679
senjirwin@senate.michigan.gov

TO: Superior Township Board of Trustees
3040 North Prospect
Superior Township, MI 48198

14 December 2021

Dear Superior Township Board of Trustees,

As the State Senator for Michigan's 18th Senate District representing Superior Township, I'm writing to express my support for the township's purchase of the Rock Property's land for the purposes of preserving this land for recreational purposes. With Superior Township's purchase of this land, the Township is ensuring generations of beneficial use in accordance with the community's zoning ordinances and the township's master plan.

The purchase of this land will also end a 17 year struggle between Rock Property and the township, which has been costly and diverted resources away from other important initiatives. I'm confident in the Board's ability to lead this strategic purchase, and I thank the Board for investing in 300 acres that will benefit residents of Superior Township but that will also be enjoyed by people across Washtenaw County.

This is a once in a generation opportunity for Superior Township to preserve 300 acres for permanent recreational purposes. I fully support the purchase of this land and I stand ready to support the Township's efforts to garner support from the State of Michigan through the Natural Resources Trust Fund or other sources. Thank you again for your leadership in land conservation.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff Irwin", with a large, sweeping flourish extending to the right.

Jeff Irwin
State Senator - District 18

From: richardmaurer@provide.net <richardmaurer@provide.net>

Sent: Tuesday, December 14, 2021 2:34 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Rock properties

You don't often get email from richardmaurer@provide.net. [Learn why this is important](#)

e, or how much revenue enhancement we will need to buy it. But it would be worth a millage increase. We have to figure, if a lot of subdivisions get put in, our property taxes go up anyway. We need to buy the property outright, so that we can take it out of the hands of developers forever.

We need to keep the property natural. However, we shouldn't just let it sit. I envision perhaps a nature center on the Huron River, or in the woods and fields, with guided nature tours. One thing we don't have is a kayak livery, and a place to launch kayaks on the river. We could perhaps create something like that. We could also use the Rock properties perhaps for limited farming (organic), 😊 to help generate revenue for the township. Again, we could offer guided field trips.to educate people on responsible farming techniques and responsible land management.

I'd LOVE to see a horseback riding program in the township, with carefully managed riding trails. Also, it might be neat to have a cider mill, but that's just an idea.

My point is, we have all these natural resources in Superior Township, and it's obvious the overwhelming majority of our residents want to keep it that way. However, with this rare natural treasure we are preserving (surrounded by cities) we have a tremendous opportunity to exploit our resources while preserving them, providing access for people, not only for residents, but for people all over the area, to enjoy our township in a variety of creative ways.

Let's take steps to KEEP OUR TOWNSHIP SUPERIOR, and share it with others.

Richard Maurer
Arbor Woods

From: Paula Jefferson <pjeffuller@gmail.com>
Sent: Tuesday, December 14, 2021 3:00 PM
To: Ken Schwartz <kenschwartz@superior-twp.org>
Subject: Rock Property Purchase

Hi Ken,

I can't make the meeting tonight, but I'm writing to show my support of the township purchasing the Rock Property to protect against undesirable retail/residential developments.

Thank you

Paula Jefferson
1585 Harvest Lane
Superior Township, MI 48198

From: Francine Romine <fromine@umich.edu>

Sent: Tuesday, December 14, 2021 3:07 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Rock Properties - vote

Ken - We won't be attending tonight's meeting but I am in favor of the township securing this property for non-development. I think it would be a travesty to have another large scale development - we simply don't have the infrastructure. And we shouldn't have to suffer so some large scale developer can line their pockets.

Thank you as always for your leadership.

Francine and Phil MacBride

--

Francine Romine
Director, Marketing and Communications
University of Michigan Transportation Research Institute
2901 Baxter Road
Ann Arbor, MI USA 48109
734.763.4668
734.740.9321 (mobile)

fromine@umich.edu

**William Clay Ford, Jr.
Lisa V. Ford
2000 Brush Street, Suite 440
Detroit, Michigan 48226**

December 10, 2021

Mr. Kenneth Schwartz
Supervisor
Superior Charter Township
3040 N. Prospect Rd.
Superior Charter Twp., MI 48198

Dear Mr. Schwartz:

We are writing in support of the Township's proposal to acquire significant acreage from Rock Superior LLC in Superior Township. As Township residents, we are very excited about this plan, and in preserving greenspace. We support your initiatives and actions here.

Sincerely,

DocuSigned by:
William Clay Ford, Jr.
CEE6F29CC7E6497...

William Clay Ford, Jr.

DocuSigned by:
Lisa V. Ford
3B9272395B89486...

Lisa V. Ford



MATTHAEI FARM

A DISTINCTIVE WAY OF LIVING

Statement by the Matthaei Farm Condominium Association's Board of Directors Supporting the Superior Township's Plan to Acquire the Rock Property in the Township

December 14, 2021

Matthaei Farm is a residential community of 66 homesites on approximately 100 acres along Gale Road in Superior Township. The development was founded by Fred Matthaei in 1988. We are located approximately two miles from the Rock property and view its development as an existential threat to our community and our residents' enjoyment of the Township and its many amenities.

One of our core values is the preservation and enhancement of the native landscape, both within our development and in the surrounding township. We are in total agreement with the philosophy expressed in the *Superior Township Master Plan: A Growth Management Plan* emphasizing sustainability, preservation of agricultural land and open space, provision of recreational opportunities for residents, maintenance of a visual character of a natural and rural landscape, and resistance to urban sprawl.

For many years the potential development of the Rock Property has threatened all these values. It disregards a quarter century of responsible management of our land and resources. Were it built as proposed, it would disrupt life in our Township in many different ways. These would include a volume of traffic that could not be accommodated by surrounding roads, especially Gale Road, which is designated a Natural Beauty Road. We have consistently opposed the development and now view the proposed purchase by the Township as an excellent step to resolve this longstanding issue.

We urge the Board of Trustees to move forward with the proposed purchase.

Respectfully submitted,

Matthaei Farm Condominium Association Board of Directors

BUTZEL LONG

ATTORNEYS AND COUNSELORS

a professional corporation

Beth S. Gotthelf
248 258 1303
gotthelf@butzel.com

Stoneridge West
41000 Woodward Avenue
Bloomfield Hills, Michigan 48304
T: 248 258 1616 F: 248 258 1439
butzel.com

VIA E-MAIL AND VIA FIRST-CLASS MAIL

CONFIDENTIAL

August 17, 2021

Kenneth Schwartz
Superior Township Supervisor
3040 North Prospect
Ypsilanti, MI 48198
kenschwartz@superior-twp.org

Re: Rock Superior LLC: Property on Cherry Hill Road, Vreeland Road, Geddes Road, Superior Township, Michigan

Dear Ken:

On Friday, August 13, I sent you an email which states:

From: Gotthelf, Beth
Sent: Friday, August 13, 2021 9:46 PM
To: Kenneth R. Schwartz Esq. (kenschwartz@superior-twp.org)
<kenschwartz@superior-twp.org>
Subject: Rock Property in Superior Township

Hi Ken

I hope you are doing well.

We have not spoken about the Rock Superior Township property for a while and much has changed in the world. Rock has decided to investigate developing its property for a planned unit development consisting (PUD) of mixed residential and retail use. The residential aspect would include homes, townhouses and other multi-family units. The density would average 3 units per acre utilizing large open spaces while concentrating some of the housing. This is obviously confidential, not to be disclosed outside of the township.

Please let me know your thoughts and then we can set up the appropriate meetings.

Thank you.

Ann Arbor Bloomfield Hills Boca Raton Detroit Lansing New York Palm Beach Washington D.C.

Alliance Offices Beijing Shanghai Mexico City Monterrey Member Lex Mundi www.butzel.com

August 17, 2021
Kenneth Schwartz
Superior Township Supervisor

I did not receive an acknowledgement of the email from you. Therefore, I am sending this letter to be sure the Township has notice of Rock's change in direction.

Please call or email when you have an opportunity to discuss further.

Thanks so much.

Respectfully,

A handwritten signature in cursive script that reads "Beth S. Gottself". The signature is written in dark ink and is positioned above the printed name.

BETH S. GOTTHELF

TP

BUTZEL LONG

Offer to Purchase Vacant Land

Buyer: Charter Township of Superior, a Michigan municipal corporation
Address: 3040 North Prospect Road, Ypsilanti, MI 48198
Email: kenschwartz@superior-twp.org and lucas@lucaslawpc.com

Seller: Rock Superior LLC, Michigan limited liability company
Address: 6400 Telegraph Road, Ste 2500, Bloomfield Hills, MI 48301
Email: steverosenthal@rockcompanies.com and gotthelf@butzel.com_

Buyer offers and agrees to purchase from Seller the following land (the "Premises"), containing 301.66 acres, situated north of Geddes Road in the Township of Superior, Washtenaw County, Michigan, described as follows:

Tax ID No. J-10-20-200-002; J-10-20-200-003; J-10-20-300-001; J-10-29-200-001; J-10-29-200-006; J-10-30-400-037

subject to existing building and use restrictions, easements, zoning ordinances and Permitted Exceptions (as defined below), if any, upon the following terms and conditions:

1. Sales Price.

Buyer shall pay to Seller the sum of Two Million Four Hundred Thirteen Thousand Two Hundred Eighty Dollars (\$2,413,280.00), which is Eight Thousand Dollars (\$8,000.00) per acre.

2. Form of sale – Land Contract.

At Closing (as defined below), the parties shall execute a land contract in the form of Exhibit A attached hereto (the "Land Contract") requiring a down payment of Two Hundred Fifty Thousand Dollars (\$250,000.00) and the remaining balance of the purchase price, shall be paid, together with interest at the rate of five percent (5%) per annum on the whole sum that shall be from time to time unpaid, in monthly installments of Ten Thousand Dollars (\$10,000.00) each, or more at Buyer's option, on the 1st day of each month, beginning January 1, 2022. Payments to be applied first upon interest and the balance of principal. PROVIDED, however, that the entire purchase money and interest shall be fully paid within eighteen months from the date hereof, anything herein to the contrary notwithstanding.

3. Land Division Act.

Seller and Buyer agree that the following statements shall be included in the Deed (as defined below) at the time of delivery:

- a. The grantor grants to the grantee the right to make all division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.
- b. This property may be located within the vicinity of farm land or a farm operation.

Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

4. Environmental Contingency.

- a. Buyer, at its option and sole expense, may conduct an environmental investigation of the Premises for the purposes of verifying the absence of hazardous waste on the Premises at levels above those allowed under applicable state and Federal law. If Buyer's inspection of the Premises reveals levels of hazardous waste above those allowed, it shall so notify the Seller or Seller's attorney within 30 days after the Effective Date (the "Environmental Contingency Date"), whereupon this Agreement shall terminate, all deposit monies shall be refunded to Buyer, and this Agreement shall be of no further force or effect and Seller and Buyer shall be discharged of all liability, each to the other, hereunder. If Seller does not receive such written notice on or before 5:00 pm EST on the Environmental Contingency Date, this contingency shall be deemed to be fulfilled and this Agreement shall remain in full force and effect.

- b. From and after the Effective Date, Seller grants to Buyer the right to enter upon the Premises to undertake its environmental investigation. Such access and inspection shall not unreasonably interfere with the use and enjoyment of the Premises by Seller or any licensee or tenant of Seller, nor shall Buyer's inspection damage the land or any crops or personal property located thereon. Buyer shall not conduct any invasive testing unless Buyer obtains Seller's prior written consent, and in any event all testing shall be conducted in accordance with standards customarily employed in the industry and in compliance with all governmental laws, rules and regulations. Following each entry by Buyer with respect to inspections and/or tests on the Premises, Buyer shall restore the Premises to substantially the same condition as existed prior to any such inspections and/or tests. Buyer shall indemnify, defend and hold harmless Seller from and against any claim for liabilities, costs, expenses (including reasonable attorneys' fees actually incurred), damages, injuries to person or property or death arising out of or resulting from the inspection of the Premises by Buyer or its agents, contractors and employees, and notwithstanding anything to the contrary in this Agreement. Buyer shall not violate any existing lease of the Premises or any title documents affecting the Premises in performing its tests and investigations, and shall indemnify, hold harmless and defend Seller for any damage or losses caused to the crops and be liable to Seller for any resulting loss of rent caused thereby. and its liability for any lost rent as set forth above shall survive Closing or any termination of this Agreement.

5. Other Contingencies.

- a. If Buyer accepts this offer to purchase, Buyer's obligation to proceed to Closing is subject to final approval by the Charter Township of Superior Board of Trustees. If final approval is not obtained by December 31 2021 (the "Approval Date"), Seller

may, at its option, terminate this Agreement by written notice to Buyer and upon such termination neither party shall have any further liability under this Agreement except for any obligations set forth in this Agreement which expressly survive termination.

- b. Buyer will obtain an appraisal of the Premises at Buyer's expense. If the appraisal does not reflect a value equal to or in excess of the purchase price, Buyer may, by no later than the Environmental Contingency Date terminate this Agreement by delivery of written notice to Seller, . In the event Buyer elects to terminate this Agreement, Seller shall return the EMD to the Buyer and the parties shall have no further obligation under this Agreement, except for the obligations of Buyer set forth in this Agreement which expressly survive termination of this Agreement.

6. Earnest Money Deposit.

Following final approval of this Agreement by the Township Board, as set forth in the preceding paragraph, Buyer shall pay to Seller a deposit in the amount of Five Thousand Dollars (\$5,000) as an Earnest Money Deposit ("EMD").

7. Evidence of Title.

Seller will provide a title commitment for an owner's policy of title insurance (insuring Buyer's interest as a land contract vendee) without standard exceptions, at no additional premium cost to Seller or Buyer, in the amount of the purchase price bearing a date later than the Effective Date of this Agreement or the date through which records are indexed at the Washtenaw County Register of Deeds as of the Effective Date (the "Commitment"), with an owner's policy pursuant to the commitment to be issued at Closing insuring marketable title (as defined below) to the Premises in Buyer (as land contract vendee).

Seller's obligation to provide insurance without standard exceptions will be limited to the execution of a standard owner's affidavit required by the title insurer or its agent. In no event will Seller be required to execute a so called "survey affidavit". To the extent Buyer desires the deletion of the standard survey exceptions from the Commitment, Buyer shall have the right, but not the obligation, to obtain the Survey and, promptly after the Effective Date, at Buyer's sole cost and expense. For purposes of this Agreement, marketable title means fee simple title, free and clear of any and all liens and encumbrances except for recorded and enforceable building and use restrictions and easements of record that do not render the title to the Premises unmarketable. However, Buyer, at Buyer's sole option, may elect to accept title in whatever condition it is in, even if the condition does not meet this definition of marketable title; in that event, marketable title means the condition of title that Buyer has elected to accept. Any special exception imposed by the Title Company will be subject to Buyer's approval. Buyer will provide any mortgage report required.

8. Title Objections.

If within seven (7) days after receipt of the Commitment ("Title Review Period"), Seller receives a written opinion of Buyer's attorney stating in specific terms how the title is not

in the condition required for performance hereunder, Seller shall have twenty-eight (28) days from the date of notification is provided in writing of the particular defects claimed, either (1) advise that it will, on or before Closing, fulfill the requirements in said commitment or remedy the title defects set forth in said attorney's opinion, or (2) advise that it will not remedy such title defects. Buyer may either, within seven (7) days of its receipt of Seller's written notification ("Title Acceptance Period"), (a) waive such objection and proceed to consummate this transaction without further recourse against Seller, or (b) terminate this Agreement and receive a refund of the EMD, in which latter event Seller and Buyer shall have no further obligations with respect to the subject matter of this Agreement except for the obligations which expressly survive termination. If Seller does not cure all timely made title objections at or prior to Closing, then, as its sole option or remedy, Buyer may elect either (a) or (b) of the immediately preceding sentence. Failure of Buyer to provide notice of any title objection on or before the expiration of the Title Review Period shall be deemed a waiver by Buyer of any title objections. Any title matters waived or accepted by Buyer shall be deemed "Permitted Exceptions". If Buyer does not terminate this Agreement as set forth in this paragraph, Buyer agrees to complete the purchase (the "Closing") within five (5) days after the later to occur of (i) the Environmental Contingency Date, (ii) the Approval Date or (iii) the expiration of the Title Acceptance Period.

9. Survey.

Buyer may obtain a current survey of the Premises at Buyer's own expense.

10. Seller's Warranties and Representations.

Seller represents and warrants to Buyer that to Seller's actual knowledge:

- a. There is no pending litigation affecting all or any part of the Premises or Seller's interest in it.
- b. Seller has not entered into any or granted any currently effective contracts of sale, options to purchase or rights of first refusal to purchase affecting the Premises.
- c. No persons or entities have any unrecorded interests in or to the Premises (including, but not limited to, easements, profits, or licenses).
- d. There are no underground storage tanks or hazardous or toxic substances on, under, or above the Premises as defined in any federal, state, or local law, regulation, rule, statute, or directive.

These warranties and representations will survive the Closing of this transaction for a period of six (6) months following the Closing Date.

11. Condition of Premises.

Buyer acknowledges and agrees that it is relying upon its own investigation of the physical, economic use, compliance, and environmental condition of the Premises.

Accordingly, except as may be specifically provided otherwise in this Agreement, the Premises is being sold, and Buyer hereby agrees to accept the Premises, in "AS IS, WHERE IS, WITH ALL FAULTS" condition as of the date of Closing without:

- a. reliance upon any representation, warranty, promise, covenant, agreement or guarantee of any kind, nature or character whatsoever, whether express or implied, oral or written, past, present or future, with respect to the Premises or any portion thereof or interest therein, or the economic viability or feasibility thereof, including without limitation, with respect to:
 - (i) title, zoning, engineering, survey and subdivision;
 - (ii) value, profits, or availability of economic incentive;
 - (iii) requirements, if any, of any Governmental Authority, including but not limited to the United States Environmental Protection Agency, or the Michigan Department of Environment, Great Lakes, and Energy or any governmental agency or authority, in each case having jurisdiction over the Premises, and
 - (iv) physical or environmental condition, functionality or fitness for a particular use, including without limitation the:
 - (A) quality, nature, adequacy and physical condition of the Premises, or any part thereof;
 - (B) compliance of the Premises or its operation with any applicable laws or permits;
 - (C) availability, quality, nature, adequacy and physical condition of any utilities;
 - (D) habitability, merchantability, fitness, suitability, functionality, value or adequacy of the Premises or any component or system thereof for Buyer's intended use or any other use;
 - (E) compliance of the Premises with Environmental Laws;
 - (F) any actual or threatened environmental compliance liability;
 - (G) existence or non-existence of any underground storage tanks;
 - (H) current and future quality of any groundwater or other water sources;
 - (I) any defects, latent or patent, and all risks incident thereto, for which Seller shall have no liability whatsoever;

or

- b. any agreements, representations, understandings or obligations of this paragraph,
- c. "Environmental Laws" means any and all Laws relating to pollution, noise and/or odor control, wetlands pollution, the protection or restoration of health, safety or the environment, natural resources, and/or the use, transportation, presence, storage, handling, disposal, discharge, recycling, treatment, generation, processing, labeling, production, release, contamination or disposal of threatened

Release of Hazardous Substance, including, without limitation, the following:

- (i) the Clean Air Act, 42 U.S.C. Section 7401;
- (ii) the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq.; (c) the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. Section 9601 et seq
- (iii) the Federal Water Pollution Control Act, 33 U.S.C Section 1251 et seq.;
- (iv) the Toxic Substances Control Act, 15 U.S.C. Section 2601 et seq.;
- (v) the Safe Drinking Water Act, 42 U.S.C. Section 300f et seq.;
- (vi) OSHA, 29 U.S.C. 651 et seq.;
- (vii) the Emergency Planning and Community Right to Know Act, 42 U.S.C. Section 11001 et seq.; and
- (viii) the Oil Pollution Act of 1990, 33 U.S.C. Section 2701 et seq.;

as any of the foregoing has been, and may be, amended, supplemented and/or replaced from time to time, as in effect on the date hereof, and including the analogous Laws of the State of Michigan (including but not limited to applicable provisions of Michigan's Natural Resources and Environmental Protection Act, MCL 324.101 et. seq. and applicable local Law or applicable Tribal Law). Possession.

Seller shall deliver and Buyer shall accept possession of said Premises at the time of Closing.

12. Taxes, Assessments and Other Prorated Items.

- a. All taxes that have become a lien upon the land as of the date of Closing shall be paid by Seller, except that (i) all current property taxes shall be prorated and adjusted between Seller and Buyer as of the date of closing on a due-date forward basis, without regard to lien date, as if paid prospectively (e.g., taxes due July 1 will be treated as if paid for the period July 1 through the following June 30, and taxes due December 1 shall be treated as if paid for the period December 1 through the following November 30); and (ii) Buyer shall be responsible for the payment of all property taxes falling due after the closing without regard to lien date.
- b. All installments of assessments (municipal, association, or otherwise) that have been assessed on the Premises as of or on the date of closing will be paid by Seller. Installments of assessments due and payable after closing and the cost of improvements that are subject to future assessments against the Premises, assessed after the date of closing, will be paid by Buyer..

13. Effective Date.

The Effective Date” of this Agreement shall be the date on which the Township Board of the Charter Township of Superior gives it final approval to this Agreement.

14. Closing.

The closing of this sale shall take place through an escrow arrangement with the title company. At Closing, Seller and Buyer, as applicable, shall execute and deliver the following:

- a. The Land Contract and a Memorandum of the same in recordable form;
- b. An Escrow Agreement in the form required under the terms of the Land Contract under which the Deed shall be held in escrow by the Title Company until all of Buyer’s obligations of the Buyer have been paid in full and performed;
- c. A covenant deed (the “Deed”) conveying the Property to Buyer together with a real estate transfer tax valuation affidavit, which Deed shall be subject only to the Permitted Exceptions and matters arising after the date of the Closing and shall be held in escrow by the Title Company until all amounts owing under the Land Contract is paid in full.

15. Closing Costs.

Buyer shall pay all document preparation fees, closing fees and recording costs. Seller will pay transfer taxes when the Deed is recorded and any recording costs associated with documents needed to provide Buyer with marketable title.

16. Buyer's Default.

In the event of default by Buyer hereunder, Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.

17. Seller's Default.

In the event of default by Seller hereunder, Buyer may, at his option, elect to enforce the terms hereof or demand, and be entitled to an immediate refund of his entire deposit in full termination of this Agreement.

18. Brokers.

Buyer and Seller each represent to the other that they have not retained or chosen any brokers in connection with this transaction and shall pay any commission or similar compensation due to any real estate broker, salesperson or firm if the foregoing representation by them is untrue. Each party will indemnify and hold the other party harmless against any and all claims by any other party retained by such party for any

other broker's or finder's commissions or fees in connection with this purchase and sale. This indemnification provision shall survive the termination of this Agreement.

19. Attorney's Fees.

In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover its costs and expenses, including reasonable attorneys' fees, from the other party.

20. Amendments.

No modification, change or amendment to this Agreement shall be valid or binding upon or enforceable against the parties unless in writing, dated and executed by all parties to this Agreement.

21. Notices and Electronic Communication.

- a. All notices, deliveries, or tenders given or made in connection herewith shall be deemed completed and legally sufficient on the next business day if deposited with a nationally recognized overnight courier for next business day delivery or upon delivery if personally delivered to the respective party for whom the same is intended at the address set forth in this Agreement or to such subsequent address of which either party has informed the other party hereto in writing by like notice.
- b. As an alternative to mailed or physical delivery, the parties agree that this Agreement, any amendment or modification of this Agreement and/or any written notice or communication in connection with this Agreement may be delivered to the Seller and the Buyer via electronic mail via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent if sent prior to 5:00 pm Detroit time on a business day, or (ii) on the next business day if sent after 5:00 pm Detroit time on a business day or on a non-business day. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.

22. General Provisions.

- a. *Merger.* This Agreement supersedes any and all understandings and agreements and constitutes the entire agreement between the parties, and no oral representations or statements can be relied upon.
- b. *Counterparts.* This Agreement may be executed in one or more counterparts, each of which when taken together, shall constitute one and the same Agreement.
- c. *E-mail Authority.* Offers, acceptances and notices required by this contract delivered by e-mail will be binding.
- d. *Binding Effect and Assignment.* This contract binds Buyer, Seller, their heirs and

personal representatives, and anyone succeeding to their interest in the Premises. Buyer shall not assign this contract without Seller's prior written permission and any purported assignment not so consented to by Seller shall be void and of no effect. Unless modified or waived in writing, all covenants, warranties and representations contained herein will survive the closing.

- e. Joint and Several Liability. If two or more persons execute this Agreement as Buyer or Seller, their obligations hereunder shall be joint and several.
- f. Michigan Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.
- g. Time is of the Essence. Time is of the essence with respect to the performance of the parties' obligations under this Agreement.
- h. Gender and Number. If more than one joins in the execution hereof as Seller or Buyer, or either be of the feminine sex, or a corporation, the pronouns and relative words herein used shall be read as if written in the plural, feminine or neuter respectively.

23. Receipt of Agreement.

Receipt of a copy of this Agreement is acknowledged by Buyer and Seller.

THIS IS A LEGALLY BINDING OFFER TO PURCHASE REAL ESTATE. ALL PARTIES SHOULD SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

BUYER:

CHARTER TOWNSHIP OF SUPERIOR

By: Kenneth Schwartz
Its: Supervisor

By: Lynette Findley
Its: Clerk

Date signed: _____

Date signed: _____

TO THE ABOVE-NAMED BUYER:

The foregoing Offer is hereby accepted and Seller agrees to sell said premises upon the terms stated.

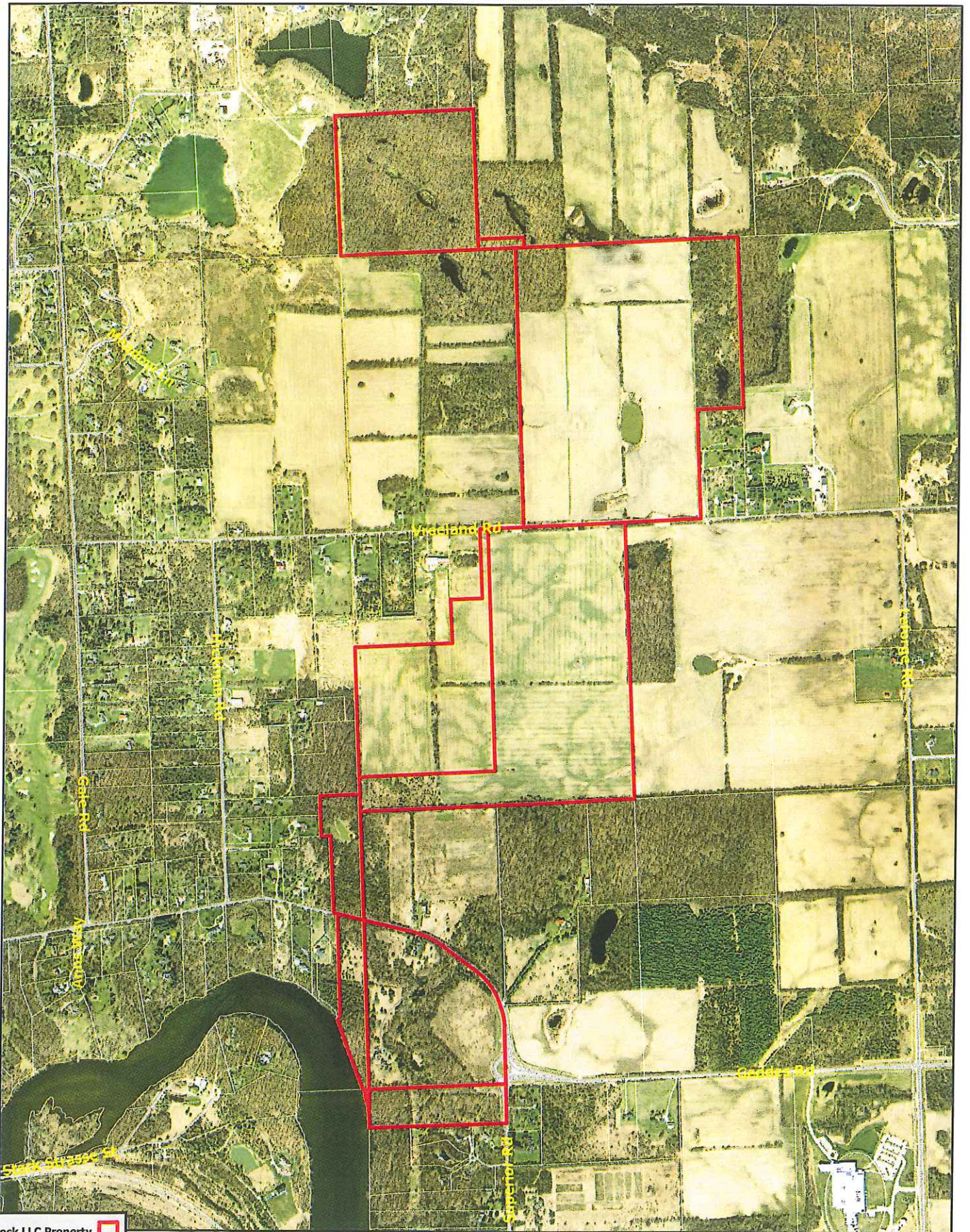
SELLER:


ROCK SUPERIOR LLC

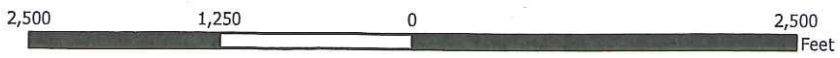
By: _____
Its: _____

Date signed: _____

Owner: Rock LLC



Rock LLC Property 
County Parcels



Uniform Agricultural Appraisal Report

WITH ALL DEVELOPMENT RIGHTS

Rock Superior, LLC Property
Vacant Land - Vreeland Road/Geddes Road
Ypsilanti, MI 48198
301.66 Acres - Superior Township - Washtenaw County

Prepared For:

Superior Charter Township
c/o Attorney Fred Lucas
Lucas Law, PC
7577 US-12, Onsted, MI 49265

Intended User:

Superior Charter Township
Attorney Fred Lucas

Prepared By:

Dennis E. Makula, ARA
GreenStone Farm Credit Services
5285 W. US-223
Adrian, Mi 49221

Date Prepared:

03/07/20

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Uniform Agricultural Appraisal Report

Property Identification

Owner/Occupant: <u>Rock Superior, LLC</u>	Total Deeded Acres: <u>301.66</u>
Property Address: <u>Vacant Land - Vreeland Rd/Geddes Rd, Ypsilanti</u>	Effective Unit Size: <u>301.66</u>
State/County: <u>Michigan / Washtenaw</u>	Zip Code: <u>48198</u>
Property Location: <u>3 miles north of Ypsilanti</u>	Property Code #: <u>001</u>
Highest & Best Use: <u>Transitional/Residential Development "As If" Vacant</u>	FAMC Comd'ity Gp.: <u>0115</u>
<u>NA</u> "As Improved"	Primary Land Type: <u>Cropland</u>
Zoning: <u>Agricultural (A-1 & A-2) and Rural Residential (R-1)</u>	Primary Commodity: <u>Corn</u>
Unit Type: <input type="checkbox"/> Economic Sized Unit <input checked="" type="checkbox"/> Supplemental/Add-On Unit	
FEMA Community # <u>Not Determined</u> FEMA Map # <u>Not Determined</u> FEMA Zone/Date: <u>Not Determined</u>	
Legal Description: _____ SEC _____ TWP _____ RNG _____ Attached <input checked="" type="checkbox"/>	
Purpose of Report: <u>Provide an Opinion of the Market Value of the Real Estate</u>	
Use/Intended User(s): <u>Financial Planning / Superior Charter Township c/o Attorney Fred Lucas</u>	
Rights Appraised: <u>Fee Simple, subject to easements/restrictions of record</u>	
Value Definition: _____ Attached <input checked="" type="checkbox"/>	
Assignment: <u>Appraisal</u> Report Type: <u>Appraisal</u>	
Extent of Process/Scope of Work: <u>The subject was inspected on March 7, 2020. Courthouse records in Southeast Michigan have been reviewed to date for the purpose of obtaining comparable sales, all of which have been inspected and analyzed.</u>	

Appraisal Report Summary

Summary of Facts and Conclusions

Date of Inspection: 03/07/20 Effective Date of Appraisal: 03/07/20

Value Indication	- Cost Approach:	\$ _____
	- Income Approach:	\$ _____
	- Sales Comparison Approach:	\$ <u>2,714,940</u>
Opinion of Value:	<i>(Estimated Marketing Time <u>6-9</u> months)</i>	\$ <u>2,715,000</u>
Cost of Repairs: \$ _____	Cost of Additions: \$ _____	

Allocation:	Land: \$ <u>2,715,000</u>	\$ <u>9,000</u> / Acre (<u>100</u> %)
	Land Improvements: \$ _____	\$ <u>0</u> / (<u>0</u> %)
	Structural Improvement Contribution: \$ _____	\$ <u>0</u> / (<u>0</u> %)
	Non-Realty Items: \$ _____	\$ <u>0</u> / (<u>0</u> %)
Leased Fee Value <i>(Remaining term of encumbrance _____)</i>	\$ _____	\$ <u>0</u> / (<u>0</u> %)
Leasehold Value:	\$ _____	\$ <u>0</u> / (<u>0</u> %)
	Overall Value:	\$ <u>9,000</u> / Acre (<u>100</u> %)

Income and Other Data Summary: Cash Rent Share Owner/Operator FAMC Suppl. Attached

Income Multiplier _____ (_____)	Income Estimate: \$ _____ / _____ (unit)
Expense Ratio _____ %	Expense Estimate: \$ _____ / _____ (unit)
Overall Cap Rate: _____ %	Net Property Income: \$ _____ / _____ (unit)

Area-Regional-Market Area Data and Trends:

	Above Avg.	Avg.	Below Avg.	N/A
Value Trend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sales Activity Trend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Effective Purchase Power	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development Potential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desirability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Subject Property Rating:

	Above Avg.	Avg.	Below Avg.	N/A
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soil Quality/Productivity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvement Rating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rentability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Appeal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Property Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area-Regional Description	Area-Regional Boundary: Southeast Michigan	On and Off Property: <table style="width:100%; border:none;"> <tr> <td></td> <td style="text-align:center;">Up</td> <td style="text-align:center;">Stable</td> <td style="text-align:center;">Down</td> </tr> <tr> <td>Value Trend:</td> <td style="text-align:center;"><input checked="" type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> </tr> <tr> <td>Sales Activity Trend:</td> <td style="text-align:center;"><input checked="" type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> </tr> <tr> <td>Population Trend:</td> <td style="text-align:center;"><input type="checkbox"/></td> <td style="text-align:center;"><input checked="" type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> </tr> <tr> <td>Employment Trend:</td> <td style="text-align:center;"><input type="checkbox"/></td> <td style="text-align:center;"><input checked="" type="checkbox"/></td> <td style="text-align:center;"><input type="checkbox"/></td> </tr> </table>		Up	Stable	Down	Value Trend:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sales Activity Trend:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Population Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Employment Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																						
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Forces of Value: <i>(Discuss social, economic, governmental, and environmental forces.)</i> This area consists of eight counties bordered on the east by Lake Erie, and adjoining Ohio or Indiana to the south. This region has significant non-farm influence from the cities of Detroit, Ann Arbor, Jackson, Battle Creek, and Toledo, OH. These large population centers provide a varied economic base that has a stable current economy after years of downturn due to the recent national recession. The automotive industry remains the primary employer with this and the many other related businesses having stabilized and now are expanding after experiencing significant layoffs. The population trend is stable now, while the overall unemployment trend has also stabilized around 3-4%. Overall, real estate values declined from 2006 to 2012, but starting in 2013 and continuing into 2020 they stabilized and significantly rebounded. Farmland values especially, have remained strong during this entire time frame due to the stability of the farm economy. Agriculture is the predominant land use in the rural areas and this economy remains stable though the decline in commodity prices over the previous 12+ months may well lead to an upcoming downturn. Soils and climate are conducive to intensive farming in this region, with the eastern side being mostly part-time operations, and the western side full-time. The smaller towns in southeast Michigan are typically large enough to provide a good living environment, with the larger cities being within commuting distance and this enhances demand for housing throughout this locale.																																																												
Exposure Time: 6-9 months. <i>(See attached definition and discussion)</i>																																																												
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Analysis/Comments: <i>(Discuss positive and negative aspects of market area.)</i> Washtenaw County has a wide variety of agricultural enterprises, including most cash crops and types of livestock common to the region. It is considered to be an average to strong farming community and has a significant amount of residential influence from Ann Arbor within the county, Detroit and its western suburbs to the east, and Jackson to the west. Ann Arbor (pop. 107,316) is the county seat and is a stable community that exhibits a strong positive influence on real estate values. The University of Michigan, Eastern Michigan University, and several other smaller colleges are located in Ann Arbor and Ypsilanti. There are numerous freeways and state roads that intersect the county, including I-94, US-23, M-14, US-12, and M-52, as well as many county blacktop and gravel roads. Wayne County borders Washtenaw County to the east, with Livingston and Oakland Counties to the north, Monroe and Lenawee Counties to the south, and Jackson County to the west. The general topography varies from nearly level to very steep, and the soils range from heavy clay loams to sands to muck. The predominant land use is agricultural, with a substantial amount of wooded land and wetlands remaining in the county. There has been a steady conversion to residential usage of agricultural land due to the residential sprawl that has taken place over the years, but the county's character is still primarily agricultural.																																																												

Property Description: (Location, use and physical characteristics) The subject consists of six contiguous parcels of vacant land situated in Superior Township, Washtenaw County, with frontage on both sides of Vreeland Road (gravel) as well as the north side of Geddes Road (blacktop). This is an above average rural transitional location being <5 miles from Canton Township in Wayne County to the east, 3 miles north of the City of Ypsilanti, and <3 miles east of the City of Ann Arbor. The land mix is mostly tillable ground that lies in three fields north of Vreeland Road and three fields south of Vreeland Road. The non-tillable land includes various woodlots, small areas of wetlands, perimeter and interior fencerows, and the road frontage. Vreeland Road has minimal traffic and is in only average to fair condition, while Geddes Road has high traffic and is in generally good condition. The soils are moderately productive and mostly heavy textured clay loams. The natural drainage on the cropland is fair and the topography is undulating to gently rolling.

Subject Land Description

Land Use	Deeded Acres	Unit Type	Unit Size
Cropland	198.00	Acres	(65.6%)
Woods/wetlands	101.00	Acres	(33.5%)
Site			(0.0%)
Roads/waste	2.66	Acres	(0.9%)
			(0.0%)
			(0.0%)
			(0.0%)
			(0.0%)
			(0.0%)
			(0.0%)
Total Deeded Acres	301.66	Total Units	0.00 (100 %)

Subject Description:	Above Avg.	Avg.	Below Avg.	N/A
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contiguity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shape/Ease Mgt.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rentability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Appeal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Zone/Date	Not Determined			
Building Location	NA			

Comments The property has no utilities available other than gas and electric, and it is situated in the Ypsilanti Public School District. Access to US-23 (4-lane) is situated approximately 3 miles to the west and access to M-14 (4-lane) is situated approximately 2 miles to the north. These freeways provide quick access to the suburban/metropolitan areas in each direction.

Land Improvements:	Above Avg.	Avg.	Below Avg.	N/A
Domestic Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Livestock Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Rights: No Yes Supplement Attached
Mineral Rights: No Yes Supplement Attached
Comments: While mineral rights are assumed to go with the property, these rights are not specifically valued in this report. Any water rights are strictly riparian.

Topography:	Level	Undulating	Rolling	Sloping
Cropland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woods/wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roads/waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Topography	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Soils Description: St Clair clay loam, Hoytville silty clay loam, Wawasee loam, and Conover loam soils; 0-18% slopes; Productivity Index(PI) range of 62 to 89 with an average of 80.

Soil Quality/Production: Above Avg. Avg. Below Avg. N/A Supplement Attached

Climatic: 34 " Annual Precipitation 600 ' to 1,228 ' Elevation 158 Frost-Free Days
Utilities: Water x Electric Sewer x Gas x Telephone
Distance To: 3 Schools 3 Hospital 3 Markets 3 Major Hwy. 3 Service Center
Easements/Encroachments: (Conservation, Utility, Preservation, etc.) There are the typical road, utility, and ditch easements.
Hazards and Detriments: No specific hazards were noted.

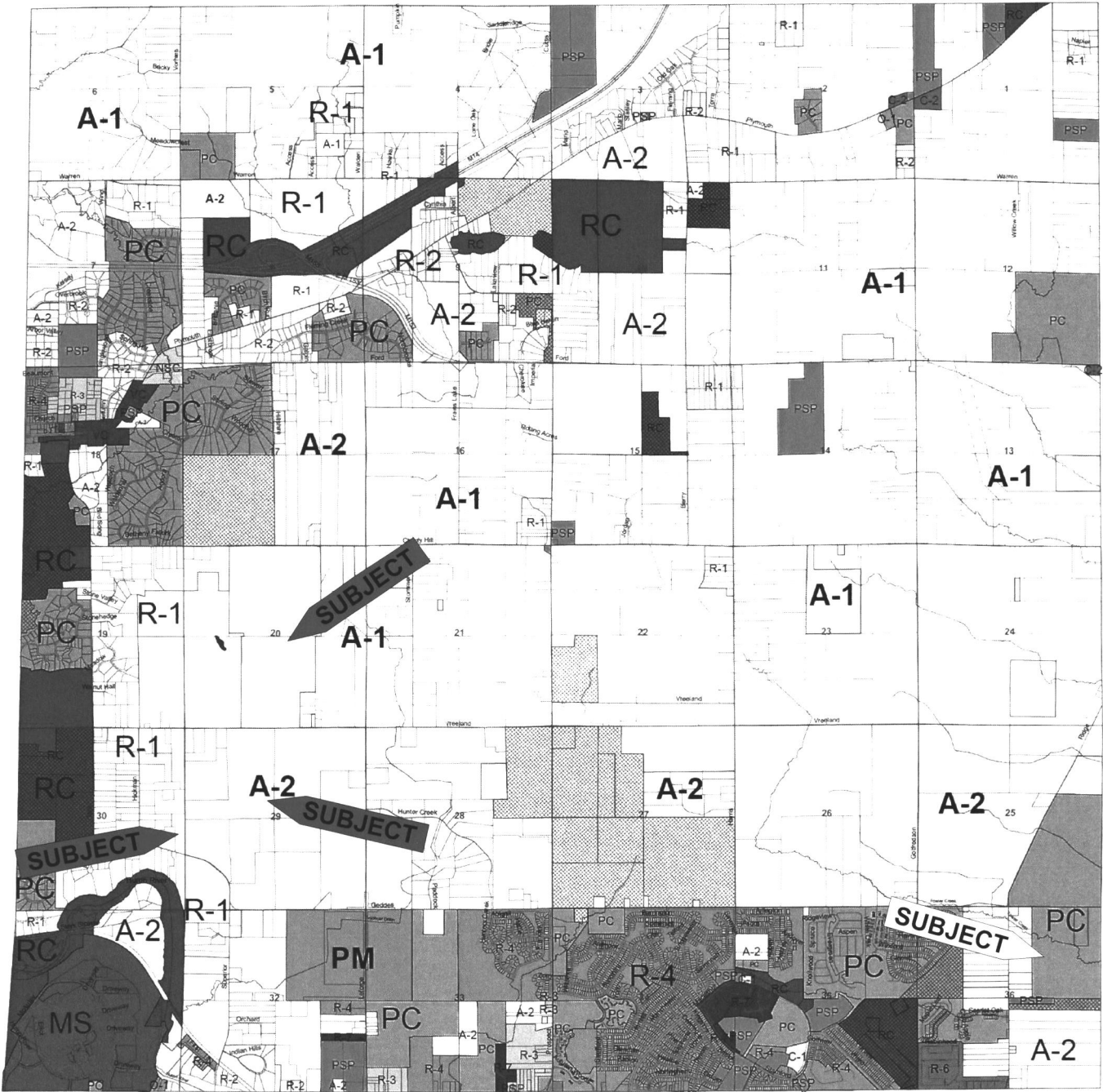
GreenStone FCS

UAAR®

File # Rock Superior LLC

History	<input checked="" type="checkbox"/> Ownership Longer Than <u>3</u> Years					
		Owner	Recording/Reference	Date	Price Paid	Terms
	Previous:				\$	
	Present:	<u>Rock Superior LLC</u>			\$	
Zoning	Currently: <input type="checkbox"/> Optioned <input type="checkbox"/> Under Contract Contract Price: \$ _____					
	Buyer: _____ <input checked="" type="checkbox"/> Currently Listed Listing Price: \$ <u>3,615,360</u> Listing Date: _____					
	The property is currently listed for sale with a commercial broker for \$1,684,800 for the 141.16 acres on the south side of Vreeland Road and the north side of Geddes Road and \$1,930,560 for the 160.50 acres on the north side of Vreeland Road.					
	Current Zoning: <u>Agricultural (A-1 & A-2) and Rural Residential (R-1)</u> Zoning Conformity: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Zoning Change: <input checked="" type="checkbox"/> Unlikely <input type="checkbox"/> Probable To: _____						
Comments: The three parcels lying north of Vreeland Road totaling 160.50 acres is zoned A-1, the two parcels lying on the south side of Vreeland Road totaling 132.56 acres is zoned A-2, and the 8.60 acres lying on the north side of Geddes Road is zoned R-1.						
Taxes	Tax Basis: <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Residential Vacant <input type="checkbox"/> _____		Assessment Year: <u>2020</u>		Forecast:	
			Land	\$	Current Tax	\$
			Building(s)	\$	Estimated/Stabilized	\$
				\$	Or (<u>301.66</u> Ac.) =\$	<u>162.11</u> /acre
Parcel #: <u>(6) Tax ID #'s - see pages 17-22.</u>		Total Assessed Value	\$	Trend: <input type="checkbox"/> Up <input type="checkbox"/> Down <input checked="" type="checkbox"/> Stable		
		Total Taxable Value	\$	Comments: The assessed value, aka state equalized value (SEV), is intended to reflect 50% of the market value.		
Highest & Best Use Analysis	Highest & Best Use is defined as that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legally alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.					
	Analysis: <i>(Discuss legally permissible, physically possible, financially feasible, and maximally productive uses)</i>					
	Legally Permissible: A-1, A-2, and R-1 zoning allows for most farming enterprises and single family housing (see page 7)					
	Physically Possible: The land is available for use for farming and cash crops (corn and soybeans) are the most likely commodities to be produced. The non-tillable land is suited to recreational uses such as hunting. The soils are heavier textured and not likely to perc, thereby requiring engineered fields for any new home construction.					
Financially Feasible: The majority of land in the immediate area is used for agriculture, recreation, or single-family housing. Demand for cropland for farming is relatively strong as is demand for recreational land. Demand for housing continues to be strong as does demand for developmental land.						
Maximally Productive: The subject is transitional land with a current, but interim agricultural and recreational use. The eventual use for all or a portion of the subject will likely be for residential development on larger sites subject to zoning requirements.						
Highest and Best Use: "As if" Vacant <u>Transitional/Residential Development</u> "As Improved" <u>NA</u>						
Discussion: The subject is vacant land.						
Value Methods	Valuation Methods: <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input checked="" type="checkbox"/> Sales Comparison Approach					
	(Explain and support exclusion of one or more approaches) The subject is a vacant land parcel, therefore completion of the cost approach to value would yield essentially the same estimate of value as the sales comparison approach, therefore the cost approach is not being completed in this report.					
	The income approach is not being completed as the subject is situated in a transitional area with high property taxes in relationship to the potential income to be generated from the property. With the current property taxes, the subject property would not likely generate a positive annual rental income making this approach to value irrelevant.					

SUPERIOR TOWNSHIP ZONING MAP

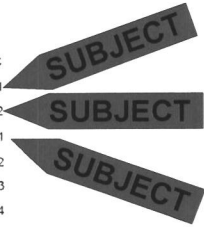


SUPERIOR TOWNSHIP ZONING MAP LEGEND

Superior Charter Township Zoning Map

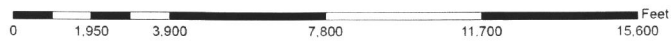
Zoning Districts

Type of District	Zoning District Name	Symbol
Rural	Recreation-Conservation District	RC
	Agricultural District	A-1
Residential	Agricultural District	A-2
	Single-Family Residential District	R-1
	Single-Family Residential District	R-2
Urban Residential	Single-Family Residential District	R-3
	Single-Family Residential District	R-4
	Manufactured Housing Park District	R-6
	Multiple-Family Residential District	R-7
Business	Neighborhood Commercial District	C-1
	General Commercial District	C-2
Other	Office District	O-1
	Public/Semi-Public Services District	PSP
	Planned Community District	PC
Special	Neighborhood Shopping Center District	NSC
	Village Center District	VC
	Medical Services District	MS
	Planned Manufacturing District	PM
	Open Space Preservation Overlay District	OSP



Legend

- Sections
- Parcels
- Roads
- Lakes
- Hydrography



Draft Date: January 2, 2009

Data Source: Washtenaw County GIS

Prepared by: Donald M. Pennington
Rodney C. Nanney, AICP

Not Official Zoning Map

The Official Zoning Map for
Superior Charter Township
is on Display at the Township Clerk's Office

DIMENSIONAL STANDARDS

DIMENSIONAL STANDARDS

Table 7-2 lists the proposed dimensional standards table for each district of the Zoning Ordinance. The supplemental regulations and standards are listed in the Zoning Ordinance.

Table 7-2 – Dimensional Standards

Dimensional Standards		Districts																Additional Standards		
		Rural			Rural Residential		Urban Residential			Business			Other	Special						
		R-C	A-1	A-2	R-1	R-2	R-3	R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC		MS	PM
Maximum Building Height	Feet	35	40	40	35	35	35	35	35	35	35	35	35	35		30	35		35	Section 3.201
	Stories	2.5	3.0	3.0	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		2.0	2.5		3.0	
Lot Standards	Minimum Width (feet)	225	225	225	200	150	100	60		125	150	150	100	150		250	100		150	Section 3.202
	Minimum Depth (feet)						150	120												
Yard/Setback Standards (feet)	Minimum Area (acres or square-feet)	5.0 acres	5.0 acres	2.0 acres	2.0 acres	1.0 acre	21,780	7,200		21,780	10,500	20,000	20,000	20,000		3.0 acres	20,000		2.0 acres	Section 3.203
	Front Yard	Minimum	60	75	75	60	50	35	25	35	20	35	20	20		50	20		50	
Yard/Setback Standards (feet)	Maximum															35				
	Minimum Side Yard	One Side Yard	30	30	30	20	15	10	6	15	15	20	10	20		25	10		10	
		Total of Two	60	60	60	60	50	25	16	35	30	40	20	40		50	20		20	
	Minimum Rear Yard	50	50	50	50	50	50	35	35	35	35	35	35	35		25	35		35	
Maximum Ground Floor Coverage (GFC)	5%	5%	5%	10%	15%	20%	25%		20%	20%	25%	25%	25%		20%	25%		20%	Section 3.203E	
Maximum Floor Area Ratio (FAR)	0.05	0.05	0.05	0.10	0.15	0.25	0.40		0.30	0.30	0.50	0.50	0.50		0.20	0.50		0.40	Section 3.203E	
Maximum Net Dwelling Unit Density (units per acre)	0.2	0.2	0.5	0.5	1.0	2.0	4.0		8.0										Section 3.204	

Sales Comparison Approach (1-5)

Sale Data	Sale Data	Subject	Sale #1 d5160	Sale #2 d5221	Sale #3 d4635	Sale #4 d5964	Sale #5 d5962
	Grantor (Seller)		Marcus	R4 Properties LLC	Glancy	Macek	The Superior Group
	Grantee (Buyer)		Crabill	Sutton Ridge One LLC	Stableview LLC	Lamb	Pingston
	Source		Combination	Combination	Combination	Combination	Combination
	Date	Eff 03/20	06/18	04/18	05/17	01/17	01/18
	Eff Unit Size/Unit	301.66 / Acres	21	31	40	50	25
	Sale Price		375,000	599,000	380,000	425,000	250,000
	Finance Adjusted		Cash	Cash	Cash	Cash	LC
	CEV Price		375,000	599,000	380,000	425,000	250,000
	Multiplier Acre						
Expense Ratio							

The Appraiser has cited sales of similar property to the subject and considered these in the market analysis. The description below includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and the sales documented. When significant items are superior to the property appraised, a negative adjustment is applied. If the item is inferior, a positive adjustment is applied. Thus, each sale is adjusted for the measurable dissimilarities and each sale producing a separate value indication. The indications from each sale are then reconciled into one indication of value for this approach.

CEV Price/ Acres		17,916.87	19,467.01	9,500.00	8,500.00	10,000.00
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LAND AND IMPROVEMENT ADJUSTMENTS

Land Adjustment						
Impvt. Adjustment						
Adjusted Price		17,916.87	19,467.01	9,500.00	8,500.00	10,000.00

TIME ADJUSTMENTS

<input type="checkbox"/> Yr	<input type="checkbox"/> Mo	Periods				
<input type="checkbox"/> Smpl	<input type="checkbox"/> Cmp	Rate				
<input type="checkbox"/> Auto	<input type="checkbox"/> Man	Time Adjustment				
		Time Adj. Price				

OTHER ADJUSTMENTS

	Adjustment					
	Adjustment					
	Adjustment					
	Adjustment					
	Adjustment					
Net Adjustments		0	0	0	0	0
ADJUSTED PRICE		17,917	19,467	9,500	8,500	10,000

Analysis/Comments: (Discuss positive and negative aspects of each sale as they affect value)

The sales comparison approach to value considers five area sales of vacant transitional land currently in use as farmland/recreational land. These sales are each situated in Superior Township with similar physical characteristics as the subject and with either A-1, A-2, or R-1 zoning as the subject has, except for sale #2 which has PC zoning. These sales are each smaller in size than the subject as whole, but similar to the six individual parcels that make up the subject. Soils, topography, drainage, and land mix are each similar overall to the subject as well. The range of sales prices derived from these sales is wide at \$8,500/acre to \$19,467/acre with a median price of \$10,000/acre and a mean price of \$13,077/acre. Due to the large overall size of the subject and its specific location on a secondary local gravel road, a value estimate towards the lower end of the range is appropriate. The final estimate of value for the subject is \$9,000/acre. The subject has been listed for sale for approximately \$12,000/acre with no pending offers.

Sales Comparison Approach Summary:

Property Basis (Value Range): \$ 8,500/Acre to \$ 19,467/Acre
 Unit Basis: \$ 9,000.00 / Acre X 301.66 Acres = \$ 2,714,940.00
 Multiplier Basis: \$ X (multiple) = \$

Sales Comparison Indication:
 \$ 2,714,940

Sales Comparison Comments

It is noted that the sales used in this analysis are from 2017/2018 as no sales of larger tracts of land were found in 2019/2020. A brief description of the five sales used are as follows:

Sale #1-d5160 is the sale of a 20.93 acre tract (new split) located on the north side of Vreeland Road, just east of Stommel Road in section 21, Superior Township. This is a rectangular shaped tract with 660' of frontage, a gently rolling terrain, and a land mix that is mostly pasture with brush/trees interspersed. The soils are St.Clair loam, Nappanee silty clay loam, and Hoytville silty clay loam, with a small pocket of muck in the northeast corner in an area of wetlands. These soils will likely require an engineered septic system. The property is zoned Ag-1 and does not have utilities available other than electric. It also lies adjacent to land enrolled in a conservation easement. The property was listed for sale with a realtor for \$399,000 and it sold in 420 days for \$375,000.

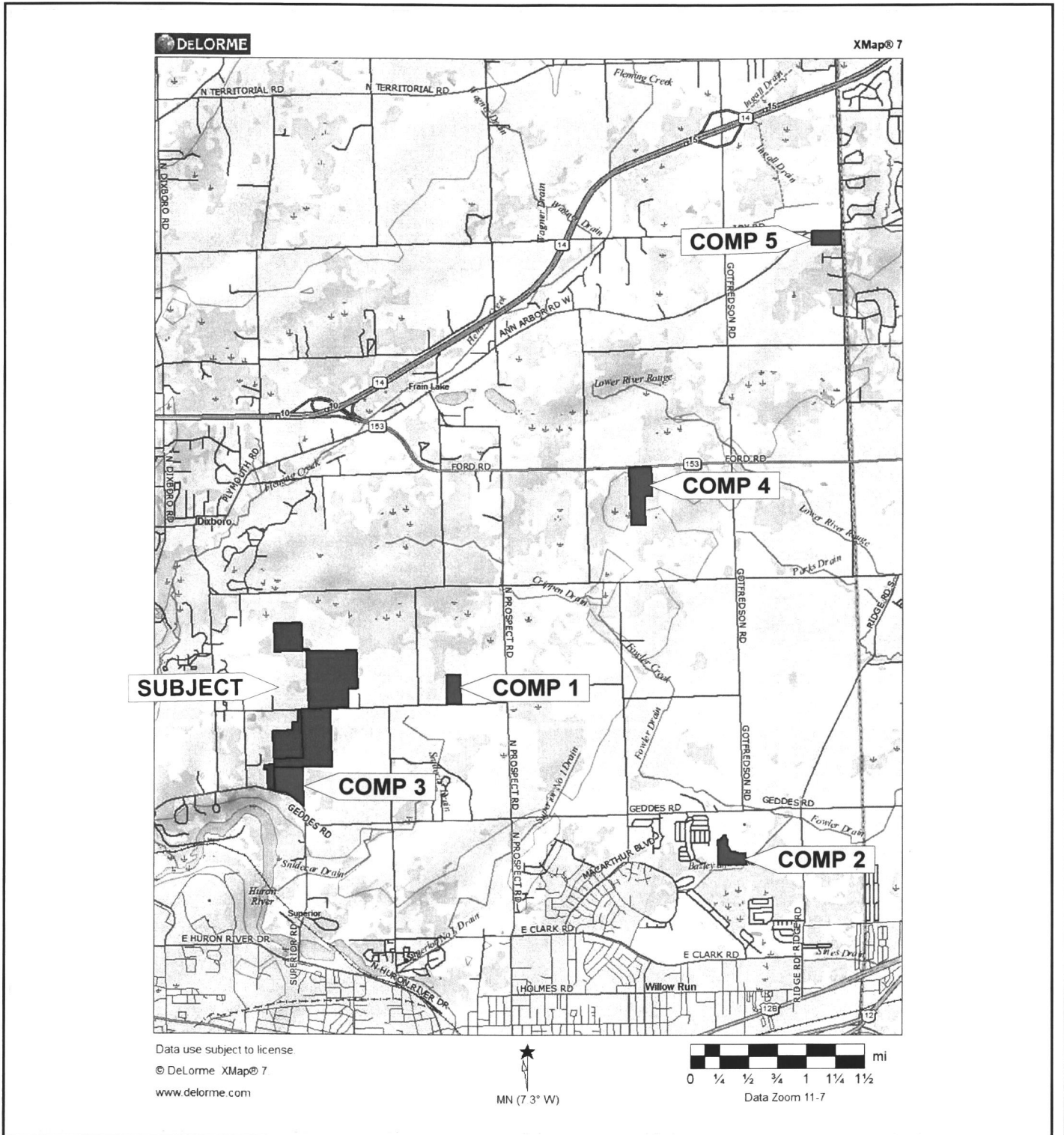
Sale #2-d5221 is the sale of 30.77 acres tract located off of Wexford Drive, south of Geddes Road and east of Prospect Road, in section 35, Superior Township. This is an irregular shaped tract situated behind the Bromley Park Condo development and it was originally planned to be Phase II of that development before the recession of a decade ago virtually stopped all new construction. Some minor infrastructure work had been completed including a retention pond and some sewer/water extensions onto the property. It is zoned PC and is approved for 135 condo units, but the MLS states that a zoning change to single family residential is also likely to be approved. The land has an undulating topography and is all open ground. The soils are primarily Blount loam, Pella silt loam, and Spinks loamy sand. This land was listed for sale with a realtor for \$599,000 and it sold for the asking price in 688 days.

Sale #3 -d4635 is the sale of a 40 acre tract of transitional land situated on the north side of Geddes Road, east of Hickman Road, in section 29, Superior Township. This is a rural/suburban area with noted development in the immediate locale due to the proximity of Ann Arbor being 3 miles to the west. There are seven splits available according to the broker that sold the property. The topography is undulating and the soils are primarily Wawasee loam. The overall natural drainage appears adequate. The land mix consists of approximately 23 acres of tillable land and 15 acres of woods, together with a creek, fencerows, a former building site along the road, and the road frontage. The site contains an old dilapidated barn of no remaining value and the remnants of other old outbuildings since demolished. The property is zoned A-2 and does not have water or sewer available. It was privately owned and marketed through a realtor with an asking price of \$400,000. It sold for \$380,000 to a local buyer.

Sale #4 -d5964 is the sale of 50 acres of transitional land lying on the south side of Ford Road (blacktop), in section 14, Superior Township, Washtenaw County. There are improvements on the property at 9220 Ford Road that include a 1,092 sq ft, older 1.5 story farmhouse (poor condition) and a 24x24 detached garage (average condition), however, they are considered to be fully depreciated with no remaining contributory value. The land is essentially all woods/brush/wetlands together with the site and 990' of road frontage. A ditch crosses the middle of the property running east/west. The land is zoned Agricultural (Ag-1) and has natural gas available, but not water or sewer. There is an existing well and possibly a septic though the extent and condition of these is unknown. The soils are mostly heavier textured Hoytville silty clay loam with pockets of St Clair clay loam and one very small pocket of Spinks loamy sand, all with fair overall natural drainage. Behind the site and to the east is a natural pond with some surrounding wetlands. The topography is undulating to rolling and the property is aesthetically appealing. This was a privately owned and marketed property with the purchasers being local.

Sale #5 -d5962 is the sale of a 25 acre tract located on the southwest corner of Plymouth-Ann Arbor Road and Napier Road in section 1, Superior Township, adjacent to Wayne County to the east. This is a rectangular shaped tract with 1344' of frontage on Plymouth-Ann Arbor Road and 810' on Napier Road. It has an undulating topography and a land mix that is a combination of tillable ground and woods/brush. There is an estimated 4+ acres of wetlands in a strip that crosses through the center of the property. The soils are primarily Nappanee silty clay loam, St. Clair clay loam, and Sloan silt loam. These soils will likely require an engineered septic system. The property is zoned R-1, has a commercial property class, and does not have utilities available other than electric and NG. This was a private sale.

COMPARABLE SALES MAP



Reconciliation and Opinion of Value

Summary

Cost Approach	\$	
Income Approach	\$	
Sales Comparison Approach	\$	2,714,940

Discussion & Correlation of Values

Analysis of Each Approach and Opinion of Value: Only the sales comparison approach to value has been completed in this report as this approach is considered to provide the most reliable overall estimate of value for the subject. This is based on the sales of five area tracts of vacant transitional land in Superior Township, Washtenaw County. There have not been a significant number of sales of larger parcels of land over the previous three years in this locale. The five sales used are older, but still considered representative of the current market.

Allocation of Value

Opinion Of Value - (Estimated Marketing Time 6-9 months, see attached)				\$ 2,715,000
Cost of Repairs	\$			
Cost of Additions	\$			
Allocation: (Total Deeded Units: 301.66)	Land:	\$ 2,715,000	\$ 9,000 / Acre	(100 %)
	Land Improvements:	\$ 0	/	(0 %)
	Structural Improvement Contribution:	\$ 0	/	(0 %)
Value Estimate of Non-Realty Items:				
Value of Personal Property (local market basis)	\$			
Value of Other Non-Realty Interests:	\$			
Non-Realty Items:	\$	0	/	(0 %)
Leased Fee Value (Remaining Term of Encumbrance)	\$	0	/	(0 %)
Leasehold Value	\$	0	/	(0 %)
Overall Value	\$	2,715,000	\$ 9,000 / Acre	(100 %)

MARKET VALUE DEFINITION

Regulations published by federal regulatory agencies pursuant to title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure on the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Other:

EXPOSURE AND MARKETING TIME ESTIMATES

Market value (see above definition) conclusion and the costs and other estimates used in arriving at conclusion of value is as of the date of the appraisal. Because markets upon which these estimates and conclusions are based upon are dynamic in nature, they are subject to change over time. Further, the report and value conclusion is subject to change if future physical, financial, or other conditions differ from conditions as of the date of appraisal.

In applying the market value definition to this appraisal, a reasonable exposure time of 6-9 months has been estimated. Exposure time is the estimated length of time the property interest being appraised would have been offered in the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; exposure time is always presumed to **precede** the effective date of the appraisal.

Marketing time, however, is an estimate of the amount of time it takes to sell a property interest at the market value conclusion during the period **after** the effective date of the appraisal. An estimate of marketing time is not intended to be a prediction of a date of sale. It is inappropriate to assume that the value as of the effective date of appraisal remains stable during a marketing period. Additionally, the appraiser(s) have considered market factors external to this appraisal report and have concluded that a reasonable marketing time for the property is 6-9 months.

Comments:

Assumptions and Limiting Conditions

The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth in the report.

1. The Appraiser(s) assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser(s) render any opinion as to title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Sketches in the report may show approximate dimensions and are included only to assist the reader in visualizing the property. The Appraiser(s) have made no survey of the property. Drawings and/or plats are not represented as an engineer's work product, nor are they provided for legal reference.
3. The Appraiser(s) are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.
4. Any distribution of the valuation in the report applies only under the existing program of utilization. The separate valuations of components must not be used outside of this appraisal and are invalid if so used.
5. The Appraiser(s) have, in the process of exercising due diligence, requested, reviewed, and considered information provided by the ownership of the property and client, and the Appraiser(s) have relied on such information and assumes there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser(s) assume no responsibility for such conditions, for engineering which might be required to discover such factors, or the cost of discovery or correction.
6. While the Appraiser(s) have have not inspected the subject property and have have not considered the information developed in the course of such inspection, together with the information provided by the ownership and client, the Appraiser(s) are not qualified to verify or detect the presence of hazardous substances by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. Unless otherwise stated, the final value conclusion is based on the subject property being free of hazardous waste contaminations, and it is specifically assumed that present and subsequent ownerships will exercise due diligence to ensure that the property does not become otherwise contaminated.
7. Information, estimates, and opinions furnished to the Appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser(s) can be assumed by the Appraiser(s).
8. Unless specifically cited, no value has been allocated to mineral rights or deposits.
9. Water requirements and information provided has been relied on and, unless otherwise stated, it is assumed that:
 - a. All water rights to the property have been secured or perfected, that there are no adverse easements or encumbrances, and the property complies with Bureau of Reclamation or other state and federal agencies;
 - b. Irrigation and domestic water and drainage system components, including distribution equipment and piping, are real estate fixtures;
 - c. Any mobile surface piping or equipment essential for water distribution, recovery, or drainage is secured with the title to real estate; and
 - d. Title to all such property conveys with the land.
10. Disclosure of the contents of this report is governed by applicable law and/or by the Bylaws and Regulations of the professional appraisal organization(s) with which the Appraiser(s) are affiliated.
11. Neither all nor any part of the report, or copy thereof, shall be used for any purposes by anyone but the client specified in the report without the written consent of the Appraiser.
12. Where the appraisal conclusions are subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner consistent with the plans, specifications and/or scope of work relied upon in the appraisal.
13. Acreage of land types and measurements of improvements are based on physical inspection of the subject property unless otherwise noted in this appraisal report.
14. EXCLUSIONS. The Appraiser(s) considered and used the three independent approaches to value (cost, income, and sales comparison) where applicable in valuing the resources of the subject property for determining a final value conclusion. Explanation for the exclusion of any of the three independent approaches to value in determining a final value conclusion has been disclosed in this report.
15. SCOPE OF WORK RULE. The scope of work was developed based on information from the client. This appraisal and report was prepared for the client, at their sole discretion, within the framework of the intended use. The use of the appraisal and report for any other purpose, or use by any party not identified as an intended user, is beyond the scope of work contemplated in the appraisal, and does not create an obligation for the Appraiser.
16. Acceptance of the report by the client constitutes acceptance of all assumptions and limiting conditions contained in the report.
17. Other Contingent and Limiting Conditions:

Appraiser 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 analysis, opinions, and conclusions.
- 3. I have no the specified present or prospective interest in the property that is the subject of this report and I have no the specified personal interest with respect to the parties involved.
- 4. I have performed no the specified 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 acceptance of this assignment.
- 5. I have no bias with respect to the property that is the subject of this report or to 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 have not made a personal inspection of the property that is the subject of this report.
- 10. no one the specified persons provided significant real property appraisal assistance to the person signing this certification.

Effective Date of Appraisal: 03/07/20

Opinion of Value: \$ 2,715,000

Appraiser:

Signature: Dennis E. Makula

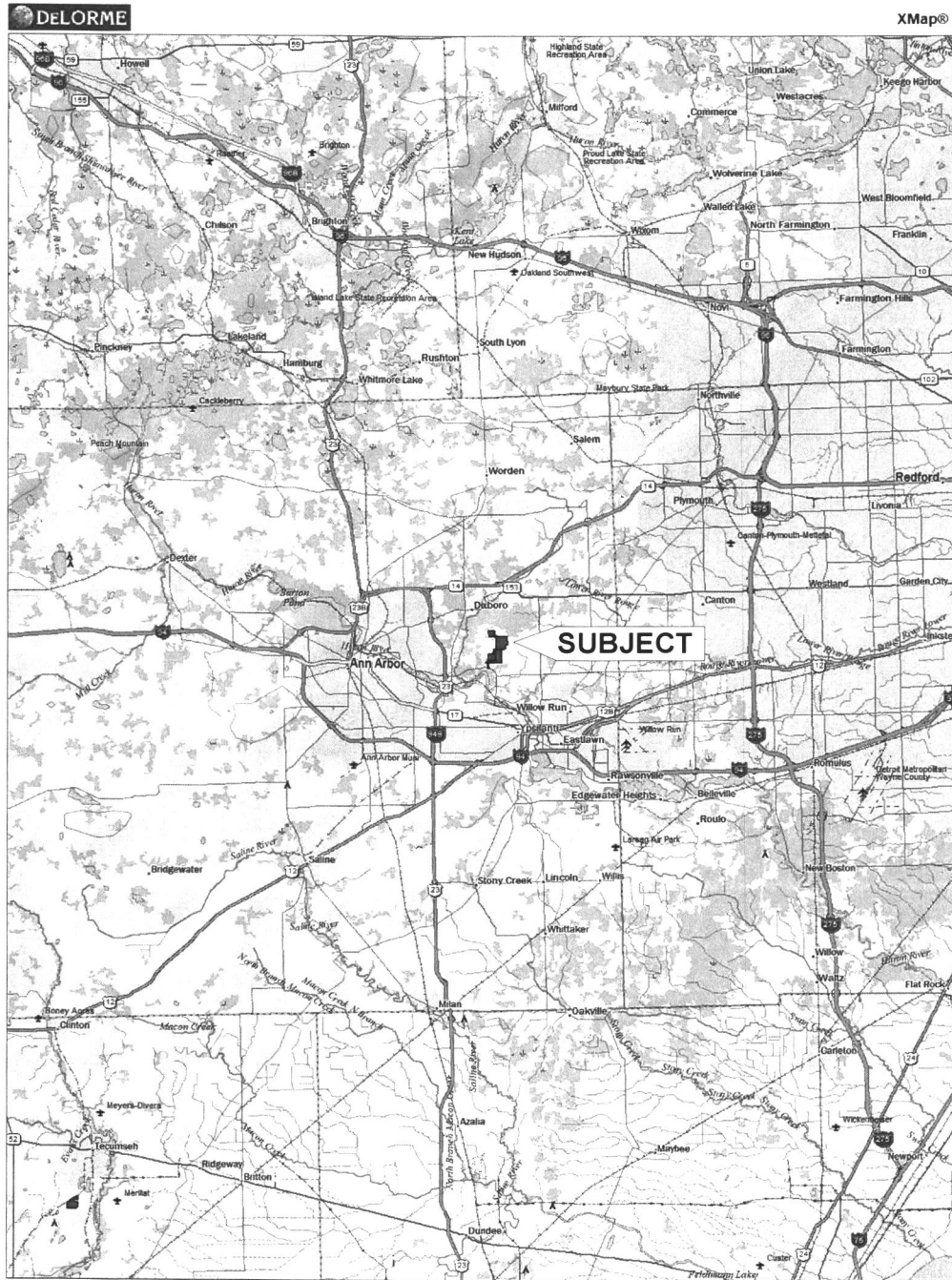
Property Inspection: Yes No
Inspection Date: 03/07/20

Name: Dennis E. Makula, ARA
License #: _____
Certification #: 1201000291

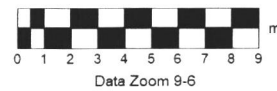
Appraiser has inspected verified analyzed the sales contained herein.

Date Signed: 03/10/20

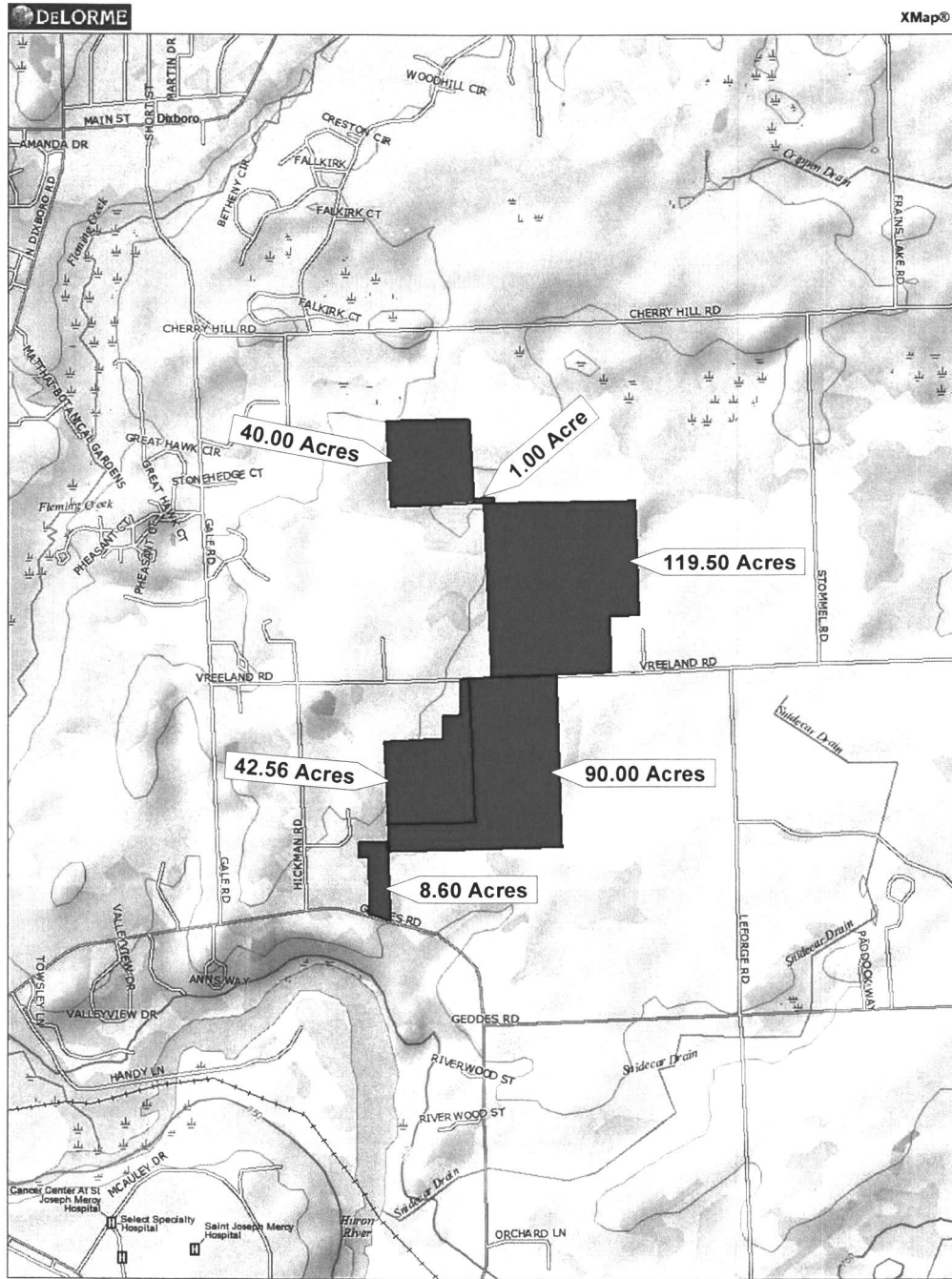
AREA MAP



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PARCEL MAP



Data use subject to license
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EQUALIZATION DATA/LEGAL DESCRIPTION - 119.50 ACRES



Washtenaw County Parcel Report

Parcel ID: J-10-20-300-001

Report generated 3/9/2020 10:59:11 AM

Parcel Information

PIN: J-10-20-300-001
CVT Code: J
CVT Description: TOWNSHIP OF SUPERIOR
School: 81020, YPSILANTI PUBLIC SCHOOLS
Property Class: 402, RESIDENTIAL VACANT

Property Information

Address: VREELAND RD
 YPSILANTI, MI 48198

Owner Information

Owner: ROCK SUPERIOR LLC
Address: 6400 TELEGRAPH RD STE 2500
 BLOOMFIELD HILLS, MI 48301



Parcel highlighted in blue

Homestead Information

Homestead Percent: 100%

Values

Assessed Value: \$ 418300 **SEV:** \$ 418300
Capped Value: \$ 428339 **Taxable Value:** \$ 418300

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount

Sales (last 3 max)

Date	Sale Price	Type
01/09/2004	3740250	OTHER

Tax Description

*OLD SID - J 10-020-007-00 SU 20-7A-1 E 60 AC OF SW 1/4 ALSO W 70 AC OF SE 1/4 EXC S 1040 FT OF E 439 FT THEREOF PART SEC 20 T2S R7E 119.50 AC

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 Washtenaw County Equalization Department: (734) 222-6662
 Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

EQUALIZATION DATA/LEGAL DESCRIPTION - 1.00 ACRE



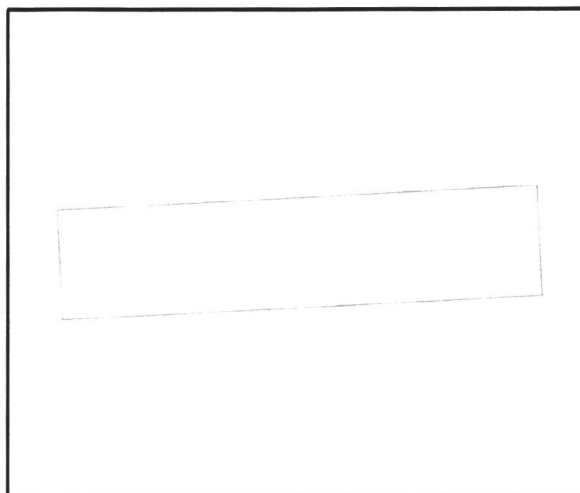
Washtenaw County Parcel Report

Parcel ID: J -10-20-200-003

Report generated 3/9/2020 11:01:53 AM

Parcel Information

PIN: J -10-20-200-003
CVT Code: J
CVT Description: TOWNSHIP OF SUPERIOR
School: 81020 , YPSILANTIPUBLIC SCHOOLS
Property Class: 402 , RESIDENTIAL VACANT



Parcel highlighted in blue

Property Information

Address: CHERRY HILL RD
 YPSILANTI , MI 48198

Owner Information

Owner: ROCK SUPERIOR LLC
Address: 6400 TELEGRAPH RD STE 2500
 BLOOMFIELD HILLS , MI 48301

Homestead Information

Homestead Percent: 0%

Values

Assessed Value: \$ 11300 **SEV:** \$ 11300
Capped Value: \$ 13223 **Taxable Value:** \$ 11300

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount

Sales (last 3 max)

Date	Sale Price	Type
11/10/2005	0	QUIT CLAIM DEED
08/24/1995	800	WARRANTY DEED

Tax Description

*OLD SID - J 10-020-002-10 SU 20-2B COM AT CEN OF SEC, TH S 89 DEG 34' 45" W 877.91 FT ON EW 1/4 LN TO POB, TH S 89 DEG 34' 45" W 435.6 FT, TH N0 DEG 15' W 100 FFT, TH N 89 DEG 34' 45" E 435.6 FT THS 0 DEG 15' E 100 FT TO POB PART NW 1/4 SEC 20 T2S R7E. 1.00 AC.

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 Washtenaw County Equalization Department: (734) 222-6662
 Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

EQUALIZATION DATA/LEGAL DESCRIPTION - 40.00 ACRES



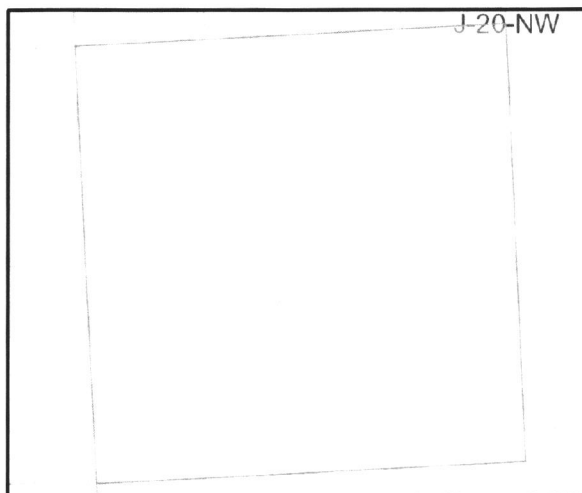
Washtenaw County Parcel Report

Parcel ID: J -10-20-200-002

Parcel Information

Report generated 3/9/2020 11:04:15 AM

PIN: J -10-20-200-002
CVT Code: J
CVT Description: TOWNSHIP OF SUPERIOR
School: 81020 , YPSILANTIPUBLIC SCHOOLS
Property Class: 402 , RESIDENTIAL VACANT



Parcel highlighted in blue

Property Information

Address: CHERRY HILL RD
 YPSILANTI , MI 48198

Owner Information

Owner: ROCK SUPERIOR LLC

Address: 6400 TELEGRAPH RD STE 2500
 BLOOMFIELD HILLS , MI 48301

Homestead Information

Homestead Percent: 0%

Values

Assessed Value: \$ 150000 **SEV:** \$ 150000
Capped Value: \$ 153600 **Taxable Value:** \$ 150000

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount

Sales (last 3 max)

Date	Sale Price	Type
01/09/2004	3740250	OTHER

Tax Description

*OLD SID - J 10-020-004-00 SU 20-4 SW 1/4 OF NW 1/4 SEC. 20 T2S R7E 40.00 AC.

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 Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

EQUALIZATION DATA/LEGAL DESCRIPTION - 90.00 ACRES



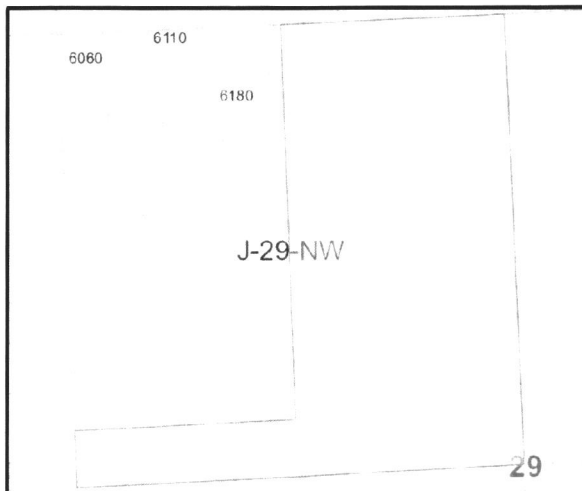
Washtenaw County Parcel Report

Parcel ID: J -10-29-200-001

Report generated 3/9/2020 11:06:00 AM

Parcel Information

PIN: J -10-29-200-001
CVT Code: J
CVT Description: TOWNSHIP OF SUPERIOR
School: 81020 , YPSILANTI PUBLIC SCHOOLS
Property Class: 402 , RESIDENTIAL VACANT



Parcel highlighted in blue

Property Information

Address: VREELAND RD
 YPSILANTI , MI 48198

Owner Information

Owner: ROCK SUPERIOR LLC
Address: 6400 TELEGRAPH RD STE 2500
 BLOOMFIELD HILLS , MI 48301

Homestead Information

Homestead Percent: 100%

Values

Assessed Value: \$ 315000 **SEV:** \$ 315000
Capped Value: \$ 322560 **Taxable Value:** \$ 315000

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount

Sales (last 3 max)

Date	Sale Price	Type
01/09/2004	3740250	OTHER

Tax Description

*OLD SID - J 10-029-002-20 SU 29-2C E 1/2 OF NW 1/4 & S 10 AC OF W 1/2 OF NW 1/4 OF SEC 29 T2S R7E 90.00 AC

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 Washtenaw County Equalization Department: (734) 222-6662
 Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

EQUALIZATION DATA/LEGAL DESCRIPTION - 42.56 ACRES



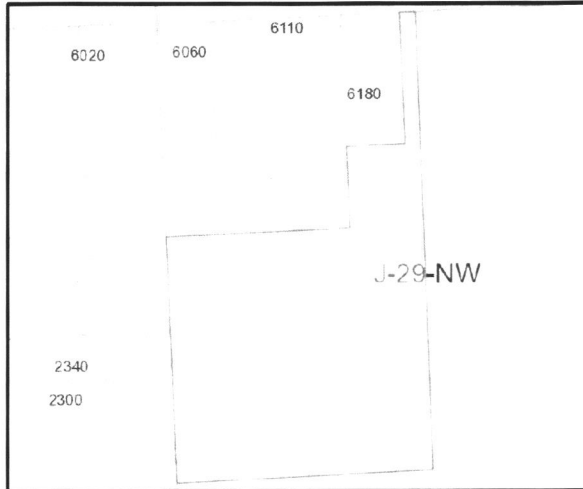
Washtenaw County Parcel Report

Parcel ID: J-10-29-200-006

Report generated 3/9/2020 11:07:40 AM

Parcel Information

PIN: J-10-29-200-006
CVT Code: J
CVT Description: TOWNSHIP OF SUPERIOR
School: 81020 , YPSILANTIPUBLIC SCHOOLS
Property Class: 402 , RESIDENTIAL VACANT



Parcel highlighted in blue

Property Information

Address: VREELAND RD
 YPSILANTI , MI 48198

Owner Information

Owner: ROCK SUPERIOR LLC

Address: 6400 TELEGRAPH RD STE 2500
 BLOOMFIELD HILLS , MI 48301

Homestead Information

Homestead Percent: 100%

Values

Assessed Value: \$ 156400 **SEV:** \$ 156400
Capped Value: \$ 160153 **Taxable Value:** \$ 156400

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount

Sales (last 3 max)

Date	Sale Price	Type
01/09/2004	3740250	OTHER

Tax Description

*OLD SID - J 10-029-002-30 SU 29-2D W 1/2 OF NW 1/4 OF SEC 29, EXC BEG AT NW COR OF SEC, TH N 89-44-40 E 1225.92 FT, TH S 0-14 E 660 FT, TH S 89-44-40 W 300 FT, TH S 0-14 E 416.92 FT, TH S 89-44-40 W 925.92 FT, TH N 0-14 W 1076.92 FT TO POB, ALSO EXC S 10 AC PART NW 1/4 SEC 29 T2S R7E 42.56 AC

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 Washtenaw County Equalization Department: (734) 222-6662
 Office of the Washtenaw County Water Resource Commissioner: (734) 222-6660

EQUALIZATION DATA/LEGAL DESCRIPTION - 8.60 ACRES



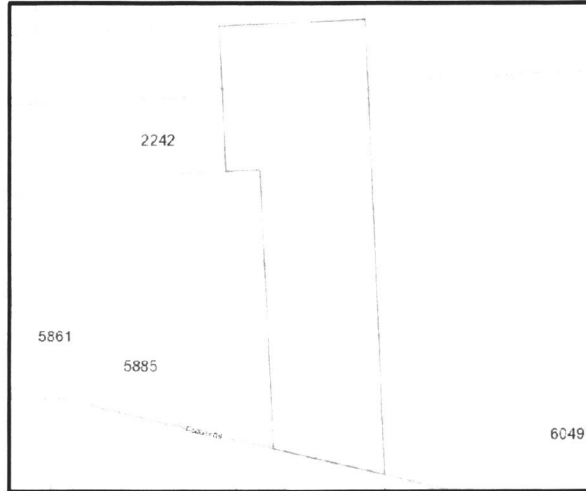
Washtenaw County Parcel Report

Parcel ID: J-10-30-400-037

Parcel Information

Report generated 3/9/2020 11:09:16 AM

PIN: J-10-30-400-037
CVT Code: J
CVT Description: TOWNSHIP OF SUPERIOR
School: 81020, YPSILANTIPUBLIC SCHOOLS
Property Class: 402, RESIDENTIAL VACANT



Parcel highlighted in blue

Property Information

Address: GEDDES RD
 YPSILANTI, MI 48198

Owner Information

Owner: ROCK SUPERIOR LLC

Address: 6400 TELEGRAPH RD STE 2500
 BLOOMFIELD HILLS, MI 48301

Homestead Information

Homestead Percent: 0%

Values

Assessed Value: \$ 42600 **SEV:** \$ 42600
Capped Value: \$ 46342 **Taxable Value:** \$ 42600

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount

Sales (last 3 max)

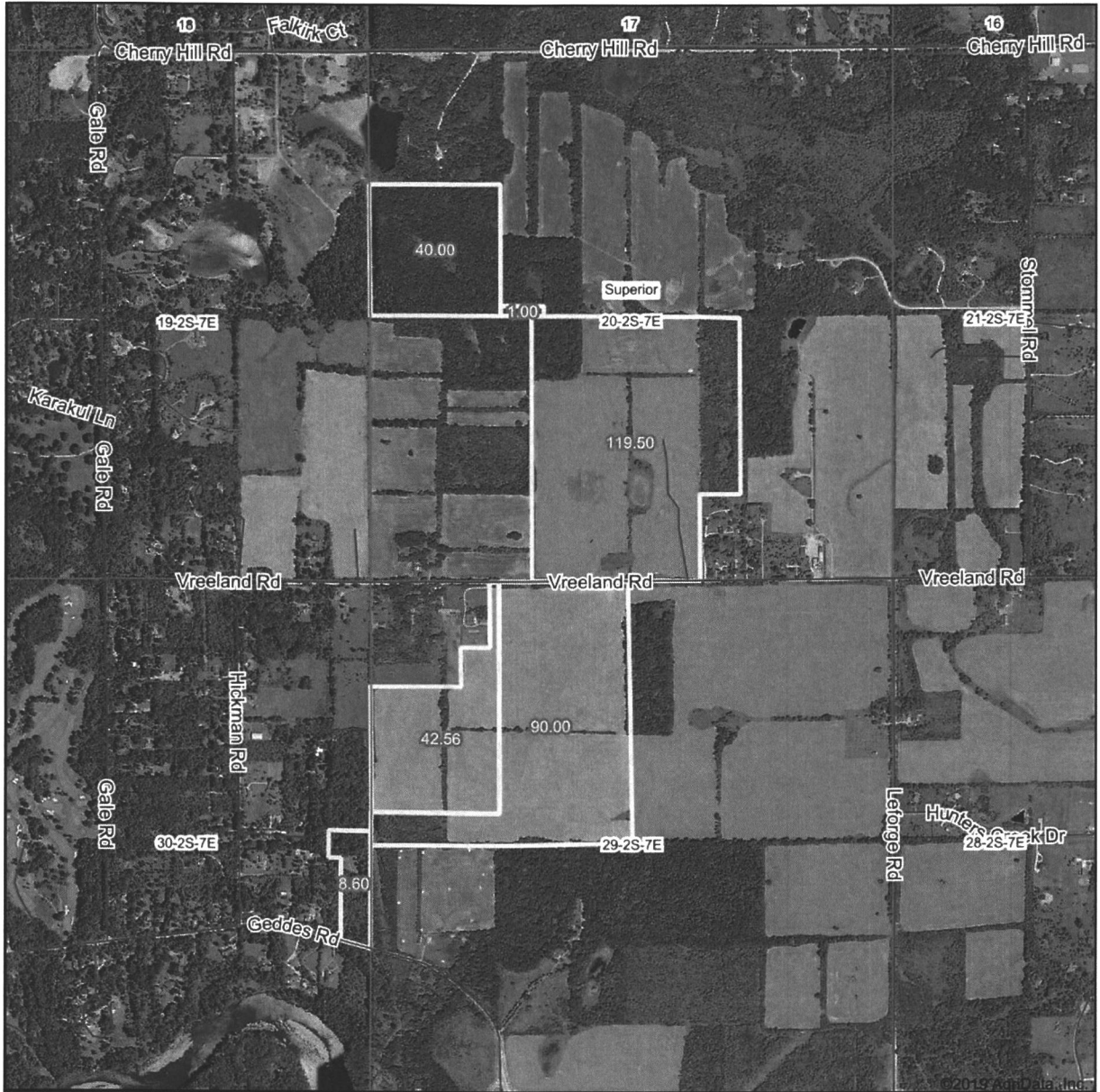
Date	Sale Price	Type
01/09/2004	3740250	OTHER

Tax Description

SU 30-3A-4A-1 (001) BEG 1/4 COR OF SEC, TH N 0-29 W 165.88 FT, TH S 89-30 W 386.49 FT, TH S 0-45-10 E 385 FT, TH N 89-30 E 90.5 FT, TH S 0-45-10 E 730.77 FT, TH S 74-53-35 E 302.22 FT, TH N 0-29 W 1031.19 FT TO POB PART SE 1/4 SEC 30 T25 R7E 8.6 AC

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 Washtenaw County Equalization Department: (734) 222-6662
 Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

AERIAL PHOTOGRAPH



Map Center: 42° 17' 24.03, -83° 38' 11.17



20-2S-7E
Washtenaw County
Michigan



2/18/2020

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

AERIAL PHOTOGRAPH



Map Center: 42° 17' 21.91, -83° 38' 13.23



20-2S-7E
Washtenaw County
Michigan

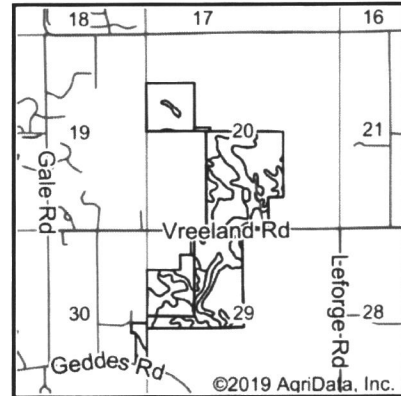
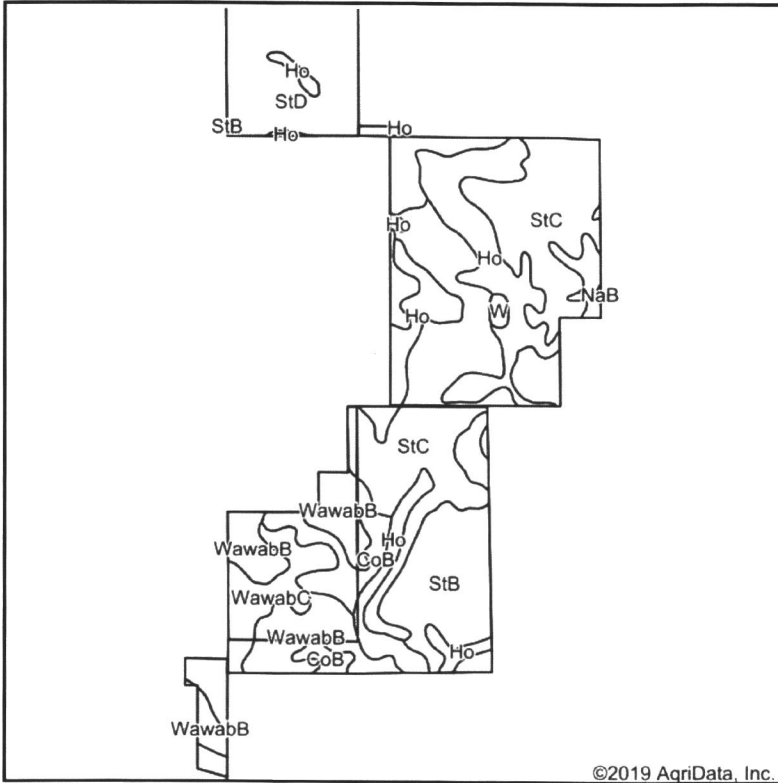
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2/18/2020

Field borders provided by Farm Service Agency as of 5/21/2008

SOILS MAP



State: **Michigan**
 County: **Washtenaw**
 Location: **20-2S-7E**
 Township: **Superior**
 Acres: **301.66**
 Date: **2/18/2020**



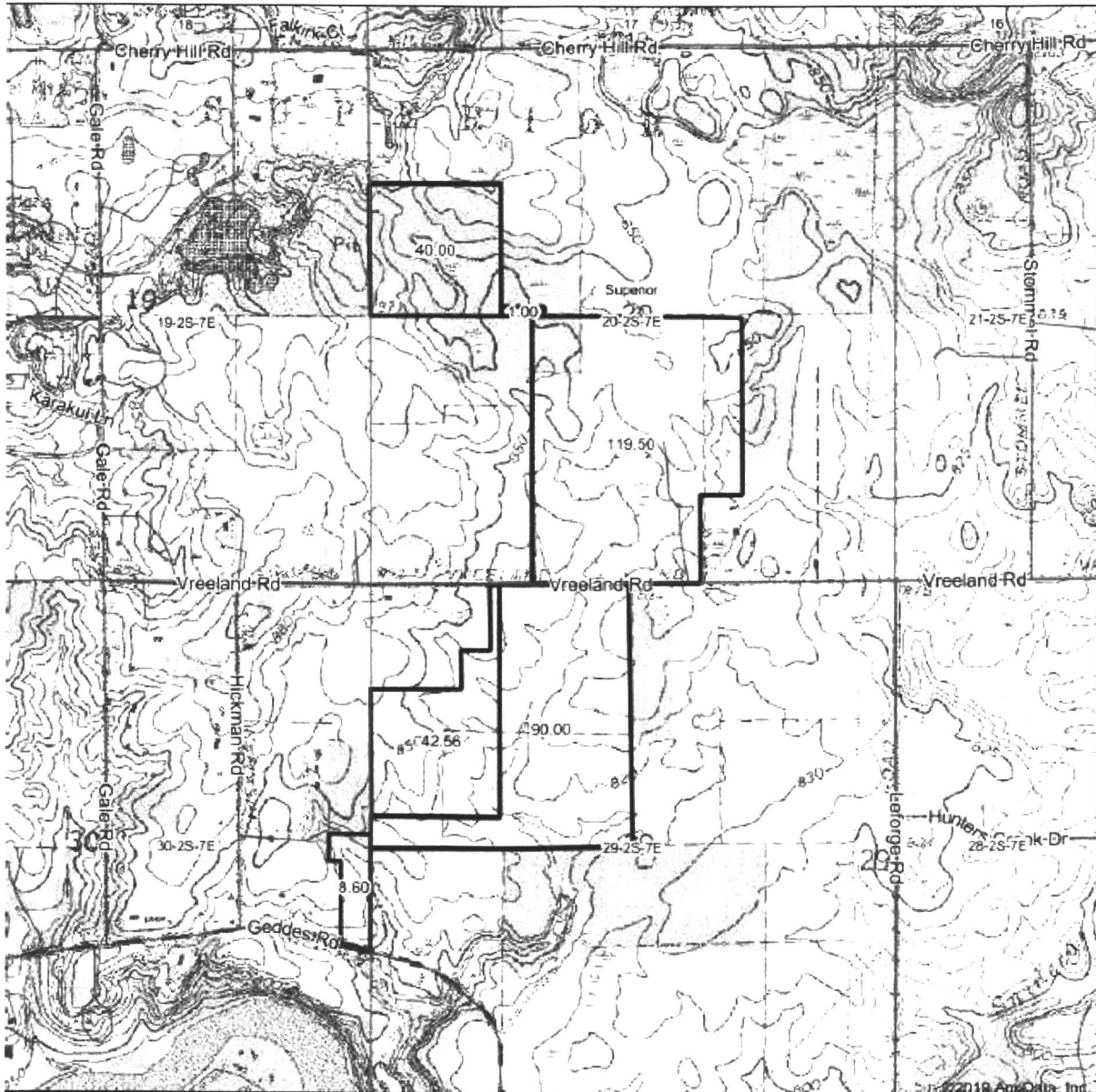
Soils data provided by USDA and NRCS.

Area Symbol: MI161. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
StC	St. Clair clay loam, 6 to 12 percent slopes	93.93	31.1%	IIIe	80	25	49
Ho	Hoytville silty clay loam	57.32	19.0%	IIw	126	44	60
StD	St. Clair clay loam, 12 to 18 percent slopes	49.93	16.6%	VIe			41
WawabB	Wawasee loam, 2 to 6 percent slopes	33.44	11.1%	IIe	140	48	65
StB	St. Clair clay loam, 2 to 6 percent slopes	32.85	10.9%	IIIe	95	28	51
WawabC	Wawasee loam, 6 to 12 percent slopes	19.53	6.5%	IIIe	128	40	63
CoB	Conover loam, 0 to 4 percent slopes	13.28	4.4%	IIe	120	36	69
W	Water	1.26	0.4%				0
NaB	Nappanee silty clay loam, 2 to 6 percent slopes	0.12	0.0%	IIIe	110	36	55
Weighted Average					88.3	28.7	*n 53.3

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

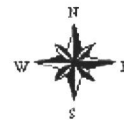
TOPOGRAPHY MAP



map center: 42° 17' 24.03, -83° 38' 11.17



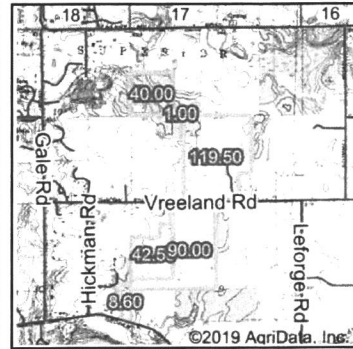
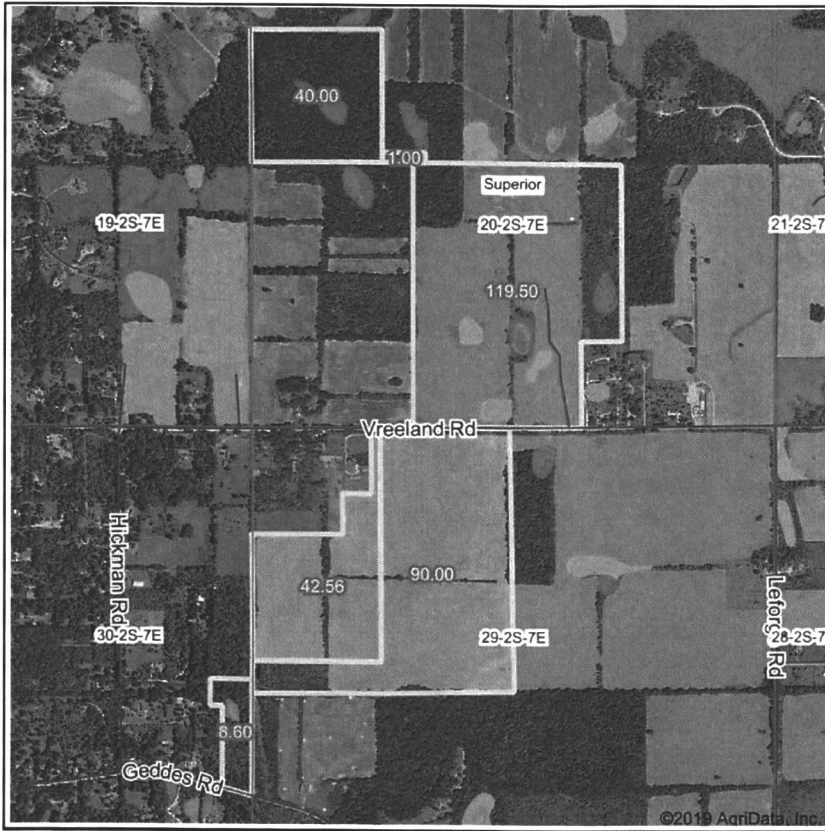
20-2S-7E
 Washtenaw County
 Michigan



2/18/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP



State: **Michigan**
 Location: **20-2S-7E**
 County: **Washtenaw**
 Township: **Superior**
 Date: **2/18/2020**

Maps Provided By **surety®**
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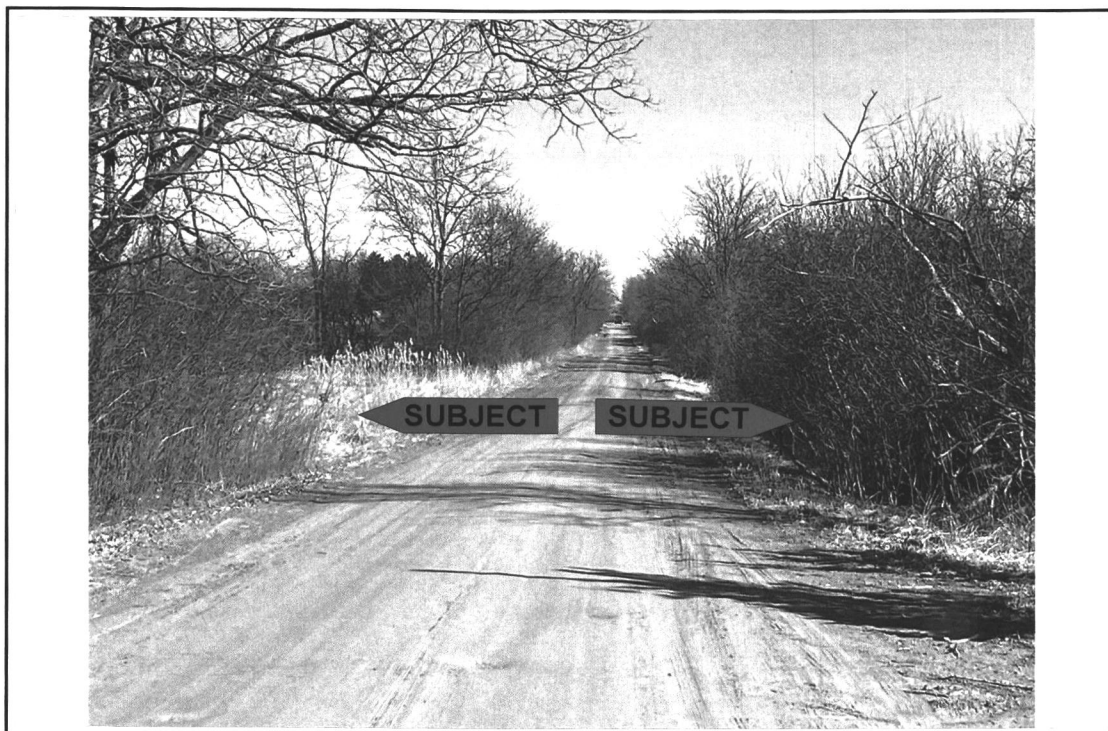


0ft 2270ft 4541ft

Classification Code	Type	Acres
PSS1/EM1C	Freshwater Forested/Shrub Wetland	3.84
PEM1A	Freshwater Emergent Wetland	2.18
PEM1C	Freshwater Emergent Wetland	2.09
PUBGx	Freshwater Pond	0.41
PFO1C	Freshwater Forested/Shrub Wetland	0.16
PEM1B	Freshwater Emergent Wetland	0.02
Total Acres		8.70

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008



ABOVE: Street Scene - Vreeland Road Looking East

BELOW: Land View - South Side of Vreeland Road

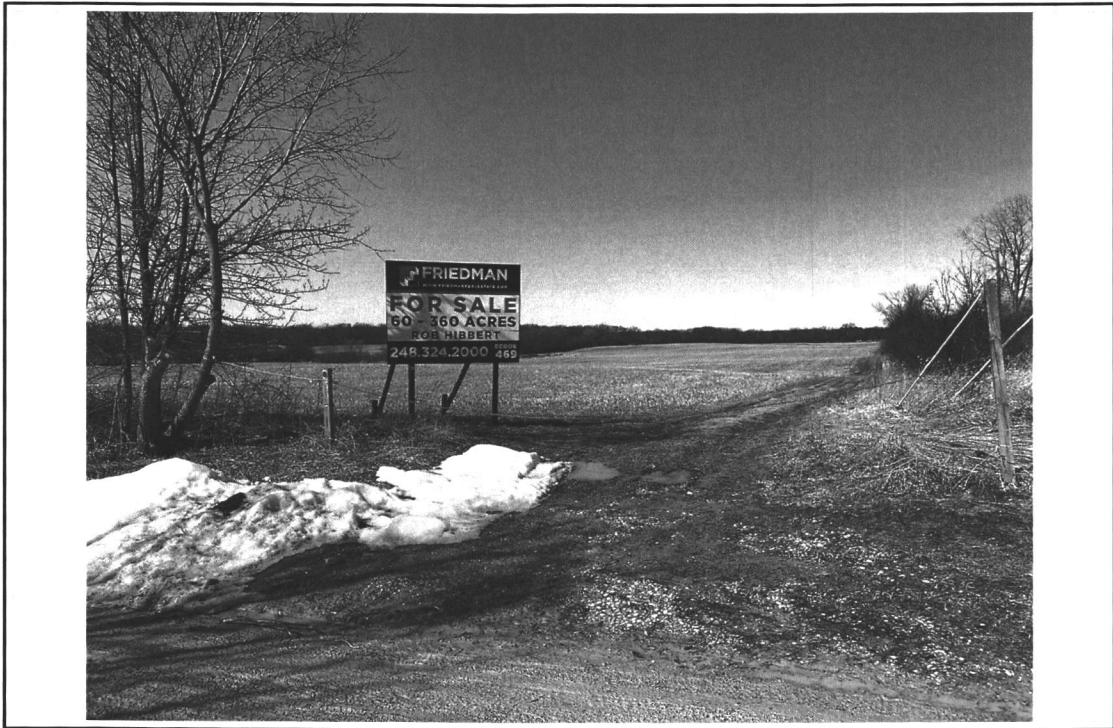




ABOVE: Land View - South Side of Vreeland Road

BELOW: Land View - South Side of Vreeland Road





ABOVE: Land View - North Side of Vreeland Road

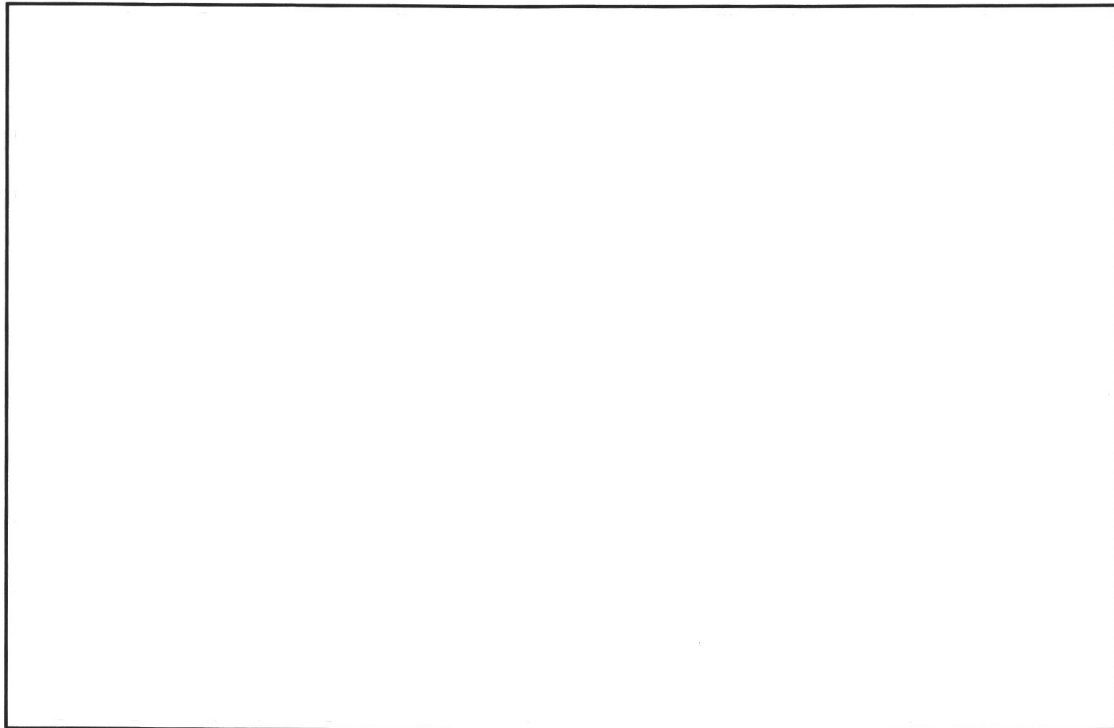
BELOW: Land View - North Side of Vreeland Road





ABOVE: Land View - North Side of Vreeland Road

BELOW:



APPRAISER QUALIFICATIONS

QUALIFICATIONS OF DENNIS E. MAKULA, ARA

POSITION:

Senior Appraiser, GreenStone Farm Credit Services

PROFESSIONAL DESIGNATIONS:

American Society of Farm Managers and Rural Appraisers -Accredited Rural Appraiser
Michigan Chapter of the American Society of Farm Managers and Rural Appraisers -
Current with the requirements of the ASFMRA's mandatory continuing ed. program.

APPRAISAL LICENSES:

Certified General Appraiser - State of Michigan - ID # 1201000291
In Michigan, appraisers are required to be licensed and are regulated by the Michigan Department of
Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, MI 48909.
Certified General Appraiser - State of Indiana - ID # CG40700811
In Indiana, appraisers are required to be licensed and are regulated by the Indiana Professional Licensing
Agency, 402 W. Washington St, Room W072, Indianapolis, IN 46204

EXPERIENCE:

37 years of appraisal experience with The Farm Credit System appraising real estate and chattels; specializing
in agricultural enterprises and farms of all varieties, special use agricultural property, agri-businesses, rural
residential property, farm equipment, machinery, and livestock.

EDUCATION:

High school graduate, 1975, Waldron High School, Waldron, Michigan.
College Graduate, 1980, BS/Agricultural Economics; Michigan State University, East Lansing, Michigan.

American Society of Farm Managers and Rural Appraisers Courses:

- Fundamentals of Appraisal
□ Principles of Rural Appraisal
□ Report Writing
□ Advanced Rural Appraisal
□ Uniform Standards of Professional Appraisal Practice
□ Advanced Rural Case Studies
□ Highest and Best Use
□ Permanent Plantings
□ Code of Ethics
□ Uniform Agricultural Appraisal Report
□ Appraising Agricultural Land in Transition
□ Timber and Timberland Evaluation
□ Uniform Appraisal Standards For Federal Land Acquisitions
□ Appraisals Through the Eyes of the Reviewer
□ Valuation of Confined Animal Feeding Operations

The Appraisal Institute Courses:

- Uniform Residential Appraisal

AgriBank FCB Courses:

- Appraisal Grading

Holloways Real Estate Institute Courses:

- Brokers Preparation.
□ Supporting Your Market Analysis
□ Application of the Land Division Act
□ Property Development Rights
□ Environmental

McKissock Company Courses:

- National USPAP Updates - every 2 years
□ Michigan Law - every 2 years
□ Indiana Law - every 2 years
□ Disclosures and Disclaimers
□ Construction Details and Trends
□ REO and Foreclosures
□ Land and Site Valuation
□ Foundations in Sustainability
□ Modern Green Building Concepts
□ Ad Valorem Tax Consultation
□ Expert Witness for Commercial Appraisers
□ Appraisal of Owner Occupied Commercial Properties