



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: June 5, 2025
Re: Application for Site Specific Relief for Pitch Hopper; 100 Lone Tree Road

The application before you is for re-use of the former GTE/Frontier Communications Maintenance Facility at 100 Lone Tree Road. The applicant, Phil Rashid of Pitch Hopper, seeks to reuse the steel warehouse building and site for offices, sales, research and development for the Pitch Hopper product and other tools designed for the building industry. You are invited to learn more about the product here:

<https://www.thepitchhopper.com/>

The proposed use is not a direct fit for the existing zoning, which is OS, Office Services, nor is it a fit for the Master Land Use Designation of OLIC, Office and Low Intensity Commercial. In this case, the use would normally be directed to either a Technology/Research zone or at least a C-2, General Commercial District.

The Zoning Ordinance does provide a tool to allow for a reasonable use of the land which preserves the existing investment in the property. Site Specific Relief, which is outlined in Article 18 of the Zoning Ordinance (https://library.municode.com/mi/highland_charter_township/codes/code_of_ordinances?nodeId=CD_ORD_C_H25Z00R_ART18SISPRE) allows us to consider a use that might be found to be harmonious with its surroundings, while making full use of the steel warehouse structure that exists on this site.

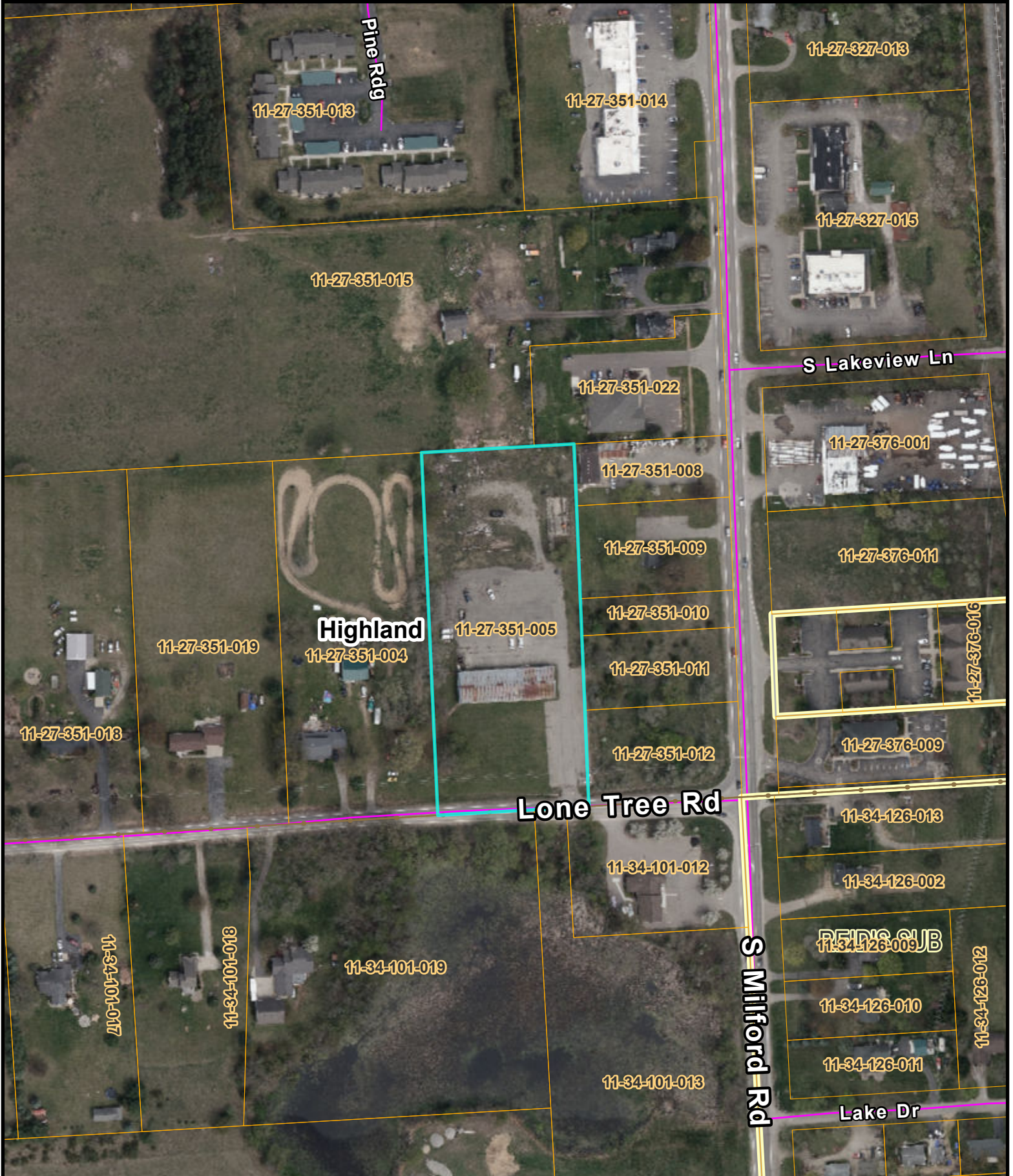
The basic premise of this tool is that the Board of Trustees will hold a hearing to examine the proposal in a quasi-judicial format. The Planning Commission's job is to first hold a public hearing and examine the evidence provided by the applicant to form an educated opinion as to a) whether sufficient evidence has been presented to support the proposal, and b) to form a recommendation to the Board regarding the use. Your recommendation can also include conditions intended to mitigate any potential negative impacts to neighboring properties or limits on potential expansion of the use.

There is considerable information about the proposal in your packet, including details from the assessing record and an analysis of "Agreed upon Facts." Review the materials provided and review Article 18 of the Zoning Ordinance in preparation of the meeting. Particular attention should be given to Section 18.02, the factors that should support a decision for or against site specific relief.

Warm inside. Great outdoors.



100 Lone Tree



	2 Foot Contours		100 yr - FEMA Floodplain
	5 Foot Contours		100 yr (detailed) - FEMA Floodplain
	FEMA Base Flood Elevations		500 yr - FEMA Floodplain
	FEMA Cross Sections		FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



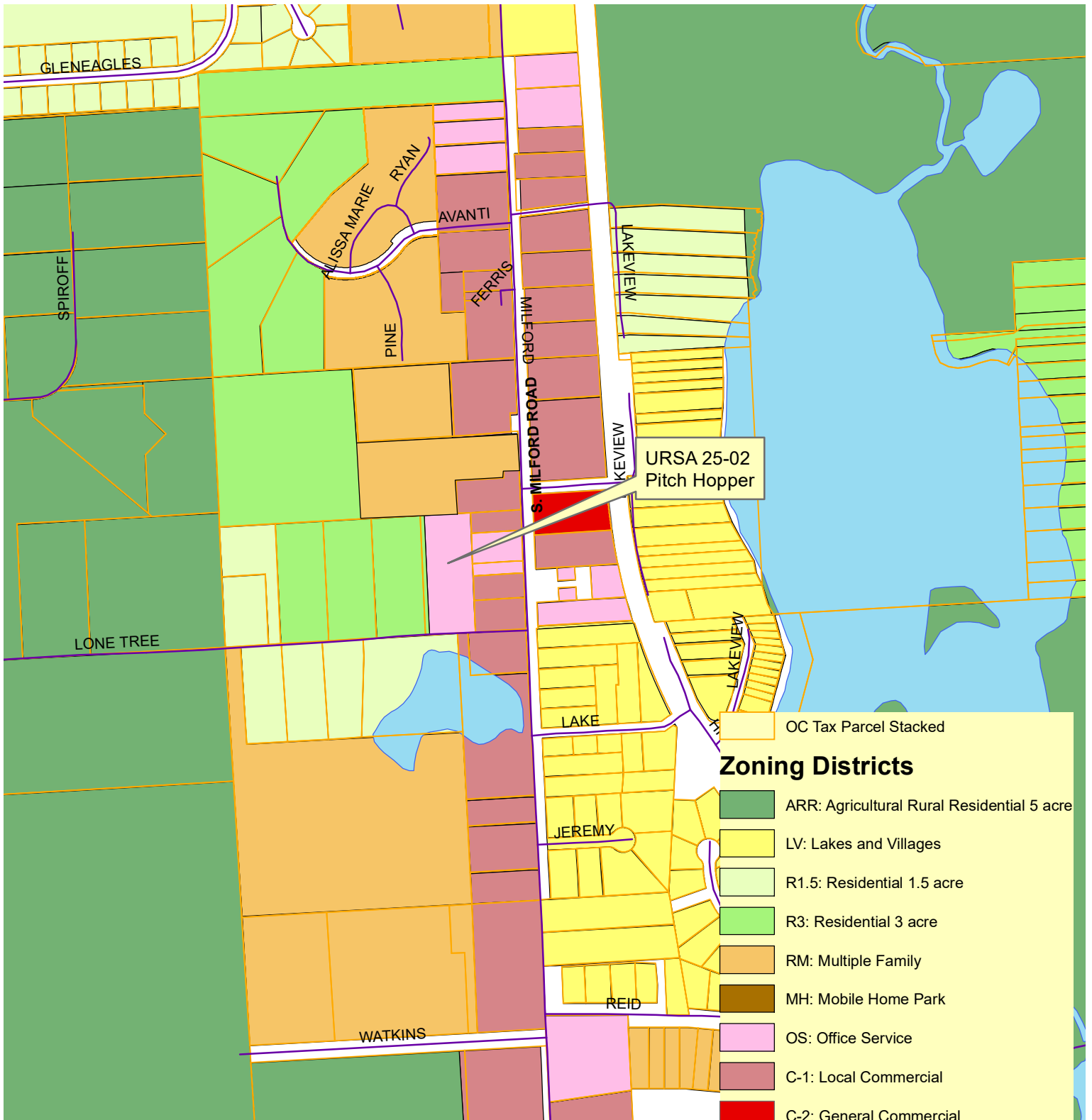
David Coulter
Oakland County Executive














Date Created: 5/16/2025



1 inch = 200 feet

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



-  OC Tax Parcel Stacked
- Zoning Districts**
-  ARR: Agricultural Rural Residential 5 acre
-  LV: Lakes and Villages
-  R1.5: Residential 1.5 acre
-  R3: Residential 3 acre
-  RM: Multiple Family
-  MH: Mobile Home Park
-  OS: Office Service
-  C-1: Local Commercial
-  C-2: General Commercial
-  HS: Highland Station
-  TR: Technology and Research
-  IM: Industrial Manufacturing



ENACTED: November 18, 2010



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other *Site Specific Relief*

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: 5/19/25 Fee: \$ 850 Escrow: \$2500 Case Number: URSA 25-02

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

rec 1.062603

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS
 CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

1. APPLICANT INFORMATION

NAME: The Pitch Hopper/Phil Rashid
 ADDRESS: 100 Lone Tree Road
Milford Township, 48380
 PHONE: 248-866-0174
 EMAIL: pilrashid@rashidconstruction.com

OWNER INFORMATION

NAME: Phil Rashid
 ADDRESS: 2114 S Milford Road
Highland, MI 8357
 PHONE: 248-851-0960
 EMAIL: philrashid@rashidconstruction.com shilo@rashidconstruction.com

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: 100 Lone Tree Road, Milford Township, MI 48380
 LOT WIDTH: 244 ft LOT DEPTH: 588 ft LOT AREA: 3.30 acres
 PARCEL IDENTIFICATION NUMBER(S): #11-27-351-005

3. PROJECT INFORMATION

PROJECT NAME: 100 Lone tree - The Pitch Hopper
 PRESENT ZONING: Light Commercial - Lapsed PROPOSED ZONING: Site Specic Relief - SSR
 PRESENT USE: Vacant PROPOSED USE: TPH office, warehouse and research facility

APPLICANT

SIGNATURE: [Signature]
 PRINT NAME: Philip F. Rashid

On the ___ day of _____, _____ before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

JENNIFER BOSH
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2025
 Acting in the County of Oakland

State Of Michigan
 County Of Oakland

Notary Public: [Signature]

OWNER

SIGNATURE: [Signature]
 PRINT NAME: Philip F. Rashid

On the 19 day of May, 2025 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

JENNIFER BOSH
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2025
 Acting in the County of Oakland

State Of Michigan
 County Of Oakland

Notary Public: [Signature]

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.



Wednesday, May 7, 2025

Charter Township of Highland

Attn: Ms. Beth Corwin

205 N. John Street

Highland, MI 48357

Dear Ms. Corwin:

Philip F. Rashid closed on the property for parcel # H-11-27-351-0052 known as 100 Lone Tree Road, for the purposes of moving headquarters of his company named The Pitch Hopper on October 29, 2024. At time of purchase, the property was zoned Office and Light Commercial with a general nonconforming use grandfathered in. We had originally planned on using the property and building for this as well, with a similar traffic pattern, office, and warehouse. However, when we applied for our building permits to begin work, it was stated that some of our requests were not permitted in the OS service district and that the building was previously reported as abandoned for more than a year causing the general nonconforming use to lapse due to abandonment. The previous tenants, Frontier, had used the space for office, warehouse, and as a fleet maintenance facility. They did occupy the building up until our ownership, had a similar traffic pattern to ours, and similar office requirement.

During negotiation for purchase, we did inquire if we would be able to continue using the property as it was zoned but do to the lapse in the grandfathered general nonconforming, it is our belief that applying to re-zone as Site Specific Relief SSR would be our best course of action. This would allow us to continue a similar traffic pattern, use of warehouse and office space as well as the addition of research capabilities.

We plan to continue the same basic day to day operations as were in the building previously, aside from fleet maintenance. Our immediate plan is to continue cleaning up the lot, make any pressing repairs to the building and work on beautification of the building itself, as it needs a face lift, and the surrounding lot. Our hope is to occupy the building for headquarters by the fall of 2025.

We also have plans to expand the building and improve the lot in the future. We'd like to provide ample space for continued growth in a way that is also helpful to the Highland community.

Sincerely,

Phil Rashid



Site Specific Relief Statement

Applicant purchased 100 Lone Tree Road, Milford, MI 48380 (H-11-27-351-005) on October 29, 2024. This property has operated as an office, warehouse, and maintenance garage for Frontier under a grandfather in general non-conforming and OS zoning. Applicant began gathering information on zoning and permitting in January of 2024 while in negotiations to purchase said property.

Applicant began the process of applying for building permits with the Highland Building and Zoning departments on December 12, 2024, and received a rejection letter on January 27, 2025. Applicant then scheduled a meeting with the township to discuss the rejection letter and plans for the property on January 28, had a meeting with the Township about requesting TR for zoning and while completing the application for that, were made aware of the SSR option. With one last meeting on May 1, 2025, the Applicant discussed the application process for SSR and began the process of applying for that zoning.

Applicant is now submitting this application for Site Specific Relief (SSR).

Article 18 of the Charter Township of Highland Zoning Ordinances authorizes the Township Board to allow reasonable use of property in those limited situations in which a property owner demonstrates to the Township Board certain factors which are contained in Section 18.02. Those factors are as follows:

- A. Applicant's property cannot be reasonably used for the purposes permitted in the zoning district.
- B. Applicant's problem in developing consistent with the zoning district and the Master Plan is due to unique circumstances peculiar to his or her property and not to general neighborhood conditions.
- C. Applicant's suggested use would not alter the essential character of the area or the planned development for the area.
- D. Consideration of the origin or history that has allegedly created the problem in developing the property in a manner consistent with the zoning district and the Master Plan.
- E. Factors that would encourage the use, reuse and improvement of an existing site or unique building in a manner that would preserve a significant character of the site or unique building in a compatible manner with sounding uses.



Factor A. Applicant's property cannot be reasonably used for the purposes permitted in the zoning district.

The property is currently zoned Office Service (OS). According to Section 4.09 of the Charter Township of Highland Zoning Ordinances, properties zoned RM have the following Permitted Uses:

1. Financial institutions.
2. Office buildings for the use of any of the following lower-intensity occupations: accounting, administrative, architectural, clerical, engineering, legal, municipal, professional, writing, sale representatives and travel agencies.
3. Medical and dental offices, including clinics, medical laboratories, Massage Therapy establishments subject to [Section 10.20](#) and counseling centers.
4. Training and/or educational centers to provide training at the business, technical and/or professional level for uses similar to permitted uses.
5. Veterinary clinics and hospitals, including accessory boarding and accessory pet day care. No outdoor exercise runs or pens are permitted.
6. Accessory structures and uses customarily incidental to the permitted uses listed and subject to [Article 8.03](#), Accessory Structures and Uses.

Special land uses

1. Accessory dwelling units subject to Subsection 8.05.B.
2. Adult Day Care Centers, subject to [Section 10.02](#).
3. Bed and breakfast establishments subject to [Section 10.05](#).
4. Child Care Centers subject to [Section 10.09](#).
5. Drive-through facilities for permitted uses.
6. Institutional uses small scale, subject to [Section 10.17](#).
7. Personal service uses of a lower intensity including: barber and beauty shops, artist, music and photography studios.
8. Wireless communication facilities subject to Section 10.24.1.

The applicant had kept their eye on this property for a while and as soon as the property became available the applicant looked further into it. This process took around 6 months and several other interested parties looked at the property as well. None of them wanted the space when zoned as OS because they were primarily interested in the warehouse space, not the office space. The applicant will be able to use the space for not only the warehouse, but also the office. However, when zoned as strictly OS, some of the needed general operations won't be permitted. This is why the SSR zoning would be the best fit.



Factor B. Applicant's problem in developing consistent with the zoning district and Master Plan is due to unique circumstances peculiar to his/her property and not to general neighborhood conditions.

Because the applicant purchased the property with a general non-conforming/OS zoning, and that has now lapsed, the Applicant believes that SSR is the closet option that will fit well with the Master Plan. The rest of the area is zoned either Residential or Office Service, and the Site Specific Relief will pair well with those zonings.

Though it has been neglected, this property is perfectly suited for the needs of The Pitch Hopper. The business carries their products, a roofing wedge and harness kit, holds overflow, moves product in and out and does research for product improvement as well as additional products to add to their repertoire. The applicant is able to meet setback requirements and other specific regulations without over budling on the property while simultaneously improving on the property.

Factor C. Applicant's suggested use would not alter the essential character of the area or planned development of the area.

Applicants proposed use will not disturb the character of the area, rather it will improve the area. The current building needs upkeep outside including paint, the asphalt parking lots are in need of repair and the lot behind is overgrown. Some of the proposed improvements are listed here:

- A. The property will be cleaned out of all debris and machinery left behind from previous tenants.
- B. The old loading doc will be removed
- C. The pavement on shoulders of entrance will be removed (approx. 30 parking space)
- D. Approx. 10-25% of asphalt/concrete/parking lot behind building will be removed
- E. Plant 6-8ft trees around back perimeter to create privacy and separation from residential areas
- F. Plant trees upfront to maintain cohesion from back perimeter and make forward facing building look more appealing
- G. Remove the 6 current loading bay doors in disrepair and replace with 2 new back lot facing 10x14 garage doors (ensuring minimal visibility)
- H. Paint entire building
- I. Recoat roof with GACO roof system



- J. Re-insulate building to create more energy efficient and soundproof work environment
- K. Update of existing bathroom
- L. Remodel and update current office space
- M. Addition of outdoor storage 75x30 to ensure all items needing to be stored outdoors will be organized and minimally visible
- N. Proposed construction of second building (approx. 15,000 sq. ft.)
- O. Property maintenance such as lawn, weed, snow removal etc. will be covered by a contract with BMS Landscaping
- P. The Pitch Hopper will comply with the additional safety regulations laid out in section 9.06
- Q. Concept layout attached for review as well

Factor D. Consideration of the origin or history that has allegedly created the problem in developing the property in a manner consistent with the zoning district and Master Plan.

Applicant was initially interested in the property due to the space and proximity of the current location. Once the Applicant did further research into zoning, they moved forward with purchase because the general non-conforming/OS zoning suited The Pitch Hopper very well for current operations and growth. As that zoning is no longer applicable, Applicant is looking to find the best suited fit.

The building as current is primarily warehouse space. It's not insulated, even the small office area, and has bay doors taking up most of the rear wall. The applicant did order the appropriate environmental tests and those came back clean which the applicant intends to keep in good standing. In this particular case, because the OS zoning limits the development of the warehouse space, it is best suited for the SSR zoning. This will allow the applicant to make the necessary updates to run the office as an actual office while also building out the warehouse space appropriately.

Factor E. Factors that would encourage the use, reuse and improvement of an existing site or unique building in a manner that would preserve a significant character of the site or unique building in a compatible manner with surrounding uses.

Applicant is seeking to reuse and improve the existing building and property. Its use will be similar in operation hours, traffic pattern, and number of employees. It will not disrupt the current flow of the neighborhood. The existing building and any future buildings would be beautified and upkept as well as screened from any residential areas.



Applicant's request for SSR is not a large departure from what the previous tenants were using the building and property for, before. It will however give the Applicant the leeway to make the needed improvements to upgrade the building and site which will help the Township as well as keeping the Master Plan in account.

Lastly, granting the SSR would allow the property to be used while preserving its future development. This is especially important because we would like to continue with repairs and the sooner we can move forward, we can ensure the building and property do not fall into disrepair.

Philip Rashid, Shilo Brungardt and Shannon David will be available to discuss these factors with board members.

SITE PLAN DRAWINGS FOR THE PITCH HOPPER BUILDING ADDITION & PARKING LOT IMPROVEMENTS

100 LONE TREE ROAD, MILFORD, MICHIGAN 48380

PARCEL NO. 11-27-351-015
ZONED: R3, RESIDENTIAL 3 ACRE

PARCEL NO. 11-27-351-022
ZONED: C1, LOCAL COMMERCIAL

PARCEL NO. 11-27-351-008
ZONED: C1,
LOCAL COMMERCIAL

PARCEL NO. 11-27-351-009
ZONED: OS,
OFFICE SERVICE

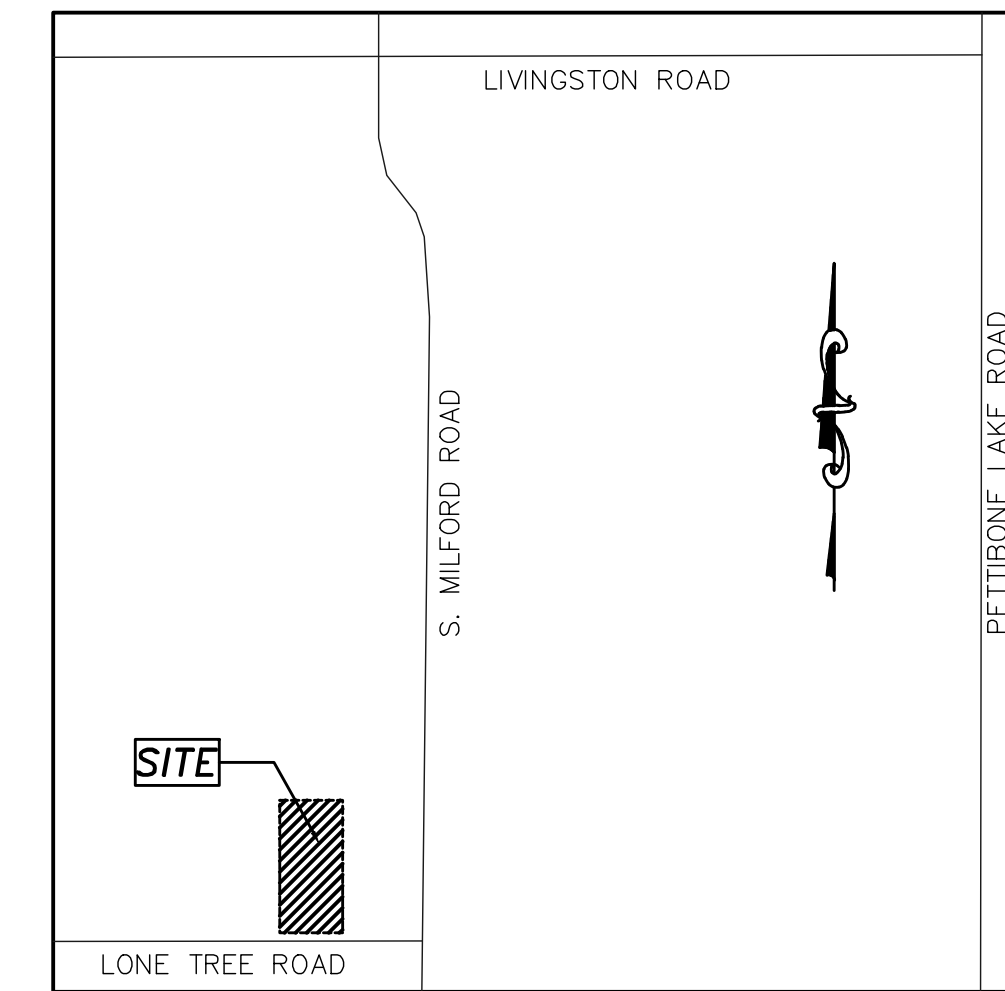
PARCEL NO. 11-27-351-010
ZONED: OS,
OFFICE SERVICE

PARCEL NO. 11-27-351-011
ZONED: C1,
LOCAL COMMERCIAL

PARCEL NO. 11-27-351-005
3.30 ACRES (GROSS)
3.11 ACRES (NET)

PARCEL NO. 11-27-351-012
ZONED: C1,
LOCAL COMMERCIAL

PARCEL NO. 11-27-351-004
ZONED: R3,
RESIDENTIAL 3 ACRE



VICINITY MAP
NOT TO SCALE

APPLICANT/OWNER:

PHILIP RASHID
100 LONE TREE, L.L.C.
13185 OLD PINE DRIVE
BRIGHTON, MI 48114
PHONE: (248) 866-0174

SURVEYOR/ENGINEER:

THE UMLOR GROUP
49287 WEST ROAD
WIXOM, MI 48393
PHONE: (248) 773-7656
FAX: (866) 690-4307
CONTACT: WES UMLOR, P.E.
JESSE PARKINSON

PARCEL NO.: 11-27-351-005

SITE DATA:

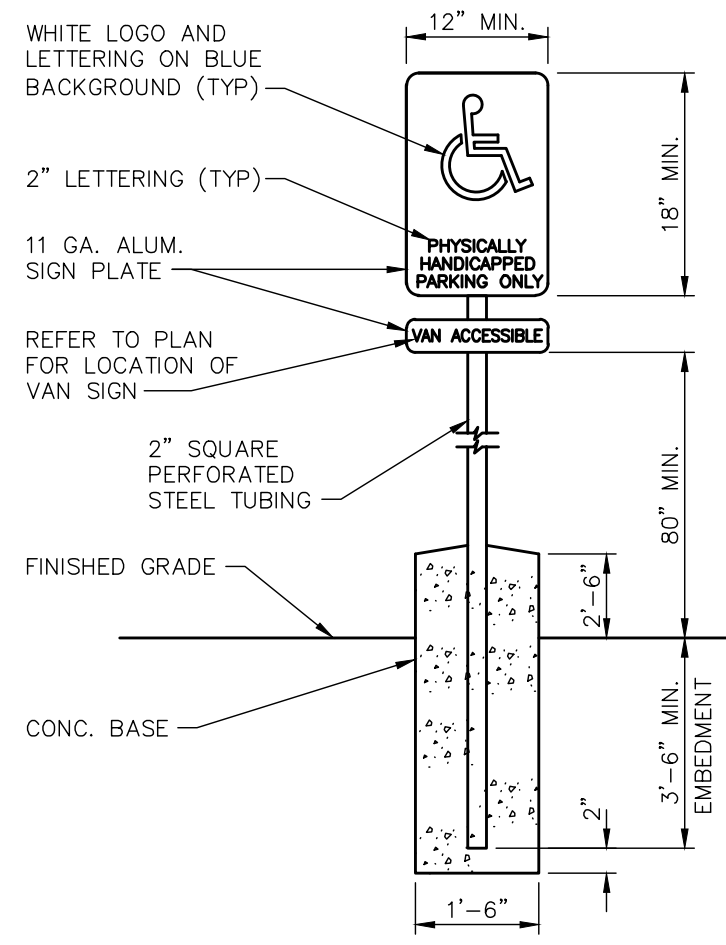
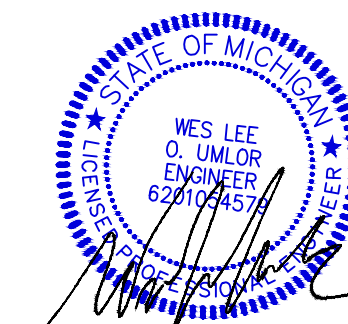
SITE AREA:	3.30 ACRES (GROSS) 3.11 ACRES (135,587 S.F., NET)
ZONING:	OS, OFFICE SERVICE
EXISTING USE:	WAREHOUSE
PROPOSED USE:	RESEARCH & WAREHOUSE
REQUIRED LOT COVERAGE:	30%, MAX.
PROPOSED LOT COVERAGE:	EXISTING BUILDING: 7,695 S.F. (5.7%) PROPOSED BUILDING: 12,100 S.F. (8.9%) TOTAL: 19,795 S.F. (14.6%)
REQUIRED BUILDING SETBACKS:	FRONT: 80' SIDES: 20', MINIMUM, 50' TOTAL REAR: 50'
PROPOSED BUILDING SETBACKS:	FRONT: 148.5'(SOUTH) SIDES: 37.7'(WEST), 54.0'(EAST) REAR: 186.5'(NORTH)
REQUIRED PARKING SPACES:	1 SPACE/1,500 S.F. (STORAGE/WAREHOUSE, GROSS) PROPOSED: 19,795 S.F./1,500 S.F. = 14 SPACES
PROPOSED PARKING SPACES:	13 REGULAR SPACES 1 HANDICAP SPACES 14 TOTAL SPACES

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CHARTER TOWNSHIP OF HIGHLAND AND/OR OAKLAND COUNTY.
2. NO OUTDOOR STORAGE IS PROPOSED WITH THIS SITE PLAN.
3. A PROPOSED SIGN IS PROPOSED WITH THIS SITE PLAN. PRIOR TO ERECTING THE SIGN AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT. ALL SIGNS SHALL CONFORM TO THE TOWNSHIP'S SIGN ORDINANCE.
4. STATE REQUIREMENTS FOR BARRIER-FREE PARKING SPACES SHALL SUPERSEDE ANY TOWNSHIP REQUIREMENTS.
5. STRIPING AND SIGNAGE SHALL CONFORM TO MUTCD.
6. PARKING LOT LIGHTING SHALL COMPLY WITH ZONING ORDINANCE REQUIREMENTS. LAMPS TO BE FULLY SHIELDED AND DOWNWARD-DIRECTED. MAXIMUM POLE HEIGHT IS 25 FEET.
7. A R.C.O.C. PERMIT IS REQUIRED FOR THE DRIVEWAY APPROACH AND WORK WITHIN THE LONE TREE ROAD RIGHT-OF-WAY.

SHEET INDEX:

- 1 LAYOUT AND DIMENSION PLAN
- 2 PARTIAL TOPOGRAPHIC SURVEY
- 3 DEMOLITION PLAN
- 4 GRADING, DRAINAGE AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN



TYPICAL HANDICAP SIGN
NO SCALE

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

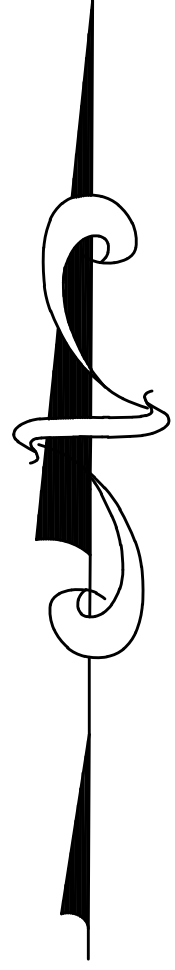
49287 WEST ROAD
WIXOM, MI 48393
TEL 248.773.7659
FAX 866.690.4307



Know what's below
Call before you dig.

CLIENT: 100 LONE TREE, L.L.C.
LAYOUT AND DIMENSION PLAN
 100 LONE TREE ROAD - PARCEL NO. 11-27-351-005
 SECTION: 27 TOWNSHIP: 3 N. RANGE: 7 E.
 CHARTER TOWNSHIP OF HIGHLAND
 OAKLAND COUNTY
 MICHIGAN

REVISED	
2025-4-11 PER TOWNSHIP	
2025-5-12 PER TOWNSHIP	
DATE: 3-24-2025	
DRAWN BY: JPP/RMS	
CHECKED BY: JPP/WU	
FBK: --	
CHF: JM/RG	
SCALE HOR 1" = 30 FT. VER 1" = -- FT.	1 24-181



LEGEND

- OFIB FOUND IRON BAR
- OFOT FOUND CAPPED IRON
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- EX. OVERHEAD LINES
- - - EX. FENCE
- ⊕ EX. POST
- ⊞ EX. MAILBOX
- EX. CATCH BASIN
- ▽ EX. END SECTION
- Y EX. GUY ANCHOR
- (A/C) EX. AIR CONDITIONER
- (G) EX. GAS MARKER
- △ EX. FIBER OPTIC MARKER
- ⊗ EX. UTILITY POLE

BENCHMARK(BM):

FINISHED FLOOR AT THE MANDOOK ON THE NORTH SIDE OF THE BUILDING AT 100 LONE TREE ROAD. ELEVATION: 999.64 (N.A.V.D. 88)

LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 998199, COMMITMENT DATE: APRIL 31, 2024 AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF HIGHLAND, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS: THE WEST 244.00 FEET OF THE EAST 491.00 FEET OF A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 7 EAST, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, THENCE NORTH 8 CHAINS AND 92 LINKS (588.72 FEET), THENCE EAST 22 CHAINS AND 34 LINKS (1474.44 FEET), THENCE SOUTH 8 CHAINS AND 92 LINKS (588.72 FEET), THENCE WEST 22 CHAINS AND 43 LINKS (1480.38 FEET) TO PLACE OF BEGINNING.

EXCEPTIONS:

SCHEDULE B II EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 998199, COMMITMENT DATE: APRIL 31, 2024 AT 8:00 AM.

7. INTEREST OF BRYAN KIMBALL, AS DISCLOSED BY QUIT CLAIM DEED RECORDED IN LIBER 20729, PAGE 615, AS TO A PORTION OF SUBJECT PROPERTY. **(NOTHING TO PLOT.)**

8. INTEREST OF BRYAN KIMBALL AND ELLA MAE KIMBALL, HUSBAND AND WIFE, AS DISCLOSED BY QUIT CLAIM DEED RECORDED IN LIBER 30030, PAGE 192, AS TO A PORTION OF SUBJECT PROPERTY. **(NOTHING TO PLOT.)**

9. MORTGAGE IN THE ORIGINAL AMOUNT OF \$178,300.00 EXECUTED BY BRYAN KIMBALL AND ELLA MAE KIMBALL, HUSBAND AND WIFE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK, INC., DATED DECEMBER 09, 2005, RECORDED JANUARY 13, 2006, IN LIBER 36956, PAGE 167, AS TO A PORTION OF SUBJECT PROPERTY, ABOVE MORTGAGE ASSIGNED TO OCWEN LOAN SERVICING, LLC BY ASSIGNMENT OF MORTGAGE DATED JUNE 11, 2013 AND RECORDED JUNE 14, 2013, IN LIBER 45930, PAGE 497. **(NOTHING TO PLOT.)**

ABOVE MORTGAGE FURTHER ASSIGNED TO PHH MORTGAGE CORPORATION, A NEW JERSEY CORPORATION BY ASSIGNMENT OF MORTGAGE DATED APRIL 24, 2019 AND RECORDED APRIL 26, 2019, IN LIBER 52773, PAGE 352. ABOVE MORTGAGE FURTHER ASSIGNED TO BAYVIEW LOAN SERVICING, LLC BY ASSIGNMENT OF MORTGAGE DATED OCTOBER 25, 2019 AND RECORDED OCTOBER 28, 2019, IN LIBER 53430, PAGE 199.

10. EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5939, PAGE 626. **(AS SHOWN HEREON.)**

11. TERMS AND CONDITIONS CONTAINED IN AFFIDAVIT AND NOTICE OF LOCATION PANHANDLE EASTERN PIPE LINE COMPANY FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 13911, PAGE 134. **(NOT PLOTTABLE. DOES AFFECT PROPERTY.)**

12. ANY RIGHTS, TITLE INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS. **(RIGHT OF WAY FOR LONE TREE ROAD AS SHOWN HEREON.)**

FLOOD HAZARD STATEMENT:

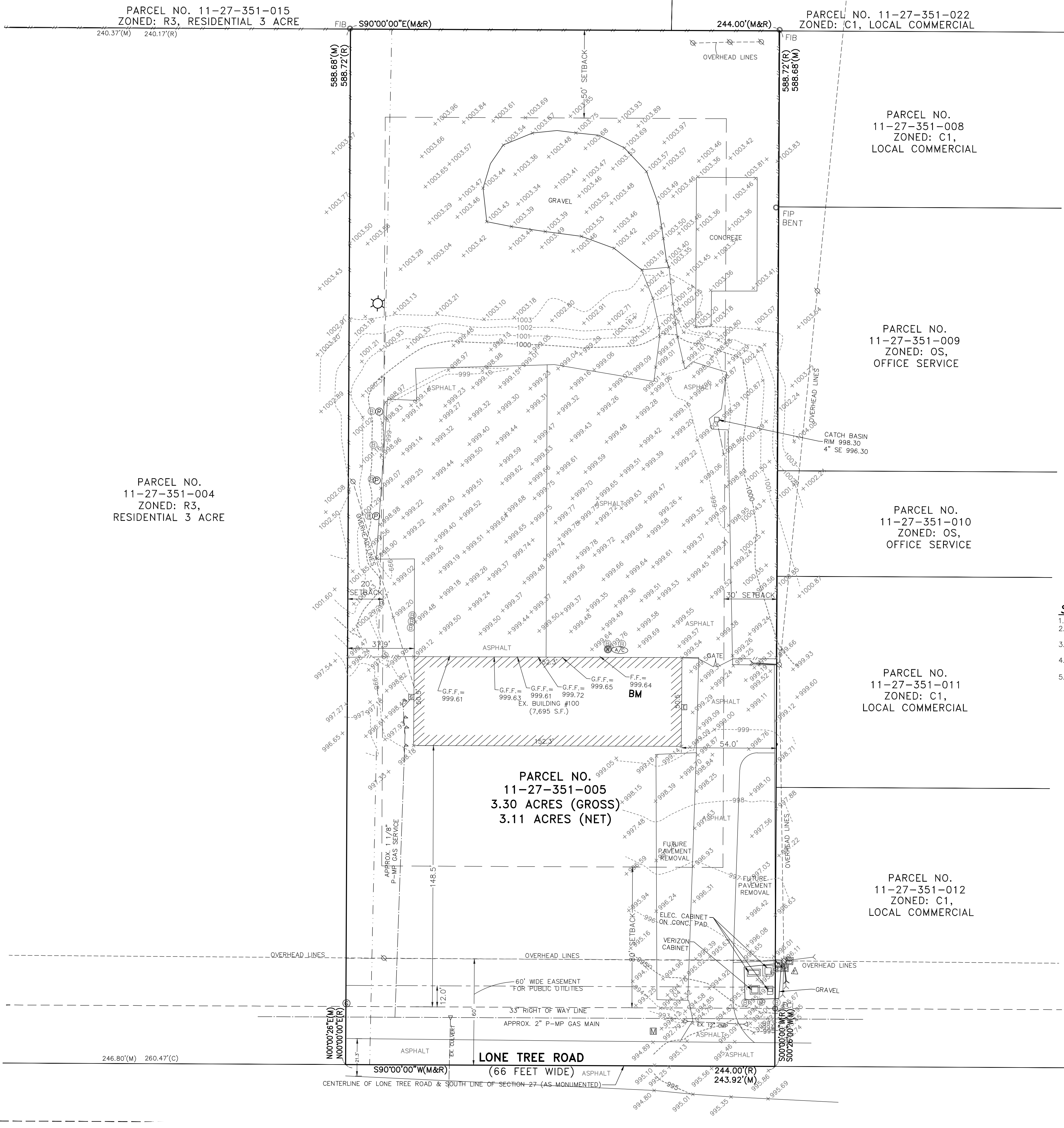
THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0451F (COMMUNITY ID NO. 260260650), TOWNSHIP OF HIGHLAND, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



49287 WEST ROAD
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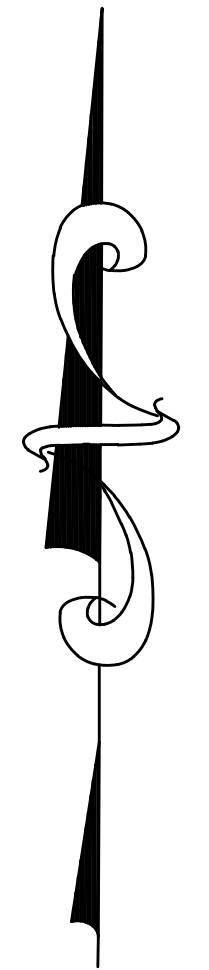


CLIENT: 100 LONE TREE, L.L.C.

PARTIAL TOPOGRAPHIC SURVEY

100 LONE TREE ROAD - PARCEL NO. 11-27-351-005
SECTION: 27 TOWNSHIP OF HIGHLAND
RANGE: 7 E. CHARTER TOWNSHIP OF HIGHLAND
OAKLAND COUNTY MICHIGAN

REVISED
2025-4-11 PER TOWNSHIP
2025-5-12 PER TOWNSHIP
DATE: 3-24-2025
DRAWN BY: JPP/RMS
CHECKED BY: JPP/DJL
FBK: --
CHF: JM/RG
SCALE: HOR 1" = 30 FT. VER 1" = -- FT.
2
24-181



LEGEND

- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- - - EX. OVERHEAD LINES
- - - EX. FENCE
- ⊕ EX. POST
- Ⓜ EX. MAILBOX
- EX. CATCH BASIN
- ⊔ EX. END SECTION
- ⋈ EX. GUY ANCHOR
- A/C EX. AIR CONDITIONER
- ⓐ EX. GAS MARKER
- ⓑ EX. FIBER OPTIC MARKER
- ⓓ EX. UTILITY POLE

DEMOLITION LEGEND:

ITEM TO BE REMOVED	
FENCE REMOVAL	XXXXXXXXXX
ASPHALT DRIVE TO BE REMOVED	
GRAVEL DRIVE TO BE REMOVED	
CONCRETE REMOVAL	
UTILITY REMOVAL	

GENERAL DEMOLITION NOTES:

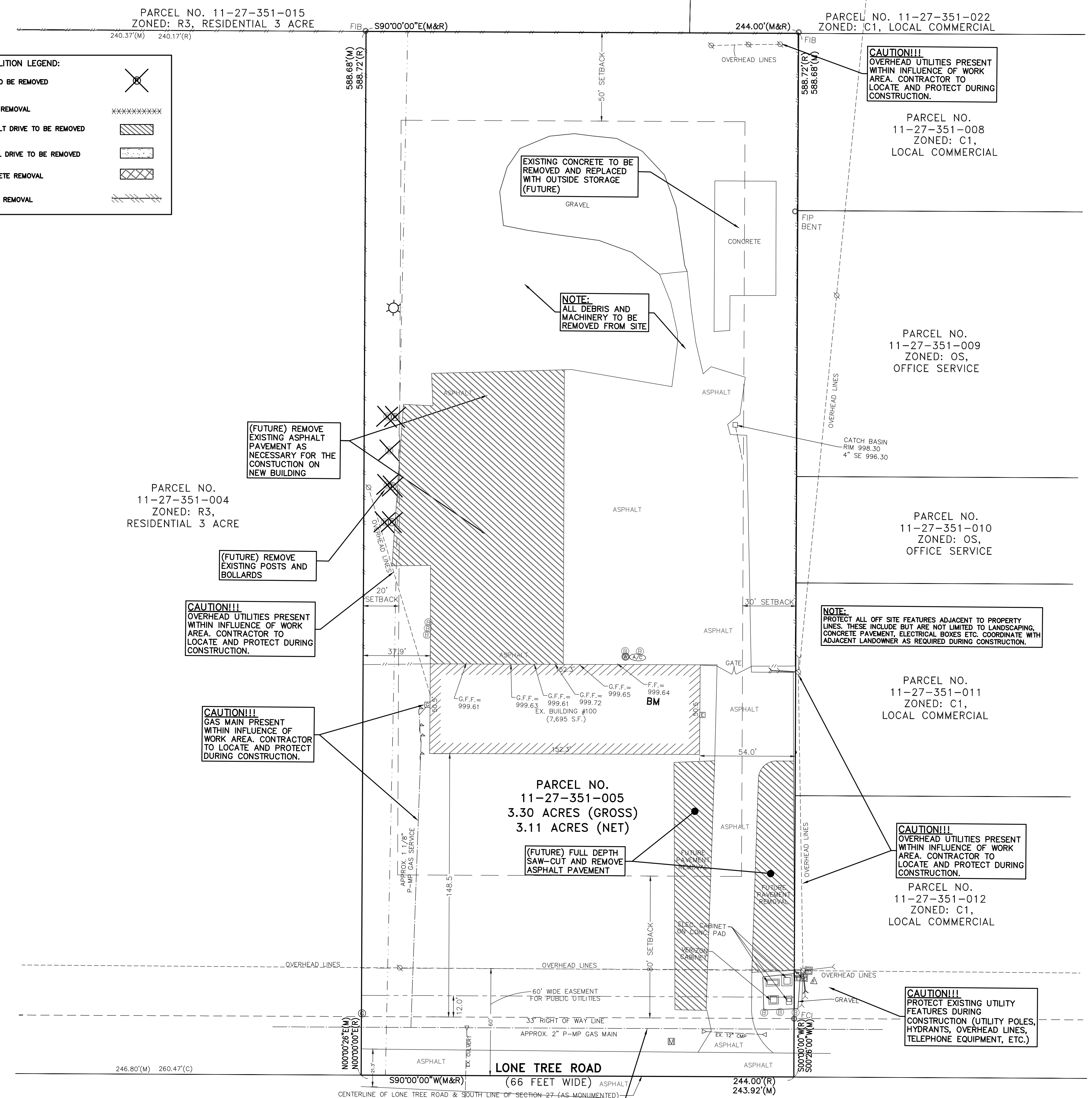
1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY PAVEMENT, SIDEWALK, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL MISS DIG, A MINIMUM 72 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
12. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
13. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
14. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, UNDERGROUND UTILITIES, CONCRETE, CURB, TREES, ETC.
15. THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER THE CHARTER TOWNSHIP OF HIGHLAND REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO COORDINATE ALL UTILITY WORK.

NOTICE:

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NOTE:

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PARCEL NO.
11-27-351-004
ZONED: R3,
RESIDENTIAL 3 ACRE

PARCEL NO.
11-27-351-005
3.30 ACRES (GROSS)
3.11 ACRES (NET)

PARCEL NO.
11-27-351-008
ZONED: C1,
LOCAL COMMERCIAL

PARCEL NO.
11-27-351-009
ZONED: OS,
OFFICE SERVICE

PARCEL NO.
11-27-351-010
ZONED: OS,
OFFICE SERVICE

PARCEL NO.
11-27-351-011
ZONED: C1,
LOCAL COMMERCIAL

PARCEL NO.
11-27-351-012
ZONED: C1,
LOCAL COMMERCIAL

CAUTION!!!
OVERHEAD UTILITIES PRESENT
WITHIN INFLUENCE OF WORK
AREA. CONTRACTOR TO
LOCATE AND PROTECT DURING
CONSTRUCTION.

EXISTING CONCRETE TO BE
REMOVED AND REPLACED
WITH OUTSIDE STORAGE
(FUTURE)

NOTE:
ALL DEBRIS AND
MACHINERY TO BE
REMOVED FROM SITE

(FUTURE) REMOVE
EXISTING ASPHALT
PAVEMENT AS
NECESSARY FOR THE
CONSTRUCTION ON
NEW BUILDING

(FUTURE) REMOVE
EXISTING POSTS AND
BOLLARDS

CAUTION!!!
OVERHEAD UTILITIES PRESENT
WITHIN INFLUENCE OF WORK
AREA. CONTRACTOR TO
LOCATE AND PROTECT DURING
CONSTRUCTION.

CAUTION!!!
GAS MAIN PRESENT
WITHIN INFLUENCE OF
WORK AREA. CONTRACTOR
TO LOCATE AND PROTECT
DURING CONSTRUCTION.

NOTE:
PROTECT ALL OFF SITE FEATURES ADJACENT TO PROPERTY
LINES. THESE INCLUDE BUT ARE NOT LIMITED TO LANDSCAPING,
CONCRETE PAVEMENT, ELECTRICAL BOXES ETC. COORDINATE WITH
ADJACENT LANDOWNER AS REQUIRED DURING CONSTRUCTION.

CAUTION!!!
OVERHEAD UTILITIES PRESENT
WITHIN INFLUENCE OF WORK
AREA. CONTRACTOR TO
LOCATE AND PROTECT DURING
CONSTRUCTION.

CAUTION!!!
PROTECT EXISTING UTILITY
FEATURES DURING
CONSTRUCTION (UTILITY POLES,
HYDRANTS, OVERHEAD LINES,
TELEPHONE EQUIPMENT, ETC.)

CAUTION!!!
GAS MAIN PRESENT WITHIN INFLUENCE OF
WORK AREA. CONTRACTOR TO LOCATE AND
PROTECT DURING CONSTRUCTION.

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CLIENT: 100 LONE TREE, L.L.C.

DEMOLITION PLAN

100 LONE TREE ROAD - PARCEL NO. 11-27-351-005
TOWNSHIP: 3 N.
SECTION: 27
CHARTER TOWNSHIP OF HIGHLAND
MICHIGAN

REVISED	2025-4-11 PER TOWNSHIP
	2025-5-12 PER TOWNSHIP
DATE:	3-24-2025
DRAWN BY:	JPP/RMS
CHECKED BY:	JPP/DJL
FBK: --	
CHF: JM/RG	
SCALE: HOR 1" = 30 FT.	VER 1" = -- FT.
	24-181

STATEMENT OF AGREED UPON FACTS
100 Lone Tree Road
Parcel #11-27-351-005

Parcel Characteristics:

1. The property is a developed parcel approximately 3.3 acres with 244 feet of frontage on Lone Tree Road. The parcel is 588 feet deep.
2. The property has direct access to Lone Tree Road, a public right-of-way. The paved driveway is approximately 250 feet west of the Milford Road/Lone Tree Road intersection.
3. Improvements on the property include a 7600 square foot steel building, with concrete floor, built in the 1960's. The south, east and west faces of the building have no windows or door openings. There are six overhead doors on the north face of the building, as well as a man-door and four windows. The property also includes approximately 32,000 square feet of paving and a 2000 square feet concrete pad for inventory storage. Lighting is limited to building mounted fixtures.
4. The property can be characterized as a relatively flat, largely open parcel with a few mature trees at the property lines. The parcel drains primarily to the south, to the Lone Tree Road right-of-way. There are no significant natural features on the site.

Zoning and Planning Factors.

1. The property was initially developed in the early 1960's, prior to Highland Township's first Zoning Ordinance. The parcel was used by General Telephone and Electronics, Inc. as a maintenance yard/inventory facility. The parcel was zoned as Light Industrial District in the earliest versions of the Zoning Ordinance. The parcel is currently zoned OS, Office Services, based on a Township-wide redistricting in 2000, reaffirmed in the 2012 Zoning Ordinance.
2. The property abuts residentially zoned and used properties on the west and north side. The property abuts three commercially zoned and vacant properties on the east side, as well as an existing veterinary clinic and an owner-occupied home/office of a construction company.
3. The first Comprehensive Land Use Plan for Highland Township, published in 1983, identified the parcel in a future residential land use category, despite its established use. The 2000 Comprehensive Land Use Plan recognized its non-residential character and redesignated the parcel for low-intensity office and commercial use. This designation was not changed in the 2025 Master Land Use Plan update.
4. The use of the property remained unchanged throughout much of its history. Frontier Communications acquired the assets of General Telephone from its successor company, Verizon about 2010. Frontier continued to use the parcel as a base for its maintenance activities until about 2023 when the parcel was deemed excess and made available for sale. This was considered a legal non-conforming

use under the GTE and Frontier Communications management. Such status is relinquished when the facility was left unused for one year.

5. The parcel is currently served by onsite septic system and a private well. The property is located within future water and sewer service areas, although there are no current plans to extend service to the property. The nearest public water main is approximately one-half mile north at Duke's restaurant on South Milford Road. There is no public sanitary sewer service in Highland Township.
6. The property is not located in the Highland Downtown Development Authority, although it is immediately adjacent to the boundary.

Assessing/Valuation Considerations

1. The property was deemed to be de facto "essential services" and was not taxed while under the ownership of the telecommunications companies. The current State Equalized Value is \$154,240, based on the true market value determined by the assessor upon an appraisal inspection of the property.
2. In the 2025 Valuation Report, the assessor determined the true cash value of the building as \$219,993 based on an overall effective age of only 40 years, and considering replacement values. The assessor determined the condition of the pavement to be only 35 percent "good" with a true cash value of \$36,735. The land value, based on commercial use is estimated at \$51,735.

As provided in Zoning Ordinance Section 18.03.B.2, the applicant and Highland Township staff agree as to these facts related to the Application for Site Specific Relief.

Philip Rashid, Member
100 Lone Tree Road, LLC

Elizabeth J. Corwin, P.E., AICP
Planning Director

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : 100 LONE TREE LLC
 Mailing Address : 13185 OLD PINE DR BRIGHTON MI 48114-6007

Location Information

Site Address : 100 LONE TREE RD MILFORD MI 48380-2410
 PIN : 11-27-351-005 Neighborhood Code : H IND
 Municipality : Charter Township of Highland
 School District : 63220 HURON VALLEY SCHOOLS
 Use : 201 Commercial - Improved
 Water Indicator : Y Sewer Indicator : Y
 Well Indicator : N Septic Indicator : N

Property Description

T3N, R7E, SEC 27 W 244 FT OF E 491 FT OF S 588.72 FT OF THAT PART OF SW 1/4 LYING W OF CEN LINE OF MILFORD RD 3.30 A 12-23-24 CORR

Most Recent Sale Since 1994

Date : 10/29/2024
 Amount : \$650,000 Liber : 59802:817
 Grantor : FRONTIER NORTH INC Grantee : 100 LOAN TREE

Tax Information

Taxable Value : \$154,240 State Equalized Value : \$154,240
 Current Assessed Value : \$154,240 Capped Value : \$154,240
 Effective Date For Taxes : 12/01/2024 Principal Residence Exemption : 0%
2023 Taxes **2024 Taxes**
 Summer : \$0.00 Summer : \$0.00
 Winter : \$0.00 Winter :
 Village : Village :

Lot Information

Description : ROLLING Acres : 3.3

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Building/Section 1

Building	: 1	Used As	: Warehouses - Storage
Year Built	: 0	Effective Year	: 1985
Class	: C	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 14
Avg Square Feet	: 7,600	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 7,600		

No lump sum improvements Data Available for Building/Section1



Charter Township of Highland (H) 11-27-351-005 Active

Print Date: Date





100 Lone Tree Rd
Milford MI 48380-2410

View: Front

Structure: Primary

Photo Date: 12/12/2023



100 Lone Tree Rd
Milford MI 48380-2410

View: Front

Structure: Primary

Photo Date: 12/12/2023



H -11-27-351-005	2025 Est. T.C.V.	100 LONE TREE LLC
Property Class: 201		100 LONE TREE RD
Map #: POST	Township of Highland	MILFORD, MI 48380-2410

T3N, R7E, SEC 27 W 244 FT OF E 491 FT OF S 588.72 FT OF THAT PART OF SW 1/4 LYING W OF CEN LINE OF MILFORD RD 3.30 A 12-23-24 CORR

exempt 207.1 phone company

12/12/2023 listed for sale \$700,000. calls on property. measured and listed bldg and asp.

Land Value Estimates for Land Table COM.Land Table COM
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL rate .36			143748	SqFt	0.36000	100		51,749
		3.30	Total Acres				Total Est. Land Value =	51,749

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.43	31500	34	36,735
		Total Estimated Land Improvements True Cash Value =		36,735

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average

Stories: 1 Story Height: 14 Perimeter: 404

Base Rate for Upper Floors = 62.82

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.45 100%

Adjusted Square Foot Cost for Upper Floors = 68.27

Total Floor Area: 7,600 Base Cost New of Upper Floors = 518,852

Reproduction/Replacement Cost = 518,852

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 207,541

ECF (H Industrial) 1.060 => TCV of Bldg: 1 = 219,993

Replacement Cost/Floor Area= 68.27 Est. TCV/Floor Area= 28.95

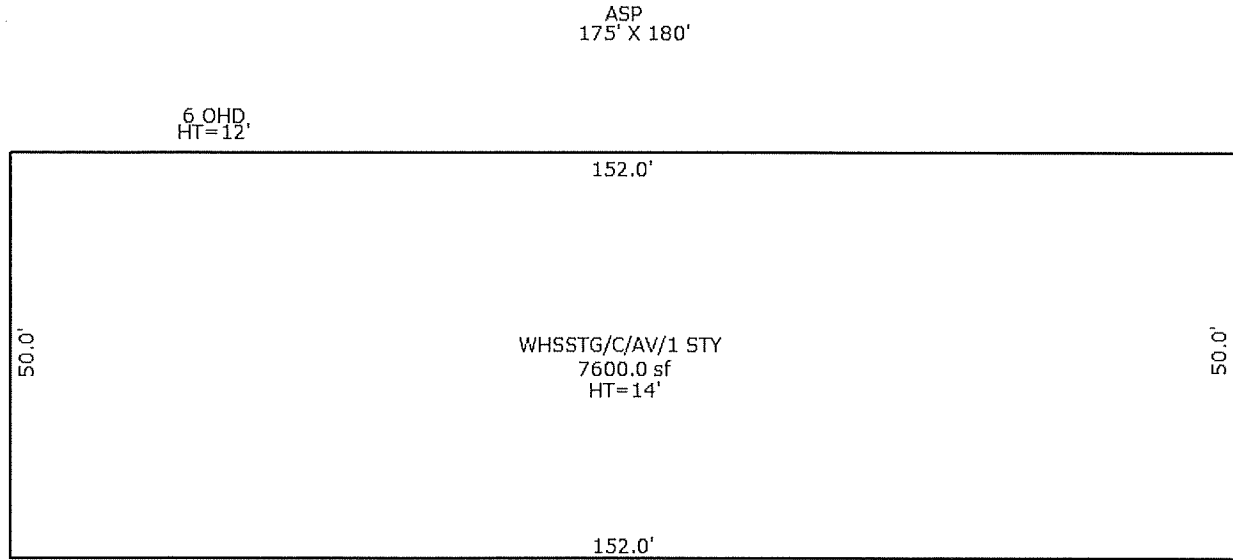
Total Estimated True Cash Value of Commercial/Industrial Buildings = 219,993

2025 Est. T.C.V. H -11-27-351-005 = 308,477

Est. TCV/Total Floor Area = 40.59, Most recent sale 10/29/2024 for 650,000

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.10	
2025 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
154,240	0	154,240	0	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,240	154,240	154,240	154,240	154,240	0

Parcel Number: H -11-27-351-005, Commercial/Industrial Building



*** Information herein deemed reliable but not guaranteed***