

RESPONSE TO REQUEST
FOR ADDITIONAL REVIEW

LAND ACQUISITION, DISPOSAL, AND DEVELOPMENT
DETROIT METROPOLITAN WAYNE COUNTY AIRPORT

PREPARED FOR
THE JOINT LEGISLATIVE SELECT COMMITTEE
ON THE WAYNE COUNTY DETROIT METROPOLITAN AIRPORT

October 6, 2000

The Honorable Glenn D. Steil
Michigan Senate
Co-Chairperson, Joint Legislative Select Committee
1020 Farnum Building
Lansing, Michigan
and
The Honorable James L. Koetje
Michigan House of Representatives
Co-Chairperson, Joint Legislative Select Committee
N1093 House Office Building
Lansing, Michigan

Dear Senator Steil and Representative Koetje:

This special report is in response to your June 6, 2000 letter requesting a more detailed review of the Detroit Metropolitan Wayne County Airport (the Airport). This special report contains our responses to specific requests in the general issue area of land acquisition, disposal, and development.

Specifically, you have asked us if the observations noted in your request were accurate and supported by the material in the preliminary review. Also, you asked us to provide the Joint Legislative Select Committee on the Wayne County Detroit Metropolitan Airport (the Committee) with a copy of the Airport's written assurance that no land disposals have taken place and to comment on land development projects with unknown completion dates. In addition, you have asked us to conduct a more detailed review analyzing and commenting on a sample of Airport land acquisitions, including the pricing and valuation processes, whether the acquisitions were financed with funds from the proper accounts, and any ownership transfers prior to the land acquisitions.

Our procedures were of limited scope. Therefore, our review should not be considered an audit in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States.

We are available to present this special report to the Committee upon request. If this is the Committee's desire or if you have any questions or concerns regarding this review, please contact me.

AUDITOR GENERAL

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** All exhibits of the Wayne County Detroit Metropolitan Airport Preliminary Review Reports are available by contacting the Office of the Auditor General in writing and specifying the exact exhibits that you would like to receive. Your written request, with your name and address, must be sent to: The Office of the Auditor General, 201 N. Washington Square, 6th Floor, Lansing, Michigan, 48913.*

OVERVIEW OF AIRPORT LAND ACQUISITION, DISPOSAL, AND DEVELOPMENT

In 1986, the Detroit Metropolitan Wayne County Airport created the Capital Improvement Program to address the design and construction needs for the expansion and renovation of the Airport to accommodate the growing needs of the traveling public and the air transportation system. In some instances, projects within the Capital Improvement Program necessitated the acquisition of land.

The acquisition of land was needed for the South Access Road Project, the Noise Mitigation Program, the development of the Wetlands Project to facilitate the construction of a Midfield Terminal, and the Runway 4/22 Project. The Airport contracted with outside project managers to complete the acquisition process.

SCOPE OF REVIEW

Our procedures were of limited scope. Therefore, our review should not be considered an audit in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States.

We obtained a copy of the Airport's written assurance regarding land disposals, obtained completion dates for the South Access Road and Runway 4/22 Projects, and reviewed the terms of the four project manager contracts.

To analyze the pricing and valuation processes, financing from proper accounts, and ownership transfers prior to land acquisitions, we reviewed the acquisition process performed by project managers for selected land acquisition files based on regulations established by the Federal Uniform Relocation Act (FURA). We examined appraisals of buildings and land; offers to and negotiations with sellers, including mediation, court, and condemnation proceedings; closings; seller relocation and replacement payments; moving allowances; and other selected criteria.

COMMENTS

Request:

Are the observations noted in the Committee letter accurate and supported by the material in the preliminary review?

Procedure:

We reviewed the Committee's letter and compared it to our preliminary report and working papers to determine if the letter is accurate and supported by the preliminary report.

Comment:

In its June 6, 2000 letter, the Committee observed that the Preliminary Review of Land Acquisition, Disposal, and Development report provides a brief description of the Airport's land acquisitions and land disposal since April 1991. According to the report, the Airport provided listings for land acquisitions relative to: (1) the South Access Road; (2) the Noise Mitigation Program; (3) the Wetlands Project; (4) Runway 4/22; and (5) other land acquisitions. The report also indicates that the Airport provided "written assurance" that there have been no land sales within the past 15 years.

A portion of the 1,800-acre development for the County's Pinnacle Park Project includes land acquired by the Airport for the Noise Mitigation Program. According to the Federal Aviation Administration (FAA) rules, if land acquired for the Noise Mitigation Program is sold, it must be sold at its current appraised value, and all proceeds of the sale must be deposited into the Noise Mitigation Program. The Airport provided "written assurance" that there had been no disposals of any of this land as of April 20, 2000.

The report concludes by chronicling the Airport's four land development projects: (1) Midfield Terminal, slated to open in fall 2001; (2) Runway 4/22, with an "unknown" completion date; (3) South Access Road, with an "unknown" completion date; and (4) the completed Crosswinds Marsh project.

The aforementioned observations of the Committee are accurate and supported by the material in the preliminary review.

Request:

Provide a copy of the Airport's written assurance that no land disposals have taken place.

Procedure:

In our preliminary report, we obtained a copy of the Airport's written assurance that no land disposals had taken place during the previous 15 years (see Exhibit E-1). We requested from the Airport and received updated information relating to land disposals subsequent to our preliminary review (see Exhibits E-2 and E-3).

Comment:

The Airport informed us that there had been no sales or transfers of Airport property for the 15-year period from 1985 to 2000, except for the following:

1. The City of Romulus would not grant approval to vacate roads needed to construct the fourth parallel runway or approve relocation of roads connecting with the west periphery road without the Airport agreeing to relocate the Bird family residence to the City of Romulus Historical Park. The Airport determined that it would cost \$200,000 to relocate the Bird family residence. Because of the excessive moving costs, the Airport agreed to leave the house on the site and transfer property not needed for road purposes to Romulus. (See Exhibit E-3.)
2. The negotiated settlement in a condemnation case involving the purchase of land for the 4/22 Runway Project from Overhead Crane and Service Corporation (OCSC) for \$1.425 million also included the transfer of Airport land (4.2 acres) located in the City of Romulus to OCSC for relocation purposes. (See Exhibit E-3.)
3. The negotiated settlement in a condemnation case involving the purchase of land (parcel 33) for the 4/22 Runway Project from Rockway Corporation for \$327,250 also included the transfer of a parcel of Airport land (parcel 44) to the Rockway Corporation for relocation purposes. (See Exhibit E-3.)
4. As of August 2000, the Airport was seeking a release of land from the FAA to sell an 11.4-acre easement to Detroit Edison to build a substation and to supply the substation with power. The value of the sale is \$248,959. The Airport informed us that the proceeds from the sale will be placed in the Noise Mitigation Program. (See Exhibit E-2.)

5. The Detroit Economic Development Council (EDC) has requested that the Airport transfer land acquired by the Airport for the Noise Mitigation Program to the Pinnacle Park Project. Talks have been ongoing between the EDC and the Airport. The Airport submitted a land transfer request in September 2000 to the FAA. It is our understanding that the FAA has questions about the transfer and the Airport is in the process of scheduling a meeting with the FAA.

Request:

Comment on land development projects with unknown completion dates.

Procedure:

We obtained completion dates for the South Access Road and Runway 4/22 Projects.

Comment:

The completion of the South Access Road is scheduled for December 2001. The completion of Runway 4/22 is scheduled for December 2001.

Request:

Conduct a more detailed review analyzing and commenting on a sample of Airport land acquisitions, including the pricing and valuation processes, whether the acquisitions were financed with funds from the proper accounts, and any ownership transfers prior to the land acquisitions.

Procedure:

We selected a random sample of 27 (7%) files from the list of 382 land acquisition files provided by the Airport. The selected files included files from the South Access Road Project (1), Noise Mitigation Program (13), Wetlands Project (9), and Runway 4/22 Project (4). (See Exhibits A and B-1 through B-27.)

We reviewed data in the acquisition files that included the description of property, length of time owned prior to sale, project name, appraisal and appraiser data, offers of just compensation fee acquisition, related costs, reasons for difference in original offer and contract amount, how acquisition was funded, and environmental audits. We reviewed

condemnation and mediation settlements. (See Exhibits B-1 through B-27.) We tested properties owned less than 10 years by the sellers for any irregularities regarding the resale of the property. This involved reviewing the prior acquisition deeds at the Wayne County Register of Deeds to see if any large resale amounts were justified (see Exhibit C). We also reviewed the acquisition funding process to ensure that acquisitions were funded from proper accounts.

We relied on FURA regulations for our review. FURA regulations must be followed when federal money is used for property acquisitions and relocation assistance.

Comment:

Pricing and Valuation Processes

Appraisals: The Airport obtained appraisals for each of its land acquisitions. Project managers acquired the services of appraisers specializing in the areas of vacant land, residential property, agricultural property, and commercial property. Appraisals that we reviewed appeared to be thorough and well documented. They contained detailed descriptions of the subject property, narratives of valuation assumptions, rationale for highest and best use of the subject property, photographs, certificates of appraiser, maps, comparison property data, etc. We also noted that appraisals were reviewed by an appraiser independent of the original appraiser. (See Exhibits B-1 through B-27.)

Appraisals were based on the highest and best use of the property and used to estimate the fair market value of the subject property. The following definition of "market value" has been accepted by the courts in the State of Michigan:

The market value of land or real estate is the highest price estimated in terms of money that the property will bring if exposed for sale in the open market with a reasonable time allowed to find a purchaser buying with knowledge of all the uses and purposes to which it is adapted and for which it is capable of being used; the amount which property would bring if it were offered for sale by one who desired, but was not obligated, to sell, and was bought by one who was willing, but not obligated to buy; what the property would bring in the hands of a prudent seller, at liberty to fix the time and conditions of sale; what the property will sell for on negotiations resulting in sale between an owner willing but not obligated to sell and a willing buyer not obligated to buy; what the property would be

reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale.

The appraisals used by the Airport as a basis for just compensation for land acquisitions generally followed FURA regulations.

Offers: Initial offers to purchase real property were based on the appraised value of the property and other known external factors. After the Airport and owner had reviewed the appraisal, the Airport presented the owner with "offer of just compensation fee acquisition." The offer stated that it was based on estimated just compensation for the property which was not less than the fair market value of the property. Offers made by the Airport also specified that there was no regard for increases or decreases to the fair market value caused by the project for which the property was being acquired. Upon the owner's receipt of the "offer of just compensation fee acquisition," the negotiation process began.

All offers of just compensation fee acquisition generally followed FURA regulations.

Negotiations: Landowners had the right to accept the offer, present a counteroffer, go to mediation, or accept the results of condemnation proceedings.

Our review of the 27 land acquisition files noted that 17 of the Airport's "offers of just compensation fee acquisition" were accepted without further negotiations. There were 8 counteroffers accepted by the Airport. With the exception of parcels 69 and 70, the counteroffers averaged approximately \$4,600 above the original offer. One acquisition was settled through mediation. The difference between the original offer and the amount paid as the result of mediation was \$13,500. One acquisition was settled through condemnation proceedings. The difference between the original offer and the amount paid as the result of condemnation was \$36,800. (See Exhibits A and B-1 through B-27.)

Negotiations appeared to be in conformance with FURA regulations.

Funding of Land Acquisitions

The funding process for land acquisitions begins with the project manager estimating the amount it will take to acquire a parcel of land, including all closing costs, and preparing a requisition certificate (see Exhibit F). The requisition is a request sent to the trustee of a particular bond issue to provide funds for the acquisition of a particular parcel of land. The requisition contains the requisition number, amount of request, conditions of request, date executed, signature of authorized officer of Wayne County executing the requisition, and a signature of the project director for the architect or engineer. The requisition also contains the name of the payee and a description of the property. The trustee verifies the proper bond issue and issues the check for the funding to the title company in charge of the closing process. The title company then issues a check to the seller. The title company also issues checks for any other closing costs associated with the closing. When the sale is complete, the title company reconciles the amount received from the trustee to the actual amount spent and refunds any money remaining to the county. For the specific acquisitions that we reviewed, the refunds generally were between \$1,000 and \$2,000.

The sampled land acquisitions were funded as follows:

1. The South Access Road Project was funded by Series 1991 B Airport Revenue Bonds, which specifically referenced \$2.8 million for land acquisition for the South Access Road.
2. The Noise Mitigation Program was primarily funded by annual Federal Noise Mitigation Grants. These grants totaled approximately \$5 million annually and were used for land acquisition and residence soundproofing.
3. The Wetlands Project was funded by Series 1990 A Airport Revenue Bonds and was part of the \$11.5 million specifically referenced for the Runway 4/22 Project.
4. The Runway 4/22 Project was funded by Series 1990 A Revenue Bonds, which specifically referenced \$11.5 for the Runway 4/22 Project (including the Wetlands Project) and 1993 B Airport Revenue Bonds which specifically referenced \$9.2 million for the Runway 4/22 Project.

The specific acquisitions reviewed were funded from the proper funding source.

Ownership Transfers Prior to Land Acquisitions

Land acquired by the Airport had been held by sellers for periods ranging from 2.5 years to 85 years. We reviewed selected deeds at the Wayne County Register of Deeds and identified previous owners and the amounts originally paid by sellers for the 5 acquisitions that were held less than 10 years (see Exhibit C).

No deficiencies regarding transfers prior to acquisitions came to our attention during our review.

Additional Information

In addition to obtaining information requested by the Committee, we reviewed the acquisition files for compliance with other FURA regulations as follows:

- a. Closing Costs: Sellers were reimbursed for recording fees, transfer taxes, evidence of title, boundary surveys, legal descriptions of the real property, and similar expenses incidental to conveying the real property to the Airport. In addition, sellers were reimbursed for penalty costs and other charges for prepayment of existing mortgage and for the pro rata share of prepaid property taxes. (See Exhibits B-1 through B-27.)

Reimbursement of closing costs appeared to be in conformance with FURA regulations.

- b. Relocation and Replacement Payments: Sellers were eligible for relocation and replacement housing payments if they owned and occupied the displacement dwelling for not less than 180 days immediately prior to negotiations. The payments included the amount by which the cost of the replacement dwelling exceeded the acquisition cost of the displacement dwelling, the increased costs and other debt service costs which were incurred in connection with the mortgages

on the replacement dwelling, and any reasonable expense incidental to the purchase of the replacement dwelling. Relocation and replacement payments were limited to \$22,500 for acquisitions made with federal grants. (See Exhibits B-1 through B-27)

Relocation and replacement payments appeared to be in conformance with FURA regulations.

- c. Moving Allowances: Any displaced owner-occupant, tenant, business, or farm operation who qualified as a displaced person was entitled to payment of his or her actual moving and related expenses, as the Airport determined to be reasonable and necessary. Reasonable and necessary expenses for residential moves included payment for up to 50 miles transportation; packing, crating, unpacking, and uncrating of personal property; disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property; storage of personal property up to 12 months; insurance for the replacement value of the property being moved or stored; replacement value of property lost, stolen, or damaged in the process of moving where insurance covering such loss is not reasonably available. (See Exhibits B-1 through B-27.)

Moving allowances appeared to be in conformance with FURA regulations.

Project Manager Contracts

We also reviewed contract payment terms for the four project manager contracts.

- a. South Access Road Project - Commonwealth Associates, Inc.: The Airport executed a contract dated April 19, 1991 with Commonwealth Associates, Inc., for land acquisition to be used for the South Access Road. Contract terms called for payment of \$110,500. The contract was approved by the Wayne County Commission on April 18, 1991. The Airport executed an amendment dated October 16, 1991 to the contract for additional services in connection with the land acquisitions needed for the South Access Road Project. Amendment terms provided for payment of \$41,400. The amendment was approved by the Wayne County Commission on October 3, 1991. The Airport executed a second amendment dated March 19, 1993 to the contract for additional services in connection with the land acquisitions needed for the South Access Road Project.

Amendment terms provided for payment of \$50,500. The amendment was approved by the Wayne County Commission on March 18, 1993. (See Exhibit D.)

- b. Noise Mitigation Program - The Farbman Group (formerly Farbman/Stein): The Airport executed a contract dated March 20, 1992 with The Farbman Group for the processing the land acquisitions for the Noise Mitigation Program. Contract terms provided for payment of \$1,066,500. The contract was approved by the Wayne County Commission on March 19, 1992. (See Exhibit D.)

- c. Wetlands Project - Terpstra and Associates: The Airport executed a contract dated March 14, 1991 with Terpstra and Associates for processing land acquisitions needed for the Wetlands Project. Contract terms called for payment of \$523,510. The contract was approved by the Wayne County Commission on February 28, 1991. The Airport executed an amendment to the contract on December 6, 1991 for acquisition of additional land parcels. Amendment terms provided for payment of \$224,000. The amendment was approved by the Wayne County Commission on December 5, 1991. The Airport executed a second amendment to the contract on September 17, 1992 for the acquisition of additional land parcels. Amendment terms provided for a payment of \$60,000. The amendment was approved by the Wayne County Commission on September 16, 1992. (See Exhibit D.)

- d. Runway 4/22 Project - The Farbman Group (formerly Farbman/Stein): The Airport executed a contract dated February 21, 1991 with The Farbman Group for processing the land acquisitions needed for construction of Runway 4/22. Contract terms provided for payment of \$1,350,000. The contract was approved by the Wayne County Commission on February 14, 1991. The Airport executed an amendment dated October 16, 1992 to the contract for additional property appraisal services in connection with the land acquisitions needed for Runway 4/22. Amendment terms provided for payment of \$425,000. The amendment was approved by the Wayne County Commission on October 15, 1992. The Airport executed a second amendment in August 1995 for additional duties and services relating to property acquisitions. The amendment was approved by the Wayne County Commission on August 31, 1995. Amendment terms provided for payment of \$250,000. The Airport executed a third amendment dated October 19, 1998 to the contract for negotiating the relocation of businesses as necessary to minimize business interruption and securing the necessary consultants and appraisers to facilitate the business relocation and the necessary subcontractors to complete demolition of all acquired properties. Amendment terms provided for payment of

\$210,000. The amendment was approved by the Wayne County Commission on October 15, 1998. (See Exhibit D.)

In addition to contract payment terms, Exhibit D reports the total amount paid on the contracts and any differences in the contract total and total amount paid. Total payments were generally within 10% of the total amount of the contract as allowed by Section 3(2) of the County Contracting Ordinance (84-143) and Section 45(D) of the County Appropriations Ordinance (98-544).

Section 45(D) of the County Appropriations Ordinance (84-143) also requires Wayne County Commission approval for payments that exceed the total contract amount by more than \$50,000. The Airport did not seek approval for payment amounts exceeding \$50,000 of the contract because it does not recognize the Appropriations Ordinance as official contracting policy. (See our Preliminary Review of Competitive Bidding of Contracts, Detroit Metropolitan Wayne County Airport, page 31 [items 2 and 4]).

EXHIBITS

REVIEW OF SAMPLED LAND ACQUISITIONS

Parcel No.	Purchased From	Date Acquired by Airport	Project	Original Offer	Acquisition Amount
105	Koivisto	06/11/1992	South Access Road	\$ 99,500	\$ 99,500
83	Perpich	11/24/1992	Noise Mitigation Program	\$ 145,000	\$ 145,000
126	Dziobak	05/16/1994	Noise Mitigation Program	\$ 302,300	\$ 302,300
134	McKinney	05/27/1992	Noise Mitigation Program	\$ 45,000	\$ 45,000
156	Andring	05/18/1992	Noise Mitigation Program	\$ 65,000	\$ 65,000
176	Ursiny	11/20/1992	Noise Mitigation Program	\$ 135,000	\$ 135,000
278	Beason	04/20/1994	Noise Mitigation Program	\$ 181,500	\$ 181,500
307	Clark	09/07/1995	Noise Mitigation Program	\$ 115,000	\$ 118,000
315	Wawrzyniec	11/21/1995	Noise Mitigation Program	\$ 157,000	\$ 157,000
359	Myers	03/20/1997	Noise Mitigation Program	\$ 142,000	\$ 142,000
367	Bejusca	04/21/1997	Noise Mitigation Program	\$ 230,000	\$ 230,000
370	Anderson	10/13/1997	Noise Mitigation Program	\$ 133,000	\$ 133,000
612	Marcum	06/30/1997	Noise Mitigation Program	\$ 60,000	\$ 60,000
736	Cagle	09/22/1997	Noise Mitigation Program	\$ 32,000	\$ 32,000
16	Ealy	06/18/1991	Wetlands Project	\$ 12,000	\$ 12,000
30	Moran	12/20/1991	Wetlands Project	\$ 164,700	\$ 201,500
44	Jones	05/23/1991	Wetlands Project	\$ 13,000	\$ 13,000
60	Weick	06/27/1991	Wetlands Project	\$ 8,000	\$ 18,000
66	Hinton	12/23/1992	Wetlands Project	\$ 14,000	\$ 15,000
70	Lowe	01/28/1992	Wetlands Project	\$ 39,000	\$ 43,000
79	Youtsey	01/29/1992	Wetlands Project	\$ 189,735	\$ 203,235
88	Rounsifer/Chrobak	11/24/1992	Wetlands Project	\$ 41,000	\$ 46,500
91	Bordt, et al.	02/16/1993	Wetlands Project	\$ 40,000	\$ 43,500
50	Williams	11/14/1991	Runway 4/22	\$ 45,000	\$ 45,000
64	Hayball Trucking	09/28/1995	Runway 4/22	\$ 340,000	\$ 340,000
68	Hopson	08/06/1991	Runway 4/22	\$ 85,000	\$ 90,000
69 and 70	Salvation Army	01/08/1993	Runway 4/22	\$ 5,099,533	\$5,361,533

Exhibit A

Offer Accepted	Counteroffer	Mediation	Condemnation	Years Owned	Exhibit Number
X				22	B - 1
X				40	B - 2
X				41	B - 3
X				39	B - 4
X				32	B - 5
X				22	B - 6
X				6	B - 7
	X			23	B - 8
X				39	B - 9
X				10.5	B - 10
X				6.5	B - 11
X				5.5	B - 12
X				32	B - 13
X				16	B - 14
X				19	B - 15
			X	2.5	B - 16
X				14	B - 17
	X			3	B - 18
	X			12	B - 19
	X			38	B - 20
		X		20	B - 21
	X			85	B - 22
	X			70	B - 23
X				45	B - 24
X				35	B - 25
	X			26	B - 26
	X			23	B - 27

LAND ACQUISITION

Parcel No.	105
Tax Parcel No.	80-134-99-0011-001
Landowner	Ronald Koivisto 15991 Vining Road Romulus, MI 48174
Owned Since	May 23, 1905
Acquisition Project	South Access Road Project
Description of Property	The property contains 2.5 acres and has 80 feet of frontage on Vining Road.
Phase I Environmental Audit performed by (if any)	
Phase II Environmental Audit performed by (if any) *	
Project Manager	Commonwealth Associates, Inc.
Appraiser Name	Sharon Harbin
Date of Appraisal	April 17, 1992
Appraisal Reviewer Name	Winfield Cooper
Appraisal Amount	\$ 99,500
Original Offer	\$ 99,500
Amount Paid	
Contract Amount	\$ 99,500
Closing Costs	964
Moving Costs	939
Relocation Costs	<u>18,400</u>
Total Paid	<u>\$ 119,803</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Series 1991 B Airport Revenue Bonds
Settlement Date	June 11, 1992

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	83
Tax Parcel No.	130-99-0001-003
Landowner	Mark and George Perpich 34875 Eureka Road Romulus, MI 48174
Owned Since	1952
Acquisition Project	Noise Mitigation Program
Description of Property	The property is located on the South side of Eureka Road, between Wayne Road and I-275. The subject property is rectangular in shape. It has 284.53 feet of frontage on the South side of Eureka Road and the total area of the site is 1.03 acres.
Phase I Environmental Audit performed by (if any)	Swanson Environmental
Phase II Environmental Audit performed by (if any) *	
Project Manager	Farbman/Stein
Appraiser Name	The Harbin Group
Date of Appraisal	April 16, 1992
Appraisal Reviewer Name	Robert Sfire & Associates, Inc.
Appraisal Amount	\$ 145,000
Original Offer	\$ 145,000
Amount Paid	
Contract Amount	\$ 145,000
Closing Costs	1,502
Moving Allowance	1,050
Total Paid	<u>\$ 147,552</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	November 24, 1992

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	126
Tax Parcel No.	131-99-0008-000
Landowner	Ms. Dorothy Dziobak 34910 Pennsylvania Rd. Romulus, MI 48174
Owned Since	1953
Acquisition Project	Noise Mitigation Program
Description of Property	19.5 acre parcel
Phase I Environmental Audit performed by (if any)	Environmental Chemical Enterprises, Inc.
Phase II Environmental Audit performed by (if any)*	
Project Manager	Farbman/Stein
Appraiser Name	Raymond V. Bologna Terzo & Bologna, Inc.
Date of Appraisal	May 28, 1992
Appraisal Reviewer Name	Robert R. Sfire Robert R. Sfire & Associates, Inc.
Appraisal Amount	\$ 297,500
Original Offer	\$ 302,300
Amount Paid	
Contract Amount	\$ 302,300
Closing Costs	3,439
Relocation Costs	10,686
Moving Costs	3,842
Incidental Costs	931
Total Paid	<u>\$ 321,198</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	May 16, 1994

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	134
Tax Parcel No.	131-01-0227-000
Landowner	Martha McKinney 34627 California Romulus, MI 48174
Owned Since	1953
Acquisition Project	Noise Mitigation Program
Description of Property	60,750 square feet of land
Phase I Environmental Audit performed by (if any)	Snell Environmental Group, Inc.
Phase II Environmental Audit performed by (if any)*	
Project Manager	Farbman/Stein
Appraiser Name	Eric R. Small Grosse Pointe Farms, MI
Date of Appraisal	February 15, 1992
Appraisal Reviewer Name	Robert R. Sfire Robert R. Sfire & Associates
Appraisal Amount	\$ 45,000
Original Offer	\$ 45,000
Amount Paid	
Contract Amount	\$ 45,000
Closing Costs	796
Relocation Costs	5,245
Moving Costs	<u>925</u>
Total Paid	<u>\$ 51,966</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	May 27, 1992

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	156
Tax Parcel No.	131-01-0001-000 and 131-01-0049-002
Landowner	Florence Andring 16418 Wayne Rd. Romulus, MI
Owned Since	1960
Acquisition Project	Noise Mitigation Program
Description of Property	Lots 1, 2, and 3, the North 7.15 feet of lot 4; Lot 50 and the north 23.22 feet of Lot 49, "Eureka Gardens Subdivision"
Phase I Environmental Audit performed by (if any)	Swanson Environmental Group, Inc.
Phase II Environmental Audit performed by (if any) *	
Project Manager	The Farbman Group
Appraiser Name	Frisbie & Associates
Date of Appraisal	October 21, 1991
Appraisal Reviewer Name	Robert Sfire
Appraisal Amount	\$ 65,000
Original Offer	\$ 65,000
Amount Paid	
Contract Amount	\$ 65,000
Closing Costs	857
Relocation Costs	14,745
Downpayment and Incidental Costs	6,157
Moving Costs	<u>825</u>
Total Paid	<u>\$ 87,584</u>
Difference between original offer and contract amount	\$ 0
Reason	N/A
Funded by	Federal Noise Mitigation Grant
Settlement Date	May 18, 1992

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	176 and 176A
Tax Parcel No.	132-99-0017-000 and 132-99-0018-000
Landowner	Thomas and Ruby Ursiny 16641 and 16591 Wayne Road Romulus, MI 48174
Owned Since	1970
Acquisition Project	Noise Mitigation Program
Description of Property	Parcel 132-99-0017-000 contains 26,598 square feet and has 201.5 feet of frontage on Wayne Road, with 132 feet of depth. Parcel 132-99-0018-000 contains 24,860 square feet and has 220 feet of frontage along Wayne Road with 132 feet of depth.
Phase I Environmental Audit performed by (if any)	Environmental Chemical Enterprise, Inc.
Phase II Environmental Audit performed by (if any) *	
Project Manager	Farbman/Stein
Appraiser Name	Clarence Williams
Date of Appraisal	January 28, 1992
Appraisal Reviewer Name	Robert Sfire
Appraisal Amount	\$ 135,000
Original Offer	\$ 135,000
Amount Paid	
Contract Amount	\$ 135,000
Closing Costs	1,698
Moving Allowance	6,895
Relocation Costs	18,741
Total Paid	<u>\$ 162,333</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	November 20, 1992

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	278
Tax Parcel No.	010-99-0001-000
Landowner	Richard Beason 32629 Pennsylvania Romulus, MI 48174
Owned Since	1988
Acquisition Project	Noise Mitigation Program
Description of Property	Rectangular parcel of 10.69 +/- acres with 219.83 feet of frontage along Pennsylvania Road and a depth of approximately 1,817 feet
Phase I Environmental Audit performed by (if any)	Swanson Environmental Group, Inc.
Phase II Environmental Audit performed by (if any)*	
Project Manager	Farbman/Stein
Appraiser Name	Oliver L. Walker All World Appraisal Company
Date of Appraisal	January 8, 1994
Appraisal Reviewer Name	William G. Steinke SRA Appraisal Institute
Appraisal Amount	\$ 181,500
Original Offer	\$ 181,500
Amount Paid	
Contract Amount	\$ 181,500
Closing Costs	1,174
Relocation Costs	13,804
Moving Costs	7,312
Total Paid	<u>\$ 203,790</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	April 20, 1994

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	307
Tax Parcel No.	010-01-0036-001; 002; 003
Landowner	Mr. and Mrs. Allen Clark 17985 Vining Rd. Romulus, MI 48174
Owned Since	1972
Acquisition Project	Noise Mitigation Program
Description of Property	Lot(s) 36, "Penn-Vining Subdivision"
Phase I Environmental Audit performed by (if any)	Swanson Environmental and Testing Engineers and Consultants
Phase II Environmental Audit performed by (if any) *	
Project Manager	The Farbman Group
Appraiser Names	Elaine Bielby Richard Cook Jon Litteral
Dates of Appraisals	See below.
Appraisal Reviewer Name	William Steinke
Appraisal Amounts	\$ 115,000 (Bielby, November 29, 1994) \$ 141,000 (Cook, January 31, 1995) \$ 118,000 (Litteral, May 22, 1995)
Original Offer	\$ 115,000
Amount Paid	
Contract Amount	\$ 118,000
Closing Costs	2,593
Relocation Costs	16,983
Moving Costs	1,150
Total Paid	<u>\$ 138,726</u>
Difference between original offer and contract amount	\$ 3,000
Reason	The Airport negotiated the contract amount with the seller.
Funded by	Federal Noise Mitigation Grant
Settlement Date	September 7, 1995

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	315
Tax Parcel No.	000-015-99-0002-701
Landowner	Louise M. Modzelewski (Wawrzyniec) 34701 Prescott Romulus, MI 48174
Owned Since	1956
Acquisition Project	Noise Mitigation Program
Description of Property	The property is approximately 9.47 acres and rectangular in shape.
Phase I Environmental Audit performed by (if any)	Testing Engineers and Consultants
Phase II Environmental Audit performed by (if any) *	
Project Manager	The Farbman Group
Appraiser Name	Bielby Appraisal Company
Date of Appraisal	July 26, 1995
Appraisal Reviewer Name	SRA Appraisal Institute
Appraisal Amount	\$ 157,000
Original Offer	\$ 157,000
Amount Paid	
Contract Amount	\$ 157,000
Closing Costs	3,261
Moving Costs	689
Relocation Costs	<u>11,687</u>
Total Paid	<u>\$ 172,637</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	November 21, 1995

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	359
Tax Parcel No.	75-020-99-0008-000
Landowner	Arthur Myers and Evelyn Myers 18150 Wahrman New Boston, MI 48164
Owned Since	1986
Acquisition Project	Noise Mitigation Program
Description of Property	The property is 6.5 acres in Huron Township on Wahrman road.
Phase I Environmental Audit performed by (if any)	Testing Engineers and Consultants
Phase II Environmental Audit performed by (if any) *	
Project Manager	The Farbman Group
Appraiser Name	Bielby Real Estate and Appraisal Co.
Date of Appraisal	January 11, 1997
Appraisal Reviewer Name	William Steinke
Appraisal Amount	\$ 142,000
Original Offer	\$ 142,000
Amount Paid	
Contract Amount	\$ 142,000
Closing Costs	3,089
Moving Costs	1,050
Relocation Costs	<u>13,102</u>
Total Paid	<u>\$ 159,241</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	March 20, 1997

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	367
Tax Parcel No.	75-020-99-0021-002
Landowner	Loan and Cornelia Bejusca 18676 Wahrman New Boston, MI 48164
Owned Since	1990 Home built by owner in 1991
Acquisition Project	Noise Mitigation Program
Description of Property	1.4 acres located Southeast 1/4 of Section 5, T4S, R9E, Wayne County
Phase I Environmental Audit performed by (if any)	Testing Engineers and Consultants
Phase II Environmental Audit performed by (if any)*	
Project Manager	The Farbman Group
Appraiser Name	Bielby Real Estate and Appraisal
Date of Appraisal	March 10, 1997
Appraisal Reviewer Name	William Steinke, Sr.
Appraisal Amount	\$ 230,000
Original Offer	\$ 230,000
Amount Paid	
Contract Amount	\$ 230,000
Closing Costs	5,684
Moving Costs	1,150
Relocation Costs	<u>13,411</u>
Total Paid	<u>\$ 250,245</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	April 24, 1997

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	370
Tax Parcel No.	75-020-99-0025-001
Landowner	Tim and Rebecca Anderson 18844 Wahrman Road New Boston, MI 48164
Owned Since	1992
Acquisition Project	Noise Mitigation Program
Description of Property	The property is located in the Township of Huron.
Phase I Environmental Audit performed by (if any)	Testing Engineers and Consultants
Phase II Environmental Audit performed by (if any) *	
Project Manager	The Farbman Group
Appraiser Name	Bielby Real Estate and Appraisal Co.
Date of Appraisal	September 17, 1996
Appraisal Reviewer Name	William G. Steinke
Appraisal Amount	\$ 133,000
Original Offer	\$ 133,000
Amount Paid	
Contract Amount	\$ 133,000
Closing Costs	2,616
Moving Costs	825
Relocation Costs	<u>6,515</u>
Total Paid	<u>\$ 142,956</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	October 13, 1997

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	612
Tax Parcel No.	80-044-01-1000-000
Landowner	William and Joyce Ann Marcum 8363 Kenwood Romulus, MI 48174
Owned Since	1945
Acquisition Project	Noise Mitigation Program
Description of Property	Lots 1000, 1001, and 1002 Ecorse City Community Subdivision
Phase I Environmental Audit performed by (if any)	
Phase II Environmental Audit performed by (if any)*	
Project Manager	The Farbman Group
Appraiser Name	Elayne Bielby
Date of Appraisal	March 10, 1997
Appraisal Reviewer Name	William Steinke
Appraisal Amount	\$ 60,000
Original Offer	\$ 60,000
Amount Paid	
Contract Amount	\$ 60,000
Closing Costs	1,332
Relocation Costs	14,000
Moving Costs	825
Total Paid	<u>\$ 76,157</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	June 3, 1997

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	736
Tax Parcel No.	80-044-02-1741-000
Landowner	Gail and Mary Cagel 8230 Dodge Romulus, MI 48174
Owned Since	1984
Acquisition Project	Noise Mitigation Program
Description of Property	.12 acre parcel
Phase I Environmental Audit performed by (if any)	Multi-Systems Consulting Services, Inc.
Phase II Environmental Audit performed by (if any)*	
Project Manager	Farbman/Stein
Appraiser Name	Elayne Bielby Bielby Real Estate and Appraisal Co.
Date of Appraisal	July 24, 1997
Appraisal Reviewer Name	William G. Steinke
Appraisal Amount	\$ 32,000
Original Offer	\$ 32,000
Amount Paid	
Contract Amount	\$ 32,000
Closing Costs	914
Relocation Costs	4,200
Moving Costs	825
Total Paid	<u>\$ 37,939</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Federal Noise Mitigation Grant
Settlement Date	September 22, 1997

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	16
Tax Parcel No.	81-137-99-0004-000
Landowner	Roscoe Ealy and Mary Ruth Ealy 23451 Avon Oak Park, MI 48237
Owned Since	1972
Acquisition Project	Wetlands Project
Description of Property	The property is a vacant, rectangular shaped parcel containing 4.87+/- acres. It is located in the NE 1/4 of Section 35, Sumpter Township.
Phase I Environmental Audit performed by (if any)	Soil and Materials Engineers, Inc. (SME)
Phase II Environmental Audit performed by (if any) *	
Project Manager	Terpstra and Associates
Appraiser Name	Frisbie & Associates
Date of Appraisal	April 17, 1991
Appraisal Reviewer Name	Sharon B. Harbin
Appraisal Amount	\$ 12,000
Original Offer	\$ 12,000
Amount Paid	
Contract Amount	\$ 12,000
Closing Costs	<u>248</u>
Total Paid	<u>\$ 12,248</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	June 18, 1991

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	30
Tax Parcel No.	81-140-99-002-00
Landowner	Linda and Raymond Moran 4514 Oakville-Waltz Road Carleton, MI 48117
Owned Since	1989
Acquisition Project	Wetlands Project
Description of Property	78.48 +/- acres, with a small 0.96 +/- acre parcel cut out of southern end
Phase I Environmental Audit performed by (if any)	Soil and Materials Engineers, Inc. (SME)
Phase II Environmental Audit performed by (if any)*	
Project Manager	Terpstra and Associates
Appraiser Names	William C. Miller, William C. Miller & Associates Ronald N. Williams, Frisbie & Associates Margaret R. McMichael (owner initiated)
Dates of Appraisals	See below.
Appraisal Reviewer Name	Sharon Harbin, The Harbin Group
Appraisal Amounts	\$ 164,700 (Miller, April 2, 1991) \$ 201,500 (Williams, April 6, 1991) \$ 392,500 (McMichael, May 3, 1991)
Original Offer	\$ 164,700
Amount Paid	
Contract Amount	\$ 201,500
Closing Costs	4,027
Total Paid	<u>\$ 205,527</u>
Difference between original offer and contract amount	\$ 36,800
Reason	Condemnation proceedings were carried out per the seller's request. Court ruled amount of \$201,500 as just compensation.
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	December 2, 1991

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	44
Tax Parcel No.	81-103-99-0012-003
Landowner	Clyde and Barbara Jones 20247 Redfern Detroit, MI 48219
Owned Since	1977
Acquisition Project	Wetlands Project
Description of Property	Vacant parcel of 7.40 +/- gross acres, located in the S 1/2 of Section 26. 7.15 acres net of the road right-of-way. Approximately 324 front feet on the north side of Arkona Road.
Phase I Environmental Audit performed by (if any)	
Phase II Environmental Audit performed by (if any)*	
Project Manager	Terpstra and Associates
Appraiser Name	Kirsten Williams, Frisbie & Associates
Date of Appraisal	April 25, 1991
Appraisal Reviewer Name	Sharon Harbin, The Harbin Group
Appraisal Amount	\$ 13,000
Original Offer	\$ 13,000
Amount Paid	
Contract Amount	\$ 13,000
Closing Costs	384
Total Paid	<u>\$ 13,384</u>
Difference between original offer and contract amount	\$ 0
Reason	
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	May 23, 1991

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	60
Tax Parcel No.	81-099-00-0013-005
Landowner	Harold and Catherine Weick 27403 Carleton West Road New Boston, MI 48164
Owned Since	1988
Acquisition Project	Wetlands Project
Description of Property	The property is located in a rural area and contains approximately 2.5 acres. It is square in shape and has 330 front feet on the north side of Arkona Road, a gravel road running north and south.
Phase I Environmental Audit performed by (if any)	Soil and Materials Engineers, Inc. (SME)
Phase II Environmental Audit performed by (if any) *	
Project Manager	Terpstra and Associates
Appraiser Name	Frisbie & Associates
Date of Appraisal	April 20, 1991
Appraisal Reviewer Name	Sharon B. Harbin
Appraisal Amount	\$ 7,300
Original Offer	\$ 8,000
Amount Paid	
Contract Amount	\$ 18,000
Closing Costs	<u>325</u>
Total Paid	<u>\$ 18,325</u>
Difference between original offer and contract amount	\$ 10,000
Reason	State equalized value (SEV) for property was \$8,990. Seller countered with an \$18,000 offer. Airport agreed.
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	June 27, 1991

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	66
Tax Parcel No.	81-100-99-0008-000
Landowner	Joseph Hinton 15209 N. Brentwood Channelview, Texas 77530
Owned Since	1980
Acquisition Project	Wetlands Project
Description of Property	Land located at the NE corner of unpaved Arkona and unpaved Carletgon-West roads in the SE 1/4 Section 25.
Phase I Environmental Audit performed by (if any)	
Phase II Environmental Audit performed by (if any)*	
Project Manager	Terpstra and Associates
Appraiser Name	Jeffrey Matlock and W.R. Frisbie, Frisbie & Associates
Date of Appraisal	August 25, 1992
Appraisal Reviewer Name	Sharon B. Harbin, The Harbin Group
Appraisal Amount	\$ 14,000
Original Offer	\$ 14,000
Amount Paid	
Contract Amount	\$ 15,000
Closing Costs	<u>626</u>
Total Paid	<u>\$ 15,626</u>
Difference between original offer and contract amount	\$ 1,000
Reason	The Airport negotiated the contract amount with the seller.
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	December 23, 1992

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	70
Tax Parcel No.	81-100-99-0013-001
Landowner	Lena and Arlynn Lowe 11840 Pardee Taylor, MI 48180
Owned Since	1954
Acquisition Project	Wetlands Project
Description of Property	This is a roughly rectangular, 26.62 +/- acre parcel of vacant land. There is a 3 acre exception out of the northeast corner. This tract has 655.1 +/- feet of frontage on the west side of gravel surfaced Clark Road and 1,320 +/- feet of frontage on the north side of gravel surfaced Arkona Road.
Phase I Environmental Audit performed by (if any)	Soil and Materials Engineering, Inc. (SME)
Phase II Environmental Audit performed by (if any) *	
Project Manager	Terpstra and Associates
Appraiser Name	Frisbie & Associates
Date of Appraisal	August 25, 1992
Appraisal Reviewer Name	Sharon B. Harbin
Appraisal Amount	\$ 39,000
Original Offer	\$ 39,000
Amount Paid	
Contract Amount	\$ 43,000
Closing Costs	<u>1,486</u>
Total Paid	<u>\$ 44,486</u>
Difference between original offer and contract amount	\$ 4,000
Reason	The Airport negotiated the contract amount with the seller.
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	April 1, 1993

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	79
Tax Parcel No.	81-099-99-0001-001
Landowner	Robert and Candace Youtsey 26920 Carleton-West Rd. New Boston, MI 48164
Owned Since	1972
Acquisition Project	Wetlands Project
Description of Property	A rectangular parcel consisting of 20.23 +/- acres, with approximately 662 feet of frontage along the west side of unpaved Carleton-West Road.
Phase I Environmental Audit performed by (if any)	Soil and Materials Engineers, Inc. (SME)
Phase II Environmental Audit performed by (if any)*	
Project Manager	Terpstra and Associates
Appraiser Name & Amount	Walter R. Frisbie, Frisbie & Associates
Date of Appraisal	May 3, 1991
Appraisal Reviewer Name	Sharon B. Harbin, The Harbin Group
Appraisal Amount	\$ 185,000
Original Offer	\$ 189,735
Amount Paid	
Contract Amount	\$ 203,235
Closing Costs	2,022
Relocation Costs	37,792
Moving Costs	1,250
Total Paid	<u>\$ 244,298</u>
Difference between original offer and contract amount	\$ 13,500
Reason	Mediated settlement for additional just compensation.
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	January 29, 1992

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel No.	88
Tax Parcel No.	098-99-0009-000
Landowner	Ronald Rounsifer and Beverly Chrobak 41145 Willow Rd. New Boston, MI 48164
Owned Since	1907
Acquisition Project	Wetlands Project
Description of Property	15 +/- acre parcel located on east side of Haggerty Road, in the NW 1/4 of Section 25. Property zoned Agriculture.
Phase I Environmental Audit performed by (if any)	
Phase II Environmental Audit performed by (if any)*	
Project Manager	Terpstra and Associates
Appraiser Name	W.R. Frisbie and James D. McNair, Frisbie & Associates
Date of Appraisal	July 27, 1992
Appraisal Reviewer Name	Sharon B. Harbin, The Harbin Group
Appraisal Amount	\$ 41,000
Original Offer	\$ 41,000
Amount Paid	
Contract Amount	\$ 46,500
Closing Costs	<u>609</u>
Total Paid	<u>\$ 47,109</u>
Difference between original offer and contract amount	\$ 5,500
Reason	The Airport negotiated the contract amount with the seller.
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	November 24, 1992

* Phase II environmental audit performed only if contamination is found or suspected in Phase I audit.

LAND ACQUISITION

Parcel No.	91
Tax Parcel No.	097-99-0009-001
Landowner	Gladys Bordt, et al. 27630 Goddard Rd. Romulus, MI 48174 (property owned by 12 siblings in equal shares)
Owned Since	1920
Acquisition Project	Wetlands Project
Description of Property	One acre parcel of land, improved, 240 +/- feet of frontage on the Carelton-West Road. Property zoned Agriculture.
Phase I Environmental Audit performed by (if any)	
Phase II Environmental Audit performed by (if any)*	
Project Manager	Terpstra and Associates
Appraiser Name	Walter R. Frisbie, Frisbie & Associates
Date of Appraisal	August 10, 1992
Appraisal Reviewer Name	Sharon B. Harbin, The Harbin Group
Appraisal Amount	\$ 40,000
Original Offer	\$ 40,000
Amount Paid	
Contract Amount	\$ 43,500
Closing Costs	823
Total Paid	<u>\$ 44,323</u>
Difference between original offer and contract amount	\$ 3,500
Reason	The Airport negotiated the contract amount with the seller.
Funded by	Series 1990 A Airport Revenue Bonds
Settlement Date	February 16, 1993

* Phase II environmental audit performed only if contamination is found or suspected in Phase I audit.

LAND ACQUISITION

Parcel No.	50
Tax Parcel No.	80-082-02-0007-000
Landowner	Estate of Leonard P. Williams 34540 Grant Rd. Romulus, MI 48174
Owned Since	1946
Acquisition Project	Runway 4/22 Project
Description of Property	1.6 acre parcel improved.
Phase I Environmental Audit performed by (if any)	Somat Engineering, Inc.
Phase II Environmental Audit performed by (if any)*	
Project Manager	Farbman/Stein
Appraiser Name	Clarence E. Williams
Date of Appraisal	April 12, 1991
Appraisal Reviewer Name	Robert R. Sfere
Appraisal Amount(s)	\$ 45,000
Original Offer	\$ 45,000
<u>Amount Paid</u>	
Contract Amount	\$ 45,000
Closing Costs	540
Moving Costs	750
Total Paid	<u>\$ 46,290</u>
Difference between original offer and contract amount	\$ 0
Funded by	Series 1990 A and 1993 B Airport Revenue Bonds
Settlement Date	November 14, 1991

* Phase II environmental audit performed only if contamination is found or suspected in Phase I audit.

LAND ACQUISITION

Parcel No.	64
Tax Parcel No.	064-99-0004-000
Landowner	Hayball Trucking Mr. Frank Hayball 12550 Farmington Rd. Livonia, MI 48150
Owned Since	1960
Acquisition Project	Runway 4/22 Project
Description of Property	7.06 +/- acre truck repair facility
Phase I Environmental Audit performed by (if any)	Environmental Chemical Enterprises, Inc.
Review of Phase I Environmental Audit performed by (if any)	Swanson Environmental, Inc.
Phase II Environmental Audit performed by (if any)*	Dragun Corporation
Project Manager	Farbman/Stein
Appraiser Name	
Fixtures:	J. Michael Clarkson, Technical Valuation Services, \$19,000, August 22, 1991 Earl Harris, Earl Harris and Associates, \$25,150, November 15, 1991
Property:	Sharon B. Harbin, The Harbin Group, \$240,000, July 30, 1991 William Miller, \$155,800, August 30, 1991 Raymond V. Bologna, Terzo & Bologna, Inc., \$215,000, August 22, 1994
Dates of Appraisals	See above.
Appraisal Reviewer Name	
Fixtures:	Delta Consulting Services, \$25,150
Property:	Robert Sfire, Robert R. Sfire & Associates, \$240,000
Appraisal Amount(s)	\$ 265,150
Original Offer	
Fixtures:	\$ 12,120
Property:	<u>327,880</u>
	<u>\$ 340,000</u>
Amount Paid	
Contract Amount	
Fixture:	\$ 12,120
Property:	<u>327,880</u>
	<u>\$ 340,000</u>
Closing Costs	18,323
Moving Costs	<u>26,750</u>
Total Paid	<u><u>\$ 385,073</u></u>
Difference between original offer and contract amount	\$ 0
Reason	External factors not known to appraisers led the Airport to make offer above the appraisal amount.
Funded by	Series 1993 B Airport Revenue Bonds
Settlement Date	September 28, 1995

* Phase II environmental audit performed only if contamination is found or suspected in Phase I audit.

LAND ACQUISITION

Parcel No.	68
Tax Parcel No.	064-99-0013-000
Landowner	Mr. Troy Hopson and Mrs. Ollie Hopson 33950 Goddard Romulus, MI 48174
Owned Since	1965
Acquisition Project	Runway 4/22 Project
Description of Property	The property is rectangular in shape containing a total of .57 acres of land. There is 145 feet of frontage on Goddard Road.
Phase I Environmental Audit performed by (if any)	Somat Engineering, Inc.
Phase II Environmental Audit performed by (if any) *	
Project Manager	The Farbman Group
Appraiser Name	Howard Babcock, \$90,000
Date of Appraisal	April 16, 1991
Appraisal Reviewer Name	Robert Sfire
Appraisal Amount	\$ 85,000
Original Offer	\$ 85,000
Amount Paid	
Contract Amount	\$ 90,000
Closing Costs	1,456
Moving Costs	1,050
Total Paid	<u>\$ 92,506</u>
Difference between original offer and contract amount	\$ 5,000
Reason	The Airport negotiated the contract amount with the seller.
Funded by	Series 1990 A and Series 1993 B Airport Revenue Bonds
Settlement Date	August 6, 1991

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

LAND ACQUISITION

Parcel Nos.	69 and 70
Tax Parcel No.	064-99-0011-002
Landowner	Salvation Army 33750 Goddard Romulus, MI 48174
Owned Since	1970
Acquisition Project	Runway 4/22 Project
Description of Property	Parcel 69 - A 6.06 +/- acre parcel of improved land Parcel 70 - A parcel of 11.88 gross acres.
Phase I Environmental Audit performed by (if any)	Environmental Chemical Enterprises, Inc.
Phase II Environmental Audit performed by (if any)*	The Dragun Corporation
Project Manager	Farbman/Stein
Appraiser Name, Amount, and Date	
Fixtures:	
Parcel 69, 33800 Goddard	J. Gregory McEachern, Dean Appraisal Company, \$752,053, October 28, 1991
Property:	
Parcel 69	Robert R. Sfire, \$4,125,000, July 1, 1991 Andrew B. Chamberlain, \$4,525,000, August 15, 1991
Parcel 70	Robert R. Sfire, \$286,000, July 10, 1991 Andrew B. Chamberlain, \$370,000, August 15, 1991
Dates of Appraisals	See dates above.
Appraisal Reviewer Name	
Fixtures:	Ronald C. Grzybowski, Delta Consulting Services, Inc.
Property:	T.R. Oetzel, Oetzel, Hanton & Williams, Inc.
Appraisal Amounts	See amounts above.
Original Offer	
Fixtures:	\$ 186,533
Property:	<u>4,913,000</u>
Total	<u>\$ 5,099,533</u>
Amount Paid	
Contract Amount	
Fixtures:	\$ 186,533
Property:	<u>5,175,000</u>
	\$ 5,361,533
Closing Costs	13,746
Moving Costs	<u>5,329</u>
Total Paid	<u>\$ 5,380,609</u>
Difference between original offer and contract amount	\$ 262,000
Reason	Relocation became an issue with the acquisition. The Airport encountered several obstacles while trying to find suitable replacement location. Additional amount was agreed upon to avoid additional costs related to relocation and project delays.
Funded by	Series 1990 A and Series 1993 B Airport Revenue Bonds
Settlement Date	January 8, 1993

* Phase II environmental audit performed only if contamination is found or suspected in the Phase I audit.

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ORIGINAL ACQUISITION OF LAND BY SELLER

Parcel No.	Project	Seller	Seller Acquired Land From	Date Seller Acquired Land
278	Noise Mitigation Program	Beason	Frank and Lois Mitchell	05/31/1988
367 (1)	Noise Mitigation Program	Bejusca	Frank and Sheila Basilisco	12/19/1990
370	Noise Mitigation Program	Anderson	David and Janice Flynn	04/08/1992
30 (2)	Wetlands Project	Moran	Emilie Pardeike (estate of)	05/31/1989
60 (3)	Wetlands Project	Weick	John and Janet Pray	05/06/1988

- (1) Home built on parcel in 1991 (see Exhibit B-11).
- (2) Condemnation proceedings carried out (see Exhibit B-16).
- (3) State equalized value (SEV) for parcel was \$8,990. Seller countered with an \$18,000 offer. (See Exhibit B-18.)

Exhibit C

Seller Acquisition Amount	Date Airport Acquired Land	Airport Acquisition Amount	Years Seller Owned Land	Seller's Gain or (Loss)	Tax Parcel Number	Exhibit Number
\$160,000	04/20/1994	\$181,500	6	\$ 21,500	010-99-0001-000	B - 7
\$ 14,000	04/24/1997	\$230,000	6.5	\$216,000	75-020-99-0021-002	B - 11
\$ 84,000	10/13/1997	\$133,000	5.5	\$ 49,000	75-020-99-0025-001	B - 12
\$ 77,000	12/20/1991	\$201,500	2.5	\$124,500	81-140-99-002-00	B - 16
\$ 4,500	06/27/1991	\$ 18,000	3	\$ 13,500	81-099-00-0013-005	B - 18

PROJECT MANAGER CONTRACTS

<u>Project Manager/Project</u>	<u>Contract Date</u>	<u>Original Contract Amount</u>	<u>Amendments</u>	
			<u>Number</u>	<u>Amount</u>
Commonwealth Associates, Inc. South Access Road Project	04/19/1991	\$ 110,500	2	\$ 91,900
Farbman/Stein Noise Mitigation Program	03/20/1992	\$ 1,066,500	0	\$ 0
Terpstra and Associates Wetlands Project	03/14/1991	\$ 523,510	2	\$ 284,000
Farbman /Stein Runway4/22 Project	02/21/1991	\$ 1,350,000	3	\$ 885,000

* Section 3(2) of the Contracting Ordinance (84-143) and Section 45(D) of the Appropriations Ordinance (98-544) state that contract amounts can be exceeded up to 10%.

Exhibit D

<u>Total Contract Amount</u>	<u>Paid on Contract Through</u>	<u>Amount</u>	<u>Difference Between Total Contract Amount and Amount Paid</u>	<u>10% of Total Contract</u>
\$ 202,400	07/31/1999	\$ 222,816	\$ (20,416)	\$ 20,240
\$ 1,066,500	09/30/1999	\$ 594,230	\$ 472,270	\$ 106,650
\$ 807,510	07/31/1999	\$ 853,888	\$ (46,378)	\$ 80,751
\$ 2,235,000	07/31/1999	\$ 2,424,482	\$(189,482)	\$ 223,500