

PRELIMINARY REVIEW
OF
LAND ACQUISITION, DISPOSAL, AND DEVELOPMENT
DETROIT METROPOLITAN WAYNE COUNTY AIRPORT

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

May 9, 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 is our special report on our preliminary review of Land Acquisition, Disposal, and Development at the Detroit Metropolitan Wayne County Airport (the Airport). This report is in response to a request from the Joint Legislative Select Committee on the Wayne County Detroit Metropolitan Airport (the Committee) that we perform a preliminary review of the Airport.

The Committee identified seven general issue areas for us to consider in our preliminary review. This report on Airport land acquisition, disposal, and development addresses one of the seven issue areas.

This special report contains a background; purpose of report; overview of Airport land acquisition, disposal, and development; scope of preliminary review; comments; and various exhibits.

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.*

PRELIMINARY REVIEW OF LAND ACQUISITION, DISPOSAL, AND DEVELOPMENT AT THE DETROIT METROPOLITAN WAYNE COUNTY AIRPORT

BACKGROUND

In 1928, the Wayne County Airport was established pursuant to Act 182, P.A. 1927, which authorized political subdivisions, such as Wayne County, to acquire land for the operation of an airport. Renamed the Detroit-Wayne Major Airport in 1947 and the Detroit Metropolitan Wayne County Airport in 1958, the Airport today is operated under the authority of the Aeronautics Code of the State of Michigan (Sections 259.1 - 259.208 of the *Michigan Compiled Laws*). Section 259.126 of the *Michigan Compiled Laws* authorizes political subdivisions, such as Wayne County, to operate airports.

The Airport is served by all major domestic airlines and serves as a "hub" for Northwest Airlines, which operates 60 of the Airport's 103 aircraft gates. The Airport currently consists of three passenger terminals (one international terminal and two domestic terminals) as well as an on-site user-financed parking operation that is managed by a private contractor. The Airport presently has five runways (three north-south runways and two crosswind runways).

With the completion of the \$10.8 million expansion to its Concourse A in November 1999, the Airport increased its number of aircraft gates to 103. In addition, the Airport and Northwest Airlines formulated an agreement in October 1996 to construct a new terminal complex, located southwest of the existing passenger terminal, called the Midfield Terminal Project. It includes a terminal building consisting of a terminal, a connecting link, an East Concourse with 66 jet aircraft gates, a passenger tunnel, and a West Concourse with 8 jet aircraft gates and 25 commuter aircraft gates; a new parking structure; an energy plant; a south entry road to the airport; a sixth runway, apron, and taxiways; and support facilities. The Midfield Terminal is scheduled for completion at the end of calendar year 2001.

PURPOSE OF REPORT

This special report is in response to a request from the Joint Legislative Select Committee on the Wayne County Detroit Metropolitan Airport that we perform a preliminary review of the Airport. The Committee identified seven general issue areas for us to consider in our preliminary review. This report contains the results of our preliminary review covering the general issue area of Airport land acquisition, disposal, and development.

OVERVIEW OF AIRPORT LAND ACQUISITION, DISPOSAL, AND DEVELOPMENT

In 1986, the Airport created the Capital Improvement Program to address the design and construction needs for the expansion and renovation of Detroit Metropolitan Wayne County 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 projects which required the acquisition of land included the construction of a second entrance and exit road for the Airport, the Noise Mitigation Program, the replacement of wetlands to facilitate the construction of the Midfield Terminal, and the construction of a fourth parallel runway.

SCOPE OF PRELIMINARY 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 requested listings and information related to land acquisition, disposal of land, and land development. We summarized the listings and information. Our summarization did not include audit procedures to verify the accuracy of the listings and information.

COMMENTS

Land Acquisition

Procedure:

We requested information regarding all land acquired by the Airport within the past 15 years. We requested that the information include the date of the transaction, the name of the previous owner, and the purchase price along with maps displaying the location of each parcel.

Comment:

The Airport provided five listings of land acquisitions since April 1991:

1. South Access Road Land Acquisitions - This listing includes 18 parcels of land with purchase prices ranging from \$50,000 to \$887,000 for a combined total of \$3,227,500. The greatest number of parcels sold by an individual or company was 3 sales of 2 parcels each. The value of these sales ranged from \$91,500 to \$887,000. (see Exhibit A)
2. Noise Mitigation Program Land Acquisitions - This listing includes 204 parcels of land with purchase prices ranging from \$7,000 to \$675,000 for a combined total of \$22,498,250. The greatest number of parcels sold by an individual or company was 3 parcels. The value of the sale was \$129,000. (see Exhibit B)
3. Airport Improvement Project (Wetlands) Land Acquisitions - This listing includes 84 parcels of land with purchase prices ranging from \$3,100 to \$216,637 for a combined total of \$4,495,532. The greatest number of parcels sold by an individual or company was 8 parcels. The value of the sale was \$351,635. (see Exhibit C)
4. Runway 4/22 Land Acquisitions - This listing includes 73 parcels of land with purchase prices ranging from \$20,000 to \$5,175,000 for a combined total of \$35,116,388. The greatest number of parcels sold by an individual or company was 4 parcels. The value of the sale was \$590,000. (see Exhibit D)

5. Other Land Acquisitions - This listing includes 4 parcels of land with land purchase prices ranging from \$11,500 to \$1,213,697 for a combined total of \$2,040,197 (see Exhibit D).

Procedure:

We inquired as to why there were no listings for acquisitions prior to April 1991.

Comment:

The Airport provided written assurance that there had been no land acquisitions from 1984 to April 1991 (see Exhibit F).

Disposal of Land

Procedure:

We requested information regarding all land sold by the Airport within the past 15 years.

Comment:

The Airport provided written assurance that there had been no land sales within the past 15 years (see Exhibit F).

Procedure:

We requested information regarding the disposal of any land in the proposed Pinnacle Park Project.

Comment:

Wayne County's Department of Economic Development is pursuing the development of 1,800 acres of land south of the Airport. Known as Pinnacle Park (see Exhibit H), the planned development is to include an 18-hole golf course, transportation and high technology development, commercial and retail businesses, and hotels. In February 2000, Wayne County selected two companies to be the developers for the project.

A portion of the 1,800-acre development includes land that has been acquired by the Airport for the Noise Mitigation Program. If the development proceeds as

planned, the Airport's land may be acquired by the Pinnacle Park Project for further development.

The Federal Aviation Administration requires, that if land acquired by the Airport for the Noise Mitigation Program is sold, the sale must be at the current appraised value of the land and the total proceeds 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.

Land Development

Procedure:

We requested information regarding any planned land development projects.

Comment:

The Airport identified four projects that involved land development:

1. Midfield Terminal - This project involves the construction of a new airport terminal, which is slated to open in fall 2001.
2. Runway 4/22 - This project involves the construction of a new fourth parallel runway and related taxiways to accommodate the Midfield Terminal. The project completion date is unknown.
3. South Access Road - This project involves the construction of a second entrance and exit road for the Airport. The project completion date is unknown.
4. Crosswinds Marsh - This project involves the design and construction of 900 acres of off-site wetlands to mitigate wetlands disturbed and filled for construction of the Midfield Terminal and Runway 4/22. The Department of Environmental Quality required the Airport to create one and one half acres of new wetlands for every acre impacted by construction. Crosswinds Marsh is completed and open to the public.

Request for Information

Since August 20, 1999, the Office of the Auditor General has been requesting necessary information from the Airport, including information on land acquisition, disposal, and development. On January 25, 2000, we presented to the Joint Legislative Select Committee an itemized listing of outstanding requests for information that the Airport had not yet provided us. Pursuant to the Committee's January 25, 2000 motion, the Airport provided additional information which was incorporated into our draft report on land acquisition, disposal, and development.

The draft report was shared with the Airport on April 14, 2000. In response, the Airport provided additional information regarding land acquisition, disposal, and development on April 20, 2000.

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EXHIBITS

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DETROIT METROPOLITAN WAYNE COUNTY AIRPORT
South Access Road Land Acquisitions

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
88	Podlaski	03/20/1992	\$ 145,000
89	Grimoldby	12/18/1992	70,000
90	Kaminski	03/20/1992	62,000
91 and 95	GLS Leasco	03/20/1992	887,000
93	Granning	10/23/1992	374,000
94	Trerice	03/20/1992	460,000
96 and 97	Yarosz	01/24/1992	91,500
98	Morris	03/20/1992	114,000
99 and 100	Kelsey	03/20/1992	195,000
101	Airport Land Association	05/27/1992	185,000
102	Lovain	03/20/1992	204,000
103	Skelton	02/07/1992	65,000
104	Peter	01/16/1992	205,000
105	Koivisto	03/20/1992	50,000
106	DeWalt	12/20/1991	120,000
			<u>\$ 3,227,500</u>

Source: Detroit Metropolitan Wayne County Airport.

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~
Noise Mitigation Program Land Acquisitions

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
81	J. Hafler	08/06/1992	\$ 110,000
82	F. Anderson	06/01/1992	145,000
83	H. Perpich	11/24/1992	145,000
116	C. Popich	11/30/1995	90,000
119	W. Micik/D. Billideau	11/06/1995	110,000
124	W. Micik	09/13/1995	135,000
126	D. Dziobak	05/16/1994	302,300
127	F. Eberline	02/23/1994	110,500
129	D. Scott	05/19/1992	60,000
131	I. Luchinski	08/25/1992	48,000
132	D. Adams	07/31/1992	56,000
134	M. Kennedy/D. McKinney	05/27/1992	45,000
136	O. Martin	05/23/1994	82,000
137	Barnes	05/28/1998	55,000
138	B. Qualls	06/08/1992	84,000
138A	B. Qualls	06/08/1992	*
140	L. Kennedy	05/12/1992	115,000
141	J. Gregg	08/24/1992	50,000
143	O. Byrd	03/31/1994	61,550
144	N. Gibson	06/02/1992	48,000
147	A. Guzzi	09/09/1992	70,000
148	L. Earls	04/15/1994	49,400
149	G. Tackett	01/29/1993	58,000
151	Dick	06/26/1997	96,000
153	M. Thompson	06/09/1992	60,000
154	K. Moody	08/26/1992	65,000
156	F. Andring	05/18/1992	65,000
157	J. Scamp	05/23/1994	67,000
159	J. Stoker	06/23/1992	65,000
160	N. Graichuk	08/12/1994	7,000
161	G. Kahl	06/05/1992	62,000
162	M. Derwinski	10/26/1992	179,000
163	P. Wilks	08/18/1992	98,000
164	R. Wilks	08/12/1992	150,000
165	G. Hutchinson	12/17/1993	160,500
166	Dubose	09/15/1995	138,000

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~

Noise Mitigation Program Land Acquisitions

Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
167	M. Eberline	06/15/1994	\$ 90,000
168	J. Stanek	03/18/1994	211,000
174	K. Zilka	01/21/1994	84,000
175	J. Bovair	12/17/1993	79,000
176	T. Ursiny	11/20/1992	135,000
176A	T. Ursiny	11/20/1992	*
178	A. Greca	12/17/1993	106,250
182	J. Bowen	01/11/1994	115,500
184	J. Gasidio	09/09/1992	80,000
185	J. Kreyger	06/24/1992	131,000
188	A. Wraight	01/25/1993	202,500
190	H. Greca	02/02/1994	80,000
192	Madgwick et al./J. Kalich	08/21/1992	110,000
193	D. Phifer	12/11/1992	115,000
194	R. Wisniewski	09/10/1992	110,000
197	M. Scheffer	03/22/1994	86,000
248	A. Block	08/26/1994	90,000
249	Tillotson	03/31/1999	293,000
250	M. Backhaus	11/21/1994	115,000
251	G. Madgwick	06/15/1994	135,500
252	E. Romas	05/16/1995	180,000
253	G. Simon	11/30/1995	200,000
256	T. Jurek	06/10/1994	85,000
260	R. Colbath	05/25/1995	123,000
261	Argonaut/Roberts	10/16/1992	144,500
262	F. Fanter	07/15/1994	75,000
263	H. Tackett	07/06/1994	92,000
264	D. Timoszyk	05/11/1994	63,000
265	L. Cox	07/15/1994	84,000
266	L. Schramm	11/03/1995	103,000
267	W. Kinsky	02/13/1995	65,000
268	M. Smith	04/25/1995	77,500
269	B. Hibbeln	03/29/1995	48,000
270	R. Gamble	01/09/1995	54,000
273	A. Harubin	07/14/1994	126,600

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~

Noise Mitigation Program Land Acquisitions

Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
274	A. Young	09/16/1994	\$ 104,000
275	D. Radcliffe	03/31/1995	240,000
278	R. Beason	04/20/1994	181,500
280	J. Kawula	10/24/1994	185,000
284	H. Hamilton	01/20/1995	171,000
286	E. Gravely	01/31/1995	88,500
290	N. McBain	02/28/1995	70,000
291	Stephens	07/10/1995	80,000
292	K. Calhoun	03/15/1995	107,000
293	Daugherty	05/15/1995	75,000
294	W. Hardt	03/01/1995	136,000
295	Justice	06/15/1995	185,000
296	T. Grishaber	04/26/1995	51,500
297	J. Dulecki	08/04/1995	71,500
298	J. Block	06/08/1995	67,000
299	C. Bechand	06/08/1995	129,500
300	O. Gamber	05/19/1995	73,000
301	J. Stover	04/11/1995	150,000
302	R. Marker	05/30/1995	124,500
303	M. Butzin	05/02/1995	138,000
304	R. Cripps	04/21/1995	80,000
305	J. Prater	03/31/1995	46,700
307	Clark	09/07/1995	118,000
308	Glasgow	06/06/1996	158,000
309	J. Woodman	05/26/1995	115,000
310	D. Petersen	06/30/1995	181,000
314	P. Wawrzyniec	09/26/1995	158,000
315	L. Wawrzyniec	11/21/1995	157,000
321	Fehlig	06/05/1996	140,000
322	Shelton	07/29/1996	168,500
323	Paluch	12/31/1996	240,000
324	Shoenbach	10/04/1996	246,000
328	Pustelak	06/19/1997	105,000
329	Dulecki	10/15/1998	162,000
330	Kozmor	10/30/1996	156,000

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~
 Noise Mitigation Program Land Acquisitions
Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
331	R. Paducha	11/11/1996	\$ 209,000
332	Paducha	10/01/1996	180,000
334	Burony	02/21/1997	257,000
336	Spears	08/16/1996	265,000
338	White Oak Properties	01/03/1997	141,000
339	Holland	08/20/1996	116,000
340	Holland	06/17/1997	245,000
343	Cunningham	08/09/1996	188,000
348	Joanis	10/11/1996	117,500
349	Rieckhoff	08/26/1998	675,000
350	Drouillard	10/04/1996	156,000
352	Hall	05/02/1997	214,000
353	Grant	04/01/1997	126,000
357	Champlin	05/02/1997	150,000
359	Myers	03/20/1997	142,000
365	Komisar	11/25/1997	175,000
366	Czurchra	05/30/1997	216,000
367	Bejusca	04/21/1997	230,000
368	Lodico	09/15/1997	168,000
370	Anderson	10/13/1997	133,000
371	O'Farrel/Bowling	09/23/1998	151,000
378	Puch	10/13/1997	142,000
379	Primak	07/16/1998	231,000
380	Seaman	02/10/1997	187,000
381	Zimmerman	03/02/1998	185,000
397	Dalton	03/27/1997	186,000
398	Huff	03/02/1998	185,000
403	L. Stewart	07/11/1995	114,000
404	D. Zakolski	06/30/1995	75,000
405	L. Schramm	11/15/1996	143,000
406	R. Deladurantaye	11/30/1995	155,000
407	K. Rutledge	08/15/1995	115,700
414	G. Clark	11/07/1995	167,000
415	R. Kouri	06/01/1995	216,000
417	R. Soblo	07/07/1995	116,000

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~
 Noise Mitigation Program Land Acquisitions
Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
419	M. Dubry	09/21/1995	\$ 132,000
420	J. Doherty	03/01/1996	143,000
421	N. Richardson	08/24/1995	105,000
424	P. Korte	01/31/1996	130,000
428	D. Pall	11/21/1995	138,500
564	G. Zimmerman	12/09/1998	62,000
565	Coaltrain	10/12/1998	78,500
573	Frost	07/17/1998	75,000
575	Rhoton	02/19/1998	46,000
580	McCrory	11/26/1997	60,000
586	Rabaut	06/26/1998	57,500
587	D. Dawson	11/07/1997	52,500
589	McNabb	07/09/1999	84,000
593	Sarp	09/25/1998	75,000
608	Baran	10/29/1998	86,500
612	Marcum	06/30/1997	60,000
621	M. Daniels	08/15/1997	71,500
622	Daugherty	07/30/1997	75,000
625	Wood	02/11/1998	57,000
628	Black	05/26/1999	72,500
637	Abbley	07/21/1997	56,000
638	Abbley	07/21/1997	50,000
641	Black	07/07/1997	51,000
647	B. Morris	05/23/1997	15,000
648	A. Wilhoite	12/09/1997	70,000
650	D. Svacha	10/08/1997	60,000
656	W. Blade	11/03/1997	31,000
661	P. Renke	06/03/1997	60,000
666	Tutas	09/29/1998	46,250
667	G. Estermyer	06/03/1997	48,000
669	Whitaker	07/02/1997	51,000
674	Spitza	07/11/1996	25,000
676	D. Bumbolough	05/10/1996	49,000
682	Janice Webster	06/28/1996	35,000
683	HM West	06/07/1996	56,000

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 Noise Mitigation Program Land Acquisitions
Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
686	Clark	10/08/1997	\$ 45,000
693	Ayers	07/15/1996	50,000
699	Justice	09/03/1998	92,000
708	Carolyn Jesko	07/03/1996	48,500
718	Dick	02/24/1999	56,000
721	Byrd	02/11/1999	70,000
722	May	08/04/1999	75,000
724	Hamlett	04/07/1999	61,000
729	Cagle	05/26/1999	50,000
730	Bennett	07/21/1999	64,000
734	Colburn	02/09/1998	33,000
735	Colburn	02/09/1998	41,000
736	Cagle	09/22/1997	32,000
737	Dewitt	03/16/1998	35,000
739	Colburn	07/08/1998	55,000
742	Gramlich	02/11/1999	47,000
743	Murphy	09/14/1998	43,000
744	Farnsworth	01/27/1999	55,000
745	Garmlich	02/11/1999	44,000
746	Chavis	05/29/1998	57,000
747	Guenther	05/14/1998	67,000
874	LaFahr	08/20/1999	86,000
877	Fyte	08/10/1999	61,000
880	Reader	08/20/1999	77,000
891	Burden	08/25/1999	79,000
1347	Justice	08/20/1998	150,000
2037	Lokuta	08/15/1995	129,000
2040	Stabnau	04/03/1997	168,000
			<u>\$ 22,498,250</u>

* Renter benefit paid to renter of property for displacement.

Source: Detroit Metropolitan Wayne County Airport.

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~
 Airport Improvement Project (Wetlands) Land Acquisitions

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
7	Gurley, Leroy and Molly	05/21/1991	\$ 9,500
8	Slayton, Claude and Geraldine	05/14/1991	86,000
9	Ballard, Mack and Otlie	06/27/1991	25,500
10 and 11	Alexandrowski, Joe and Muriel	07/12/1991	160,000
12	Hunter, William and Eva	10/23/1991	45,000
13	Jones, Easter	06/06/1991	104,000
14	Osowski, T. and T./Gray, O. and W.	10/11/1991	46,500
15	Ealy, Raymond and Gloria	07/17/1991	12,000
16	Ealy, Roscoe and Mary	06/18/1991	12,000
17	Campbell, Willie	05/21/1991	12,000
18	Christian, Dallas and Dolores	05/21/1991	12,000
19	Majtyka, Jane	05/23/1991	73,000
20	Nicolai, Richard and Dorothy	07/23/1991	120,000
21	Teodoro, Tommy and Mercedes	06/25/1991	40,000
22 and 23	Little, Frank and Purity	10/07/1991	47,500
24	Camilli, Paul and Mary	07/09/1991	115,000
25	Lambert, Richard and Doris	06/04/1991	12,500
26	Laginess, Ed and Rose/Rosser, L.	07/05/1991	12,500
27	Wright, Jerry and Judith/Besler	07/02/1991	12,500
28	Albright, Greg and Denise	07/23/1991	110,000
29	Archer, James and Lana	05/14/1991	89,000
30	Moran, Ray and Linda/Pardeike	12/02/1991	201,500
31	Pardeike, Marlia and Marjorie	06/18/1991	94,100
32 and 36	Carleton Sportsman Club	12/10/1991	216,637
33	Manor, Elenara	01/15/1992	112,500
34	Fountain, Martin and Diane	05/28/1991	98,000
35	Manor, Elenara	01/15/1992	12,500
37	Hardeman, Addison and Sarah	07/02/1991	19,000
38	Dillard, Douglas and Gloria	11/13/1991	7,500
39	Daniel, John and Rebecca	07/09/1991	7,000
40	Cromartie, Elzie and Sadie	06/25/1991	7,000
41	Lagness, Ed and Rose/Agee, J.	07/23/1991	20,160
42	Cousins, Ellis and Jacqueline	06/25/1991	25,000

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~
 Airport Improvement Project (Wetlands) Land Acquisitions
Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
43	McGee, Thoms and Joan	08/20/1991	\$ 115,000
44	Jones, Clyde and Barbara	05/23/1991	13,000
45	Laginess, Ed and Rose	10/16/1991	9,900
46	Laginess, Ed and Rose/Shaw, E.	12/02/1991	9,900
47	Coleman, Grady and Denise	06/25/1991	13,000
48	Borde, Frank and Gladys	06/18/1991	35,000
49	Hunter, William and Eva	10/23/1991	141,500
50	Youtsey, Robert and Candice	10/09/1991	7,000
51	Cox, Charles and Nora	05/21/1991	9,000
52	Youtsey, Robert and Candice	10/01/1991	76,500
53	Surbaum, Earl	06/18/1991	61,000
54	Youtsey, Robert and Candice	09/13/1991	33,500
55	Youtsey, Robert and Candice	09/13/1991	3,100
56	Youtsey, Robert and Candice	09/13/1991	4,300
57	Youtsey, Robert and Candice	09/13/1991	12,000
58	Hamlen/Johnson/Weick	06/27/1991	117,000
59	Weick, Harold and Catherine	06/27/1991	11,700
60	Weick, Harold and Catherine	06/27/1991	18,000
61	Balcia, Helen	08/22/1991	86,500
62	Gregory, L. and Y./Youtsey, R. and C.	09/13/1991	25,500
63 and 64	Lagness, Edmund and Rose	01/28/1993	33,000
65	Weick, Harold and Catherine	10/13/1992	104,000
66	Hinton, Joseph	*	15,000
67	Issac, Jimmy and Judy	07/28/1992	129,900
68	Harper, Tyrone	11/24/1992	135,000
69	Harper, Tyrone	11/24/1992	20,000
70	Lowe, Arlynn	01/28/1992	43,000
71	Pichan, Eugene and Phyllis	11/24/1992	95,000
72 and 73	Nagy, Bill and Antoinette	01/28/1993	50,000
74	Nagy, Andrew and June	10/27/1992	47,000
75	Jalet, Kenneth and Tonya	01/22/1993	102,000
76	Boutin, Michael and Lorene	07/28/1992	84,000
77	Bieszk, Fedinand and Linda	07/28/1992	81,000

DETROIT METROPOLITAN WAYNE COUNTY AIRPORT
 Airport Improvement Project (Wetlands) Land Acquisitions
Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
78	Giroux/Holbert/Holbert	08/28/1991	\$ 94,000
79	Youtsey, Robert and Candace	01/29/1992	189,735
80	Jacobs, R. and P./Youssey	08/20/1991	35,000
81	Barton, C. and B./Komisar, W.	12/02/1991	97,000
82	Turner, Jesse and Beverly	05/08/1992	14,000
83	Wilson, Zelma	01/15/1992	45,000
88	Rounsfer, Ron/Chrobak, Bev	11/24/1992	46,500
89	Mills, Mark and Ann	10/27/1992	43,100
90	Garcia, Hector and Nancy	10/27/1992	42,500
91	Bordt, Gladys et al. (Green Estate)	02/16/1993	43,500
92	Bordt, Gladys et al. (Green Estate)	02/16/1993	65,500
93	Sall, Alex and Therea / Vinson	07/14/1993	31,000
94	Bordt, Gladys et al. (Green Estate)	02/16/1993	30,000
			<u>\$ 4,495,532</u>

* The date acquired was omitted from the documentation received from the Airport.

DETROIT METROPOLITAN WAYNE COUNTY AIRPORT
Runway 4/22 and Other Land Acquisitions

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
Runway 4/22 Land Acquisitions:			
1, 2, and 3	Flynn	11/05/1991	\$ 305,000
4	Fowler	09/17/1991	177,500
5	Deringer	12/27/1991	205,000
6	Kind	04/23/1991	180,766
7	Constantine (Aco Develop.)	12/05/1991	136,500
8	Flynn	11/05/1991	285,000
9	Ayers (Landlord #208)	09/09/1991	84,700
10 and 11	Express Tool	*	2,001,500
12	Maltese	04/03/1992	56,000
13	Lafata	10/06/1992	20,000
14, 15, and 16	Susin	07/09/1992	200,000
17	Owczrak	12/31/1991	55,000
18	Ritthaler	11/04/1991	100,000
19	Garland	01/21/1992	60,000
20	Salah (Landlord #207)	02/06/1992	110,000
21	Mondrush (Landlord #211)	07/22/1991	450,000
22	Szyndlar (Golf Course)	*	1,278,500
23	Szyndlar (Residence)	*	147,500
24	Szyndlar	09/04/1991	2,000,000
25	Lafata/Maltese	07/24/1992	825,000
26	Nieman E.	06/14/1991	229,000
27	Nieman A.	10/07/1991	105,000
28	Jones (Jones Leasing)	02/13/1992	248,000
29	Nieman W.	07/02/1991	103,000
30	Nahila	08/06/1991	90,000
31	Horton	09/04/1991	50,000
32	Rockwell (Landlord to #20)	07/02/1991	84,000
33	Rockway	*	417,236
34, 35, and 36	Osborne Concrete	*	1,505,000
37	Schultz	12/03/1991	108,000
38	Sorensen (Airmet)	12/10/1992	799,500
39	Birclair (Tenants to #40)	*	1,243,500

DETROIT METROPOLITAN WAYNE COUNTY AIRPORT

Runway 4/22 and Other Land Acquisitions

Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
40	Yochum (Overhead Crane)	*	\$ 2,371,735
41	Britton (Britco)	10/09/1992	158,000
42 and 43	St. Lawrence Press	*	2,551,810
44	Itin	04/03/1992	170,800
45	Burcoff	03/09/1992	150,000
46 and 53	Schulak	02/05/1992	2,350,000
47	Wayne County	*	**
48	Darda	07/16/1991	95,000
49	Eckard (Landlord to #209)	10/03/1991	68,000
50	Williams	11/14/1991	45,000
51	Cieciak	06/01/1992	149,500
52	Hadyniak	09/22/1992	236,000
54	Safety Kleen	01/14/1992	162,878
55	NST Corp	04/29/1992	655,000
56 and 57	Runco	11/21/1995	862,500
58	Bower	08/06/1991	171,000
59	Romco	10/14/1992	618,000
60	Savage	*	241,329
61	Giegerich	10/09/1994	815,000
62	Tobin	01/24/1992	412,000
63	Miller Investments	12/15/1995	274,920
64	Hayball	09/28/1995	340,000
66	Schubiner	12/10/1991	200,000
67	Hill	04/23/1992	140,000
68	Hopson	08/06/1991	90,000
69 and 70	Salvation Army	01/08/1993	5,175,000
71	Campbell	*	2,338,714
200	Smolen	04/27/1992	56,000
203	Emery	04/27/1992	263,000
220	Class Enterprises	*	295,000
Total Runway 4/22 Land Acquisitions			<u>\$ 35,116,388</u>

~~DETROIT METROPOLITAN WAYNE COUNTY AIRPORT~~
Runway 4/22 and Other Land Acquisitions
Continued

<u>Parcel Number</u>	<u>Grantor</u>	<u>Date Acquired</u>	<u>Purchase Price</u>
Other Land Acquisitions:			
196***	Rosin	12/02/1998	\$ 1,213,697
***	IAC Detroit	01/15/1999	11,500
316***	Modzelewski	06/18/1999	700,000
3220***	Montgomery	05/14/1998	115,000
Total Other Land Acquisitions			<u>\$ 2,040,197</u>

* The date acquired was omitted from the documentation received from the Airport.

** Wayne County property was acquired at no cost.

*** See Exhibit G for the status of these other land acquisitions.