

REQUEST FOR PROPOSALS

Sale of TCAPS Administration Building
412 Webster Street
Traverse City
Grand Traverse County, Michigan

Traverse City Area Public Schools
412 Webster Street
Traverse City, Michigan 49686

Christine Thomas-Hill
Assistant Superintendent of Finance and Operations
(231) 933-1730

TABLE OF CONTENTS

	<u>Page</u>
I. General Information	1
A. Introduction – Description of Proposal Process.....	1
B. Site and Building Data	2
C. Development Goals and Objectives.....	3
D. Due Diligence	3
II. RFP Submission Requirements	4
A. Cover Letter and Executive Summary	4
B. Development Team Relationships and References.....	5
C. Project Experience	5
D. Development Process.....	6
E. Project Schedule.....	6
F. Financial Reports	6
G. Other Factors.....	6
III. Selection Process Overview and Selection Criteria	6
A. Process Overview.....	6
B. RFP Selection Criteria	7
C. Award of the Project	7
D. District Schedule.....	8
E. Rights of District.....	8
F. Cost of Preparation	9

APPENDIX

	<u>Exhibit</u>
<u>Property and Building Information</u>	
▪ Improvements Description.....	A-1
▪ Regional Data.....	A-2
▪ Zoning Ordinance	A-3
▪ Village Assessing Information.....	A-4
▪ Asbestos Analyses	A-5
 <u>Legal</u>	
▪ Form of Purchase Agreement	B-1
▪ Form of Warranty Deed	B-2

I. GENERAL INFORMATION

A. Introduction – Description of Proposal Process

Thank you for your interest in the building commonly known as the “TCAPS Administration Building” and owned by Traverse City Area Public Schools (sometimes “TCAPS” or the “District”). The property is currently located at 412 Webster Street in Traverse City, Grand Traverse County, Michigan.

Proposals for the properties are due at the office of John VanWagoner II, Ph.D., Superintendent of Schools, 412 Webster Street, Traverse City, Michigan 49686, [REDACTED]
[REDACTED]

A certified or cashier's check in the amount of Five Thousand and 00/100 Dollars (\$5,000.00) shall accompany each property proposal. The deposit amount will be credited to the purchase price at the closing of the sale of each property. The deposit amount will be returned to the unsuccessful bidders within five (5) days from the date that a Purchase Agreement is entered into with the successful respondent, but no later than forty-five (45) days from the date that the proposals are due.

The information contained in this Request for Proposals (“RFP”) is believed to be accurate but is not warranted. The District makes no representation concerning the condition or suitability of the properties for any reason. Bidders should conduct any due diligence that they feel is necessary to confirm the status of the property.

While the District reserves the right to accept or reject any proposal, a number of finalists may be selected and asked to provide additional information, including financial qualifications and project concept details. The additional information will facilitate the final selection of the successful purchaser. The project concept details and plans may be required to be inserted into the Purchase Agreement as a condition of the sale of the property.

The District expressly reserves the right to reject any or all proposals and to accept the proposals which the Board of Education, at its sole discretion, determines best serves the interests of the District.

Thank you for your interest in this property. Should you have any questions, please contact Christine Thomas-Hill, Assistant Superintendent of Finance and Operations, at (231) 933-1730 or thomasch@tcaps.net.

Very truly yours,

TRAVERSE CITY AREA PUBLIC SCHOOLS

By: _____
John VanWagoner II, Ph.D.

Its: Superintendent of Schools


B. Site and Building Data

The site is level and just above the road grades. There is a paved parking lot in the eastern and southern portions of the site.

Legal Description:	Lots 1, 2, 3 & 4, Block 15, Original Plat of Traverse City, Grand Traverse County, Michigan
Building Size:	Approximately 19,283 gross square feet of above grade area and 12,144 gross square feet of below grade area.
Site Size:	43,560 square feet
Shape:	Rectangular
Road Frontage:	165 feet along Boardman Avenue & 264 feet along Webster Street; 43,560 square feet (1 acre).
Road Access:	Potential access is available along the entire frontage. There is existing access to parking from the paved alley along the south line and a driveway to the parking lot from Webster Street.
Topography and Cover:	The site is level and at the elevation of the roads.
Functional Utility:	This parcel is rectangular in shape with considerable road frontage. It is functionally adequate for many potential uses.
Soils & Drainage:	A soil report has not been offered. Soils in the area are generally sandy. They are suitable to support a structure that meets the criteria of the subject's highest and best use. This soil type is generally well drained.
Parking:	There is paved parking along in the eastern and southern portions of the site. There appears to be 57 striped parking spaces based on the survey.
Utilities:	Public utilities of sewer, water, electricity, natural gas and telephone are hooked up to the site.
Zoning:	R-2, Two Family Dwelling District. Anticipated to be able to change to C-2 Commercial.
Flood Hazard:	"C" No Special flood hazard.
Wetlands:	Upon information and belief, there are no wetlands on the property.
Price:	No price has been set.

Terms: Cash at closing.

Rights of Owner: TCAPS reserves the right to accept or reject any and all offers and to negotiate with bidders and take any other action that is in the best interests of the District.

Bid Deadline: 

Proposals and deposit monies must be delivered to:

Traverse Area Public Schools
Attn: John VanWagoner II, Ph.D.
412 Webster Street
Traverse City, Michigan 49686
Email: vanwagonjo@tcaps.net

Email proposals are encouraged. If a proposal is submitted by email, the respondent must provide a check or money order to the aforementioned address. No phone offers will be accepted. If mailed, no responsibility is assumed for postal delays. *See* Section II, RFP Submission Requirements.

C. Development Goals and Objectives

The property represents a significant asset of the District. The District has therefore set forth the following goals and objectives for the development of the property. The respondents to this RFP should ensure that the development plan set forth in their formal response is consistent with and promotes the following goals and objectives:

- To provide a use that is the highest and best use for the community.
- To provide for uses of the property that complement and enhance the surrounding properties.
- To prevent the property from being used for uses detrimental to TCAPS and/or the community.
- Subject to other goals and objectives, to maximize the amount paid to the District for the property.

D. Due Diligence

As previously mentioned, various studies and other due diligence items are attached to this RFP. These documents cannot be fully relied upon and the District shall be held harmless for

any omission or oversight. All respondents are responsible for conducting such due diligence as they deem proper and necessary in preparing the responses to this RFP.

DELIVERY OF THIS RFP AND/OR SUBMISSION OF RESPONSES TO THIS RFP DOES NOT CREATE ANY LEGAL RELATIONSHIP BETWEEN THE DISTRICT AND ANY OF THE RESPONDENTS OR ANY OF THEIR INDIVIDUAL PRINCIPALS OR ENTITIES. NOTHING CONTAINED IN THIS RFP OR THE PROCESS OUTLINED HEREIN IS OR SHALL BE CONSTRUED AS CREATING ANY LEGAL AND BINDING AGREEMENT ON THE PART OF THE DISTRICT TO DO ANYTHING OR FOLLOW ANY PROCEDURE, EVEN IF SPECIFIED IN THIS RFP. THE DISTRICT HAS NO OBLIGATION TO SELECT ANY OF THE RESPONDENTS OR TO PROCEED WITH ANY DEVELOPMENT UNLESS AND UNTIL THE DISTRICT AND THE SELECTED RESPONDENT EXECUTE A PURCHASE AGREEMENT, AND AT THAT TIME THE DISTRICT'S OBLIGATION SHALL BE LIMITED TO THOSE OBLIGATIONS SPECIFIED IN SUCH PURCHASE AGREEMENT WITHOUT REFERENCE TO ANY ASPECT OF THIS RFP PROCESS UNLESS OTHERWISE SPECIFIED IN SUCH PURCHASE AGREEMENT.

II. RFP SUBMISSION REQUIREMENTS

A copy of each proposal must be submitted to the Superintendent of Schools' Office, 412 Webster Street, Traverse City, Michigan 49686, [REDACTED]

[REDACTED] Alternatively, a copy of the proposal can be submitted electronically to vanwagonjo@tcaps.net. The District, in its sole discretion, may accept or reject any submission made after the due date. Responses shall remain valid, active, and firm for a period of forty-five (45) days from the due date. Each proposal must be accompanied by a certified or cashier's check in the amount of \$5,000 payable to "Traverse City Area Public Schools." The \$5,000 payment will be used as a deposit for the successful respondent(s) and be applied to the purchase price. The deposits of the unsuccessful respondent(s) will be returned within five (5) days from the date that a Purchase Agreement is entered into with the successful respondent(s), but not later than forty-five (45) days from the due date.

Each respondent should submit the information requested herein in standard letter-sized format. The outside of the package or the electronic transmission containing the proposal should be clearly marked **"TCAPS Administration Building Proposal."**

A. Cover Letter and Executive Summary

The cover letter must be included with each proposal and explain with specificity how the proposed use of the property will benefit the entire Traverse City community. The cover letter must also include a statement that the individual signing the letter is authorized to obligate the entity to proceed with the purchase and development of the property. The proposal must also include an Executive Summary of the principal elements of the submittal, including a description of the proposed use of the property and timetable overviews, as well as the team's approach to

the development. All submittals should be concise and address the District's goals and objectives as listed in this RFP. If possible, the proposals should include a proposed site plan of the project.

B. Development Team Relationships and References

The District is seeking sufficient information on the development team to make a judgment as to how well the team can perform in developing the property and to compare the qualifications of the teams associated with the proposals submitted. Respondent(s) are free to present this information in a format and a degree of detail that in their judgment is adequate for these purposes. The following is a suggested format for consideration:

- The team description would include the corporation, joint venture, or other entity that would serve as the developer of the project.
- The description should include any participating development entities that are deemed important to make the District's goals and objectives for the development of this site.
- The description should identify all participants in the respondent's development team, including those members responsible for the building design, landscape and site design, land use planning, engineering, environmental remediation permitting, legal and financial analysis, and community relations, as well as investors and proposed lending institutions.
- The proposal should identify the person who is responsible for each activity relating to the permitting, design, financing, and construction of the project.
- The proposal should identify one or more individuals who have full power and authority on behalf of the respondent's team to negotiate and execute a Purchase Agreement and related documents.
- The proposal should provide references to specifically address the capability of the respondent to undertake this project. References should include a name, title, address, phone number, e-mail address, and a brief description of the relationship to the development entity in regard to previous experience.

C. Project Experience

The District is seeking sufficient information on the respondent's project experience to make a judgment as to how well the team could perform in the development of the property and to compare the experience of other respondents.

All individuals listed as contacts on existing projects may be contacted and should be available to assess the respondent's record relating to the project(s). In addition, the District may

consult references familiar with the respondent or members of the respondent's team regarding past experience, qualifications, performance, or other matters regardless of whether the specific individuals are identified in this proposal.

The proposal should demonstrate that the respondent has experience in developments of similar size and scope as the proposed development.

D. Development Process

The proposal should clearly demonstrate an understanding of the scope and tasks required for the design, financing, and construction of the proposed development and the challenges of successfully completing such a project. To the extent that respondents can demonstrate experience with, and understanding of, the unique challenges of developing the proposed project to achieve the goals and objectives of the District, such information will receive favorable consideration.

E. Project Schedule

The respondent shall describe the proposed project schedule, including key steps and permitting, financing, design, and construction.

F. Financial Reports

The District will only enter into negotiations with entities that possess the necessary financial qualifications to develop the proposed project. The District may require financial and other reports to be submitted.

G. Other Factors

Although there is no obligation to do so, each respondent should feel free to provide a description of other factors not accounted for in the RFP that the respondent believes underscores the respondent's qualifications to undertake the project and what is unique about their development concept.

III. SELECTION PROCESS OVERVIEW AND SELECTION CRITERIA

A. Process Overview

After the deadline for submission of proposals per Section II, above, the proposals will be reviewed by the District's administrative team and thereafter evaluated by the Board of Education. If the District requires interviews, it may interview (a) all respondents or (b) those respondents that the District determines appear most likely to be selected as finalists. Respondents selected to appear for an interview will be notified by phone or electronic mail, or otherwise of the time and place of the interview. After reviewing and evaluating the proposal(s) and possibly conducting interviews, the District will (i) narrow the respondents to a short list to

be invited to make a best and final submission, (ii) select a respondent, or (iii) withdraw the RFP at any time.

B. RFP Selection Criteria

The following criteria may be used to evaluate submitted proposals:

- Compatibility with development goals and objectives listed in Section I.C. of this RFP.
- The purchase price of the property.
- The degree to which the respondent demonstrates financial feasibility and capability and the ability to complete the project quickly, including the degree to which the respondent demonstrates access to, and the ability to secure conventional, commercial financing, and identifies available equity and debt sufficient to complete the project.
- The qualifications of the design professionals and technical consultants.
- The respondent's capability to develop projects of similar scope and scale or otherwise relevant facilities in a similar setting.
- Experience, ability, or stated willingness to work cooperatively with the City, nearby residents, public agencies, and the public at large.
- Completeness of development proposal and submission.
- Personal interview, if required.

C. Award of the Project

Based on its evaluation of the proposals as described in this RFP, the District will determine which proposal is most acceptable to the District or, alternatively, that none of the proposals are acceptable. If the District selects a respondent pursuant to this RFP process, the District anticipates that the respondent will enter into a Purchase Agreement relating to the property, which Purchase Agreement may contain development restrictions that will be part of the sale of the property and run with the land. A sample Purchase Agreement and Warranty Deed are contained in Appendix B., Legal, to this RFP. Each respondent should carefully review these legal documents and the respondent's proposal should address any comments or concerns concerning same.

If for any reason the District and the respondent have not agreed upon and executed the Purchase Agreement within thirty (30) days from the date the District selects a successful

respondent, then, unless the District in its sole discretion elects to extend the time, the District may, in its sole discretion and without incurring any liability to the tentatively designated successful respondent, terminate or suspend negotiations with the respondent. In such event, the District may, but shall not be obligated to, proceed to finalize, and execute a Purchase Agreement with another respondent.

D. District Schedule

The District intends to undertake this selection in the most expedient manner possible. At this time, the District anticipates that the process of selecting and designating the qualified developer will be used as follows:

Week of August 8, 2022

Notice placed in newspaper and/or District's website regarding opportunity for submitting proposals.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The District reserves the right to adjust or extend the above timelines.

E. Rights of District

The District reserves, holds, and may exercise, at its sole discretion, the following rights, and options with regards to the RFP and the development process:

- To reject, for any reason, including non-compliance with the RFP, any and all responses and components thereof, and elimination of any and all respondents to the RFP from further consideration for the selection.
- To supplement, amend, or otherwise modify the RFP.
- To waive any technicality or non-conformance of the proposals, whether material or otherwise.

- To change or alter the schedule for any events called for in the anticipated selection schedule set forth herein.
- To conduct investigations of any or all of the respondents and/or their responses as the District deems necessary and convenient.
- To clarify the information provided as part of the response, including discussions with contact persons, prior clients, or regulatory agencies and visits to any projects referenced in the response.
- To request additional information to support the information included in any response.
- To decline to select any respondent for any reason.
- To decline to enter into a Purchase Agreement for any reason.
- To abandon this selection process at the District's convenience at any time and for any reason.
- To select a qualified respondent and negotiate a Purchase Agreement and other documents based upon a response that, in the District's sole judgment, best serves the interest of the District, the residents of the District, or the region in general.
- To designate or consult with another agency, group, consultant, individual, or public body to act in its place or on its behalf at any time during the term of the selection process, as is consistent with applicable law.
- To enter into a Purchase Agreement with a respondent, subject to the final adoption of all necessary authorizations.

F. Cost of Preparation

Each response and all required information pursuant to the RFP shall be prepared at the sole cost and expense of the respondent. There shall be no claims whatsoever against the District, its staff, Board of Education, or consultants for reimbursement for payment of costs or expenses incurred in the preparation of a response or other information related in any way to this RFP. Under no circumstances will the district pay any real estate commission.

APPENDIX A

Property and Building Information

	<u>Exhibit</u>
▪ Improvements Description	A-1
▪ Regional Data	A-2
▪ Zoning Ordinance	A-3
▪ Village Assessing Information.....	A-4
▪ Asbestos Analyses	A-5

EXHIBIT A-1

Improvements Description

IMPROVEMENTS DESCRIPTION

The subject masonry building was reported built in 1913. It appears to have been built as a school. The main entrance to the building is now along its east side. The entrance is at grade and there is an elevator at the entrance. There are steps up to the main level. There are steps within the two north facing foyers. The basement level is partially below grade and contains 12,144 square feet. The main level contains a total of 9,778 square feet and the upper level contains 9,505 square feet; for a total above grade area of 19,283 square feet.



East and north sides



South and east sides

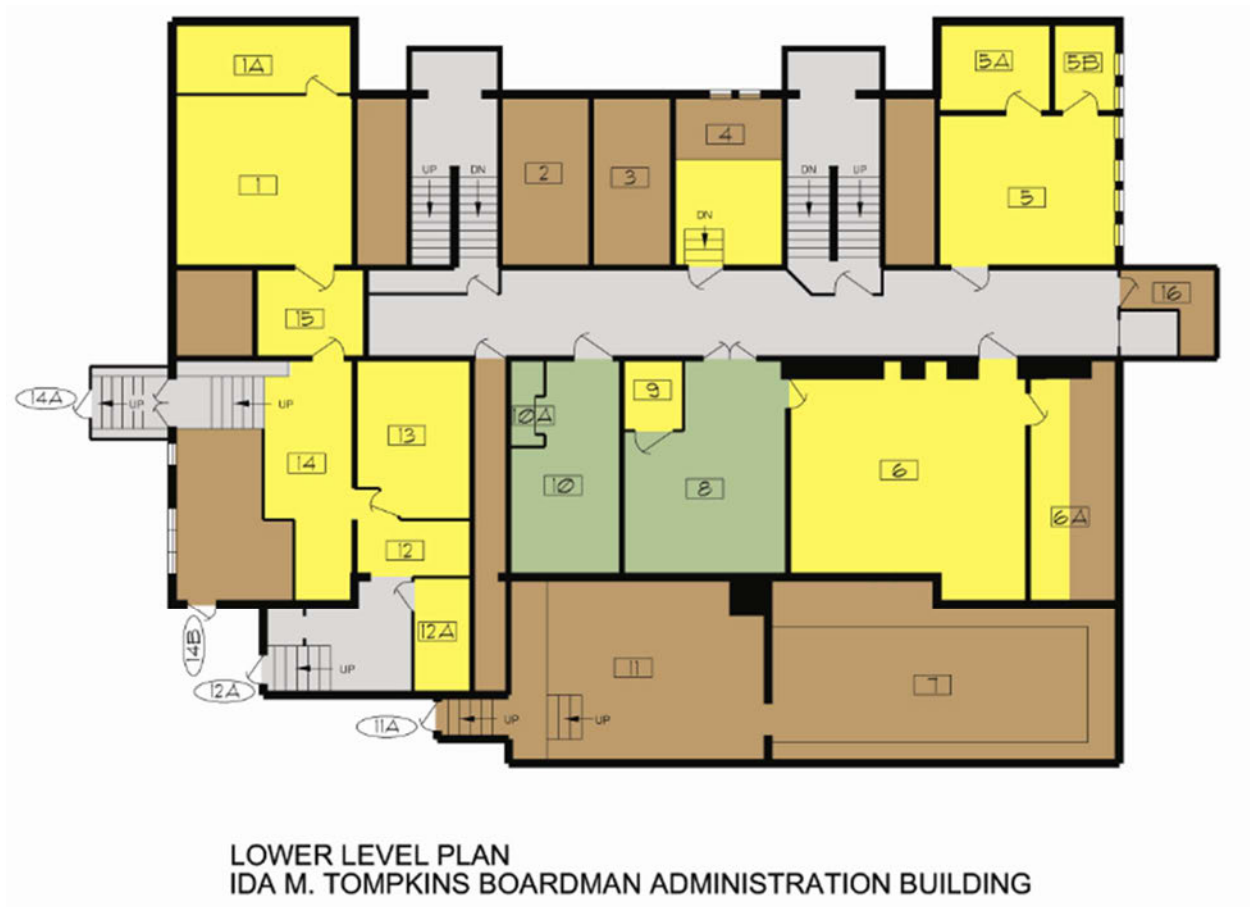


West and north sides



West and north sides

IMPROVEMENTS DESCRIPTION (continued)



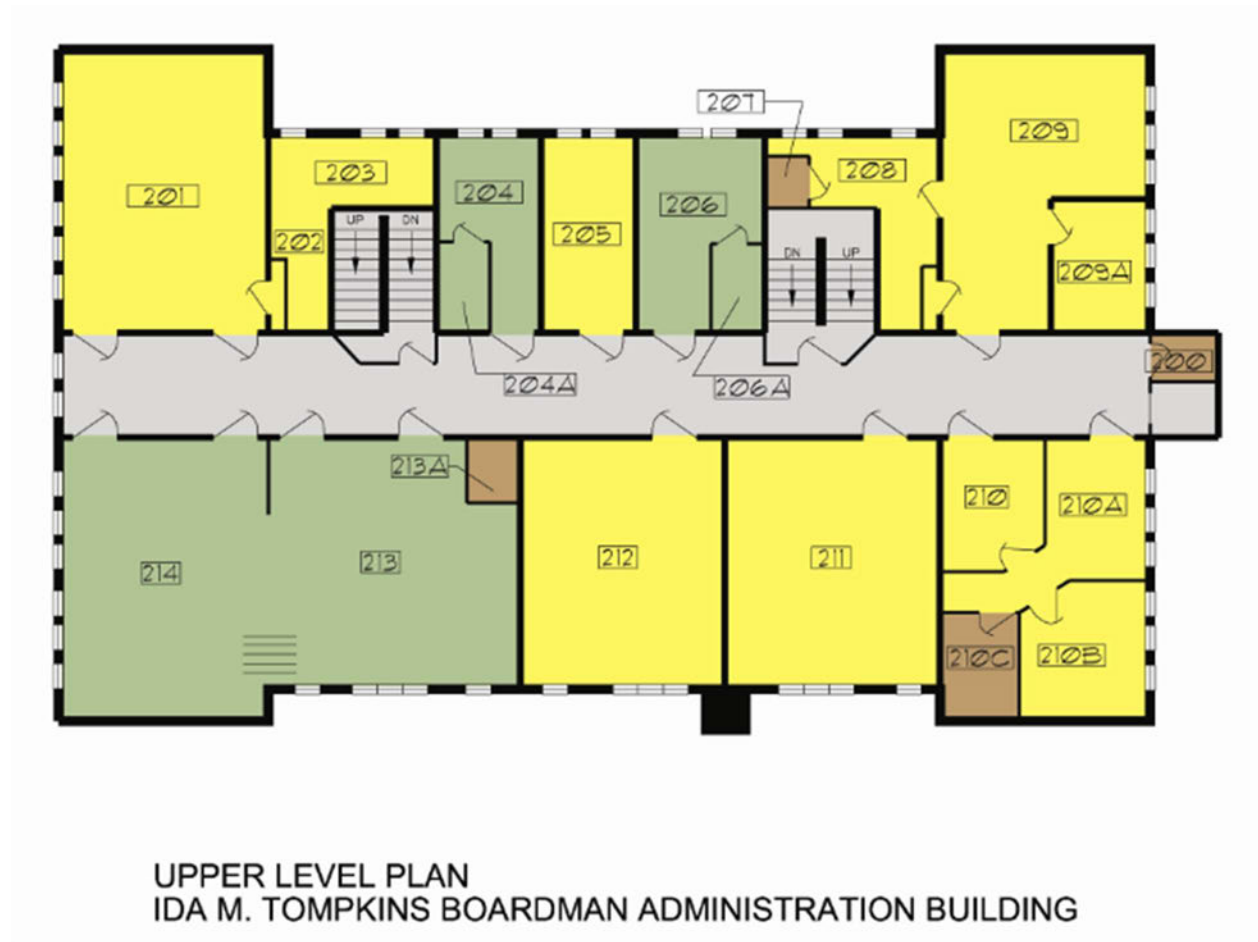
Part of the southern section of the basement is fully below grade with a gravel covered roof roughly at grade. The subterranean section includes the boiler room and former coal storage area. This level contains 12,144 square feet. There is a central corridor east/west through the building that provides access to most rooms. Rooms on this level are mostly used for print shop, storage or mechanicals. The windows are high in the walls, but provide good natural light.

IMPROVEMENTS DESCRIPTION (continued)



The main floor and the second floor also have a central east/west corridor. Each of these two floors have a men's and women's bathrooms. Almost, all of the rooms have exterior exposures (windows). There is an open work area along the southern side of the main floor. The second floor contains the boardroom in the southwestern corner of the building, shown as 213 & 214.

IMPROVEMENTS DESCRIPTION (continued)



ADA Statement:

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in the estimated value of the property.



Lower level print shop

Main level offices

IMPROVEMENTS DESCRIPTION (continued)

EXTERIOR

FOUNDATION:	Poured concrete footings, poured concrete and concrete block walls
FRAME:	Concrete block exterior; wood frame interior.
WALLS:	Brick veneer
ROOF:	Semi-flat with membrane roof cover
WINDOWS:	Replacement widows, aluminum sash with single pane glass
INSULATION:	Unknown

INTERIOR

FLOORS:	Vinyl tile and carpeting (some areas many be vinyl-asbestos tile)
WALLS:	Painted drywall or plaster
CEILINGS:	2' x 4' suspended acoustical tile
HEAT AND AIR CONDITIONING:	Natural gas fired boiler. The boardroom has air-conditioning
FIRE PROTECTION:	None.

The building displays average quality materials and workmanship for its period of construction. The ceilings appear to be 13 to 14 feet tall. The building is in serviceable, but well warn condition. The walls are a combination of plaster and drywall. Most of the ceilings are suspended acoustical tile. The boiler is reported to have been replaced in 1986; it is not very efficient and will need replacing soon. It is estimated that the building's effective age is 25 years. It is considered to be near the end of its economic life expectancy. It is likely that some of the floor tiles are asbestos and there may be asbestos wraps on boiler pipes.

EXHIBIT A-2

Regional Data

REGIONAL DATA

Grand Traverse County is located in Northwestern Lower Michigan. The county is also located around the Grand Traverse Bay of Lake Michigan. East Bay and West Bay are separated by the Old Mission Peninsula. The area is primarily known for tourism, not only for its beautiful Lake Michigan coastline, but also inland areas, several large lakes and forests. This is also the world leader in cherry production. The Cherry Festival is celebrated every year in July.



Grand Traverse County is truly one of Michigan's wonders on the Great Lakes.

The County also has a diverse economic base, including plastics manufacturing, woodworking, food processing, and medical technology, just to name a few. Traverse City is the county seat.

TRAVERSE CITY

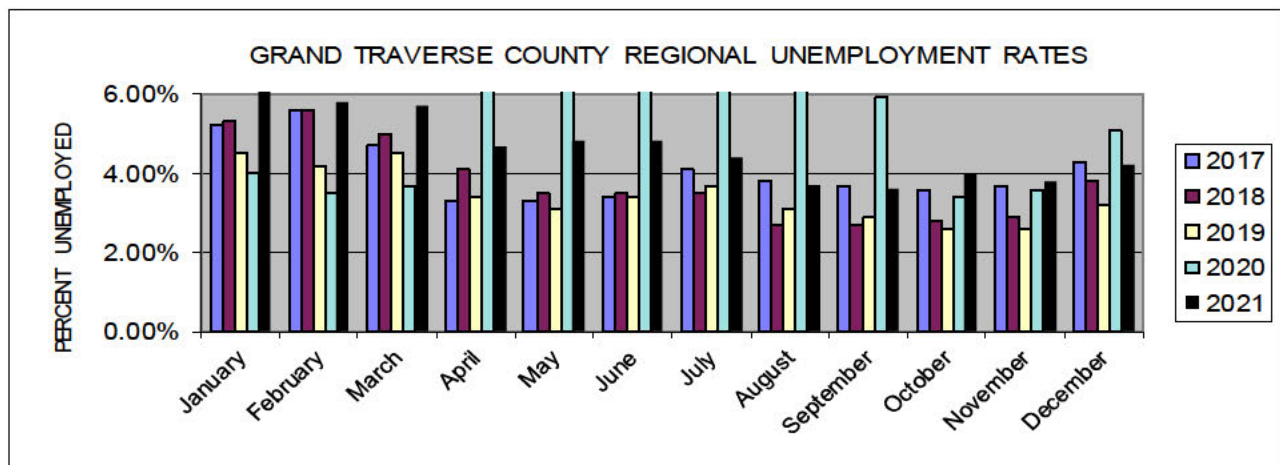
Traverse City is located at the base of East and West Grand Traverse Bay. It is the County Seat of Grand Traverse County. It was incorporated as a village in 1881 and later as a city in 1885.

This area constitutes the largest urban area in the northwestern part of the lower peninsula of Michigan. With the exception of Traverse City, this region is sparsely populated. Grand Traverse County contains a total area of 462 square miles.

REGIONAL DATA (continued)

As of December 2021, the labor force was 47,480 people of which 45,471 were employed; this left 2,009 idled and created Grand Traverse County County's average unemployment rate of 4.20%. This average jobless rate was higher than the years 2018-2019; but was lower than 2017 and 2020 for the same period. The rate in 2020 was due to the COVID-19 pandemic. *(These rates are Not Seasonally Adjusted.)* Source: milmi.org

The ten-week summer season is an especially busy time of the year for tourism. The National Cherry Festival is in the second week of July. This nationally known festival brings over 300,000 people into the area, every year. The Traverse City Film Festival has become huge draw to the area. Statistical annual information for Grand Traverse County for is in the following charts.



The following information shows the recent annual employment statistics for the county.

YEAR	2017	2018	2019	2020	2021
Grand Traverse County					Dec
Total Labor Force:	48,862	49,325	48,897	47,167	47,480
Employed:	46,765	47,464	47,348	44,752	45,471
Unemployed:	2,097	1,861	1,549	2,415	2,009
Unemployment Rate:	4.3%	3.8%	3.2%	5.1%	4.2%

milmi.org

The next chart shows how Michigan's jobless rate compares with the National unemployment rate.

UNEMPLOYMENT RATE														
	Annual 2019	Annual 2020	Jan-21	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec-21
MI	3.9%	7.5%	5.7%	5.2%	5.1%	4.9%	5.00%	14.8%	4.8%	4.7%	6.3%	6.1%	5.9%	5.6%
US	3.5%	6.7%	6.3%	6.2%	6.0%	6.1%	5.80%	11.10%	5.40%	5.20%	4.80%	4.60%	4.20%	3.90%

milmi.org Seasonally Adjusted

REGIONAL DATA (continued)

The business employment by sector is broken into the categories below. There are 76,666 estimated civilian employees aged 16+ in Grand Traverse County. The Manufacturing and Service Industries make up the majority of the employers in the county.

Grand Traverse County 2021 Estimated Employed Civilians Aged 16+	Percentage of Employees Per Industry
Agriculture; Forestry; Fishing; Hunting	0.3%
Mining	0.2%
Utilities	0.2%
Construction	4.4%
Manufacturing	7.4%
Wholesale	2.4%
Retail Trade	15.1%
Transportation; Warehousing	1.8%
Information	1.7%
Finance; Insurance	2.7%
Real Estate; Rental; Leasing	1.6%
Professional, Scientific; Technical Services	5.3%
Management of Companies; Enterprises	0.0%
Administration; Support; Waste Management Services	1.9%
Educational Services	4.4%
Health Care; Social Assistance	29.3%
Arts; Entertainment; Recreation	2.8%
Accommodation; Food Services	10.6%
Other Services	1.1%
Public Administration	2.9%
Unclassified Establishments	0.9%
TOTAL EMPLOYEES AGED 16+	76,666

ccim stdbonline 7/2021

REGIONAL DATA (continued)

Following, is a list of the principle employers in Grand Traverse County, as well as a list of the other major employers in the county.

Major employers in the Grand Traverse Region (400+ employees):

- Munson Medical Center
- Traverse City Area Public Schools
- Northwestern Michigan College
- Travesre Bay Intermediate School District
- Grand Traverse Resort & Spa
- Interlochen Center for the Arts
- Grand Traverse County Government
- Grand Traverse Pavilions
- Tyson Foods
- Hagerty Insurance
- Britten Banners

Notable multimodal businesses in the Grand Traverse region:

- Grand Traverse Pie Company
- Frontier Computer Corporation
- Salamander Technologies
- eFulfillment Service
- Shoreline Fruit
- Clark Manufacturing
- Lead Screws International
- Cherry Republic
- Electro-Optics Technology, Inc.
- Quantum Sails
- Skilled Manufacturing
- Century, Inc.

Source: www.northernnexus.org 11/13/2020

REGIONAL DATA (continued)

Major employers in the Grand Traverse Region (400+ employees):

- Munson Medical Center
- Traverse City Area Public Schools
- Northwestern Michigan College
- Traverse Bay Intermediate School District
- Grand Traverse Resort & Spa
- Interlochen Center for the Arts
- Grand Traverse County Government
- Grand Traverse Pavilions
- Tyson Foods
- Hagerty Insurance
- Britten Banners

Notable multimodal businesses in the Grand Traverse region:

- Grand Traverse Pie Company
- Frontier Computer Corporation
- Salamander Technologies
- eFulfillment Service
- Shoreline Fruit
- Clark Manufacturing
- Lead Screws International
- Cherry Republic
- Electro-Optics Technology, Inc.
- Quantum Sails
- Skilled Manufacturing
- Century, Inc.

REGIONAL DATA (continued)

According to the 2000 population census, Grand Traverse County experienced a population increase from 1990 to 2000 of 20.8%, for a total county population of 77,654. The population for the county is projected to continue to increase.

Grand Traverse	POPULATION STATISTICS				
	1990	2000	2010	2021	2026
	CENSUS	CENSUS	CENSUS	ESTIMATE	ESTIMATE
Total Population	64,273	77,654	86,986	96,344	101,545
Median Age	33.2	37.6	41.3	43.7	44.2
Total Households	23,965	30,396	35,328	40,105	42,416
Male Population	31,303	37,864	42,952	47,113	49,748
Median Age	U/A	36.3	39.6	42.0	42.6
Female Population	32,970	39,790	44,034	49,231	51,797
Median Age	U/A	38.8	43.1	45.4	45.9

Source: CCIM stdb online 7/2021

The population figures presented, are for the permanent population only. During the summer months, the population increases substantially. This illustrates how important tourism is to the local economy.

The area continues to grow at a brisk pace. An article in the March 9, 2000 Traverse City Record Eagle noted that the 13 county region (referred to as northwest Lower Michigan) grew 26.5 percent from 1990 to 1999. It was the fastest growing area in Michigan, according to estimates released by the U.S. Census Bureau. Statewide, population growth climbed only 6.1 percent over the same decade.

	1990	2000	2010	2021	2026
POPULATION				ESTIMATE	ESTIMATE
MICHIGAN	9,295,304	9,938,444	9,883,640	10,105,078	10,211,228
UNITED STATES	248,710,012	281,421,906	308,745,538	333,934,112	345,887,495

Source: CCIM stdb online 7/2021

The data reflects estimated household income in 2010 for persons 15 years and older. It includes income from wages or salary, net self-employment, interest dividends, rentals or royalties, Social Security, Retirement, Disability and welfare. Household income is the total for all persons over age 15 in the household. Median household income is the income where half of all households in an area have a larger income and half have a smaller income.

HOUSEHOLD INCOME				
Grand Traverse County	1990	2000	2021	2026
	CENSUS	CENSUS	ESTIMATE	ESTIMATE
Median HH Income	\$29,034	\$43,354	\$63,700	\$68,857
Average HH Income	\$35,138	\$55,621	\$86,807	\$95,449
Per Capita Income	\$13,289	\$22,111	\$36,162	\$39,895
Median Home Value	\$66,651	\$123,327	\$239,483	\$267,164
Average Home Value	\$81,302	\$156,006	\$303,720	\$335,419

stdb online.esri.com/ 7/2021

REGIONAL DATA (continued)

This area of Michigan has become known as the Gold Coast because of its many miles of sandy beaches on Lake Michigan. Traverse City qualified as an All American City for 1983 - 1984.

Michigan has long been known as an attractive area for vacations. This is especially true of the northwest portion of the state. This region has become a four-season recreational area. Fishing is available almost all year long in the many lakes, rivers and streams. Skiing and snowmobiling are winter attractions. Morel mushroom hunting is a famous spring event. Summer is the prime tourist season with boating, fishing and many other water related activities and tourist festivals. The fall offers color tour season and hunting season.

Traverse City is generally considered a destination resort area. Tourism continues to grow in the region. According to information obtained from the Grand Traverse Convention and Visitors Bureau, there are approximately 80 motels in the general area and there are approximately 5,000 rooms available.

RETAIL

Traverse City is the center for retail activity in northwestern Michigan. Traverse City's downtown area is small, but healthy economically. Many of the stores in this area tend to be specialty shops, catering to tourists. Cherryland Center is located just south of the Traverse City CBD. The Mall contains approximately 450,000 square feet of space.

The Grand Traverse Mall is located at the intersection of US-31 and South Airport Road, in Garfield Township. It contains about 600,000 square feet. J.C. Penney and Target opened stores in the fall of 1991. Marshal Fields (formerly Hudson's) opened in the summer 1992 and was converted to Macy's in 2007. The first interior retail stores opened in the spring 1992. This mall is a regional mall and is larger than the Cherryland Mall.

The former Horizon Outlet Mall that opened in the fall of 1990, has been recently redeveloped. It is located along US-31, north of the Grand Traverse Mall. It is the location of the new multi-screen movie theater, a new grocery store, and is developed with a new box store for Hobby Lobby.

In 2004, Kohl's store opened, it is located between the former Horizon Outlet Mall and The Great Wolf Lodge. This shopping complex includes Bed Bath & Beyond and a Michael's craft store.

The Traverse city CBD is economically healthy and vibrant. The retail stores are mostly specialty shops. Many cater to tourists. Common office tenants are mostly local service businesses. Few retail vacancies exist in the CBD. Most off-season vacancies are filled by summer. This is a healthy commercial market with primary demand for and shortage of grade level retail stores.

REGIONAL DATA (continued)

OTHER SERVICES

Farming has been a stable industry in this area since before the turn of the century. A large percentage of the area's acreage is devoted to orchards. Tart cherries are the primary product. There are also some dairy farms.

A limited amount of acreage is used for wheat, hay, feed corn and other grains. While many acres are devoted to farming, there are still many acres of woodlands. The cutting of the pine forests for lumber in the early 1900s has now allowed the forests to rejuvenate themselves and become climax forests of prime hardwood. A considerable amount of the forest land is owned by the state and federal government. The governments are improving the forests and allowing some harvesting. These public lands attract many tourists each year for hunting and camping.

There is some manufacturing in the region. A large portion of manufacturing plants serviced the automobile assembly plants in southeastern Michigan. Many plants are closing.

HOSPITAL

The beginnings of Munson Medical Center can be traced to James Decker Munson, MD, who donated a boarding house for use as a community hospital in 1915. Later to become known as Munson Medical Center, the hospital was northern Michigan's first general hospital, and was organized as the hospital division of the State Psychiatric Hospital. Through the years, Munson Medical Center has grown and improved services, including the first open-heart surgery on July 3, 1990.

Repeatedly named one of the top 100 hospitals in the country, Munson Medical Center is a regional referral center, serving patients from 32 counties. With 391-inpatient beds, Munson is the largest hospital in northern Michigan. Munson has some of the most widely respected medical specialists in the country, with nearly 400 physicians representing 41 specialties. Located in Traverse City, Munson Medical Center reaches out by providing local specialty clinics in many communities throughout the region.

In 2003, Munson opened a Hospitality House for out-of-town families with critical care patients staying at the hospital. The Hospitality House was formerly part of the Traverse City State Hospital. This area is currently being developed into many different uses including restaurants and shops.

REGIONAL DATA (continued)

MARKETING AREA

There had been a lot of residential construction activity in the area until 2006. Most activity was centered in the four townships surrounding Traverse City. There is a slow transition along some of the busier roads in the city from older single-family residences (built around the turn of the century) to assemblages for new offices and retail stores.

The marketing area is from Grand Traverse Bay, 100 miles southwest of the Mackinac Bridge to the upper peninsula of Michigan; 148 miles north of Grand Rapids; 241 miles northwest of Detroit and 310 miles northeast of Chicago; and 170 miles northwest of Lansing, the state's capital.

The major roads in the area are US-31, the major north/south road along the westerly side of the state; M-22, a scenic road along the Lake Michigan shoreline; M-37, a less significant, but straighter north/south inland road; M-72, the major east/west road running from Empire on the west to Grayling and I-75 toward the middle of the state and on to the east. All of these roads are paved two lanes wide with gravel shoulders. There are exceptions within urban areas and the occasional passing lane.

The closest expressway is US-131 east of Kingsley. This is the route to the south; Grand Rapids and Chicago. There is a long range plan to continue the expressway northward and no plan to bring the road as far west as Traverse City.

The regional airport, Cherry Capital, is located in Traverse City. It is serviced by a number of feeder airlines which are affiliated with major airlines. They generally will coordinate their schedules so the passenger can continue to their destination after a stop at a hub airport. Nonstop flights are available to Grand Rapids, Minneapolis, Lansing, Saginaw, Detroit, Chicago and Milwaukee. Recently the airport underwent a major construction project on a new terminal and more runways.

Lake Michigan provides clear, clean water for recreation and consumption. The proximity of this much water helps to moderate temperatures in the area.

Grand Traverse County			
	%	SQ. MILES	KM
Total Area	100.00%	601.13	1,557
Land	77.37%	465.07	1205
Water	22.63%	136.06	352
Michigan		58,110 SQ. MILES	
United States		3,531,905 SQ. MILES	

wikipedia.org/wiki/Grand_Traverse_County,_Michigan

REGIONAL DATA (continued)

Grand Traverse County is governed by a nine member partisan elected Board of Commissioners. There is an appointed County Coordinator who takes care of daily operations of the county.

Traverse City is governed by a seven member non-partisan commission. The City Commission consists of six members and the Mayor who are elected at large. The six members of the City Commission have four-year terms each and the Mayor has a two-year term of office. The Mayor is a voting member of the City Commission. The City Commission annually meets and chooses one of its members as a Mayor Pro Tem. The Mayor Pro Tem holds the office for one year. The city is operated by an appointed manager.









The city and three adjacent townships operate sewer and water systems. The city and these townships also cooperate in a metro fire department and a central dispatch. In addition, each of the municipalities operates its own fire department. Within the city limits there are three police departments; the City Police, the County Sheriff and the State Police.

The city and the Traverse City Area Industrial Fund have promoted industrial development by constructing local industrial parks. One park is located adjacent to the Cherry Capital Airport in Traverse City and another is located in Garfield Township, about two miles south of the city limits.

Air service

- Grand Traverse County is served by Cherry Capital Airport, which is located near Traverse City.

Highways

-  US 31
-  US 131
-  M-22
-  M-37
-  M-72
-  M-113
-  M-137
-  M-186

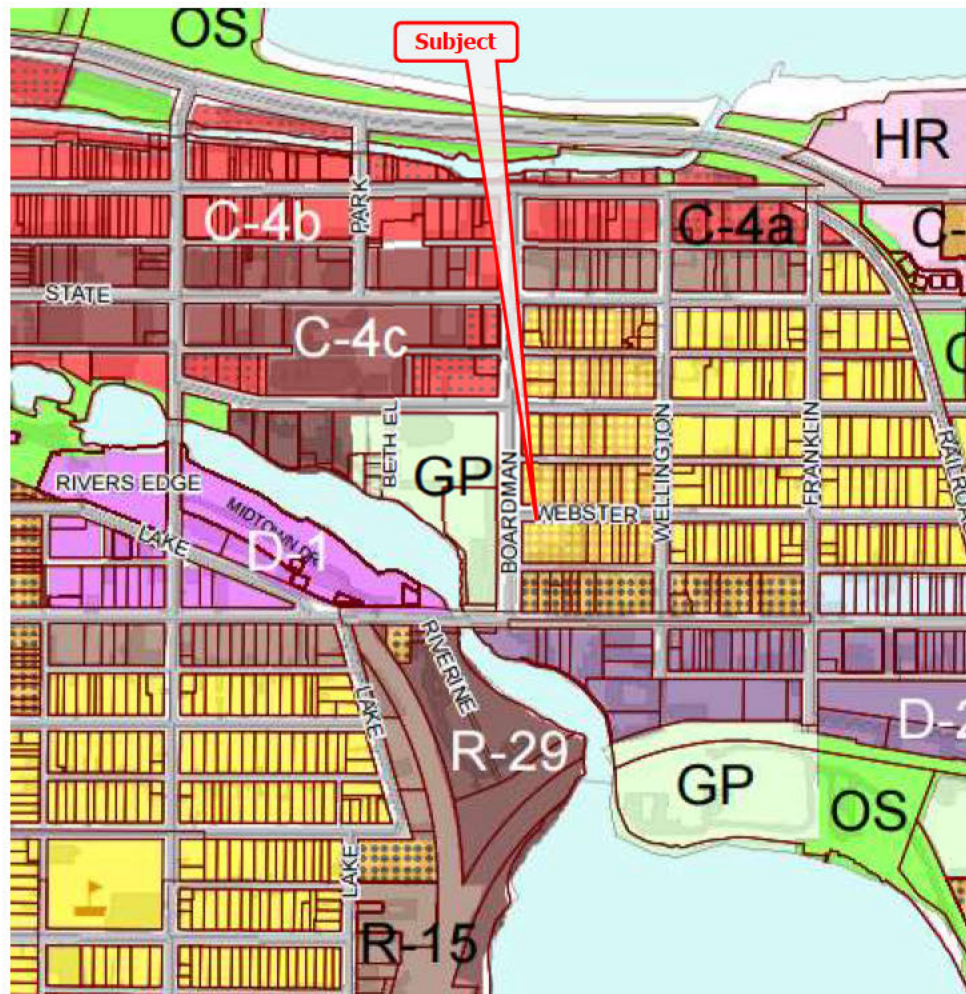
Grand Traverse County		
DISTANCES	MILES	KM
Chicago	300	482
Cleveland	410	659
Detroit	250	402
Indianapolis	380	611
Lansing	180	289
Pittsburgh	525	844

ref.michigan.org/medc/miinfo/places/

EXHIBIT A-3

Zoning Ordinance

ZONING



ZONING (continued)

1334.01 - Uses allowed.



The following uses of land and buildings, together with accessory uses, are allowed in the Two-Family Dwelling District:

- Accessory dwelling units are an allowed use provided they meet the following requirements:
 - (a) The existing site and use are substantially in compliance with this Zoning Code.
 - (b) Only 1 accessory dwelling unit per parcel is allowed with a maximum of 2 dwellings per parcel.
 - (c) The accessory dwelling unit is clearly incidental to the principal dwelling unit and the structures' exterior appear to be single-family.
 - (d) *Location of entrances.* Only 1 entrance may be located on the façade of the primary dwelling facing the street, unless the primary dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
 - (e) *Exterior stairs.* Fire escapes for access to an upper level accessory dwelling shall not be located on the front of the primary dwelling. Interior stair floor area will not count in the size calculation of the accessory dwelling unit.
 - (f) Individual site plans, floor plans, elevation drawings, building plans for the proposed accessory dwelling unit shall be submitted with the application for a land use permit. If exterior modifications are made after a land use permit is issued, revisions must be reviewed and approved by the Zoning Administrator.
 - (g) The accessory dwelling unit incorporated in the principal dwelling may be no more than 800 square feet or the size of the principal dwelling, whichever is less. A unit in an accessory building may not exceed 800 square feet and must meet all the requirements of [Section 1334.07](#).
 - (h) At least 1 owner of record shall occupy either the primary dwelling unit or the accessory dwelling unit. The owner occupant shall meet the requirements for a principal residence tax exemption.
 - (i) The accessory dwelling unit shall obtain a registration from the City Clerk annually.
 - i. An owner desiring an accessory dwelling unit on their property is required to make written application to register with the City Clerk. The City Clerk shall provide forms for applications.
The applicant shall truthfully state, in full, the information requested on the application, including:
 - (1) The applicant's name, telephone number, address of present place of residence, length of residence at such address;
 - (2) Affidavit verifying applicant applies consent and understands that accessory dwelling units are subject to the conditions contained in this Ordinance section, in addition to conditions contained elsewhere in these Codified Ordinances.
 - ii. A registration obtained under this section shall not relieve any person of the responsibility for obtaining any other permit, license or authorization required by another ordinance, statute or administrative rule.
 - iii. Administration and enforcement shall be the responsibility of the Zoning Administrator per [Section 1322.04](#).
 - iv. *Complaints.* If a written complaint is made alleging that an accessory dwelling unit has violated any provisions of this chapter, the Zoning Administrator shall promptly forward the written complaint to the accessory dwelling unit owner together with a notice that an investigation will be made as to the truth of the complaint. The accessory dwelling unit owner may respond to the complaint and present evidence and respond to evidence produced by the investigation. If the Zoning Administrator determines that the accessory dwelling unit is in violation, the City may enforce these provisions by any means available under the law.
 - v. *Penalty per [Section 202.99](#).*
 - vi. *Fee.* A non-refundable registration fee shall be established by the City Commission.
 - (j) The accessory dwelling unit shall not be leased for a period of less than 3 months at a time. Upon request of the City, the owner of record shall provide a lease agreement evidencing the length of the lease.
 - (k) Each registered Accessory Dwelling Unit is subject to annual administrative review by the City. Registrant shall provide additional information as requested by the City.
 - (l) An accessory dwelling unit shall be prohibited if the parcel has a licensed Tourist Home.
- Adult foster care family home;
- Art galleries in non-residential buildings built prior to 1950, provided they are located on an arterial or collector street and provided the building is not expanded other than for barrier free access requirements;
- Athletic fields;
- Boat houses if they are an accessory use, if they are designed for housing a boat, if provisions are made for routing of any boardwalk, and if proper state and federal permits are obtained;
- Child care organization, as defined by MCL 722.111 et seq., as amended, associated with a school or place of worship;
- Community Gardens;
- Dwellings, single-family;
- Dwellings, two-family;
- Dwellings, multiple family, in non-residential buildings built prior to 1950, provided they are located on an arterial or collector street and provided the building is not expanded other than for barrier free access requirements;
- Essential services;
- Family child care home, as defined by MCL 722.111 et seq., as amended;
- Golf courses;
- Group child care home, as defined by MCL 722.111 et seq., as amended, subject to the following conditions:
 - (1) All necessary licenses are obtained and maintained. Expiration or revocation of a license automatically terminates the land use permit and a change in the licensee requires a land use permit renewal.
 - (2) The lot is not located within 150 feet of another lot devoted to such use. The distances required shall be measured along any private or public street.
 - (3) A fenced outside recreation area shall be located on premise where it will most effectively shield neighboring properties from noise and visual disruptions. Play equipment shall not be placed streetward of the principal structure unless specifically allowed by the Planning Commission for unique circumstance.
 - (4) The use does not exceed 16 hours of operation during a 24-hour period.
 - (5) No additional parking is required for the Group Day Care Home provided on-street parking is allowed adjacent to the property. If on-street parking is not allowed, 2 parking spaces shall be provided on premise.
 - (6) A Group child care home requires the issuance of a Land Use Permit. As part of the application, a site plan shall be submitted showing the designated outside play area, primary drop off/pick up entrance and parking spaces.
- Home occupations subject to the following conditions:
 - (1) A home occupation shall be conducted within the dwelling which is the bona fide residence of the principal practitioner of the occupation, or in a building accessory to such dwelling.
 - (2) All business activity and storage shall take place within the interior of the dwelling and/or accessory building.
 - (3) No alteration to the exterior of the residential dwelling, accessory building or yard that alters the residential character of the premises is permissible.
 - (4) The home occupation shall not generate vehicular traffic beyond 8 trip-ends per day.
 - (5) Only off-street parking facilities customary for a residential use and located on the premises may be used.
 - (6) No vehicles used in the conduct of the occupation may be parked, kept or otherwise be present on the premises, other than such as are customarily used for domestic or household purposes.
 - (7) Home occupations shall be conducted solely by persons residing at the residence, and no more than 2 such persons shall be employed in the home occupation.
 - (8) No sign, display or device identifying the occupation may be used.
 - (9) No sale or rental of goods is allowed on the premises, except as secondary and incidental to the furnishing of a service.
 - (10) Instruction in crafts and fine arts are recognized as allowable home occupations if they meet the above conditions.

ZONING (continued)

(11) The use shall not generate noise, vibration or odors detectable beyond the property line.

- Offices in nonresidential buildings built prior to 1950, provided they are located on an arterial or collector street and provided the building is not expanded except as necessary to meet barrier free access requirements.

- Tourist homes meeting the following requirements:

(1) Rooms utilized for sleeping shall be part of the primary residential structure and shall not be specifically constructed or remodeled for rental purposes.

(2) There are 2 levels of tourist homes and are separated based on intensity:

- a. A high intensity tourist home may rent up to 3 rooms for compensation, limited to not more than 2 adults per room, to persons who do not stay for more than 14 consecutive days for 85 or greater guest nights per year. A high intensity tourist home shall not be closer than 1,000 feet to another licensed high intensity tourist home or another tourist home licensed before January 22, 2019.
- b. A low intensity tourist home may rent not more than 2 rooms for compensation, limited to not more than 2 adults per room, to persons who do not stay for more than 14 consecutive days for no greater than 85 guest nights per year.

(3) The exterior appearance of the structure shall not be altered from its single-family character.

(4) There shall be no separate or additional kitchen facility for the guests.

(5) Off-street parking shall be provided as required by this Zoning Code and shall be developed in such a manner that the residential character of the property is preserved. For each tourist home bedroom, one off-street parking space is required.

(6) A site plan is approved according to the Zoning Code. Certain site plan information may be waived at the discretion of the Planning Director.

(7) A City tourist home license is maintained.

(8) A tourist home shall be an incidental and secondary use of a dwelling unit for business purposes. The intent of this provision is to ensure compatibility of such business use with other permitted uses of the residential districts and with the residential character of the neighborhoods involved, and to ensure that tourist homes are clearly secondary and incidental uses of residential buildings.

(9) A tourist home shall be prohibited if the parcel is a registered accessory dwelling unit.

(10) A person who violates any provision of this use is responsible for a municipal civil infraction. The fine for any unlawful Tourist Home violation shall be no less than \$500.00, plus costs. Each day on which any violation of the use continues constitutes a separate offense and shall be subject to penalties or sanctions as a separate offense.

- Other similar uses as approved by the Planning Commission provided:

(1) The uses are located on an arterial or collector street.

(2) The uses are in a non-residential building built prior to 1950 and the building is not expanded except as necessary to meet barrier-free access requirements.

(3) The uses will not generate excessive noise, lighting, fumes or other nuisances.

(Ord. 693, Passed 12-19-05; Ord. 746, Passed 5-21-07; Ord. 842, Passed 8-3-09; Ord. 876, Passed 8-16-10; Ord. 894, Passed 12-6-10; Ord. 1066, Passed 2-5-18; Ord. 1076, Passed 7-2-18; Ord No. 1087, Passed 1-22-19; Ord. No. 1089, Passed 2-19-19.)

1334.02 - Uses allowed by special land use permit.

The following uses of land and buildings, together with accessory uses, are allowed in the Two-Family Dwelling District if a special land use permit is issued according to the standards of this chapter:

- Adult foster care small group home;
- Clustered single-family dwellings;
- Essential services buildings;
- Places of worship;
- Schools.

(Ord. 894, Passed 12-6-10; Ord. 1076, Passed 7-2-18)

The zoning code can be found at:

https://library.municode.com/mi/traverse_city/codes/code_of_ordinances?nodeId=PTTHIRTEENZOCO_TITWOZOCO_CH1334TMDWDI

The minimum lot width is 35 feet. The minimum lot size is 4,000 square feet. The Maximum density is two units. The maximum lot coverage is 45%.

EXHIBIT A-4

Village Assessing Information

412 WEBSTER ST TRAVERSE CITY, MI 49686 (Property Address)

Parcel Number: 51-798-059-00



Item 1 of 1

0 Images / 1 Sketch

Property Owner: TCAPS**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1914
 - # of Buildings: 1
 - Total Sq.Ft.: 23,500
- > Assessed Value: \$0 | Taxable Value: \$0
- > Unit: 51 TRAVERSE CITY (51)
- > Property Tax information found

Owner and Taxpayer Information

Owner	TCAPS ADMINISTRATION DEPT 412 WEBSTER ST TRAVERSE CITY, MI 49686	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2022

Property Class	201 COMMERCIAL-IMPROVED	Unit	51 TRAVERSE CITY (51)
School District	TRAVERSE CITY SCHOOL DIST.	Assessed Value	\$0
MAP #	No Data to Display	Taxable Value	\$0
USER #1	0	State Equalized Value	\$0
DESCRIPTION	Not Available	Date of Last Name Change	06/12/2014
SALES INFO	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0

Land Information

Zoning Code	R-2	Total Acres	0.996
Land Value	\$0	Land Improvements	\$20,441
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2220 COMMERCIAL CDB GENERAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	264.00 ft	165.00 ft
Total Frontage: 264.00 ft		Average Depth: 165.00 ft

Legal Description

LOTS 1-2-3-4 BLK 15 ORIG PLAT

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 23500 sq ft Office Buildings (Commercial)

Floor Area	23,500 sq ft	Estimated TCV	\$921,823
Occupancy	Office Buildings	Class	C
Stories Above Ground	2	Average Story Height	14 ft
Basement Wall Height	10 ft	Identical Units	Not Available
Year Built	1914	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	45%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	45 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2022 [BS&A Software](#), Inc.

EXHIBIT A-5

Asbestos Analyses

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Inspector and Building Data

1. Date of Inspection

4/22/89

2. Inspector Name

Last

First

M.I.

Panter,

Robert

B.

3. Inspector Signature

Date

Robert B. Panter

5/5/89

4. State of Accreditation

MICHIGAN

5. Accreditation Number

IO184, MPO184

6. Building Name

ADMINISTRATION BUILDING

7. Building Address

Street

City

Zip

412 WEBSTER ST.

TRAVERSE CITY, MI

49684

8. Local Education Agency (LEA) Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

9. LEA Address

Street

City

Zip

PO Box 32,

Traverse City, MI 49685

Homogeneous Area Report

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 - AD

Homogeneous Area (HA) Name	HA #	F/NF	K/A	Classification SM/TSI/MM	Size SF/LF
2x4 Ceiling Tile 1972 remodel	A	F		MM	4920 SF
12" Perforated acoustic tile Straight line design (1)	B	NF		MM	1716 SF
Vinyl sheet rock ceiling tile	C	NF		MM	558 SF
Paper material Room #4	D	F		MM	180 SF
Drywall. Rooms 12 & 13	E	NF		MM	998 SF
Pipe Insulation ACM	F	NF	A	TSI	22 LF
Pipe insulation. Joints	G	NF		TSI	25 LF
Drywall. 1972	H	NF		MM	6304 SF
12" perforated ceiling tile (2)	I	NF		MM	3744 SF
2x4 ceiling tile	J	F		MM	162 SF
Drywall. Room 106	K	NF		MM	930 SF
Drywall. Room 126	L	NF		MM	256 SF
2x4 acoustic ceiling tile Rooms 201 & 211	M	F		MM	864 SF
Drywall office partitions. Room 216	N	NF		MM	520 SF

Homogeneous Area Report

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 - AD

Homogeneous Area (HA) Name	HA #	F/NF	K/A	Classification SM/TSI/MM	Size SF/LF
2x4 ceiling tile. 1986 Room 216	O	NF		MM	468 SF
Drywall. Room 204 & 206. 1983	P	NF		MM	1120 SF
2x4 ceiling tile Restroom 204, 206. 1982	Q	NF		MM	260 SF
Plaster, entire original building	R	NF		SM	59284 SF
Floor Tile 12" Room 12	S	NF		MM	84 SF
12" floor tile. 1987. Elevator area	T	NF		MM	303 SF
12 " floor tile. Vault.	U	NF		MM	72 SF
Transite- Wall between Rooms 211 and 212	V	NF	A	MM	720 SF
9" X 9" Floor Tile	W	NF	A	MM	5372 SF
Wire Insulation-Woven	X	F		MM	UNKNOWN .

Administration Building

ii. b. re: HA #X is missing footage.

The wire and insulation is inaccessible inside the walls
and we are unable to ascertain the amount present.

LEA Name

SB#

Homogeneous Area Locator

HA#

Homogeneous Area Location

2x4 ceiling tile. 1972 remodeling

HA#

Homogeneous Area Location

12" perforated ceiling tile. Straight line design.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

C

Homogeneous Area Location

2x4 vinyl sheet rick ceiling tile in print shop.

HA#

D

Homogeneous Area Location

Paper material attached to ceiling in room 4.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

E

Homogeneous Area Location

Drywall in rooms 12 & 13. Print shop remodeling.

HA#

F

Homogeneous Area Location

Pipe insulation.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

G

Homogeneous Area Location

Pipe insulation joints

HA#

H

Homogeneous Area Location

Drywall. 1972 remodeling.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

I

Homogeneous Area Location

12" perforated ceiling tile. Random Dot design.

HA#

I

Homogeneous Area Location

2x4 ceiling tile.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

K

Homogeneous Area Location

Drywall in room 106

HA#

L

Homogeneous Area Location

Vinyl covered drywall in room 126.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

M

Homogeneous Area Location

2x4 acoustic ceiling tile. Rooms 201 & 211.

HA#

N

Homogeneous Area Location

Drywall office partitions in room 216.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

0

Homogeneous Area Location

2x4 ceiling tile in room 216. 1986 remodeling.

HA#

P

Homogeneous Area Location

Drywall in rooms 204 & 206. 1983 remodeling.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

Q

Homogeneous Area Location

2x4 ceiling tile. Rooms 204 & 206. 1982 remodeling.

HA#

R

Homogeneous Area Location

Plaster. Original construction.

LEA Name

TRAVERSE CITY AREA PUBLIC SCHOOLS

SB#

29 -AD

Homogeneous Area Locator

HA#

S

Homogeneous Area Location

Floor tile. Room 12 in front of entrance to room 13.

BA#

T

Homogeneous Area Location

Floor tile in front of elevator. Basement and main floor.

LEA Name **TRAVERSE CITY AREA PUBLIC SCHOOLS**

SB# **29 -AD**

Homogeneous Area Locator

HA#

U

Homogeneous Area Location

Vault (122) and safe floors:

HA#

V

Homogeneous Area Location

The wall between rooms 211 and 212 is a stud wall, but is finished with transite board.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29-AD

Homogeneous Area Locator

HA#

W

Homogeneous Area Location

The lower and middle level hallways, and several rooms on all three floors have 9" X 9" asphalt floor tile.

HA#

X

Homogeneous Area Location

Wiring throught the entire facility may be insulated with a woven material assumed to contain asbestos.

LEA Name Traverse City Area Public Schools
SB# 29 - AD

Sampling Log

HA#	Sample#	Sample Date	Analysis Date	Analysis Results
A	1	4-22-89	5-8-89	Non detected
A	2	4-22-89	5-8-89	Non detected
A	3	4-22-89	5-8-89	Non detected
A	4	4-22-89	5-8-89	Non detected
A	5	4-22-89	5-8-89	Non detected
A	6	4-22-89	5-8-89	Non detected
A	7	4-22-89	5-8-89	Non detected
B	8	4-22-89	5-8-89	Non detected
B	9	4-22-89	5-8-89	Non detected
B	10	4-22-89	5-8-89	Non detected
B	11	4-22-89	5-8-89	Non detected
B	12	4-22-89	5-8-89	Non detected
C	13	4-22-89	5-8-89	Non detected
C	14	4-22-89	5-8-89	Non detected
C	15	4-22-89	5-8-89	Non detected
C	16	4-22-89	5-8-89	Non detected
C	17	4-22-89	5-8-89	Non detected
D	18	4-22-89	5-8-89	Non detected
D	19	4-22-89	5-8-89	Non detected
D	20	4-22-89	5-8-89	Non detected

Note: Attach Copies of Analysis Reports

LEA Name **Traverse City Area Public Schools**
SB# **29 - AD**

Sampling Log

HA#	Sample#	Sample Date	Analysis Date	Analysis Results
E	21	4-22-89	5-8-89	Non detected
E	22	4-22-89	5-8-89	Non detected
E	23	4-22-89	5-8-89	Non detected
E	24	4-22-89	5-8-89	Non detected
E	25	4-22-89	5-8-89	Non detected
E	26	4-22-89	5-8-89	Non detected
G	27	4-22-89	5-8-89	Non detected
G	28	4-22-89	5-8-89	Non detected
G	29	4-22-89	5-8-89	Non detected
H	30	4-22-89	5-8-89	Non detected
H	31	4-22-89	5-8-89	Non detected
H	32	4-22-89	5-8-89	Non detected
H	33	4-22-89	5-8-89	Non detected
H	34	4-22-89	5-8-89	Non detected
H	35	4-22-89	5-8-89	Non detected
H	36	4-22-89	5-8-89	Non detected
I	37	4-22-89	5-8-89	Non detected
I	38	4-22-89	5-8-89	Non detected
I	39	4-22-89	5-8-89	Non detected
I	40	4-22-89	5-8-89	Non detected

Note: Attach Copies of Analysis Reports

LEA Name **Traverse City Area Public Schools**
SB# **29 - AD**

Sampling Log

HA#	Sample#	Sample Date	Analysis Date	Analysis Results
I	41	4-22-89	5-8-89	Non detected
I	42	4-22-89	5-8-89	Non detected
J	43	4-22-89	5-8-89	Non detected
J	44	4-22-89	5-8-89	Non detected
J	45	4-22-89	5-8-89	Non detected
K	46	4-22-89	5-8-89	Non detected
K	47	4-22-89	5-8-89	Non detected
K	48	4-22-89	5-8-89	Non detected
L	49	4-22-89	5-8-89	Non detected
L	50	4-22-89	5-8-89	Non detected
L	51	4-22-89	5-8-89	Non detected
M	52	4-22-89	5-8-89	Non detected
M	53	4-22-89	5-8-89	Non detected
M	54	4-22-89	5-8-89	Non detected
M	55	4-22-89	5-8-89	Non detected
M	56	4-22-89	5-8-89	Non detected
N	57	4-22-89	5-8-89	Non detected
N	58	4-22-89	5-8-89	Non detected
N	59	4-22-89	5-8-89	Non detected
60	60	4-22-89	5-8-89	Non detected

Note: Attach Copies of Analysis Reports

AUTH: PA 368 OF 1978
COMPLETION OF THIS FORM (OR
EQUIVALENT) IS REQUIRED BY AHERA

LEA Name Traverse City Area Public Schools
SB# 29 - AD

Sampling Log

HA#	Sample#	Sample Date	Analysis Date	Analysis Results
O	61	4-22-89	5-8-89	Non detected
O	62	4-22-89	5-8-89	Non detected
P	63	4-22-89	5-8-89	Non detected
P	64	4-22-89	5-8-89	Non detected
P	65	4-22-89	5-8-89	Non detected
Q	66	4-22-89	5-8-89	Non detected
Q	67	4-22-89	5-8-89	Non detected
Q	68	4-22-89	5-8-89	Non detected
R	69	4-22-89	5-8-89	Non detected
R	70	4-22-89	5-8-89	Non detected
R	71	4-22-89	5-8-89	Non detected
R	72	4-22-89	5-8-89	Non detected
R	73	4-22-89	5-8-89	Non detected
R	74	4-22-89	5-8-89	Non detected
R	75	4-22-89	5-8-89	Non detected
S	76	4-22-89	5-8-89	Non detected
T	77	4-22-89	5-8-89	Non detected
U	78	4-22-89	5-8-89	Non detected
X	79	1-9-90	1-11-90	Non detected
X	80	3-15-90	3-16-90	Non detected

Note: Attach Copies of Analysis Reports

MICHIGAN DEPARTMENT OF PUBLIC HEALTH
DIVISION OF OCCUPATIONAL HEALTH
AHERA MANAGEMENT PLAN

LEA Name Traverse City Area Public Schools
SB# 29 - AD

Sampling Log

HA#	Sample#	Sample Date	Analysis Date	Analysis Results
X	81	3-15-90	3-16-90	Non detected
X	82	3-15-90	3-16-90	Non detected

Note: Attach Copies of Analysis Reports

MICHIGAN DEPARTMENT OF PUBLIC HEALTH
DIVISION OF OCCUPATIONAL HEALTH
AHERA MANAGEMENT PLAN

LEA Name

Traverse City Area Public Schools

SB#

10-SL, 11-BV, 12-CE, 13-CK, 13A-CK, 13B-CK,
14-EB, 15-EA, 16-IN, 16A-IN,
16B-IN, 16C-IN, 17-LL, 17A-LL, 17B-LL, 17C-LL,
18-GL, 19-NO, 19A-NO, 19B-NO, 20-OP, 21-OM,
22-SA, 22A-SA, 22B-SA, 22C-SA, 22D-SA, 23-TH,
24-WH, 27-JH, 27A-JH, 27B-JH, 27C-JH, 28-SH,
28A-SH, 28B-SH, 28C-SH, 28D-SH, 28E-SH, 28F-SH,

Sample Location Determination

28G-SH, 28H-SH, 28T-SH,
28I-SH, 29-AD, 30-TH,
32-BG, 32A-BG, 33-OE,
33A-OE, 33B-OE, 33C-OE
34-MN, 35-BS

1. Describe Manner Used To Determine Sample Locations

All sampling areas were divided into 9 equally sized sub-areas representative of the homogeneous area. Samples were collected in a statistically random manner according to 40 CFR Part 763.86

2. Inspector Name

Last

First

M.I.

Panter

Robert

B.

3. Inspector Signature

Date

Robert B. Panter

5/5/89

4. State of Accreditation

Michigan

5. Accreditation Number

I0184,

MP0184

LEA Name

SB#

Sample Locator

HA#

Sample#

Exact Sample Location

HA#

Sample#

Exact Sample Location

HA#

Sample#

Exact Sample Location

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA#

A

Sample#

4

Exact Sample Location

2x4 ceiling tile in main floor hall outside entry to room 110.

HA#

A

Sample#

5

Exact Sample Location

2x4 ceiling tile in main floor hall by room 106.
4' west of entry to room 106

HA#

A

Sample#

6

Exact Sample Location

2x4 ceiling tile in room 101 between east light fixtures.

LEA Name

SB#

Sample Locator

HA#

Sample#

Exact Sample Location

2x4 ceiling tile in basement hall. by north wall.
6' west of maintenance room.

HA#

Sample#

Exact Sample Location

12" tile in room 6. 6' north of south wall and
14' west of east wall.

HA#

Sample#

Exact Sample Location

12" ceiling tile in room 6. 5' south of north wall and
4' east of entry door to hallway.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# B

Sample# 10

Exact Sample Location

12" ceiling tile in room 6. 5' south of north wall and 10' east of west wall.

HA# B

Sample# 11

Exact Sample Location

12" ceiling tile in room 6. 6' north of south wall and 10' east of west wall.

HA# B

Sample# 12

Exact Sample Location

12" ceiling tile in room 8. 6' west of east wall and 8' south of north wall.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# C

Sample# 13

Exact Sample Location

2x4 ceiling tile in back area of print shop. Above steel stairway leading to rear exit.

HA# C

Sample# 14

Exact Sample Location

2x4 ceiling tile in office area east of print room.
NW corner of room.

HA# C

Sample# 15

Exact Sample Location

2x4 ceiling tile in office area east of Print Room,
NE corner of room.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# C

Sample# 16

Exact Sample Location

2x4 ceiling tile in office area east of Print Room.
NE corner of room.

HA# C

Sample# 17

Exact Sample Location

2x4 ceiling tile in back of print shop at base of exit stair.
Next to ceiling heater pipe.

HA# D

Sample# 18

Exact Sample Location

Building paper in custodial room 4. 2' south of north wall
by light fixture.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA#

D

Sample#

19

Exact Sample Location

Building paper on ceiling of room 4. NW corner of room.

HA#

D

Sample#

20

Exact Sample Location

Building paper on ceiling of room 4. 3' north of entry door
and 1' east of west wall.

HA#

E

Sample#

21

Exact Sample Location

Drywall in NW corner of office behind print press room
above drop ceiling.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# E

Sample# 22

Exact Sample Location

Drywall in office behind press room. Middle of wouth wall above drop ceiling.

HA# E

Sample# 23

Exact Sample Location

Drywall in office behind pressroom. Middle of east wall above drop ceiling

HA# E

Sample# 24

Exact Sample Location

Drywall in back of print shop on east wall oppōsite exit stair above drop ceiling.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# E

Sample# 25

Exact Sample Location

Drywall in print shop darkroom. Middle of north wall
above drop ceiling.

HA# G

Sample# 26

Exact Sample Location

Pipe joint in SW corner of press room.

HA# G

Sample# 27

Exact Sample Location

Pipe joint in room 6 against south wall at ceiling.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# G

Sample# 28

Exact Sample Location

Pipe joint in room 6 near middle of east wall

HA# H

Sample# 29

Exact Sample Location

Drywall in room 6 west wall of room behind wall plug.

HA# H

Sample# 30

Exact Sample Location

Drywall in room 120 above door to room 117 and above drop ceiling.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# H

Sample# 31

Exact Sample Location

Drywall in room 119 above entry door and drop ceiling on west wall.

HA# H

Sample# 32

Exact Sample Location

Drywall in room 132 above entry door and drop ceiling to room 130

HA# H

Sample# 33

Exact Sample Location

Drywall in entry to men's restroom 109 middle of east wall
above drop ceiling.

LEA Name
SB#

Sample Locator

HA#

Sample#

Exact Sample Location

Drywall above door to room 122 above drop ceiling on south wall.

HA#

Sample#

Exact Sample Location

Drywall above door to room 102 west wall of room 101

HA#

Sample#

Exact Sample Location

12" ceiling tile above drop ceiling in NE corner of room 120

LEA Name **TRAVERSE CITY AREA PUBLIC SCHOOLS**

SB# **29 - AD**

Sample Locator

HA# **I**

Sample# **37**

Exact Sample Location

12" ceiling tile above drop ceiling of room 113
West wall, 8' north of entry door.

HA# **I**

Sample# **38**

Exact Sample Location

12" ceiling tile above drop ceiling in room 101 against
east wall, SE corner.

HA# **I**

Sample# **39**

Exact Sample Location

12" ceiling tile above drop ceiling in room 132
against east wall over clock.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA#

I

Sample#

40

Exact Sample Location

12" ceiling tile above drop ceiling in room 216. 10' south
and 6' west of entry door

HA#

I

Sample#

41

Exact Sample Location

12" ceiling tile in room 212. 18' south and 6' west of
entry door.

HA#

I

Sample#

42

Exact Sample Location

12" ceiling tile in room 209. 10' north and 6' east of entry
door.

LEA Name **TRAVERSE CITY AREA PUBLIC SCHOOLS**

SB# **29 - AD**

Sample Locator

HA# **J**

Sample# **43**

Exact Sample Location

2x4 ceiling tile in room 106. 2' south of center of window.

HA# **J**

Sample# **44**

Exact Sample Location

2x4 ceiling tile in room 106. NE corner.

HA# **J**

Sample# **45**

Exact Sample Location

2x4 ceiling tile in room 106 (front half)
12' west and 2' north of hall entry door

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS
SB# 29 - AD

Sample Locator

HA# K Sample# 46

Exact Sample Location

Drywall in room 106, middle of west wall above drop ceiling

HA# K Sample# 47

Exact Sample Location

Drywall in room 106 by hall entry door. middle of east wall
above drop ceiling.

HA# K Sample# 48

Exact Sample Location

Drywall in room 106 against west wall, NW corner of front half
of room.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# L

Sample# 49

Exact Sample Location

Vinyl covered drywall. Room 126 behind baseboard on left side of entry door.

HA# L

Sample# 50

Exact Sample Location

Vinyl covered drywall. Room 126 behind baseboard on north wall at NE corner.

HA# L

Sample# 51

Exact Sample Location

Vinyl covered drywall. Room 126 behind baseboard on north wall inside office. 4' west of entry door.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# M

Sample# 52

Exact Sample Location

2x4 ceiling tile in room 211. 3' north of south wall and
10' west of east wall.

HA# M

Sample# 53

Exact Sample Location

2x4 ceiling tile in room 211. 18' south and 4' west of
entry door.

HA# M

Sample# 54

Exact Sample Location

2x4 ceiling tile in room 201. 4' north of south wall and
8' west of east wall.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA#

M

Sample#

55

Exact Sample Location

2x4 ceiling tile in room 201, middle of north wall by light fixture.

HA#

M

Sample#

56

Exact Sample Location

2x4 ceiling tile in room 201. 22' north and 10' west of
east entry door.

HA#

N

Sample#

57

Exact Sample Location

Drywall in room 216 office partition above drop ceiling on
north wall over doorway

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# N

Sample# 58

Exact Sample Location

Drywall in room 216 office partition above drop ceiling
on north wall 3' west of NE corner

HA# N

Sample# 59

Exact Sample Location

Drywall in room 216 office partition, middle of west wall
above drop ceiling.

HA# O

Sample# 60

Exact Sample Location

2x4 ceiling tile in room 216. 12' south and 10' west of entry door

LEA Name

SB#

Sample Locator

HA#

Sample#

Exact Sample Location

2x4 ceiling tile in room 216 over office doorway.

HA#

Sample#

Exact Sample Location

2x4 ceiling tile in room 216, office area SW corner

HA#

Sample#

Exact Sample Location

Drywall in room 206. NW corner above drop ceiling next to west side of window.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# P

Sample# 64

Exact Sample Location

Drywall in room 204. NE corner above drop ceiling by east side of window.

HA# P

Sample# 65

Exact Sample Location

Drywall in room 204 east wall above drop ceiling. 7' south of north wall.

HA# Q

Sample# 66

Exact Sample Location

2x4 ceiling tile in room 204. NW corner over sink

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA#

Q

Sample#

67

Exact Sample Location

2x4 ceiling tile in room 204. 6' north of entry door.

HA#

Q

Sample#

68

Exact Sample Location

2x4 ceiling tile in room 206. 14' north and 8' east of
entry door

HA#

R

Sample#

69

Exact Sample Location

Original construction plaster in room 206B.
west side of room 6' south of entry door.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# R

Sample# 70

Exact Sample Location

Original plaster construction in room 202
by baseboard at west side of entry door.

HA# R

Sample# 71

Exact Sample Location

Original plaster construction in room 108 by baseboard
at entrance to room 107

HA# R

Sample# 72

Exact Sample Location

Original plaster construction west end of mail hall on
north wall behind radiator outside room 105.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA# R

Sample# 73

Exact Sample Location

Plaster in room 5 in SW corner over entry door

HA# R

Sample# 74

Exact Sample Location

Plaster in room 8, NW corner next to electric conduit.

HA# R

Sample# 75

Exact Sample Location

Plaster in doorway to NW corner of print shop.

LEA Name TRAVERSE CITY AREA PUBLIC SCHOOLS

SB# 29 - AD

Sample Locator

HA#

S

Sample#

76

Exact Sample Location

Room 12, center of entrance to room 13

HA#

T

Sample#

77

Exact Sample Location

Lower hall left hand corner of elevator door

HA#

U

Sample#

78

Exact Sample Location

Vault room. Right in front of safe door at joint.

LEA Name
SB#

Sample Locator

HA#

Sample#

Exact Sample Location

Northwest stairwell, at ground level entrance in the light switch box.

HA#

Sample#

Exact Sample Location

Northwest corner of room #201 at light switch.

HA#

Sample#

Exact Sample Location

Northeast end of room #201 at ceiling light fixture.

LEA Name

Traverse City Area Public School

SB#

29 - AD

Sample Locator

HA#

X

Sample#

82

Exact Sample Location

Southwest corner of room #216 at light switch.

HA#

Sample#

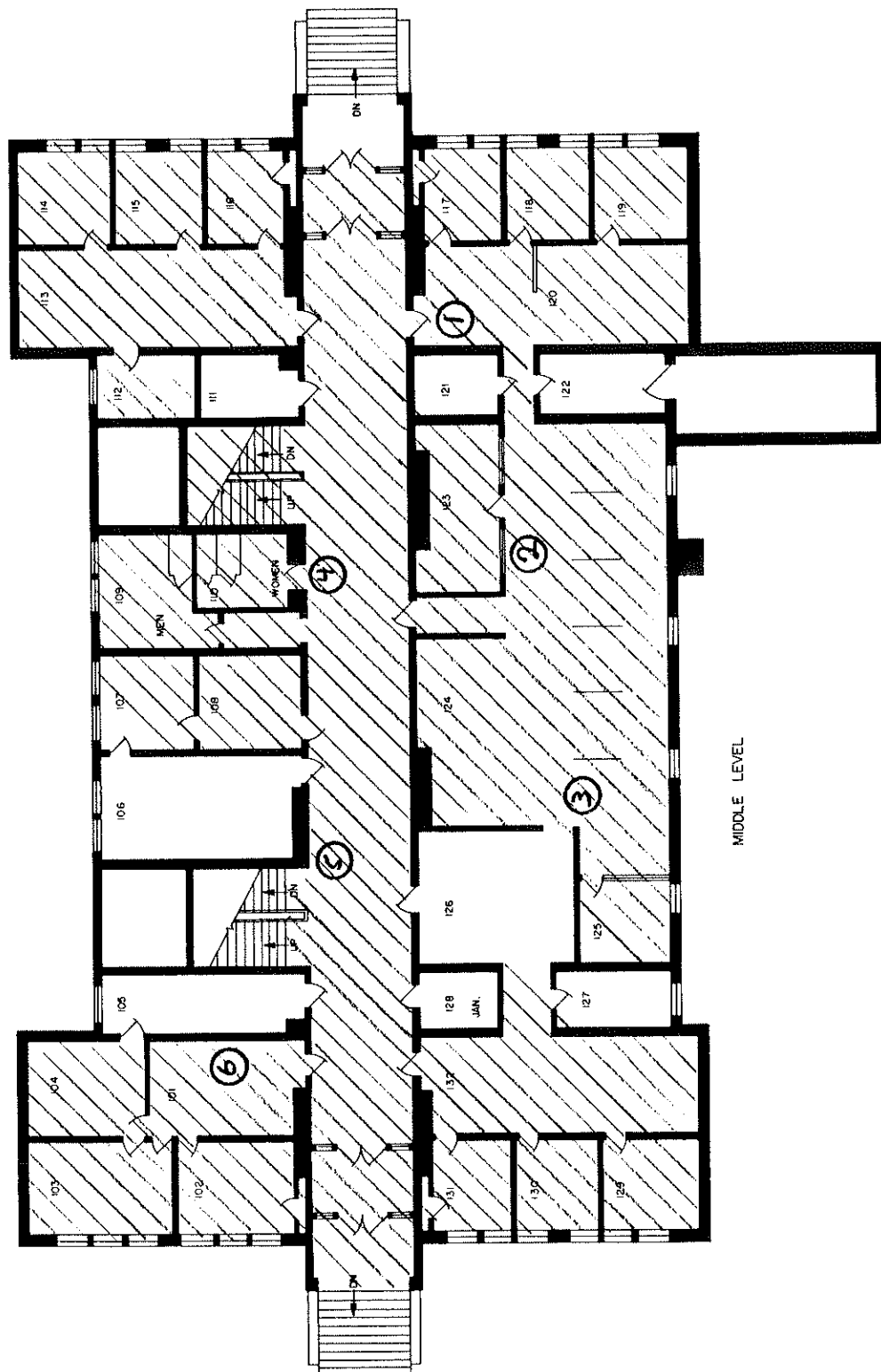
Exact Sample Location

HA#

Sample#

Exact Sample Location

HA #A 2x4 Ceiling Tile. 1972 remodel



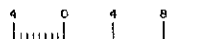
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

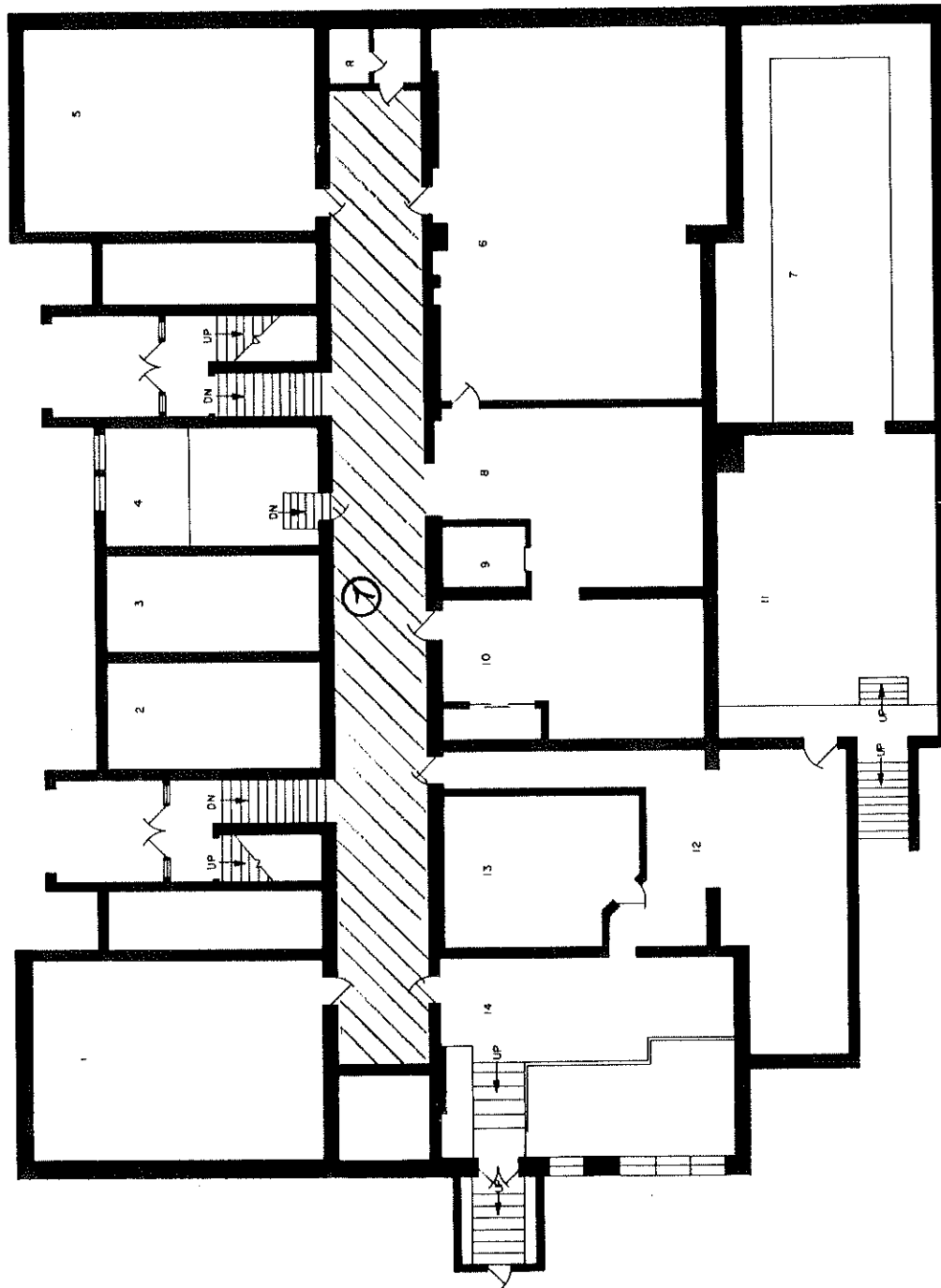
CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



3/4

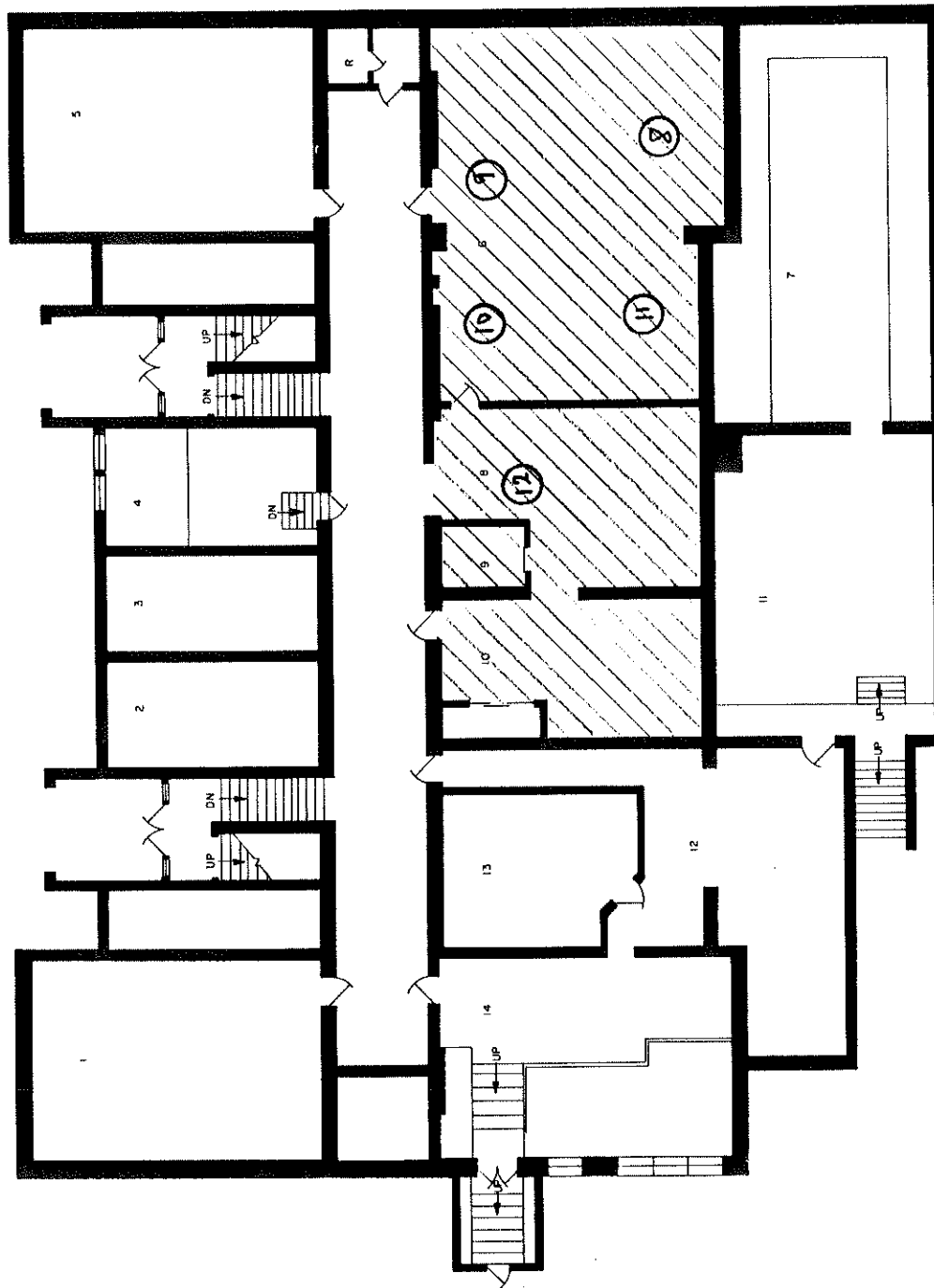
HA #A



LOWER LEVEL

CENTRAL ADMINISTRATION BUILDING

HA #B 12" Perforated Acoustic Tile.
Straight Line Design



LOWER LEVEL

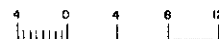
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

H 10 B4

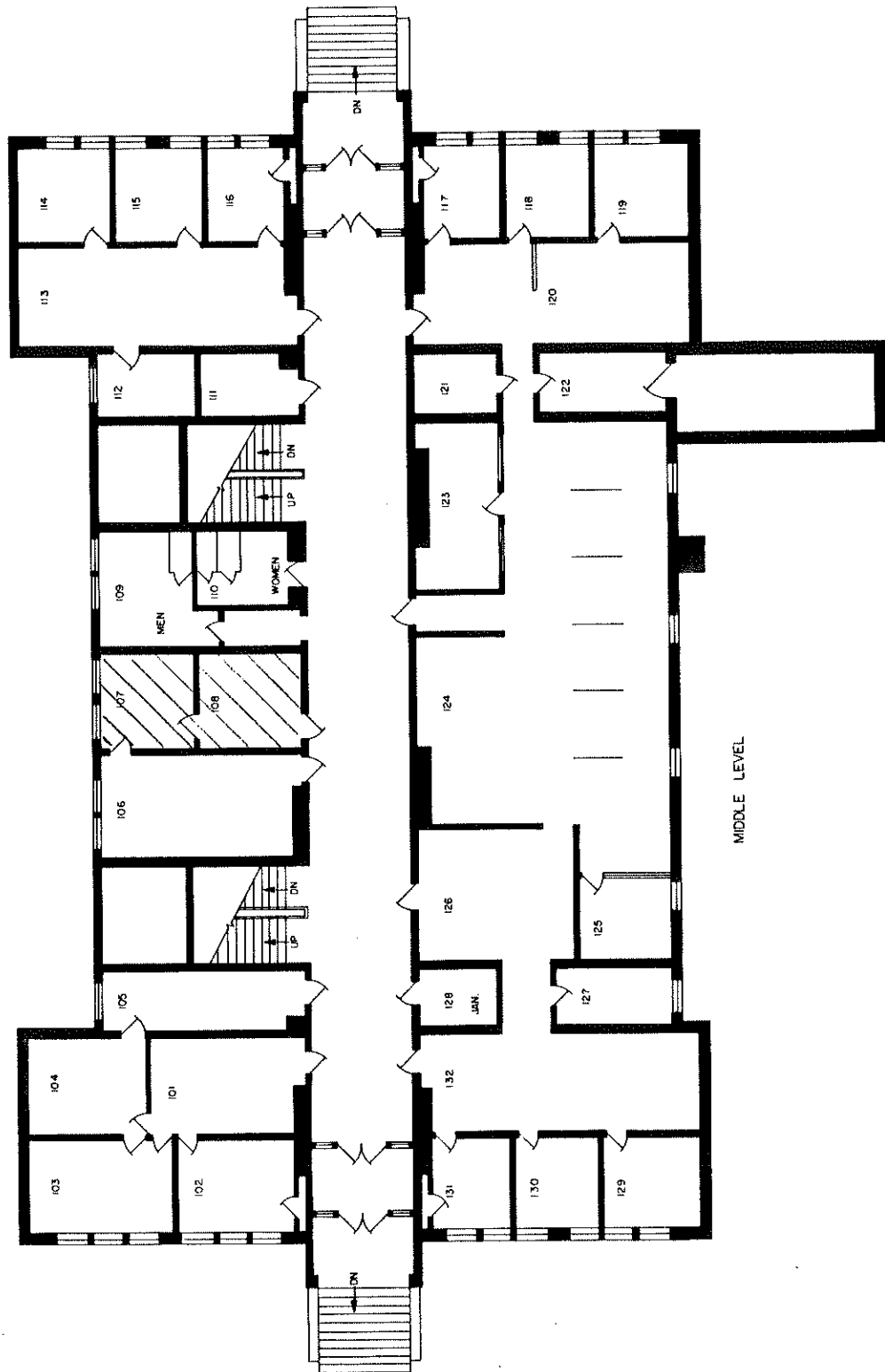
CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



2/4

HA #B



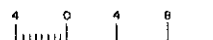
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

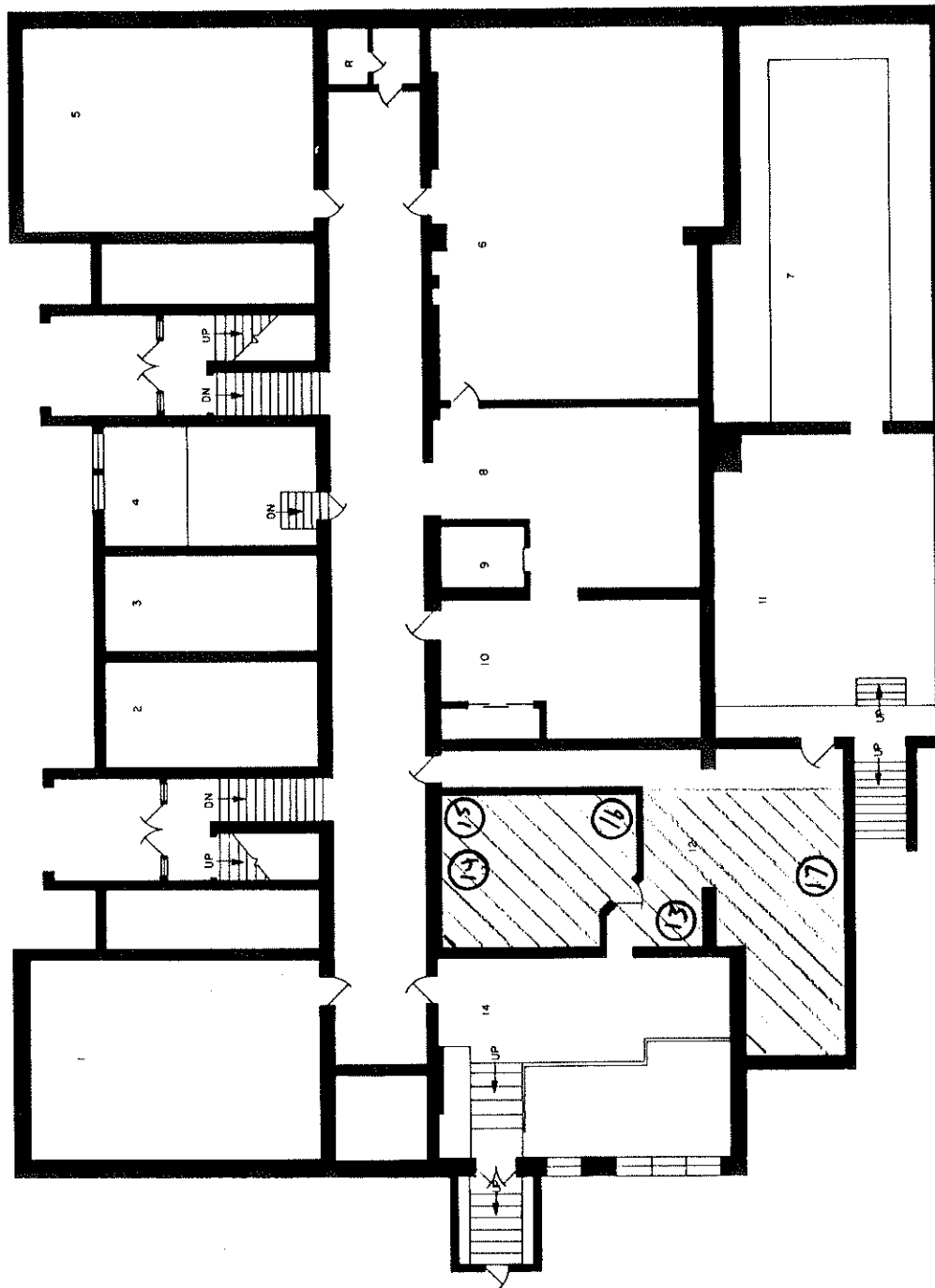
CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



3/4

HA #C Vinyl Sheet Rock Ceiling Tile



LOWER LEVEL

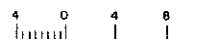
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

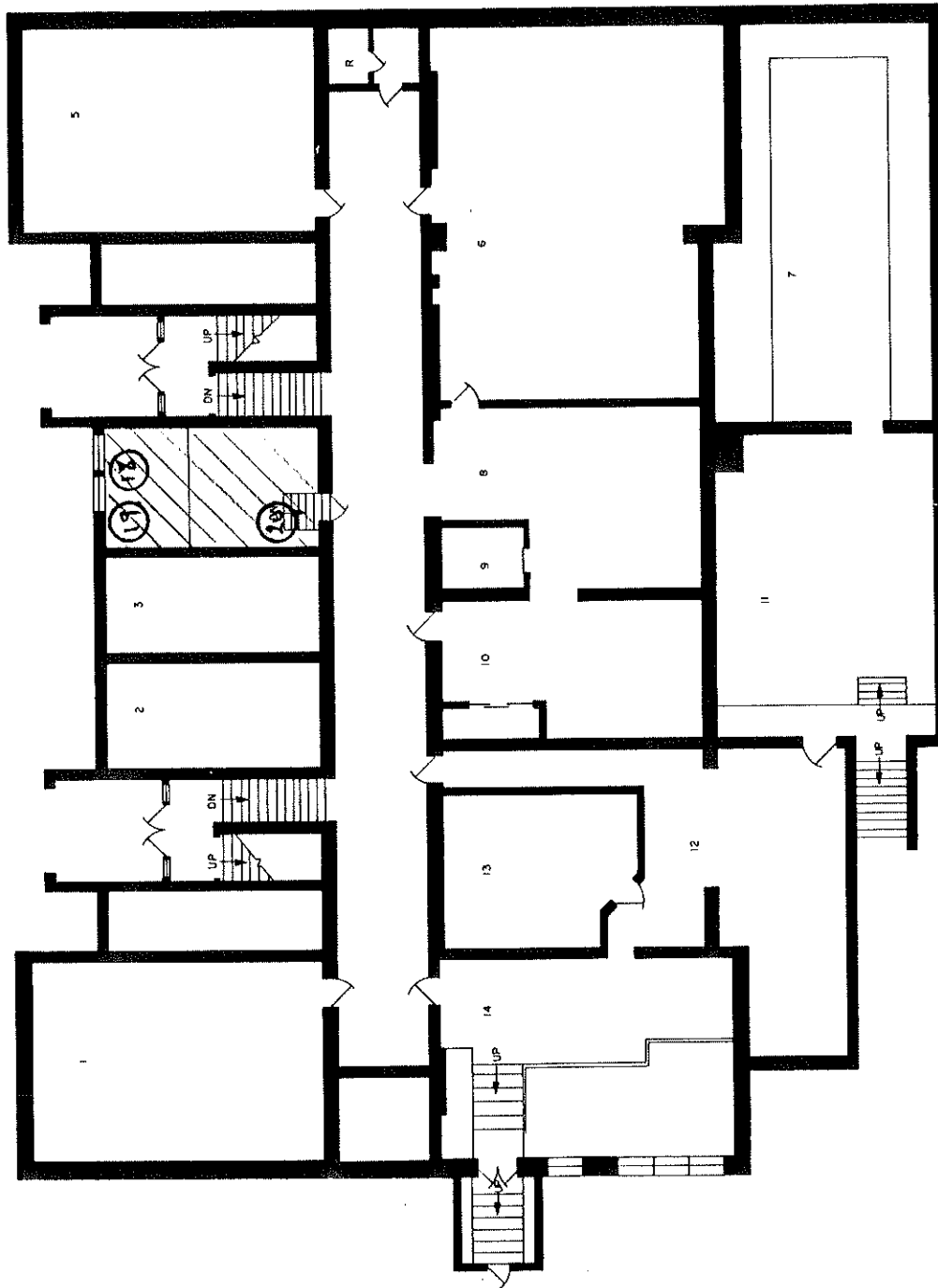
CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



2/4

HA #D Paper material. Room 4.



LOWER LEVEL

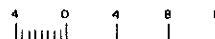
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

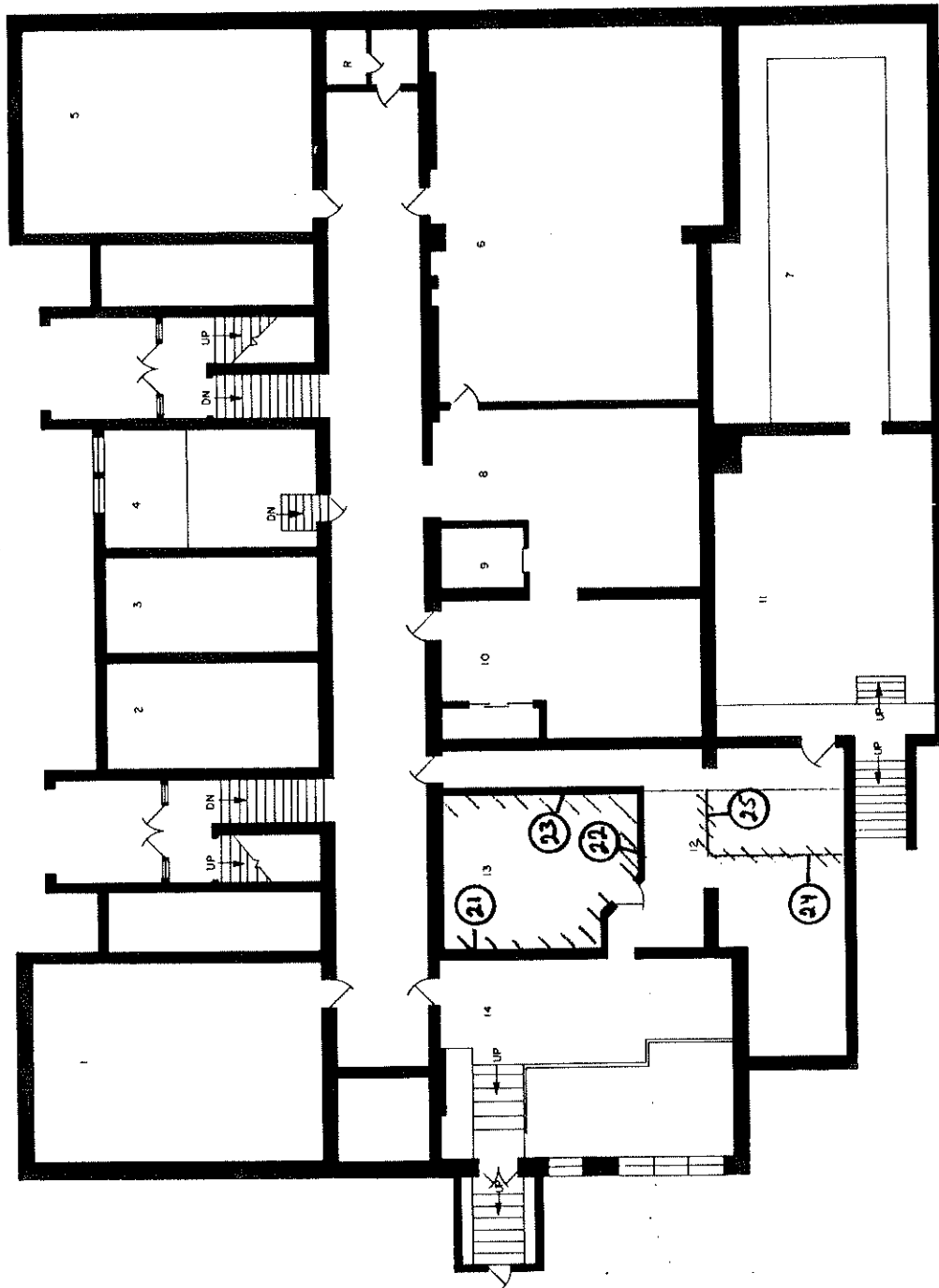
CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49664



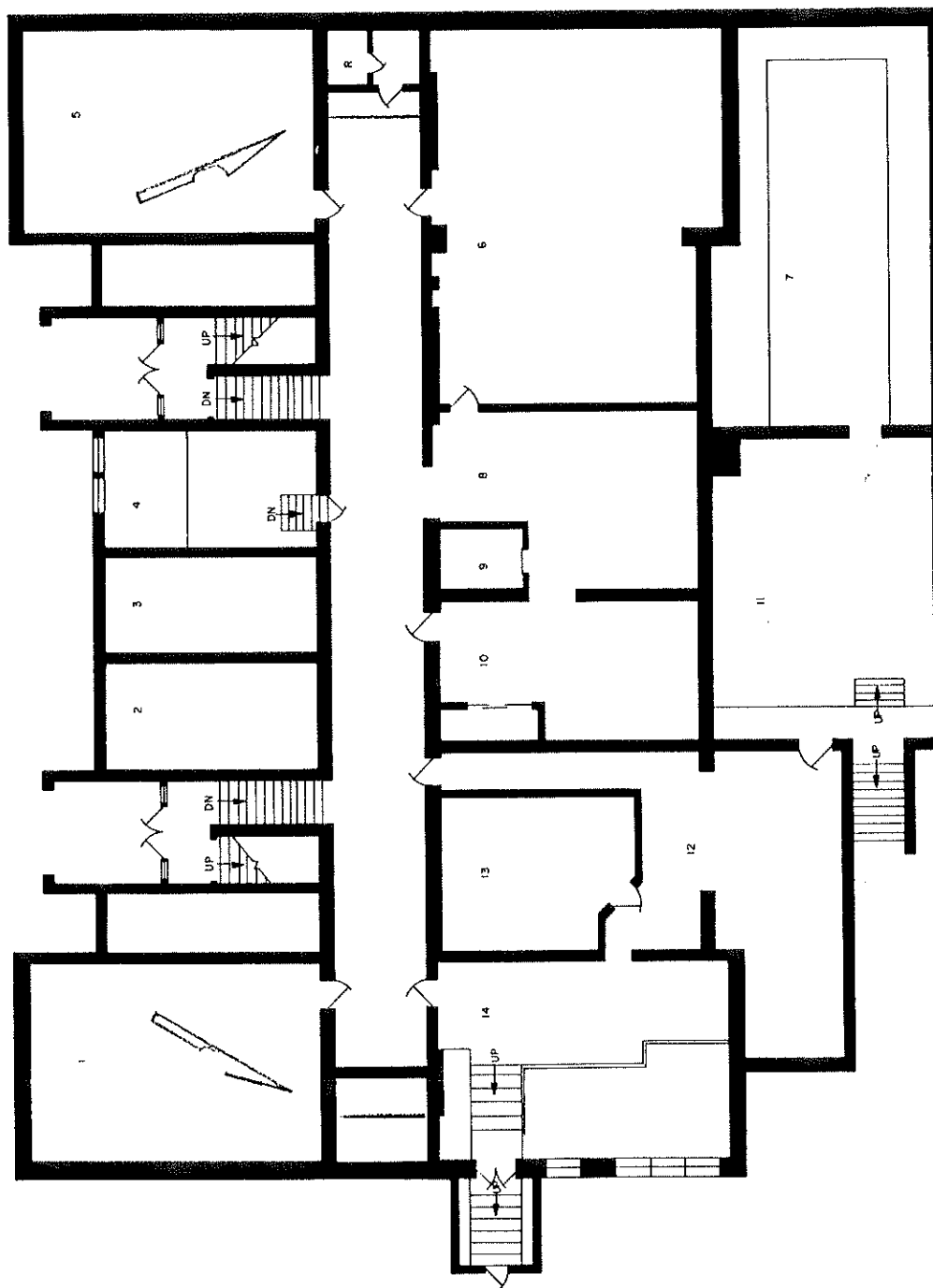
2/4

HA #E Drywall. Rooms 12 & 13.



LOWER LEVEL

CENTRAL ADMINISTRATION BUILDING

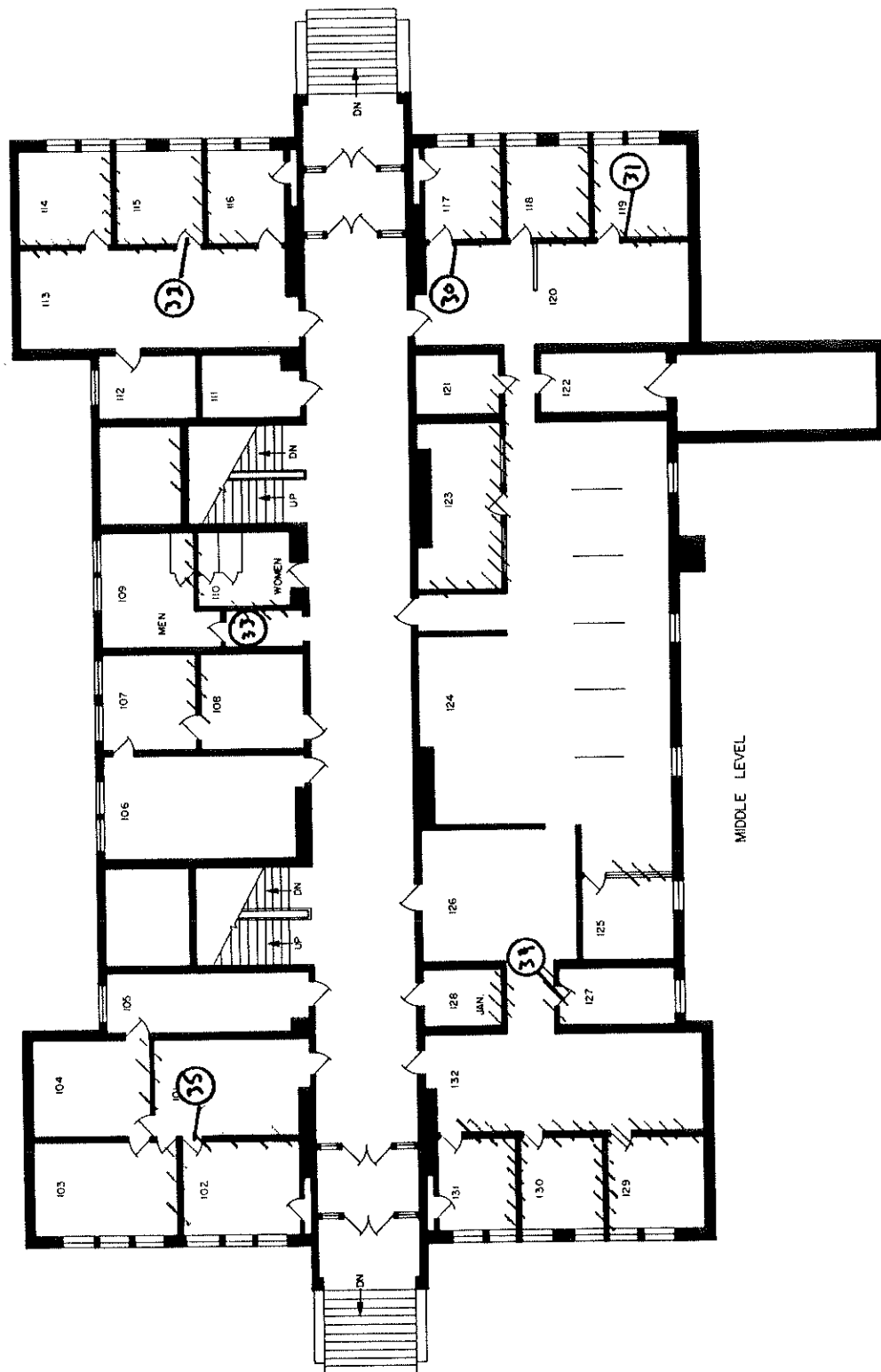


LOWER LEVEL

CENTRAL ADMINISTRATION BUILDING

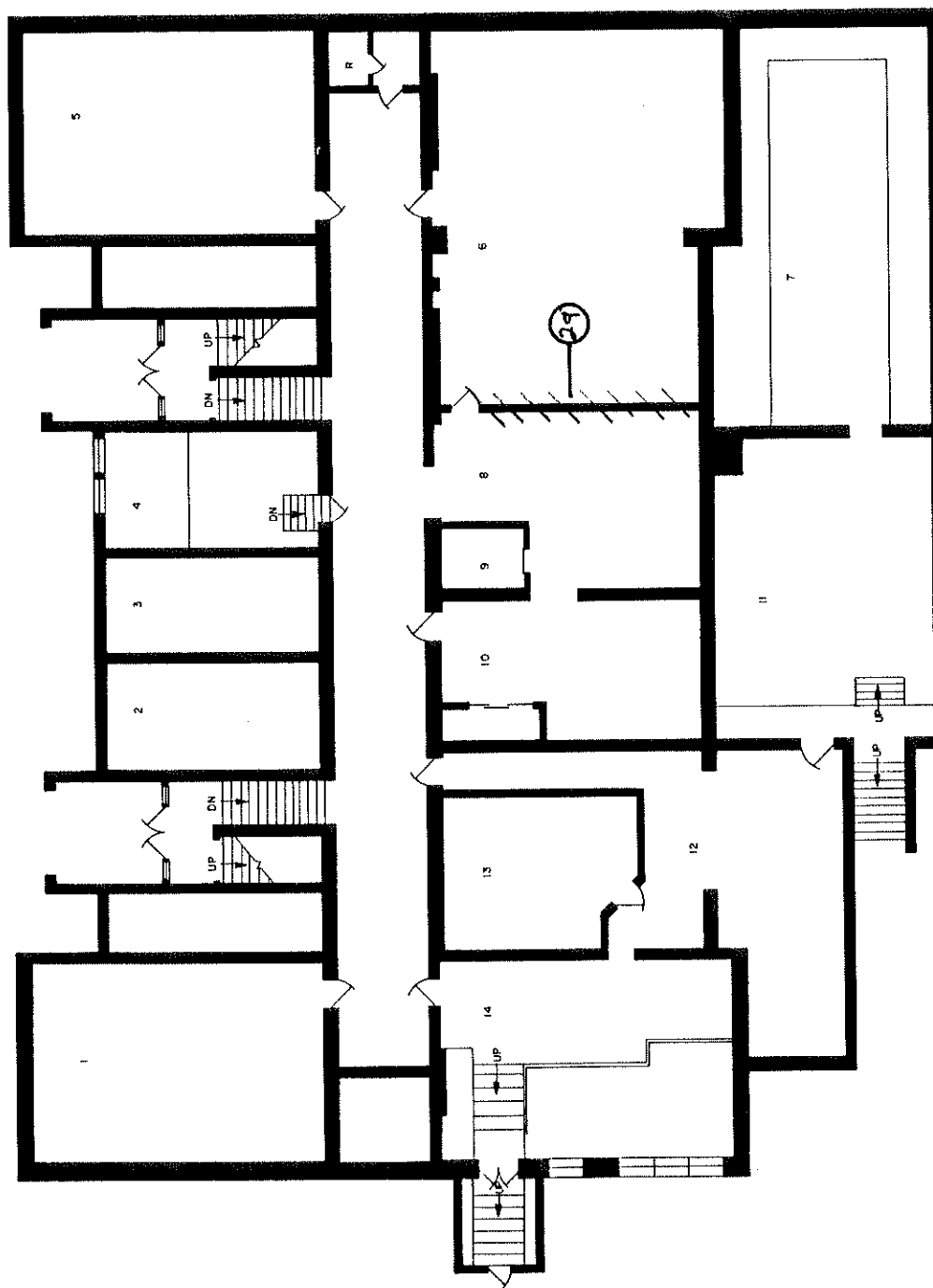
HA #H Drywall. 1972

HA #H



CENTRAL ADMINISTRATION BUILDING

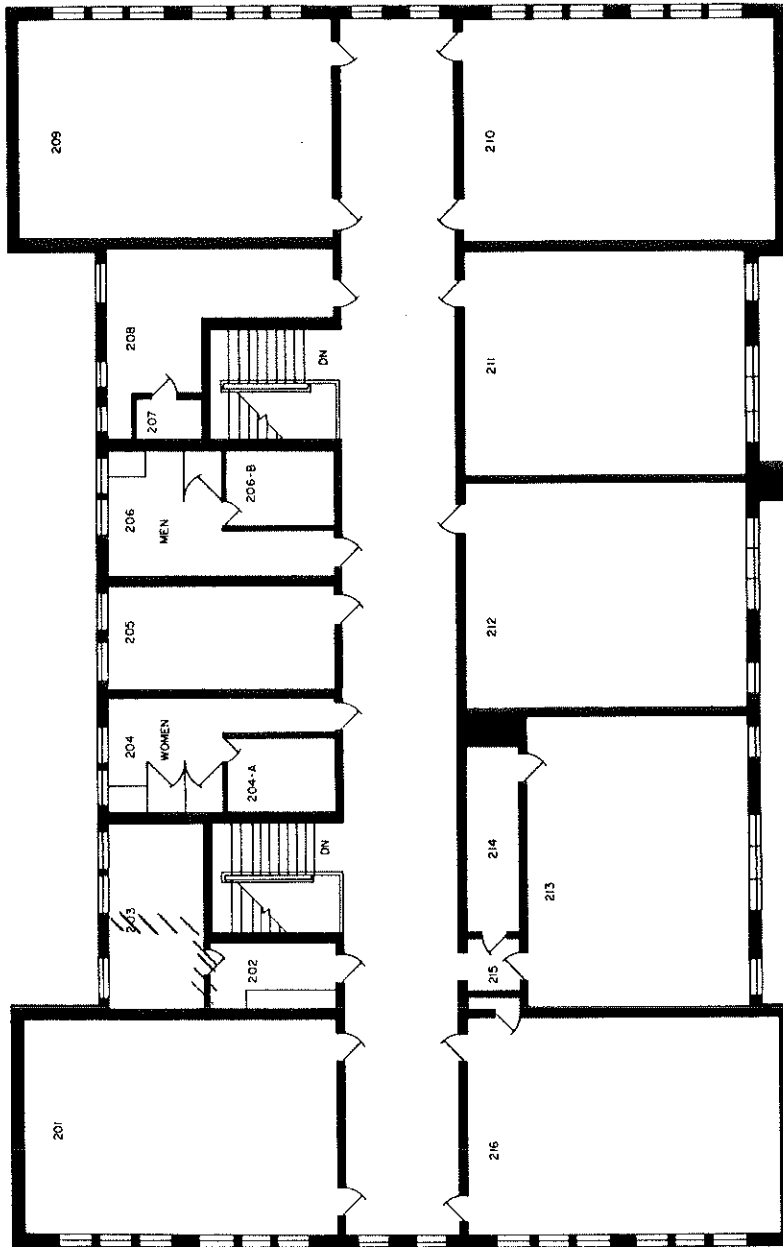
HA #H Drywall. 1972



LOWER LEVEL

CENTRAL ADMINISTRATION BUILDING

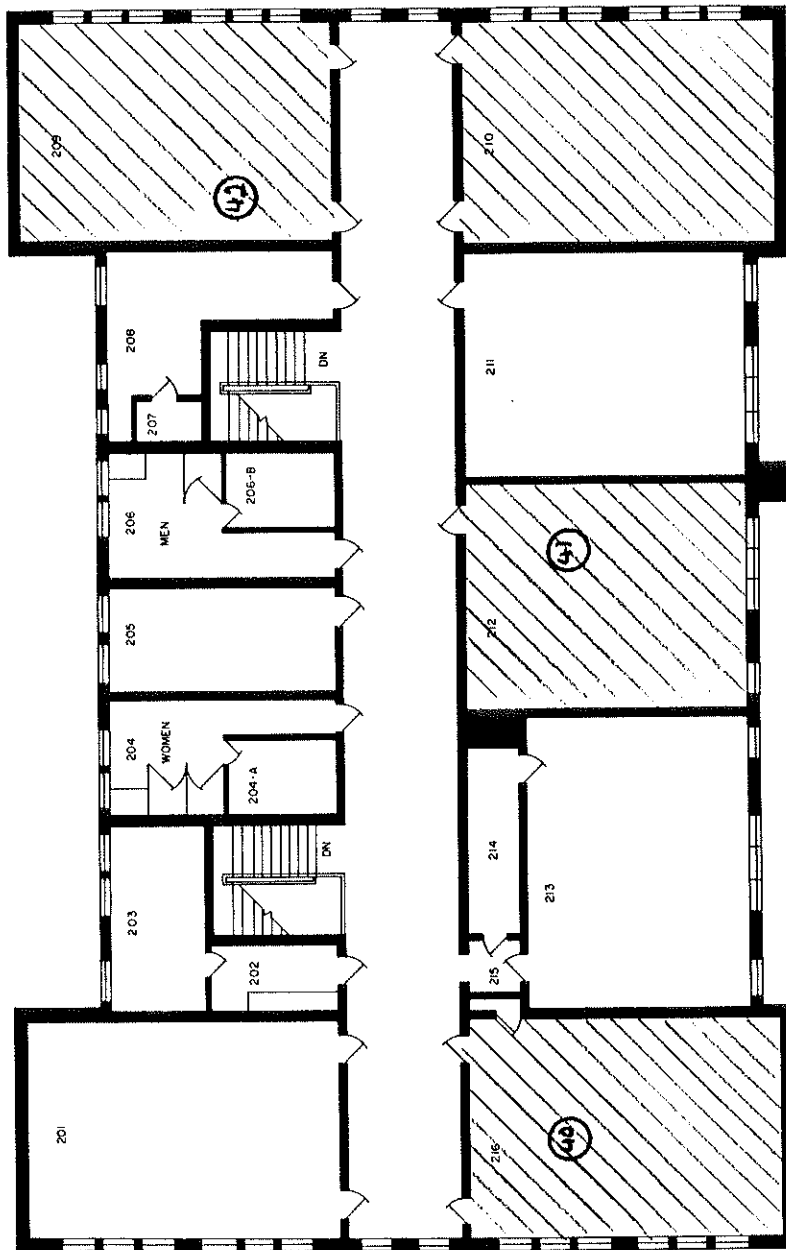
HA #H Drywall. 1972



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

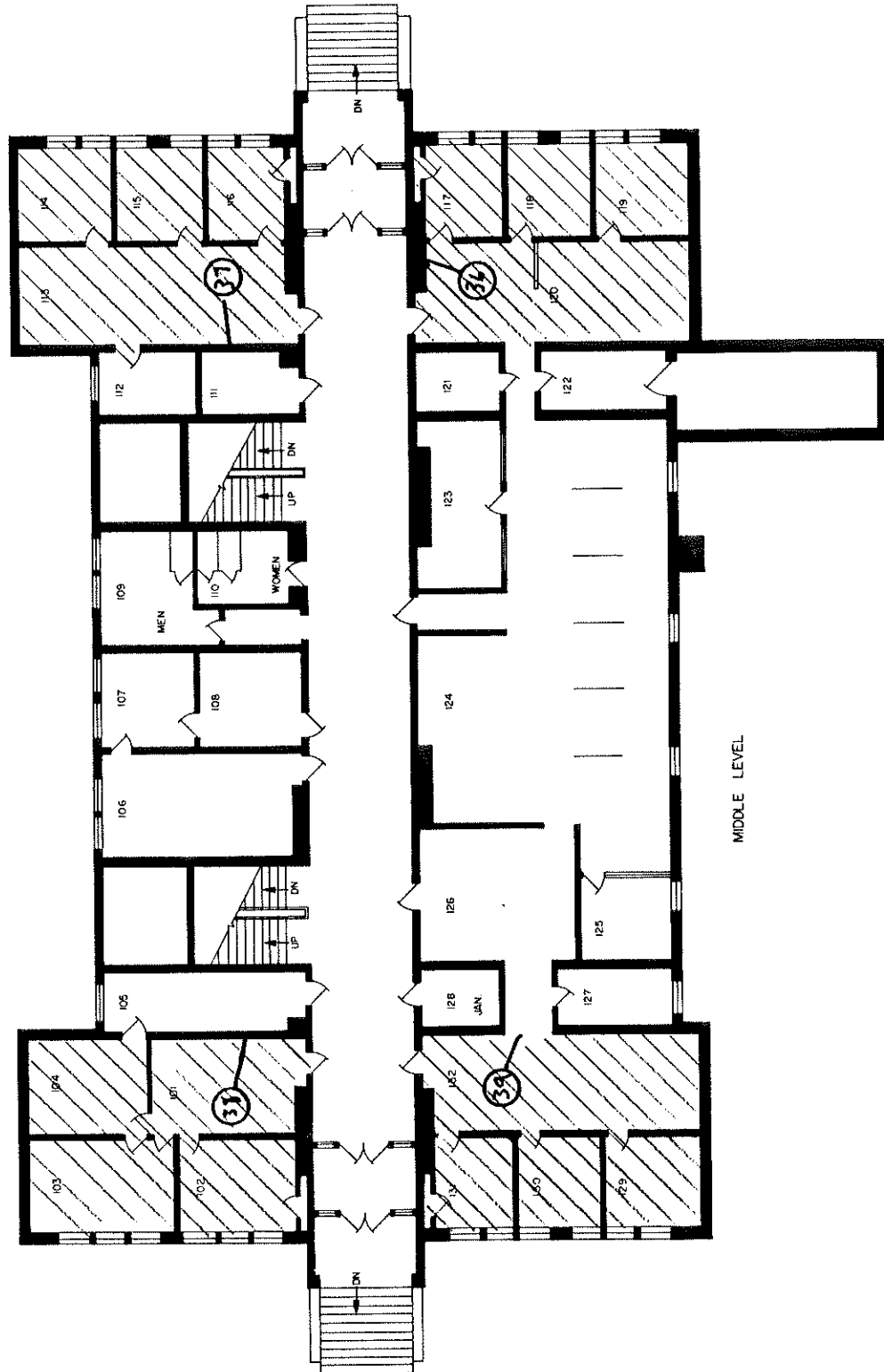
HA #I 12" Perforated Ceiling Tile



UPPER LEVEL

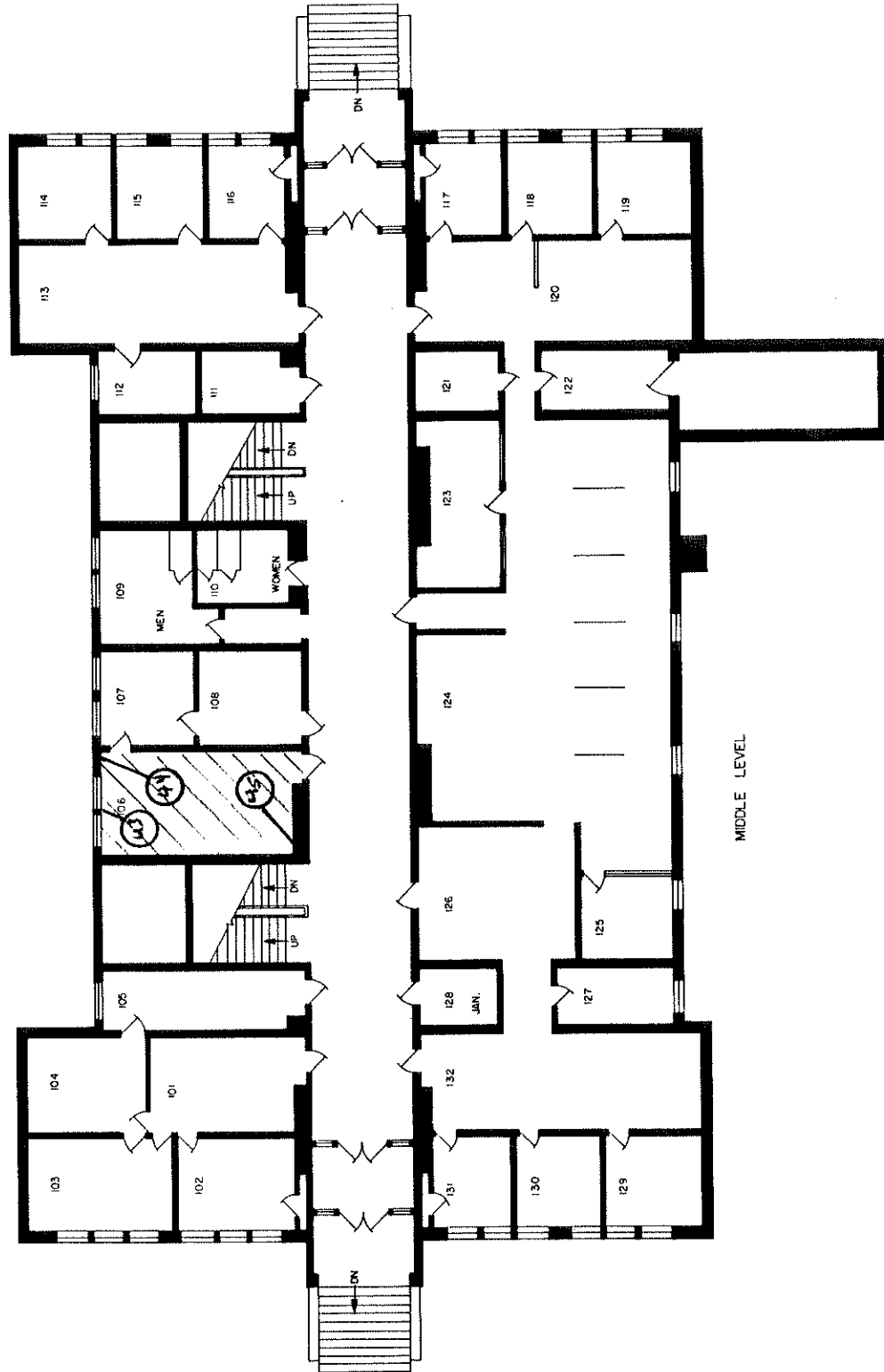
CENTRAL ADMINISTRATION BUILDING

HA #I



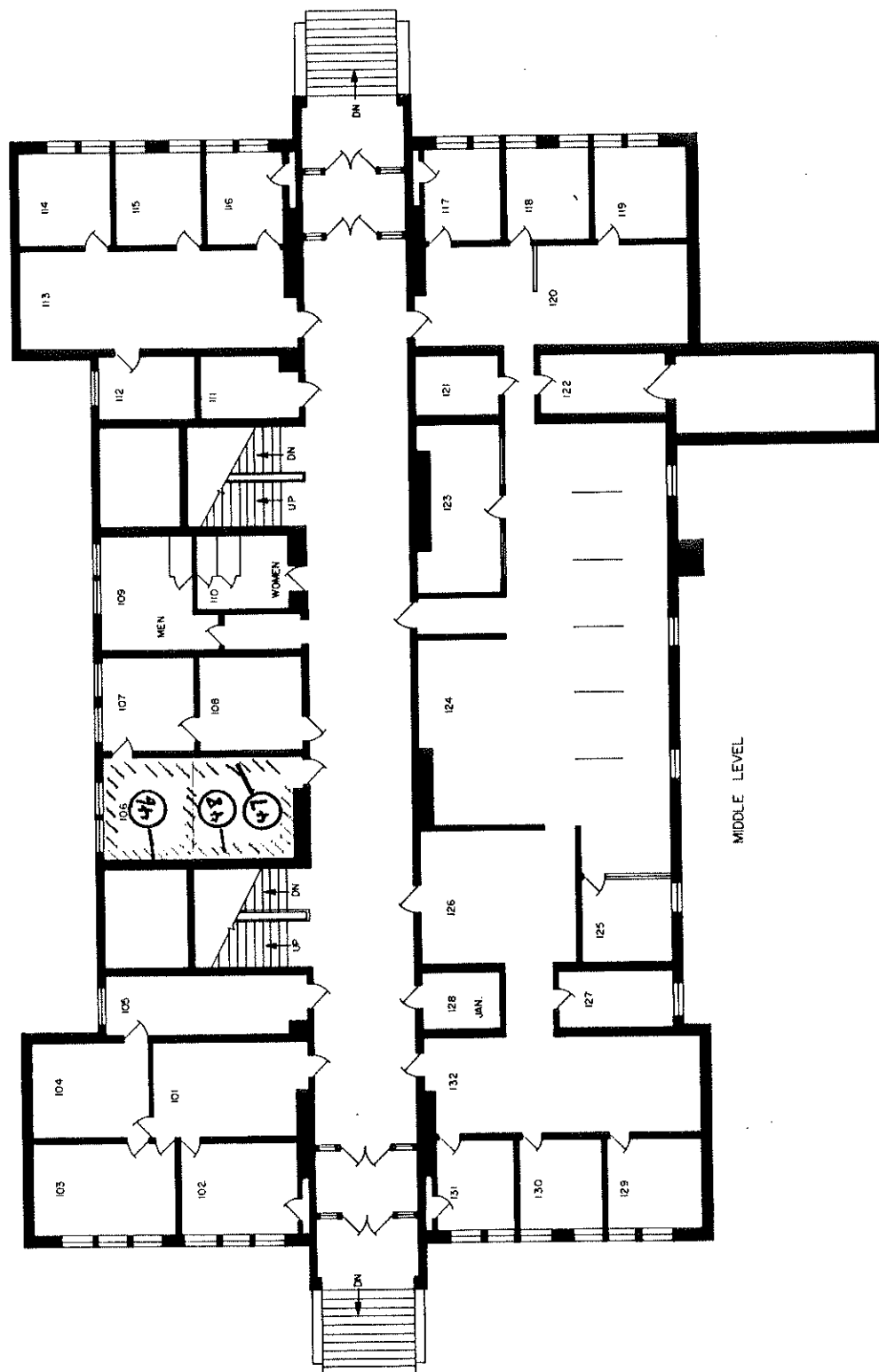
CENTRAL ADMINISTRATION BUILDING

HA #J 2x4 Ceiling Tile



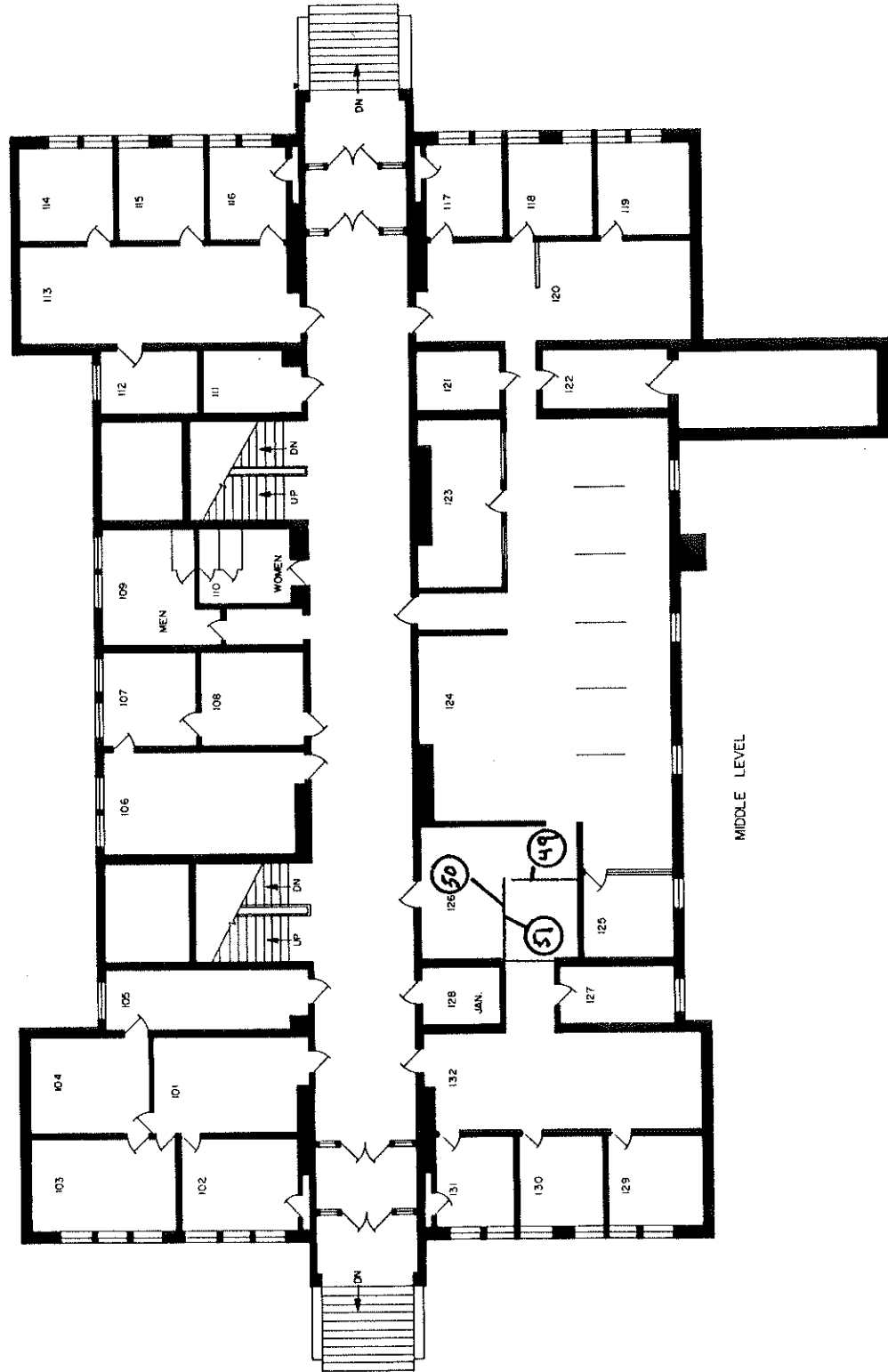
CENTRAL ADMINISTRATION BUILDING

HA #K Drywall. Room 106



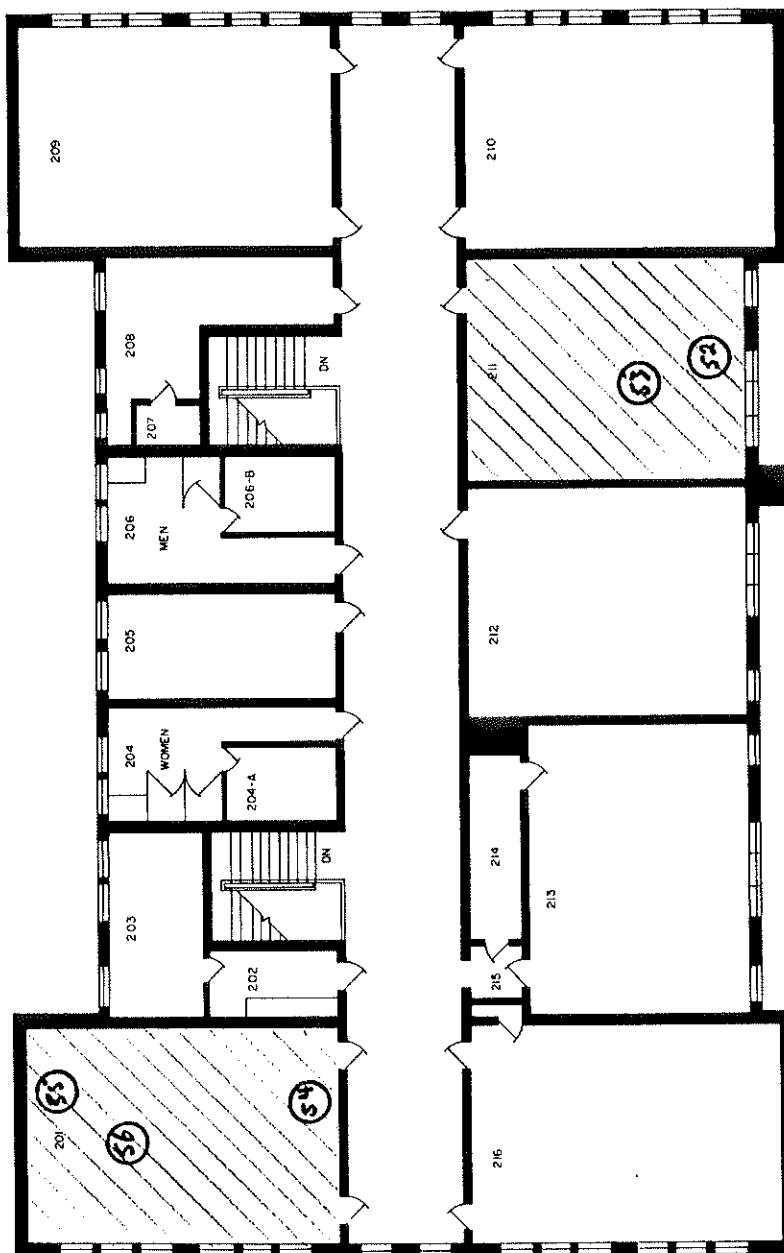
CENTRAL ADMINISTRATION BUILDING

HA #L Drywall. Room 126.



CENTRAL ADMINISTRATION BUILDING

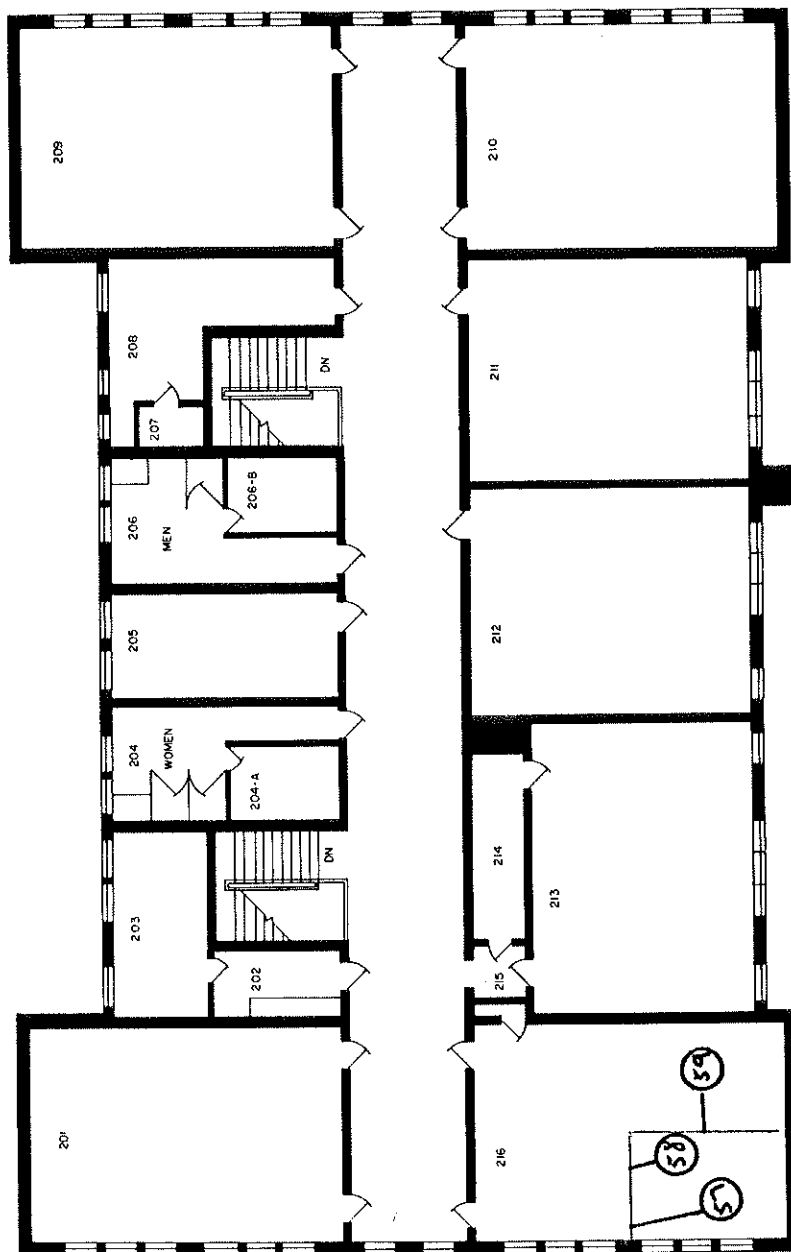
HA #M 2x4 Acoustic Ceiling Tile. Rooms 201, 211.



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

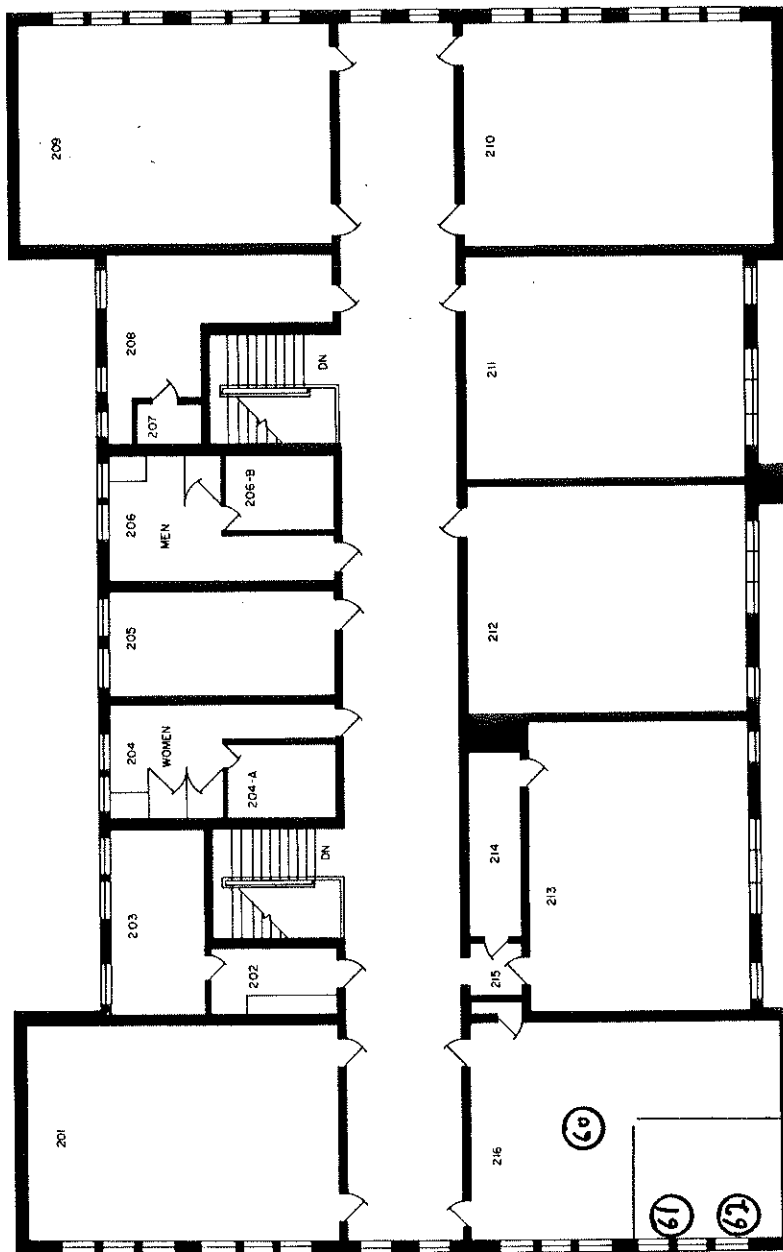
HA #N Drywall office partitions. Room 216.



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

HA #0 2x4 Ceiling Tile. 1986. Room 216.

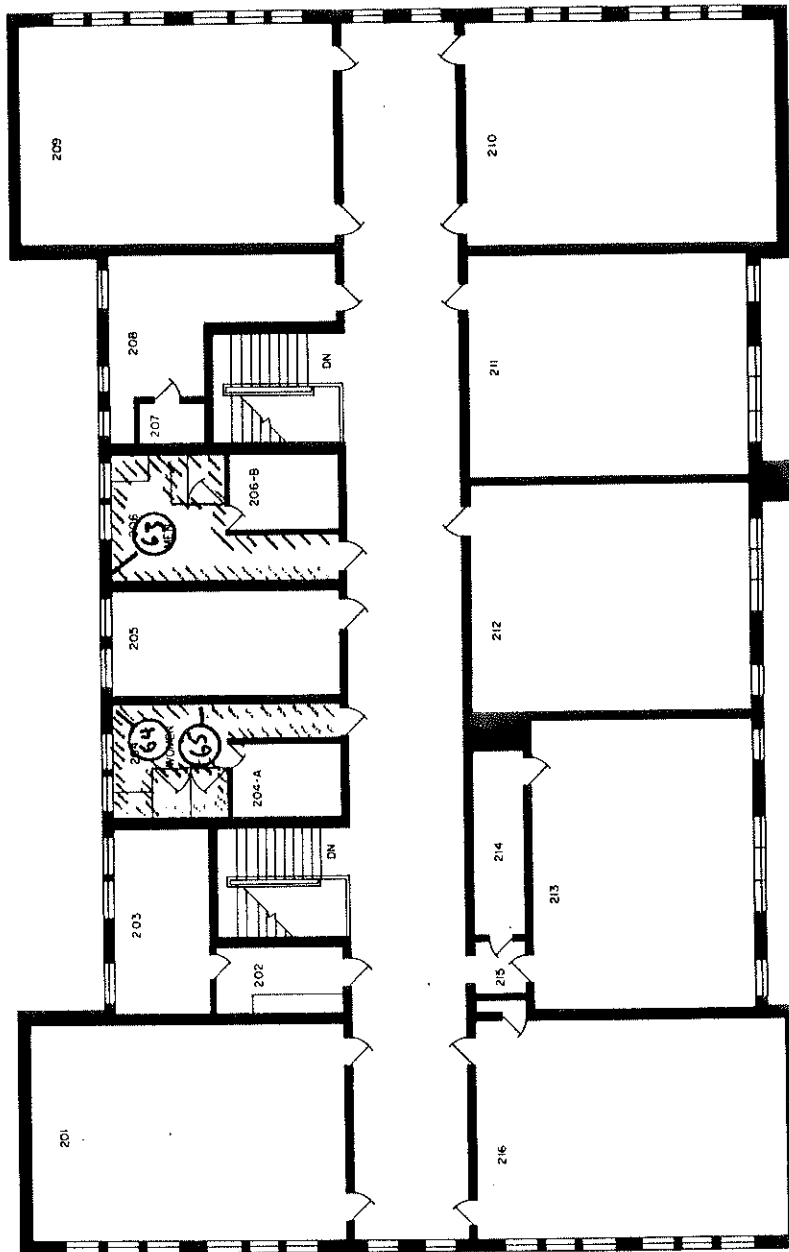


UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

HA #P Drywall. Room 204, 206. 1983.

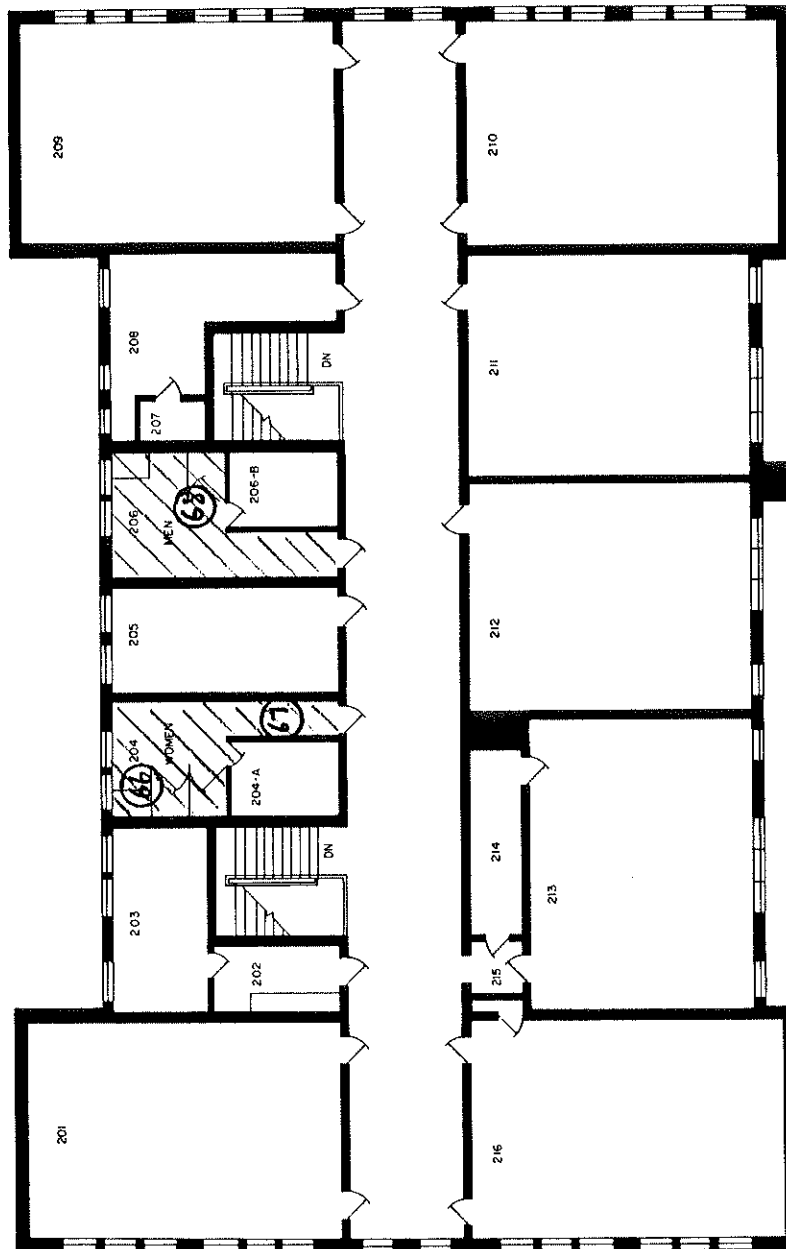
HA #P



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

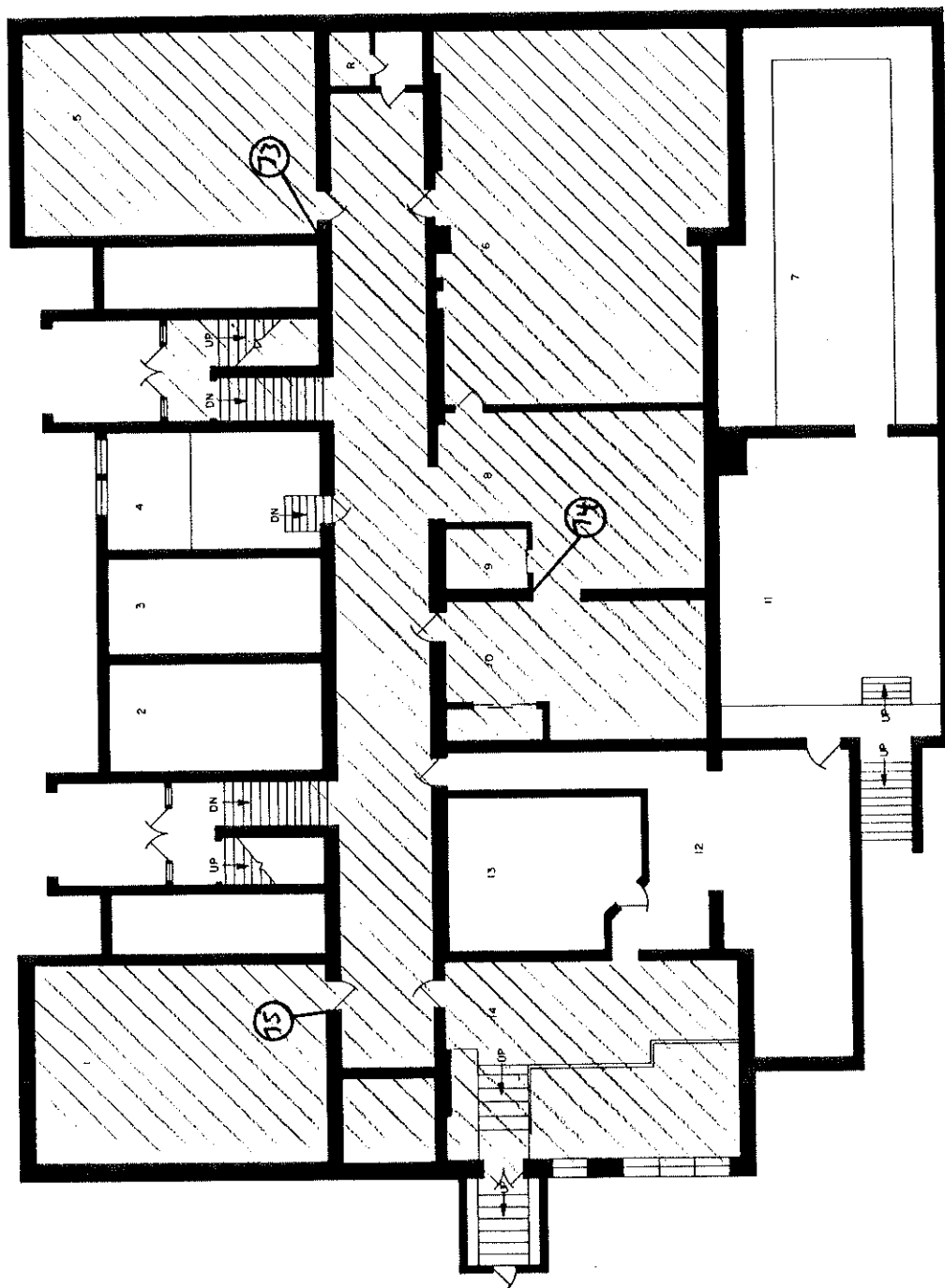
HA #Q 2x4 Ceiling Tile. Restroom 204,206. 1983.



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

HA #R Plaster. Entire original Bldg.

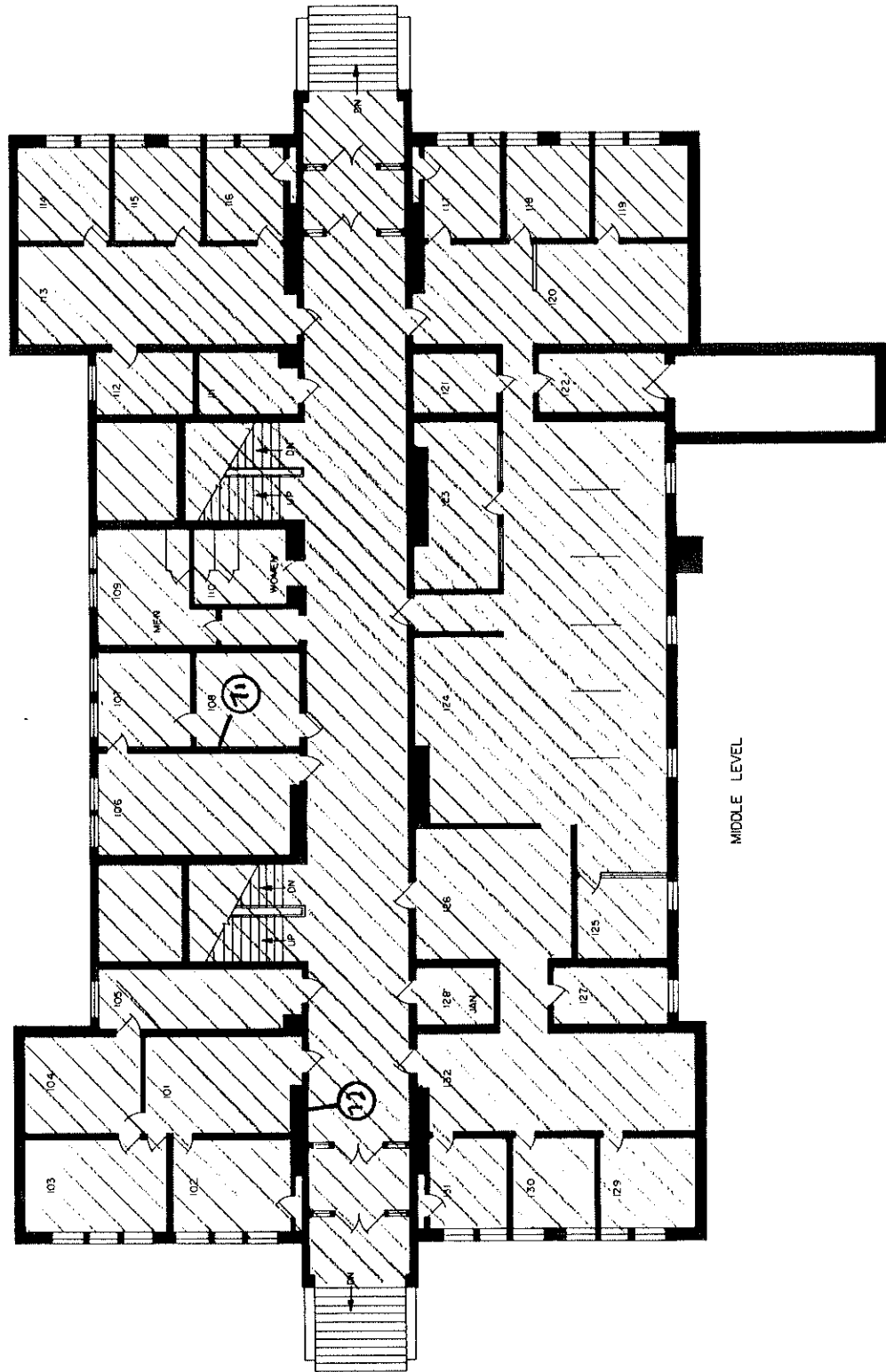


LOWER LEVEL

CENTRAL ADMINISTRATION BUILDING

HA #R Plaster. Original Bldg

HA #R



CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

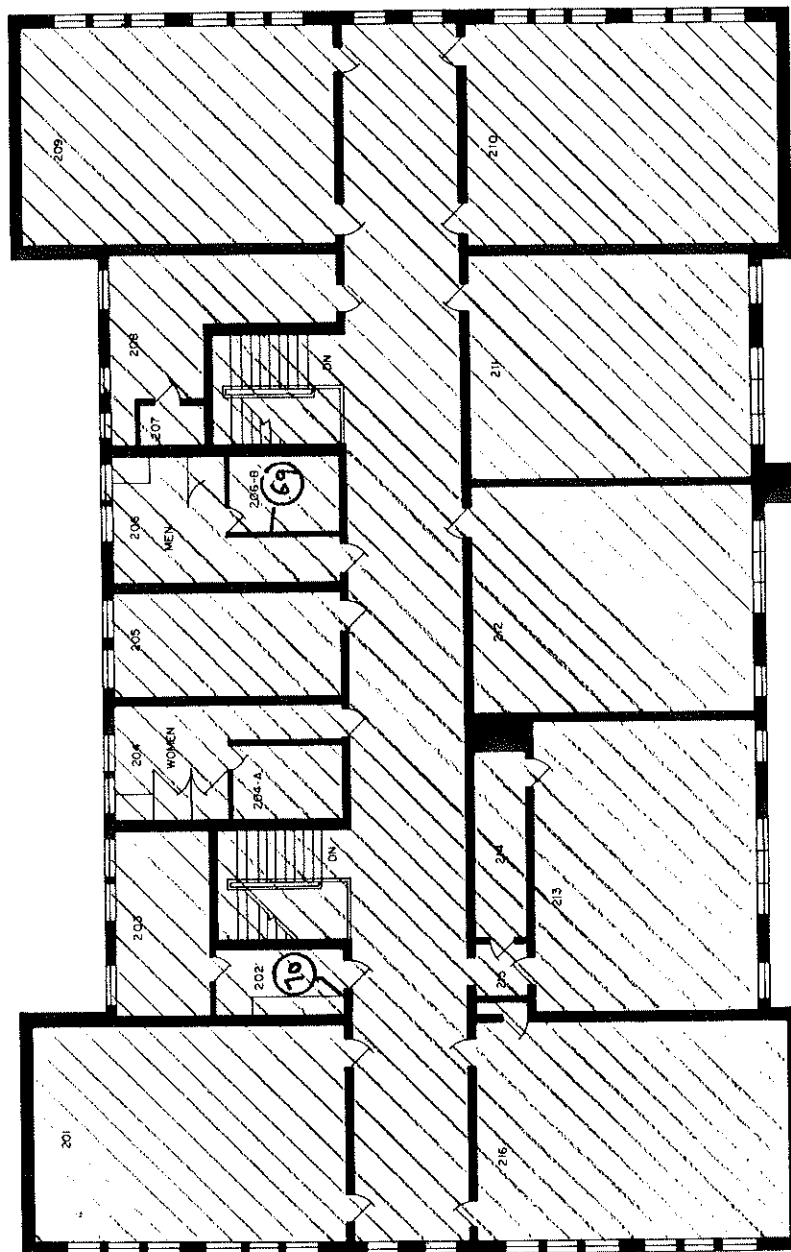
CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



3/4

HA #R



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

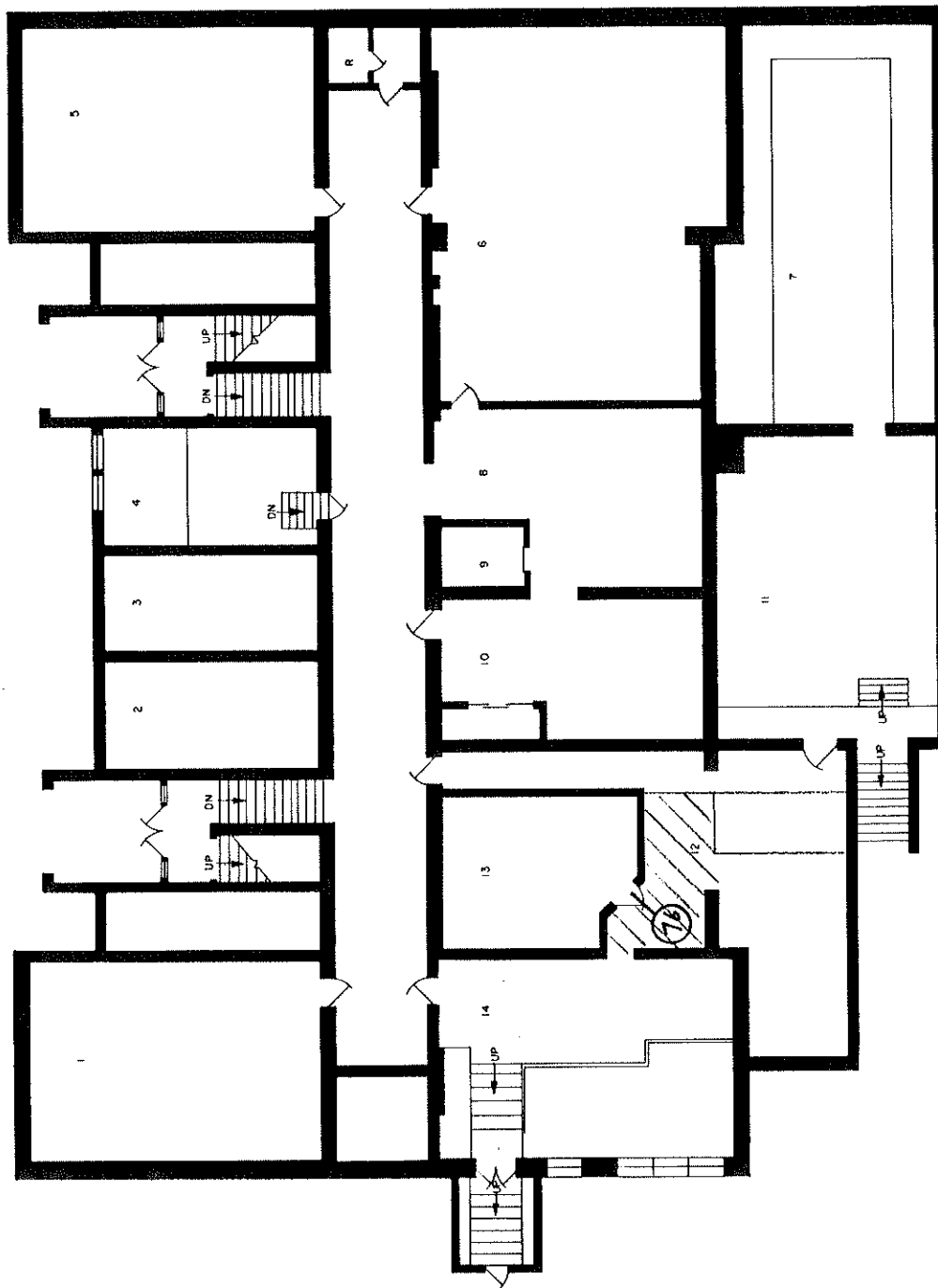
CENTRAL ADMINISTRATION

PO BOX 32
TRAVERSE CITY, MICHIGAN 49664



4/4

HA #S Floor Tile 12". Room 12.



LOWER LEVEL

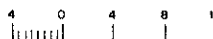
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

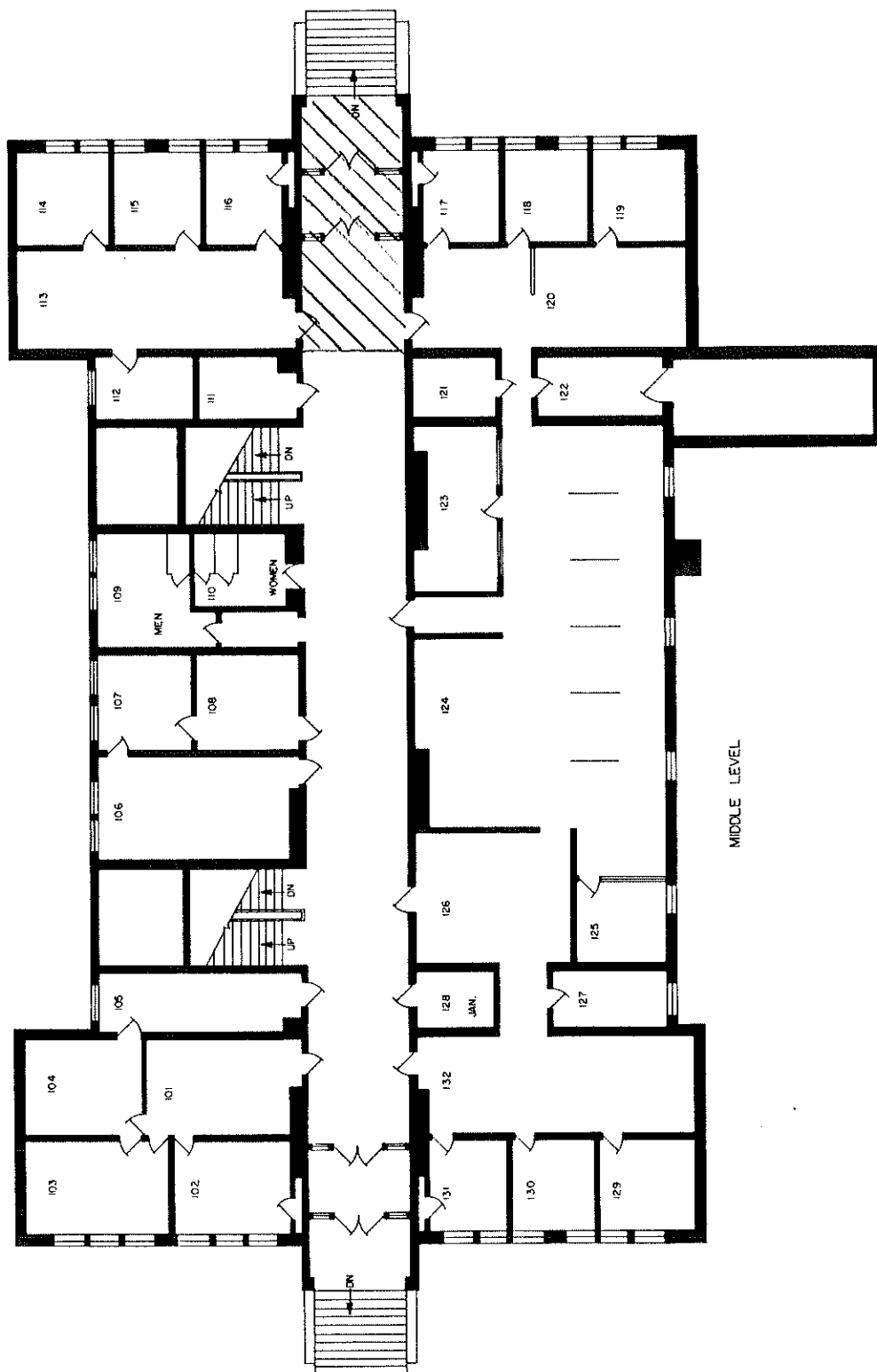
CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



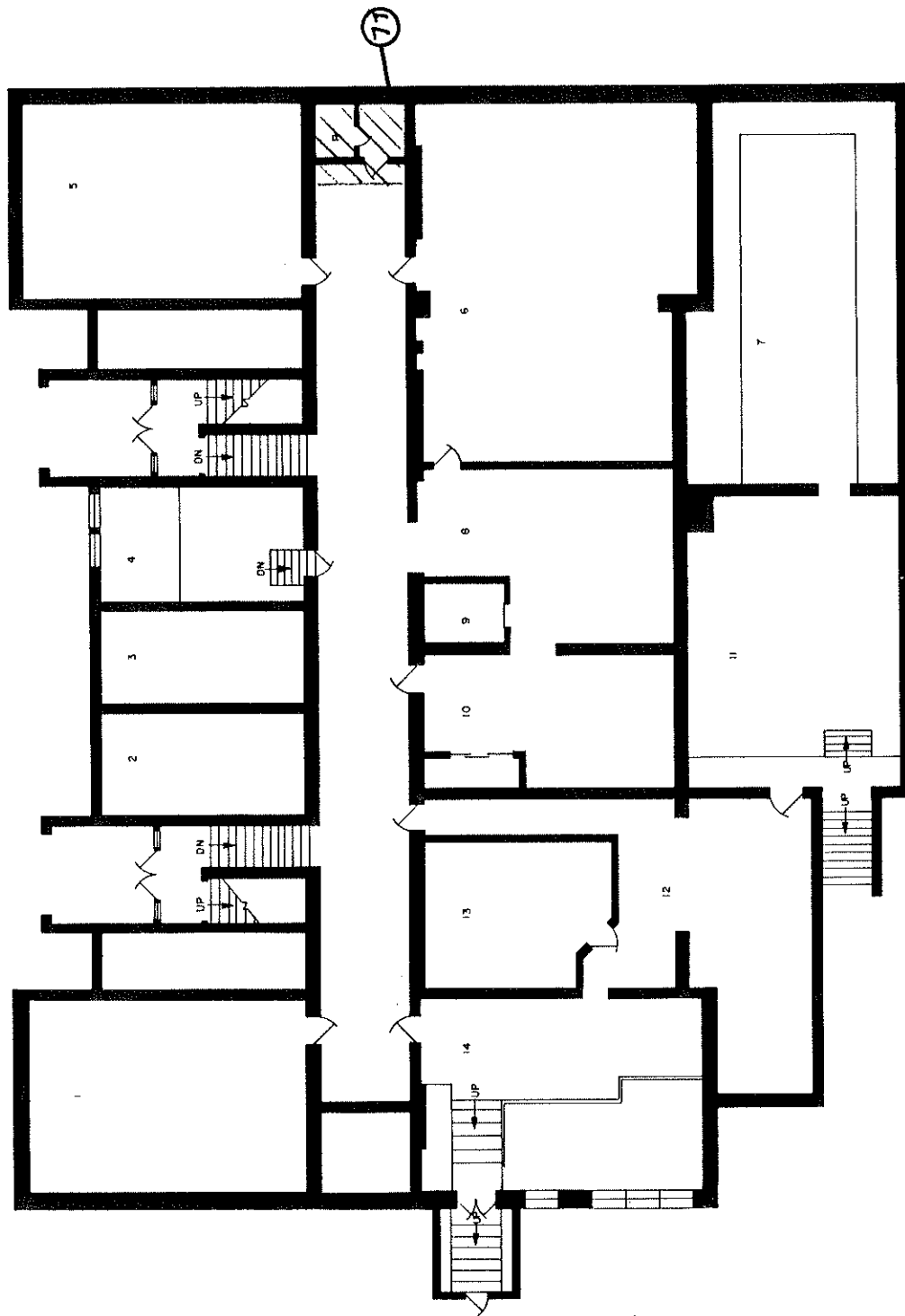
2/4

HA #T
 12" Floor Tile.
 Elevator area. 1987.



CENTRAL ADMINISTRATION BUILDING

HA #T



LOWER LEVEL

CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



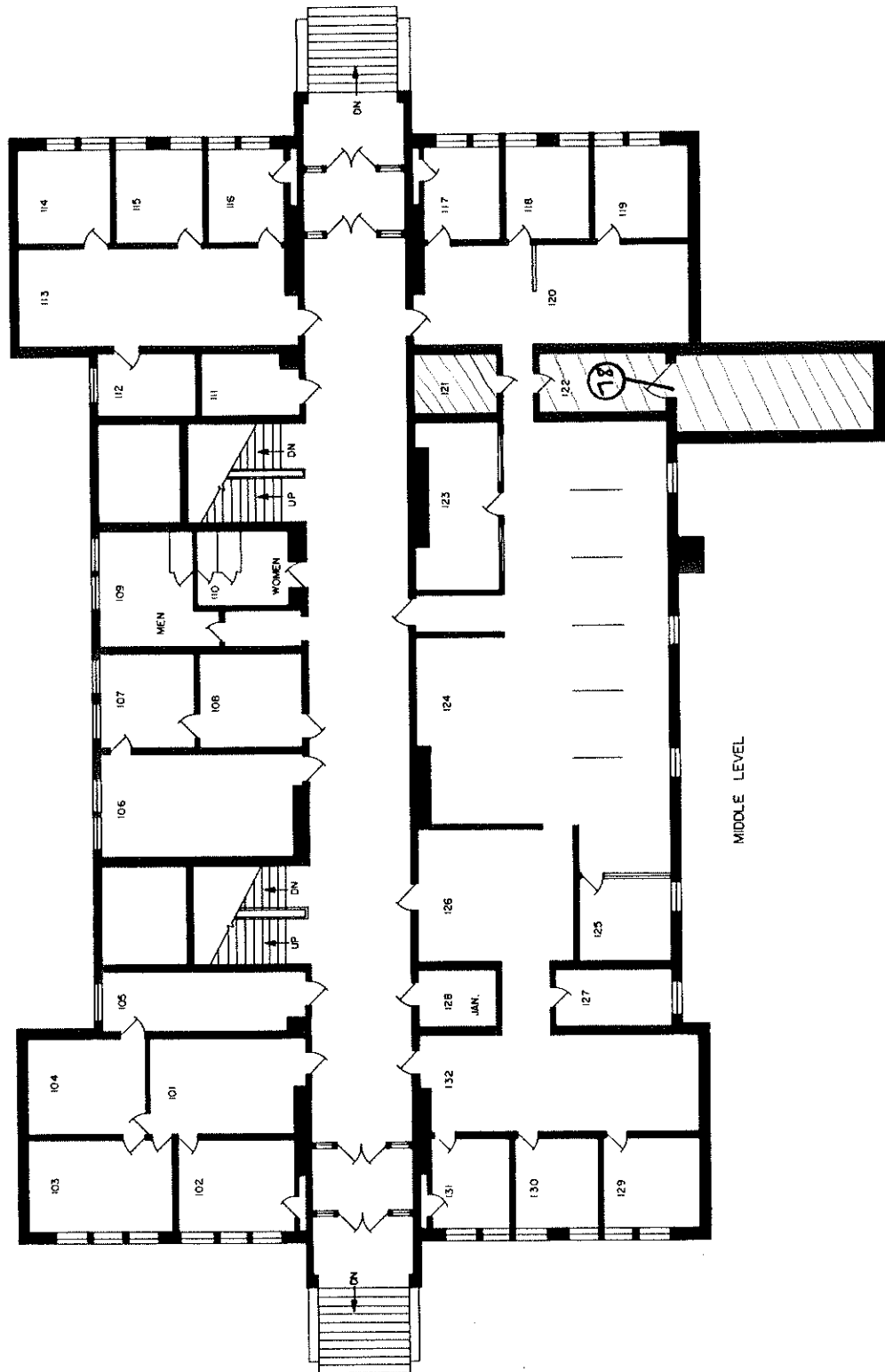
11-10-B4

CENTRAL ADMINISTRATION

2/4

12" Floor Tile. Vault.

HA #U



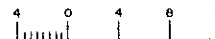
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-84

CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684

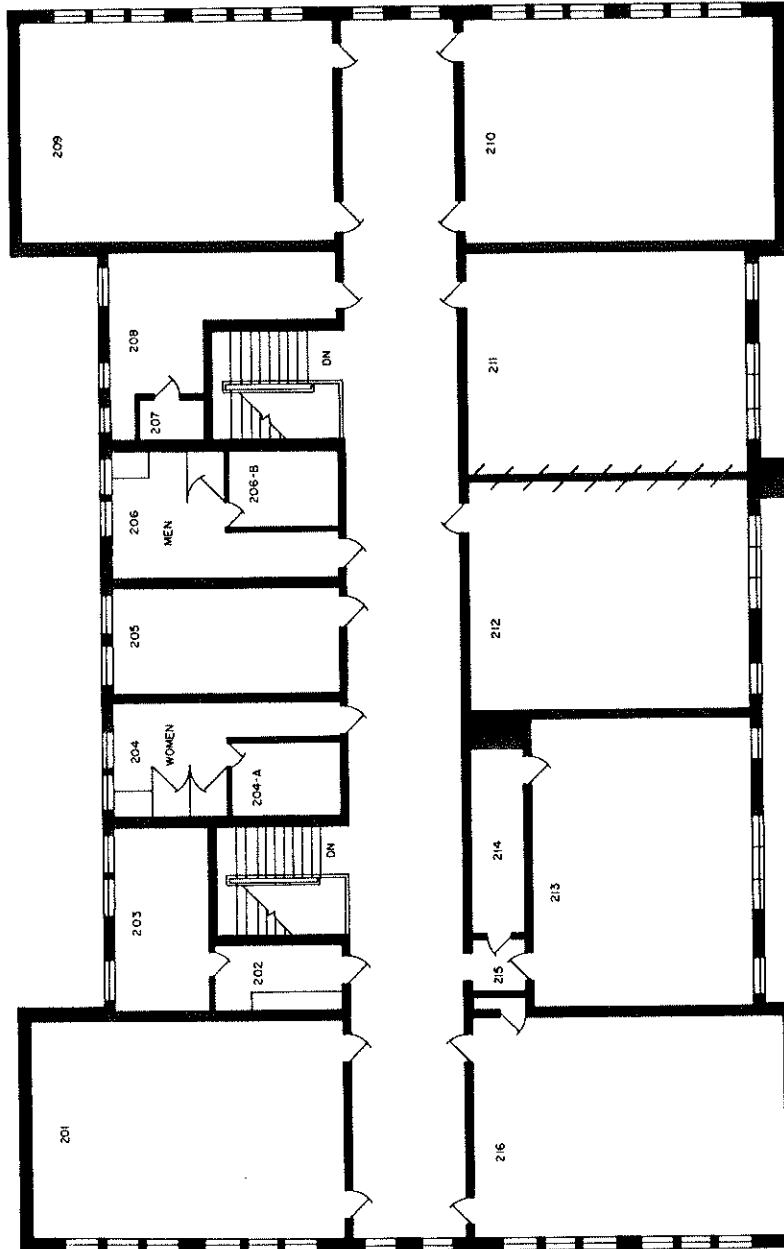


3/4

Transite Board-Rooms 211, 212

HA #V

(720 SF)



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

11-10-64

CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



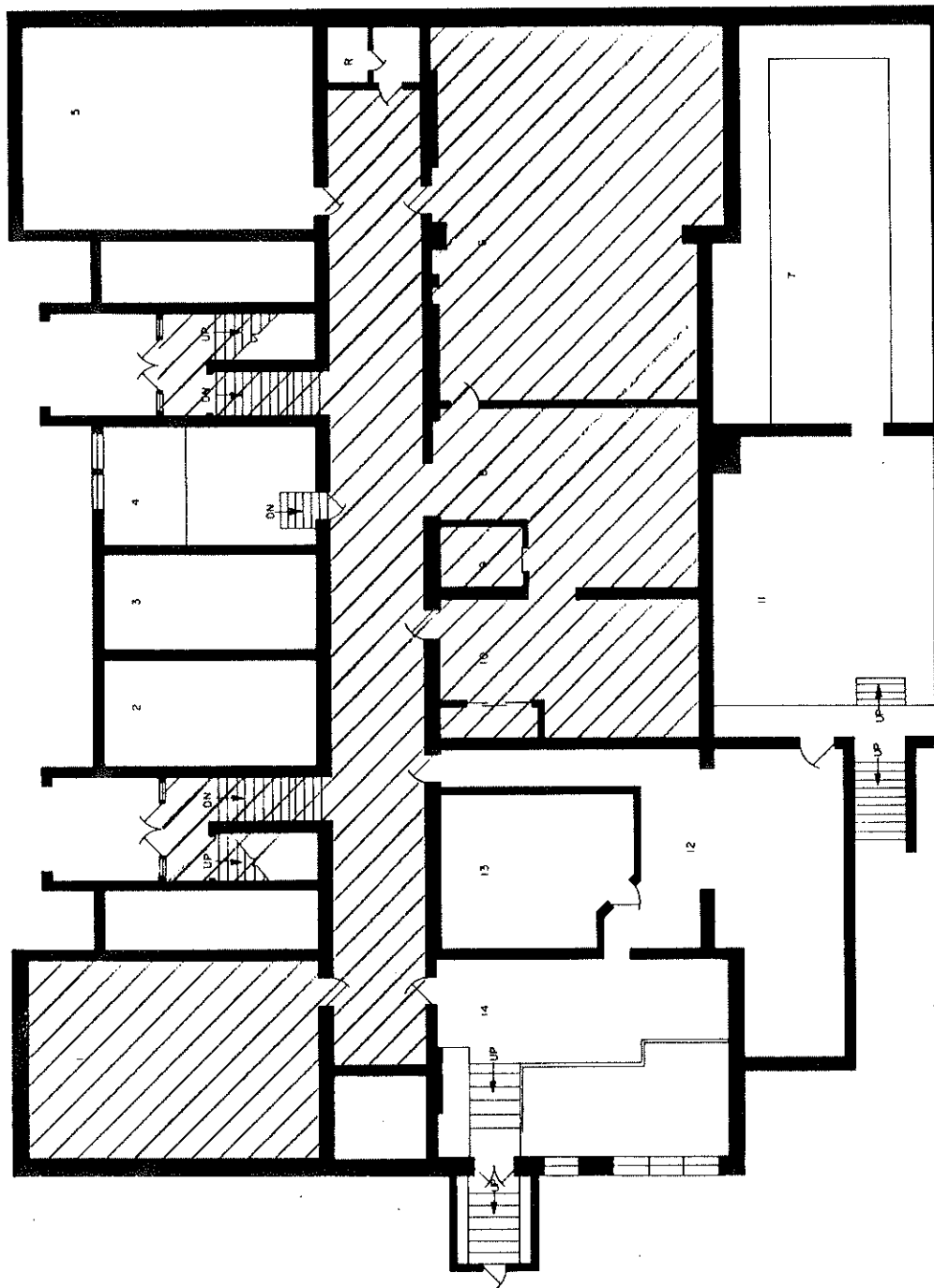
4/4

HA #W

9" X 9" Floor Tile

Page 1 of 3

(5372 SF)



LOWER LEVEL

CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

PO BOX 32
TRAVERSE CITY, MICHIGAN 49684

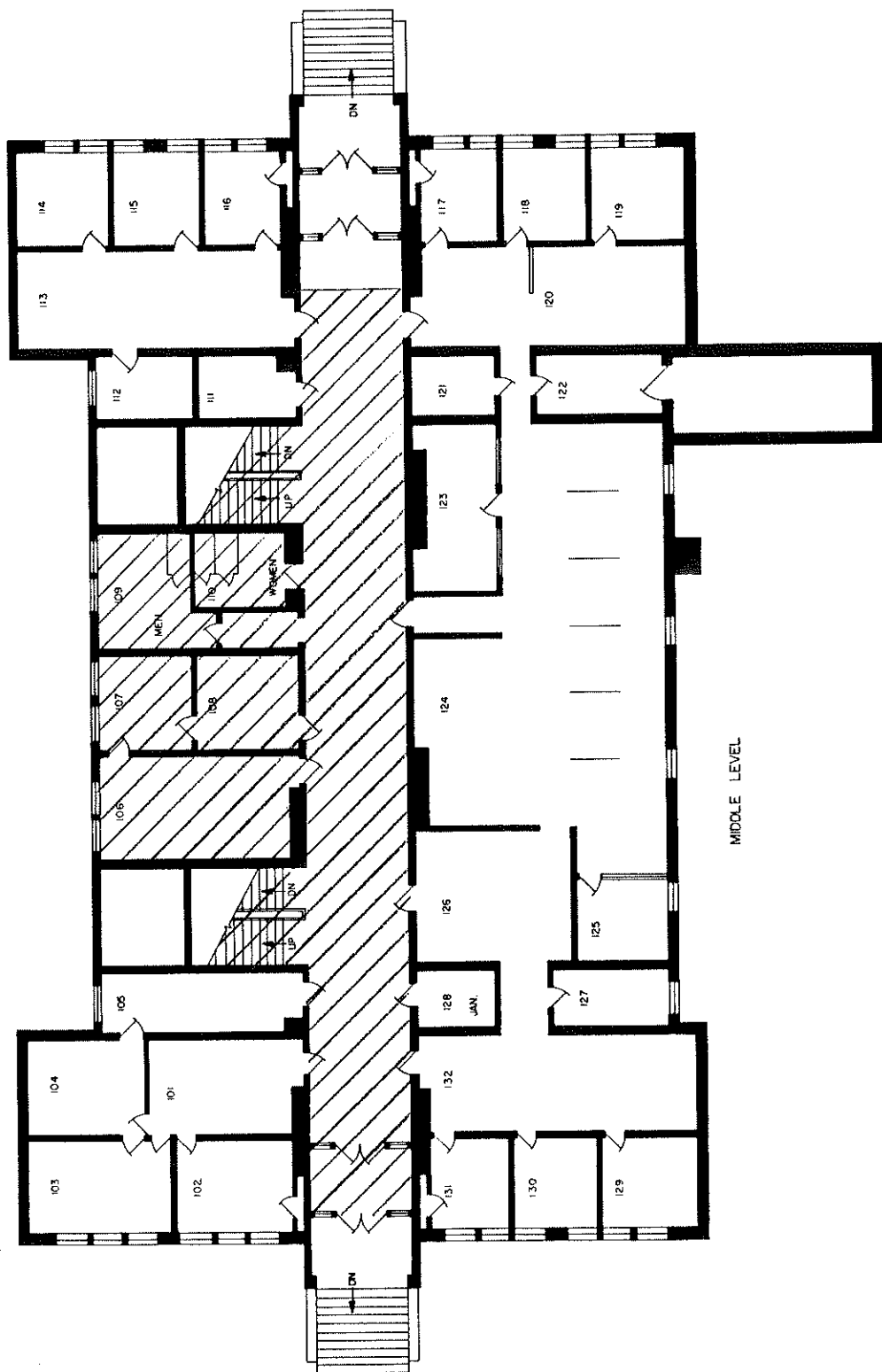
4 0 4 8 12

11-10-84

CENTRAL ADMINISTRATION

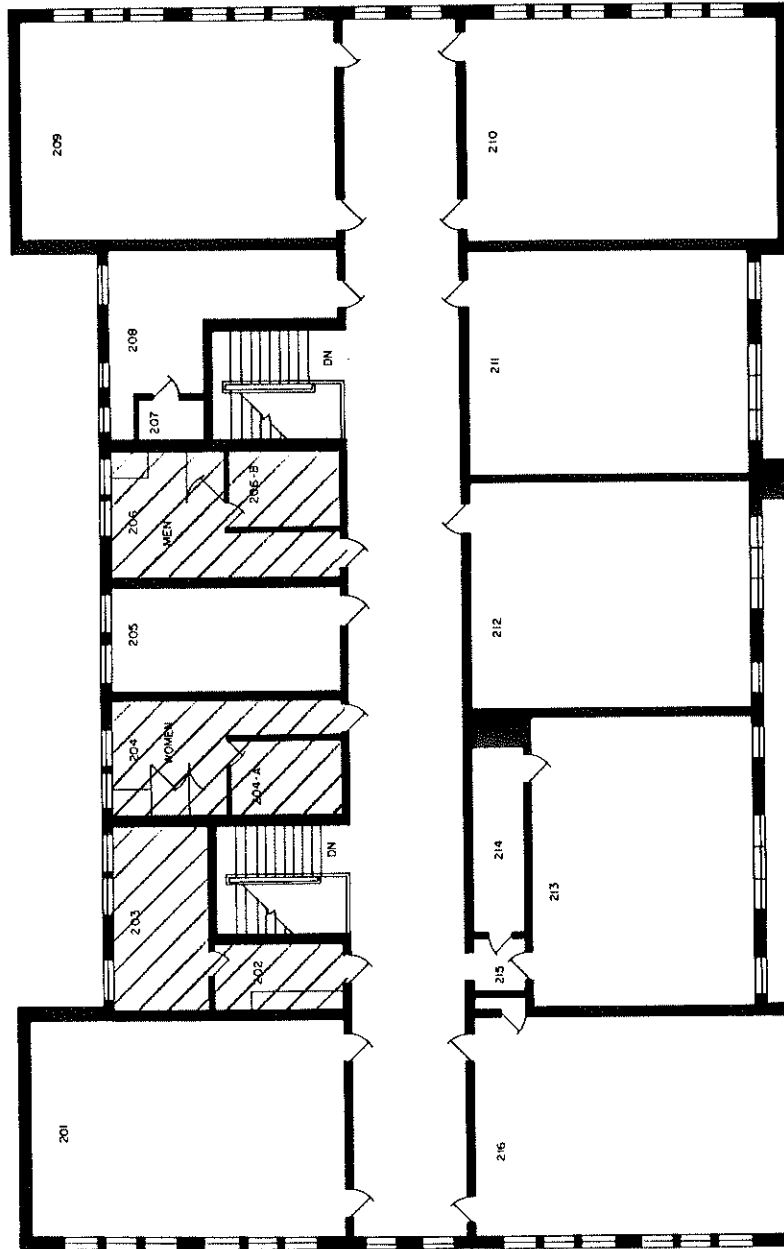
2/4

HA #W



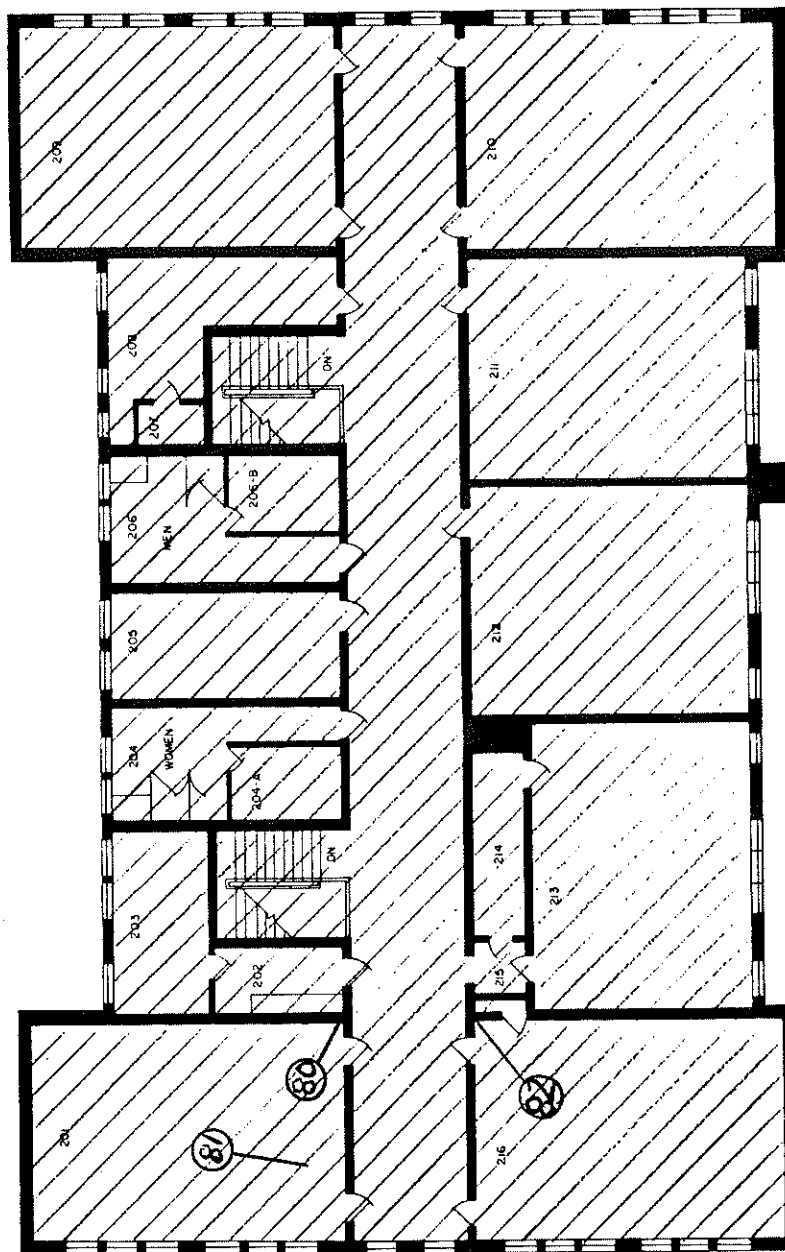
CENTRAL ADMINISTRATION BUILDING

HA #W



UPPER LEVEL

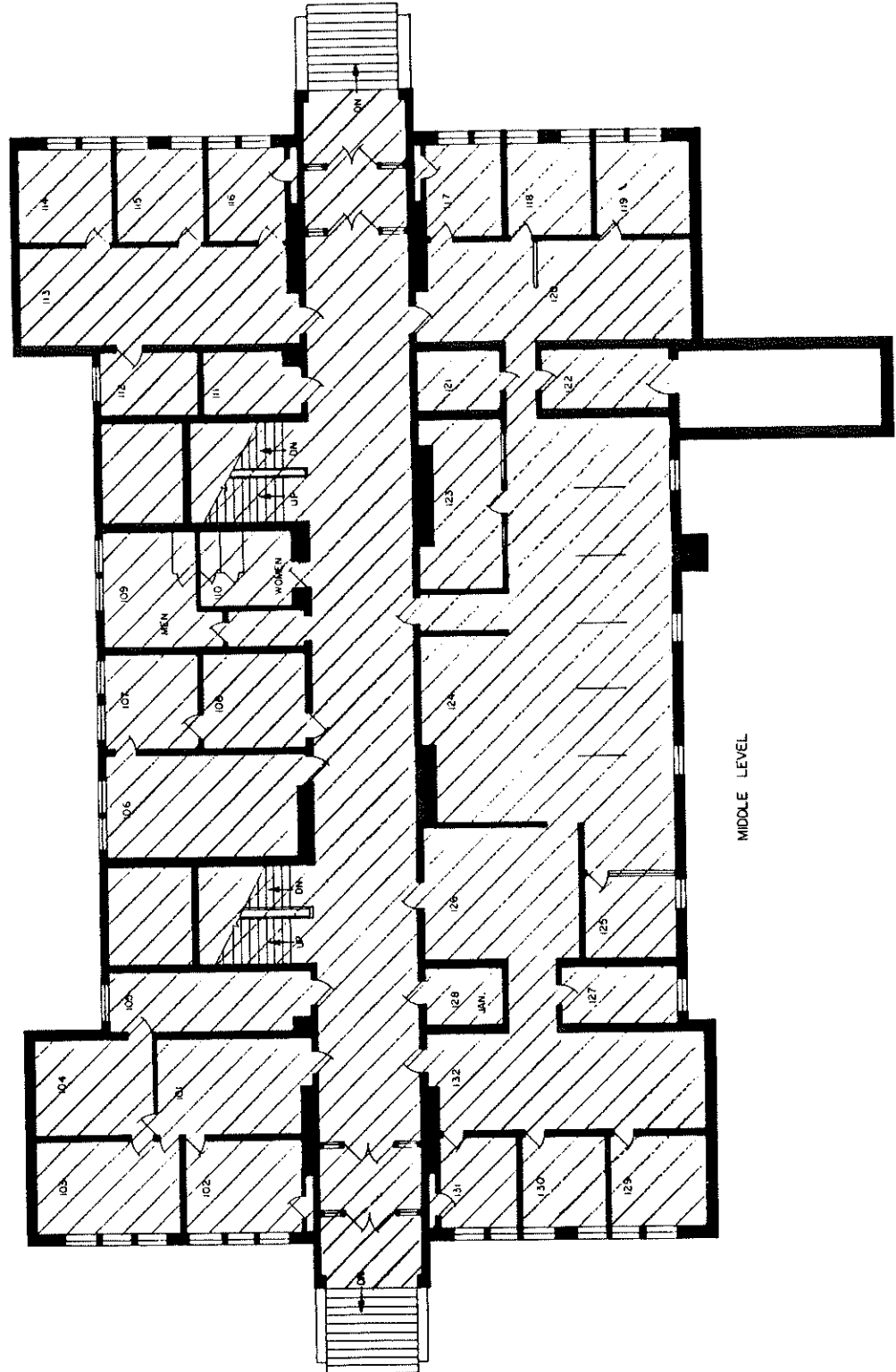
CENTRAL ADMINISTRATION BUILDING



UPPER LEVEL

CENTRAL ADMINISTRATION BUILDING

HA #X



CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684

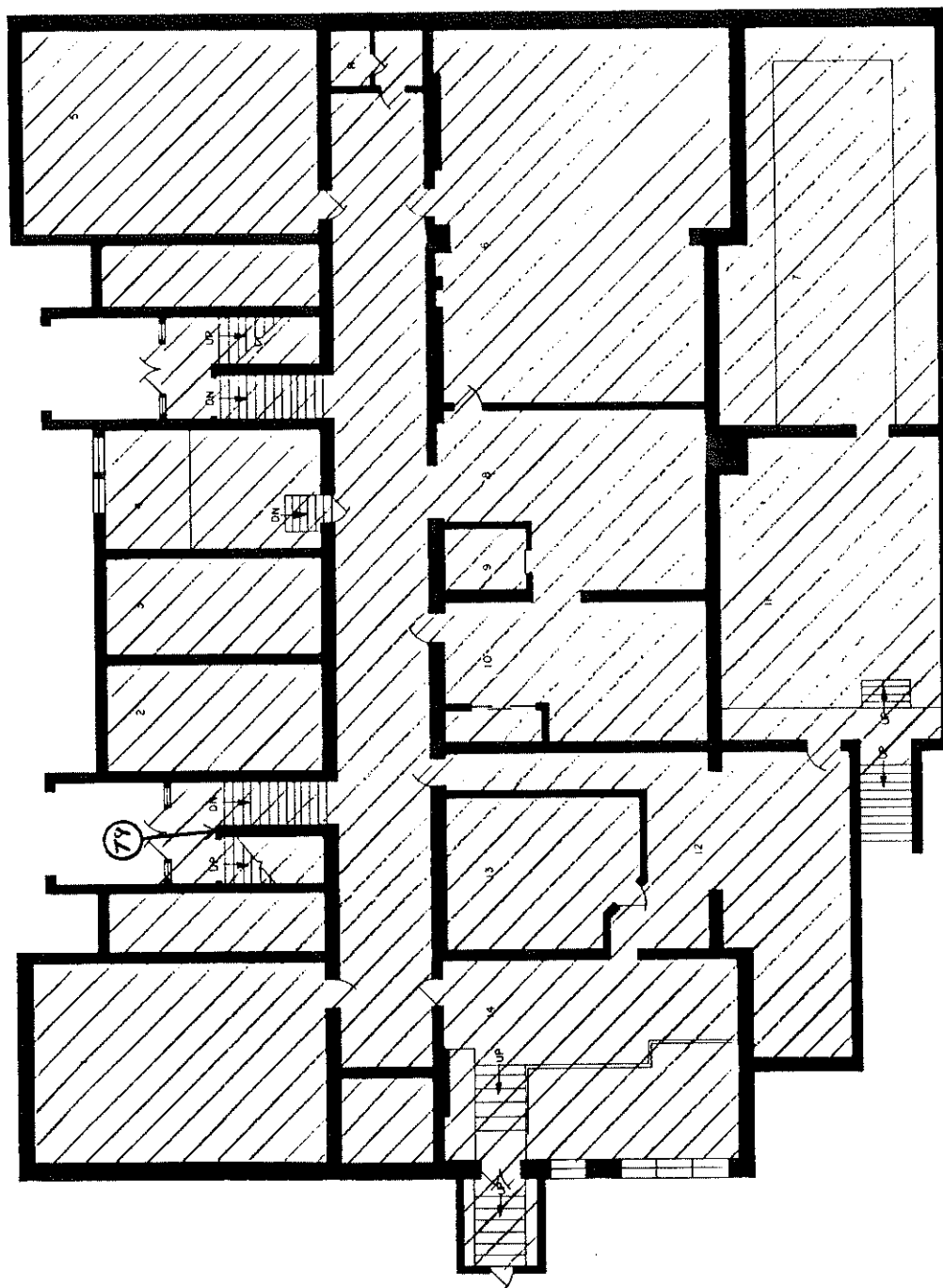


11-10-84

CENTRAL ADMINISTRATION

3/4

HA #X



LOWER LEVEL

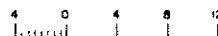
CENTRAL ADMINISTRATION BUILDING

TRAVERSE CITY AREA PUBLIC SCHOOLS

B-10 54

CENTRAL ADMINISTRATION

P.O. BOX 32
TRAVERSE CITY, MICHIGAN 49684



2/4

LEA Name

SB#

Hazard Assessment

1. Inspector Name

Last

First

M.I.

2. Inspector Signature

Date

3. State of Accreditation

4. Accreditation Number

HA#

Hazard Assessment Classification

Reason for Classifications

Wire insulation is buried in the walls and in conduit. It has very low disturbance potential as it has low accessibility

LEA Name: Traverse City Area Public Schools
SB # : 29-AD

Periodic Surveillance

1. Name of Person Performing Surveillance

Last First M.I.

Early, Sheryl L.

2. Date of Surveillance

04/15/06

3. Description of Changes in the Condition of the Materials

HA	Change in Condition
F	Pipe Insulation – no change
V	Transite Board – no change
W	9" Floor Tile – no change

MICHIGAN DEPARTMENT OF PUBLIC HEALTH
DIVISION OF OCCUPATIONAL HEALTH
AHERA MANAGEMENT PLAN

LEA Name

Traverse City Area Public Schools

SB#

29-AD

REMAINING ASBESTOS

Description

DATE	AREA REMOVED	AMT REMOVED	BALANCE
HA# F	Pipe Insulation		22 LF
HA# V 12-2-94	Transite Board Removed four 4 x 8 sheets from rooms 211 & 212	128 SF	720 SF 592 SF
HA# W 5-4-90	9" x 9" Floor Tile Main floor west exit vestibule	54 SF	5,372 SF 5,318 SF
4-15-94	Room 109	123 SF	5,195 SF
5-6-94	Room 110	68 SF	5,127 SF
8-24-96	Room 108	142 SF	4,985 SF
3/01	Room 6	56 SF	4,929 SF
1-7-03	North Entrances	416 SF	4,513 SF
1-28-03	Rooms 1 & 6	280 SF	4,233 SF

OH-206 5/88
(IN FORM E-6)

AUTH: PA 368 OF 1978
COMPLETION OF THIS FORM (OR
EQUIVALENT) IS REQUIRED BY AHERA

APPENDIX B

Legal

Exhibit

- Form of Purchase Agreement B-1
- Form of Warranty Deed B-2

EXHIBIT B-1

PURCHASE AGREEMENT

This Agreement is entered into this ____ day of _____, 2022, by and between Traverse City Area Public Schools, a Michigan school district operating under the Revised School Code, MCL 380.1, *et seq*, as amended, whose address is 412 Webster Street, Traverse City, Michigan 49686 (the "Seller") and _____, a _____, whose address is _____ (the "Purchaser"), for the transfer by the Seller to the Purchaser of approximately 43,560 square feet (1 acre) of real property, including an approximately 31,427 square foot building, located at 412 Webster Street, Traverse City, Grand Traverse County, Michigan, described as follows:

Lots 1, 2, 3 & 4, Block 15, Original Plat of Traverse City, Grand Traverse County, Michigan

Tax Identification No. 28-51-798-059-00

(hereinafter sometimes the "Property"), upon the following terms and conditions:

I. Property Transferred. The Purchaser shall purchase and receive and the Seller shall sell the Property and, if any, all easements and all other interests and rights of Seller that are appurtenant to the real estate, including, but not limited to, all right, title, and interest, if any, of the Seller in and to any land lying in street, road, or avenue in front of, within, adjacent to, or adjoining such land.

II. Purchase Price. The Property shall be purchased for the sum of _____ and 00/100 Dollars (\$_____.00). The entire purchase price shall be paid in certified funds by Purchaser to Seller at closing.

II. Property Description. The Property consists of a parcel of land of approximately 1 acre in size located at 412 Webster Street, Traverse City, Grand Traverse County, Michigan, together with all easements, rights, improvements, appurtenances, and hereditaments, and with property tax parcel identification number 28-51-798-059-00. The exact boundaries, size, and topography of the Property shall be determined by survey to Purchaser's satisfaction. Purchaser, at its sole cost, shall have the surveyor provide an ALTA survey, including a legal description of the property to which Seller and Purchaser agree to be used for a title commitment. The survey shall be certified to the Seller, the Purchaser, and the title company.

IV. Deposit. The Seller and Purchaser acknowledges that it has received a deposit from the Seller in the amount of Five Thousand and 00/100 and 00/100 Dollars (\$5,000.00). At closing, the deposit amount shall be credited to the purchase price.

V. Closing. Closing of the sale described herein shall take place at the office of Seller's Superintendent of Schools or at Seller's option, the title company which provides the title commitment as required in Paragraph X, herein, within ten (10) days following the date that all

documents are prepared and approved, but in no event shall the closing be held later than _____ (____) days from the date of this Agreement.

VI. Property Taxes and Assessments. Purchaser shall be responsible for all property taxes and assessments on the Property that become due after the date of closing.

VII. Inspections and Zoning Approvals. The sale of the Property shall be contingent upon the Purchaser's testing, analysis, inspection, and evaluation of the Property and zoning approvals. The Purchaser shall have _____ (____) days from the effective date of this Agreement in which to obtain such investigations, evaluations, and testing of the Property and obtaining any zoning approvals (the "Inspection Period"). Purchaser's inspections and zoning approvals may include: (a) a physical inspection of aspects of the Property; (b) an environmental analysis and investigation of the property; (c) investigating the availability and condition of utility and sewage services and systems, including but not limited to gas, water, electric, sanitary sewer, storm sewer, and telephone services and systems; (d) making soil tests, borings, and other engineering, environmental, and architectural tests and evaluations; (e) reviewing and analyzing all applicable building and use restrictions, building codes, and all other federal, state, and local statutes, codes, ordinances, rules, and regulations relating to the ownership, development or use of the Property (subparagraphs (a) and (e) shall be referred to as the "Inspections"); and (f) the obtaining of any approval for zoning, re-zoning, special use permits, site plans or any other regulatory approvals from the Village of Acme (the "Zoning Approvals"). The Purchaser shall indemnify and hold Seller harmless from and against any liability, including attorneys' fees incurred by the Seller arising out of the acts or omissions of Purchaser or Purchaser's agents or employees with regard to the Inspections and/or Zoning Approvals. In the event the Purchaser is dissatisfied with the results of the Inspections or Zoning Approvals, Purchaser shall have the option to rescind and terminate this Agreement without penalty or liability by notifying the Seller in writing prior to the expiration of the Inspection Period. In the event of such termination, the Seller shall return the deposit amount mentioned in Paragraph IV above and Purchaser shall deliver to the Seller, free of charge, a copy of any and all reports or surveys prepared in accordance with this Paragraph VII. All of Purchaser's Inspections and Zoning Approvals shall be performed at Purchaser's sole cost and expense.

VIII. Disclosure and Disclaimer of Warranties. The Seller discloses the following: _____

AT THE CLOSING, THE PURCHASER WILL CONFIRM IN WRITING THAT IT HAS INSPECTED THE PROPERTY AND AGREES TO TAKE THE PROPERTY "AS IS" AND IN ITS PRESENT CONDITION AND THAT THERE ARE NO OTHER ADDITIONAL WRITTEN OR ORAL UNDERSTANDINGS. EXCEPT FOR THE WARRANTIES CONTAINED IN PARAGRAPH XII, HEREIN, CONCERNING THE STATUS OF TITLE OF THE PROPERTY, SELLER EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES ON THE PROPERTY.

IX. Environmental Matters. It is the intention and agreement of the Seller and the Purchaser that following conveyance of the Property to the Purchaser, the Seller shall have no liability or exposure with respect to any environmental remediation required on the Property or with respect to claims of third parties arising out of or based upon exposure, subsequent to such conveyance, to hazardous substances or other conditions known or unknown that may be in or about the Property, and, as stated above, the Purchaser is accepting the Property in its "as is" condition with full liability therefor. The Seller and the Purchaser agree if a conveyance of the Property occurs:

(a) The Purchaser shall, at its sole expense, be responsible for and pay the cost of and indemnify the Seller from, including payment of Seller's actual attorneys' fees, any and all environmental assessments and remedial actions, if any, required pursuant to the Comprehensive Environmental Response Compensation and Liability Act of 1980 (as amended), Act 451 of the Michigan Public Acts of 1994, as amended, or any and all other applicable federal, state, or local statutes, laws, ordinances, codes, rules, regulations, and guidelines (including consent decrees and administrative orders) relating to public health and safety and the protection of the environment.

(b) The Purchaser shall, at its sole expense, be responsible for and pay the cost of investigation, repairs, and modifications as are necessary to ensure that the Property is safe and appropriate for its intended uses and that the Property complies with all applicable building codes or other applicable laws or regulations and are not in violation of any federal, state, or local laws, regulations, or orders pertaining to the environment or use of the Property.

(c) The Purchaser further agrees that it shall, at its expense, defend against any claims asserted by third parties and indemnify the Seller, including payment of Seller's actual attorneys' fees, from any exposure in and about the Property after the date of closing to any hazardous waste as defined in Section 11103(3) of Act 1994 PA 451, as amended, or as defined in any other applicable federal or state law, regulation, ruling, or order or as a result of any other allegedly dangerous conditions known or unknown existing in and about the Property as of the date of conveyance to the Purchaser.

(d) The Purchaser shall not look to the Seller or its successors or assigns for any reimbursement, apportionment, or contribution with respect to the liability assumed and expenditures incurred by Purchaser pursuant to subparagraphs (a), (b), and (c) above by reason of the existence of any hazardous waste (as above defined) or that may be assessed as response costs or investigative costs by any governmental agency, whether such right be pursuant to common law or by statute.

(e) The provisions of this Paragraph IX shall, in the case any one or more of the same is deemed to be unenforceable, be severable, meaning that the unenforceability of any given provisions shall not affect the enforceability of the remaining provisions.

(f) This Paragraph IX shall inure to the benefit and be binding upon the Purchaser and its successors and assigns, including any party to whom any of the Property is conveyed or leased in whole or in part, by the Purchaser.

(g) The provisions of subparagraphs (a) through (f), above, shall survive closing. At the Seller's option, at the closing, the provisions of subparagraphs (a) through (f) shall be placed in recordable form, signed, and acknowledged by Purchaser and Seller and then recorded by Seller, at its expense, with the Grand Traverse County, Michigan, Register of Deeds.

X. Evidence of Title. The Seller shall, at its expense, as soon as practical and in any event within fifteen (15) days from the effective date of this Agreement, provide Purchaser with a commitment for an owner's policy of title insurance in the amount of the purchase price, showing Seller's title to be in good and marketable condition, with standard printed exceptions removed at closing and subject to mortgages, judgments, and other liens that can and will be satisfied out of the proceeds of sale, easements, restrictions and reservations of record, taxes, and assessments not yet due and payable and any matters that would be shown by an accurate land title survey. The title commitment shall be updated as of the date of closing. Within fifteen (15) days of receipt of the

commitment for title insurance, the Purchaser shall notify Seller of any restrictions, reservations, limitations, easements, liens, and other conditions of record (together hereinafter called "Title Defects"), disclosed in such commitment that would unreasonably interfere with Purchaser's proposed use of the Property. Should Purchaser notify the Seller of any such Title Defects, Seller shall have until the closing date to cure or remove same. If such objections are not cured by the date set for closing, the Purchaser may, at Purchaser's option, terminate this Agreement, or alternatively set a date with Seller to extend the closing date to a mutually agreed upon closing date so as to provide Seller with an additional opportunity to cure said Title Defects. In the event such reasonable objections are not cured by the date set for closing or any extension thereof and Purchaser elects not to waive its title objections, Purchaser may terminate this Agreement and neither party shall have any further liability to the other under this Agreement.

XI. Attorney's Opinion. Purchaser acknowledges that Seller has recommended that the Purchaser retain an attorney to pass on the marketability of the title to the Property and to review the details of the sale before the closing.

XII. Warranty Deed. At the Closing, Seller shall deliver to Purchaser a good and sufficient general warranty deed. Said deed shall warrant title to the Property free and clear of all liens, encumbrances, and conflicting claims of ownership other than the following:

- (a) building and zoning laws, ordinances, and regulations;
- (b) recorded and existing building and use restrictions or other restrictions relating to the use or improvement of the Property;
- (c) recorded and existing restrictions, if any;
- (d) recorded and existing utility or roadway easements, and rights-of-way; and,
- (e) all other rights, restrictions, reservations, easements, and other matters of record disclosed in the commitment for title insurance mentioned in Paragraph X, above.

XIII. Time of Essence. Time is of the essence with respect to all dates and times set forth in this Agreement.

XIV. Cost of Closing. At Closing, the Seller shall pay for the title insurance required pursuant to Paragraph X herein, transfer tax (if any), preparation of any warranty deed and/or services on behalf of the Seller. At Closing, the Purchaser shall pay the costs or fees for recording the warranty deed, preparation and filing of the Real Property Transfer Affidavit, any inspections, zoning approvals, and attorney's opinion and/or services on behalf of Purchaser. The Seller and the Purchaser shall each pay one-half (1/2) of the closing fee imposed by the title company for closing this transaction.

XV. Termination. If, by reason of the other party's inability to perform a provision of this Agreement, either Purchaser or Seller is not obligated to complete this Agreement, then either Purchaser or Seller may terminate this Agreement by delivering to the other party written notice of termination and, thereupon, this Agreement shall terminate with the same effect as though the Agreement had never been entered into. Purchaser or Seller may nevertheless waive one or more

conditions, the fulfillment of which are conditions precedent to their performance, without prejudice to their right subsequently to assert other conditions or to make a claim against the other party with respect to any breach of the representations or warranties made by that party.

XVI. Whole Agreement. This Agreement constitutes the entire agreement between the parties and shall be deemed to supersede and cancel any other agreement between the parties relating to the transactions herein contemplated. None of the prior and contemporaneous negotiations, preliminary drafts, or prior versions of this Agreement leading up to its execution and not set forth herein shall be used by any of the parties to construe or affect the validity of this Agreement. Each party acknowledges that no representation, inducement, or condition not set forth herein has been made or relied upon by either party.

XVII. Amendments. This Agreement may be amended or modified only by a document in writing executed by each of the parties named above.

XVIII. Successors and Assigns. This Agreement shall bind and benefit the parties hereto and their respective successors and assigns.

XIX. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

XX. Effective Date. This Agreement shall become effective as of the date upon which the last of the parties listed below shall have signed this Agreement.

XXI. Counterpart Signatures. This Agreement may be executed in one or more counterparts, including facsimile copies, each of which shall be deemed an original, but all of which shall together constitute one and the same instrument.

(Signatures appear on the following page)

WITNESSES:

WITNESSES:

SELLER:

**TRAVERSE CITY AREA PUBLIC
SCHOOLS, a Michigan general powers
school district**

By: _____
John VanWagoner II, Ph.D.

Its: Superintendent of Schools

Dated: _____, 2022

PURCHASER:

_____,
a _____

By: _____

Its: _____

Dated: _____, 2022

EXHIBIT B-2

WARRANTY DEED

This Warranty Deed, made this ____ day of _____, 2022, between Traverse City Area Public School District, a Michigan general powers school district, operating under the provisions of the Revised School Code, MCL 380.1, *et seq.*, as amended, whose address is 412 Webster Street, Traverse City, Michigan 49686 ("Grantor") and _____, a _____, whose address is _____ (the "Grantee"). The Grantor hereby conveys and warrants to the Grantee approximately 43,560 square feet (1 acre) of real property, including an approximately 31,427 square foot building, located at 412 Webster Street, Traverse City, Grand Traverse County, Michigan, legally described as follows:

Lots 1, 2, 3 & 4, Block 15, Original Plat of Traverse City, Grand Traverse County, Michigan

Tax Identification No. 28-51-798-059-00 (the "Property").

Together with all tenements, hereditaments, and improvements thereunto belonging or in any way appertaining for the sum of _____ and 00/100 Dollars (\$_____) paid to the Grantor.

This conveyance is subject to:

1. Easements and building and use restrictions, if any;
2. Rights of the public and any governmental authority in any part of the land taken, deeded, or used as a street, road, or highway;
3. Restrictions imposed by zoning ordinances or as part of a general plan;
4. All easements, rights of ways, restrictions, and other exceptions contained in the Commitment for Title Insurance issued by _____, Commitment No. _____ (Issue Date: _____, 2022, at 8:00 a.m.).

The Grantor grants to the Grantee the right to make all permitted division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is exempt from the Michigan transfer tax pursuant to Section 5(h)(i) of Act 134 of the Public Acts of 1966, MCL 207.505(h)(i), as amended and Section 6(h)(i) of Public Act 330 of 1993, MCL 207.526(h)(i), as amended.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

GRANTOR:

**TRAVERSE CITY AREA PUBLIC SCHOOLS,
a Michigan general powers school district**

Dated: _____, 2022

By: _____

John VanWagoner II, Ph.D.

Its: Superintendent of Schools

Acknowledged before me in _____ County, Michigan, on _____, 2022,
by John VanWagoner II, Ph.D., Superintendent of Schools, Traverse City Area Public Schools, a
Michigan general powers school district.

(signature)

(printed)

Notary Public, _____ County, Michigan

My Commission Expires: _____

Acting in the County of _____

Prepared By (without Opinion):	After Recording Return To:
Gordon W. VanWieren, Jr., Esq. Thrun Law Firm, P.C. P.O. Box 2575 East Lansing, Michigan 48826-2575	Grantee