

EXHIBIT A



- Category A/WCRC funded
- SAD/WCRC funded
- SAD Boundary

Tech Park Roads Special Assessment District



Ann Arbor Technology Park Roads

Proposed Road Funding Plan

December 7, 2016

Road funding needed for the Ann Arbor Technology Park is estimated at a total of \$1,615,000. The roads being addressed are:

- Goss Rd from Woodridge Drive easterly approximately 1,000'
- Woodridge Dr from Dixboro Rd, turning into Arrowhead Drive and Arrowhead Dr north from Goss Rd until Dixboro Rd

The attached map highlights the roads in yellow and blue.

The roads highlighted in yellow reflect the stretch of road that government entities have agreed to fund and are not included in the Special Assessment District (SAD)*. The government will also fund the preliminary and engineering fees for the balance of the roads (highlighted in blue). This leaves \$750,000 as the unfunded amount for the total resurfacing. A proposal is hereby forwarded to fund the road segments in blue described above using a formula of 50% calculated by road frontage and 50% calculated by building square footage among Park property users:

- AW Tech Center
- IMRA America
- Masco Cabinetry
- NSK Corporation
- NSF International
- Toyota Tech Center
- University of Michigan
- Ann Arbor Township

This 50/50 split of property frontage and building square footage on Goss, Woodridge, and Arrowhead results in the following to be paid by each user. A detailed cost, frontage, and square footage breakdown is also attached.

| | Total Cost |
|---------------------------------|---------------------|
| AW Tech Center | \$28,274.85 |
| IMRA America | \$44,068.58 |
| Masco Cabinetry | \$72,307.06 |
| NSK Corporation | \$85,002.31 |
| NSF International | \$33,573.55 |
| Toyota Tech Center | \$405,892.90 |
| UM (Voluntary Contribution) | \$67,947.28 |
| Ann Arbor Township Fire Station | \$12,933.48 |
| Total | \$750,000.00 |

Calculated by Road Frontage

| | Total Frontage (Ft) | Percent of Total Frontage | Cost |
|--------------------|---------------------|---------------------------|------------------|
| AW Tech Center | 856.54 | 4.66% | \$17,462.09 |
| IMRA America | 1494.21 | 8.12% | \$30,462.12 |
| Masco Cabinetry | 1365.08 | 7.42% | \$27,829.58 |
| NSK Corporation | 2366.66 | 12.87% | \$48,248.56 |
| NSF International | 1646.83 | 8.95% | \$33,573.55 |
| Toyota Tech Center | 6801.76 | 36.98% | \$138,665.93 |
| UM | 3332.91 | 18.12% | \$67,947.28 |
| Ann Arbor Township | 530.29 | 2.88% | \$10,810.90 |
| Total | 18394.28 | 100.00% | \$375,000 |

Calculated by Square Footage

| | Building (Sq Ft) | Percent of Total Sq Footage | Cost | Total Cost |
|--------------------|------------------|-----------------------------|------------------|---------------------|
| AW Tech Center | 36,138 | 2.88% | \$10,812.76 | \$28,274.85 |
| IMRA America | 45,475 | 3.63% | \$13,606.46 | \$44,068.58 |
| Masco Cabinetry | 148,651 | 11.86% | \$44,477.49 | \$72,307.06 |
| NSK Corporation | 122,837 | 9.80% | \$36,753.75 | \$85,002.31 |
| NSF International | 0 | 0.00% | \$0.00 | \$33,573.55 |
| Toyota Tech Center | 893,116 | 71.26% | \$267,226.97 | \$405,892.90 |
| UM | 0 | 0.00% | \$0.00 | \$67,947.28 |
| Ann Arbor Township | 7094 | 0.57% | \$2,122.58 | \$12,933.48 |
| Total | 1,253,311 | 100.00% | \$375,000 | \$750,000.00 |

Total cost of project: \$1,615,000
 Government funding: \$865,000
 Cost balance: \$750,000
 50% Cost Balance: \$375,000

Information on road frontage was obtained from GIS Washtenaw. Information on building square footage was obtained from the Ann Arbor Charter Township Assessor. The building square footage was only included for buildings that were directly accessed from Goss, Woodridge, and Arrowhead.

Parcels to be included in Special Assessment District

| | | | |
|-----|-----------------|------------------------|-------------|
| 1. | I-09-24-100-010 | University of Michigan | 16.4 Acres |
| 2. | I-09-24-100-009 | University of Michigan | 42.03 Acres |
| 3. | I-09-24-200-010 | University of Michigan | 82.96 Acres |
| 4. | I-09-24-200-011 | Toyota | 73.09 Acres |
| 5. | I-09-24-100-008 | Masco | 27.36 Acres |
| 6. | I-09-24-200-009 | Toyota | 16.04 Acres |
| 7. | I-09-24-325-007 | Toyota | 14.43 Acres |
| 8. | I-09-24-325-017 | University of Michigan | 18.16 Acres |
| 9. | I-09-24-325-015 | NSK Americas | 34.4 Acres |
| 10. | I-09-24-325-009 | AW Technical | 7.1 Acres |
| 11. | I-09-24-325-019 | University of Michigan | 7.1 Acres |
| 12. | I-09-24-325-012 | IMRA | 16.21 Acres |
| 13. | I-09-25-225-002 | NSF International | 35.02 Acres |
| 14. | I-09-24-325-018 | NSF International | 16.13 Acres |

PRELIMINARY COST ESTIMATE FOR
 ANN ARBOR TECHNOLOGY PARK WITHOUT TEDF GRANT APPLICATION ROAD SEGMENTS
 ARROWHEAD ROAD, WOODBRIDGE TO DIXBORO (2,430'),
 GOSS ROAD, EAST OF WOODBRIDGE (1,000'), &
 WOODBRIDGE, ARROWHEAD TO DIXBORO W/ GAPPING FOR TEDF GRANT (3,450')

02/04/16

PULVERIZE AND RESURFACE EXISTING PAVEMENT
 PROJECT LENGTH: 6,880 LINEAR FEET
 PAVEMENT WIDTH: 24' W/ 5' PAVED SHLDRS & 5' GRAVEL SHLDRS (EXCEPT GOSS RD EAST OF WOODBRIDGE)

| DESCRIPTION | QUANTITY | UNIT | COST/UNIT | ESTIMATED COST |
|-------------------------------------|----------|------|--------------|---------------------|
| MOBILIZATION, 10% | 1 | LS | \$68,000.00 | \$68,000.00 |
| HMA BASE CRUSHING & SHAPING | 27,200 | SYD | \$1.70 | \$46,240.00 |
| HMA SURFACE, REM | 2,700 | SYD | \$1.00 | \$2,700.00 |
| DITCH CLEANOUT | 40 | STA | \$500.00 | \$20,000.00 |
| CULVERT REPLACEMENT | 1 | LS | \$25,000.00 | \$25,000.00 |
| SHOULDERS, 23A LIMESTONE | 7,095 | SYD | \$4.00 | \$28,380.00 |
| HMA, LVSP (2" Top and 2" Leveling) | 5,980 | TON | \$75.00 | \$448,500.00 |
| HMA APPROACHES | 600 | TON | \$110.00 | \$66,000.00 |
| CURB AND GUTTER | 340 | LFT | \$25.00 | \$8,500.00 |
| SIDEWALK RAMP, CONC, 6 INCH | 150 | SFT | \$6.00 | \$900.00 |
| SIGNS AND PAVEMENT MARKINGS | 1 | EA | \$8,780.00 | \$8,780.00 |
| MAINTENANCE OF TRAFFIC | 1 | LS | \$12,000.00 | \$12,000.00 |
| TURF ESTABLISHMENT, PERFORMANCE | 1 | LS | \$15,000.00 | \$15,000.00 |
| CONSTRUCTION SUBTOTAL = | | | | \$750,000.00 |
| PRELIMINARY ENGINEERING | 1 | LS | \$40,000.00 | \$40,000.00 |
| CONSTRUCTION ENGINEERING & TESTING | 1 | LS | \$100,000.00 | \$100,000.00 |
| ESTIMATED TOTAL PROJECT COST | | | | \$890,000.00 |



Michigan Department of Transportation

Grant Summary

Date: 04/13/2016

Page: 1 of 1

Grant Type: TED - Category A
 Grant Number: 1244

| Section | Applicant | Description (rpt) | Current Grant Amount | Total Match | Grant Percentage | Status | Grant Year |
|---------------|----------------------------------|--------------------------------|----------------------|---------------------|------------------|----------|------------|
| 01 | Washtenaw County Road Commission | Goss Road and Woodbridge Drive | \$507,500.00 | \$217,500.00 | 70.00% | Approved | 2016 |
| Total: | | | \$507,500.00 | \$217,500.00 | 70.00% | | |

Section 01 Grant Section Description
 Reconstruction of Goss Road from Earhart Road to Woodbridge Drive, and Woodbridge Drive from Goss Road to the northern driveway of the Toyota Technical Center, located in Ann Arbor Township, Washtenaw County.

Total construction cost is \$605,000. The TEDA share of construction is \$507,500, or 84% of the total. The remaining construction cost of \$97,500 is the responsibility of the Washtenaw County Road Commission. This grant section includes match of \$120,000 from the Washtenaw County Road Commission and Ann Arbor Township for non-construction project-related work.

Project Summary

Toyota Motor Engineering & Manufacturing North America, Inc. (Toyota) is expanding its automotive research center on Goss Road and Woodbridge Drive in Ann Arbor Township. Toyota will invest \$75,150,000 to add approximately 45,000 square feet to its existing powertrain research facility. The expansion of the research center will result in the creation of 85 new jobs in 2016.

This expansion is an outgrowth of a larger, nationwide Toyota initiative of reviewing where Toyota operations could be most optimally located. As part of this initiative, scenarios for expanding its powertrain operations located in Torrance, California were evaluated. An impediment to the expansion at its Ann Arbor Township facility is roadway access. Toyota requires dependable access without seasonal weight restrictions to make its Michigan facility competitive. Goss Road and Woodbridge Drive are in poor condition and will be weight-restricted if they are not repaired. To address this problem, the Washtenaw County Road Commission will reconstruct Goss Road from Earhart Road to Woodbridge Drive, and Woodbridge Drive from Goss Road to the northern driveway of the Toyota Technical Center.

The total cost of the project is \$725,000, including \$507,500 in TEDA funds and \$217,500 (30%) from the Washtenaw County Road Commission and Ann Arbor Township.