

AMENDED AND RESTATED
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT (the “Agreement”) is made as of January 5th, 2023, between the TOWNSHIP OF GENOA, a charter township, whose address is 2911 Dorr Road, Brighton, Michigan 48116 (the “Township”) and TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, whose address is 1600 South Canton Center Road, Canton, Michigan 48155 (the “Owner”).

RECITALS

A. The Owner and the Township entered into a Planned Unit Development Agreement dated August 2, 1999 (the “Original PUD”), with respect to the development of property owned by Owner consisting of approximately 77.74 acres of land and located in the Township of Genoa, County of Livingston, State of Michigan, commonly known as 7575 Grand River Avenue (Parcel Identification Number 4711-13-200-009), more particularly described on **Exhibit A** attached hereto (the “Property”). The Original PUD was not recorded with the Livingston County Register of Deeds.

B. The Original PUD provided that the Owner develop the Property as a “Mixed Use Planned Unit Development District” pursuant to Article 10 of the zoning ordinance of the Township (as amended, the “Ordinance”) under the “Conceptual Site Plan” in the form required by the Ordinance and attached as Schedule B to the Original PUD which identified the location and general configuration of each of such uses (the “Conceptual Plan”).

C. The Township determined that the Conceptual Plan (1) properly achieved the purposes of Article 10 of the Ordinance, including the encouragement of innovation in land use, the preservation of open space in areas adjacent to Grand River Avenue to achieve compatibility with adjacent land uses, the promotion of efficient provision of public services and utilities, the reduction of adverse traffic impacts, and the provision of adequate employment, (2) is consistent with the Master Plan and the Grand River Avenue Corridor Study of the Township, and (3) promotes the public health, safety and welfare of the Township.

D. In accordance with the Ordinance and the requirements of Act No. 184 of the Michigan Public Acts of 1943, as amended (now Act No. 110 of 2006) (the “Act”), the Township

Planning Commission and Township Board of Trustees (“Township Board”) approved the Conceptual Plan.

E. As part of the Original PUD, the Property was rezoned to Non-Residential Planned Unit Development (“NRPUD”) in accordance with Section 10 of the Ordinance.

F. The Property is currently zoned NRPUD as identified in the Township Zoning Map adopted May 2, 2005 and revised September 4, 2020.

G. In accordance with Section 2.3 of the Original PUD, Owner developed a medical office building and clinic of up to 240,000 gross square feet of floor area, and a second office building of up to 55,000 gross square feet of floor area on the Property (collectively, “Medical Buildings”). The Medical Buildings are located east of the Genoa Business Park. The address for the Medical Buildings is 7575 Grand River, Brighton, Michigan 48114.

H. In accordance with Section 2.5 of the Original PUD and pursuant to that Ground Lease dated February 1, 2001 recorded at Liber 2901, Page 668, Livingston County Records, between the Owner (as lessor) and Village At Brighton, L.L.C. (now known as Village at Brighton 2, L.L.C. (as lessee) (the “Village”), the Village developed a two-story assisted living and independent living facility now known as “Sanctuary at Woodland” located at 7533 Grand River Avenue, Brighton, Michigan (the “Facility”).

I. The Facility was constructed in 2001 and modified in 2003 and is located on approximately 7.49 acres of the Property. The Facility is licensed for forty (40) assisted living beds in thirty-eight (38) resident rooms and fifty (50) independent living apartment units. The licenses for the Facility are held by Trinity Senior Living Communities.

J. In connection with the development of the Facility, the Owner granted multiple access and utility easements in the Property to Village (“Village Easements”).

K. The Owner and the Township entered into an Amendment to the Original PUD dated November 13, 2018, and recorded on January 16, 2019, as Document No. 2019R-001392, Livingston County Records (“Amendment”) with respect to the then existing entry signage and the installation of new signage along Grand River Avenue. The Amendment was approved by the Township on October 15, 2018. The Original PUD and Amendment are collectively referred to as the “Existing PUD”.

L. On March 30, 2022, the Owner submitted to the Township an Application-Planned Unit Development (PUD) (“PUD Application”). Also, on March 30, 2022 the Owner submitted to the Township an Application for Site Plan Review (“Site Plan Application”). The applications request review and approval of proposed amendments to the Existing PUD along with Final PUD Site Plan authorization for the expansion and renovation of the Medical Buildings (“Project”). The Project is intended to expand community health services to the Brighton, Livingston County, Michigan vicinity and to provide state-of-the art healthcare facilities in the area.

M. The PUD and Site Plan Applications included all submitted items set forth in Section 10.06 of the Ordinance except the hydrologic impact assessment. The submitted items include but are not limited to, proof of ownership of the Property and Owner authorization,

completed application and application fee, an impact assessment and traffic study meeting the requirements of Article 18 of the Ordinance, a demolition plan, site plan, grading and storm plan, utility plan, landscape plan, site development notes and details, and architectural plans (collectively, the “NRPUD Plans”). For purposes of this Agreement, the NRPUD Plans shall be deemed to be the Final PUD Site Plan attached as **Exhibit B**.

N. The Project entails the development of a new, four-story hospital addition (with basement) comprising 175,043 square feet and consisting of support spaces, seventy-two (72) inpatient beds, including expanded emergency department services, cafeteria and associated upgrades to existing support spaces and utilities, with expanded capacity for on-site parking. The Project will be located on and attached to the Medical Buildings. The two buildings will be connected to the first and second levels of the Medical Buildings. There will be additions to the existing Medical Buildings to expand the Emergency Department and Outpatient Surgery Services, as well as renovations to the Emergency Department, Outpatient Surgery Services, Imaging and Lab.

O. In addition to the existing Facility, the Project brings comprehensive health care to the community. In terms of open space, a courtyard shall be provided and a community garden is being considered (as detailed in the NRPUD Plans). The Project includes a creative yet cost-effective development of a community hospital addition, including enhanced Emergency Department, the addition of inpatient beds and adjacency to existing facilities which are already familiar to the community. There will be visibility of care center for wellness, acute and chronic health conditions. In addition, the Project shall provide the following community benefits under Section 10.02.05 of the Ordinance: (a) the Project shall maintain 25% of lake and pond areas, 50% of retention and detention ponds, landscaped areas, plazas and residential uses to protect natural habitats and beautification of surrounding areas, (b) provides two (2) additional detention ponds, a walking loop, and potentially, a new community garden, with a natural walkway in the future to connect to the Facility, (c) enhance traffic safety and alleviates further potential for congestion on Grand River by adding a ring road around the facility. This also provides a safer, faster service to buildings on the Property by local authorities, including Brighton Area Fire Authorities, (d) enhances the patient experience upon arrival due to the landscaped features, added signage, increased parking and specialty areas, natural landscape, walking paths and improved routing throughout the facility and adjacent buildings, (e) interior renovation allowing for improved patient flow, experience and ability to provide better service to the community, (f) state of the art equipment and facilities due to new equipment and patient flow and increased efficiency within departments, (g) better service to the community by having all services in one location and in a more accessible location, (h) improved energy efficiency as a result of new equipment and building material, leading to improved sustainability and a decreased carbon footprint, (i) the Project allows for new services to be provided within the existing Medical Buildings to support patient needs at one location, (j) implements improved HVAC and architectural designs to better support pandemic needs as a result of recent COVID experiences, (k) the new addition and design allows for shared central sterile services for in-patient and outpatient surgeries, and (l) allows for redundancies within equipment to alleviate impacts to areas and functions due to shutdowns for maintenance and/or repairs of MEP equipment.

P. The Township Planning Commission has reviewed the PUD Application, this Agreement, the Site Plan Application, the impact assessment and NRPUD Plans, conducted a

public hearing on August 8, 2022 and recommended approval of the Final PUD Site Plan, this Agreement, the impact assessment and the NRPUD Plans to the Township Board.

Q. The Township Board reviewed the PUD Application, this Agreement, the Site Plan Application, the impact assessment and NRPUD Plans on October 17, 2022, and provided conceptual approval pursuant to Sections 10.04.03, 10.06, 10.07 and 10.08 of the Ordinance on October 17, 2022.

R. The Ordinance requires the execution of this Agreement in connection with the Project, which agreement shall be binding on the Township and the Owner.

S. The Township has requested easements be granted to the Township similar to the Village Easements benefitting the Township relative to the existing water and sanitary sewer facilities located on the Property, all in accordance with those requirements specified in the Sewer and Water Connection Manual of Marion, Howell, Ocala and Genoa Sewer and Water Utilities (“MHOG”). See **Exhibit B** for the location of the Village Easements.

T. In connection with the Project, the hospital use classification for the Property requires mechanical, electrical, plumbing and fire protection design that addresses both code requirements and national certification standards for licensing and operations. Rooftop equipment is, therefore, sized to support *acuity adaptable rooms* in response to standards required for community pandemic response.

U. The Property is served by public sewer and water. Sanitary sewers and water facilities pertaining to the Project will be reviewed by the Township and MHOG.

V. To facilitate the Project, the Owner and the Township desire to amend and restate the Existing PUD. The Existing PUD is amended and restated in its entirety by this Agreement and as stated herein.

NOW, THEREFORE, in consideration of the foregoing and the remaining terms, conditions and covenants hereinafter set forth, the Township and the Owner agree as follows:

ARTICLE 1

THE CONCEPTUAL PLAN

1.1 Representations of Township. The Township warrants and represents to the Owner that (a) the Township has taken all actions necessary to approve the Conceptual Plan, including, without limitation, all required public hearings, notices to nearby landowners, and all other actions required by the Ordinance and the Act, (b) the Township has approved the Conceptual Plan and that no further action to approve the Conceptual Plan is required, (c) all uses contemplated by the Conceptual Plan are authorized by the Ordinance, and (d) the Owner may rely upon this Agreement for purposes of future development of the Property in accord with the Conceptual Plan.

1.2 Amendment of Conceptual Plan. The Owner and the Township may only amend the Conceptual Plan as permitted by, and in accord with the procedure therefor set forth in, the Ordinance; provided, however, that the Owner, with approval from the Township, may adjust the

size or shape of the various parcels of the Property dedicated to differing uses so long as any such adjustment does not alter the land use designation for any area of the Property or increase the intensity and/or density of use. In connection with any land division or combination, Owner shall comply with Article 20 (Land Divisions) of the Ordinance.

1.3 Site Plan Approvals. Except as otherwise specifically provided in this Agreement, the Owner shall develop the Property only in accord with the Conceptual Plan and subject to site plan approval in accord with the process therefor established in the Ordinance. Each site plan shall superimpose the approved plan of development upon the Conceptual Plan to clearly illustrate the final plan for each portion of the Property. In the event a portion of the Property is submitted for site plan approval and such approval is denied, the party submitting such site plan shall be entitled to appeal such decision to the Township Zoning Board of Appeals as provided by law, and all parties shall agree to proceed expeditiously to final resolution.

1.4 Final PUD Site Plan. The Owner shall submit a "Final PUD Site Plan" to the Township within the time limits prescribed by the Ordinance but otherwise determined by the Owner.

ARTICLE 2

LAND USE AUTHORIZATION

2.1 Phased Development. The Owner plans to further develop the Property in phases. The Medical Building and (assisted living) Facility were constructed as part of the original phases under the Original PUD which included land authorizations for an OSD-Professional Office-Service District and an HDR-High Density Residential (Multi-Family Residential District), and an OSD-Professional Office-Service District. The next phase shall consist of the Project. Additional potential phases may include building a community farm and food hub on the east portion of the Property as described in Exhibit B. Additional projects may be phased and separated as the Owner and Township deem necessary.

2.2 Detailed Development. The Owner may, in its discretion, develop the Property in accord with the Conceptual Plan and subject to the obligation to coordinate development of the Property as a whole pursuant to this Agreement. In connection with the discretionary development of the Property, the Owner shall submit to the Township for review and approval a plan in the form required by the Ordinance, including impact assessments required by the Ordinance. The Township shall review each of such plans within a reasonable time.

2.3 Permitted Special Uses. The Township acknowledges the Owner's plan to develop expanded medical uses of up to 175,043 gross square feet of floor area and other related improvements as part of Phase 1. Notwithstanding the requirement of a permit for any special land use under the Ordinance, the Township agrees that the following uses shall not require a Special Land Use Permit or fee, or submission of additional application forms beyond those normally required for general site plan approval.

2.3.1 The Medical Buildings developed under the Original PUD.

- 2.3.2 The Project described in Recital N and in the NRPUD Plans.
- 2.3.3 The above ground storage tanks within the Property which will not comply with Section 13.07.01 of the Ordinance, "Above Ground (Fuel) Storage Tanks," based on the nature of the medical facility. Instead, the facility will comply with state and federal codes for fuel oil storage.
- 2.3.4 Four areas of wetland buffer disturbance required as part of the Project are identified in attached PUD **Exhibit E**. Two of the three delineated disturbances are associated with the construction of the storm water management system as part of the Project and are identified as "temporary." The other two areas contain both temporary and permanent disturbance and result from construction of a retaining wall, ring road and the storm water management system. The permanent wetland buffer disturbance will total approximately 900 square feet (425 square feet impacted by a retaining wall and ring road and 475 square feet impacted by rip-rap spillway installation required by the Livingston County Drain Commission). After construction, all areas of temporary disturbance will be returned to and maintained in a natural and undisturbed condition as required by Section 13.02.02 of the Ordinance. Approximately 7,345 square feet of the temporarily impacted area will be returned to and maintained in a natural and undisturbed condition. See **Exhibit E**.

2.4 **Open Space**. The Owner shall develop a minimum of 50% of the Property as open/residential space, defined as undisturbed areas of key natural features, 25% of lake and pond areas, 50% of retention and/or detention ponds, landscaped areas, plazas, and residential uses. **Exhibit B** shows the calculation and location of open/residential space as shown on the Conceptual Plan.

ARTICLE 3

ACCESS TO AND WITHIN THE PROPERTY

3.1 **Traffic Impact Study**. The Owner shall submit to the Township for review and approval a traffic impact study as required by Articles 10 and 18 of the Ordinance. Such study shall evaluate the impact of the planned development of the Property at each access point and existing adjacent major intersections, specifically including any intersections where traffic from the Property will comprise at least five percent (5%) of the existing intersection capacity. Such study shall also include proposals to mitigate any adverse impact of such development identified by the study and describe timing and responsibility for funding any improvements designed to implement any such proposals. The Owner shall provide an updated Traffic Impact Study at each phase of the development. At such time as the Township and Livingston County Road Commission determine that a signal is warranted at either entry to the Property, the Owner shall fund the installation of said traffic signal and such other traffic mitigation measures as are required by its development of the Property. However, nothing in this Agreement shall require the Owner to pay more than its pro-rata share of improvements as determined by the proportion of total traffic increase which is generated by developments on the Property.

3.2 Access to the Property. Access to the Property shall be limited to two major entrances from Grand River Avenue. Both access points shall be full movement, with Grand River Avenue ingress and egress from both directions. The Township will only consider additional access points if spaced a safe distance apart and a traffic impact study submitted by the Owner demonstrates that overall traffic operations and safety will be improved. The Owner shall determine the specific location of permitted access points utilizing safety standards established and approved by the Township and the Livingston County Road Commission. The Owner shall also locate access points such distances from existing signalized intersections to ensure sound traffic operations if the access points are signalized. The site design for the Property shall direct traffic flow to use the main access points to public thoroughfares. Stacking or queuing depth at access points shall be sufficient to accommodate expected peak hour volumes to minimize conflict with inbound or internal circulation.

3.3 Internal Roadways. The Owner shall plan and establish an internal system of vehicular thoroughfares throughout the Property in connection with development of portions of the Property as it occurs. The Owner shall design internal roads in such a way as to permit vehicular access between and among users of the Property, as ultimately developed, with the view and intent of minimizing the number of traffic movements onto adjoining public roads. The Township shall review and approve the precise locations and design of the overall system of internal thoroughfares as each site plan for development of portions of the Property is submitted to the Township for approval, taking into consideration the uncertainty of the development of the then undeveloped portions of the Property.

3.4 Pedestrian Walkways. The Owner has constructed a pedestrian walkway along Grand River Avenue that conforms with the Grand River Corridor Plan of the Township. The Owner shall also construct pedestrian walkways between each building and the parking area(s) that serve each such building, as the Property is developed. The pedestrian walkway will conform to the walkway plan shown conceptually in the Final PUD Site Plan. The Township and Owner agree that the purpose of any such pedestrian walkways is to serve the business needs of the Owner and other occupants of buildings on the Property, and to encourage recreational pedestrian use by the general public.

ARTICLE 4

SITE IMPROVEMENTS

4.1 Coordination of Site Improvements. The Owner shall coordinate the construction of site improvements within the Property as a whole to ensure that site improvements are integrated and mutually supportive among the respective portions of phases of development of the Property, including utilities, landscaping, and site lighting.

4.2 General Guidelines. The Owner shall observe the following guidelines in connection with the construction of site improvements on the Property:

- 4.2.1 Site design and landscaping shall diminish the prominence of parking lots as viewed from public roads, consistent with the need to orient visitors to parking areas.

- 4.2.2 Extensive greenways and tree-lined drives shall be located within parking lots to improve traffic operations and views.
- 4.2.3 Consistent with the Owner's experience developing large-scale hospital, clinical and medical office facilities, parking for the Project and the existing medical buildings shall be at the ratio of one (1) space for each two hundred seventy-five square feet (275 SF) of eighty percent (80%) of gross building area resulting in 952 required spaces. Owner will provide 846 spaces (620 newly built and 226 retained from existing parking lots) and 218 unbuilt banked parking spaces. Built and unbuilt spaces total 1,064. Development of the banked parking spaces shall be subject to Planning Commission approval. See **Exhibit H** (CS-100).
- 4.2.4 Any storm water control devices visible from public streets shall have a maximum 6:1 slope (so as to not require a fence according to the Livingston County Drain Commission) and be designed to have a naturalistic appearance, such as variable shape, natural arrangement of landscape materials.
- 4.2.5 Landscaping shall demonstrate consistency in design and materials.
- 4.2.6 Site lighting shall be of a uniform type and color throughout.

4.3 **Maintenance.** The Owner shall be responsible for ongoing maintenance and repair or replacement of site design elements, such as open spaces, signage, landscaping, lighting, and pavement markings. Except as otherwise provided herein, the Owner shall be responsible for maintenance and repair or replacement of facilities serving the entire Property such as stormwater control devices and any roadways within the Property.

4.4 **Residential Buffer Zone.** The Owner shall create and maintain a buffer zone between the residential portion of the property and the adjacent residential properties to the north and east. The buffer zone shall be seventy-five (75) feet deep and shall preserve existing large trees in the zone along the north and east boundaries of the Property. The Owner shall provide a sculptured six to eight foot (6 ft.-8 ft.) high berm, interspersed among existing trees. The Owner shall provide one (1) canopy tree, two (2) evergreen trees, and four (4) shrubs for every twenty (20) lineal feet along the property line of the residential building zone as shown in the Final PUD Site Plan. There shall be a credit of two (2) canopy trees for every existing canopy tree of eight (8) inches diameter or greater. The Owner shall also be permitted to substitute one (1) evergreen tree for five (5) shrubs, or one (1) canopy tree for eight (8) shrubs to develop an aesthetically pleasing landscape buffer.

ARTICLE 5

DESIGN OF BUILDINGS AND SIGNAGE

5.1 **Building.** The architecture, building materials, colors, and shapes of all buildings shall substantially conform with the guidelines set forth in the Grand River Corridor Plan, as it

may be reasonably amended. The Owner shall develop buildings on the Property that incorporate varying building lines, natural earth tone construction materials, and other elements that are aesthetically pleasing. The Owner shall follow the following general guidelines:

- 5.1.1. large walls shall include varying building lines, setbacks, color accents, windows, or other elements to upgrade appearance;
- 5.1.2 each site plan shall include a narrative or illustration(s) that demonstrate the design of new buildings will be consistent with, or complement, architecture of the other sites;
- 5.1.3 buildings shall use high quality architecture with variable building lines, architectural accents, and, with the exception of the hospital addition which is part of the Project, pitched roof buildings shall be required.
- 5.1.4 brick or stone shall be used for all building faces;
- 5.1.5 other materials may be used for architectural accents, provided such materials shall have the appearance of cut or cast stone or stucco;
- 5.1.6 out-parcel office buildings shall treat all exterior wall surfaces with at least eighty percent (80%) natural materials; and
- 5.1.7 residential buildings shall be permitted to use siding for up to fifty percent (50%) of exterior wall surfaces.

5.2 Signage. Consistent with the Owner's experience developing large-scale hospital, clinical, and medical office facilities, signage within the Property will provide clear and safe wayfinding deemed necessary to best serve the community. Signage shall have materials, lighting, and mounting that is in line with the stated goal. Variations beyond approximate limits identified herein will be reviewed for approval with the Township as required by the Ordinance. Other than those sign dimensions and numbers specified in this Section 5.2, Owner shall comply with the sign standards in the Ordinance. Consistent with Table 16.1, footnote (7) of the Ordinance, the following signs shall be permitted on the Property:

- 5.2.1 one monument sign near the Grand River entrance to Brighton Health Center and Woodland Village Campus, with a maximum height of 72 inches and maximum width of 72 inches (see **Exhibit F**, Sign 1); and
- 5.2.2 one monument sign at the cul-de-sac entrance to Woodland Village with a maximum height of 40-1/8 inches and maximum width of 92 inches (see **Exhibit F**, Sign 2); and
- 5.2.3 one post and panel sign near the building entrance to Woodland Village with a maximum height of 36 inches and maximum width of 42 inches (see **Exhibit F**, Sign 3); and

- 5.2.4 one directional sign along the campus western road leading to Woodland Village with a maximum height of 16 inches and maximum width of 25.5 inches (see Exhibit F, Sign 4); and
- 5.2.5 one monument sign at the central entry (main entrance) from Grand River Avenue with a maximum height of no more than 13 feet and maximum width of 6 feet 6 inches (see Exhibit G, Sign E-01); and
- 5.2.6 one directional sign near the main entrance with a maximum height of 7 feet and maximum width of 7 feet (see Exhibit G, Sign E-03); and
- 5.2.7 five “Do Not Enter” signs of which three of the signs will be added to existing building columns and two will be located in the greenbelt areas, with a maximum height of 18 inches and maximum width of 18 inches (see Exhibit G, Signs E-07, E-09, including page 3 of drawing set for overall signage location); and
- 5.2.8 two existing wall signs on building front facades with a maximum height of 37-¼ inches and maximum width of 30 feet 5-1/2 inches (see Exhibit G, Signs E-10 and E-14) will be replaced due to new branding;
- 5.2.9 one sign on top of building with a maximum height of 9’6” and maximum width of 36’ (see Exhibit G); and
- 5.2.10 such other signs as may be required in connection with Owner’s addition of medical services and as otherwise may be required by state and federal regulatory bodies or as may be required for emergent health care situation provided such signs comply with the Ordinance.

5.3 Building Height. The Owner shall be permitted to erect the hospital services portion of the addition as a four (4) story building with a general roof height not to exceed approximately sixty-four (64) feet from the first level finished floor to the top of the parapet (64’ 0” AFF) measured as indicated in the Ordinance. The Owner shall be permitted to erect a roof mounted screen wall on the hospital services portion of the addition with a general height of approximately seventy-five feet eight inches (75’ 8”) from the first level finished floor to the top of the screen wall (75’ 8” AFF) measured as indicated in the Ordinance. The Owner shall be permitted to erect a roof mounted mechanical unit on the hospital services portion of the addition with a general height of approximately eighty feet two inches (80’ 2”) from the first level finished floor to the top of the screen wall (80’ 2” AFF) measured as indicated in the Ordinance. The Owner shall be permitted to build a connector of the existing medical office building to the hospital addition as a two (2) story addition with a general roof height of approximately thirty-two (32) feet from the first level finished floor to the top of the parapet (32’ 0” AFF) measured as indicated in the Ordinance. Roof-mounted equipment on the hospital addition may not exceed seventeen (17) feet and fifteen percent (15%) of the total roof area on the entire building. All other buildings on the Property shall meet the specific height limitations required by the Ordinance for the respective type of building. Variations beyond approximate limits identified herein will be reviewed for approval with the Township in accordance with Section 10.11 of the Ordinance. All elevations and

heights referenced in this Section 5.3 are derived from Owner's Basis of Design documents and subject to industry-accepted construction tolerances.

ARTICLE 6

UTILITIES

6.1 Water. Each office and residential parcel/use on the Property must connect to the community water system. The Owner shall submit a master water plan for the Property as an attachment to the Final PUD Site Plan for approval by the Township and its Engineers. The Owner shall install and pay the cost of the internal water main for each developed portion of the Property prior to or concurrent with the site plan approval for such development.

6.2 Sanitary Sewer. All of the office and residential buildings constructed on the Property shall, as developed, be connected to and be served by the public sanitary sewer systems. The Township represents that there has been reserved for the Owner adequate municipal wastewater treatment capacity to service the approved use of the Property, and the adequacy of wastewater treatment capacity shall not limit the type of use or density of the development based on the Conceptual Plan. The Owner shall install and pay the cost of the infrastructure required by the Township and its engineers to connect the Property and additional improvements to the public sanitary sewer system.

6.3 Electrical. All electrical lines serving the buildings on the Property shall be underground. Public utility lines in existing or future easements shall be permitted overhead so long as the buildings are serviced from underground.

6.4 Fees. Fees, charges, and costs for utilities shall be as set forth in the REU Analysis/Memorandum of March 8, 2022 attached as Exhibit C. The connection fee for both water and sewer may be amended on a district-wide basis from time to time which shall be the then-prevailing rate of connection cost/REU, per connection, as set forth in the Equivalent User Table of the Genoa Charter Township as the same may be amended from time to time.

6.5 The above ground storage tanks within the Property will not comply with Section 13.07.01 of the Ordinance, "Above Ground (Fuel) Storage Tanks," based on the nature of the medical facility. Instead, the facility will comply with state and federal codes for fuel oil storage.

6.6 The Owner shall grant and convey easements on the Property to the Township or the authority designated by the Township to allow for ingress and egress for the maintenance, repair, improvement or replacement of the public sewer and water system including those reflected in the existing Village Easements.

6.7 Upon completion of the water and sewer infrastructure and the approval of the Township, the Owner will convey the infrastructure (the sanitary sewer, the water mains and their appurtenant components), excluding the leads, to the Township. The Township will then be responsible for the maintenance, repair, improvement and replacement of the infrastructure. The Owner and its successors in interest will be responsible for the perpetual maintenance, repair,

improvement and replacement of the leads for both the water and the sewer extending from the [curb] to the buildings.

ARTICLE 7

MISCELLANEOUS

7.1 Amendment. This Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Agreement.

7.2 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns. The rights and obligations under this Agreement shall run with the Property and shall bind and inure to the benefit of any successors-in-interest of the Owner in the Property.

7.3 Controlling Effect. In the event of any direct conflict between the terms and provisions of this Agreement and the Conceptual Plan, and the provisions of the Ordinance, or other Township ordinances, rules, or regulations, the provisions of this Agreement and the Conceptual Plan shall control.

7.4 Conditions Reasonable. The Owner acknowledges that the conditions imposed by this Agreement upon the development of the Property are reasonable and necessary to ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent used of land, and to promote the use of land in a socially and economically desirable manner. The Owner further acknowledges that the conditions meet all of the requirements of MCL 125.3503.

7.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, without giving effect to principles of conflicts of law.

7.6 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, and all of which shall constitute one and the same agreement.

7.7 Plans and Drawings. The plans and drawings listed in Exhibit D are attached to and made a part of this Agreement.

7.8 Sale. In the event that a portion of the Property is sold to another entity, coordination and control of the Property will be up to the determination of the current Owner at the time of the sale.

7.9 The terms of this Agreement, as hereby amended, shall run with the land and shall be recorded on title to the Property with the Livingston County Register of Deeds.

7.10 References in this Agreement to activities by the Owner in relation to development is intended to include Owner's transferees and assigns unless context dictates to the contrary.

[Remainder of Page Intentionally Left Blank.]

This Agreement has been executed by a duly authorized representative of the Owner as of the date first set forth above.

TRINITY HEALTH-MICHIGAN, d/b/a
SAINT JOSEPH MERCY HEALTH
SYSTEM, formerly known as MERCY
HEALTH SERVICES,
a Michigan nonprofit corporation

By: [Signature]
[Printed Name]
Its: Michael Gusho CFO

STATE OF MICHIGAN)
) ss.
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 5th day of January, 2023, by Michael Gusho, the CFO of TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, on behalf of the corporation.

LORRAINE D. BOONE
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jul. 30, 2027
Acting in the County of Oakland

[Signature] LORRAINE D. BOONE
Notary Public Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 7-30-2027

[Signatures Continued on the Following Page.]

APPROVED by the Township Board for Genoa Charter Township on the _____ day of _____, 2022, at a meeting duly called and held.

GENOA CHARTER TOWNSHIP,
a Michigan charter township

By: Bill Rogers
[Printed Name] BILL ROGERS
Its: Supervisor

By: Paulette Skolarus
[Printed Name] Paulette Skolarus
Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF Livingston)

The foregoing instrument was acknowledged before me this 19th day of January, 2023, by Bill Rogers and Paulette Skolarus, the Supervisor and Clerk, respectively, of GENOA CHARTER TOWNSHIP, a Michigan charter township, on behalf of said Township.

Kathleen R. Murphy
Notary Public Livingston County, Michigan
Acting in Livingston County, Michigan
My Commission Expires: June 30, 2028
KATHLEEN R. MURPHY
Notary Public, Livingston County, MI
My Commission Expires June 30, 2028

Drafted by:

Richard A. Sundquist
Clark Hill PLC
500 Woodward Avenue, Suite 3500
Detroit, Michigan 48226
(313) 965-8227
rsundquist@clarkhill.com

When Recorded, Return to:

Tiffany Spano C/O Trinity
7578 Grand River, Suite 114
Brighton, MI 48114

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Commencing at the Northeast Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S 89°38'11" W 1355.85 feet (recorded as N 87°59'50" W 1355.93 feet) along the North line of said Section 13 for a PLACE OF BEGINNING; thence S 02°11'38" E 763.41 feet (recorded as S 00°08'31" E 763.54 feet); thence N 87°56'59" E 6.62 feet (recorded as S 89°20'22" E 6.57 feet); thence S 02°09'04" E 1733.44 feet; thence S 86°51'52" W 7.47 feet (recorded as S 89°16'32" W 7.47 feet); thence S 03°08'08" E 92.85 feet (recorded as S 00°38'37" E 92.41 feet); thence S 89°29'10" W 38.78 feet (recorded as N 88°05'08" W 38.78 feet); thence S 03°08'08" E (recorded as S 00°30'54" E) 176.36 feet; thence N 69°43'30" W 1410.63 feet (recorded as N 67°17'30" W 1402.44 feet) along the Northerly Right-of-Way of Grand River Avenue; thence N 02°12'10" W 2268.75 feet along the North-South 1/4 line to the North 1/4 Corner of said Section 13; thence N 89°38'11" E 1341.07 feet (recorded as S 87°54'35" E 1341.18 feet) along the North line of said Section 13 to the Place of Beginning. Being a part of the Northeast 1/4 and the Southeast 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 77.74 acres of land, more or less. Being subject to easements and restrictions of record, if any.

EXHIBIT B

NRPUD PLANS

The NRPUD Plans showing the existing (already improved) facilities including the Medical Buildings and the Facility as well as the proposed new hospital and expansion areas is attached to this Agreement as Sheet CS-100 which also identifies a future community farm. Sheet V.0.2 attached identifies the existing Village Easements.

EXHIBIT C
FEEES, CHARGES, AND COSTS FOR UTILITIES

See attached pages.



MEMORANDUM

2911 Dorr Road
 Brighton, MI 48116
 810.227.5225
 810.227.3420 fax
 genoa.org

TO: Trinity Health

FROM: Amy Ruthig, Zoning Official

DATE: March 8, 2022

RE: St. Joseph Mercy - REU Fee Analysis
 7575 & 7533 Grand River Avenue
 Parcel 4711-13-200-009

Based on the information that staff has received in regards to your proposed project, the REU fee analysis for the proposed hospital located at parcel #4711-13-200-009 including 7575 and 7533 Grand River Avenue I provide the following:

REU Analysis -

To determine fees, we have analyzed usage of your existing facilities located on the premises to establish a baseline of what is being used. Based on billing data, the parcel utilizes an average of 67 REU's.

7575 Grand River Avenue (St. Joseph Mercy Health Center)

<i>Billing Date</i>	<i>Quarterly Usage in Gallons</i>
1/04/22	840,000
9/24/21	680,000
6/29/21	900,000
3/25/21	955,000
Total Annual Use	3,375,000
Total Daily Use	9,247
Usage to REU conversion (1 REU = 218 gallons per day)	42 REU's

7533 Grand River Avenue (Woodland Village)

<i>Billing Date</i>	<i>Quarterly Usage in Gallons</i>
1/04/22	525,000
9/24/21	425,000
6/29/21	570,000
3/25/21	485,000
Total Annual Use	2,005,000
Total Daily Use	5,493
Usage to REU conversion (1 REU = 218 gallons per day)	25 REU's

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Assessed – Previously Paid

The parcel was assessed 109 REUs for sewer and 102 REUs for water. The parcel also previously paid an additional 45.5 REUs.

Remaining REU Balance

Sewer:	154.5	Water:	147.5
Usage:	<u>67</u>	Usage:	<u>67</u>
Remaining:	87.5	Remaining:	80.5

Tap Fees

Assuming a 72-bed hospital, the new connection fees using the PUD rates are therefore as follows:

Hospital – 72 beds- SEWER

New Use Calculation: 1.09 REU per bed =	78.5 REU
Remaining previously paid or assessed =	87.5 REU

No Connection Charge for Sewer: = Credit 9.0 REU

Hospital – 72 beds- WATER

New Use Calculation: 1.09 REU per bed =	78.5 REU
Remaining previously paid or assessed =	80.5 REU

No Connection Charge for Water: = Credit 2.0 REU

Does not include the cost of any required water meters

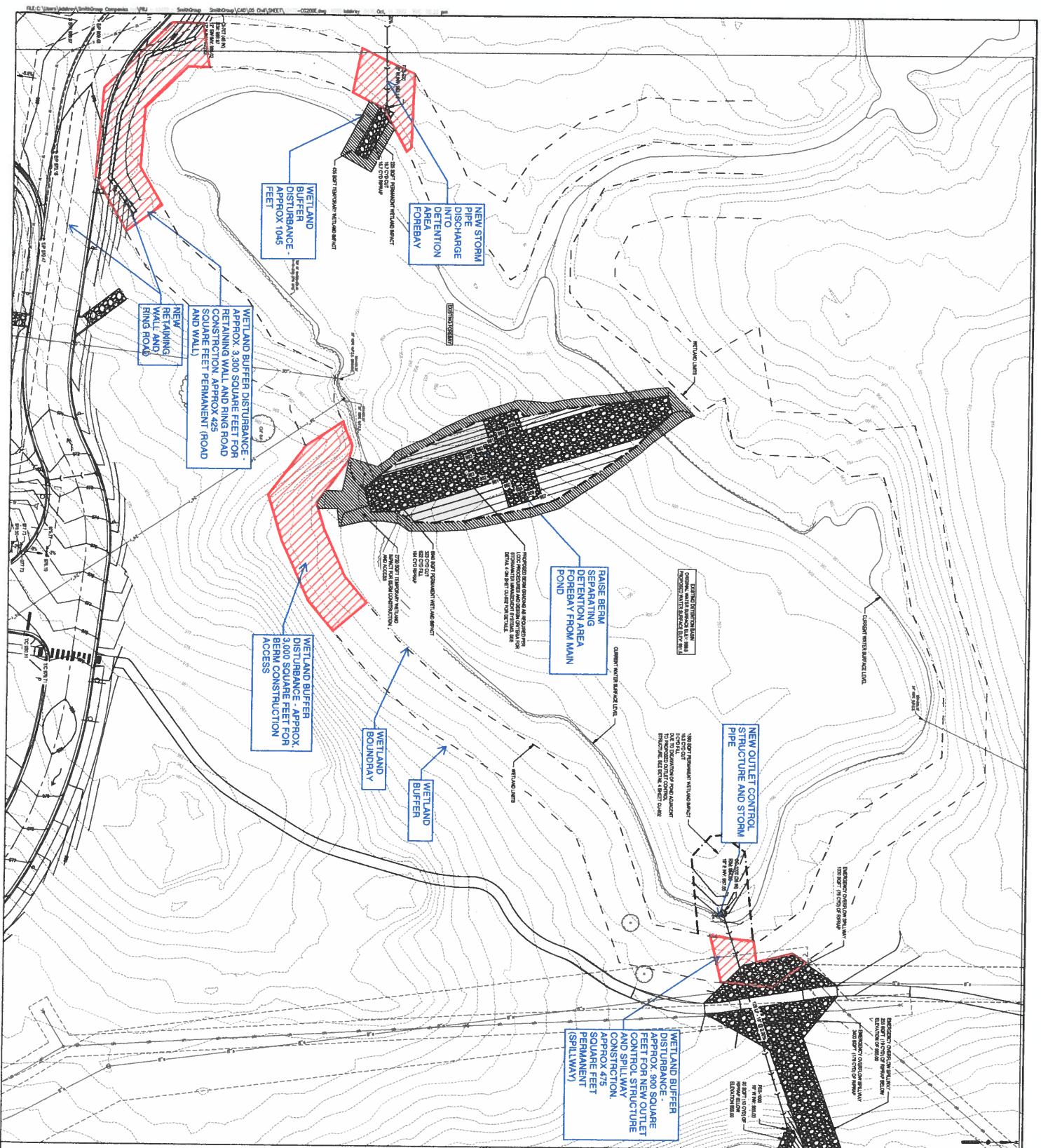
EXHIBIT D

**LIST OF ADDITIONAL PLANS AND DRAWINGS
MADE A PART OF THIS AGREEMENT**

- Renderings of existing facilities and proposed expansion and renovation of existing Medical Buildings.

EXHIBIT E
WETLAND BUFFER ENCROACHMENTS

See attached page.



SHEET NOTES

- REFER TO SHEET 203 FOR DRAINAGE AND STORM WATER NOTES.
- THE EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES.

LEGEND

- 1.5' 0.00 - 0.10' DISTURBED SPOT ELEVATION
- 1.5' 0.00 - 0.10' PROPOSED SPOT ELEVATION
- 1.5' 0.00 - 0.10' 1% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 3% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 5% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 10% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 15% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 20% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 25% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 30% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 35% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 40% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 45% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 50% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 55% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 60% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 65% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 70% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 75% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 80% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 85% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 90% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 95% OF DAM ELEVATION
- 1.5' 0.00 - 0.10' 100% OF DAM ELEVATION

ST. JOSEPH MERCY
 BRIGHTON
 EXPANSION AND RENOVATION
 7755 GRAND OAKS AVE. BRIGHTON, MO. 64114
 7555 GRAND OAKS AVE. BRIGHTON, MO. 64114

SMITHGROUP
 201 FIRST STREET
 SECOND FLOOR
 ANN ARBOR, MI 48104
 www.smithgroup.com

IMEG
 1000 S. MAIN ST. SUITE 100
 P.O. BOX 1000
 P. 646.246.2000 F. 246.246.1000

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/2020
2	FOR CONSTRUCTION	12/15/2020
3	FOR PERMITS	12/15/2020
4	FOR PERMITS	12/15/2020
5	FOR PERMITS	12/15/2020
6	FOR PERMITS	12/15/2020
7	FOR PERMITS	12/15/2020
8	FOR PERMITS	12/15/2020
9	FOR PERMITS	12/15/2020
10	FOR PERMITS	12/15/2020

WETLAND BUFFER IMPACTS
 SCALE: 1" = 20'
 PROJECT NUMBER: 13472.00
EXHIBIT E

EXHIBIT F
WOODLAND VILLAGE CAMPUS SIGNS

See attached pages.

EXHIBIT F



Woodland Village
7533 Grand River
Brighton
Michigan, 48114



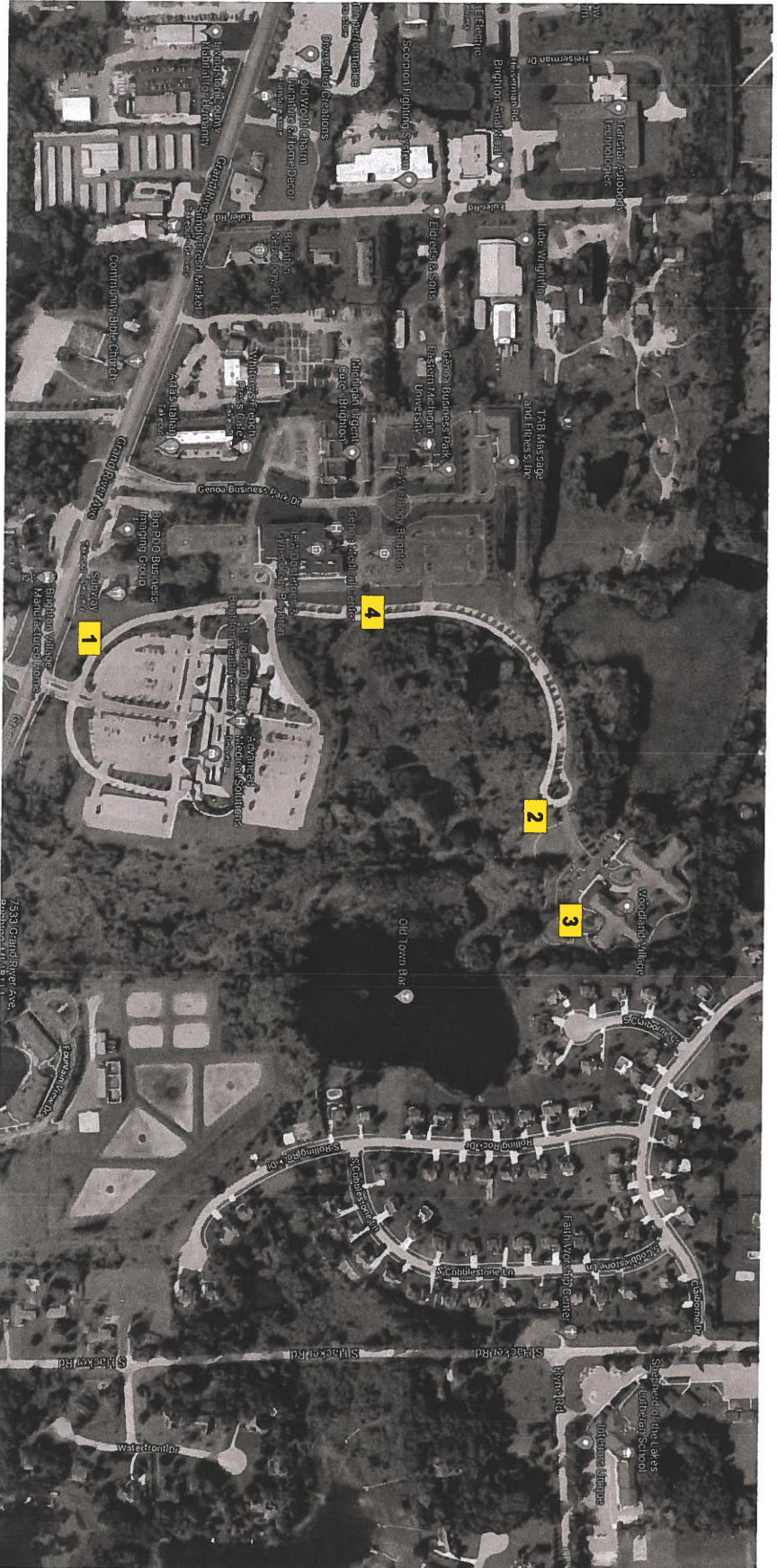
Site:

THSC-19RC

7533 Grand River, Brighton, MI 48114

Survey Book

Site map



All numbers indicated above, indicate signage location reference.



Site: THSC-19RC 7533 Grand River, Brighton, MI 48114

Context
Location: Main Entrance

Recommendation Notes



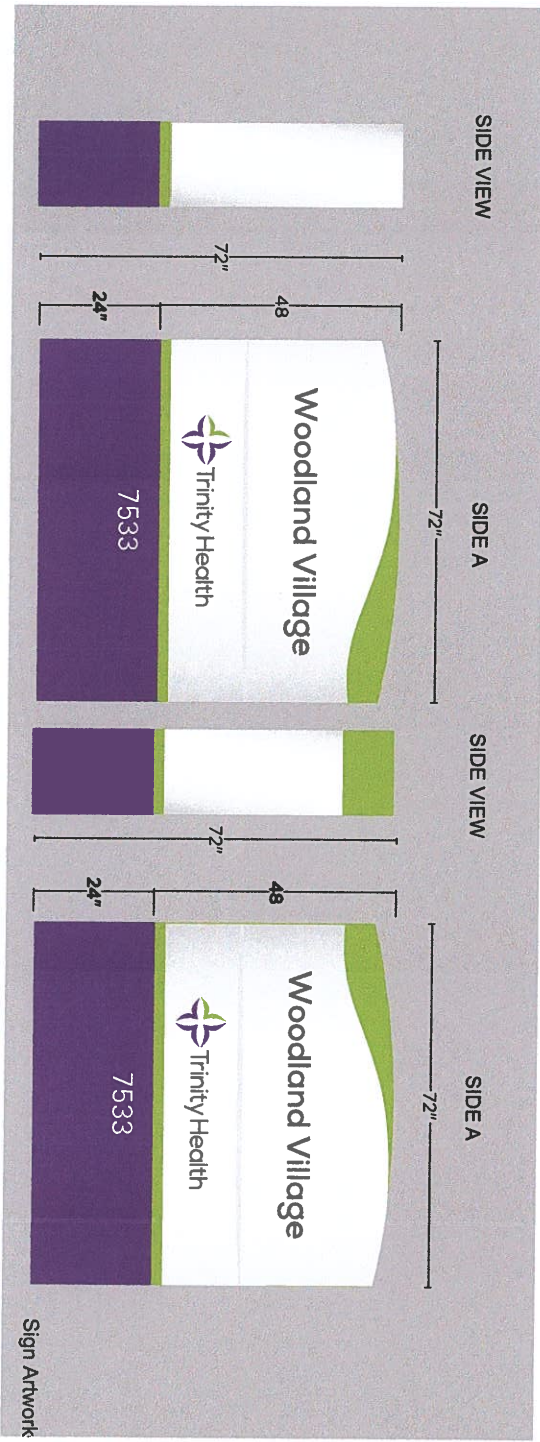
Existing - Image 1

Existing
 Type: Post & Panel
 Quantity: 1
 Illumination: -
 Attachment: Footing
 Overall Height: -
 Overall Width: -
 Height: 32"
 Width: 96"
 Sign Depth: 4"
 Mounting Height: Ground level
 Existing Notes: -

Recommended Action:
 Action: REPLACE EXISTING WOOD SIGN W/
 NEW D/F ILLUMINATED MONUMENT SIGN

- PMS 367C
- COOL GRAY 11C
- PMS 2603

Sign Artwork



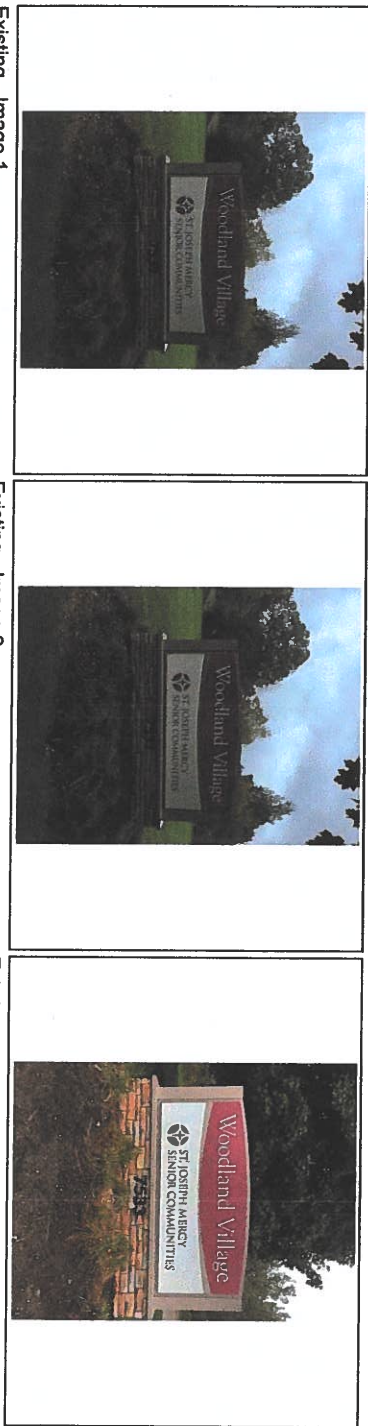
New
 Type: MONUMENT SIGN
 Quantity: 1
 Illumination: YES
 Attachment: POLE IN CONCRETE FOUNDATION
 Height: 72"
 Width: 72"
 Notes: 24 SQ. FT.



Site: THSC-19RC 7533 Grand River, Brighton, MI 48114

Context
Location: Main Entrance

Recommendation Notes



Existing - Image 1

Existing - Image 2

Existing - Image 3

Existing

Type: Monument Sign
 Quantity: 1
 Illumination: Internal
 Attachment: Footing
 Overall Height: -
 Overall Width: -
 Height: 40 1/8" (vo)
 Width: 92"
 Sign Depth: 3"
 Mounting Height: Ground level
 Existing Notes: -

Recommended Action:

Action: REPLACE CABINETS ONLY REST STAYS

-  PMS 367C
-  COOL GRAY 11C
-  PMS 2603

New

Type: MONUMENT SIGN
 Quantity: 1
 Illumination: YES
 Attachment: EXISTING STONE BASE
 Height: 40.1/8"
 Width: 92"
 Notes: -



Concept Rendering

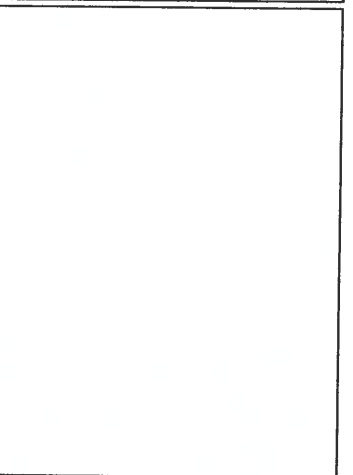
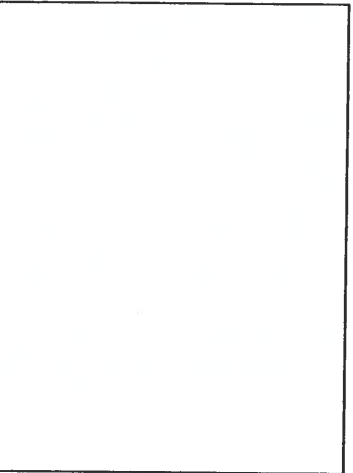


Sign Artwork



Context
Location: Main Entrance

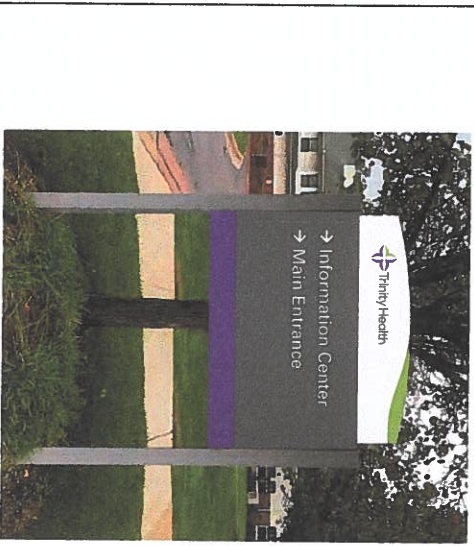
Recommendation Notes



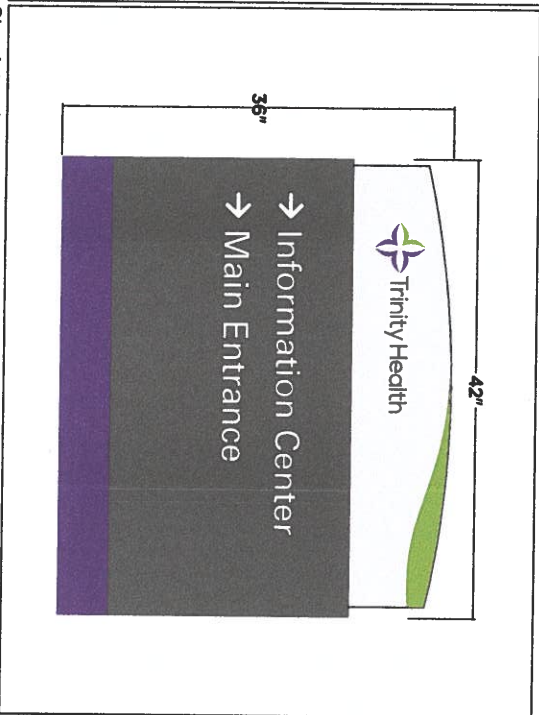
Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering



Sign Artwork

Existing

Type:	Post & Panel
Quantity:	1
Illumination:	-
Attachment:	Footling
Overall Height:	72"
Overall Width:	-
Height:	46"-42"
Width:	42"
Sign Depth:	3"
Mounting Height:	Ground level
Existing Notes:	-

Recommended Action:

Action: REPLACE EXISTING CABINET W/NEW

	PMS 367C
	COOL GRAY 11C
	PMS 2803

New

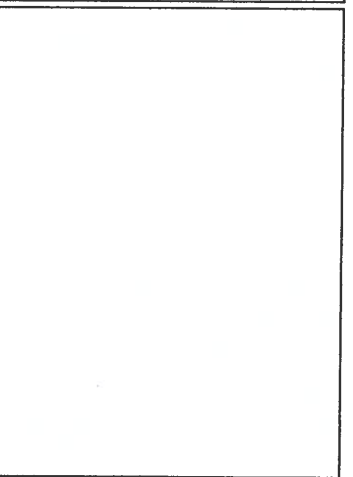
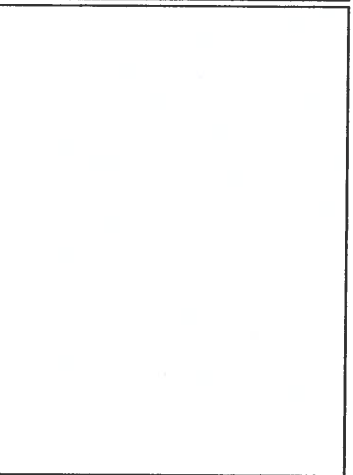
Type:	NEW CABINET
Quantity:	(1)
Illumination:	NO
Attachment:	EXISTING POSTS
Height:	36"
Width:	42"
Notes:	-



Site: THSC-19RC 7533 Grand River, Brighton, MI 48114

Context
Location: Main Entrance

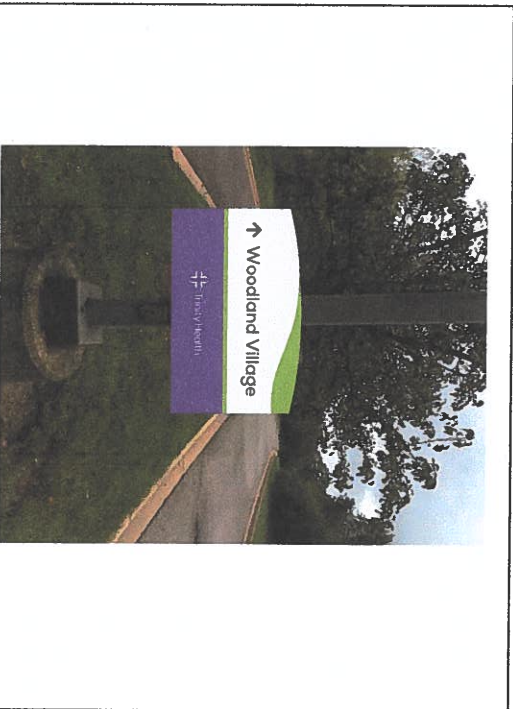
Recommendation Notes



Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering



Sign Artwork

Existing

Type: Directionals
 Quantity: 8
 Illumination: -
 Attachment: screwed
 Overall Height: -
 Overall Width: -
 Height: 24"
 Width: 18"
 Sign Depth: 3"
 Mounting Height: -
 Existing Notes: -

Recommended Action:

Action: REPLACE EXISTING DIRECTIONAL SIGN W/ NEW ONE

-  PMS 387C
-  COOL GRAY 11C
-  PMS 2803

New

Type: DIRECTIONAL
 Quantity: 8
 Illumination: NO
 Attachment: POSTS
 Height: 16"
 Width: 25.5"
 Notes: -



See attached pages.

BRIGHTON HEALTH CENTER SIGNS

EXHIBIT G

EXHIBIT G

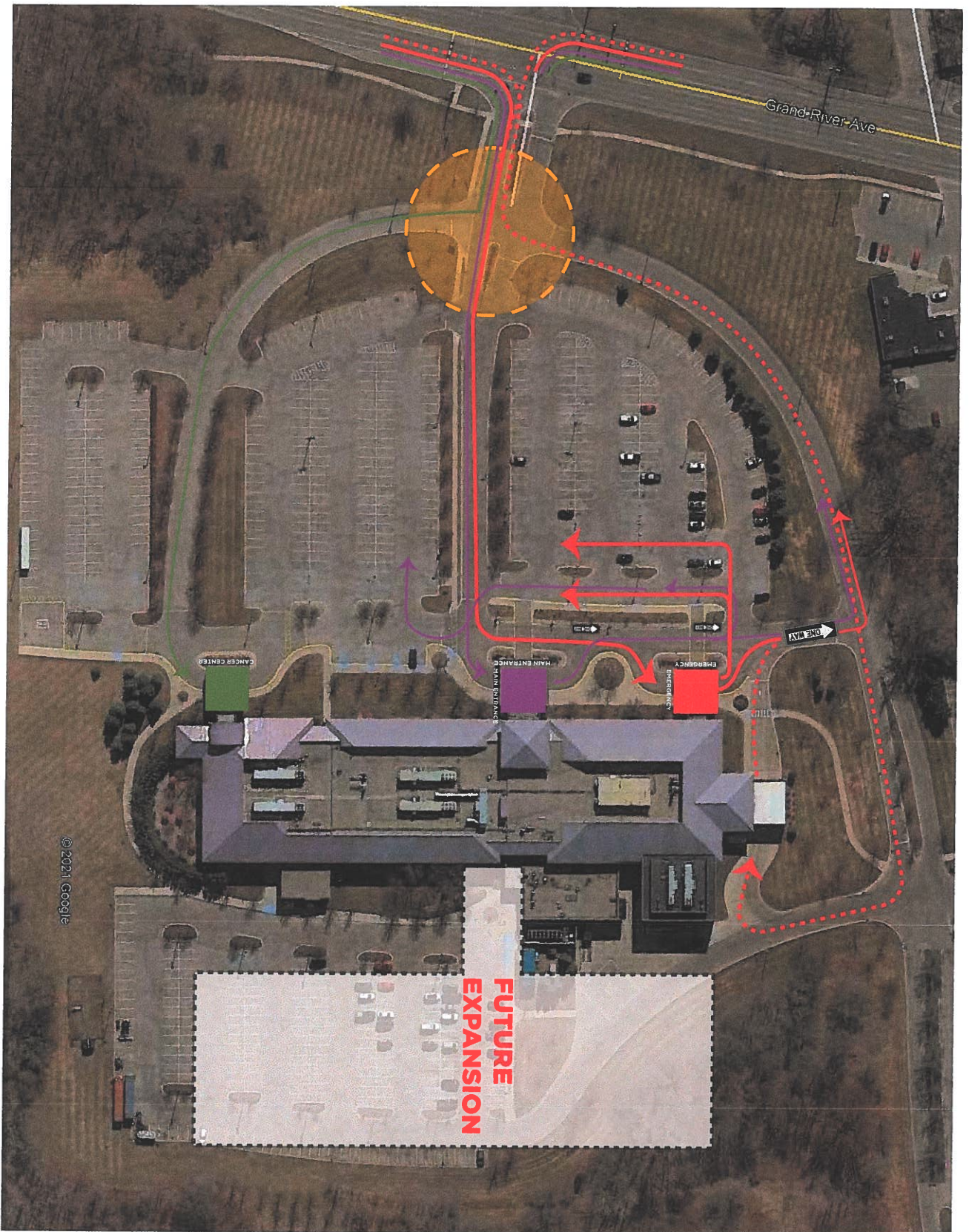


Brighton Health Center

7575 Grand River Ave.
Brighton, MI
48114



Prepared By

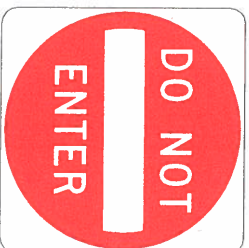
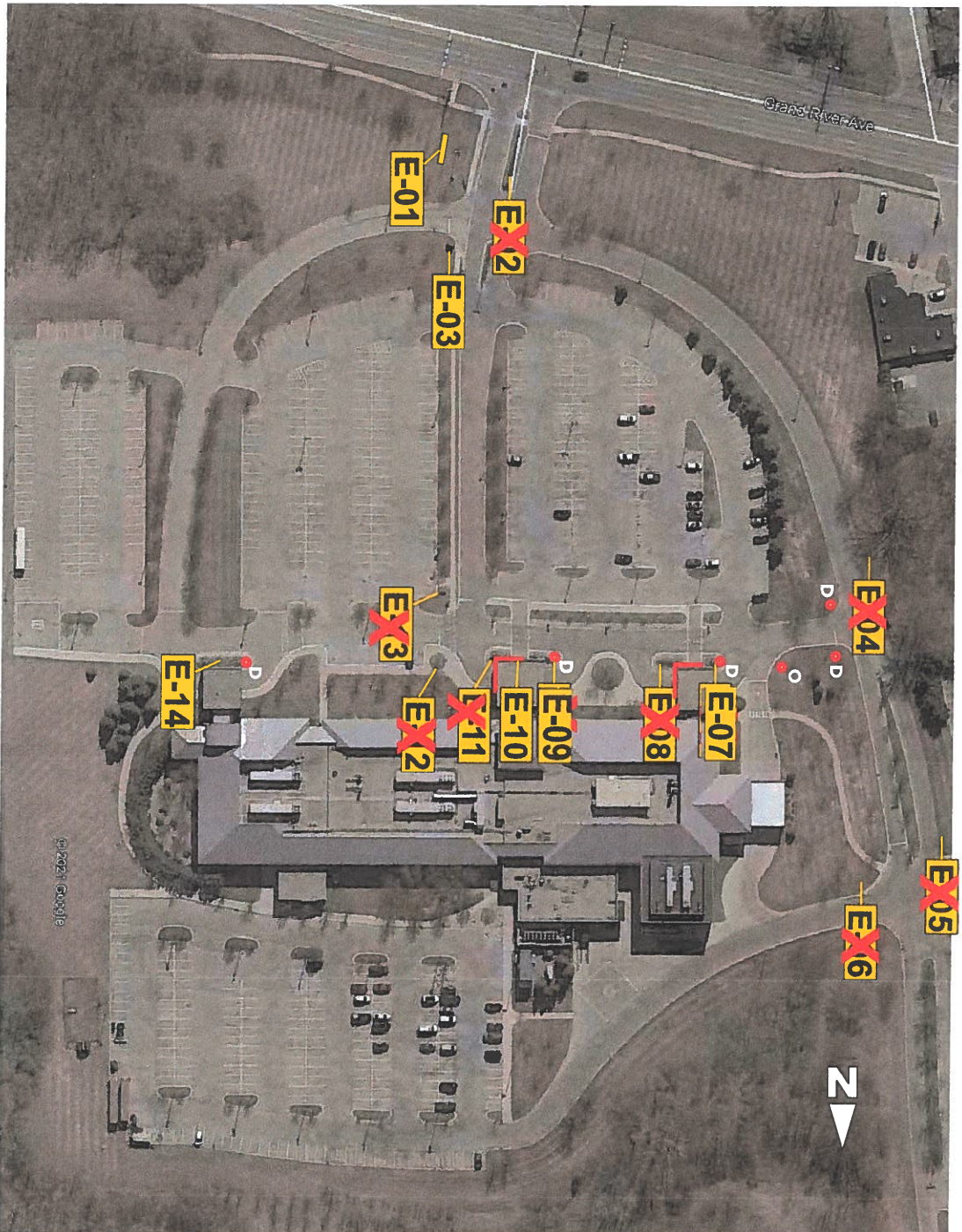


© 2021 Google

PAGE ADDED BY LITTLEFISH

ILLUSTRATING PREFERRED TRAFFIC PATTERN: SIGNING FOR 1ST TIME ARRIVAL AND STAGING FOR FUTURE EXPANSION. REFERENCE NAVIGATIONAL PACKAGE FOR NEW CONSTRUCTION FOR FULL ANALYSIS

- - - - - AMBULANCE
- EMERGENCY
- MAIN ENTRANCE
- CANCER CENTER
- KEY MANEUVER POINT



D: UTCD "Do Not Enter"
Add to U-Channel at Drives
Add to Support Columns at Canopies



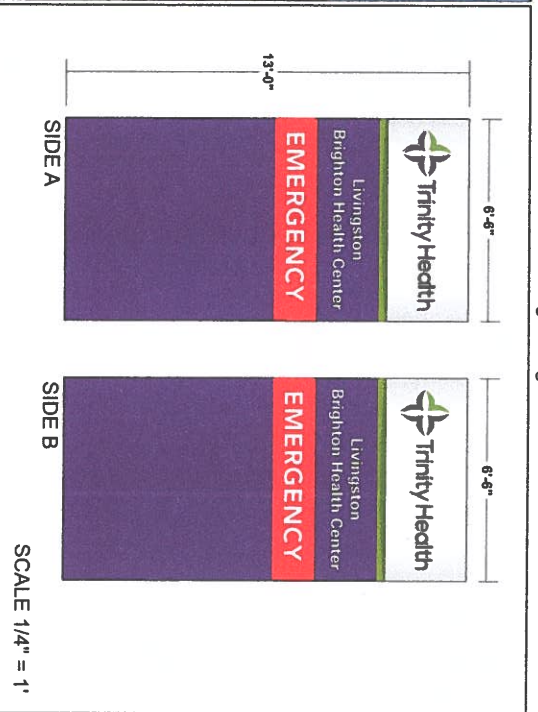
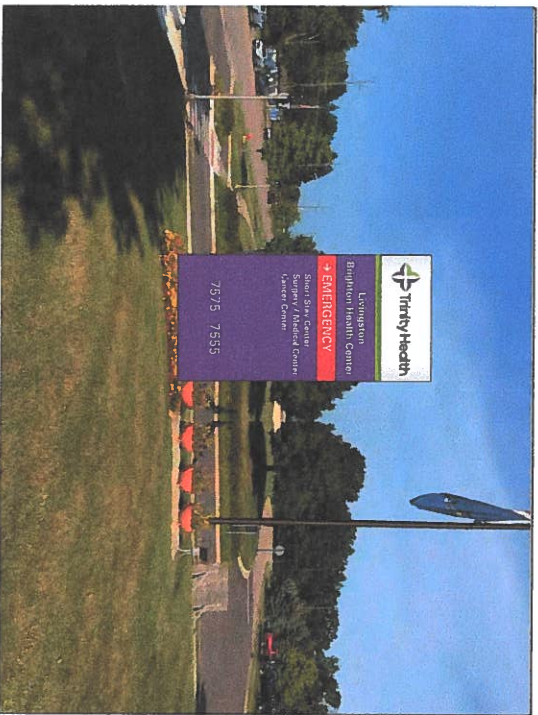
O: ADD UTCD "ONE WAY"

**All signage shown
crossed off (X) is existing
signage to be removed.**



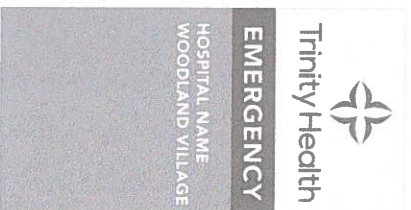
Site: SJLN-BC 7575 Grand River Ave. Brighton, MI 48114

Context Recommendation Notes
Location: Main Entrance



Concept Rendering

Sign Artwork



CONSIDER INCREASING
CAP HEIGHT FOR
SIMPLIFIED MESSAGING



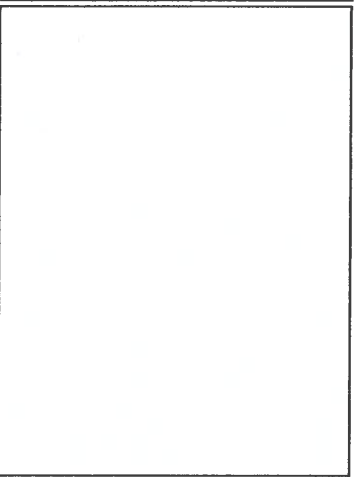
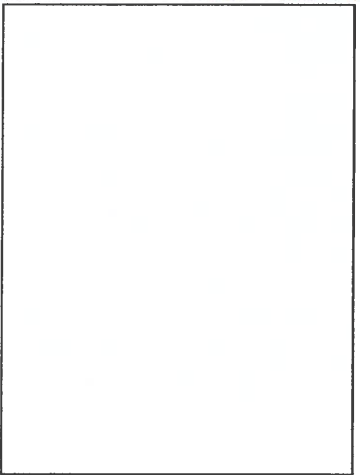
RECOMMENDATION BOOK

Site: SJLN-BC
7575 Grand River Ave. Brighton, MI 48114

SIGN IS BEING REMOVED

E-02

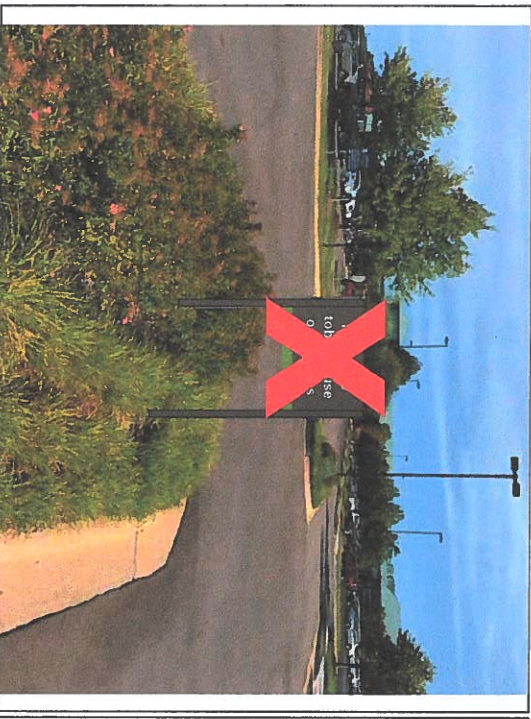
Context Main Entrance
Recommendation Notes



Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering

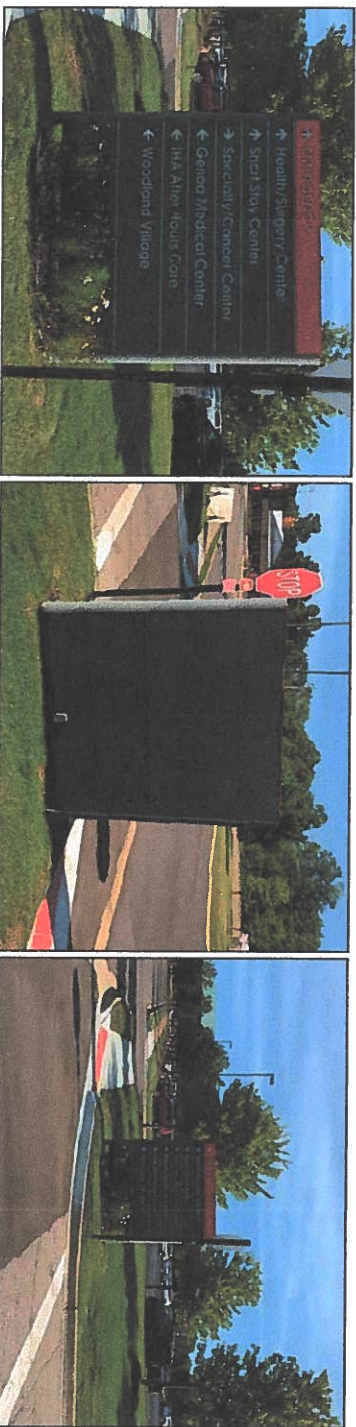
Existing
Type: NO TOBACCO
Quantity: 1
Illumination:
Attachment: FOOTING
Overall Height: 65 1/2"
Overall Width:
Height: 29 1/2"
Width: 29 1/2"
Sign Depth:
Mounting Height:
Existing Notes:



Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

Context Location: Main Entrance

Recommendation Notes



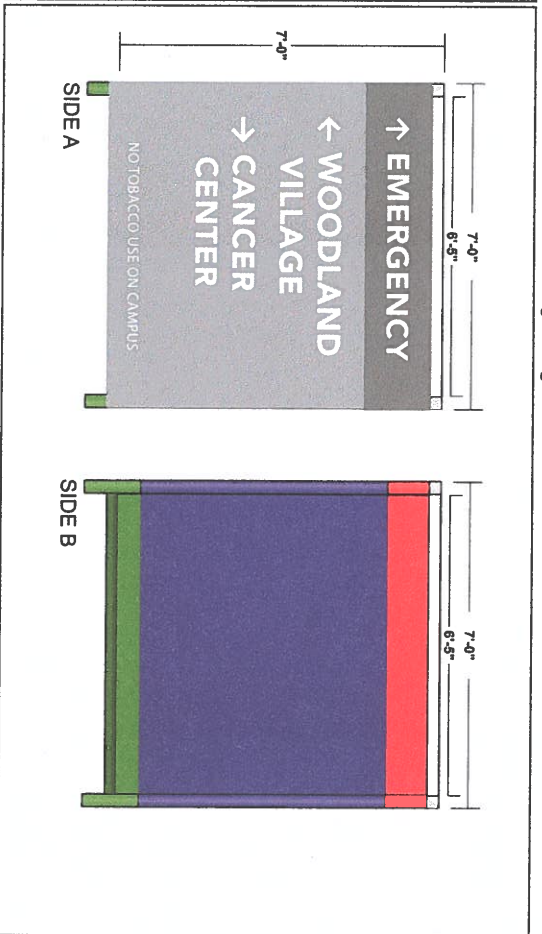
Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering



Sign Artwork

- New**
- Type: DIRECTIONAL S/F
- Quantity: 1
- Illumination: Internal LED FOOTING
- Attachment:
- Sign Code:
- Asset Height: 84"
- Asset Width: 77"
- Mounting Height:



RECOMMENDATION BOOK

Site: SJLN-BC
Location: 7575 Grand River Ave. Brighton, MI 48114

SIGN IS BEING REMOVED

E-04

Context
Location: Bellway

Recommendation Notes



Existing - Image 1



Existing - Image 2



Existing - Image 3

Existing
Type: DIRECTIONAL
Quantity: 1
Illumination: Internal LED
Attachment: FOOTING
Overall Height: 59"
Overall Width: 59"
Height: 59"
Width: 48"
Depth: 48"

Mounting Height:
Existing Notes: FOUR SIDED

Recommended Action
REFACE WITH NEW ROUTED LIT
GRAPHICS - REPAINT RADIUS ENDS

**REMOVE SIGN:
TRAFFIC PATH
DOES NOT NEED TO
BE REINFORCED.**



RECOMMENDATION BOOK

Site: SLUN-BC
 Location: 7575 Grand River Ave. Brighton, MI 48114

SIGN IS BEING REMOVED

E-05

Context

Location: Belway

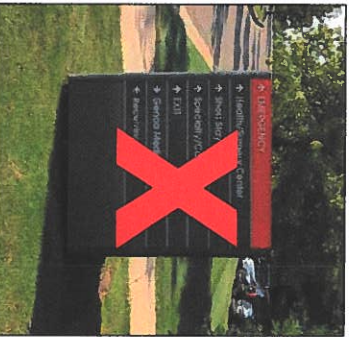
Recommendation Notes



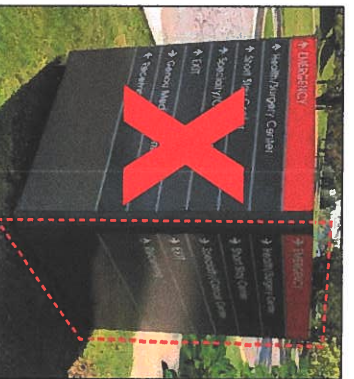
Existing - Image 1



Existing - Image 2



Existing - Image 3



Existing - Image 4 (Obstructed by tree)

Existing

Type: DIRECTIONAL
 Quantity: 1
 Illumination: Internal LED
 Attachment: FOOTING
 Overall Height: 59"
 Overall Width: 59"
 Height: 59"
 Width: 48"
 Depth:
 Mounting Height:
 Existing Notes: FOUR SIDED



RECOMMENDATION BOOK

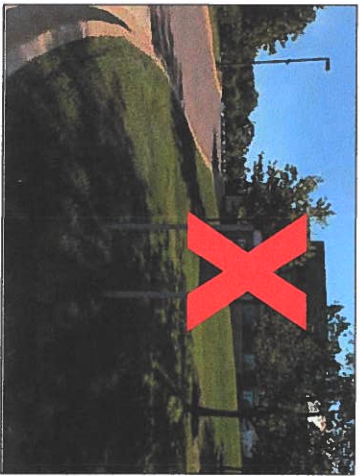
Site: SJLN-BC
7575 Grand River Ave. Brighton, MA 01114

SIGN IS BEING REMOVED

E-06

Context
Location: Bellway

Recommendation Notes



Existing - Image 1



Existing - Image 2



Existing - Image 3

Existing

Type: POST & PANEL

Quantity: 1

Illumination:

Attachment:

Overall Height: 65 1/2"

Overall Width:

Height: 29 1/2"

Width: 29 1/2"

Depth:

Mounting Height:

Existing Notes:

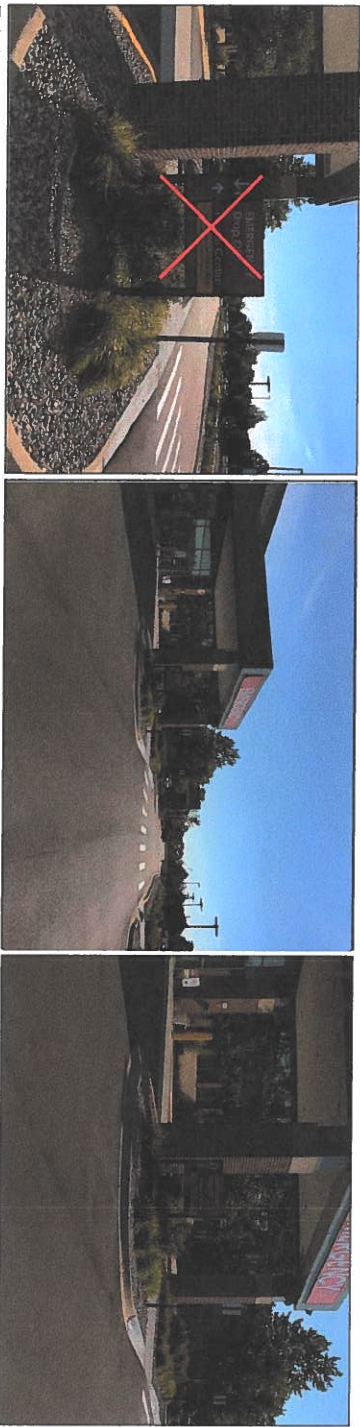
REMOVE SIGN



Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

Context
Location: Building Entrance

Recommendation Notes



Existing - Image 1



Existing - Image 2

Existing - Image 3

Existing
Type: DIRECTIONAL
Quantity: 1
Illumination:
Attachment: FOOTING
Overall Height: 60"
Overall Width:
Height: 33"
Width: 48"
Depth:
Mounting Height:
Existing Notes:

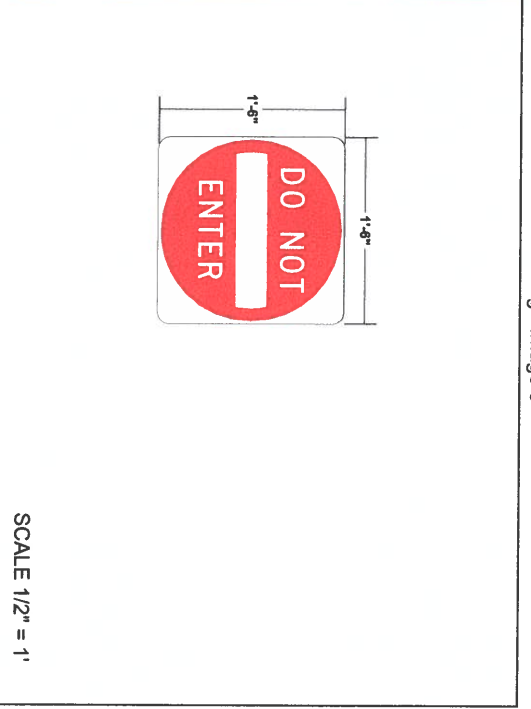
Recommended Action
REMOVE EXISTING SIGN - ADD NEW "DO NOT ENTER" SIGN TO COLUMN

Brand Colors

	Truly Health Purple PMS: 2603 C CMYK: 67,100,11,2 RGB: 128,232,130 Vibr. Perm. 9999 250-2989		RED PMS 485C		Shimmer Green PMS: 376 C CMYK: 50,0,100,0 RGB: 132,189,0		Truly Health Grey PMS: 5645 40-55 CMYK: 56,45,40,55 RGB: 88,88,90
---	--	---	-----------------	---	---	---	--



Concept Rendering



Sign Artwork

New
Type: DIRECTIONAL
Quantity: 1
Illumination:
Attachment: FOOTING
Sign Code:
Asset Height: 33"
Asset Width: 48"
Mounting Height:



RECOMMENDATION BOOK

Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

SIGN IS BEING REMOVED

E-08

Context Building Entrance **Recommendation Notes**

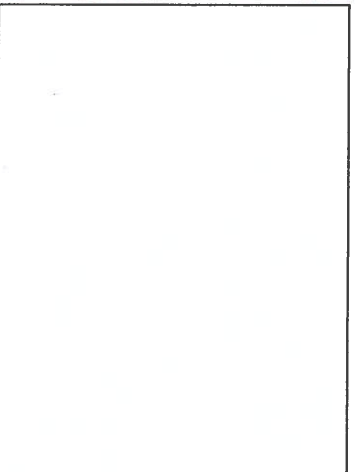
REMOVE SIGN: USE CANOPY



Existing - Image 1



Existing - Image 2



Existing - Image 3

Existing
Type: DIRECTIONAL
Quantity: 1
Illumination:
Attachment: FOOTING
Overall Height: 60"
Overall Width:
Height: 33"
Width: 48"
Depth:
Mounting Height:
Existing Notes:



RECOMMENDATION BOOK

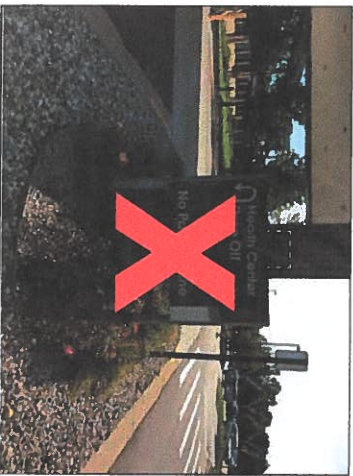
Site: SJLN-BC
 7575 Grand River Ave. Brighton, MA 01114

E-09

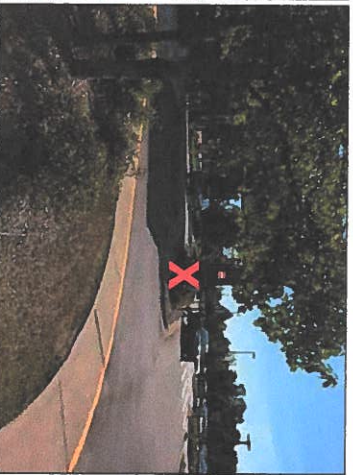
Context
 Location: Building Entrance

Recommendation Notes

REMOVE SIGN:



ADD SIGN ON COLUMN



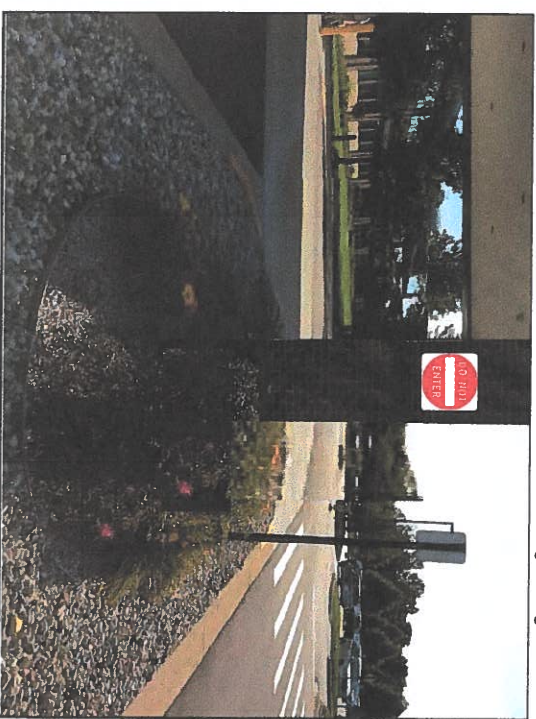
ADD SIGN ON COLUMN



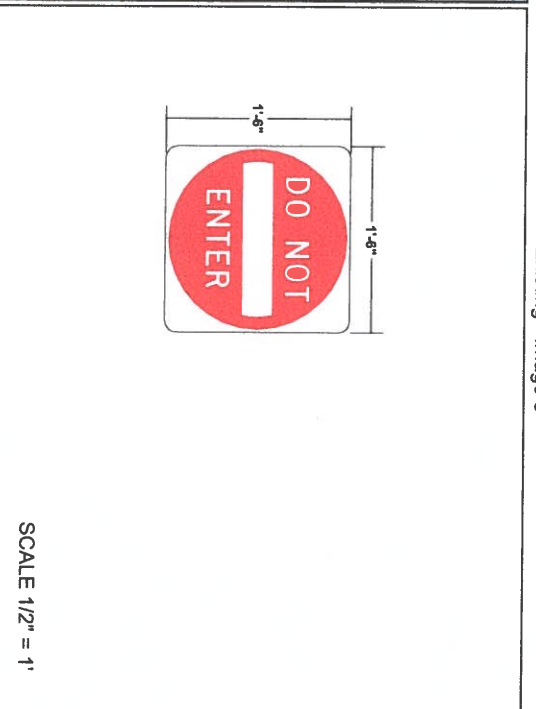
Existing - Image 1
 Laying - image 1

Existing - Image 2
 Laying - image 2

Existing - Image 3
 Laying - image 3



Concept Rendering



Sign Artwork

SCALE 1/2" = 1'

Existing

Type: DIRECTIONAL
 Quantity: 1
 Illumination:
 Attachment: FOOTING
 Overall Height: 48"
 Overall Width:
 Height: 33"
 Width: 48"
 Depth:
 Mounting Height:
 Existing Notes:

Recommended Action
 REMOVE EXISTING SIGN - ADD NEW "DO NOT ENTER" SIGN TO COLUMN

Brand Colors	Color	PMS	CMYK	RGB
Timothy Health Purple		PMS 2693 C	CMYK: 67,100,11,2	RGB: 42,0,186
RED		PMS 485C		
Brigance Green		PMS 374 C	CMYK: 50,0,100,0	RGB: 12,186,0
Timothy Health Gray		PMS: Cool Gray	CMYK: 56,45,40,55	RGB: 85,80,80

New

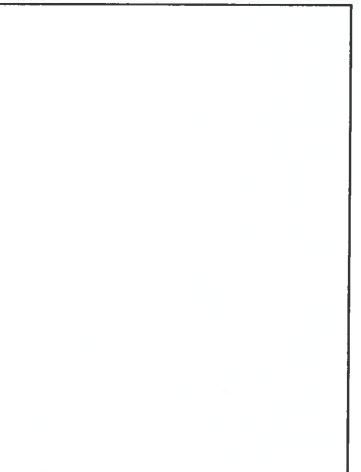
Type: DIRECTIONAL
 Quantity: 1
 Illumination:
 Attachment: FOOTING
 Sign Code:
 Asset Height: 33"
 Asset Width: 48"
 Mounting Height:



Site: SLJN-BC 7575 Grand River Ave. Brighton, MA 0114

Context
Location: Building Entrance

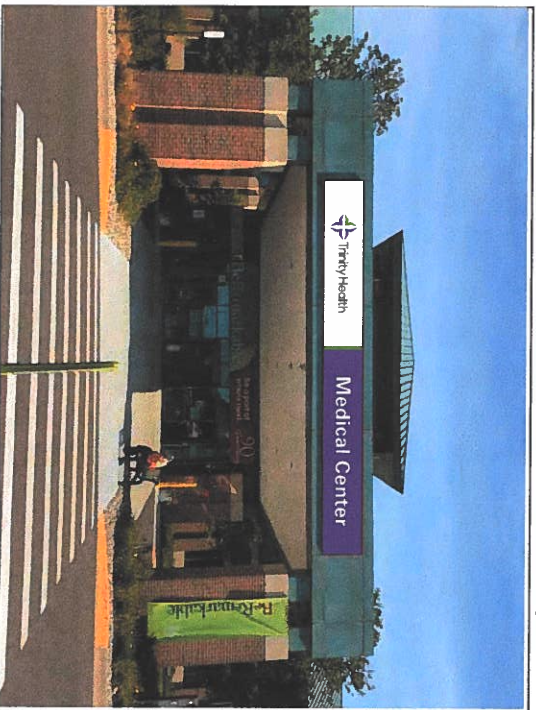
Recommendation Notes



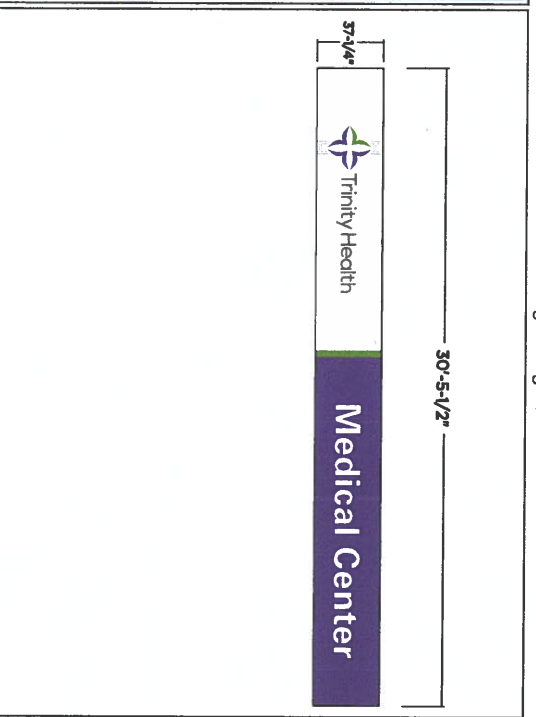
Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering



Sign Artwork

Existing
Type: WALL SIGN
Quantity: 1
Illumination: INTERNAL LED
Attachment: CABINET
Overall Height:
Overall Width:
Height: 37 1/4"
Width: 30' 5 1/2"
Depth:
Mounting Height:
Existing Notes:

**RECOMMENDED MESSAGE:
MAIN ENTRANCE**

**Recommended Action
NEW FACE IN EXISTING WALL SIGN**



New
Type: WALL SIGN
Quantity: 1
Illumination: INTERNAL LED
Attachment: CABINET
Sign Code: 37 1/4"
Asset Height: 30' 5 1/2"
Asset Width:
Mounting Height:



Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

SIGN IS BEING REMOVED

E-11

Context
Location: Building Entrance

Recommendation Notes

REMOVE SIGN:



Existing - Image 1



Existing - Image 2



Existing - Image 3

Existing
Type: DIRECTIONAL
Quantity: 1
Illumination:
Attachment: FOOTING
Overall Height: 60"
Overall Width:
Height: 33"
Width: 48"
Depth:
Mounting Height:
Existing Notes:

REMOVE SIGN



RECOMMENDATION BOOK

Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

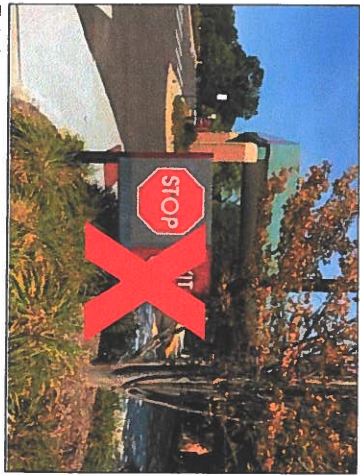
SIGN IS BEING REMOVED

E-12

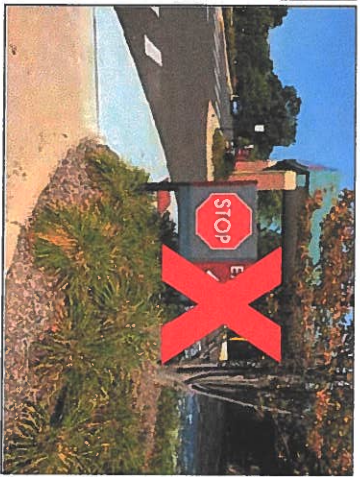
Context
Location: Building Entrance

Recommendation Notes

REMOVE SIGN



Existing - Image 1



Existing - Image 2



Existing - Image 3

Existing

Type: DIRECTIONAL

Quantity: 1

Illumination:

Attachment: FOOTING

Overall Height: 60"

Overall Width:

Height: 33"

Width: 48"

Depth:

Mounting Height:

Existing Notes:

REMOVE SIGN



RECOMMENDATION BOOK

Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

SIGN IS BEING REMOVED

E-13

Context
Location: MAIN PARKING LOT

Recommendation Notes

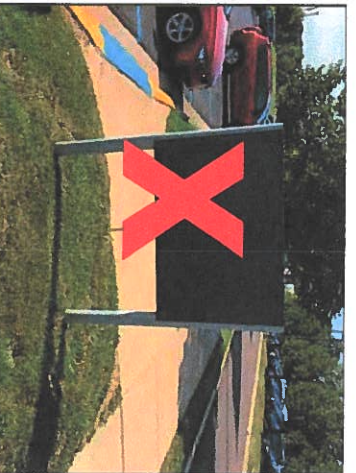
REMOVE SIGN: USE CANOPY



Existing - Image 1



Existing - Image 2



Existing - Image 3

Existing
Type: DIRECTIONAL
Quantity: 1
Illumination:
Attachment: FOOTING
Overall Height: 60"
Overall Width:
Height: 33"
Width: 48"
Depth:
Mounting Height:
Existing Notes:

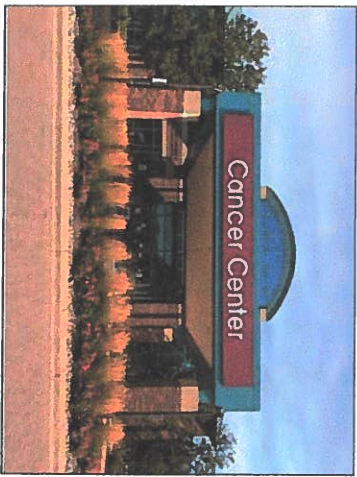


Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

Context
Location: CANCER CENTER

Recommendation Notes

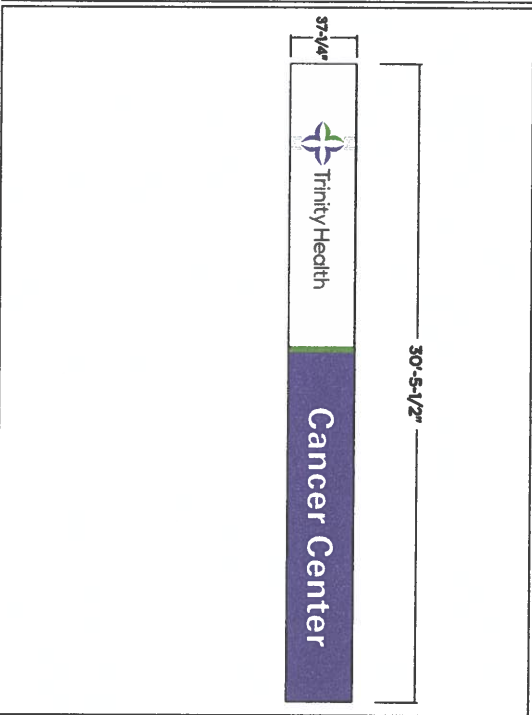
CHANGE BACKGROUND COLOR, RETAIN MESSAGE



Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering

Sign Artwork

Existing

Type: WALL SIGN
 Quantity: 1
 Illumination: INTERNAL LED
 Attachment: CABINET
 Overall Height: 60"
 Overall Width:
 Height: 36 1/4"
 Width: 30' 5 1/2"
 Depth:
 Mounting Height:
 Existing Notes:

Recommended Action

NEW FACE IN EXISTING WALL SIGN



New
 Type: WALL SIGN
 Quantity: 1
 Illumination: INTERNAL LED
 Attachment: CABINET
 Sign Code: 37 1/4"
 Asset Height: 37 1/4"
 Asset Width: 30' 5 1/2"
 Mounting Height:



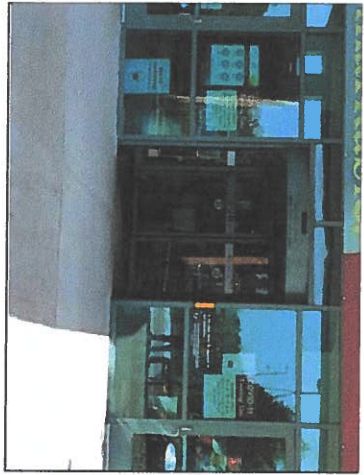
RECOMMENDATION BOOK

Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

VG-01

Context: Main Entrance

Recommendation Notes



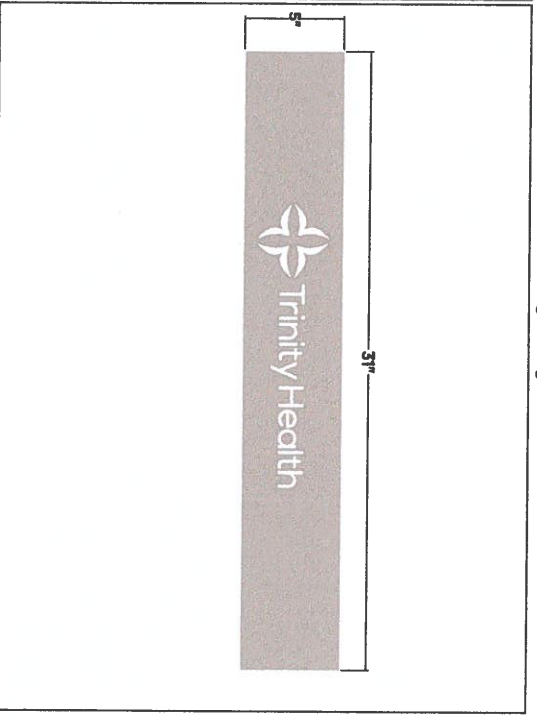
Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering



Sign Artwork

Existing

Type: VINYL ETCHED
 Quantity: 8
 Illumination:
 Attachment:
 Overall Height: 5" STRIPE
 Overall Width: 42" TO 36"
 Height:
 Width:
 Depth:
 Mounting Height:
 Existing Notes:

Recommended Action

Action: REPLACE ETCHED VINYL W/ WEDED LOGO ON ENTRY DOORS ONLY

**NO FUNCTION TO THIS MESSAGE
 SLIDING DOORS ARE MARKED WITH
 AUTO DOOR MESSAGE AT HEAD HEIGHT**

New

Type: VINYL ETCHED
 Quantity: (2) STRIPES
 Illumination:
 Attachment:
 Sign Code:
 Asset Height: 5"
 Asset Width: 31"
 Mounting Height:

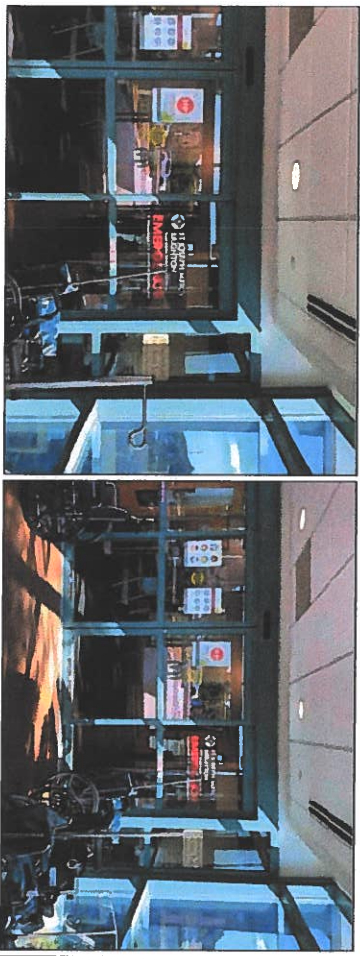


Site: SJLN-BC 7575 Grand River Ave. Brighton, MI 48114

VG-02

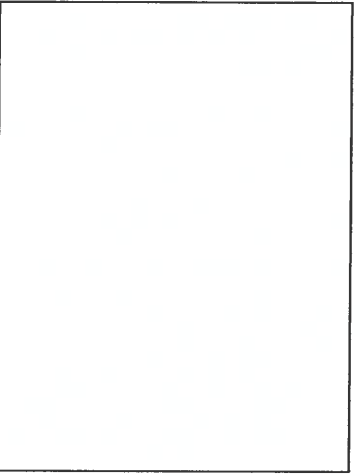
Context
Location: Emergency Entrance

Recommendation Notes



Existing - Image 1

Existing - Image 2

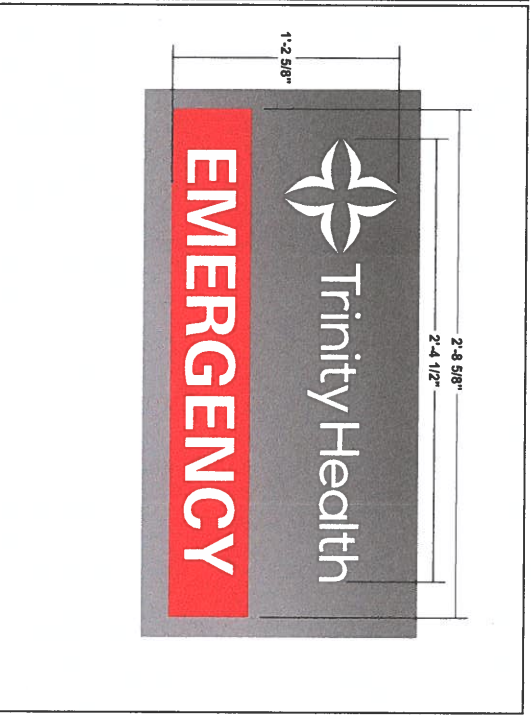


Existing - Image 3

Existing
Type: VINYL
Quantity: 1
Illumination:
Attachment:
Overall Height:
Overall Width:
Height: 14"
Width: 28 1/2"
Depth:
Mounting Height:
Existing Notes:

Recommended Action
Action: REPLACE EXISTING VINYL ON GLASS WINDOW W/NEW WHITE & RED VINYL

**UNLESS REQUIRED BY COMPLIANCE
NO NEED FOR THIS MESSAGE**



Concept Rendering

Sign Artwork

New
Type: WHITE VINYL
Quantity: 1
Illumination:
Attachment:
Sign Code:
Asset Height: SEE SIGN ARTWORK
Asset Width:
Mounting Height:



RECOMMENDATION BOOK

Site: SJLN-BC
7575 Grand River Ave. Brighton, MA 01114

BNR-01

Context: ENTRANCES
Location:

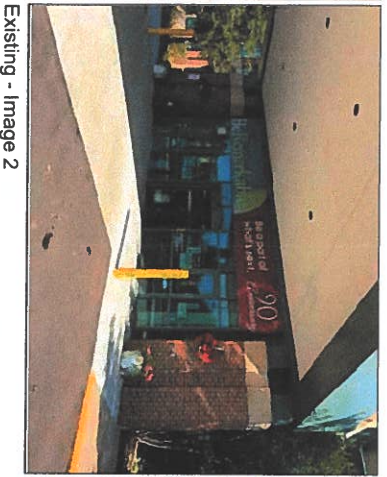
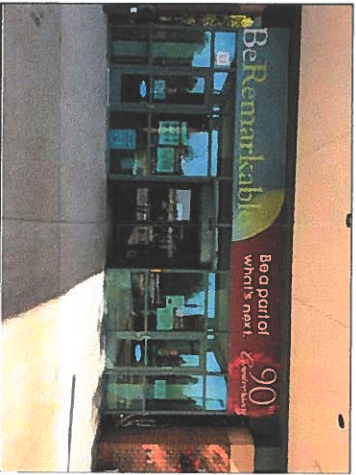
Recommendation Notes

Existing

Type: ANIVERSARY BANNERS
Quantity: 3
Illumination:
Attachment:
Overall Height:
Overall Width:
Height:
Width:
Depth:
Mounting Height:
Existing Notes: REMOVE ALL BANNERS

Recommended Action

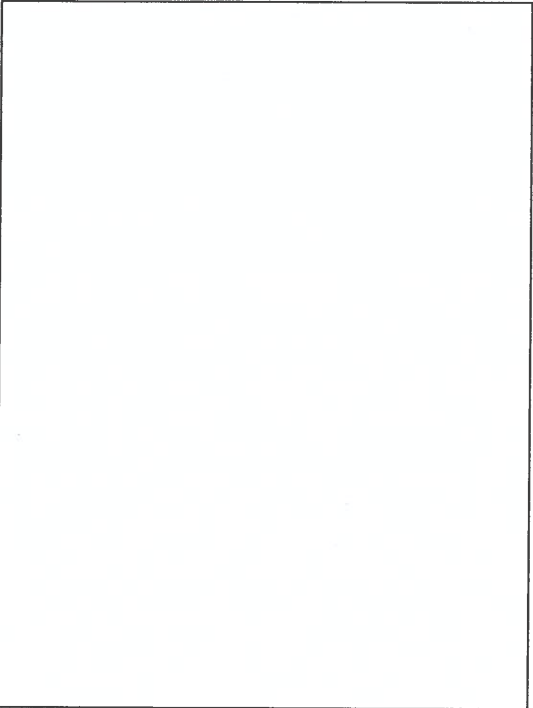
Action: REMOVE BANNERS



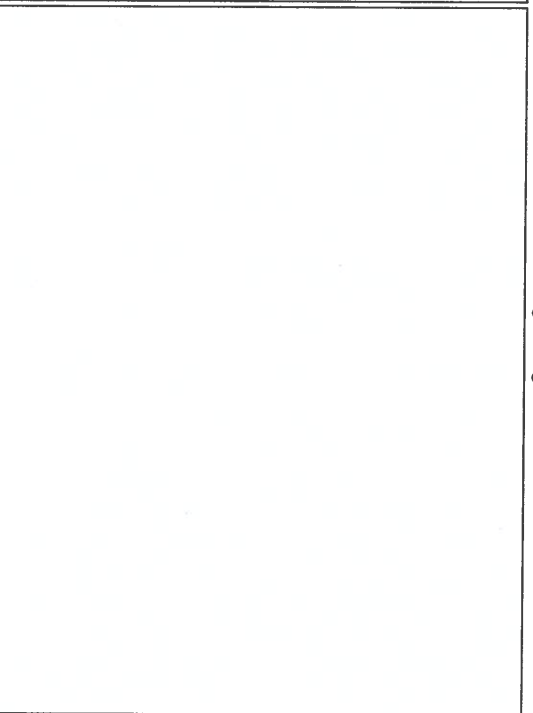
Existing - Image 1

Existing - Image 2

Existing - Image 3



Concept Rendering



Sign Artwork

New

Type:
Quantity:
Illumination:
Attachment:
Sign Code:
Asset Height:
Asset Width:
Mounting Height:

RECOMMENDATION BOOK

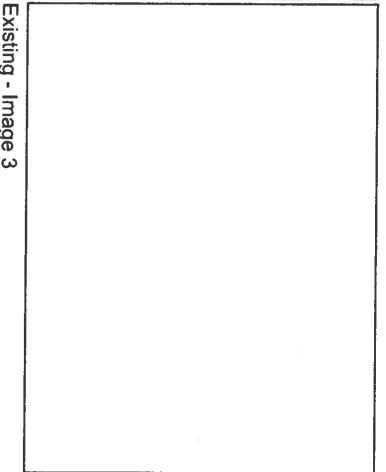
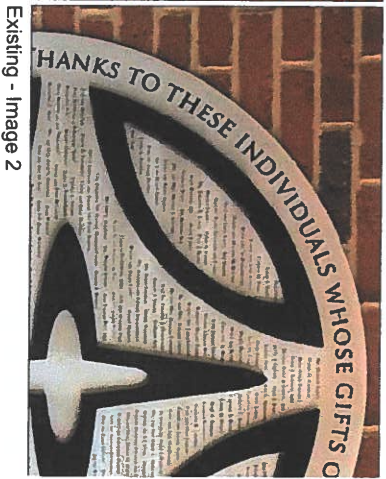
Site: SJLN-BC 7575 Grand River Ave. Brighton, MA 01114

DNR-01

Context: HALLWAY
Location:

Recommendation Notes

Existing
Type: DONOR PLAQUE
Quantity: 1
Illumination: BLIND FASTENERS
Attachment:
Overall Height:
Overall Width:
Height: 48"
Width: 48"
Depth:
Mounting Height:
Existing Notes:

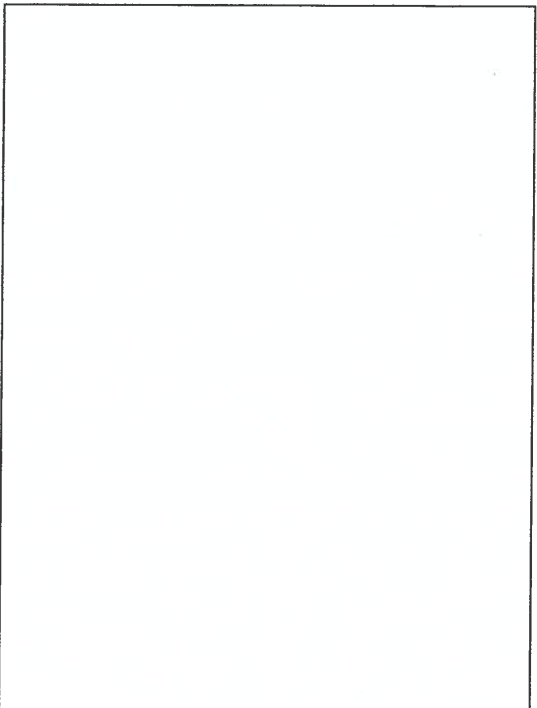


Existing - Image 1

Existing - Image 2

Existing - Image 3

Recommended Action
No plan to change this in the near term.
Need to consult with philanthropy
Also want to wait for new hospital plans. May need to be in different location.



Concept Rendering



Sign Artwork

New
Type:
Quantity:
Illumination:
Attachment:
Sign Code:
Asset Height:
Asset Width:
Mounting Height:



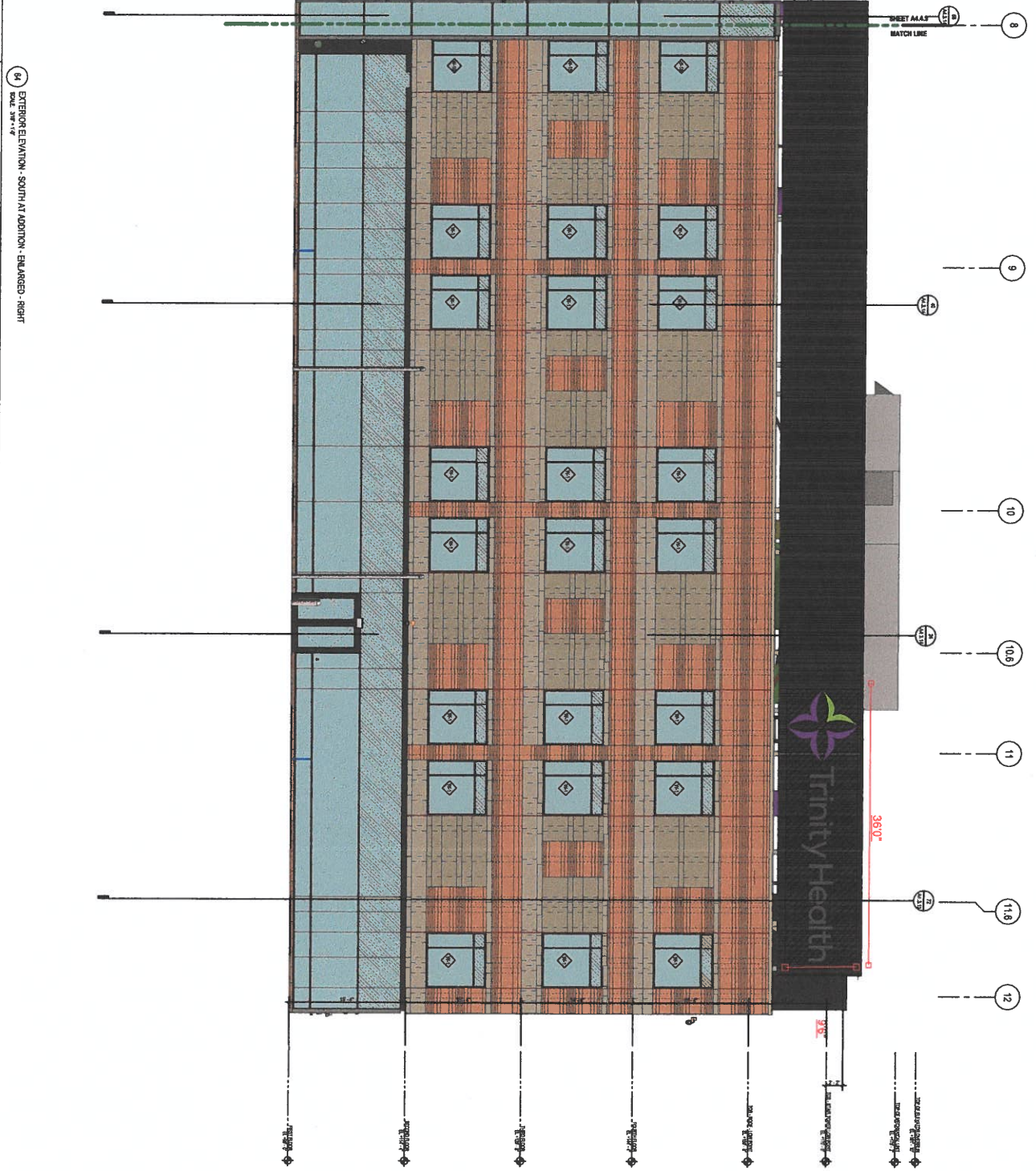


EXHIBIT G - TOP OF BUILDING SIGN
The overall sign dimensions are 36'-0" X 9'-4" (this includes logo and letters)

GRAPHIC LEGEND

- BRICK PATTERNS:
- STONE PATTERNS:
- WOOD GRAIN PATTERNS:
- GLAZED PANELS:

GENERAL SHEET NOTES

- REFER TO THE SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION, AND FINISHES.
- REFER TO THE CONTRACT DOCUMENTS FOR ALL SPECIFICATIONS.
- REFER TO THE GENERAL NOTES OF THIS SET FOR ALL SPECIFICATIONS.

REFERENCE KENNOTES

- SHEET KENNOTES



ST. JOSEPH MERCY
 BRIGHTON
 EXPANSION AND RENOVATION
 7215 GRAND DIVISIVE AVE. BRIGHTON, MI 48111
 788 GRAND DIVISIVE, BRIGHTON, MI 48111



NOT FOR CONSTRUCTION

PROJECT: A4.4.10
 ENLARGED EXTERIOR ELEVATIONS

EXHIBIT H
PARKING PLAN

See attached page.



2019R-001392
 RECORDED ON
 01/16/2019 03:15:47 PM
 BRANDON DENBY
 REGISTER OF DEEDS
 LIVINGSTON COUNTY, MI 48843
 RECORDING: 26.00
 REMON: 4.00
 PAGES: 4

AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AMENDMENT is made this 13th day of November 2018, between TRINITY HEALTH – MICHIGAN, dba SAINT JOSEPH MERCY HEALTH SYSTEM (formerly known as MERCY HEALTH SERVICES), a Michigan nonprofit corporation, whose address is 5301 E. Huron River Drive, P.O. Box 992, Ann Arbor, Michigan 48106 (the "Owner") and GENOA CHARTER TOWNSHIP, a Michigan charter township, whose address is 2911 Dorr Road, Brighton, Michigan 48116 (the "Township").

RECITALS

WHEREAS, the Township and the Owner previously entered into a Planned Unit Development (PUD) Agreement, dated August 2, 1999 (the "PUD Agreement");

WHEREAS, the Owner has requested approval from the Township to enhance the existing entry signage and install new signage along Grand River Avenue; and

WHEREAS, the Township Board has approved the proposed change to the signage.

NOW THEREFORE, the parties mutually desire to enter into this Amendment and agree to modify the PUD Agreement as follows:

1. SIGNAGE. The following language in Section 5.2 Signage:

5.2.1 *one (1) ground sign at the east entry from Grand River Avenue of up to seventy-two square feet (72 SF) area;*

5.2.2 *one (1) ground sign at the east entry from Grand River Avenue of up to seventy-two square feet (72 SF) area;*

is hereby amended and restated as follows:

5.2.1 *one (1) ground sign at the central entry from Grand River Avenue of up to one hundred twenty square feet (120 SF) area with maximum height no more than twelve feet six inches (12' – 6");*

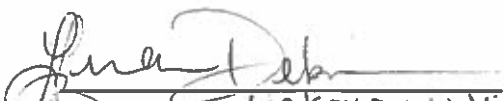
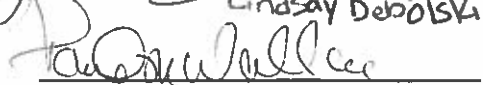
01-04-19P01:39 RCVD

5.2.2 Reserved.

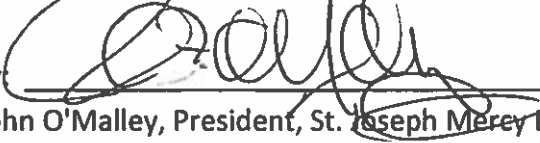
2. **CONTROLLING TERMS.** All other provisions of the PUD Agreement shall remain in full force and effect. In the event that the terms of this Amendment conflict with, vary from or modify the terms and provisions of the PUD Agreement, then in such event, the terms and provisions of this Amendment shall control and govern the rights and obligations of the parties.

This PUD Agreement has been executed by a duly authorized representative of the Owner as of the date first set forth above.

WITNESSES:



Lindsay DeBolski

Paula Wallace

SAINT JOSEPH MERCY HEALTH SYSTEM

By: 
John O'Malley, President, St. Joseph Mercy Livingston Hospital & Brighton Health Center

STATE OF MICHIGAN]
] ss
COUNTY OF LIVINGSTON]

The foregoing instrument was acknowledged before me this 13th day of November, 2018, by John O'Malley, President, St. Joseph Mercy Livingston and Brighton Health Center, on behalf of Saint Joseph Mercy Health System.


Notary Public:
Livingston County, Michigan
My commission expires: 12/1/2018

JESSICA DAWN GOBBO
Notary Public - Michigan
Ingham County
My Commission Expires Dec 1, 2018
Acting in the County of Livingston



APPROVED by the Township Board for Genoa Charter Township on the 15 day of October, 2018, at a meeting duly called and held.

WITNESSES:

GENOA CHARTER TOWNSHIP

Sharon Stone
Sharon Stone

By: [Signature]

Kathleen R. Murphy
Kathleen R. Murphy

Its Supervisor: Bill Rogers
By: Paulette Skolarus

Its Clerk: Paulette Skolarus

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this 17 day of December, 2018, by Bill Rogers, Supervisor and Paulette Skolarus, Clerk of Genoa Charter Township, a Michigan charter township, on behalf of said township.

Amy Danielle Ruthig
Notary Public: Amy Danielle Ruthig
Livingston County, Michigan
My commission expires: 03/29/2019

Drafted by, and when recorded return to:

Amy Ruthig
Genoa Charter Township
2911 Orr Road
Brighton, MI 48116

SCHEDULE A
Legal Description of Property

Commencing at the Northeast Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S 89 °38'11" W 1355.85 feet (recorded as N 87°59'50" W 1355.93 feet) along the North line of said Section 13 for a PLACE OF BEGINNING; thence S 02 °11'38" E 763.41 feet (recorded as S 00°08'31" E 763.54 feet); thence N 87°56'59" E 6.62 feet (recorded as S 89°20'22" E 6.57 feet); thence S 02 °09'04" E 1733.44 feet; thence S 86 °51'52" W 7.47 feet (recorded as S 89°16'32" W 7.47 feet); thence S 03°08'08" E 92.85 feet (recorded as S 00°38'37" E 92.41 feet); thence S 89 °29'10" W 38.78 feet (recorded as N 88°05'08" W 38.78 feet); thence S 03 °08'08" E (recorded as S 00°30'54" E) 176.36 feet; thence N 69 °43'30" W 1410.63 feet (recorded as N 67°17'30" W 1402.44 feet) along the Northerly Right-of-Way of Grand River Avenue; thence N 02 °12'10" W 2268.75 feet along the North-South 1/4 line to the North 1/4 Corner of said Section 13; thence N 89°38'11" E 1341.07 feet (recorded as S 87°54'35" E 1341.18 feet) along the North line of said Section 13 to the Place of Beginning. Being a part of the Northeast 1/4 and the Southeast 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 77.74 acres of land, more or less. Being subject to easements and restrictions of record, if any.

AGREEMENT

PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made as of AUGUST 2, 1999, between TOWNSHIP OF GENOA, a general law Township, whose address is 2911 Dorr Road, Brighton, Michigan 48116 (the "Township") and MERCY HEALTH SERVICES, a Michigan nonprofit corporation, whose address is 5301 E. Huron River Drive, P.O. Box 992, Ann Arbor, Michigan 48106 (the "Owner").

RECITALS

The Owner owns that certain real property located in the Township of Genoa, County of Livingston, State of Michigan, more particularly described on Schedule A attached hereto (the "Property").

The Owner desires to develop the Property, as a "Mixed Use Planned Unit Development District" under Article 10 of the zoning ordinance of the Township (as amended, the "Ordinance") under the "Conceptual Site Plan" in the form required by the Ordinance and attached hereto as Schedule B which identifies the location and general configuration of each of such uses (the "Conceptual Plan").

The Township has determined that the Conceptual Plan (a) properly achieves the purposes of Article 10 of the Ordinance, including the encouragement of innovation in land use, the preservation of open space in areas adjacent to Grand River Avenue in order to achieve compatibility with adjacent land uses, the promotion of efficient provision of public services and utilities, the reduction of adverse traffic impacts, and the provision of adequate employment, (b) is consistent with the Master Plan and the Grand River Avenue Corridor Study of the Township, and © promotes the public health, safety, and welfare of the Township.

In accord with the Ordinance and the requirements of Act No. 184 of the Michigan Public Acts of 1943, as amended (the "Act"), the planning commission and Township Board have approved the Conceptual Plan.

NOW, THEREFORE, in consideration of the foregoing and the remaining terms, conditions and covenants hereinafter set forth, the Township and the Owner agree as follows:

ARTICLE 1

THE CONCEPTUAL PLAN

1.1 Representations of Township. The Township warrants and represents to the Owner that (a) the Township has taken all actions necessary to approve the Conceptual Plan, including, without limitation, all required public hearings, notices to nearby landowners, and all other actions required by the Ordinance and the Act, (b) the Township has approved the Conceptual Plan and that no further action to approve the Conceptual Plan is required, (c) all uses contemplated by the Conceptual Plan are authorized by the Ordinance, and (d) the Owner may rely upon this Agreement for purposes of future development of the Property in accord with the Conceptual Plan.

1.2 Amendment of Conceptual Plan. The Owner and the Township may only amend the Conceptual Plan as permitted by, and in accord with the procedure therefor set forth in, the Ordinance; provided, however, that the Owner may adjust the size or shape of the various parcels of the Property dedicated to differing uses so long as any such adjustment does not alter the land use designation for any area of the Property or increase the intensity and/or density of use.

1.3 Site Plan Approvals. Except as otherwise specifically provided in this Agreement, the Owner shall develop the Property only in accord with the Conceptual Plan and subject to site plan approval in accord with the process therefor established in the Ordinance. Each site plan shall superimpose the approved plan of development upon the Conceptual Plan to clearly illustrate the final plan for each portion of the Property. In the event a portion of the Property is submitted for site plan approval and such approval is denied, the party submitting such site plan shall be entitled to appeal such decision to the Township Zoning Board of Appeals as provided by law, and all parties shall agree to proceed expeditiously to final resolution.

1.4 Final PUD Site Plan. Within the two (2) year limit prescribed by the Ordinance, the Owner shall submit a "Final PUD Site Plan" to the Township.

ARTICLE 2

LAND USE AUTHORIZATION

2.1 Phased Development. The Owner plans to develop the Property in phases. The first phase encompasses the area shown on the Conceptual Plan and labeled as "Phase 1" and shall include a land use authorization for OSD-Professional Office-Service District. Future phases shall include land use authorization for HDR-High Density Residential (Multi-Family Residential District), and OSD-Professional Office-Service District.

2.2 Detailed Development. The Owner may, in its discretion, develop the Property in

accord with the Conceptual Plan and subject to the obligation to coordinate development of the Property as a whole pursuant to this Agreement. In connection with the discretionary development of the Property, the Owner shall submit to the Township for review and approval a plan in the form required by the Ordinance, including impact assessments required by the Township (including an updated Traffic Impact Study which meets the requirements of Section 13.05(I) of the Ordinance, showing how traffic will differ from that originally projected, a Natural Features Plan, and a Pollution Incident Prevention Plan). The Township shall review each of such plans within a reasonable time. Unless the Conceptual Plan is materially altered at the request of the Owner, site plan and other review requirements with respect to any such plan shall be as in effect as of the date of this Agreement, and shall not be subject to any subsequent amendments of the Ordinance which are inconsistent with this Agreement.

2.3 Permitted Special Use. The Township acknowledges the Owner's plan to develop a medical office building and clinic of up to 240,000 gross square feet of floor area, and a second office building of up to 55,000 gross square feet of floor area on the Property. Notwithstanding the requirement of a permit for any special land use under Sections 8.403(i) and (j) of the Ordinance, the Township agrees that such uses shall not require a Special Land Use Permit or fee, or submission of additional application forms beyond those normally required for general site plan approval.

2.4 Open Space. The Owner shall develop a minimum of 50% of the Property as open/residential space, defined as undisturbed areas of key natural features, 25% of lake and pond areas, 50% of retention and/or detention ponds, landscaped areas, plazas, and residential uses. Schedule B shows the calculation and location of open/residential space as shown on the Conceptual Plan.

2.5 Assisted Living Development. The Owner shall be permitted to develop an Assisted Living facility of up to ninety (90) units and approximately ninety-four thousand square feet (94,000 SF) of floor area.

ARTICLE 3

ACCESS TO AND WITHIN THE PROPERTY

3.1 Traffic Impact Study. The Owner shall submit to the Township for review and approval a traffic impact study as required by Article 13 of the Ordinance. Such study shall evaluate the impact of the planned development of the Property at each access point and existing adjacent major intersections, specifically including any intersections where traffic from the Property will comprise at least five percent (5%) of the existing intersection capacity. Such study shall also include proposals to mitigate any adverse impact of such development identified by the study and describe timing and responsibility for funding any improvements designed to implement any such proposals. The Owner shall provide an updated Traffic Impact Study at each

phase of the development. At such time as the Township and Livingston County Road Commission determine that a signal is warranted at either entry to the Property, the Owner shall fund the installation of said traffic signal and such other traffic mitigation measures as are required by its development of the Property. However, nothing in this Agreement shall require the Owner to pay more than its pro-rata share of improvements as determined by the proportion of total traffic increase which is generated by developments on the Property.

3.2 Access to the Property. Access to the Property shall be limited to two major entrances from Grand River Avenue. Both access points shall be full movement, with Grand River Avenue ingress and egress from both directions. The Township will only consider additional access points if spaced a safe distance apart and a traffic impact study submitted by the Owner demonstrates that overall traffic operations and safety will be improved. The Owner shall determine the specific location of permitted access points utilizing safety standards established and approved by the Township and the Livingston County Road Commission. The Owner shall also locate access points such distances from existing signalized intersections to ensure sound traffic operations if the access points are signalized. The site design for the Property shall direct traffic flow to use the main access points to public thoroughfares. Stacking or queuing depth at access points shall be sufficient to accommodate expected peak hour volumes to minimize conflict with inbound or internal circulation.

3.3 Internal Roadways. The Owner shall plan and establish an internal system of vehicular thoroughfares throughout the Property in connection with development of portions of the Property as it occurs. The Owner shall design internal roads in such a way as to permit vehicular access between and among users of the Property, as ultimately developed, with the view and intent of minimizing the number of traffic movements onto adjoining public roads. The Township shall review and approve the precise locations and design of the overall system of internal thoroughfares as each site plan for development of portions of the Property is submitted to the Township for approval, taking into consideration the uncertainty of the development of the then undeveloped portions of the Property.

3.4 Pedestrian Walkways. The Owner shall construct a pedestrian walkway along Grand River Avenue that conforms with the Grand River Corridor Plan of the Township. The Owner shall also construct pedestrian walkways between each building and the parking area(s) that serve each such building, as the Property is developed. The pedestrian walkway will conform to the walkway plan shown conceptually in the Final PUD Site Plan. The Township and Owner agree that the purpose of any such pedestrian walkways is to serve the business needs of the Owner and other occupants of buildings on the Property, and not to encourage recreational pedestrian use by the general public.

ARTICLE 4

SITE IMPROVEMENTS

4.1 Coordination of Site Improvements. The Owner shall coordinate the construction of site improvements within the Property as a whole to ensure that site improvements are integrated and mutually supportive among the respective portions of phases of development of the Property, including utilities, landscaping, and site lighting.

4.2 General Guidelines. The Owner shall observe the following guidelines in connection with the construction of site improvements on the Property:

4.2.1 Site design and landscaping shall diminish the prominence of parking lots as viewed from public roads, consistent with the need to orient visitors to parking areas.

4.2.2 Extensive greenways and tree-lined drives shall be located within parking lots to improve traffic operations and views.

4.2.3 Consistent with the Owner's experience with large-scale clinical and medical office buildings, parking for these uses shall be at the ratio of one (1) space for each one-hundred seventy-five square feet (175 SF) of eighty percent (80%) of gross building area. The Owner shall provide areas where additional parking, up to the level required by the Ordinance, can be developed if needed, as determined by the Township Manager.

4.2.4 Any storm water control devices visible from public streets shall have a maximum 6:1 slope (so as to not require a fence according to the Livingston County Drain Commission) and be designed to have a naturalistic appearance, such as variable shape, natural arrangement of landscape materials.

4.2.5 Landscaping shall demonstrate consistency in design and materials.

4.2.6 Site lighting shall be of a uniform type and color throughout.

4.3 Maintenance. The Owner shall be responsible for ongoing maintenance and repair or replacement of site design elements, such as open spaces, signage, landscaping, lighting, and pavement markings. The Owner shall be responsible for maintenance and repair or replacement of facilities serving the entire Property such as stormwater control devices and any roadways within the Property.

4.4 Residential Buffer Zone. The Owner shall create and maintain a buffer zone between the residential portion of the property and the adjacent residential properties to the north and east. The buffer zone shall be seventy-five feet (75 ft) deep, and shall preserve existing large trees in the zone along the north and east boundaries of the Property. The Owner shall provide a sculptured six to eight foot (6 ft-8 ft) high berm, interspersed among existing trees. The Owner shall provide one (1) canopy tree, two (2) evergreen trees, and four (4) shrubs for every twenty lineal feet (20 lineal ft) along the property line of the residential building zone as shown in the Final Site Plan. There shall be a credit of two (2) canopy trees for every existing canopy tree of eight inches (8") diameter or greater. The Owner shall also be permitted to substitute one (1) evergreen tree for five (5) shrubs, or one (1) canopy tree for eight (8) shrubs to develop an aesthetically pleasing landscape buffer.

ARTICLE 5

DESIGN OF BUILDINGS AND SIGNAGE

5.1 Building. The architecture, building materials, colors, and shapes of all buildings shall substantially conform with the guidelines set forth in the Grand River Corridor Plan, as it may be reasonably amended. The Owner shall develop buildings on the Property that incorporate varying building lines, natural earth tone construction materials, and other elements that are aesthetically pleasing. The Owner shall follow the following general guidelines:

- 5.1.1 pitched roof buildings are required;
- 5.1.2 large walls shall include varying building lines, setbacks, color accents, windows, or other elements to upgrade appearance;
- 5.1.3 each site plan shall include a narrative or illustration(s) that demonstrate the design of new buildings will be consistent with, or complement, architecture of the other sites;
- 5.1.4 buildings shall use high quality architecture with variable building lines, pitched roofs, and architectural accents;
- 5.1.5 brick or stone shall be used for all building faces;
- 5.1.6 other materials may be used for architectural accents, provided such materials shall have the appearance of cut or cast stone or stucco;
- 5.1.7 out-parcel office buildings shall treat all exterior wall surfaces with at least eighty percent (80%) natural materials; and

- 5.1.8. residential buildings shall be permitted to use siding for up to fifty percent (50%) of exterior wall surfaces.

5.2 Signage. Freestanding signs within the PUD shall be ground-mounted (monument) signs. No pole signs shall be permitted. All freestanding signs shall have a base constructed of materials that coordinate with and are consistent with the building, and with other freestanding signs within the PUD. All freestanding lighted signs shall be internally lit. All wall signs shall have channel lettering (not panels). The following signs shall be permitted on the Property:

- 5.2.1 one (1) ground sign at the east entry from Grand River Avenue of up to seventy-two square feet (72 SF) area;
- 5.2.2 one (1) ground sign at the west entry from Grand River Avenue of up to seventy-two square feet (72 SF) area;
- 5.2.3 one (1) ground sign for each separate office building to be located on interior roads on the Property of up to six feet (6') in height and sixty square feet (60 SF) area;
- 5.2.4 one (1) ground sign for the residential development located on interior roads on the Property of up to six feet (6') in height and thirty-six square feet (36 SF) area, consistent with Section 16.06 (s) of the Ordinance;
- 5.2.5 each building shall be entitled to one (1) wall sign of up to five percent (5%) of the building front facade;
- 5.2.6 the Saint Joseph Mercy Health System building shall be entitled to three (3) wall signs which together do not exceed five percent (5%) of the building front facade;
- 5.2.7 the size, materials, and other specifications of each such wall sign shall conform to the Ordinance;
- 5.2.8 all other signs, including directional and wayfinding signs, shall conform to the size, materials, and other specifications of the Ordinance; and
- 5.2.9 directional and wayfinding signs shall be provided throughout the site as shown on a master sign and pavement marking plan to be approved with the Site Plan for each phase of development, with the number of signs not restricted to one per approved driveway, but as determined by the requirements of wayfinding and safety, and approved by the Township.

5.3 Building Height. The Owner shall be permitted to erect a medical services building with a general roof height of thirty-seven feet above finished floor (37' AFF), with a roof height of forty-two feet above finished floor (42' AFF) in the section of the building that contains the surgery suite, and a central tower with a roof height of forty-six feet, one inch above finished floor (46' 1" AFF), both measured as indicated in the Ordinance. This height is required to accommodate the Owner's surgery programs, and to screen mechanical units from view. All other buildings on the Property shall meet the specific height limitations required by the Ordinance for the respective type of building.

ARTICLE 6

UTILITIES

6.1 Water. Each office and residential parcel/use on the Property must connect to the community water system. The Owner shall submit a master water plan for the Property as an attachment to the Final PUD Site Plan for approval by the Township and its Engineers. The Owner shall install the internal water main for each developed portion of the Property prior to or concurrent with the site plan approval for such development.

6.2 Sanitary Sewer. All of the office and residential buildings constructed on the Property shall, as developed, be connected to and be served by the public sanitary sewer. The Township represents that there has been reserved for the Owner adequate municipal wastewater treatment capacity to service the approved use of the Property, and the adequacy of wastewater treatment capacity shall not limit the type of use or density of the development based on the Concept Plan.

6.3 Electrical. All electrical lines serving the buildings on the Property shall be underground. Public utility lines in existing or future easements shall be permitted overhead so long as the buildings are serviced from underground.

6.4 Fees. Fees, charges, and costs for utilities shall be as set forth on attached Schedule C, which may be amended on a district-wide basis from time to time. The Owner shall pay REU and connection fees as required by the Township in accordance with Schedule C.

ARTICLE 7

MISCELLANEOUS

7.1 Amendment. This Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Agreement. The Owner and the Township shall be entitled to modify, replace, or amend this Agreement without the consent of any other person or entity, regardless of whether such person or entity now or hereafter has any

interest in any part of the Property, including subsequent purchasers, or their tenants, mortgagees, or others.

7.2 Binding Effect. This Agreement shall be binding upon, and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns. The rights and obligations under this Agreement shall run with the Property and shall bind and inure to the benefit of any successors-in-interest of the Owner in the Property.

7.3 Controlling Effect. In the event of any direct conflict between the terms and provisions of this Agreement and the Conceptual Plan, and the provisions of the Ordinance, or other Township ordinances, rules, or regulations, the provisions of this Agreement and the Conceptual Plan shall control.

7.4 Conditions Reasonable. The Owner acknowledges that the conditions imposed by this Agreement upon the development of the Property are reasonable and necessary to ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent used of land, and to promote the use of land in a socially and economically desirable manner. The Owner further acknowledges that the conditions meet all of the requirements of MSA 5.2963(16d)(2)(a), (b), and (c).

7.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, without giving effect to principles of conflicts of law.

7.6 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, and all of which shall constitute one and the same agreement.

7.7 Plans and Drawings. The plans and drawings listed in Schedule D are attached to and made a part of this Agreement.

This Agreement has been executed by a duly authorized representative of the Owner as of the date first set forth above.

WITNESSES:

MERCY HEALTH SERVICES

Janice A. Groh
John C. Tittem

By C. W. Lauderbach, Jr.
Name: C. W. Lauderbach, Jr.
Title: Vice President Patient Care, Ambulatory Services and Programs

STATE OF MICHIGAN)
) ss.
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this 10th day of September, 1999, by C. W. Lauderbach, the VP, Patient Care, of Mercy Health Services, a Michigan nonprofit corporation, on behalf of the corporation.

Keye Hark
Notary Public
acting in Washtenaw County, Michigan
My commission expires: 10-23-01

APPROVED by the Township Board for the Township of Genoa on the 2ND day of AUGUST, 1999, at a meeting duly called and held.

WITNESSES:

TOWNSHIP OF GENOA:

Marilyn B. Hunt
William E. Topp
Debra L. Rpielowski
Renee Gray
Renee Gray

By Robert R. Murray
Name: Robert R. Murray
Title: Supervisor
By Paulette A. Skolarus
Name: Paulette A. Skolarus
Title: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this 15th day of September, 1999, by ROBERT R. MURRAY and PAULETTE A. SKOLARUS, respectively the Supervisor and Clerk of the Township of Genoa, a Michigan municipal corporation, on behalf of the corporation.

Judith A. Smith
Notary Public Judith G. Smith
LIVINGSTON County, Michigan
My commission expires: 7-30-2001

SCHEDULE A
Legal Description of Property

Commencing at the Northeast Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S 89 °38'11" W 1355.85 feet (recorded as N 87°59'50" W 1355.93 feet) along the North line of said Section 13 for a **PLACE OF BEGINNING**; thence S 02°11'38" E 763.41 feet (recorded as S 00°08'31" E 763.54 feet); thence N 87°56'59" E 6.62 feet (recorded as S 89°20'22" E 6.57 feet); thence S 02 °09'04" E 1733.44 feet; thence S 86°51'52" W 7.47 feet (recorded as S 89°16'32" W 7.47 feet); thence S 03°08'08" E 92.85 feet (recorded as S 00°38'37" E 92.41 feet); thence S 89 °29'10" W 38.78 feet (recorded as N 88°05'08" W 38.78 feet); thence S 03 °08'08" E (recorded as S 00°30'54" E) 176.36 feet; thence N 69 °43'30" W 1410.63 feet (recorded as N 67°17'30" W 1402.44 feet) along the Northerly Right-of-Way of Grand River Avenue; thence N 02 °12'10" W 2268.75 feet along the North-South 1/4 line to the North 1/4 Corner of said Section 13; thence N 89°38'11" E 1341.07 feet (recorded as S 87°54'35" E 1341.18 feet) along the North line of said Section 13 to the Place of Beginning. Being a part of the Northeast 1/4 and the Southeast 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 77.74 acres of land, more or less. Being subject to easements and restrictions of record, if any.

SCHEDULE B
Conceptual Site Plan

The Conceptual Site Plan is attached to this Agreement as Sheet S-1 of the Rezoning/Conceptual PUD Submittal dated July 21, 1999.

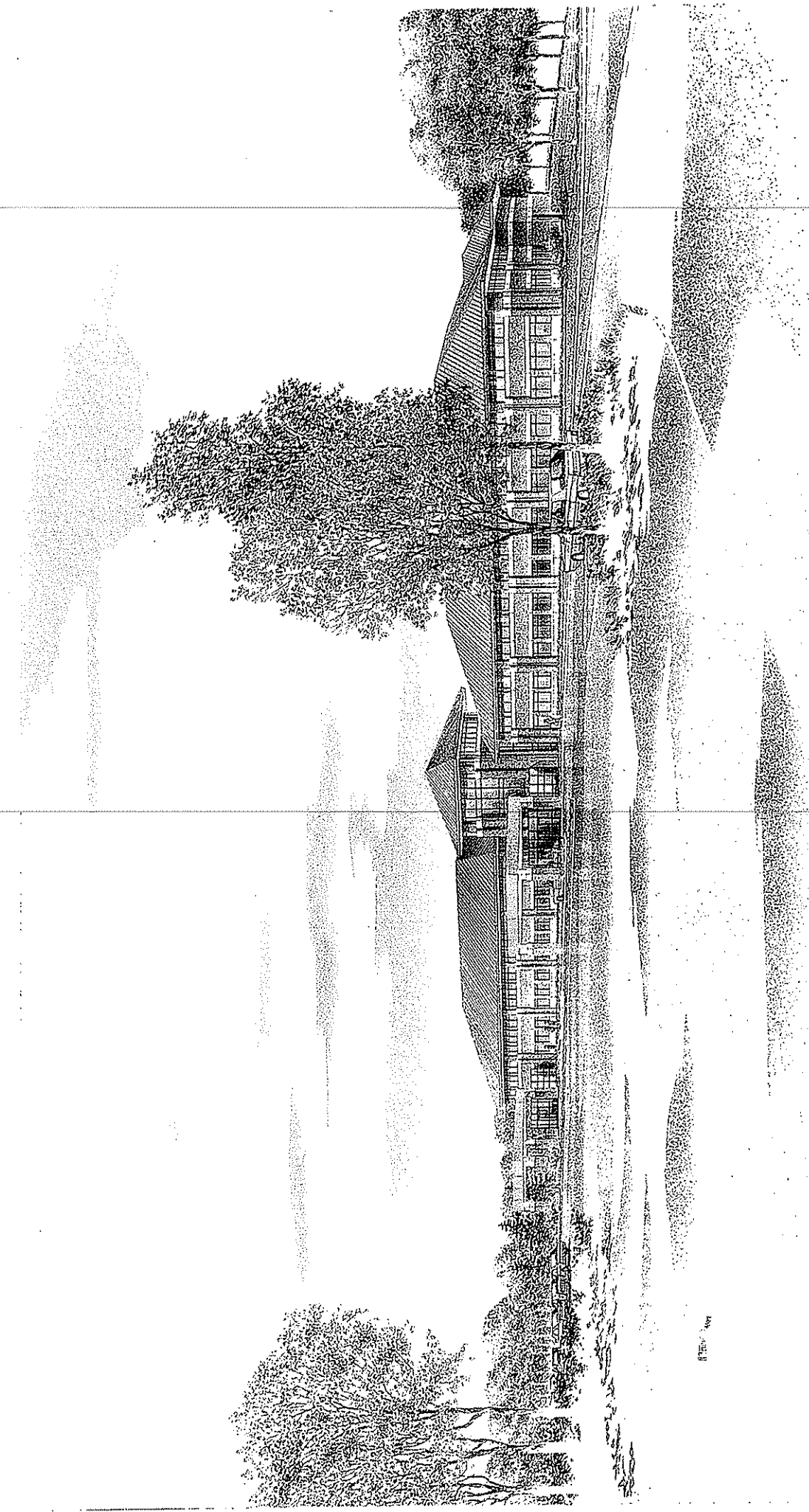
SCHEDULE C
Fees, Charges, and Costs for Utilities

To Be Determined

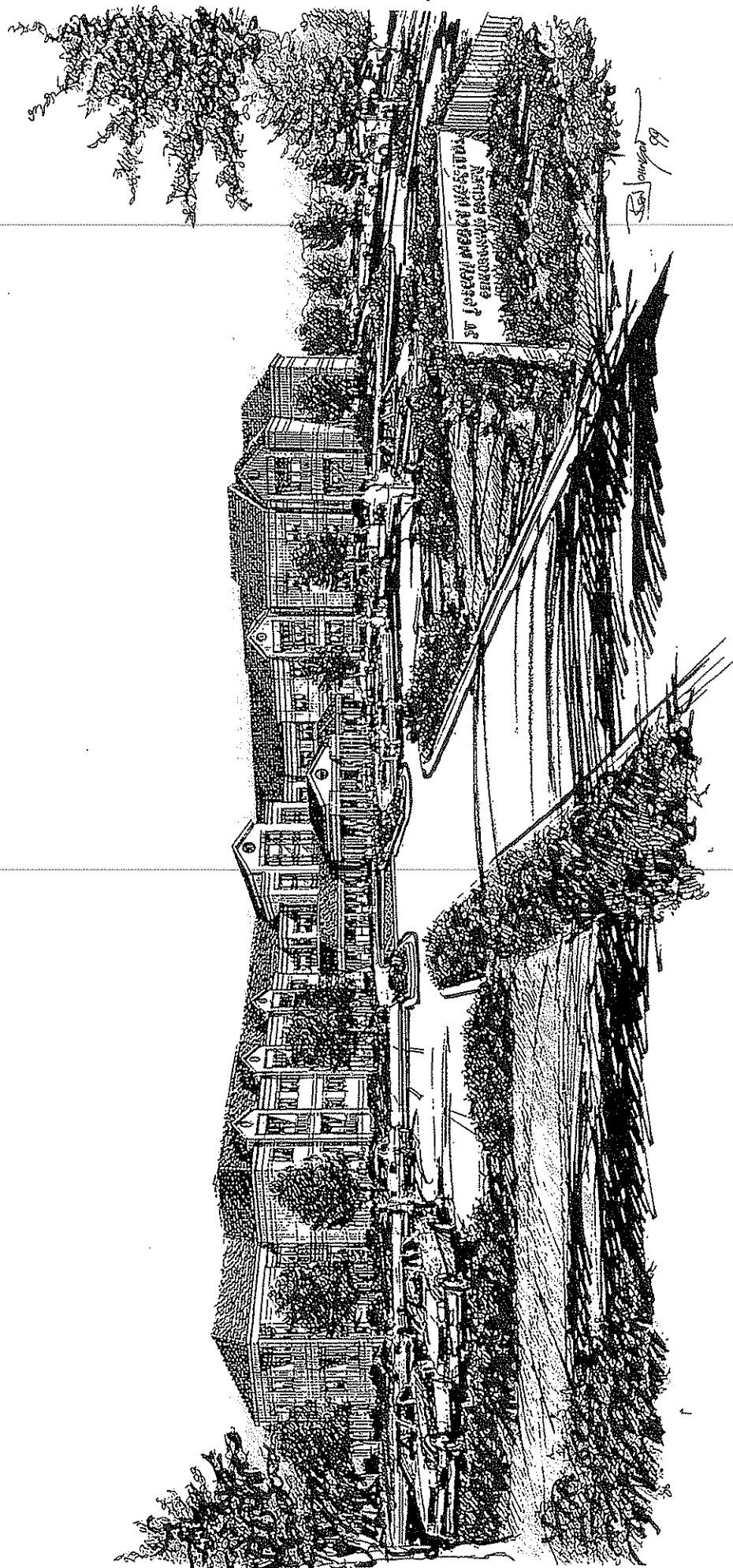
SCHEDULE D

List of Additional Plans and Drawings Made a Part of this Agreement

- Rendering of Assisted Living Project, showing conceptual image, dated 6/28/99
- Rendering of Saint Joseph Mercy Health System ambulatory building



1875

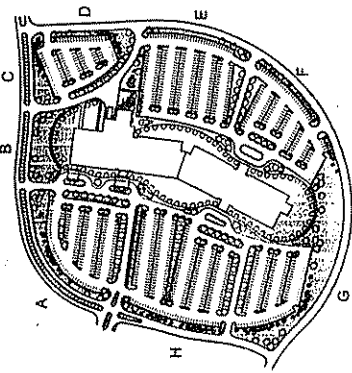


SCHEDULE E

List of Approved Deviations from Ordinance Standards

Ordinance Standard	Deviation	Ordinance Reference	Agreement Reference
Building height 35'	Generally 37'; surgery area 42'; entry tower 46'1"	4.4	5.3
Special Use Permit for medical offices over 40,000 GSF and general offices over 55,000 GSF	Special use authorized within the PUD Agreement	8.403(i) and (j)	2.3
Permitted ground signs in PUD district are (1) 72 SF and (1) 60 SF	Authorized signs are (2) at 72 SF each	Table 16.1	5.2.1, 5.2.2
Ground signs for individual non-residential buildings are not indicated by the Ordinance	One (1) ground sign of up to 60 SF for each non-residential building	Table 16.1	5.2.3
Wall signs: (1) per building, up to 10% of the facade area	(1) per building, up to 5% of the front facade, except the ambulatory services building, which shall be permitted up to (3) wall signs, together up to 5% of the front facade	Table 16.1	5.2.5, 5.2.6
Directional signs: (1) per approved driveway	Directional signs: as determined by the requirements of wayfinding and safety, and approved by the Township	16.12(b)	5.2.9
Parking for medical/dental offices: 7 spaces per 1,000 SF gross floor area [45,000 GSF = 315 spaces]	4.57 spaces per 1,000 SF gross floor area (1 space per 175 SF of net floor area, where net = 80% of gross [45,000 GSF = 206 spaces])	14.08	4.2.3

Ordinance Standard	Deviation	Ordinance Reference	Agreement Reference
<p>Parking for medical clinics: 2.0 spaces per exam/procedure/operating room, 1.0 space per lab or recovery room, 1.0 space for each (2) rooms for employee parking [14 exam, 18 procedure, 5 ORs = 37 rooms x 2 spaces=74 spaces; 5 lab, 8 recovery = 13 rooms x 1 space = 13 spaces; 50 rooms/2 = 25 employee spaces. Total = 99 spaces]</p> <p>Total parking required = 414 spaces</p>	<p>4.57 spaces per 1,000 SF gross floor area [54,350 GSF = 235 spaces]</p> <p>Total parking provided = 441 spaces</p>	14.08	4.2.3
<p>Required buffer zone between multi-family and single family residential: Type B, 20' width; 3' berm; 1 canopy, 1 evergreen, 4 shrubs per 30'</p>	<p>Provided buffer zone between multi-family and single family residential: 75' width, 6-8' berm; 1 canopy, 2 evergreen, 4 shrubs per 20'. Authorization to substitute canopy trees and evergreens for shrubs at a 1:8 and 1:5 ratio, respectively</p>	3.5418	4.4



Ambulatory/ M.O.B. Green Space Plan

Scale: 1" = 200'-0"

Summary

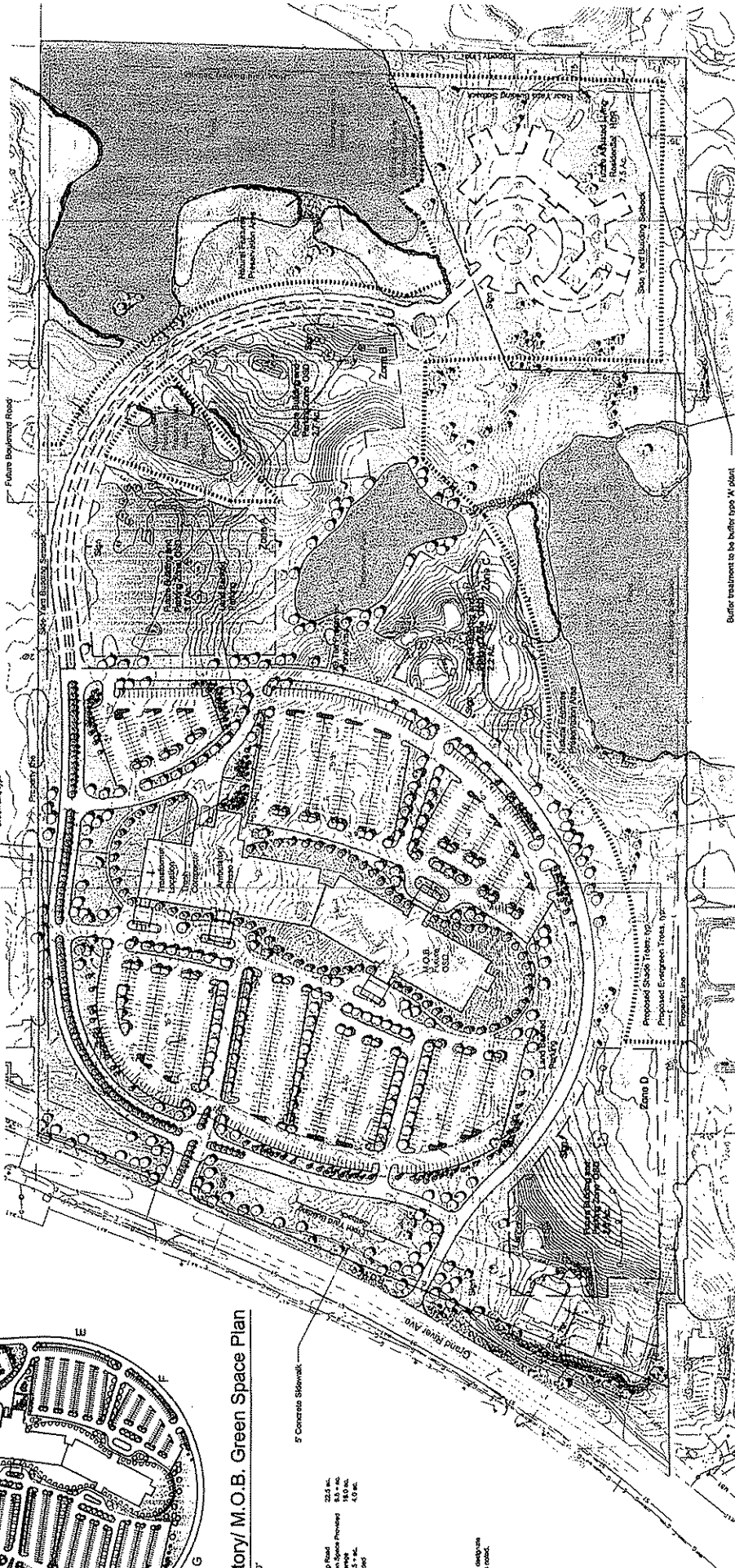
Total Area Within Loop Road: 22.8 Ac.
 Total Area Within Loop Road, Excluding Green Space: 18.0 Ac.
 Total Area Within Loop Road, Excluding Green Space and M.O.B.: 1.0 Ac.

Area	Area (Ac.)
A	3.00
B	3.00
C	3.00
D	3.00
E	3.00
F	3.00
G	3.00
H	3.00
Total	24.00

Shaded areas of plan indicate areas to be developed.

See Sheet S-2 Ambulatory Phase 1 Site Plan Sidewalk, typ.

Future Boulevard Road



Buffer treatment to be buffer type 'M' plant material per the ordinance with the exception of (1) deciduous tree in lieu of (8) shrub per buffer plant material requirement bonus.

PUD Summary

Item	Area (Ac.)	Area (Ac.)	Area (Ac.)	Area (Ac.)
Proposed	18.00	18.00	18.00	18.00
Existing	3.00	3.00	3.00	3.00
Total	21.00	21.00	21.00	21.00

Ambulatory and M.O.B. (OSD)

Item	Area (Ac.)	Area (Ac.)	Area (Ac.)	Area (Ac.)
Proposed	18.00	18.00	18.00	18.00
Existing	3.00	3.00	3.00	3.00
Total	21.00	21.00	21.00	21.00

OSD Summary

Item	Area (Ac.)	Area (Ac.)	Area (Ac.)	Area (Ac.)
Proposed	18.00	18.00	18.00	18.00
Existing	3.00	3.00	3.00	3.00
Total	21.00	21.00	21.00	21.00

Asstated Living Residential (HDR)

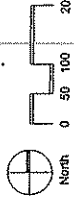
Item	Area (Ac.)	Area (Ac.)	Area (Ac.)
Proposed	18.00	18.00	18.00
Existing	3.00	3.00	3.00
Total	21.00	21.00	21.00

Saint Joseph Mercy Health System Brighton Ambulatory Health Center

Genoa Township, Michigan

Conceptual Site Plan

7/21/99
5/28/99
GAS Associates - Architects
Grossman | Metz Associates - Landscape Architects
Desire, Inc. - Civil Engineers



5/15/06

St. Joe's Woodland REU Table

Assessed REU's	
Water	102
Sewer*	109

*102 REU's in LEW, 7 REU's in LE

Existing Development:

Phase	Description	REU's	Paid or Assessed
1	96,350 sq. ft. urgent care/health center	38.5	Assessed
1	1,290 sq. ft. operating room addition	0.51	Paid
2	Village Assisted Living	40	Paid
3	16,690 sq. ft. 1st floor of Cancer Center	5	Paid

(first floor only)

Future Development:

Phase	Description	Estimated REU's **
3	16,310 sq. ft. buildout of cancer center 2nd floor	6.52
?	110,650 sq. ft. addition to main building/cancer center	44.26
?	155,000 Medical Related Office	62

**based on 0.40 REU per 1000 sq. ft. per 10/21/99 Tetra Tech letter

REU Status

Type	Total Assessed	Assessed Used	Paid Cash	Remaining Assessed	Estimated Future Needs
Water	102	38.5	45.51	63.5	112.78
Sewer	109	38.5	45.51	70.5	112.78



McNAMEE, PORTER & SEELEY, INC.

123 Brighton Lake Road, Suite 203, Brighton, MI 48116 • 810.220.2112 - phone • 810.220.0094 - fax

October 21, 1999

Mr. Michael Archinal
Genoa Township
2911 Dorr Road
Brighton, MI 48116

GENOA TOWNSHIP

OCT 22 1999

RECEIVED

**Re: Brighton Ambulatory Health Center
REU Determination**

Dear Mr. Archinal:

As requested, we have reviewed the data summaries and supporting documentation submitted to us by Design Inc. Engineers on August 31, 1999 for the above-referenced project.

It is our understanding that irrigation of the site will be by an existing well system. Based on water usage records of similar facilities, our REU determination in this case agrees with Desine, Inc. and a REU factor of 0.40 REU per 1,000 square feet of floor area appears to be adequate for water and sewer assessment purposes.

However, if the municipal water system is to be used for irrigation, a REU factor of 0.65 REU per 1,000 square feet of floor area should be used for water assessment purposes.

We hope this meets your needs at this time.

If you have any questions or comments, please call us.

Sincerely,


Melissa Talley, P.E.
Project Manager


Kevin Fern

:lh
0144.376.

Copy: Robert Murray, Genoa Township
Wayne Perry, Desine Inc.
Linda Grosh, St. Joseph Mercy Health System

k:\mps\letters\stjoereu.doc

LAND USE PERMIT

GENOA TOWNSHIP

2911 Dorr Road • Brighton, MI 48116
(810) 227-5225 • Fax (810) 227-3420

Attn:
ERIC SHUMAKER

Permit No. 99-438 Date AUGUST 18, 1999

Owner SAINT JOSEPH MERCY HLTH SYS Telephone 734-712-3618

Site Address 7635 W. GRAND RIVER City _____ Zip _____

Contractor GEORGE W. AUCH CO. Telephone 248-334-2000

Address 735 S. PRODOCK ST. City PONTIAC, MI Zip 48341

On the EAST side of GRAND RIVER between EULER and HACKER roads.

Subdivision _____ Lot No. _____

Size of Lot: Front 1411' Rear 1341' Side 2209' Side 2766'

Acreage 77.74 Zoning District Classification ZC

Tax Code No. 11-13-200-009

Application is made to GRADING & BALANCE SITE / SOIL EROSION INSTALLATION

- Dwelling
- Deck
- Mobile/Home
- Sign
- Addition
- Swimming Pool
- Commercial
- Sewer Connection
- Garage
- Accessory Bldg
- Industrial
- Water Connection

Type of Construction: Brick Stone Frame Cinder Block Steel Other

Foundation: Basement Full Part Poured Block Walkout Conventional Crawlspace Slab

Size of Building: Front 370 Rear 370 Deep _____ Height 46'

Estimate Value \$ _____ Total Square Feet 96,550 #

Building Setback: 470 feet from front property line. 1580 feet from rear line. _____ waterfront.

196 feet least side. 360' feet side line.

Attach drawing showing the following: dimensions of property; all roads adjacent to property (Indicate private or county); easements; lakes and streams; all structures; existing or proposed septic tank and field; existing or proposed well; dimensions from buildings to property line; dimensions of proposed building.

For sign, attach drawing showing dimensions of sign, and for a wall sign, the facade to which it will be attached.

Attach proof of ownership of property.

I hereby certify that all information and data attached to and made part of this application are true and accurate to the best of my knowledge and belief. I understand that there may be deed restrictions that may apply to this project. A Land Use Permit is valid for a period of 12 months from the date of issue. Any modification to location, size, or dimensions must be approved by Genoa Township.

Applicant Signature [Signature] ERIC SHUMAKER. Date 8/18/99

Approved Disapproved Date 8/25/99

Conditional All water & sewer connection fees shall be assessed as part of the lake Edgewood expansion purchase motor pkg. @ later date.

Fees	
Land use	<u>150.00</u>
Connection-water	<u>←</u>
-sewer	<u>←</u>
Meter	_____
Total Paid	<u>150.00</u>

Zoning Inspector [Signature]

CHECK #072029

Genoa Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420

December 27, 2000

Robert Piatek
MAS Associates Incorporated
34605 Twelve Mile Road
Farmington Hills MI 48331-3221

RE: St. Joseph Mercy Operating Room Addition

Mr. Piatek,

I am in receipt of your letter of transmittal and three sets of drawings showing the revision to the approved St. Joseph Mercy site plan. Pursuant to §10.1406(b) of the Township Zoning Ordinance I consider the 30 by 43-foot addition a minor deviation to the approved PUD site plan. As the Zoning Administrator I have the discretion to approve this change administratively.

Attached you will find correspondence from the Township Engineer dated 10/21/99. The correspondence describes the methodology for calculating REU's for the project at .4 REU per 1,000 square feet. The fees for the original building are being paid through a special assessment district. This addition will require a connection fee in the amount of \$4,309 prior to approval.

1,290 square feet @ .4 REU/1,000 = .51 REU

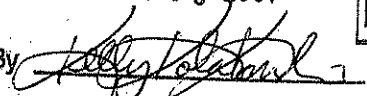
Water .51 @ \$3,650 = \$1,861

Sewer .51 @ \$4,800 = \$2,448

Total = \$4,309

CK # 82048

GENOA TOWNSHIP

P A I D
JAN 05 2001
By 

I trust this satisfies your needs at this time. Should you have any questions or if you require additional information please feel free to contact me.

Sincerely,



Michael Archinal
Township Manager

Gary McCririe; Township Supervisor
Correspondence File

Sor
urray

Clerk
Paulette A. Skolarus

Treasurer
Robin L. Hunt

Manager
Michael C. Archinal

Trustees

Craig Jarvis • Kathleen Robertson • Jean Ledford • Gary McCririe

Genoa Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420

August 30, 2000

Ms. Allyson Boyle
Mercy Continuing Care
P.O. Box 9185
Farmington Hills, Michigan 48333-9185

Re: **Water and Sewer Connection Fees**
The Village at Mercy Health Center

Dear Ms. Boyle:

Water and sanitary sewer connection fees for the Village at Mercy Health Center have been calculated based on 40 REU's by the Township's Engineering Consultant. Connection fees are assessed at the rate of \$ 3,650 per REU for water service connection and \$ 4,800 per REU for sanitary sewer connection. The total cost of water and sanitary sewer connection fees for this project is \$ 338,000. These fees shall be paid to Genoa Township prior to the issuance of a land use permit for this project. Should construction not be initiated within one year of issuance of the land use permit, or upon written notification to Genoa Township by Mercy Continuing Care that the project has been indefinitely delayed, the water and sanitary sewer connection fees will be reimbursed to Mercy Continuing Care.

If you have any additional questions regarding these fees, please contact me at your convenience.

Respectfully,



Mike Archinal
Genoa Township Manager

Cc: Robert Murray; Township Supervisor
 Correspondence File

Supervisor
Robert R. Murray

Clerk
Paullette A. Skolarus

Treasurer
Robin L. Hunt

Manager
Michael C. Archinal

Trustees

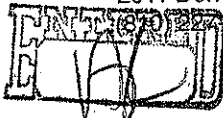
Craig Jarvis • Kathleen Robertson • Jean Ledford • Gary McCririe

LAND USE PERMIT

GENOA TOWNSHIP

2911 Dorr Road • Brighton, MI 48116

Phone (810) 227-5225 • Fax (810) 227-3420



Permit No. 00536 Date SEPTEMBER 21, 2000

Owner ST. JOSEPH Mercy Health System Telephone (734) 712-4172

Site Address 7533 GRAND RIVER AVE City BRIGHTON Zip 48114

Contractor WETS BUILDERS INC Telephone (612) 854-0192

Address 8009 3RD AVENUE SOUTH City MINNEAPOLIS Zip 55425

On the NORTH side of GRAND RIVER between BONDIX and EULER roads.

Subdivision _____ Lot No. _____

Size of Lot: Front _____ Rear _____ Side _____ Side _____

Acreage 77.74 Zoning District Classification PD

Tax Code No. 11-13-200-009

Application is made to construct

- Dwelling
 - Addition
 - Garage
 - Deck
 - Swimming Pool
 - Accessory Bldg.
 - Mobile Home
 - Commercial
 - Industrial
 - Sign
 - Sewer Connection
 - Water Connection
- Asst. Living*

Type of Construction: Brick Stone Frame Cinder Block Steel Other

Foundation: Basement Full Part Poured Block Walkout Conventional Crawlspace Slab

Size of Building: Front _____ Rear _____ Deep _____ Height _____

Estimate Value \$ _____ Total Square Feet 94,000

Building Setback: _____ feet from front property line. _____ feet from rear line. _____ waterfront.
_____ feet least side. _____ feet side line.

- Attach drawing showing the following: dimensions of property; all roads adjacent to property (indicate private or county); easements; lakes and streams; all structures; existing or proposed septic tank and field; existing or proposed well; dimensions from buildings to property line; dimensions of proposed building.
- For sign, attach drawing showing dimensions of sign, and for a wall sign, the facade to which it will be attached.
- Attach proof of ownership of property.

I hereby certify that all information and data attached to and made part of this application are true and accurate to the best of my knowledge and belief. I understand that there may be deed restrictions that may apply to this project. A Land Use Permit is valid for a period of 12 months from the date of issue. Any modification to location, size, or dimensions must be approved by Genoa Township.

Applicant Signature [Signature] Date SEPT. 21, 2000

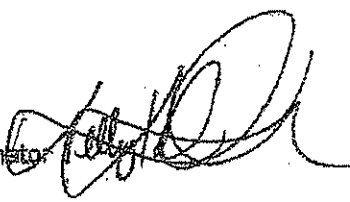
Approved Disapproved Date 9/21/00

Conditional _____

Fees	
Land use	<u>150</u>
Connection-water	<u>146,000</u>
-sewer	<u>192,000</u>
Meter	<u>3,515</u>
Total Paid	<u>341,665.00</u>

Zoning Inspector [Signature]

MEMORANDUM

TO: Wayne Perry, Design Inc.
FROM: Kelly Kolakowski, Planning Coordinator 
DATE: November 8, 2004
RE: Woodland Health Cancer Center

This memo will describe the connection fees and permit fees required for the Woodland Cancer Center located at Grand River

Assuming a Doctors Office with 8 rooms:

Using the "Doctor Office" equation in the Genoa Township Equivalent User Table:

1 per premise plus .5 per exam room X 8 rooms=	5 REUS
New Connection Charge	
Water 5 REU @ \$3,650	\$18,250
Sewer 5 REU @ \$4,800	\$24,000
	<u>\$42,250</u>

The land use permit fee of \$150.00 and the connection fees must be paid at time of land use issuance.

If you should have any question, please feel free to contact me at (810) 227-5225.

GENOA TOWNSHIP

JAN 23 2005

RECEIVED



Non-Residential Land Use Permit

Genoa Township • 2911 Dorr Rd. • Brighton, MI 48116

Phone (810) 227-5225 • Fax (810) 227-3420

PERMIT NO. 05-020

GENOA TOWNSHIP

1. PROJECT INFORMATION					
Name of Business: Woodland Cancer Center			Site Address: 7575 W. Grand River		JAN 25 2005
Name of Retail Center/Business Park (if applicable): N/A RECEIVED					
2. OWNER/APPLICANT INFORMATION					
Owner Name: St. Joseph Mercy Hospital			Phone No.: (734) 712-3456		
Owner's Address: 5301 E. Huron River Drive		City: Ann Arbor	State: MI	Zip: 48106	
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee <input checked="" type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:					
Applicant Name: DESINE INC., Wayne M. Perry			Phone No.: (810) 227-9533		
Applicant Address: 2183 Pless Drive		City: Brighton	State: MI	Zip: 48114	
3. TYPE OF IMPROVEMENT					
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition to Existing Building <input type="checkbox"/> Tenant Buildout <input type="checkbox"/> Grading/Site Work Describe in detail proposed use of building. If use of existing building is being changed, describe prior use of building. Cancer Treatment Center addition to existing Woodland Health Center.					
Will the project or facility store or use hazardous substances, oil, salt, pesticides or fertilizers? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain: N/A					
4. SETBACK AND DIMENSIONAL INFORMATION					
A. Building Setbacks (in feet)					
Front: 476 (from front property line, right-of-way line or private road easement, whichever is less)					
Rear: 1586	Least Side: 186	Side: 1170	Water/Wetland: N/A		
B. Parking Lot Setbacks (in feet)					
Front: 154	Least Side: 118	Side: 500	Rear: 1390	Water/Wetland: N/A	
C. Building Dimensions					
Size of Building or Tenant Space: 16,690 square feet 1st Floor, 33,000 sq ft. Total					
Height: 46' - 1" feet (measured as the vertical distance from grade at the center of the front of the building to the beam level between eaves and ridge for gable, hip and gambrel roofs)					
5. ATTACHMENTS					
<input checked="" type="checkbox"/> Attach 3 copies of site plans as approved by the Genoa Township Board and/or Planning Commission (if applicable).					
<input checked="" type="checkbox"/> Attach 3 copies of construction plans. Any questions regarding the required contents for these plans should be directed to the building department at (517) 546-3240.					
6. SIGNATURE OF APPLICANT					
I hereby certify that all information and data attached to and made part of this application are true and accurate and to the best of my knowledge and belief. I also certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws, codes and ordinances of the State of Michigan and Genoa Township. Private covenants and restrictions are potentially enforceable by private parties. A Land Use Permit is valid for a period of 12 months from the date of issue. Any modification to location, size, or dimensions must be approved by Genoa Township.					
Signature of Applicant:				Date: January 25, 2005	
FOR OFFICE USE ONLY					
A. TOWNSHIP APPROVALS					
		Required	Approved	Date	
Planning Commission / Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	YES		8-19-04, PC-6/28/04	
Zoning Board of Appeals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Construction Plan Review	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
B. ASSESSING APPROVAL					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:		Date: 1/27/05	
C. ZONING APPROVAL					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Parcel I.D. No.: 11-13-200-009		Zoning: PUD	
		Approved by:		Date: 1/27/05	
Comments/Conditions:					
PER CONDITIONS OF SITE PLAN APPROVAL. (5 REU'S)					
ADDITIONAL REU'S MAY BE REQUIRED WITH TENANT BUILD OUT OF THE 2 ND FLOOR					
D. FEES					
Land Use	\$ 150. ⁰⁰	Water Connection	\$ 18,250. ⁰⁰	Sewer Connection	\$ 24,000. ⁰⁰
Meter	\$	Sewer Clean Out	\$	MHOG Water New User	\$
Site Compliance	\$	Irrigation Meter	\$	Other	\$
Total Due: \$ 42,400. ⁰⁰		Date Paid:		Cash or Check No.:	