



# WARREN CITY COUNCIL

5460 ARDEN, COMMUNITY CENTER (586) 258-2060 WARREN, MI 48092

Cecil D. St. Pierre, Jr., President  
Patrick Green, Vice President  
Scott C. Stevens, Secretary

Keith J. Sadowski, Asst. Sec'y  
Robert Boccomino

Kelly Colegio  
Steven G. Warner

**A Special Meeting of the City Council – Tuesday, April 21, 2015 at 6:00 p.m.**

## **AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF SPECIAL MEETING**
- 5. ADOPTION OF THE AGENDA**
- 6. PUBLIC HEARING:** Consideration of a P.A. 198 Industrial Facilities Exemption to General Motors, LLC located at 30800 Mound Road, Warren, Michigan, Section 9. CONDISERATION AND ADOPTION OF A RESOLUTION approving Tax abatement and scorecard.
- 7. AUDIENCE – an opportunity for citizen participation**
- 8. ADJOURNMENT**

**Scott C. Stevens  
Council Secretary  
Mayor Pro Tem**



April 16, 2015

Mr. Scott Stevens  
City Council Secretary  
City of Warren



DDA / TIFA DIRECTOR'S OFFICE

ONE CITY SQUARE, SUITE 215  
WARREN, MI 48093-6726  
(586) 574-4529  
[www.cityofwarren.org](http://www.cityofwarren.org)

Re: Request to Hold Administrative Hearing and Adopt Resolution for the Approval of an Industrial Facilities Tax Exemption for General Motors, LLC, located at 30800 Mound Road, Warren, MI, Section 9

Dear Mr. Stevens,

General Motors, LLC, Technical Center, located at 30800 Mound Road, filed an application for an Industrial Facilities Tax Exemption (IFTE) with the City Clerk's Office on February 24, 2015, and paid the appropriate fee. Attached is copy of the IFTE application and all attachments for the City Council's review.

The application promises that General Motors, LLC, Technical Center, will invest \$419,437,940.00 in real property. Should City Council approve their request for the Industrial Facilities Tax Exemption (IFTE) application, 2,600 new jobs will be created when the project is completed, and the existing 3,860 jobs will be retained. Also, attached is a copy of the Assessor's scorecard indicating that the company qualifies for 12 years of tax exemption, not to exceed 14 years for the real property component, and for each IFT for which they are applying.

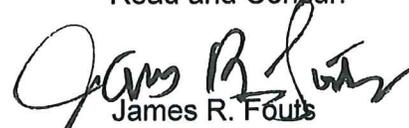
General Motors, LLC, Technical Center project encompasses the construction of several structures (buildings, additions, parking decks) and the renovation of various buildings to support a more modern, competitive, collaborative campus.

The company wishes to begin construction as soon as possible and therefore requires City Council's approval of the IFT applications before work can be initiated. It is imperative that City Council approve the IFTE immediately following the Administrative Hearing by resolution, should Council consider their application favorably. It is requested that City Council approve General Motors, LLC, Technical Center request for three IFTE Certificates and adopt the appropriate resolution, which has been attached for City Council's information and consideration.

Sincerely,

  
Lark Samouelian,  
DDA/TIFA Director

Read and Concur:

  
James R. Fouts  
Mayor

**RESOLUTION GRANTING THREE INDUSTRIAL FACILITIES TAX EXEMPTION  
CERTIFICATES TO GENERAL MOTORS, LLC  
30800 MOUND ROAD (et al), WARREN, MICHIGAN**

At a Special meeting of the City Council of the City of Warren, County of Macomb, State of Michigan, held on \_\_\_\_\_, at 7 p.m. Eastern Daylight Savings Time, in the Council Chamber at the Warren Community Center Auditorium, located at 5460 Arden, Warren, Michigan.

PRESENT: Councilpersons \_\_\_\_\_  
\_\_\_\_\_

ABSENT: Councilpersons \_\_\_\_\_

The following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_  
\_\_\_\_\_

On February 25, 1997, the City of Warren established the "General Motors Corporation Industrial Development District" for the Industrial Property.

On February 24, 2015, General Motors, LLC, under Act 198 of the Public Acts of 1974, as amended (Act 198)<sup>1</sup>, submitted an application to the City of Warren for local approval of three Industrial Facilities Tax Exemption Certificates to construct several structures such as buildings, additions, and parking decks as well as the renovation of various buildings (collectively, the "Facility") located at the General Motors Technical Center, 30800 Mound Road (et al.) (the "Property").

The Assessor for the City of Warren, and representatives of all affected taxing units were notified by certified mail of the time and place of a hearing on the application.

\_\_\_\_\_  
<sup>1</sup> MCL 207.551 et seq.

The hearing was held by the Warren City Council providing General Motors LLC, the Assessor, and representatives of all affected taxing units the opportunity to be heard as required by the statute.

Upon consideration of the application and comments on proposed Industrial Facilities Tax Exemption Certificate, the Warren City Council determined:

- 1) The granting of three Industrial Facilities Tax Exemption Certificates, considered together with the aggregate amount of the Industrial Facilities Tax Exemption Certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 shall not have the effect of substantially impeding the operation of the City of Warren, or of impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Warren;
- 2) The aggregate SEV of real and personal property exempt from ad valorem taxes within the governmental unit, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

THEREFORE, IT IS RESOLVED that Warren City Council approves General Motors application for three Industrial Facilities Tax Exemption Certificates for the Facility as requested in accordance with the Application and the industrial facilities tax agreement.

IT IS FURTHER RESOLVED, that the Industrial Facilities Exemption Certificate, when issued, will remain in effect for a period of 12 years after construction completion, not to exceed 14 years.



City of Warren  
IFT Criteria Score Card Act 198

**Project Name:** General Motors Tech Center Project - CERTIFICATE 1  
**Street Address:** See Attached Descriptions - CERTIFICATE 1  
**Location Category:** 1  
**School District:** 6 Warren Consolidated

Criteria Item:	Number of Years	
	Real Property	Personal Property
<b>Investment:</b>		
<b>Real Property</b>		
<b>Estimated Investment</b> \$301,688,100	14	
<b>Personal Property</b>		
<b>Building square footage</b> 588,000		0
<b>Parking Deck square footage</b> 500,000		
<b>Job Creation</b> 2,600	0	0
<b>total of all 3 certificates</b>		
<b>Aesthetic Enhancement</b>	0	0
<b>Total Years:</b>	14	0
<b>12 years of 50% Abatement plus two additional years for construction.</b>		

**Assessor's Comments**

Twelve year abatement plus two years for construction period.

For this applicant the Taxable Value of all three certificates for real and personal property to be exempt at 50% from ad valorem taxes as a percentage is 5.7% of the total Taxable Value for the City of Warren.

The Aggregate Taxable Value of all real and personal property exempt at 50% from ad valorem taxes after granting these three certificates in total will be 10.8% of the total Taxable Value for the City of Warren.

**Pending Tax Appeals for this Applicant**                      None

# Tax With IFT Abatement City of Warren

**Project Name:** General Motors Tech Center Project - CERTIFICATE 1

Years Granted:  
Real 14  
Personal 0

Real Property Value - Start 301,688,100  
Real Property Adjustment Rate 1%  
Personal Property Value - Start 0  
Total Investment Cost 301,688,100

Real Property Personal Property First Year: 2016  
City Full Millage Rate Estimate 27.8656 27.8656  
Other Units Full Millage Rate Estimate 38.1973 21.3576  
Effective IFT Millage Rate Levy 33.2224 24.7184 as calculated for IFT, includes 1% admin fee

Year of Benefit	Valuation		Total EQSEV	Tax Summary	
	Real	Personal		Personal	Total IFT Tax Levy
2016	150,844,050	0	150,844,050	\$0	\$1,653,764
2017	152,352,491	0	152,352,491	\$0	\$3,340,604
2018	153,876,015	0	153,876,015	\$0	\$5,112,136
2019	155,414,776	0	155,414,776	\$0	\$5,163,258
2020	156,968,923	0	156,968,923	\$0	\$5,214,890
2021	158,538,613	0	158,538,613	\$0	\$5,267,039
2022	160,123,999	0	160,123,999	\$0	\$5,319,709
2023	161,725,239	0	161,725,239	\$0	\$5,372,906
2024	163,342,491	0	163,342,491	\$0	\$5,426,636
2025	164,975,916	0	164,975,916	\$0	\$5,480,902
2026	166,625,675	0	166,625,675	\$0	\$5,535,711
2027	168,291,932	0	168,291,932	\$0	\$5,591,068
2028	169,974,851	0	169,974,851	\$0	\$5,646,979
2029	171,674,600	0	171,674,600	\$0	\$5,703,448

1st year Construction  
2nd year construction

Estimated Benefit for:  
14 years Real Property Total IFT Tax Levy: \$69,829,050  
0 years Personal Property City Tax Levy: \$31,596,335  
Other Units Levy: \$38,232,716

# Tax Without IFT Abatement City of Warren

**Project Name:**

**General Motors Tech Center Project - CERTIFICATE 1**

**City of Warren**

Real Property Value - Start 301,688,100  
 Real Property Adjustment Rate 1%  
 Personal Property Value - Start 0  
 Total Investment Cost 301,688,100

Years Granted:  
 Real 14  
 Personal 0

Real Property 27.8656 Personal Property 27.8656 First Year: 2016  
 Other Units Full Millage Rate Estimate 38.1973 21.3576  
 Total Ad Valorem Millage Rate 66.4449 49.4368 ad valorem, includes 1% administration fee

Year of Tax	Valuation		Total SEV		Tax Summary		Total Tax Levy
	Real	Personal	Real	Personal	Real	Personal	
2016	150,844,050	0	150,844,050	0	\$10,022,814	\$0	\$3,307,529
2017	152,352,491	0	152,352,491	0	\$10,123,042	\$0	\$6,681,208
2018	153,876,015	0	153,876,015	0	\$10,224,272	\$0	\$10,224,272
2019	155,414,776	0	155,414,776	0	\$10,326,515	\$0	\$10,326,515
2020	156,968,923	0	156,968,923	0	\$10,429,780	\$0	\$10,429,780
2021	158,538,613	0	158,538,613	0	\$10,534,078	\$0	\$10,534,078
2022	160,123,999	0	160,123,999	0	\$10,639,419	\$0	\$10,639,419
2023	161,725,239	0	161,725,239	0	\$10,745,813	\$0	\$10,745,813
2024	163,342,491	0	163,342,491	0	\$10,853,271	\$0	\$10,853,271
2025	164,975,916	0	164,975,916	0	\$10,961,804	\$0	\$10,961,804
2026	166,625,675	0	166,625,675	0	\$11,071,422	\$0	\$11,071,422
2027	168,291,932	0	168,291,932	0	\$11,182,136	\$0	\$11,182,136
2028	169,974,851	0	169,974,851	0	\$11,293,957	\$0	\$11,293,957
2029	171,674,600	0	171,674,600	0	\$11,406,897	\$0	\$11,406,897

Estimated Benefit for:

14 years Real Property  
 0 years Personal Property

Total Ad Valorem Tax Levy:

\$139,658,100

City Tax Levy:

\$53,617,357

Other Units Levy:

\$86,040,744

1st year Construction  
 2nd year construction

General Motors LLC - Technical Center Project  
Amended - Estimated Construction Timetable

Description	Address	Estimated Sq. Ft.		2015	2016	2017	2018	2019	2020	2021	Total
		Renovation	New								
PPO North 2nd floor renovation	30007 Van Dyke	34,000		200,000							200,000
PPO North (CCO) Additions	30007 Van Dyke	25,000	159,000	30,950,000	8,050,000						39,000,000
AEC Structural Development Lab Renovation/Addition	30003 Van Dyke	70,000	20,000		13,332,000	6,668,000					20,000,000
Central Cafeteria Renovation	30250 Mound	15,000			750,600						750,600
Design Studio, Parking Deck 500,000 Sq. Ft., and CUC	TBD		400,000	9,784,150	170,215,850						180,000,000
R & D RSB Building Renovation	30500 Mound	115,000		20,000,000							20,000,000
RMB Renovation	30500 Mound	75,000			750,000	19,200,000					19,950,000
RAL (RANB) Renovation	30500 Mound	75,000		3,950,000	16,000,000						19,950,000
Construct Garage addition to Site Operations	6250 Chicago	9,000	9,000	900,000	937,500						1,837,500
<b>Certificate 1 Total</b>											
											<b>301,688,100</b>

GM Building	TBD		350,000				47,812,380	13,937,460			61,749,840
GM Parking Deck	TBD		990,000				37,800,000	14,200,000			52,000,000
<b>Certificate 2 Total</b>											<b>113,749,840</b>

GM Building	TBD								2,000,000		2,000,000
GM Parking Deck	TBD								2,000,000		2,000,000
<b>Certificate 3 Total</b>											<b>4,000,000</b>

**Grand Total**

**419,437,940**

**Totals by year of Investment**

65,784,150 210,035,950 25,868,000 85,612,380 28,137,460 4,000,000 0 419,437,940

City of Warren  
IFT Criteria Score Card Act 198

**Project Name:** General Motors Tech Center Project - CERTIFICATE 2  
**Street Address:** See Attached Descriptions - CERTIFICATE 2  
**Location Category:** 1  
**School District:** 6 Warren Consolidated

Criteria Item:	Number of Years	
	Real Property	Personal Property
<b>Investment:</b>		
<b>Real Property</b>		
<b>Estimated Investment</b> \$113,749,840	14	
<b>Personal Property</b>		
<b>Building square footage</b> 350,000		0
<b>Parking Deck square footage</b> 990,000		
<b>Job Creation</b> 2,600	0	0
<b>Aesthetic Enhancement</b>	0	0
<b>Total Years:</b>	14	0
<b>12 years of 50% Abatement plus two additional years for construction.</b>		

**Assessor's Comments**

Twelve year abatement plus two years for construction period.

For this applicant the Taxable Value of all three certificates for real and personal property to be exempt at 50% from ad valorem taxes as a percentage is 5.7% of the total Taxable Value for the City of Warren.

The Aggregate Taxable Value of all real and personal property exempt at 50% from ad valorem taxes after granting these three certificates in total will be 10.8% of the total Taxable Value for the City of Warren.

**Pending Tax Appeals for this Applicant**                      None

# Tax With IFT Abatement City of Warren

**Project Name: General Motors Tech Center Project - CERTIFICATE 2**

Years Granted: Real 14  
Personal 0

Real Property Value - Start 113,749,840  
 Real Property Adjustment Rate 1%  
 Personal Property Value - Start 0  
 Total Investment Cost 113,749,840

Real Property 27.8656      Personal Property 27.8656      First Year: 2018  
 Other Units Full Millage Rate Estimate 38.1973      21.3576  
 Effective IFT Millage Rate Levy 33.2224      24.7184 as calculated for IFT, includes 1% admin fee

Year of Benefit	Valuation		Total EQSEV		Tax Summary	
	Real		Real	Personal	Personal	Total IFT Tax Levy
2018	56,874,920	0	56,874,920	\$0	\$0	\$623,543
2019	57,443,669	0	57,443,669	\$0	\$0	\$1,259,556
2020	58,018,106	0	58,018,106	\$0	\$0	\$1,927,503
2021	58,598,287	0	58,598,287	\$0	\$0	\$1,946,778
2022	59,184,270	0	59,184,270	\$0	\$0	\$1,966,246
2023	59,776,113	0	59,776,113	\$0	\$0	\$1,985,908
2024	60,373,874	0	60,373,874	\$0	\$0	\$2,005,767
2025	60,977,612	0	60,977,612	\$0	\$0	\$2,025,825
2026	61,587,389	0	61,587,389	\$0	\$0	\$2,046,083
2027	62,203,262	0	62,203,262	\$0	\$0	\$2,066,544
2028	62,825,295	0	62,825,295	\$0	\$0	\$2,087,209
2029	63,453,548	0	63,453,548	\$0	\$0	\$2,108,081
2030	64,088,083	0	64,088,083	\$0	\$0	\$2,129,162
2031	64,728,964	0	64,728,964	\$0	\$0	\$2,150,454

1st year Construction  
2nd year construction

Estimated Benefit for:  
 14 years Real Property  
 0 years Personal Property  
 Total IFT Tax Levy: \$26,328,660  
 City Tax Levy: \$11,913,224  
 Other Units Levy: \$14,415,435

# Tax Without IFT Abatement City of Warren

**Project Name:**

**General Motors Tech Center Project - CERTIFICATE 2**

Real Property Value - Start 113,749,840  
 Real Property Adjustment Rate 1%  
 Personal Property Value - Start 0  
 Total Investment Cost 113,749,840

Years Granted:  
 Real 14  
 Personal 0

City Full Millage Rate Estimate 27.8656      Real Property 27.8656      Personal Property 27.8656      First Year: 2018  
 Other Units Full Millage Rate Estimate 38.1973      21.3576  
 Total Ad Valorem Millage Rate 66.4449      49.4368 ad valorem, includes 1% administration fee

Year of Tax	Valuation		Total SEV		Tax Summary		Total Tax Levy
	Real	Personal	Real	Personal	Real	Personal	
2018	56,874,920	0	56,874,920	0	\$3,779,047	\$0	\$1,247,085
2019	57,443,669	0	57,443,669	0	\$3,816,837	\$0	\$2,519,113
2020	58,018,106	0	58,018,106	0	\$3,855,006	\$0	\$3,855,006
2021	58,598,287	0	58,598,287	0	\$3,893,556	\$0	\$3,893,556
2022	59,184,270	0	59,184,270	0	\$3,932,491	\$0	\$3,932,491
2023	59,776,113	0	59,776,113	0	\$3,971,816	\$0	\$3,971,816
2024	60,373,874	0	60,373,874	0	\$4,011,534	\$0	\$4,011,534
2025	60,977,612	0	60,977,612	0	\$4,051,650	\$0	\$4,051,650
2026	61,587,389	0	61,587,389	0	\$4,092,166	\$0	\$4,092,166
2027	62,203,262	0	62,203,262	0	\$4,133,088	\$0	\$4,133,088
2028	62,825,295	0	62,825,295	0	\$4,174,419	\$0	\$4,174,419
2029	63,453,548	0	63,453,548	0	\$4,216,163	\$0	\$4,216,163
2030	64,088,083	0	64,088,083	0	\$4,258,325	\$0	\$4,258,325
2031	64,728,964	0	64,728,964	0	\$4,300,908	\$0	\$4,300,908

1st year Construction  
 2nd year construction

Estimated Benefit for:

14 years Real Property  
 0 years Personal Property

Total Ad Valorem Tax Levy:

\$52,657,319

City Tax Levy:  
 Other Units Levy:

\$20,216,130  
 \$32,441,190

General Motors LLC - Technical Center Project  
Amended - Estimated Construction Timetable

Description	Address	Estimated Sq. Ft.		2015	2016	2017	2018	2019	2020	2021	Total
		Renovation	New								
PPO North 2nd floor renovation	30007 Van Dyke	34,000		200,000							200,000
PPO North (CCO) Additions	30007 Van Dyke	25,000	159,000	30,950,000	8,050,000						39,000,000
AEC Structural Development Lab Renovation/Addition	30003 Van Dyke	70,000	20,000		13,332,000	6,668,000					20,000,000
Central Cafeteria Renovation	30250 Mound	15,000			750,600						750,600
Design Studio, Parking Deck 500,000 Sq. Ft., and CUC	TBD		400,000	9,784,150	170,215,850						180,000,000
R & D RSB Building Renovation	30500 Mound	115,000		20,000,000							20,000,000
RMB Renovation	30500 Mound	75,000			750,000	19,200,000					19,950,000
RAL (RANB) Renovation	30500 Mound	75,000		3,950,000	16,000,000						19,950,000
Construct Garage addition to Site Operations	6250 Chicago	9,000	9,000	900,000	937,500						1,837,500
<b>Certificate 1 Total</b>											
											<b>301,688,100</b>

GM Building	TBD		350,000				47,812,380	13,937,460			61,749,840
GM Parking Deck	TBD		990,000				37,800,000	14,200,000			52,000,000
<b>Certificate 2 Total</b>											
											<b>113,749,840</b>

GM Building	TBD								2,000,000		2,000,000
GM Parking Deck	TBD								2,000,000		2,000,000
<b>Certificate 3 Total</b>											
											<b>4,000,000</b>
<b>Grand Total</b>											<b>419,437,940</b>

Totals by year of Investment

65,784,150	210,035,950	25,868,000	85,612,380	28,137,460	0	419,437,940
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City of Warren  
IFT Criteria Score Card Act 198

**Project Name:** General Motors Tech Center Project - CERTIFICATE 3  
**Street Address:** See Attached Descriptions - CERTIFICATE 3  
**Location Category:** 1  
**School District:** 6 Warren Consolidated

Criteria Item:	Number of Years	
	Real Property	Personal Property
<b>Investment:</b>		
<b>Real Property</b>		
<b>Estimated Investment</b> \$4,000,000	14	
<b>Personal Property</b>		
<b>Building square footage</b> 350,000		0
<b>Parking Deck square footage</b>		
<b>Job Creation</b> 2,600	0	0
<b>total of all 3 certificates</b>		
<b>Aesthetic Enhancement</b>	0	0
<b>Total Years:</b>	14	0
<b>12 years of 50% Abatement plus two additional years for construction.</b>		

**Assessor's Comments**

Twelve year abatement plus two years for construction period.

For this applicant the Taxable Value of all three certificates for real and personal property to be exempt at 50% from ad valorem taxes as a percentage is 5.7% of the total Taxable Value for the City of Warren.

The Aggregate Taxable Value of all real and personal property exempt at 50% from ad valorem taxes after granting these three certificates in total will be 10.8% of the total Taxable Value for the City of Warren.

**Pending Tax Appeals for this Applicant**                      None

# Tax With IFT Abatement City of Warren

## Project Name: General Motors Tech Center Project - CERTIFICATE 3

Years Granted:

Real 14  
Personal 0

Real Property Value - Start 4,000,000  
Real Property Adjustment Rate 1%  
Personal Property Value - Start 0  
Total Investment Cost 4,000,000

Real Property Personal Property First Year: 2020  
City Full Millage Rate Estimate 27.8656 27.8656  
Other Units Full Millage Rate Estimate 38.1973 21.3576  
Effective IFT Millage Rate Levy 33.2224 24.7184 as calculated for IFT, includes 1% admin fee

Year of Benefit	Valuation		Total EQSEV		Tax Summary		Total IFT Tax Levy
	Real		Real	Personal	Personal	Real	
2020	2,000,000	0	2,000,000	0	\$0	\$66,445	\$21,927
2021	2,020,000	0	2,020,000	0	\$0	\$67,109	\$44,292
2022	2,040,200	0	2,040,200	0	\$0	\$67,780	\$67,780
2023	2,060,602	0	2,060,602	0	\$0	\$68,458	\$68,458
2024	2,081,208	0	2,081,208	0	\$0	\$69,143	\$69,143
2025	2,102,020	0	2,102,020	0	\$0	\$69,834	\$69,834
2026	2,123,040	0	2,123,040	0	\$0	\$70,533	\$70,533
2027	2,144,271	0	2,144,271	0	\$0	\$71,238	\$71,238
2028	2,165,713	0	2,165,713	0	\$0	\$71,950	\$71,950
2029	2,187,371	0	2,187,371	0	\$0	\$72,670	\$72,670
2030	2,209,244	0	2,209,244	0	\$0	\$73,396	\$73,396
2031	2,231,337	0	2,231,337	0	\$0	\$74,130	\$74,130
2032	2,253,650	0	2,253,650	0	\$0	\$74,872	\$74,872
2033	2,276,187	0	2,276,187	0	\$0	\$75,620	\$75,620

1st year Construction  
2nd year construction

Estimated Benefit for:

14 years Real Property  
0 years Personal Property

Total IFT Tax Levy:

\$925,844

City Tax Levy:  
Other Units Levy:

\$418,927  
\$506,917

# Tax Without IFT Abatement City of Warren

## Project Name: General Motors Tech Center Project - CERTIFICATE 3

Years Granted: Real 14  
Personal 0

Real Property Value - Start 4,000,000  
 Real Property Adjustment Rate 1%  
 Personal Property Value - Start 0  
 Total Investment Cost 4,000,000

Real Property Personal Property  
 City Full Millage Rate Estimate 27.8656 27.8656 First Year: 2020  
 Other Units Full Millage Rate Estimate 38.1973 21.3576  
 Total Ad Valorem Millage Rate 66.4449 49.4368 ad valorem, includes 1% administration fee

Year of Tax	Valuation		Total SEV		Tax Summary		Total Tax Levy
	Real	Personal	Real	Personal	Real	Personal	
2020	2,000,000	0	2,000,000	0	\$132,890	\$0	\$43,854
2021	2,020,000	0	2,020,000	0	\$134,219	\$0	\$88,584
2022	2,040,200	0	2,040,200	0	\$135,561	\$0	\$135,561
2023	2,060,602	0	2,060,602	0	\$136,916	\$0	\$136,916
2024	2,081,208	0	2,081,208	0	\$138,286	\$0	\$138,286
2025	2,102,020	0	2,102,020	0	\$139,668	\$0	\$139,668
2026	2,123,040	0	2,123,040	0	\$141,065	\$0	\$141,065
2027	2,144,271	0	2,144,271	0	\$142,476	\$0	\$142,476
2028	2,165,713	0	2,165,713	0	\$143,901	\$0	\$143,901
2029	2,187,371	0	2,187,371	0	\$145,340	\$0	\$145,340
2030	2,209,244	0	2,209,244	0	\$146,793	\$0	\$146,793
2031	2,231,337	0	2,231,337	0	\$148,261	\$0	\$148,261
2032	2,253,650	0	2,253,650	0	\$149,743	\$0	\$149,743
2033	2,276,187	0	2,276,187	0	\$151,241	\$0	\$151,241

Estimated Benefit for:  
 14 years Real Property Total Ad Valorem Tax Levy: \$1,851,689  
 0 years Personal Property City Tax Levy: \$710,898  
 Other Units Levy: \$1,140,791

1st year Construction  
 2nd year construction

General Motors LLC - Technical Center Project  
Amended - Estimated Construction Timetable

Description	Address	Estimated Sq. Ft.		2015	2016	2017	2018	2019	2020	2021	Total
		Renovation	New								
PPO North 2nd floor renovation	30007 Van Dyke	34,000		200,000							200,000
PPO North (CCO) Additions	30007 Van Dyke	25,000	159,000	30,950,000	8,050,000						39,000,000
AEC Structural Development Lab Renovation/Addition	30003 Van Dyke	70,000	20,000		13,332,000	6,668,000					20,000,000
Central Cafeteria Renovation	30250 Mound	15,000			750,600						750,600
Design Studio, Parking Deck 500,000 Sq. Ft., and CUC	TBD		400,000	9,784,150	170,215,850						180,000,000
R & D RSB Building Renovation	30500 Mound	115,000		20,000,000							20,000,000
RMB Renovation	30500 Mound	75,000			750,000	19,200,000					19,950,000
RAL (RANB) Renovation	30500 Mound	75,000		3,950,000	16,000,000						19,950,000
Construct Garage addition to Site Operations	6250 Chicago	9,000	9,000	900,000	937,500						1,837,500
<b>Certificate 1 Total</b>											<b>301,688,100</b>

GM Building	TBD		350,000				47,812,380	13,937,460			61,749,840
GM Parking Deck	TBD		990,000				37,800,000	14,200,000			52,000,000
<b>Certificate 2 Total</b>											<b>113,749,840</b>

GM Building	TBD								2,000,000		2,000,000
GM Parking Deck	TBD								2,000,000		2,000,000
<b>Certificate 3 Total</b>											<b>4,000,000</b>
<b>Grand Total</b>											<b>419,437,940</b>

Totals by year of Investment

65,784,150	210,035,950	25,868,000	85,612,380	28,137,460	4,000,000	0	419,437,940
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Attachment No. 1  
Application for Industrial Facilities Tax Exemption Certificate by  
General Motors LLC, Technical Center

Legal Description

See Attached

# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date Received by Local Unit
STC Use Only	
▶ Application Number	▶ Date Received by STC

**APPLICANT INFORMATION**  
All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) <b>General Motors LLC</b>		▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>336111</b>	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>30800 Mound Rd. (et al), Warren, MI 48093</b>		▶ 1d. City/Township/Village (Indicate which) <b>City of Warren</b>	▶ 1e. County <b>Macomb</b>
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		▶ 3a. School District where facility is located <b>Warren Consolidated</b>	▶ 3b. School Code <b>50230</b>
4. Amount of years requested for exemption (1-12 Years) <b>12 years plus 6 for construction per MCL 207.557a</b>			

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

The proposed project contemplates the construction of several structures (buildings, additions, parking decks) and the renovation of various buildings at the GM Technical Center to support a more modern, competitive, collaborative campus. This application is being filed pursuant to section 7a of PA 198 of 1974 as amended, MCL 207.557a (7a). Per 7a, the last certificate would expire 12/30/2033.

6a. Cost of land and building improvements (excluding cost of land) .....	▶ <b>\$419,437,940.00</b>
* Attach list of Improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures .....	▶ <b>\$0.00</b>
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs*
6c. Total Project Costs .....	▶ <b>\$419,437,940.00</b>
* Round Costs to Nearest Dollar	Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements ▶	04/01/2015	12/31/2020	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	_____	_____	▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption.     Yes     No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. <b>3,860</b>	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. <b>2,600*</b>
---------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .....

b. TV of Personal Property (excluding inventory) .....

c. Total TV .....

▶ 12a. Check the type of District the facility is located in:

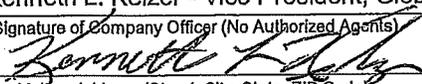
Industrial Development District       Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit) <b>2/25/97</b>	▶ 12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name <b>Troy Kennedy</b>	13b. Telephone Number <b>313.665.4054</b>	13c. Fax Number <b>313.665.4125</b>	13d. E-mail Address <b>troy.d.kennedy@gm.com</b>
14a. Name of Contact Person <b>Troy Kennedy</b>	14b. Telephone Number <b>313.665.4054</b>	14c. Fax Number <b>313.665.4125</b>	14d. E-mail Address <b>troy.d.kennedy@gm.com</b>
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Kenneth L. Kelzer - Vice President, Global Product Development, Purchasing, and Supply Chain</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number <b>313.665.4125</b>	15d. Date
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>MC: 482-C16-B16, P.O. Box 300, Detroit, MI 48265</b>		15f. Telephone Number <b>313.665.4054</b>	15g. E-mail Address <b>troy.d.kennedy@gm.com</b>

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	16c. LUCI Code
17. Name of Local Government Body	16d. School Code
	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909**

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

General Motors LLC - Technical Center Project  
 Estimated Construction Timetable

Description	2015	2016	2017	2018	2019	2020	2021	Total
North 2nd floor renovation	200,000							200,000
North (CCO) Additions	30,950,000	8,050,000						39,000,000
Structural Development Lab Renovation/Addition	-	13,332,000	6,668,000					20,000,000
Central Cafeteria Renovation		750,600						750,600
sign Studio, Parking Deck, and CUC	9,784,150	170,215,850						180,000,000
Building				47,812,380	13,937,460	2,000,000		63,749,840
Parking Deck				37,800,000	14,200,000	2,000,000		54,000,000
RSB Building Renovation	20,000,000							20,000,000
AB Renovation		750,000	19,200,000					19,950,000
(RANB) Renovation	3,950,000	16,000,000						19,950,000
Instruct Garage addition to Site Operations	900,000	937,500						1,837,500
Totals	65,784,150	210,035,950	25,868,000	85,612,380	28,137,460	4,000,000	-	419,437,940

PARCEL -A-

Part of the East  $\frac{1}{2}$  Section 9, and part of the Southeast  $\frac{1}{4}$  of Section 4, T. 1 N. R. 12 E., City of Warren, Macomb County, Michigan, including unvacated "Markland Subdivision No. 1, being part of the Northeast  $\frac{1}{4}$  of Section 9," T. 1 N., R. 12 E., City of Warren, Macomb County, Michigan as recorded in Liber 10 of Plats on Page 7, Macomb County Records, being more particularly described as follows: Commencing at the Southeast corner of Section 9, T. 1 N., R. 12 E., City of Warren, Macomb County, Michigan running thence North 88 degrees 36 minutes 00 seconds West, along the South line of said Section 9, 60.00 feet to a point; thence North 01 degree 11 minutes 10 seconds East, 60.00 feet to the Southeast corner of a triangular parcel deed to the Michigan State Highway Commission for highway purposes, as recorded in Liber 2771 of deeds on Page 797, Macomb County Records; thence North 88 degrees 36 minutes 00 seconds West along the Easterly extension of the Northerly line of 12 Mile Road (width varies), a distance of 27.65 feet to the point of beginning of the parcel of land herein being described; proceeding thence from said point of beginning North 88 degrees 36 minutes 00 seconds West along the North line of said 12 Mile Road, said line being 60.00 feet North of, as measured at right angles to and parallel to the South line of said Section 9, a distance of 2341.18 feet to the point of intersection of said road line with the East line of the Conrail (Penn Central) Railroad Right-of-Way (50 feet wide) thence the following courses and distances along the East line of said railroad right-of-way, North 03 degrees 41 minutes 00 seconds East, 18.07 feet to a point of curve; thence along the arc of a curve, concave to the West, radius 10536.25 feet, an arc distance of 501.11 feet (chord bears North 02 degrees 19 minutes 15 seconds East, 501.06 feet) to a point of tangent; thence North 00 degrees 57 minutes 30 seconds East, 3585.57 feet to a point of curve; thence along the arc of a curve concave to the East, radius 21230.41 feet, an arc distance of 438.47 feet (chord bears North 01 degree 33 minutes 00 seconds East, 438.46 feet) to a point of tangent; thence North 02 degrees 08 minutes 30 seconds East, 1947.01 feet to the point of intersection of the East line of said railroad right-of-way with the South line of Chicago Road, as widened, (width varies); thence South 81 degrees 12 minutes 36 seconds East along the South line of said Chicago Road, a distance of 220.73 feet to a point; thence South 02 degrees 12 minutes 30 seconds West, a distance of 148.91 feet to a point; thence South 81 degrees 12 minutes 36 seconds East, a distance of 180.00 feet to a point; thence South 08 degrees 51 minutes 29 seconds West, a distance of 509.61 feet to a point; thence North 87 degrees 55 minutes 30 seconds West, a distance of 168.26 feet to a point; thence South 02 degrees 08 minutes 30 seconds West, a distance of 510.36 feet to a point on the line common to Section 9 and 4; thence South 87 degrees 55 minutes 30 seconds East along said line common to said Sections 9 and 4, a distance of 580.00 feet to a point; thence North 02 degrees 08 minutes 30 seconds East a distance of 510.36 feet to a point; thence North 10 degrees 42 minutes 06 seconds East, a distance of 358.34 feet to a point; thence North 08 degrees 43 minutes 34 seconds East, a distance of 251.25 feet to a point on the South line of said Chicago Road; thence South 81 degrees 12 minutes 36 seconds East along the South line of said Chicago Road, a distance of 1559.69 feet to its point of intersection with the Westerly line of a triangular parcel of land acquired by the State Highway Department (L. 1553, Deeds, P. 632, M.C.R.) for the widening of Van Dyke Avenue (M-53); thence South 42 degrees 45 minutes 13 seconds East along the Westerly line of said triangular parcel, a distance of 7.53 feet to a point on the West line of said Van Dyke Avenue (width varies); thence the following courses and distances along the West line of said Van Dyke Avenue, South 01 degree 38 minutes 50 seconds West along a line 53.00 feet West of as measured at right angles to and parallel to the East line of said Section 4, 926.53 feet to a point on the line common to said Sections 9 and 4; thence North 87 degrees 55 minutes 30 seconds West along said common Section line, 7.00 feet to a point; thence South 01 degree 49 minutes 20 seconds West along a line 60.00 feet West of as measured at right angles to and parallel to the East line of said Section 9, 2028.02 feet to a point; thence South 87 degrees 59 minutes 30 seconds East, 7.00 feet to a point; thence South 01 degree 49 minutes 20 seconds West along a line 53.00 feet West of as measured at right angles to and parallel to the East line of said Section 9, 678.46 feet to a point; thence South 01 degree 11 minutes 10 seconds West along a line 53.00 feet West of as measured at right angles to and parallel to the East line of said section, 1301.02 feet to a point; thence North 88 degrees 14 minutes 10 seconds West, 7.00 feet to a point; thence South 01 degree 11 minutes 10 seconds West along a line 60.00 feet West of as measured at right angles to and parallel to the East line of said Section 9, 1212.61 feet to a point; thence South 44 degrees 23 minutes 00 seconds West, a distance of 40.39 feet to the point of beginning.

LIBER 3422 PAGE 543

PARCEL -A-

T. 1 N., R. 12 E.

YAN DIKE AVENUE

RAILROAD RIGHT-OF-WAY

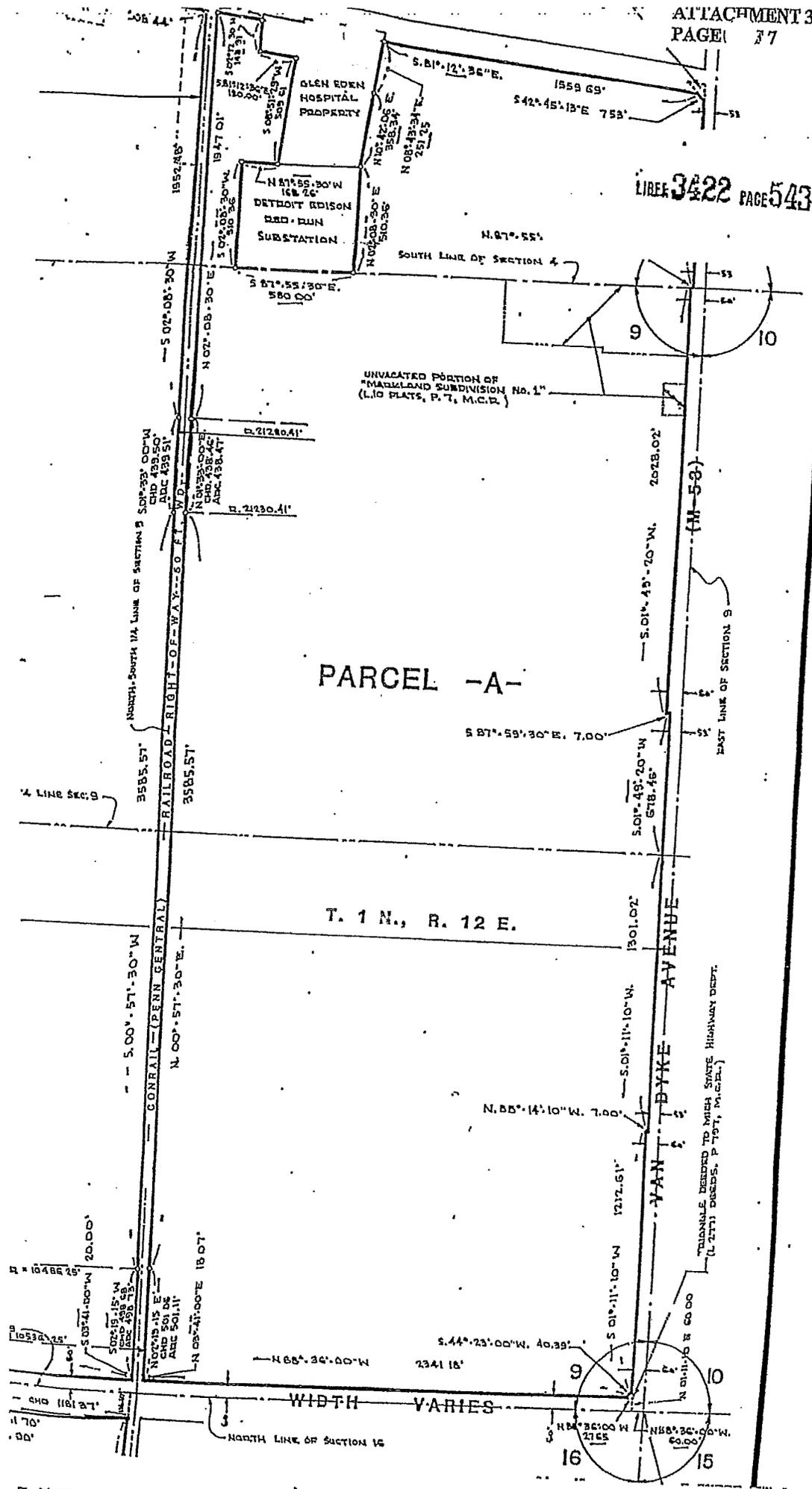
CONRAIL (PENN CENTRAL)

UNVACATED PORTION OF "MADISON SUBDIVISION No. 1" (L.I.O. PLATS, P. T., M.C.D.)

DETROIT EDISON RED-RUN SUBSTATION

GLEN EDEN HOSPITAL PROPERTY

TRIANGLE DELETED TO MICH STATE HIGHWAY DEPT. (L. I. O. PLATS, P. T., M. C. D.)



PARCEL -B-

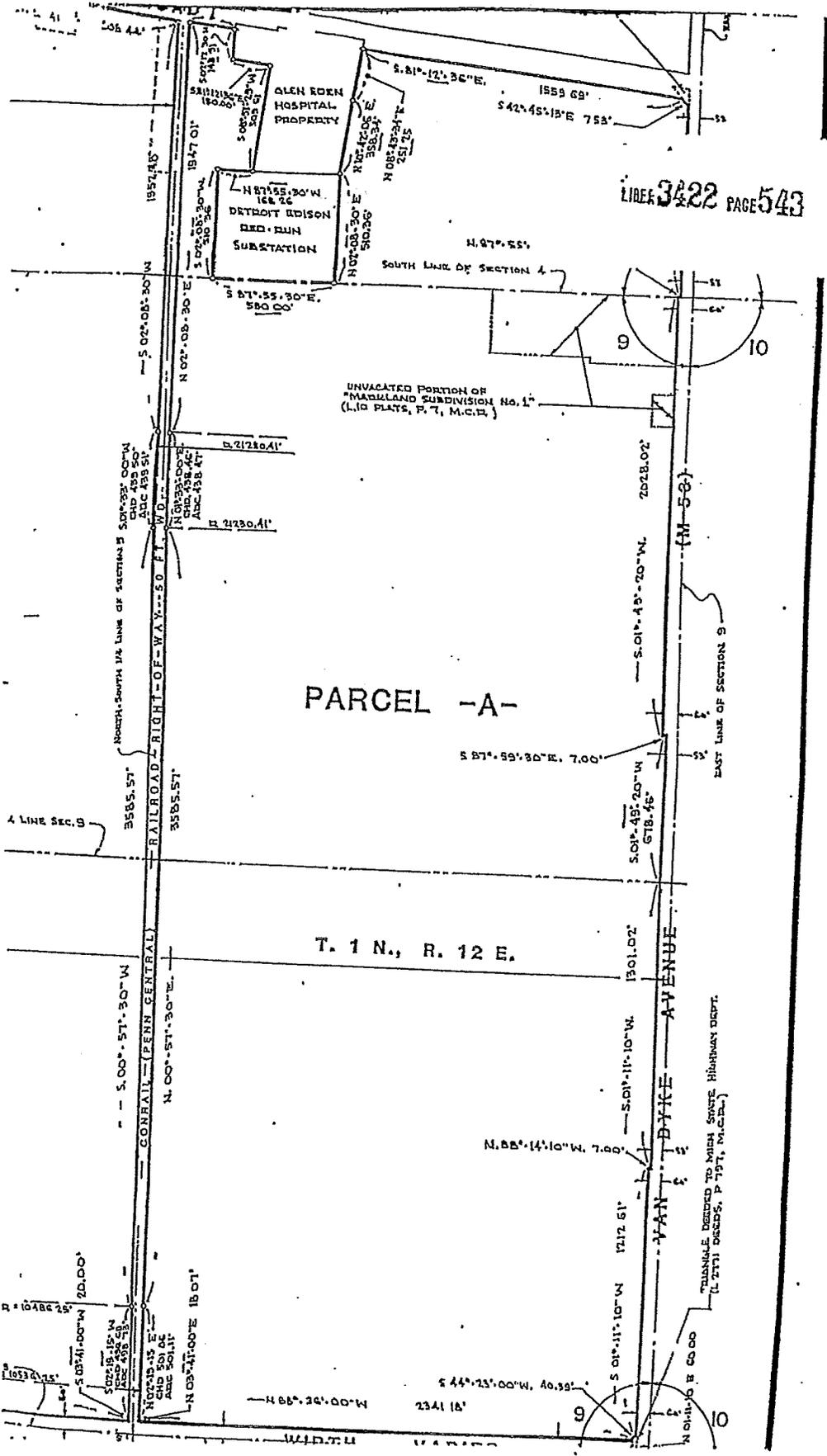
Part of the "Plat of Assessor's Addition to the Village of Warren, E ½ of Section 5 and part of West ½ Section 4, T. 1 N., R. 12 E.", City of Warren, Macomb County, Michigan, as recorded in Liber 4 of Plats on Page 62, Macomb County Records, and part of the West ½ of Section 9, T. 1 N., R. 12 E., City of Warren, Macomb County, Michigan, being more particularly described as follows: Beginning at the Northeast corner of 12 Mile Road (width varies) and Mound Road (204 feet wide), said point being distant South 88 degrees 27 minutes 00 seconds East, a distance of 102.00 feet, as measured along the South line of said Section 9, and North 02 degrees 00 minutes 00 seconds East, a distance of 60.00 feet from the Southwest corner of said Section 9; proceeding thence from said point of beginning the following courses and distances along the East line of said Mound Road, North 02 degrees 00 minutes 00 seconds East, 2606.08 feet to a point; thence North 01 degree 26 minutes 40 seconds East, 1760.82 feet to a point; thence North 89 degrees 02 minutes 50 seconds West, 13.10 feet to a point; thence along the arc of a curve, not tangent to the foregoing line, concave to the West, radius 5831.65 feet, an arc distance of 216.68 feet (chord bears North 03 degrees 27 minutes 58 seconds West, 216.66 feet) to a point of tangent; thence North 04 degrees 31 minutes 26 seconds West, 66.22 feet to a point of curve; thence along the arc of a curve concave to the East; radius 5627.65 feet, an arc distance of 581.39 feet (chord bears North 01 degree 33 minutes 51 seconds West, 581.13 feet) to the point of intersection of the East line of said Mound Road with the South line of relocated Chicago Road; thence the following courses and distances along the Southerly line of relocated Chicago Road (width varies), along the arc of a curve, concave to the Northwest, radius 823.94 feet, an arc distance of 694.14 feet (chord bears North 53 degrees 48 minutes 00 seconds East, 673.79 feet) to a point of tangent; thence North 29 degrees 39 minutes 54 seconds East, 655.94 feet to a point of curve; thence along the arc of a curve concave to the Southeast, radius 703.94 feet, an arc distance of 330.81 feet, (chord bears North 43 degrees 07 minutes 40 seconds East, 327.78 feet) to a point of compound curve; thence along the arc of a curve, concave to the South, radius 778.29 feet, an arc distance of 449.53 feet, (chord bears North 73 degrees 04 minutes 39 seconds East, 443.31 feet) to a point; thence South 81 degrees 31 minutes 41 seconds East, along a line not tangent to the foregoing curve, a distance of 908.44 feet to the point of intersection of said Southerly line of Chicago Road with the West line of the Conrail (Penn Central) Railroad Right-of-Way (50 feet wide); thence the following courses and distances along the West line of said Railroad right-of-way line, South 02 degrees 08 minutes 30 seconds West, 1952.48 feet to a point of curve; thence along the arc of a curve, concave to the East, radius 21280.41 feet, an arc distance of 439.51 feet (chord bears South 01 degree 33 minutes 00 seconds West, 439.50 feet) to a point of tangent; thence South 00 degrees 57 minutes 30 seconds West, 3585.57 feet to a point of curve; thence along the arc of a curve, concave to the West, radius 10486.25 feet, an arc distance of 498.73 feet (chord bears South 02 degrees 19 minutes 15 seconds West, 498.68 feet) to a point of tangent; thence South 03 degrees 41 minutes 00 seconds West, 20.00 feet to the point of intersection of the West line of said railroad right-of-way with the North line of 12 Mile Road (width varies); thence North 88 degrees 27 minutes 00 seconds West along the North line of said 12 Mile Road, said line being 60.00 feet North of, as measured at right angles to and parallel to the South line of said Section 9, a distance of 2337.61 feet to the point of beginning.

General Motors Corporation  
Application for Industrial Facilities Exemption Certificate  
Legal Description for Industrial Development District

Part of the East  $\frac{1}{2}$  Section 9, and part of the Southeast  $\frac{1}{4}$  of Section 4, T. 1 N. R. 12 E., City of Warren, Macomb County, Michigan, including unvacated "Markland Subdivision No. 1, being part of the Northeast  $\frac{1}{4}$  of Section 9," T. 1 N., R. 12 E., City of Warren, Macomb County, Michigan as recorded in Liber 10 of Plats on Page 7, Macomb County Records, being more particularly described as follows: Commencing at the Southeast corner of Section 9, T. 1 N., R. 12 E., City of Warren, Macomb County, Michigan running thence North 88 degrees 36 minutes 00 seconds West, along the South line of said Section 9, 60.00 feet to a point; thence North 01 degree 11 minutes 10 seconds East, 60.00 feet to the Southeast corner of a triangular parcel deeded to the Michigan State Highway Commission for highway purposes, as recorded in Liber 2771 of deeds on Page 797, Macomb County Records; thence North 88 degrees 36 minutes 00 seconds West along the Easterly extension of the Northerly line of 12 Mile Road (width varies), a distance of 27.65 feet to the point of beginning of the parcel of land herein being described; proceeding thence from said point of beginning North 88 degrees 36 minutes 00 seconds West along the North line of said 12 Mile Road, said line being 60.00 feet North of, as measured at right angles to and parallel to the South line of said Section 9, a distance of 2341.18 feet to the point of intersection of said road line with the East line of the Conrail (Penn Central) Railroad Right-of-Way (50 feet wide) thence the following courses and distances along the East line of said railroad right-of-way, North 03 degrees 41 minutes 00 seconds East, 18.07 feet to a point of curve; thence along the arc of a curve, concave to the West, radius 10536.25 feet, an arc distance of 501.11 feet (chord bears North 02 degrees 19 minutes 15 seconds East, 501.06 feet) to a point of tangent; thence North 00 degrees 57 minutes 30 seconds East, 3585.57 feet to a point of curve; thence along the arc of a curve concave to the East, radius 21230.41 feet, an arc distance of 438.47 feet (chord bears North 01 degree 33 minutes 00 seconds East, 438.46 feet) to a point of tangent; thence North 02 degrees 08 minutes 30 seconds East, 1947.01 feet to the point of intersection of the East line of said railroad right-of-way with the South line of Chicago Road, as widened, (width varies); thence South 81 degrees 12 minutes 36 seconds East along the South line of said Chicago Road, a distance of 220.73 feet to a point; thence South 02 degrees 12 minutes 30 seconds West, a distance of 148.91 feet to a point; thence South 81 degrees 12 minutes 36 seconds East, a distance of 180.00 feet to a point; thence South 08 degrees 51 minutes 29 seconds West, a distance of 509.61 feet to a point; thence North 87 degrees 55 minutes 30 seconds West, a distance of 168.26 feet to a point; thence South 02 degrees 08 minutes 30 seconds West, a distance of 510.36 feet to a point on the line common to Section 9 and 4; thence South 87 degrees 55 minutes 30 seconds East along said line common to said Sections 9 and 4, a distance of 580.00 feet to a point; thence North 02 degrees 08 minutes 30 seconds East a distance of 510.36 feet to a point; thence North 10 degrees 42 minutes 06 seconds East, a distance of 358.34 feet to a point; thence North 08 degrees 43 minutes 34 seconds East, a distance of 251.25 feet to a point on the South line of said Chicago Road; thence South 81 degrees 12 minutes 36 seconds East along the South line of said Chicago Road, a distance of 1559.69 feet to its point of intersection with the Westerly line of a triangular parcel of land acquired by the State Highway Department (L. 1553, Deeds, P. 632, M.C.R.) for the widening of Van Dyke Avenue (M-53); thence South 42 degrees 45 minutes 13 seconds East along the Westerly line of said triangular parcel, a distance of 7.53 feet to a point on the West line of said Van Dyke Avenue (width varies); thence the following courses and distances along the West line of said Van Dyke Avenue, South 01 degree 38 minutes 50 seconds West along a line 53.00 feet West of as measured at right angle to and parallel to the East line of said Section 4, 926.53 feet to a point on the line common to said Sections 9 and 4; thence North 87 degrees 55 minutes 30 seconds West along said common Section line, 7.00 feet to a point; thence South 01 degree 49 minutes 20 seconds West along a line 60.00 feet West of as measured at right angle to and parallel to the East line of said Section 9, 2028.02 feet to a point; thence South 87 degrees 59 minutes 30 seconds East, 7.00 feet to a point; thence South 01 degree 49 minutes 20 seconds West along a line 53.00 feet West of as measured at right angles to and parallel to the East line of said Section 9, 678.46 feet to a point; thence South 01 degree 11 minutes 10 seconds West along a line 53.00 feet West of as measured at right angles to and parallel to the East line of said section, 1301.02 feet to a point; thence North 88 degrees 14 minutes 10 seconds West, 7.00 feet to a point; thence South 01 degree 11 minutes 10 seconds West along a line 60.00 feet West of as measured at right angles to and parallel to the East line of said Section 9, 1212.61 feet to a point; thence South 44 degrees 23 minutes 00 seconds West, a distance of 40.39 feet to the point of beginning.

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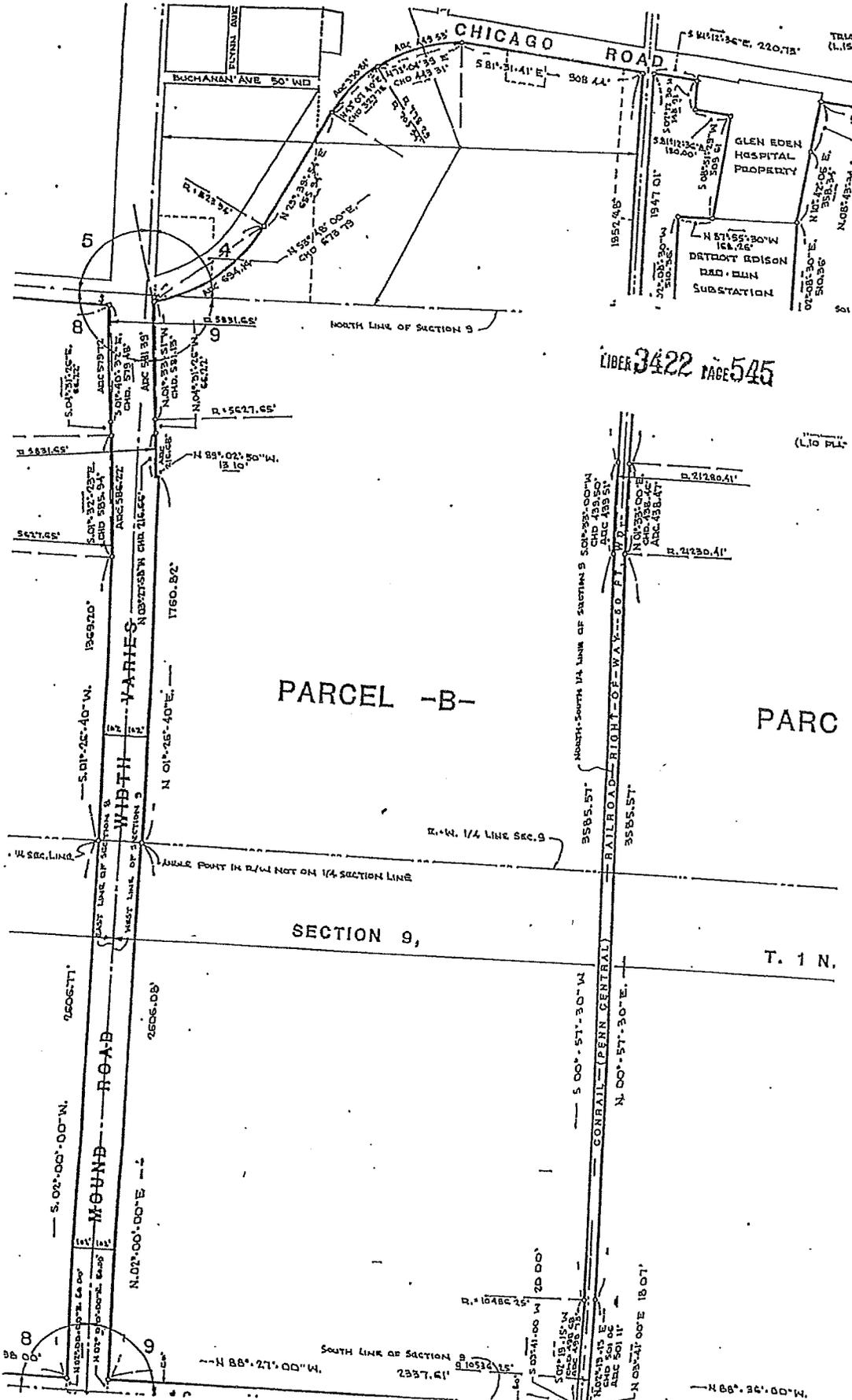


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PARCEL -B-

Part of the "Flat of Assessor's Addition to the Village of Warren, E ½ of Section 5 and part of West ½ Section 4, T. 1 N., R. 12 E.", City of Warren, Macomb County, Michigan, as recorded in Liber 4 of Plats on Page 62, Macomb County Records, and part of the West ½ of Section 9, T. 1 N., R. 12 E., City of Warren, Macomb County, Michigan, being more particularly described as follows: Beginning at the Northeast corner of 12 Mile Road (width varies) and Mound Road (204 feet wide), said point being distant South 88 degrees 27 minutes 00 seconds East, a distance of 102.00 feet, as measured along the South line of said Section 9, and North 02 degrees 00 minutes 00 seconds East, a distance of 60.00 feet from the Southwest corner of said Section 9; proceeding thence from said point of beginning the following courses and distances along the East line of said Mound Road, North 02 degrees 00 minutes 00 seconds East, 2600.08 feet to a point; thence North 01 degree 26 minutes 40 seconds East, 1760.82 feet to a point; thence North 89 degrees 02 minutes 50 seconds West, 13.10 feet to a point; thence along the arc of a curve, not tangent to the foregoing line, concave to the West, radius 5831.65 feet, an arc distance of 216.68 feet (chord bears North 03 degrees 27 minutes 58 seconds West, 216.66 feet) to a point of tangent; thence North 04 degrees 31 minutes 26 seconds West, 66.22 feet to a point of curve; thence along the arc of a curve concave to the East, radius 5627.65 feet, an arc distance of 581.39 feet (chord bears North 01 degree 33 minutes 51 seconds West, 581.13 feet) to the point of intersection of the East line of said Mound Road with the South line of relocated Chicago Road; thence the following courses and distances along the Southerly line of relocated Chicago Road (width varies), along the arc of a curve, concave to the Northwest, radius 823.94 feet, an arc distance of 694.14 feet (chord bears North 53 degrees 48 minutes 00 seconds East, 673.79 feet) to a point of tangent; thence North 29 degrees 39 minutes 54 seconds East, 655.94 feet to a point of curve; thence along the arc of a curve concave to the Southeast, radius 703.94 feet, an arc distance of 330.81 feet, (chord bears North 43 degrees 07 minutes 40 seconds East, 327.78 feet) to a point of compound curve; thence along the arc of a curve, concave to the South, radius 778.29 feet, an arc distance of 449.53 feet, (chord bears North 73 degrees 04 minutes 39 seconds East, 443.31 feet) to a point; thence South 81 degrees 31 minutes 41 seconds East, along a line not tangent to the foregoing curve, a distance of 908.44 feet to the point of intersection of said Southerly line of Chicago Road with the West line of the Conrail (Penn Central) Railroad Right-of-Way (50 feet wide); thence the following courses and distances along the West line of said Railroad right-of-way line, South 02 degrees 08 minutes 30 seconds West, 1952.48 feet to a point of curve; thence along the arc of a curve, concave to the East, radius 21280.41 feet, an arc distance of 439.51 feet (chord bears South 01 degree 33 minutes 00 seconds West, 439.50 feet) to a point of tangent; thence South 00 degrees 57 minutes 30 seconds West, 3585.57 feet to a point of curve; thence along the arc of a curve, concave to the West, radius 10486.25 feet, an arc distance of 498.73 feet (chord bears South 02 degrees 19 minutes 15 seconds West, 498.68 feet) to a point of tangent; thence South 03 degrees 41 minutes 00 seconds West, 20.00 feet to the point of intersection of the West line of said railroad right-of-way with the North line of 12 Mile Road (width varies); thence North 88 degrees 27 minutes 00 seconds West along the North line of said 12 Mile Road, said line being 60.00 feet North of, as measured at right angles to and parallel to the South line of said Section 9, a distance of 2337.61 feet to the point of beginning.

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PARC

SECTION 9,

T. 1 N.

WIDENING

ROAD

CHICAGO ROAD

GLEN EDEN HOSPITAL PROPERTY

DETROIT EDISON SUBSTATION

BUCHANAN AVE 50' WD

MOUND ROAD

RAILROAD RIGHT-OF-WAY--80 FT

CONRAIL--(PENN CENTRAL)

VARIES

WIDTH

N 01° 15' 40" E

S 01° 25' 40" W

S 01° 00' 00" W

N 02° 00' 00" E

S 02° 00' 00" W

N 88° 27' 00" W

S 00° 57' 30" W

N 00° 57' 30" E

N 05° 11' 00" W

S 07° 11' 00" W

S 01° 15' 00" W

N 05° 11' 00" E

ARC 501 11'

CHD 501 11'

CHD 501 11'

ARC 501 11'

CHD 501 11'

# PAUL WOJNO WARREN CITY CLERK

ONE CITY SQUARE, SUITE 205 396246  
WARREN, MICHIGAN 48093-2393

DATE 2/24/15

CUSTOMER G.M.

ISSUED BY [Signature] \$ 500.00

	LICENSE #	CHARGE
DOG <input type="checkbox"/> 1 YEAR <input type="checkbox"/> 3 YEAR 610		
BUSINESS LICENSE 611		
BIRTH CERTIFICATE 612		
DEATH CERTIFICATE 613		
CANDIDATE FILING 618		
INDUSTRIAL FACILITY CERTIFICATE(S) 619		500 00
MISCELLANEOUS 615		

REMARKS

## General Motors LLC

Box 62530  
Phoenix, AZ 85082-2530



CHECK No. 005158751

50-93  
213

DATE 02/18/15 500 DOLLARS 00 CENTS AMOUNT 500.00

NOT VALID AFTER 60 DAYS FROM DATE

CITY OF WARREN  
TREASURERS OFFICE  
ONE CITY SQUARE SUITE 200  
WARREN MI 48093-2395

General Motors LLC

[Signature]  
SIGNATURE

Chase Manhattan Bank, N.A.  
New York, New York

AUDIT