

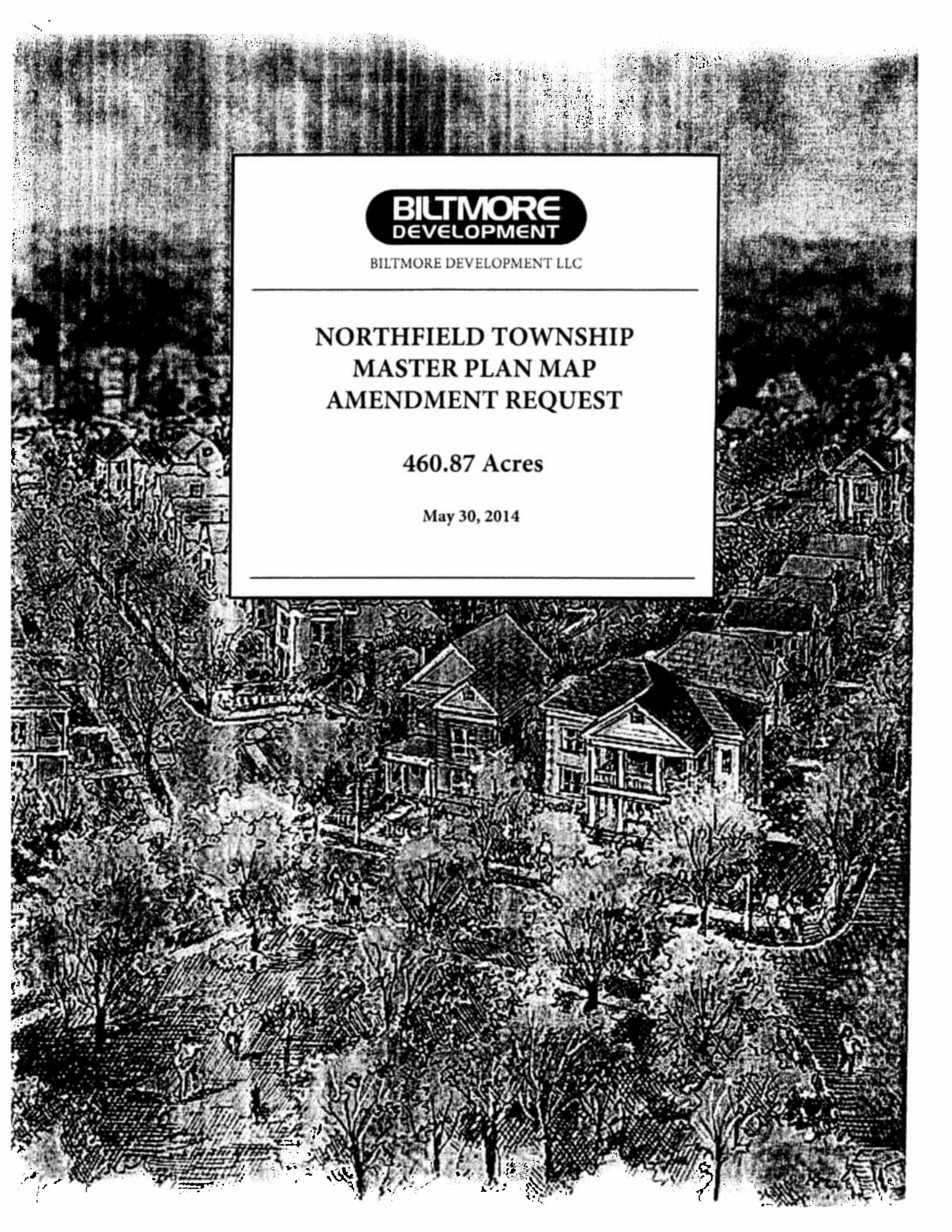


BILTMORE DEVELOPMENT LLC

**NORTHFIELD TOWNSHIP
MASTER PLAN MAP
AMENDMENT REQUEST**

460.87 Acres

May 30, 2014



BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

Mr. Howard Fink
Township Manager
Re: Master Plan Map Amendment
May 29, 2014
Page 2

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: 
David J. Stollman, its Manager

DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments

- Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
- Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
- Exhibit 3 – Consents of the Owner of each Parcel

EXHIBIT 1

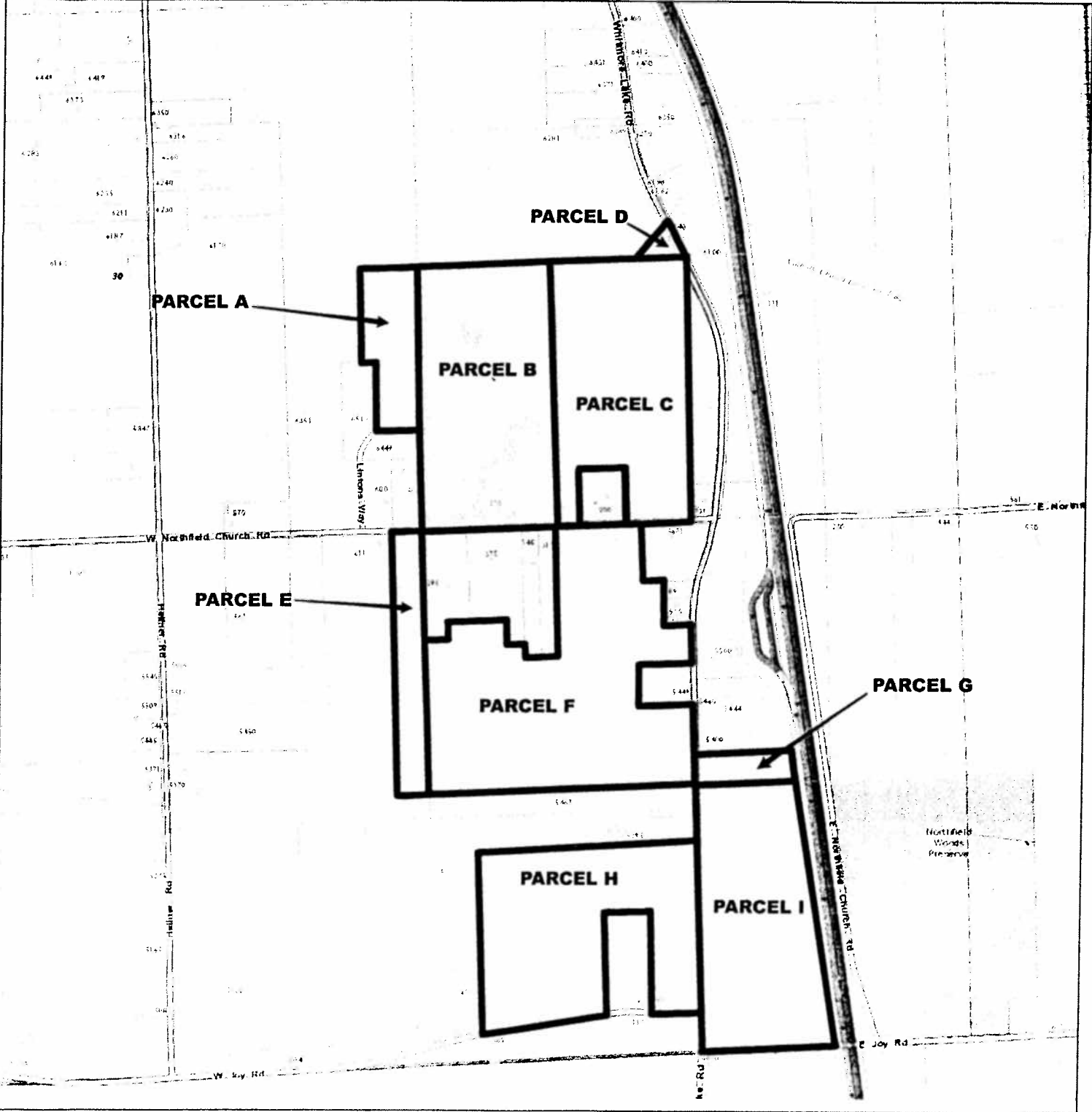


EXHIBIT 2

PARCEL A

OWNER: NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS: LINTON WAY
ANN ARBOR , MI 48105
PARCEL #: B -02-30-400-007
OWNER ADDRESS: 6124 SWAN LAKE
ROMULUS , MI 48174
ACREAGE: 19.04

PARCEL B

OWNER: BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS: 370 W NORTHFIELD CHURCH RD
WHITMORE LAKE , MI 48189
PARCEL #: B -02-29-300-002
OWNER ADDRESS: 5155 JENNINGS RD
ANN ARBOR , MI 48105
ACREAGE: 80.00

PARCEL C

OWNER: KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS: W NORTHFIELD CHURCH RD
ANN ARBOR , MI 48105
PARCEL #: B -02-29-300-004
OWNER ADDRESS: 4638 MORNINGSTAR WAY
ANN ARBOR , MI 48103
ACREAGE: 74.0

PARCEL D

OWNER: KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS: 6107 WHITMORE LAKE RD
WHITMORE LAKE , MI 48189
PARCEL #: B -02-29-200-013
OWNER ADDRESS: 4638 MORNINGSTAR WAY
ANN ARBOR , MI 48103
ACREAGE: 1.96

PARCEL E

OWNER: RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS: W NORTHFIELD CHURCH RD
ANN ARBOR , MI 48105
PARCEL #: B -02-31-100-010
OWNER ADDRESS: 5445 HELLNER RD.
ANN ARBOR , MI 48105
ACREAGE: 20.01

PARCEL F

OWNER: PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS: 5355 WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-200-012
OWNER ADDRESS: 451 E WILSON
PONTIAC , MI 48341
ACREAGE: 111.67

PARCEL G

OWNER: VACHHER S PREHLAD TRUST &
TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS: WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-100-016
OWNER ADDRESS: 42814 OATYER CT
ASHBURN , VA 20148
ACREAGE: 6.63

PARCEL H

OWNER: KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS: 80 W JOY RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-300-008
OWNER ADDRESS: 5021 GAMTON COURT
CHARLOTTE , NC 28226
ACREAGE: 76.35

PARCEL I

OWNER: VACHHER (PREHLAD S) & TOWNLEY S
LOUISE LIVING TRUST
PROPERTY ADDRESS: WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-400-002
OWNER ADDRESS: 47237 BEACHCREST CT
PLYMOUTH , MI 48170
ACREAGE: 71.12

TOTAL ACREAGE:	460.78
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EXHIBIT 3

PARCEL A


To Whom It May Concern:

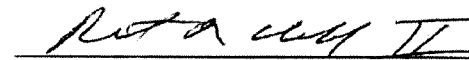
We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's Intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,





Date: May 29, 2014

EXHIBIT 3

PARCEL B

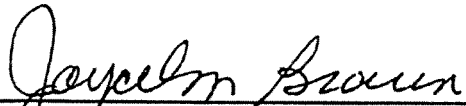
To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,



Joyce M. Braun, as Trustee of the Joyce
M. Braun Trust under Trust Agreement
dated January 30, 1996, as amended

Date: *May 10, 2014*

EXHIBIT 3

PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: 
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3

PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Bryan W. Rampage
Paul R. Rampage

Date: May 28, 2014

EXHIBIT 3

PARCEL F


To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: 

Date: 5/21/14

EXHIBIT 3

PARCELS G & I

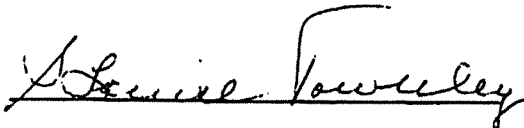

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: _____

EXHIBIT 3 PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

KARRY LIMITED PARTNERSHIP
Dede & Tracy - Trustees
Ann & Tracy - Trustees

Date: 5/23/2014