



May 29, 2025

Giles Tucker  
City of Madison Heights  
300 West Thirteen Mile Road  
Madison Heights, MI 48071

**RE: Tax Increment Financing Reimbursement Request**  
**Located at 29448 John R Road, Madison Heights, Michigan;**  
Pinchin Project: R252.00629.001

Mr. Tucker,

Enclosed is Tax Increment Financing (TIF) Reimbursement Request #1 (Request #1) for the facility located at 29448 John R. Road, Madison Heights, Michigan 48071, parcel number 44-25-12-304-010.

Request #1 is submitted on behalf of 28202 Woodward Holding, LLC (Owner). The terms for reimbursement of eligible brownfield costs were set forth in the Brownfield Reimbursement Agreement executed by the City of Madison Heights' Brownfield Redevelopment Authority (MHBRA) and the Owner on April 12, 2024.

Enclosed is a description of the approved Eligible Activities, the associated costs of each activity, and documentation of the costs incurred including proof of payment.

To the extent that this submission is approved, the City of Madison Heights shall cause Developer to be paid the amounts approved with local tax increment revenue as determined eligible under the Brownfield Plan and Reimbursement Agreement.

The total not-to-exceed cost for Eligible Activities approved in the Brownfield Plan is \$2,041,686. Request #1 as detailed within this submission, totals **\$170,815.53**. The table provided in Appendix II summarizes the costs incurred to date by eligible activity. The table provided in Appendix III details the expenses incurred with the corresponding invoice or pay applications completed by that contractor and proof of payment.

Please feel free to contact our office if you have any questions or need additional information at this time.

Sincerely,

A handwritten signature in black ink that reads "Sara Jo Shipley". The signature is fluid and cursive, with the first name "Sara" and last name "Shipley" clearly distinguishable.

**Pinchin, LLC**

Prepared by: Sara Jo Shipley  
Project Manager – *Brownfield & Economic Incentives*  
248.414.1859  
sarajo.shipley@pinchin.com

Encl:

Appendix I: Description of Eligible Activities Conducted  
Appendix II: Approved and Incurred Brownfield Plan Expenses Table  
Appendix III: Documentation of Eligible Costs and Proof of Payment



I certify that the information submitted on and with this Request for Reimbursement is accurate and is an eligible cost described in the Brownfield Plan for this project approved by the Madison Heights City Council

<b>Developer:</b>	
<b>Signature:</b>	<i>Erin Bourdic</i>
<b>Date:</b>	5/30/2025
<b>Title:</b>	Property Manager/Authorized Rep
<b>Address:</b>	876 Horace Brown Drive
	Madison Heights MI 48071

## **APPENDIX I**

### **Description of Eligible Activities Conducted**

## **Completed Eligible Activities Summary**

The Eligible Activities (as defined by Section 2 of Public Act 381, as amended) that were completed as permitted under the Brownfield Redevelopment Financing Act are further described below:

### Work Plan Approval Exempt Activities

Work Plan Approval Exempt Activities approved under the Brownfield Plan included the completion of a Phase I Environmental Site Assessment (ESA), Phase II ESAs, Baseline Environmental Assessment (BEA) and Hazardous Materials Survey, as required as part of the pre-purchase due diligence conducted on the property. In addition, a Due Care and Construction Management Plan was completed.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved cost of \$50,700 for activities related to Work Plan Exempt activities. The current request totals \$27,700.00 in reimbursement for these activities. Costs are tabulated within Appendix II, and the associated invoices and proof of payment are provided in Appendix III.

### Demolition and Asbestos Activities

Demolition Activities approved under the Brownfield Plan included building and site demolition, fill/compaction/rough grading to balance site where building was located, and removal of parking lots.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved cost of \$117,500 for Demolition activities.

Asbestos Activities approved under the Brownfield Plan included the abatement of asbestos containing materials within the existing buildings, and abatement monitoring, oversight, air monitoring and reporting by an environmental professional

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved cost of \$30,000 for Asbestos activities.

The current request totals \$129,962.625 in reimbursement for both Demolition and Asbestos activities. Costs are tabulated within Appendix II, and the associated pay apps and proof of payment are provided in Appendix III.

### Site Preparation Activities:

Site Preparation Activities approved under the Brownfield Plan included temporary erosion control, temporary site control (fencing, gates, signage, and/or lighting), grading, and fill relating to other eligible activities.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved cost of \$247,475 for Site Preparation activities. The current request totals \$1,495 in reimbursement for these activities. Costs are tabulated within Appendix II, and the associated pay apps and proof of payment are provided in Appendix III.

### Brownfield Plan Preparation and Implementation:

Brownfield Plan Preparation and Implementation Activities were approved within the Brownfield Plan and are eligible as defined by Act 381, as amended. The Brownfield Plan approved cost of \$30,000 for these activities. The current request totals \$13,152.91 in reimbursement for these activities. Costs are tabulated within Appendix II, and the associated invoices and proof of payment are provided in Appendix III.

**APPENDIX II**

**Approved and Incurred Brownfield Plan Expenses Table**

Eligible Activities	Brownfield Plan Approved Costs	Code Letter	Code Num.	Request #1	Amount Spent to Date	Work Plan Approved Amount Remaining
<b>Brownfield TIF</b>						
<b>Task # 1 Work Plan Exempt Activities</b>						
Phase I ESA	\$ 3,000.00	A	1	\$ -	\$ -	\$ 3,000.00
Phase II ESA and Baseline Environmental Assessment	\$ 37,700.00	A	2	\$ 22,700.00	\$ 22,700.00	\$ 15,000.00
Hazardous Materials Survey	\$ 10,000.00	A	3	\$ -		
Due Care Planning		A	4	\$ 5,000.00	\$ 5,000.00	\$ (5,000.00)
<b>Work Plan Exempt Activities Task Sub-Total</b>	<b>\$ 50,700.00</b>			<b>\$ 27,700.00</b>	<b>\$ 22,700.00</b>	<b>\$ 28,000.00</b>
<b>Task # 2 Department Specific Activities</b>						
<b>Department Specific Activities Task Sub-Total</b>	<b>\$ 810,230.00</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 810,230.00</b>
<b>Task # 3 Demolition</b>						
Building Demolition Activities	\$ 75,000.00	C	1	\$ 115,600.00	\$ 115,600.00	\$ (40,600.00)
Site Demolition Activities	\$ 36,750.00	C	2	\$ 12,867.62	\$ 12,867.62	\$ 23,882.38
Fill/Compaction/Rough Grading to Balance Site where Bldg. was Located	\$ 5,750.00	C	8	\$ -	\$ -	\$ 5,750.00
<b>Demolition Activities Task Sub-Total</b>	<b>\$ 117,500.00</b>			<b>\$ 128,467.62</b>	<b>\$ 128,467.62</b>	<b>\$ (10,967.62)</b>
<b>Task # 4 Asbestos Activities</b>						
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 10,000.00	D	1	Included in Demo Cost		\$ 10,000.00
Asbestos Abatement	\$ 20,000.00	D	2			\$ 20,000.00
<b>Asbestos Activities Task Sub-Total</b>	<b>\$ 30,000.00</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>Task # 5 Infrastructure Improvements</b>						
Urban Storm Water Management Systems	\$ 500,000.00	E	1	\$ -	\$ -	\$ 500,000.00
<b>Infrastructure Improvements Task Sub-Total</b>	<b>\$ 500,000.00</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000.00</b>
<b>Task # 6 Site Preparation</b>						
Temporary Erosion Control	\$ 2,925.00	F	3	\$ -	\$ -	\$ 2,925.00
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 4,550.00	F	4	\$ -	\$ -	\$ 4,550.00
Grading (including reasonable mass grading of entire project site)	\$ 40,000.00	F	7	\$ -	\$ -	\$ 40,000.00
Staking	\$ -	F	9	\$ 1,495.00	\$ 1,495.00	\$ (1,495.00)
Fill Relating to Other Eligible Activities	\$ 200,000.00	F	14	\$ -	\$ -	\$ 200,000.00
<b>Site Preparation Task Sub-Total</b>	<b>\$ 247,475.00</b>			<b>\$ 1,495.00</b>	<b>\$ 1,495.00</b>	<b>\$ 245,980.00</b>
<b>Task # 7 Brownfield Plan Preparation and Implementation</b>						
Brownfield Plan Preparation	\$ 20,000.00	G	1	\$ 13,152.91	\$ 13,152.91	\$ 6,847.09
Brownfield Plan Implementation	\$ 10,000.00	G	2	\$ -	\$ -	\$ 10,000.00
<b>Brownfield Plan Preparation and Implementation Task Sub-Total</b>	<b>\$ 30,000.00</b>			<b>\$ 13,152.91</b>	<b>\$ 13,152.91</b>	<b>\$ 16,847.09</b>
<b>Eligible Activities Sub-Total</b>	<b>\$ 1,785,905.00</b>					<b>\$ 1,785,905.00</b>
Contingency (up to 15%)	\$ 255,781.00	H	1	\$ -		\$ 255,781.00
<b>Total Brownfield TIF</b>	<b>\$ 2,041,686.00</b>			<b>\$ 170,815.53</b>	<b>\$ 170,815.53</b>	<b>\$ 1,870,870.47</b>

### **APPENDIX III**

#### **Documentation of Eligible Costs and Proof of Payment**

**BROWNFIELD EXPENSES REIMBURSEMENT REQUEST 01**

CODE L	#	CATEGORY	ELIGIBLE ACTIVITY	CONTRACTOR	ACTIVITY DESCRIPTION	INVOICE NUMBER/PAY APPLICATION	DATE OF INVOICE	PROOF OF PAYMENT DOCUMENTATION	Cost
A	2	Work Plan Exempt Activities	Phase II ESA/BEA	PM	Delineation Services	105597	11/21/2023	Check # 2537, 118	\$ 19,100.00
A	2	Work Plan Exempt Activities	Phase II ESA/BEA	PM	Delineation Activities and BEA Report Preparation	105935	1/4/2024	Check # 115	\$ 3,600.00
A	4	Work Plan Exempt Activities	Due Care Planning	PM	Due Care and Construction Management Plan	106687	4/9/2024	Check # 133	\$ 2,500.00
A	4	Work Plan Exempt Activities	Due Care Planning	PM	Due Care and Construction Management Plan	106940	5/23/2024	Check # 135	\$ 2,500.00
Work Plan Exempt Subtotal									\$ 27,700.00
C	1	Demolition Activities	Building Demolition	Blue Star	Demo & Asbestos Removal	Pay App 1	6/28/2024	Full Unconditional Waiver	\$ 54,000.00
C	1	Demolition Activities	Building Demolition	Blue Star	Demo & Asbestos Removal	Pay App 2	7/26/2024	Full Unconditional Waiver	\$ 61,600.00
C	2	Demolition Activities	Site Demoliton	Halo Tree Service	Tree Removal	Pay App 1	6/28/2024	Full Unconditional Waiver	\$ 9,000.00
C	2	Demolition Activities	Site Demoliton	Halo Tree Service	Tree Removal	Pay App 3	7/26/2024	Full Unconditional Waiver	\$ 1,000.00
C	2	Demolition Activities	Site Demoliton	Blue Star	Remove light poles	Change Order 1	8/23/2024	Full Unconditional Waiver	inc in Pay App2
C	2	Demolition Activities	Site Demoliton		DTE Transformer Removal	DTE Contract	1/1/2024	Check # 114	\$ 2,867.62
Demolition and Asbestos Subtotal									\$ 128,467.62
F	9	Site Prep Activities	Site Preparation	Kem-Tec	Staking	Application No: 3	8/23/2024	Full Unconditional Waiver	\$ 1,495.00
Site Preparation Subtotal									\$ 1,495.00
G	1	Brownfield Plan Preparation and Implementation	Brownfield Plan Prep	PM	Brownfield Plan Prep	104452	6/29/2023	Check # 2473	\$ 3,081.25
G	1	Brownfield Plan Preparation and Implementation	Brownfield Plan Prep	PM	Brownfield Plan Prep	105619	11/21/2023	Check # 2473	\$ 3,133.75
G	1	Brownfield Plan Preparation and Implementation	Brownfield Plan Prep	PM	Brownfield Plan Prep	105820	12/19/2023	Check # 2473 and 110	\$ 2,648.75
G	1	Brownfield Plan Preparation and Implementation	Brownfield Plan Prep	PM	Brownfield Plan Prep	106727	4/12/2024	Check # 140	\$ 4,289.16
Brownfield Plan Preparation Subtotal									\$ 13,152.91
Total Eligible Activities									\$ 170,815.53



#### **Work Plan Exempt Activities**

# AR Ledger

Thursday, May 29, 2025  
3:47:15 PM

Pinchin, LLC

Job-to-Date through 5/24/2025

Invoice	Mod/Receipt Detail	Invoice Date	Total
<b>Project Number: R001.14784.000 Former Madison Heights Senior Center</b>			
<b>Phase Number: 0002 29448 John R Rd - Soil Sample &amp; Charact</b>			
<b>Invoice: 00105597</b>			
00105597		11/21/2023	19,100.00
00105597	Rcpt 00000000	11/21/2023	(11,350.00)
00105597	Rcpt 00000000	2/13/2024	(7,750.00)
<b>Total for 00105597</b>			
<b>Invoice: 00105935</b>			
00105935		1/4/2024	3,600.00
00105935	Rcpt 00000000	1/25/2024	(3,600.00)
<b>Total for 00105935</b>			
<b>Invoice: RT105082</b>			
RT105082	Rcpt 00000000	9/21/2023	11,350.00
RT105082	Rcpt 00000000	10/2/2023	(11,350.00)
<b>Total for RT105082</b>			
<b>Total for 0002</b>			

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES.

Moschouris Management Company LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank of Ann Arbor  
125 South St Ave  
Ann Arbor, MI 48104  
07-241/3735

2537

09/25/2023

\$11,350.00\*\*

\*\*\*\* ELEVEN THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

TO THE  
ORDER OF

PM Enviromental  
3340 Ranger Road  
Lansing, MI 48906

0001023242



⑈0000002537⑈ ⑆072413735⑆ 1200003612⑈

Deposit Check



PM Environmental, a Pinchin Company  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

William Gershenson  
Moschouris Management Company, LLC  
28454 Woodward Avenue  
Royal Oak, MI 48067

November 21, 2023  
Project No: 01-14784-0  
Invoice No: 105597

Service Group 0002 29448 John R Rd - Soil Sample & Charact  
29448 John R Road, Madison Heights, Michigan  
Project Manager: Aaron Snow

Delineation Services

Work Plan Exempt  
Activities: Phase II  
ESA/BEA (A2) for \$19,  
100

Task	Cost	Percent Complete	Previous Fee Billing	Current Fee Billing
Mobilization / Oversight / Sampling/GPR	9,450.00	100.00	0.00	9,450.00
Data Eval / Project Mgmt / Reporting	4,500.00	20.00	0.00	900.00
Laboratory Analysis	8,750.00	100.00	0.00	8,750.00
Total Fee	22,700.00		0.00	19,100.00

<b>Subtotal</b>	<b>19,100.00</b>
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**Additional Fees**

Check#2537 09/26/23	-11,350.00	
<b>Total Additional Fees</b>	<b>-11,350.00</b>	<b>-11,350.00</b>
<b>Total this Service</b>		<b>\$7,750.00</b>
<b>Total this Invoice</b>		<b>\$7,750.00</b>

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

**Invoice Payable Upon Receipt**

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
07-241/3735

118

01/31/2024

\$7,750.00\*\*\*

\*\*\*\* SEVEN THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS

TO THE  
ORDER OF

PM Enviromental  
3340 Ranger Road  
Lansing, MI 48906

Invoice # 105597



⑈0000000⑈118⑈ ⑆072413735⑆ 1200015640⑈



PM Environmental, a Pinchin Company  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

William Gershenson  
Moschouris Management Company, LLC  
28454 Woodward Avenue  
Royal Oak, MI 48067

January 4, 2024  
Project No: 01-14784-0  
Invoice No: 105935

**Invoice Total \$3,600.00**

Service Group 0002 29448 John R Road, Madison Heights, Michigan  
Project Manager: Aaron Snow

Delineation Activities and BEA Report Preparation

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Mobilization / Oversight / Sampling/GPR	9,450.00	100.00	9,450.00	0.00
Data Eval / Project Mgmt / Reporting	4,500.00	100.00	900.00	3,600.00
Laboratory Analysis	8,750.00	100.00	8,750.00	0.00
Total Fee	22,700.00		19,100.00	3,600.00
<b>Subtotal</b>				<b>3,600.00</b>
<b>Total these Tasks</b>				<b>\$3,600.00</b>
<b>Total this Service</b>				<b>\$3,600.00</b>
<b>Total this Invoice</b>				<b>\$3,600.00</b>

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

Work Plan Exempt  
Activities: Phase II  
ESA/BEA (A2) for \$3,600

**Invoice Payable Upon Receipt**

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South St. Ave.  
Ann Arbor, MI 48104  
07-241/3735

115

01/18/2024

\$3,600.00\*\*\*

\*\*\*\* THREE THOUSAND SIX HUNDRED AND 00/100 DOLLARS

TO THE  
ORDER OF

PM Enviromental  
3340 Ranger Road  
Lansing, MI 48906

Invoice # 105935



⑈0000000⑈115⑈ ⑆072413735⑆ 1200015640⑈

Invoice	Mod/Receipt Detail	Invoice Date	Total
Total for Roo1.14784.000			
Project Number: Roo1.14784.001 Former Madison Heights Senior Center			
Phase Number: 0001 29448 John R Road - DCP			
Invoice: 00106687			
00106687		4/9/2024	2,500.00
00106687	Rcpt 00000000	4/23/2024	(2,500.00)
Total for 00106687			
Invoice: 00106940			
00106940		5/23/2024	2,500.00
00106940	Rcpt 00000000	5/23/2024	(2,500.00)
Total for 00106940			
Invoice: RT106639			
RT106639	Rcpt 00000000	4/3/2024	2,500.00
RT106639	Rcpt 00000000	5/7/2024	(2,500.00)
Total for RT106639			
Total for 0001			





PM Environmental, a Pinchin Company  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

Mr. William Gershenson  
28202 Woodward Holding LLC  
876 Horace Brown Drive  
Madison Heights, MI 48071

April 9, 2024  
Project No: 01-14784-1  
Invoice No: 106687

Invoice Total \$2,500.00

Project Manager: Aaron Snow

Service Group 0001 29448 John R Road, Madison Heights, Michigan

Due Care and Construction Management Plan

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Data Eval / Project Mgmt / Reporting	5,000.00	50.00	0.00	2,500.00
Total Fee	5,000.00		0.00	2,500.00
Subtotal				2,500.00
Total these Tasks				\$2,500.00
Total this Service				\$2,500.00
Total this Invoice				\$2,500.00

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

Work Plan Exempt  
Activities: Due Care  
Planning (A4) for \$2,500

Invoice Payable Upon Receipt

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
87-241/3735

133

04/15/2024

\$2,500.00\*\*

\*\*\*\* TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

TO THE  
ORDER OF

PM Enviromental  
3340 Ranger Road  
Lansing, MI 48906



Invoice# 106639

Invoice 106687 00000000133 072413735 1200015640



PM Environmental, a Pinchin Company  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

Mr. William Gershenson  
28202 Woodward Holding LLC  
876 Horace Brown Drive  
Madison Heights, MI 48071

May 23, 2024  
Project No: 01-14784-1  
Invoice No: 106940

Invoice Total 0.00

Project Manager: Aaron Snow

Service Group 0001 29448 John R Road, Madison Heights, Michigan

Due Care and Construction Management Plan

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Data Eval / Project Mgmt / Reporting	5,000.00	100.00	2,500.00	2,500.00
Total Fee	5,000.00		2,500.00	2,500.00
<b>Subtotal</b>				<b>2,500.00</b>
<b>Additional Fees</b>			<b>Work Plan Exempt Activities: Due Care Planning (A4) for \$2,500</b>	
Check#135 05/07/24			-2,500.00	
<b>Total Additional Fees</b>			<b>-2,500.00</b>	<b>-2,500.00</b>
		<b>Total these Tasks</b>		<b>0.00</b>
		<b>Total this Service</b>		<b>0.00</b>
		<b>Total this Invoice</b>		<b>0.00</b>

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

Invoice Payable Upon Receipt

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
07-241/3735

135

04/30/2024

\$2,500.00\*\*\*

\*\*\*\* TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

TO THE  
ORDER OF

PM Enviromental  
3340 Ranger Road  
Lansing, MI 48906

Invoice # 106687



Invoice 106940

⑈0000000⑈135⑈1⑈0724⑈13735⑈12000⑈15640⑈

**Demolition, Asbestos and Site Prep Activities**

# APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 1

TO OWNER:  
**28202 Woodward Holdings LLC**  
876 Horace Brown  
Madison Heights, MI 48071

PROJECT:  
**29448 John R Rd. Demo**  
29448 John R Rd.  
Madison Heights, MI 48071

APPLICATION NO.: **1** Distribution:  
APPLICATION DATE: **6/28/2024** ☐ OWNER  
PERIOD TO: **6/30/2024** ☐ ARCHITECT  
PROJECT NO.: ☐ CONTRACTOR  
NCS PROJECT NO.: **24-118-MI** ☐

FROM CONTRACTOR:  
**NCS Construction Services, LLC**  
876 Horace Brown  
Madison Heights, MI 48071

VIA ARCHITECT:  
**Stonefield Engineering & Design**  
607 Shelby Suite 200, Detroit, MI 48226

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, Document 703, is attached.

1. **ORIGINAL CONTRACT SUM** ..... \$ 299,515.00  
2. **Net change by Change Orders** ..... \$ -  
3. **CONTRACT SUM TO DATE** (Line 1 + 2) ..... \$ 299,515.00  
4. **TOTAL COMPLETED & STORED TO DATE** ..... \$ 106,215.75  
(Column G on V703)  
5. **RETAINAGE:**  
a. 10 % of Completed Work ..... \$ -  
(10% of Columns D + E on vg703)  
b. % of Stored Material ..... \$ -  
(Column F on vg703)  
Total Retainage (Line 5a + 5b or  
Total in Column I of V703) ..... \$ -  
6. **TOTAL EARNED LESS RETAINAGE** ..... \$ 106,215.75  
(Line 4 less Line 5 Total)  
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**  
(Line 6 from prior Certificate) ..... \$ -  
8. **CURRENT PAYMENT DUE** ..... \$ 106,215.75  
9. **BALANCE TO FINISH, INCLUDING RETAINAGE**  
(Line 3 less Line 6) ..... \$ 193,299.25

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$ -	
Totals	\$ -	\$ -
NET CHANGES by Change Order		\$ -

## CONTRACT DATE:

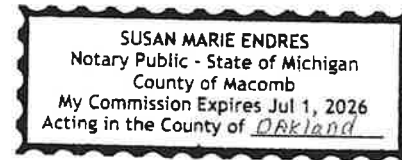
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: NCS Construction Services, LLC

By: [Signature] Date: 6/28/24

State of: Michigan  
County of: Oakland  
Subscribed and sworn to before me this  
28<sup>th</sup> day of June, 2024

Notary Public: Susan Marie Endres  
My Commission expires: 7-1-26



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 106,215.75  
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance payment and acceptance of payment are without prejudice to any rights of the Owner or Contractors under this contract.

# CONTINUATION SHEET

DOCUMENT V703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NO: 1

APPLICATION DATE: 6/28/2024

PERIOD TO: 6/30/2024

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL CONTRACT AMOUNT	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C-G)	RETAINAGE	PERCENT COMPLETE (%)
	GC/Permits/PM/Superintendent	\$ 73,665.00		\$ 40,515.75		\$ 40,515.75	\$ 33,149.25		55%
	<del>Site Work</del>	<del>\$ 88,780.00</del>		<del>\$ -</del>		<del>\$ -</del>	<del>\$ 88,780.00</del>		<del>0%</del>
	Demo & Asbestos Removal	\$ 114,500.00		\$ 54,000.00		\$ 54,000.00	\$ 60,500.00		47%
	Asphalt	\$ 3,600.00		\$ -		\$ -	\$ 3,600.00		0%
	Concrete	\$ 7,260.00		\$ -		\$ -	\$ 7,260.00		0%
	Tree Removal	\$ 9,000.00		\$ 9,000.00		\$ 9,000.00	\$ -		100%
	Electrical	\$ 2,700.00		\$ 2,700.00		\$ 2,700.00	\$ -		100%
	<b>TOTAL</b>	<b>\$ 299,515.00</b>	<b>\$ -</b>	<b>\$ 106,215.75</b>	<b>\$ -</b>	<b>\$ 106,215.75</b>	<b>\$ 193,299.25</b>	<b>\$ -</b>	<b>43%</b>

Demolition Activities:  
Building Demolition  
(C1) for \$54,000

Demolition Activities:  
Site Demolition (C2)  
for \$9,000

## SWORN STATEMENT

State of: Michigan  
County of: Oakland

Matthew Hastings being duly sworn, deposes and says:

That NCS Construction Services, LLC is the contractor for the improvements for the following described real property situated in the City of Madison Heights, County of Oakland, Michigan, described as follows:

**Project:** **29448 John R Rd. Demo**  
29448 John R Rd.  
Madison Heights, MI 48071

Payment Application No.: 1  
Application Date: 6/28/2024  
Period To: 6/30/2024

That the following is a complete statement of each contractor, subcontractor, supplier, and laborer for which laborer the payment of wages or fringe benefits and withholding is due but unpaid and for which laborer the payment of fringe benefits and withholdings is earned but unpaid, with whom the contractor has subcontracted for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names.

That he has not employed or procured material from, contracted or subcontracted with, any person or persons, firms, or corporations other than those below - mentioned, and owes no monies for the construction of said buildings or improvements other than the sums set forth hereinafter.

That he makes the foregoing statement as the contractor for the purpose of representing to the owner or lessee of the aforementioned premises and his or her agents and the mortgagee and Transnation Title Insurance Co. that the aforementioned property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth below.

Subcontractor, Supplier or Laborer	Description of Work or Material	Original Contract Amount	Change Order Amount	Adjusted Contract Amount	Amount Already Paid	Amount Currently Owning	Total Retention Withheld	Balance to Complete
NCS Construction Services, LLC	GC/Permits/PM/Superintendent	\$ 73,665.00		\$ 73,665.00		\$ 40,515.75		\$ 33,149.25
BMW Contracting	Site Work	\$ 88,790.00		\$ 88,790.00		\$ -		\$ 88,790.00
Blue Star, Inc.	Demo & Asbestos Removal	\$ 114,500.00		\$ 114,500.00		\$ 54,000.00		\$ 60,500.00
Nagle Paving Company	Asphalt	\$ 3,600.00		\$ 3,600.00		\$ -		\$ 3,600.00
Superior 1 Contracting, LLC	Concrete	\$ 7,260.00		\$ 7,260.00		\$ -		\$ 7,260.00
Halo Tree Service	Tree Removal	\$ 9,000.00		\$ 9,000.00		\$ 9,000.00		\$ -
AKA Electric	Electrical	\$ 2,700.00		\$ 2,700.00		\$ 2,700.00		\$ -
	<b>TOTAL</b>	<b>\$ 299,515.00</b>	<b>\$ -</b>	<b>\$ 299,515.00</b>	<b>\$ -</b>	<b>\$ 106,215.75</b>	<b>\$ -</b>	<b>\$ 193,299.25</b>

Warning to Owner: An Owner or lessee of the above described property may not rely on this sworn statement to avoid the claim of a subcontractor supplier, or laborer who has provided a notice of furnishing or a laborer who may provide a notice of furnishing pursuant to section 109 of the construction lien act to the designee or to the owner or lessee if the designee or to the owner or lessee if the designee is not named or has died.



Warning to Deponent: A person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in Section 110 of the Construction Lien Act, Act No. 497 of the public acts of 1980, as amended, being Section 570.1110 of the Michigan compiled laws.

Subscribed and sworn to before me this  
28th day of June, 2024

by, Susan Marie Endres  
Notary Public MACOMB County, Michigan  
My commission expires: 7-1-26

SUSAN MARIE ENDRES  
Notary Public - State of Michigan  
County of Macomb  
My Commission Expires Jul 1, 2026  
Acting in the County of Oakland




## PARTIAL CONDITIONAL WAIVER

I/we have a contract with 28202 Woodward Holdings LLC  
(other contracting party)  
to provide General Contracting  
for the improvement to the property described as: 29448 John R Rd. Demo  
29448 John R Rd.  
Madison Heights, MI 48071  
, and hereby waive my/our  
construction lien to the amount of \$ 106,215.75 , for labor/materials provided through  
30-Jun-24  
(Date)

This waiver, together with all previous waivers, if any (circle one) ☐ does ☒ does not cover all amounts due to me/us for contract improvement provided through the date shown above.

**THIS WAIVER IS CONDITIONED ON ACTUAL PAYMENT OF THE AMOUNT SHOWN ABOVE.**

NCS Construction Services LLC

  
(signature of lien claimant)

Date signed: 6/29/24

Address: 876 Horace Brown  
Madison Heights, MI 48071  
Telephone: 248-338-9732

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.

## FULL UNCONDITIONAL WAIVER

My/our contract with

**NCS Construction Services, LLC**

(other contracting party)

to provide

**Demo**

for the improvement to the property described as:

29448 John R Rd. Demo

29448 John R Rd.

Madison Heights, MI 48071

having been fully paid and

satisfied, all my/our construction lien rights against such property are hereby waived and released.

Blue Star, Inc.

(signature of lien claimant)

Address: 21950 Hoover Rd.

Warren, MI 48089

Date:

8/21/2024

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.

## FULL UNCONDITIONAL WAIVER

My/our contract with \_\_\_\_\_

**NCS Construction Services, LLC**

(other contracting party)

to provide \_\_\_\_\_

**Tree Removal**

for the improvement to the property described as: \_\_\_\_\_

29448 John R Rd.

Madison Heights, MI 48071

\_\_\_\_\_ having been fully paid and

satisfied, all my/our construction lien rights against such property are hereby waived and released.

Halo Tree Service



(signature of lien claimant)

Address: 8450 Crawford

Shelby Twp., MI 48316

Date: 7/24/24

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.

**APPLICATION AND CERTIFICATE FOR PAYMENT**

PAGE ONE OF 1

TO OWNER:  
**28202 Woodward Holdings LLC**  
876 Horace Brown  
Madison Heights, MI 48071

PROJECT:  
**29448 John R Rd. Demo**  
29448 John R Rd.  
Madison Heights, MI 48071

APPLICATION NO.: **2** Distribution:  
APPLICATION DATE: **7/26/2024** ☐ OWNER  
PERIOD TO: **7/31/2024** ☐ ARCHITECT  
PROJECT NO.: ☐ CONTRACTOR  
NCS PROJECT NO.: **24-118-MI** ☐

FROM CONTRACTOR:  
**NCS Construction Services, LLC**  
876 Horace Brown  
Madison Heights, MI 48071

VIA ARCHITECT:  
**Stonefield Engineering & Design**  
607 Shelby Suite 200, Detroit, MI 48226

**CONTRACT DATE:**

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, Document 703, is attached.

1. ORIGINAL CONTRACT SUM. ....	\$ 299,515.00
2. Net change by Change Orders .....	\$ 1,210.00
3. CONTRACT SUM TO DATE (Line 1 + 2) .....	\$ 300,725.00
4. TOTAL COMPLETED & STORED TO DATE. ....	\$ 182,815.75

(Column G on V703)

**5. RETAINAGE:**

a. 10 % of Completed Work	\$ -
(10% of Columns D + E on vg703)	
b. % of Stored Material	\$ -

(Column F on vg703)

Total Retainage (Line 5a + 5b or

Total in Column I of V703). ....

\$ -

**6. TOTAL EARNED LESS RETAINAGE .....**

\$ 182,815.75

(Line 4 less Line 5 Total)

**7. LESS PREVIOUS CERTIFICATES FOR PAYMENT**

(Line 6 from prior Certificate) .....

\$ 106,215.75

**8. CURRENT PAYMENT DUE .....**

\$ 76,600.00

**9. BALANCE TO FINISH, INCLUDING RETAINAGE**

(Line 3 less Line 6)

\$ 117,909.25

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$ 1,210.00	
Totals	\$ 1,210.00	\$ -
NET CHANGES by Change Order		\$ 1,210.00

CONTRACTOR: NCS Construction Services, LLC

By: *[Signature]*Date: 7/29/24

State of: Michigan

County of: Oakland

Subscribed and sworn to before me this

29<sup>TH</sup> day ofJuly

, 2024

Notary Public: *Susan Marie Endres*My Commission expires: 7-1-26

SUSAN MARIE ENDRES  
Notary Public - State of Michigan  
County of Macomb  
My Commission Expires Jul 1, 2026  
Acting in the County of Oakland

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... \$ 76,600.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: \_\_\_\_\_

Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance payment and acceptance of payment are without prejudice to any rights of the Owner or Contractors under this contract.

CONTINUATION SHEET

DOCUMENT V703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NO: 2

APPLICATION DATE: 7/26/2024

PERIOD TO: 7/31/2024

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL CONTRACT AMOUNT	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C-G)	RETAINAGE	PERCENT COMPLETE (%)
	GC/Permits/PM/Superintendent	\$ 73,775.00	\$ 40,515.75	\$ 15,000.00		\$ 55,515.75	\$ 18,259.25		75%
	Site Work	\$ 88,790.00	\$ -	\$ -		\$ -	\$ 88,790.00		0%
	Demo & Asbestos Removal	\$ 115,600.00	\$ 54,000.00	\$ 61,600.00		\$ 115,600.00	\$ -		100%
	Asphalt	\$ 3,600.00	\$ -	\$ -		\$ -	\$ 3,600.00		0%
	Concrete	\$ 7,260.00	\$ -	\$ -		\$ -	\$ 7,260.00		0%
	Tree Removal	\$ 9,000.00	\$ 9,000.00	\$ -		\$ 9,000.00	\$ -		100%
	Electrical	\$ 2,700.00	\$ 2,700.00	\$ -		\$ 2,700.00	\$ -		100%
	TOTAL	\$ 300,725.00	\$ 106,215.75	\$ 76,600.00	\$ -	\$ 182,815.75	\$ 117,909.25	\$ -	54%

Demolition and Asbestos Activities: Building Demolition (C1) for \$61,600

**CHANGE ORDER  
TO CONSTRUCTION CONTRACT**


<b>PROJECT</b>	29448 John R Rd. - Demo	<b>Owner Change Order No. #1</b>	
	2948 John R Rd.	<b>DATE:</b>	23-Aug-24
	Madison Heights, MI 48071	<b>REFERENCE R.F.C.O. NO.</b>	24-118-MI
<b>OWNER (NAME/ADDRESS)</b>	28202 Woodward Holdings LLC	<b>PROJECT NO.</b>	24-118-MI
	876 Horace Brown Dr.	<b>CHANGE ORDER TOTAL</b>	\$ 2,566.33
	Madison Heights, MI 48071		

DATE SIGNED	SUB NO.	COST CODE	DESCRIPTION	AMOUNT
	OCO#1		Remove additional tree	\$ 1,000.00
			Permit fee for ROW permit	\$ 233.03
			Remove light poles not shown on plans	\$ 1,100.00
			Subtotal	\$ 2,333.03
			NCS Fee	\$ 233.30
			<b>Total</b>	<b>\$ 2,566.33</b>

Demolition: Site Demolition (C2) for \$1,000

Demolition: Site Demolition (C2) for \$1,100

CONTRACT TIME AND SCHEDULE ADJUSTMENT IN CONNECTION WITH THIS CHANGE: The Change Order shall cover all costs associated with the above described work, including impact costs and delays and no further adjustments to the Contract Amount, Contract Time or CPM Schedule shall be allowed on account thereof.

<b>OWNER:</b> 28202 Woodward Holdings LLC	<b>NCS Construction Services</b>
	<b>NCS'S AGENT</b>
<b>DATE:</b>	8/23/2024
<b>BY:</b>	

Original Contract Amount	\$299,515.00
Previous Change Orders	\$0.00
This Change Order	\$2,566.33
Revised Contract Amount	\$302,081.33

## SWORN STATEMENT

State of: Michigan  
County of: Oakland

**Matthew Hastings** being duly sworn, deposes and says:

That **NCS Construction Services, LLC** is the contractor for the improvements for the following described real property situated in the City of Madison Heights, County of Oakland, Michigan, described as follows:

**Project:** **29448 John R Rd. Demo**  
29448 John R Rd.  
Madison Heights, MI 48071

Payment Application No.: 2  
Application Date: 7/26/2024  
Period To: 7/31/2024

That the following is a complete statement of each contractor, subcontractor, supplier, and laborer for which laborer the payment of wages or fringe benefits and withholding is due but unpaid and for which laborer the payment of fringe benefits and withholdings is earned but unpaid, with whom the contractor has subcontracted for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names.

That he has not employed or procured material from, contracted or subcontracted with, any person or persons, firms, or corporations other than those below - mentioned, and owes no monies for the construction of said buildings or improvements other than the sums set forth hereinafter.

That he makes the foregoing statement as the contractor for the purpose of representing to the owner or lessee of the aforementioned premises and his or her agents and the mortgagee and Transnation Title Insurance Co. that the aforementioned property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth below.

Subcontractor, Supplier or Laborer	Description of Work or Material	Original Contract Amount	Change Order Amount	Adjusted Contract Amount	Amount Already Paid	Amount Currently Owning	Total Retention Withheld	Balance to Complete
NCS Construction Services, LLC	GC/Permits/PM/Superintendent	\$ 73,665.00	\$ 110.00	\$ 73,775.00	\$ 40,515.75	\$ 15,000.00		\$ 18,259.25
BMW Contracting	Site Work	\$ 88,790.00		\$ 88,790.00	\$ -			\$ 88,790.00
Blue Star, Inc.	Demo & Asbestos Removal	\$ 114,500.00	\$ 1,100.00	\$ 115,600.00	\$ 54,000.00	\$ 61,600.00		\$ -
Nagle Paving Company	Asphalt	\$ 3,600.00		\$ 3,600.00	\$ -			\$ 3,600.00
Superior 1 Contracting, LLC	Concrete	\$ 7,260.00		\$ 7,260.00	\$ -			\$ 7,260.00
Halo Tree Service	Tree Removal	\$ 9,000.00		\$ 9,000.00	\$ 9,000.00			\$ -
AKA Electric	Electrical	\$ 2,700.00		\$ 2,700.00	\$ 2,700.00			\$ -
	<b>TOTAL</b>	<b>\$ 299,515.00</b>	<b>\$ 1,210.00</b>	<b>\$ 300,725.00</b>	<b>\$ 106,215.75</b>	<b>\$ 76,600.00</b>	<b>\$ -</b>	<b>\$ 117,909.25</b>

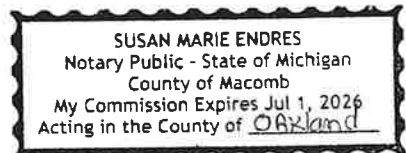
Warning to Owner: An Owner or lessee of the above described property may not rely on this sworn statement to avoid the claim of a subcontractor supplier, or laborer who has provided a notice of furnishing or a laborer who may provide a notice of furnishing pursuant to section 109 of the construction lien act to the designee or to the owner or lessee if the designee or to the owner or lessee if the designee is not named or has died.



Warning to Deponent: A person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in Section 110 of the Construction Lien Act, Act No. 497 of the public acts of 1980, as amended, being Section 570.1110 of the Michigan compiled laws.

Subscribed and sworn to before me this 29TH day of July, 2024

by, Susan Marie Endres  
Notary Public Macomb County, Michigan  
My commission expires: 7-1-26




## PARTIAL CONDITIONAL WAIVER

I/we have a contract with 28202 Woodward Holdings LLC  
(other contracting party)  
to provide General Contracting  
for the improvement to the property described as: 29448 John R Rd. Demo  
29448 John R Rd.  
Madison Heights, MI 48071  
, and hereby waive my/our  
construction lien to the amount of \$ 76,600.00 , for labor/materials provided through  
31-Jul-24  
(Date)

This waiver, together with all previous waivers, if any (circle one) ☐ does ☒ does not cover all amounts due to me/us for contract improvement provided through the date shown above.

**THIS WAIVER IS CONDITIONED ON ACTUAL PAYMENT OF THE AMOUNT SHOWN ABOVE.**

NCS Construction Services LLC

  
(signature of lien claimant)

Date signed: 7/24/24

Address: 876 Horace Brown

Madison Heights, MI 48071

Telephone: 248-338-9732

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.



## FULL UNCONDITIONAL WAIVER

My/our contract with

**NCS Construction Services, LLC**

(other contracting party)

to provide

**Demo**

for the improvement to the property described as:

29448 John R Rd. Demo

29448 John R Rd.

Madison Heights, MI 48071

having been fully paid and

satisfied, all my/our construction lien rights against such property are hereby waived and released.

Blue Star, Inc.

(signature of lien claimant)

Address: 21950 Hoover Rd.

Warren, MI 48089

Date:

8/21/2024

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.

**APPLICATION AND CERTIFICATE FOR PAYMENT**

PAGE ONE OF 1

TO OWNER:  
**28202 Woodward Holdings LLC**  
876 Horace Brown  
Madison Heights, MI 48071

PROJECT:  
**29448 John R Rd. Demo**  
29448 John R Rd.  
Madison Heights, MI 48071

APPLICATION NO.: **3** Distribution:  
APPLICATION DATE: **8/23/2024** ☐ OWNER  
PERIOD TO: **8/31/2024** ☐ ARCHITECT  
PROJECT NO.: ☐ CONTRACTOR  
NCS PROJECT NO.: **24-118-MI** ☐

FROM CONTRACTOR:  
**NCS Construction Services, LLC**  
876 Horace Brown  
Madison Heights, MI 48071

VIA ARCHITECT:  
**Stonefield Engineering & Design**  
607 Shelby Suite 200, Detroit, MI 48226

**CONTRACT DATE:**

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, Document 703, is attached.

1. ORIGINAL CONTRACT SUM. . . . .	\$ 299,515.00
2. Net change by Change Orders . . . . .	\$ 2,566.33
3. CONTRACT SUM TO DATE (Line 1 + 2) . . . . .	\$ 302,081.33
4. TOTAL COMPLETED & STORED TO DATE. . . . .	\$ 192,810.75
(Column G on V703)	
5. RETAINAGE:	
a. 10 % of Completed Work \$ -	
(10% of Columns D + E on vg703)	
b. % of Stored Material \$ -	
(Column F on vg703)	
Total Retainage (Line 5a + 5b or	
Total in Column I of V703). . . . .	\$ -
6. TOTAL EARNED LESS RETAINAGE . . . . .	\$ 192,810.75
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate) . . . . .	\$ 182,815.75
8. CURRENT PAYMENT DUE . . . . .	\$ 9,995.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 109,270.58

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 1,210.00	
Total approved this Month	\$ 1,356.33	
Totals	\$ 2,566.33	\$ -
NET CHANGES by Change Order		\$ 2,566.33

CONTRACTOR: NCS Construction Services, LLC

By: [Signature] Date: 8/22/24

State of: Michigan

County of: Oakland

Subscribed and sworn to before me this  
22<sup>nd</sup> day of August, 2024

Notary Public: Meghan Scaccia

My Commission expires: 2/15/2027

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 9,995.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance payment and acceptance of payment are without prejudice to any rights of the Owner or Contractors under this contract.

# CONTINUATION SHEET

DOCUMENT V703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NO: 3

APPLICATION DATE: 8/23/2024

PERIOD TO: 8/31/2024

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL CONTRACT AMOUNT	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C-G)	RETAINAGE	PERCENT COMPLETE (%)
	GC/Permits/PM/Superintendent	\$ 72,636.33	\$ 55,515.75	\$ 7,500.00		\$ 63,015.75	\$ 9,620.58		87%
	Site Work	\$ 88,790.00	\$ -	\$ -		\$ -	\$ 88,790.00		0%
	Demo & Asbestos Removal	\$ 115,600.00	\$ 115,600.00	\$ -		\$ 115,600.00	\$ -		100%
	Asphalt	\$ 3,600.00	\$ -	\$ -		\$ -	\$ 3,600.00		0%
	Concrete	\$ 7,260.00	\$ -	\$ -		\$ -	\$ 7,260.00		0%
	Tree Removal	\$ 10,000.00	\$ 9,000.00	\$ 1,000.00		\$ 10,000.00	\$ -		100%
	Electrical	\$ 2,700.00	\$ 2,700.00	\$ -		\$ 2,700.00	\$ -		100%
	Staking	\$ 1,495.00	\$ -	\$ 1,495.00		\$ 1,495.00	\$ -		100%
	<b>TOTAL</b>	\$ 302,081.33	\$ 182,815.75	\$ 9,995.00	\$ -	\$ 192,810.75	\$ 109,270.58	\$ -	55%


Site Prep: Staking (F9)  
for \$1,495

**CHANGE ORDER  
TO CONSTRUCTION CONTRACT**

<b>PROJECT</b>	29448 John R Rd. - Demo	<b>Owner Change Order No. #1</b>	
	2948 John R Rd.	<b>DATE:</b>	23-Aug-24
	Madison Heights, MI 48071	<b>REFERENCE R.F.C.O. NO.</b>	24-118-MI
<b>OWNER (NAME/ADDRESS)</b>	28202 Woodward Holdings LLC	<b>PROJECT NO.</b>	24-118-MI
	876 Horace Brown Dr.	<b>CHANGE ORDER TOTAL</b>	\$ 2,566.33
	Madison Heights, MI 48071		

DATE SIGNED	SUB NO.	COST CODE	DESCRIPTION	AMOUNT
	OCO#1		Remove additional tree	\$ 1,000.00
			Permit fee for ROW permit	\$ 233.03
			Remove light poles not shown on plans	\$ 1,100.00
			Subtotal	\$ 2,333.03
			NCS Fee	\$ 233.30
			<b>Total</b>	<b>\$ 2,566.33</b>

Demolition: Site Demolition (C2) for \$1,000

CONTRACT TIME AND SCHEDULE ADJUSTMENT IN CONNECTION WITH THIS CHANGE: The Change Order shall cover all costs associated with the above described work, including impact costs and delays and no further adjustments to the Contract Amount, Contract Time or CPM Schedule shall be allowed on account thereof.	
<b>OWNER:</b> 28202 Woodward Holdings LLC	<b>NCS Construction Services</b>
	<b>NCS'S AGENT</b>
<b>DATE:</b>	8/23/2024
<b>BY:</b>	

Original Contract Amount	\$299,515.00
Previous Change Orders	\$0.00
This Change Order	\$2,566.33
Revised Contract Amount	\$302,081.33

# SWORN STATEMENT

State of: Michigan

County of: Oakland

Matthew Hastings being duly sworn, deposes and says:

That NCS Construction Services, LLC is the contractor for the improvements for the following described real property situated in the City of Madison Heights, County of Oakland, Michigan, described as follows:

**Project:** **29448 John R Rd. Demo**  
29448 John R Rd.  
Madison Heights, MI 48071

Payment Application No.: 3  
Application Date: 8/23/2024  
Period To: 8/31/2024

That the following is a complete statement of each contractor, subcontractor, supplier, and laborer for which laborer the payment of wages or fringe benefits and withholding is due but unpaid and for which laborer the payment of fringe benefits and withholdings is earned but unpaid, with whom the contractor has subcontracted for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names.

That he has not employed or procured material from, contracted or subcontracted with, any person or persons, firms, or corporations other than those below - mentioned, and owes no monies for the construction of said buildings or improvements other than the sums set forth hereinafter.

That he makes the foregoing statement as the contractor for the purpose of representing to the owner or lessee of the aforementioned premises and his or her agents and the mortgagee and Transnation Title Insurance Co. that the aforementioned property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth below.

Subcontractor, Supplier or Laborer	Description of Work or Material	Original Contract Amount	Change Order Amount	Adjusted Contract Amount	Amount Already Paid	Amount Currently Owing	Total Retention Withheld	Balance to Complete
NCS Construction Services, LLC	GC/Permits/PM/Superintendent	\$ 73,665.00	\$ (1,028.67)	\$ 72,636.33	\$ 55,515.75	\$ 7,500.00		\$ 9,620.58
BMW Contracting	Site Work	\$ 88,790.00		\$ 88,790.00	\$ -			\$ 88,790.00
Blue Star, Inc.	Demo & Asbestos Removal	\$ 114,500.00	\$ 1,100.00	\$ 115,600.00	\$ 115,600.00			\$ -
Nagle Paving Company	Asphalt	\$ 3,600.00		\$ 3,600.00	\$ -			\$ 3,600.00
Superior 1 Contracting, LLC	Concrete	\$ 7,260.00		\$ 7,260.00	\$ -			\$ 7,260.00
Halo Tree Service	Tree Removal	\$ 9,000.00	\$ 1,000.00	\$ 10,000.00	\$ 9,000.00	\$ 1,000.00		\$ -
AKA Electric	Electrical	\$ 2,700.00		\$ 2,700.00	\$ 2,700.00			\$ -
Kem-Tec	Staking	\$ -	\$ 1,495.00	\$ 1,495.00	\$ -	\$ 1,495.00		\$ -
	<b>TOTAL</b>	<b>\$ 299,515.00</b>	<b>\$ 2,566.33</b>	<b>\$ 302,081.33</b>	<b>\$ 182,815.75</b>	<b>\$ 9,995.00</b>	<b>\$ -</b>	<b>\$ 109,270.58</b>

Warning to Owner: An Owner or lessee of the above described property may not rely on this sworn statement to avoid the claim of a subcontractor supplier, or laborer who has provided a notice of furnishing or a laborer who may provide a notice of furnishing pursuant to section 109 of the construction lien act to the designee or to the owner or lessee if the designee or to the owner or lessee if the designee is not named or has died.



Warning to Deponent: A person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in Section 110 of the Construction Lien Act, Act No. 497 of the public acts of 1980, as amended, being Section 570, 110 of the Michigan compiled laws.

Subscribed and sworn to before me this  
22<sup>nd</sup> day of August, 2024

by, Matthew Saccia  
Notary Public Macomb County, Michigan  
My commission expires: 2/15/2027



## PARTIAL CONDITIONAL WAIVER

I/we have a contract with 28202 Woodward Holdings LLC  
(other contracting party)  
to provide General Contracting  
for the improvement to the property described as: 29448 John R Rd. Demo  
29448 John R Rd.  
Madison Heights, MI 48071  
, and hereby waive my/our  
construction lien to the amount of \$ 9,995.00 , for labor/materials provided through  
31-Aug-24  
(Date)

This waiver, together with all previous waivers, if any (circle one) ☐ does ☒ does not cover all amounts due to me/us for contract improvement provided through the date shown above.

**THIS WAIVER IS CONDITIONED ON ACTUAL PAYMENT OF THE AMOUNT SHOWN ABOVE.**

NCS Construction Services LLC



(signature of lien claimant)

Date signed: 8/22/24

Address: 876 Horace Brown

Madison Heights, MI 48071

Telephone: 248-338-9732

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.

## FULL UNCONDITIONAL WAIVER

My/our contract with \_\_\_\_\_

**NCS Construction Services, LLC**

(other contracting party)

to provide \_\_\_\_\_

**Tree Removal**

for the improvement to the property described as: \_\_\_\_\_

29448 John R Rd.

Madison Heights, MI 48071

\_\_\_\_\_ having been fully paid and

satisfied, all my/our construction lien rights against such property are hereby waived and released.

Halo Tree Service



(signature of lien claimant)

Address: 8450 Crawford

Shelby Twp., MI 48316

Date: 7/24/24

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.

24-01577

**FULL UNCONDITIONAL WAIVER**

My/our contract with **NCS Construction Services, LLC**  
(other contracting party)  
to provide **Staking**  
for the improvement to the property described as: 29448 John R Rd. Demo  
29448 John R Rd.  
Madison Heights, MI 48071  
\_\_\_\_\_ having been fully paid and  
satisfied, all my/our construction lien rights against such property are hereby waived and released.

Kem-Tec Associates

  
(signature of lien claimant)

Date: 9/18/24

Address: 22556 Gratiot Ave.  
Eastpointe, MI 48021

DO NOT SIGN BLANK OR INCOMPLETE FORMS - RETAIN A COPY.



28202 Woodward Holding LLC (28202hol)

**General Ledger**

Period = Jan 2022-Dec 2025

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5205-0000				Electric- Common Area					0.00 = Beginning Balance =	
28202hol	28202 Woodward Holdir	1/16/2024	01-2024	DTE Energy (dte)	P-13479	9200 542405	604.26	0.00	604.26	Jan Electric
28202hol	28202 Woodward Holdir	6/15/2024	06-2024	DTE Energy (dte)	P-14204	9200 542 40!	954.30	0.00	1,558.56	June electric services
Out of Balance=1,558.56							1,558.56	0.00	1,558.56 = Ending Balance =	
5305-0000				R&M Electric					0.00 = Beginning Balance =	
28202hol	28202 Woodward Holdir	1/1/2024	01-2024	DTE Energy (dte)	P-13195	70427534	2,867.62	0.00	2,867.62	DTE Transformer Removal
Out of Balance=2,867.62							2,867.62	0.00	2,867.62 = Ending Balance =	
5605-0000				Landscaping Contract					0.00 = Beginning Balance =	
28202hol	28202 Woodward Holdir	7/30/2024	07-2024	07.30.24 Check 149 cleared for 920.05 inste J-14190			20.05	0.00	20.05	07.30.24 Check 149 cleared for 920.05 instead of 900
Out of Balance=20.05							20.05	0.00	20.05 = Ending Balance =	
5635-0000				Grounds & Landscaping - Other					0.00 = Beginning Balance =	
28202hol	28202 Woodward Holdir	6/1/2024	05-2024	Majestic Landscaping Inc. (majesticland)	P-14177	29448-06012	600.00	0.00	600.00	Lawn mowing May
28202hol	28202 Woodward Holdir	7/1/2024	06-2024	Majestic Landscaping Inc. (majesticland)	P-14314	29448-07012	900.00	0.00	1,500.00	mow lawn June
28202hol	28202 Woodward Holdir	10/1/2024	09-2024	Majestic Landscaping Inc. (majesticland)	P-15032	29448-10012	300.00	0.00	1,800.00	Lawn Mowing Services
Out of Balance=1,800.00							1,800.00	0.00	1,800.00 = Ending Balance =	
5699-1005				Snow Removal & Salt					0.00 = Beginning Balance =	
28202hol	28202 Woodward Holdir	2/26/2025	02-2025	T&J Landscaping & Snow Removal, INC (tjla)	P-15981	50060 02/26,	65.00	0.00	65.00	plow of sidewalk
Out of Balance=65.00							65.00	0.00	65.00 = Ending Balance =	
6305-0000				Management Fee					0.00 = Beginning Balance =	
28202hol	28202 Woodward Holdir	1/1/2025	01-2025	Moschouris Management Co (mmd)	P-15607	01/2025 Mgr	575.00	0.00	575.00	01/2025 Mgmt Fee
28202hol	28202 Woodward Holdir	2/1/2025	02-2025	Moschouris Management Co (mmd)	P-15746	02/2025 Mgr	575.00	0.00	1,150.00	02/2025 Mgmt Fees
28202hol	28202 Woodward Holdir	3/1/2025	03-2025	Moschouris Management Co (mmd)	P-15946	03/2025 Mgr	575.00	0.00	1,725.00	03/2025 Mgmt Fee
28202hol	28202 Woodward Holdir	4/15/2025	04-2025	Moschouris Management Co (mmd)	P-16156	04/2025 Mgr	575.00	0.00	2,300.00	04/2025 Mgmt Fee
Out of Balance=2,300.00							2,300.00	0.00	2,300.00 = Ending Balance =	
6405-0000				Insurance - Property & Liability					0.00 = Beginning Balance =	
28202hol	28202 Woodward Holdir	11/21/2023	11-2023	Arthur J. Gallagher Risk Management Service	P-12906	4926315	7.00	0.00	7.00	Add 29448 John R Rd 4.9 Acres Land
28202hol	28202 Woodward Holdir	12/31/2023	12-2023	to capitalize CY operating expenses as prope	J-14292		0.00	7.00	0.00	to capitalize LY operating expenses as property is still under construction
28202hol	28202 Woodward Holdir	7/31/2024	07-2024	07/2024 Insurance Expense (1/12)	J-14616		58.33	0.00	58.33	07/2024 Insurance Expense (1/12)
28202hol	28202 Woodward Holdir	8/31/2024	08-2024	08/2024 Insurance Expense (2/12)	J-14617		58.33	0.00	116.66	08/2024 Insurance Expense (2/12)
28202hol	28202 Woodward Holdir	9/30/2024	09-2024	09/2024 Insurance Expense (3/12)	J-14618		58.33	0.00	174.99	09/2024 Insurance Expense (3/12)
28202hol	28202 Woodward Holdir	10/31/2024	10-2024	10/2024 Insurance Expense (4/12)	J-15141		58.33	0.00	233.32	10/2024 Insurance Expense (4/12)
28202hol	28202 Woodward Holdir	11/30/2024	11-2024	11/2024 Insurance Expense (5/12)	J-15142		58.33	0.00	291.65	11/2024 Insurance Expense (5/12)
28202hol	28202 Woodward Holdir	12/31/2024	12-2024	12/2024 Insurance Expense (6/12)	J-15143		58.33	0.00	349.98	12/2024 Insurance Expense (6/12)
28202hol	28202 Woodward Holdir	1/31/2025	01-2025	01/2025 Insurance Expense (7/12)	J-15653		58.33	0.00	408.31	01/2025 Insurance Expense (7/12)
28202hol	28202 Woodward Holdir	2/28/2025	02-2025	02/2025 Insurance Expense (8/12)	J-15654		58.33	0.00	466.64	02/2025 Insurance Expense (8/12)
28202hol	28202 Woodward Holdir	3/31/2025	03-2025	03/2025 Insurance Expense (9/12)	J-15655		58.33	0.00	524.97	03/2025 Insurance Expense (9/12)

Demolition Activities:  
(C2) Site Demolition

**Accounts Receivable Agreement  
No. 70427534**



**"DTE Energy" and "Customer" make this agreement for consideration of the promises in the Agreement.**

**"DTE Energy" is:**

The DTE Energy Company  
12080 Dixie  
Redford, MI 48239

**"Customer" is:**

Moschouris Management & Development  
Erin Bourdic  
876 HORACE BROWN DRIVE  
Madison Heights, MI 48071

**Background Statement:** Customer requests DTE Energy to perform the work indicated below in the vicinity of 29448 John R, Madison Heights. To do this, DTE Energy requires that payment be made in the amount indicated below. Under Michigan Public Service Commission rules, DTE Energy is permitted to require payment before performing this work.

---

**DTE Energy and Customer agree to the following terms:  
See details of this contract under the Terms and Conditions section**

Payment for the requested work is \$2,867.62.

The type of work to be performed:

RM UG XFMR AND UG CONDUCTOR FROM CABLE POLE TO XFMR FOR DEMO.

In return for the above payment, The DTE Energy Company agrees to perform the requested work, providing all necessary permits and rights-of-way can be secured. This job will not be scheduled until DTE Energy receives payment for the above work.

Notwithstanding anything herein to the contrary, the installation, ownership, and maintenance of electric services and the rates, fees, and charges to be made shall be subject to and in accordance with the orders and rules and regulations adopted and approved from time to time by the Michigan Public Service Commission.

DTE Energy:(sign) Mary Peters/s Title: Supervisor Date: 1-9-2024  
Mary F Peters

Customer:(sign) \_\_\_\_\_ (print) \_\_\_\_\_ Date: \_\_\_\_\_  
(sign) \_\_\_\_\_ (print) \_\_\_\_\_ Date: \_\_\_\_\_

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
07-241/3735

114

01/18/2024 \$2,867.62\*\*\*

\*\*\*\* TWO THOUSAND EIGHT HUNDRED SIXTY SEVEN AND 62/100 DOLLARS

TO THE  
ORDER OF

DTE Energy  
PO Box 740786  
Cincinnati, OH 45274-0786

⑈00000000114⑈ ⑆072413735⑆ 1200015640⑈

DATE:01/18/2024 CK#:114 TOTAL:\$2,867.62\*\*\* BANK:28202 Woodward Holding LLC(28202hol)  
PAYEE:DTE Energy(dte)

Property	Account	Invoice - Date	Description	Amount
28202hol	5305-0000	70427534 - 01/01/2024	DTE Transformer Removal	2,867.62
				2,867.62

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
07-241/3735

114

01/18/2024 \$2,867.62\*\*\*

\*\*\*\* TWO THOUSAND EIGHT HUNDRED SIXTY SEVEN AND 62/100 DOLLARS

TO THE  
ORDER OF

DTE Energy  
PO Box 740786  
Cincinnati, OH 45274-0786

NON-NEGOTIABLE

## **Brownfield Plan Preparation Activities**

# AR Ledger

Thursday, May 29, 2025

3:45:37 PM

Pinchin, LLC

Job-to-Date through 5/24/2025

Invoice	Mod/Receipt Detail	Invoice Date	Total
<b>Project Number: R001.14784.000 Former Madison Heights Senior Center</b>			
<b>Phase Number: 0001 29448 John R Road - Brownfield Plan</b>			
<b>Invoice: 00104452</b>			
00104452		6/29/2023	3,081.25
00104452	Rcpt 00000000	6/29/2023	(3,081.25)
<b>Total for 00104452</b>			
<b>Invoice: 00105619</b>			
00105619		11/21/2023	3,133.75
00105619	Rcpt 00000000	11/21/2023	(3,133.75)
<b>Total for 00105619</b>			
<b>Invoice: 00105820</b>			
00105820		12/19/2023	2,648.75
00105820	Rcpt 00000000	12/19/2023	(35.00)
00105820	Rcpt 00000000	1/4/2024	(2,613.75)
<b>Total for 00105820</b>			
<b>Invoice: 00106727</b>			
00106727		4/12/2024	4,289.16
00106727	Rcpt 00000000	6/11/2024	(4,289.16)
<b>Total for 00106727</b>			
<b>Invoice: RT104253</b>			
RT104253	Rcpt 00000000	6/8/2023	6,250.00
RT104253	Rcpt 00000000	6/22/2023	(6,250.00)
<b>Total for RT104253</b>			
<b>Total for 0001</b>			

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

Moschouris Management Company LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
87-241/3755

2473

06/15/2023

\$6,250.00\*\*\*

\*\*\*\* SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS

THE  
PER OF

PM Enviromental  
3340 Ranger Road  
Lansing, MI 48906



Invoice # 104253

Invoice 105820 000000 2473 0724 3735 200003612

Deposit Check



**PM Environmental, a Pinchin Company**  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

William Gershenson  
Moschouris Management Company, LLC  
28454 Woodward Avenue  
Royal Oak, MI 48067

June 29, 2023  
Project No: 01-14784-0  
Invoice No: 104452  
**Invoice Total - \$3,168.75**

Project Manager: Elizabeth Masserang

Service Group 0001 29448 John R Road, Madison Heights, Michigan

Task	Cost
Brownfield Plan	2,401.25
TIF Tables	680.00
Meetings	0.00
Total Fee	3,081.25

**Brownfield Plan Preparation and Implementation: Brownfield Plan Preparation (G1) for \$3,081.25**

**Subtotal 3,081.25**

**Additional Fees**

Check#2473 06/22/23	-6,250.00	
<b>Total Additional Fees</b>	<b>-6,250.00</b>	<b>-6,250.00</b>
<b>Total this Service</b>		<b>-\$3,168.75</b>
<b>Total this Invoice</b>		<b>-\$3,168.75</b>

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

**Invoice Payable Upon Receipt**



PM Environmental, a Pinchin Company  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

William Gershenson  
Moschouris Management Company, LLC  
28454 Woodward Avenue  
Royal Oak, MI 48067

November 21, 2023  
Project No: 01-14784-0  
Invoice No: 105619

Service Group 0001 29448 John R Road - Brownfield Plan  
29448 John R Road, Madison Heights, Michigan

**Brownfield Plan Preparation and  
Implementation: Brownfield Plan  
Preparation (G1) for \$3,133.75**

Task	Cost	Percent Complete	Previous Fee Billing	Current Fee Billing
Brownfield Plan	7,000.00	67.25	2,401.25	2,306.25
TIF Tables	5,500.00	25.8636	680.00	742.50
Meetings	4,000.00	2.125	0.00	85.00
Total Fee	16,500.00		3,081.25	3,133.75
<b>Subtotal</b>				<b>3,133.75</b>

**Additional Fees**

Ck#2473 06/22/23 (Used 3081.25-104452)	-3,168.75	
<b>Total Additional Fees</b>	<b>-3,168.75</b>	<b>-3,168.75</b>
<b>Total this Service</b>		<b>-\$35.00</b>
<b>Total this Invoice</b>		<b>-\$35.00</b>

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

**Invoice Payable Upon Receipt**





**PM Environmental, a Pinchin Company**  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

William Gershenson  
Moschouris Management Company, LLC  
28454 Woodward Avenue  
Royal Oak, MI 48067

December 19, 2023  
Project No: 01-14784-0  
Invoice No: 105820

**Invoice Total \$2,613.75**

Service Group 0001 29448 John R Road, Madison Heights, Michigan

**Brownfield Plan Preparation and Implementation:  
Brownfield Plan Preparation (G1) for \$2,648.75**

Task	Fee	Percent Complete	Previous Fee Billing	
Brownfield Plan	7,000.00	81.8214	4,707.50	1,020.00
TIF Tables	5,500.00	55.4773	1,422.50	1,628.75
Meetings	4,000.00	2.125	85.00	0.00
Total Fee	16,500.00		6,215.00	2,648.75

**Subtotal 2,648.75**

**Additional Fees**

Ck#2473 06/22/23 (Used 3133.75-105619)	-35.00	
<b>Total Additional Fees</b>	<b>-35.00</b>	<b>-35.00</b>

**Total these Tasks \$2,613.75**

**Total this Service \$2,613.75**

**Total this Invoice \$2,613.75**

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

**Invoice Payable Upon Receipt**

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
87-241/3735

110

12/28/2023

\$2,613.75\*\*\*

\*\*\*\* TWO THOUSAND SIX HUNDRED THIRTEEN AND 75/100 DOLLARS

TO THE  
ORDER OF

PM Enviromental  
3340 Ranger Road  
Lansing, MI 48906

Invoice # 105820



⑈00000000110⑈ ⑆072413735⑆ 1200015640⑈



PM Environmental, a Pinchin Company  
4080 West Eleven Mile Road  
Berkley, MI 48072  
Phone: (517) 321-3331  
Toll Free: (800) 485-0090  
Fax: (877) 884-6775

William Gershenson  
Moschouris Management Company, LLC  
28454 Woodward Avenue  
Royal Oak, MI 48067

April 12, 2024  
Project No: 01-14784-0  
Invoice No: 106727

Invoice Total \$4,289.16

Service Group 0001 29448 John R Road, Madison Heights, Michigan

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Brownfield Plan	7,000.00	100.00	5,727.50	1,272.50
TIF Tables	5,500.00	100.00	3,051.25	2,448.75
Meetings	4,000.00	16.3228	85.00	567.91
Total Fee	16,500.00		8,863.75	4,289.16

Subtotal 4,289.16

Total these Tasks \$4,289.16

Total this Service \$4,289.16

Total this Invoice \$4,289.16

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA  
Routing ABA Number 0710-0648-6  
Account Number 2582619  
Fed ID 38-3052632

Brownfield Plan Preparation  
and Implementation:  
Brownfield Plan Preparation  
(G1) for \$4,289.16

Invoice Payable Upon Receipt

28202 Woodward Holding LLC  
876 Horace Brown Dr  
Madison Heights, MI 48071

Bank Of Ann Arbor  
125 South 5th Ave  
Ann Arbor, MI 48104  
07-241/3735

140

05/30/2024

\$4,289.16\*\*\*

\*\*\*\* FOUR THOUSAND TWO HUNDRED EIGHTY NINE AND 16/100 DOLLARS

TO THE  
ORDER OF

PM Environmental  
3340 Ranger Road  
Lansing, MI 48906

Invoice # 106727



⑈00000000140⑈ ⑆072413735⑆ 1200015640⑈