

| Bangor Township   |                    |             |             |          |        |       |             |           |          |   |
|---|--------------------|-------------|-------------|----------|--------|-------|-------------|-----------|----------|---|
| Parcel  | Date of Sale       | Doc         | Sale        | Frontage | Depth  | Acres | Value       | Value     | Value    | Remarks   |
| Code # No   |                    | Liber/Page  | Price       |          |        |       | Per Acre    | Per Sq\Ft | Per F.F. |   |
| <b>Bangor Township</b>  |                    |             |             |          |        |       |             |           |          |   |
| 010-008-300-005-00  | June 15, 2016      | LC 3157-731 | \$600,000   | 408.00   | Irr    | 2.79  | \$215,054   | 4.94      | \$1,471  | E Wilder Road across from Graff Dealership Irr Shape  |
| 010-L20-006-007-00  | October 16, 2015   | WD 3119-785 | \$3,906,200 | 256.00   | 178.66 | 1.05  | \$3,720,190 | 85.40     | \$15,259 | Euclid Ave & Midland Rd Great Corner Price per PTA<br>Future Drug Store ( Not Market )                    |
| 010-019-200-050-00  | January 15, 2016   | WD 3133-438 | \$50,000    | 116.00   | 234.00 | 0.62  | \$80,645    | 1.85      | \$431    | 3419 E Midland Rd Buyer Purchased Dentist Office to the East  |
| 010-017-100-025-00  | September 23, 2015 | WD 3115-950 | \$115,000   | 465.62   | Irr    | 3.81  | \$30,184    | 0.69      | \$247    | Shrestha Dr North of Ice Arena future Tri-City Brewing  |
| 010-019-400-170-00  | September 25, 2015 | LC 3115-240 | \$24,500    | 100.00   | 165.00 | 0.38  | \$64,474    | 1.48      | \$245    | W Thomas St Small lot - \$500 from price Demo old Garage  |
| 010-B07-000-003-00  | May 8, 2015        | WD 3089-429 | \$671,000   | 101.00   | 281.00 | 0.80  | \$838,750   | 19.26     | \$6,644  | Wilder & State St Good Corner/Was Split & Demo Building +21K  |
| 010-B07-000-003-00  | March 17, 2015     | WD 3086-109 | \$475,000   | 250.00   | 308.00 | 1.77  | \$268,362   | 6.16      | \$1,900  | Wilder & State St Good Corner/Will Be Split & Demo Building   |
| 010-L20-006-007-00  | September 27, 2014 | WD 3053-861 | \$1,440,000 | 256.00   | 178.66 | 1.05  | \$1,371,429 | 31.48     | \$5,625  | Euclid Ave & Midland Rd Great Corner Price per PTA<br>Future Drug Store ( Not Market ) Est \$ 50,000 Demo |
| 010-008-100-020-00  | April 28, 2014     | WD 3026-966 | \$76,000    | 165.00   | 429.00 | 2.98  | \$25,503    | 0.59      | \$461    | Euclid Ave The Northern Industrial Section  |
| 010-S32 & S34 6 Parcels   | January 4, 2013    | WD 2933-134 | \$320,000   | 212.00   | Irr    | 8.37  | \$38,232    | 0.88      | \$1,509  | Commercial Shrestha Park Buyer Bangor Township DDA  |
| 010-S34-000-021-00  | October 18, 2012   | WD 2912-934 | \$40,000    | 134.00   | Irr    | 1.80  | \$22,222    | 0.51      | \$299    | Commercial Shrestha Office Park   |
| 010-030-300-030-00  | July 10, 2012      | WD 2898-761 | \$16,000    | 300.00   | 438.00 | 3.01  | \$5,316     | 0.12      | \$53     | Very Rural Commercial   |
| 010-005-200-065-00  | September 10, 2010 | WD 2765-258 | \$220,000   | 182.00   | 335.00 | 1.80  | \$122,222   | 2.81      | \$1,209  | Boy Scout Rd Kawkawin River Frontage  |
| 010-008-300-005-02  | June 24, 2010      | WD 2745-378 | \$500,000   | 150.00   | 595.00 | 2.05  | \$243,902   | 5.60      | \$3,333  | E Wilder Road across from Graff Dealership Depth is Ave   |
| <b>Frankenlust / Fraser / Beaver / Garfield / Gibson / Mt Forest / Pinconning</b> |                    |             |             |          |        |       |             |           |          |   |
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| Code # No   |                    | Liber/Page  | Price       |          |        |       | Per Acre    | Per Sq\Ft | Per F.F. |   |
| <b>Frankenlust Township</b>   |                    |             |             |          |        |       |             |           |          |   |
| 030-011-400-175-00  | June 8, 2012       | LC 2882-27  | \$70,000    | 320.00   | Irr    | 1.99  | \$35,176    | 0.81      | \$219    | 6897 Westside Saginaw Rd Small Commerical Lot   |
| 030-002-200-010-04  | June 10, 2011      | WD 2808-478 | \$139,000   | 1,308.00 | Irr    | 13.23 | \$10,506    | 0.24      | \$106    | Bay Valley Rd & Hotchkiss Will be Residential Condo's   |
| 030-002-200-005-03  | May 6, 2011        | WD 2803-792 | \$48,000    | 458.00   | Irr    | 3.77  | \$12,722    | 0.29      | \$105    | Bay Valley Area off Muirhead Dr   |
| <b>Fraser Twp / Beaver Twp</b>  |                    |             |             |          |        |       |             |           |          |   |
| 040-034-400-185-00  | May 5, 2017        | WD 3216-91  | \$25,500    | 250.00   | 435.00 | 2.50  | \$10,200    | 0.23      | \$102    | N Huron Road / Good Location / Residential Class ???  |
| 040-034-400-070-03  | November 17, 2015  | WD 3124-905 | \$100,000   | 200.00   | 206.04 | 0.95  | \$105,263   | 2.42      | \$500    | N Huron Road / Good Location  |
| <b>Pinconning Township</b>  |                    |             |             |          |        |       |             |           |          |   |
| 120-027-400-060-00  | June 8, 2016       | WD 3160-718 | \$10,000    | 175.00   | 251.50 | 1.01  | \$9,901     | 0.23      | \$57     | Good Comp Just outside City Limits Old Conc Slab  |
| 120-B05-000-0048-00   | January 27, 2016   | WD 3135-718 | \$4,000     | 230.00   | 141.60 | 0.74  | \$5,405     | 0.12      | \$17     | Two Small Lots Off N Huron Speedway on N Huron Buyer  |
| 120-022-200-060-00  | July 31, 2013      | WD 2979-124 | \$23,000    | 297.00   | 255.00 | 1.74  | \$13,218    | 0.30      | \$77     | Good Corner Comp ( Small Rural Type ) Huron & Cody Estey  |

| Hampton Twp                            |                    |                |            |          |        |       |                |                 |                |  |
|--|--------------------|----------------|------------|----------|--------|-------|----------------|-----------------|----------------|--|
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| 070-T10-000-012-00                     | May 18, 2016       | WD 3152-573    | \$500      | 133.50   | 125.00 | 0.38  | \$1,305        | 0.03            | \$4            | Medical Area off 21St Street Not a Martet Sale                               |
| 070-025-300-005-07                     | February 10, 2016  | WD 3138-22     | \$122,777  | 372.87   | 817.78 | 7.00  | \$17,540       | 0.40            | \$329          | North Pine Rd Hampton Manor Assisted Living                                  |
| 070-025-300-005-00                     | May 27, 2015       | WD 3092-701    | \$232,000  | 716.86   | 867.00 | 14.47 | \$16,033       | 0.37            | \$324          | N Pine Rd / Good Commerical Area \$ 12,000 added for Demo                    |
| 070-025-300-005-07                     | March 13, 2015     | WD 3079-476    | \$112,000  | 372.87   | 817.78 | 7.00  | \$16,000       | 0.37            | \$300          | North Pine Road Good Commerical Neighborhood                                 |
| 070-027-300-075-00                     | July 3, 2012       | WD 2887-212    | \$38,000   | 82.00    | Irr    | 0.55  | \$69,091       | 1.59            | \$463          | 22nd Street Com \ Res Neighborhood   |
| Kawkawlin Township                     |                    |                |            |          |        |       |                |                 |                |  |
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| 080-026-400-025-03                     | March 15, 2017     | CD 3205-928    | \$223,000  | 840.00   | Irr    | 2.30  | \$96,957       | 2.23            | \$265          | Corner of S Huron & E Beaver 2 Parcels Future General Dollar                 |
| 080-035-200-100-00                     | September 28, 2012 | WD 2909-52     | \$63,500   | 410.00   | Irr    | 4.00  | \$15,875       | 0.36            | \$155          | Huron Rd South of McDonald's Sale Price ??                                   |
| 080-003-200-010-01                     | December 28, 2010  | WD 2779-663    | \$30,000   | 298.80   | Irr    | 1.76  | \$17,045       | 0.39            | \$100          | Huron Rd Future Insurance Office   |
| 080-001-100-247-99<br>248-99 & 249-99  | April 12, 2007     | WD 2225-563    | \$100,000  | 758.83   | 100.00 | 4.58  | \$21,834       | 0.50            | \$132          | Linwood Beach Road Not Typical 3 Parcels<br>Part of Marina & Campground Sale |
| Merritt Township & Portsmouth Township |                    |                |            |          |        |       |                |                 |                |  |
| Parcel Code # No                       | Date of Sale       | Doc Liber/Page | Sale Price | Frontage | Depth  | Acres | Value Per Acre | Value Per Sq\Ft | Value Per F.F. | Remarks  |
| <b>Merritt Township</b>                |                    |                |            |          |        |       |                |                 |                |  |
| 090-M20-013-00 & 014-01                | October 30, 2017   | WD 3248-945    | \$20,000   | 198.00   | Irr    | 1.34  | \$14,925       | 0.34            | 101            | Good Rural Comp Good Road 2 Parcels  |
| <b>Portsmouth Township</b>             |                    |                |            |          |        |       |                |                 |                |  |
| 130-004-300-050-00                     | January 17, 2017   | WD 3195-470    | \$12,750   | 410.00   | Irr    | 2.69  | \$4,740        | 0.11            | 31             | 429 S River Road Clean-up Needed Garage Added No Value                       |
| 130-F10-000-010-08                     | April 7, 2015      | WD 3083-613    | \$44,500   | 325.00   | Irr    | 2.95  | \$15,085       | 0.35            | 137            | 27th Street off Tuscola Road Residential more Commercial                     |
| 130-009-100-040-00                     | April 8, 2008      | WD 2607-287    | \$32,000   | 1,108.94 | Irr    | 24.36 | \$1,314        | 0.03            | 29             | M-13 River Road  |
| 130-T10-001-001-01                     | June 17, 2008      | WD 2617-002    | \$45,000   | 145.35   | Irr    | 3.27  | \$13,761       | 0.32            | 310            | Tuscoal Rd / IRR. Shape / Acre Value Best Sq Foot ( Ok )                     |

| Monitor Township & Williams Township           |                   |                |            |          |          |       |                |                |                |   |
|--|-------------------|----------------|------------|----------|----------|-------|----------------|----------------|----------------|---|
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| <b>Monitor Township</b>                        |                   |                |            |          |          |       |                |                |                |   |
| 100-L05-000-001-03                             | June 22, 2017     | Wd 3327-259    | \$55,000   | 201.00   | Irr      | 2.28  | \$24,123       | 0.55           | \$274          | Good Location West Side Saginaw Road  |
| 100-024-300-340-00                             | June 21, 2017     | Wd 3224-841    | \$38,000   | 552.00   | Irr      | 15.00 | \$2,533        | 0.06           | \$69           | Maybe Residential Type W/Small Pond I-75 & US-10 Could be Neg                                 |
| 100-037-400-020-04                             | October 21, 2015  | Wd 3118-17     | \$175,000  | 142.00   | 350.00   | 1.14  | \$153,509      | 3.52           | \$1,232        | Future Dollar General Good Area   |
| 100-V07-000-018-00                             | May 5, 2015       | Wd 3089-944    | \$75,900   | 310.00   | Irr      | 3.15  | \$24,095       | 0.55           | \$245          | Alliance Drive Technology Park / Small Lot Industrial Type                                    |
| 100-V07-000-28 & 29 & 30                       | October 21, 2014  | Wd 3057-234    | \$174,420  | 675.06   | 441.37   | 6.84  | \$25,500       | 0.59           | \$258          | Straits Drive Technology Park Three lots More Industrial Type                                 |
| 100-V07-000-16 & 17                            | July 1, 2014      | Wd 3038-291    | \$116,000  | 639.00   | 419.00   | 6.16  | \$18,831       | 0.43           | \$182          | Alliance & Straits Dr Tech Park 2 / Parcels ( Adjoining Buyer )                               |
| 100-M03-000-007-00<br>M03-008 & M03-009        | August 26, 2013   | Wd 2986-405    | \$235,000  | 280.04   | Irr      | 4.06  | \$57,882       | 1.33           | \$839          | End of Traxler Court F.F. Distorted Acre & Square Foot Best Assemblage made for Hotel / Motel |
| 100-V06-000-002-00                             | April 20, 2012    | Wd 2870-371    | \$360,000  | 350.00   | Irr      | 3.00  | \$120,000      | 2.75           | \$1,029        | Copoco Credit Union Good Corner   |
| 100-013-200-010-12                             | November 23, 2009 | Wd 2714-926    | \$470,000  | 227.46   | 275.00   | 1.48  | \$317,568      | 7.29           | \$2,066        | Wildfire Credit Union   |
| 100-013-200-010-10                             | March 10, 2009    | Wd 2663-503    | \$410,000  | 179.65   | 351.60   | 1.45  | \$282,759      | 6.49           | \$2,282        | Will be Lucky's Steakhouse  |
| <b>Williams Township</b>                       |                   |                |            |          |          |       |                |                |                |   |
| 140-021-200-320-00                             | December 10, 2015 | Wd 3128-587    | \$150,000  | 430.78   | Irr      | 24.10 | \$6,224        | 0.14           | \$348          | Industrial Site Or Residential Development / Acre or Sq Foot Best                             |
| 140-024-100-050-03                             | January 31, 2014  | Wd 3012-475    | \$120,000  | 275.00   | Irr      | 5.22  | \$22,989       | 0.53           | \$436          | Future Auburn Fields Assisted Living  |
| 140-032-100-010-02                             | May 21, 2012      | Wd 2877-334    | \$466,500  | 1,311.00 | 1,316.00 | 39.64 | \$11,768       | 0.27           | \$356          | Industrial or Comercial M-47 On & Off Ramps   |
| 190-019-060-500-00                             | March 16, 2009    | Wd 2667-790    | \$150,000  | 214.00   | 555.00   | 4.00  | \$37,500       | 0.86           | \$701          | Good Corner Comp Near Off Ramp US 10 L-Shape Bay City Road City of Midland                    |
| 140-G05-000-003-01<br>100,000 DEED PLUS 30,000 | May 6, 2009       | Wd 2675-943    | \$130,000  | 140.00   | 160.00   | 0.51  | \$254,902      | 5.85           | \$929          | Corner of Midland & Garfield / Bldg+Canopy+Tanls+Asp Demo                                     |
| 190-019-060-500-00                             | March 16, 2009    | Wd 2667-790    | \$150,000  | 214.00   | 555.00   | 4.00  | \$37,500       | 0.86           | \$701          | Corner of Midland & Rockwell Dr / L-shape Lot   |

**Cities of Auburn & Essexville City & Pinconning City**

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|---------------------------|------------------|----------------|------------|----------|--------|-------|----------------|-----------------|----------------|--|
| <b>Auburn City</b>        |                  |                |            |          |        |       |                |                 |                |  |
| <b>City of Essexville</b> |                  |                |            |          |        |       |                |                 |                |  |
| 170-V10-010-003-01        | January 13, 2017 | Wd 3195-244    | \$6,000    | 66.00    | 50.00  | 0.08  | \$78,947       | 0.14            | \$91           | 1305 Main Street Off Woodside Ave Size of Subject is Small |
| <b>City of Pinconning</b> |                  |                |            |          |        |       |                |                 |                |  |
| 180-023-200-350-00        | August 29, 2013  | Wd 2989-178    | \$5,000    | 75.00    | 265.00 | 0.45  | \$11,111       | 0.11            | \$67           | N Mable Street commonly called N Huron Road                |

**Bay City**

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| 160-028-283-001-00    | April 19, 2017    | Wd 3212-639    | \$32,500   | 60.00    | 100.00 | 0.14  | \$235,507      | 5.41            | \$542          | Buyer Bay City Players Future Parking \$1,500 Added for Demo                                     |
| 160-028-134-005-00    | October 5, 2016   | Wd 3178-467    | \$100,000  | 300.00   | 100.00 | 0.69  | \$145,138      | 3.33            | \$333          | Saginaw St & 10th St On Edge of Uptown Development Sold With 003-00 & 004-00 Good Location       |
| 160-028-036-021-00    | August 17, 2016   | Wd 3170-276    | \$325,000  | 100.00   | Irr    | 0.62  | \$524,194      | 12.03           | \$3,250        | Washington Ave & 10th St New Design Taco Bell 001-01 & 008-00 Combined 2017 Good Corner Location |
| 160-016-431-006-00    | September 7, 2016 | Wd 3173-281    | \$2,500    | 54.63    | 111.63 | 0.14  | \$17,857       | 0.41            | \$46           | Off Sophia Street Buyer Wert Stone Yard Next's to Subject  |
| 160-029-301-015-00    | August 1, 2016    | Wd 3166-465    | \$40,000   | 60.00    | 182.00 | 0.25  | \$160,000      | 3.67            | \$667          | 1315 S Euclid Ave Parking Lot Next to Business \$ 5,400 Asphalt                                  |
| 160-017-403-012-00    | March 3, 2016     | Wd 3140-15     | \$29,000   | Irr      | Irr    | 6.80  | \$4,265        | 0.10            | NA             | N Henry St & Mosher St Some Improvements Little to No Value                                      |
| 160-015-126-004-00    | January 4, 2016   | Wd 3134-226    | \$88,750   | 499.00   | 680.00 | 7.66  | \$11,586       | 0.27            | \$178          | Buyer Bay City More Industrial vs Commercial Off Wilder Road                                     |
| 160-028-177-008-00    | December 2, 2014  | Wd 3064-929    | \$10,000   | 107.00   | 100.00 | 0.24  | \$41,667       | 0.96            | \$93           | Good Corner Location Size a little small. \$ 10,465 Ash  |
| 160-020-101-006-00    | August 20, 2014   | Wd 3046-792    | \$150,000  | 60.00    | 150.00 | 0.21  | \$714,286      | 16.40           | \$2,500        | Euclid Ave Good Location Size a little small. \$ 6,400 Ash                                       |
| 160-017-431-001-00    | August 5, 2013    | Wd 2979-897    | \$4,000    | 50.00    | 200.00 | 0.25  | \$16,000       | 0.37            | \$80           | Corner Lot Henry St & Jeanette St ( Neighbor was buyer )   |
| 160-020-306-004-00    | March 2, 2012     | Wd 2857-32     | \$60,000   | 150.00   | 93.00  | 0.32  | \$187,500      | 4.30            | \$400          | Euclid Ave Good Location Size may be a little small ?  |
| 160-020-263-011-00    | November 21, 2011 | Lc 2839-739    | \$35,000   | 116.00   | 100.00 | 0.26  | \$134,615      | 3.09            | \$302          | Corner Lot Henry Street & Vermont Street   |
| 160-028-136-004-00    | May 6, 2010       | Wd 2742-236    | \$115,700  | 37.50    | 100.00 | 0.09  | \$1,285,556    | 29.51           | \$3,085        | Washington Ave small lot sold for added parking to new Medical Office. Sale Price ??             |
| 160-028-152-069-00    | May 19, 2010      | Wd 2739-502    | \$27,000   | 197.00   | Irr    | 0.59  | \$45,763       | 1.05            | \$137          | Water Street North of Breaker Cove   |
| 160-021-328-001 & 003 | August 2, 2009    | Wd 2693-330    | \$316,000  | 211.00   | Irr    | 0.96  | \$329,167      | 7.56            | \$1,498        | Washington Ave & 2nd & Saginaw St ( Parking Lot ) Future Social Security Building                |
| 160-029-390-010-00    | February 26, 2009 | Wd 2592-139    | \$15,000   | 100.00   | 120.00 | 0.14  | \$107,143      | 2.46            | \$150          | S Wenona Street ( Parking Lot )  |

| Euclid Ave         |                    |                |             |          |        |       |                |                 |                |   |
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| <b>Bangor Twp</b>  |                    |                |             |          |        |       |                |                 |                |   |
| 010-L20-006-007-00 | October 16, 2015   | WD 3119-785    | \$3,906,200 | 256.00   | 178.66 | 1.05  | \$3,720,190    | 85.40           | \$15,259       | Euclid Ave & Midland Rd Great Corner Price per PTA<br>Future Drug Store ( Not Market )                        |
| 010-L20-006-007-00 | September 27, 2014 | WD 3053-861    | \$1,440,000 | 256.00   | 178.66 | 1.05  | \$1,371,429    | 31.48           | \$5,625        | Euclid Ave & Midland Rd Great Corner Price per PTA<br>Future Drug Store ( Not Market ) Est \$ 50,000 For Demo |
| 010-008-100-020-00 | April 28, 2014     | WD 3026/966    | \$76,000    | 165.00   | 429.00 | 2.98  | \$25,503       | 0.59            | \$461          | Euclid Ave The northern Industrial Section  |
| 010-032-100-140-00 | November 4, 2008   | LC 2643-519    | \$20,000    | 73.00    | 622.00 | 1.04  | \$19,231       | 0.44            | \$274          | Euclid Ave near Beaver Rd very north<br>Moose Lodge purchase for parking                                      |
| <b>Monitor Twp</b> |                    |                |             |          |        |       |                |                 |                |   |
| 100-037-400-020-04 | 21-Oct-2015        | Wd 3118-17     | \$175,000   | 142.00   | 350.00 | 1.14  | \$153,509      | 3.52            | \$1,232        | Future Dollar General Good Area   |
| 100-037-400-160-01 | 18-Nov-2005        | Wd 2389-268    | \$128,000   | 156.00   | 223.00 | 0.55  | \$232,727      | 5.34            | \$821          | Corner of Euclid & Salzberg Exits & Entry Limited   |
| <b>Bay City</b>    |                    |                |             |          |        |       |                |                 |                |   |
| 160-029-301-015-00 | August 1, 2016     | Wd 3166-465    | \$40,000    | 60.00    | 182.00 | 0.25  | \$160,000      | 3.67            | \$667          | 1315 S Euclid Ave Parking Lot Next to Business \$ 5,400 Asphalt   |
| 160-020-101-006-00 | August 20, 2014    | Wd 3046-792    | \$150,000   | 60.00    | 150.00 | 0.21  | \$714,286      | 16.40           | \$2,500        | Euclid Ave Good Location Size a little small. \$ 6,400 Ash  |
| 160-020-306-004-00 | March 2, 2012      | Wd 2857-32     | \$60,000    | 150.00   | 93.00  | 0.32  | \$187,500      | 4.30            | \$400          | Euclid Ave Good Location Size may be a little small ??  |
| <b>Wilder Road</b> |                    |                |             |          |        |       |                |                 |                |   |
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| 010-B07-000-003-00 | May 8, 2015        | WD 3089-429    | \$671,000   | 101.00   | 281.00 | 0.80  | \$838,750      | 19.26           | \$6,644        | Wilder & State St Good Corner/Was Split & Demo Building +21K  |
| 010-B07-000-003-00 | March 17, 2015     | WD 3086-109    | \$475,000   | 250.00   | 308.00 | 1.77  | \$268,362      | 6.16            | \$1,900        | Wilder & State St Good Corner/Will Be Split & Demo Building   |
| 010-008-300-005-02 | June 24, 2010      | WD 2745-378    | \$500,000   | 150.00   | 595.00 | 2.05  | \$243,902      | 5.60            | \$3,333        | E Wilder Road across from Graff Dealership Depth is Avg   |
| 100-013-200-010-12 | November 23, 2009  | WD 2714-926    | \$470,000   | 227.46   | 275.00 | 1.48  | \$317,568      | 7.29            | \$2,066        | Wildfire Credit Union   |
| 100-013-200-010-10 | March 10, 2009     | WD 2663-503    | \$410,000   | 179.65   | 351.60 | 1.45  | \$282,759      | 6.49            | \$2,282        | Will be Lucky's Steakhouse  |
| 160-015-126-004-00 | January 4, 2016    | Wd 3134-226    | \$88,750    | 499.00   | 680.00 | 7.66  | \$11,586       | 0.27            | \$178          | Buyer Bay City More Industrial vs Commercial Off Wilder Road  |

**I-75 - US-10 - M-13 - M-15 - M-84**

| Parcel Code # No   | Date of Sale   | Doc Liber/Page | Sale Price | Frontage | Depth    | Acres | Value Per Acre | Value Per Sq\Ft | Value Per F.F. | Remarks   |
|--------------------|----------------|----------------|------------|----------|----------|-------|----------------|-----------------|----------------|---|
| 100-L05-000-001-03 | June 22, 2017  | Wd 3327-259    | \$55,000   | 201.00   | Irr      | 2.28  | \$24,123       | 0.55            | \$274          | Good Location West Side Saginaw Road                                    |
| 100-024-300-340-00 | June 21, 2017  | Wd 3224-841    | \$38,000   | 552.00   | Irr      | 15.00 | \$2,533        | 0.06            | \$69           | Maybe Residential Type W/Small Pond I-75 & US-10 Could be Neg           |
| 140-032-100-010-02 | May 21, 2012   | WD 2877-334    | \$466,500  | 1,311.00 | 1,316.00 | 39.64 | \$11,768       | 0.27            | \$356          | Industrial or Comercial M-47 On & Off Ramps                             |
| 030-011-400-175-00 | June 8, 2012   | LC 2882-27     | \$70,000   | 320.00   | Irr      | 1.99  | \$35,176       | 0.81            | \$219          | 6897 Westside Saginaw Rd Small Commerical Lot                           |
| 190-019-060-500-00 | March 16, 2009 | WD 2667-790    | \$150,000  | 214.00   | 555.00   | 4.00  | \$37,500       | 0.86            | \$701          | Good Corner Comp Near Off Ramp US 10 L-Shape Bay City Road Midland City |
|                    |                |                |            |          |          |       |                |                 |                |   |
|                    |                |                |            |          |          |       |                |                 |                |   |
|                    |                |                |            |          |          |       |                |                 |                |   |

**Huron Road**

| Parcel Code # No          | Date of Sale       | Doc Liber/Page | Sale Price | Frontage | Depth  | Acres | Value Per Acre | Value Per Sq\Ft | Value Per F.F. | Remarks  |
|---------------------------|--------------------|----------------|------------|----------|--------|-------|----------------|-----------------|----------------|--|
| <b>Kawkawlin Twp</b>      |                    |                |            |          |        |       |                |                 |                |  |
| 080-026-400-025-03        | March 15, 2017     | CD 3205-928    | \$223,000  | 840.00   | Irr    | 2.30  | \$96,957       | 2.23            | \$265          | Corner of S Huron & E Beaver 2 Parcels Future General Dollar |
| 080-035-200-100-00        | September 28, 2012 | WD 2909-52     | \$63,500   | 410.00   | Irr    | 4.00  | \$15,875       | 0.36            | \$155          | Huron Rd South of McDonald's Sale Price ??                   |
| 080-003-200-010-01        | December 28, 2010  | WD 2779-663    | \$30,000   | 298.80   | Irr    | 1.76  | \$17,045       | 0.39            | \$100          | Huron Rd Future Insurance Office                             |
| <b>Faser Township</b>     |                    |                |            |          |        |       |                |                 |                |  |
| 040-034-400-185-00        | May 5, 2017        | WD 3216-91     | \$25,500   | 250.00   | 435.00 | 2.50  | \$10,200       | 0.23            | \$102          | N Huron Road / Good Location / Residential Class ???         |
| 040-034-400-070-03        | November 17, 2015  | WD 3124-905    | \$100,000  | 200.00   | 206.04 | 0.95  | \$105,263      | 2.42            | \$500          | N Huron Road / Good Location                                 |
| <b>Pinconning Twp</b>     |                    |                |            |          |        |       |                |                 |                |  |
| 120-027-400-060-00        | June 8, 2016       | WD 3160-718    | \$10,000   | 175.00   | 251.50 | 1.01  | \$9,901        | 0.23            | \$57           | Good Comp Just outside City Limits Old Conc Slab             |
| 120-022-200-060-00        | July 31, 2013      | WD 2979-124    | \$23,000   | 297.00   | 255.00 | 1.74  | \$13,218       | 0.30            | \$77           | Good Corner Comp ( Small Rural Type ) Huron & Cody Estey     |
| <b>City of Pinconning</b> |                    |                |            |          |        |       |                |                 |                |  |
| 180-023-200-350-00        | August 29, 2013    | Wd 2989-178    | \$5,000    | 75.00    | 265.00 | 0.45  | \$11,111       | 0.11            | \$67           | N Mable Street commonly called N Huron Road                  |
|                           |                    |                |            |          |        |       |                |                 |                |  |
|                           |                    |                |            |          |        |       |                |                 |                |  |
|                           |                    |                |            |          |        |       |                |                 |                |  |
|                           |                    |                |            |          |        |       |                |                 |                |  |
|                           |                    |                |            |          |        |       |                |                 |                |  |

**Bay County Vacant Industrial Land Sales**

| Parcel Code # No         | Date of Sale      | Doc Liber/Page | Sale Price | Frontage | Depth    | Acres | Value Per Acre | Value Per Sq\Ft | Value Per F.F. | Remarks   |
|--------------------------|-------------------|----------------|------------|----------|----------|-------|----------------|-----------------|----------------|---|
| <b>Bangor Township</b>   |                   |                |            |          |          |       |                |                 |                |   |
| 010-A03-000-000-00       | May 14, 2015      | WD 3090-587    | \$21,000   | 37.00    | 250.00   | 0.21  | \$100,000      | 2.30            | \$568          | Small Lot added to 009-400-030-00 From Ace Industrial Park        |
| 010-008-100-020-00       | April 28, 2014    | WD 3026-966    | \$76,000   | 165.00   | 429.00   | 2.98  | \$25,503       | 0.59            | \$461          | Euclid Ave The northern Industrial Section                        |
| <b>Fraser Township</b>   |                   |                |            |          |          |       |                |                 |                |   |
| <b>Hampton Township</b>  |                   |                |            |          |          |       |                |                 |                |   |
| <b>Monitor Township</b>  |                   |                |            |          |          |       |                |                 |                |   |
| 100-V07-000-018-00       | May 5, 2015       | Wd 3089-944    | \$75,900   | 310.26   | Irr      | 3.15  | \$24,095       | 0.55            | \$245          | Alliance Drive Technology Park / Small Lot Industrial Type        |
| 100-V07-000-28 & 29 & 30 | October 21, 2014  | Wd 3057-234    | \$174,420  | 675.06   | 441.37   | 6.84  | \$25,500       | 0.59            | \$258          | Straits Drive Technology Park Three lots More Industrial Type     |
| 100-V07-000-031 & 032    | August 28, 2014   | Wd 3047-751    | \$205,865  | 953.00   | 267.00   | 5.86  | \$35,131       | 0.81            | \$216          | Alliance & Straits Dr Tech Park 2 / Parcels ( Adjoining Buyer )   |
| 100-V07-000-016 & 017    | July 1, 2014      | Wd 3038-291    | \$116,000  | 639.00   | 419.00   | 6.16  | \$18,831       | 0.43            | \$182          | Alliance Dr Technology Park Two lots                              |
| 100-V06-000-002-00       | April 20, 2012    | Wd 2870-371    | \$360,000  | 350.00   | Irr      | 3.00  | \$120,000      | 2.75            | \$1,029        | Copoco Credit Union Good Corner Straits Dr & Mackinaw             |
| 100-V05-000-010-00       | October 29, 2009  | Wd 2708-116    | \$50,000   | 200.00   | 435.00   | 2.00  | \$25,000       | 0.57            | \$250          | DDA To LLRW Investments   |
| <b>Williams Township</b> |                   |                |            |          |          |       |                |                 |                |   |
| 140-032-100-010-02       | April 20, 2017    | Wd 33212-537   | \$400,000  | 1,311.00 | 1,317.00 | 39.64 | \$10,091       | 0.23            | \$305          | Industrial Site Development / Some Inter-Structure Done           |
| 140-021-200-320-00       | December 10, 2015 | Wd 3128-587    | \$150,000  | 430.78   | Irr      | 24.10 | \$6,224        | 0.14            | \$348          | Industrial Site Or Residential Development / Acre or Sq Foot Best |
| <b>City of Essexille</b> |                   |                |            |          |          |       |                |                 |                |   |
| <b>Bay City</b>          |                   |                |            |          |          |       |                |                 |                |   |
| 160-015-126-004-00       | January 4, 2016   | Wd 3134-226    | \$88,750   | 499.00   | 680.00   | 7.66  | \$11,586       | 0.27            | \$178          | Buyer Bay City More Industrial vs Commercial Off Wilder Road      |
| 160-032-152-004-00       | August 3, 2011    | Wd 2817-713    | \$75,000   | 291.00   | 419.00   | 2.80  | \$26,786       | 1.72            | \$258          | Morton St & Backus Small Industrial Lot                           |