

BRIGHTON TOWNSHIP SANITARY SEWER DRAIN DISTRICT
SANITARY SEWER SYSTEM POLICIES
BRIGHTON TOWNSHIP, MICHIGAN

Recommended by:

Brighton Township Sewer Committee

Adopted By:

Brighton Township Board of Trustees

May 1, 2000

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STATEMENT OF PURPOSE

The following policies have been developed by the Brighton Township Sewer Committee and adopted by the Brighton Township Board of Trustees:

The main purpose of the proposed sanitary sewer system is to provide sewer service to existing dwelling units and buildings. Where practical, the sanitary sewer system and special assessment structure shall be designed so property owners are not forced to develop vacant properties as a result of the sanitary sewer system.

The development density and land use for all properties served by the sanitary sewer shall be restricted by the regulations of the current Brighton Township Zoning Ordinance, Township Zoning Map and the Brighton Township General Ordinance.

Brighton Township has obtained a National Pollutant Discharge Elimination System (NPDES) Permit (NPDES Permit No. MI0054968) from the Michigan Department of Environmental Quality that regulates the discharge of treated effluent into Woodruff Creek in Section 34 of Brighton Township. All discharge from the wastewater treatment facility will be in strict compliance with the restrictions and limitations of the NPDES Permit No. MI0054968.

The sanitary sewer system shall be designed to provide an efficient and cost-effective sewer service to the sewer users.

Phase I and II Reports of the Preliminary Design Study and the associated Preliminary Design Drawings as prepared by McNamee, Porter & Seeley are accepted.

All users of the sanitary sewer system will be required to conform to all provisions of the Sanitary Sewer Use Ordinance. The Sanitary Sewer Use Ordinance will be finalized before the sanitary sewer system is made available for connection. The Sanitary sewer use ordinance will be on file at the Brighton Township offices.

Only general contractors that are pre-qualified by Brighton Township will be allowed to submit bids for the sanitary sewer system construction.

The public sanitary sewer system shall directly purchase the grinder pumps from the grinder pump manufacturer through an equipment procurement agreement. The grinder pumps will then be installed by the contractor secured for the public sanitary sewer system improvements. Grinder pumps manufactured by Environment One Corporation shall be used due to the quality of the grinder pump units, market competitive cost, operational reliability, ease of operation and maintenance, Environment One Corporation's service responsiveness, pump curve characteristics (constant flow rate over a large range of head conditions) and known operational performance. Environment One Corporation has also committed to a reduced cost based on the large number of grinder pumps to be purchased under the initial construction contract. Environment One Corporation shall honor the reduced cost for future for small individual grinder pump orders (as low as one unit) to the Township at the same reduced cost that was used for the large order.

The Township shall provide a general information document to each property included in the sanitary sewer district describing the typical process (and sequence of items) for the property owner to abandon the on-site sewage disposal system and connect to the new public sanitary sewer. The information document will be sent to the property owners along with the notice that the public sanitary sewer system is completed and ready for connection.

All construction documents for property owners within the initial sanitary sewer system that install their own local sanitary sewer system must be reviewed by the Township Engineer and approved by Brighton Township upon the recommendation of the Township Engineer. The construction inspection of all sanitary sewer improvements that will eventually be owned and maintained by the Brighton Township Sanitary Sewer Drainage District shall be performed by the Township Engineer.

The design and installation of sanitary sewer improvements that will eventually be owned and maintained by the Brighton Township Sanitary Sewer Design District must be consistent with the Brighton Township design and construction standards.

INITIAL SEWER SYSTEM DESIGN

The transmission sewer and main portions of the local collection sewer will be either sized to accommodate the future flows where practical or designed so the facilities can easily be expanded or improved to handle the anticipated future flows. The wastewater treatment facility will be designed to accommodate future expansions. The headworks, buildings and site layout will be designed to handle the future flows.

The size of the sanitary sewers along Hunter Road (north of Hilton Road) and on Hacker Road (north of Cortez) is limited due to the minimum sewage velocity of 2 feet per second with the sewage flow from only the initial sewer customers. The initial sanitary sewer on Hunter Road (north of Hilton Road) and on Hacker Road (north of Cortez) shall be sized as large as possible while providing the minimum sewage velocity with the sewage flow from only the initial sewer customers. However, these sections of the initial sanitary sewer will not be sized to accommodate the full future flows anticipated in these sewer sections.

The transmission sewer along Old US-23 north of Hilton Road to the Ore Creek Estates will be sized only to handle the sewer customers within the Ore Creek Estates Planned Development and within the School Lake sewer district area. The proposed transmission sewer along Old US-23 north of Hilton Road will not have sufficient capacity to handle any additional sewer users other than sewer users within the Ore Creek Estates Planned Development and within the School Lake sewer district area.

The initial wastewater treatment facility shall be sized to handle 2,600 REUs based on 1,750 initial REUs and 850 future REUs. It is anticipated that 850 REUs for future development will accommodate approximately five (5) years of growth at a sewer connection rate of 170 REUs per year.

All properties within the initial sanitary sewer district will be served by either a gravity sanitary sewer or a grinder pump / low pressure sanitary sewer. The public portion of the sanitary sewer system which shall be provided as part of the special assessment includes the wastewater treatment facility and sanitary sewer facilities necessary to collect sewage from properties within the initial sewer district and convey the sewage to the wastewater treatment facility. The following items will be provided at each

property within the initial sewer district as part of the public portion of the sanitary sewer system. The costs for the following items shall be included in the special assessment.

1. Gravity Sewer System

For properties served by a gravity sanitary sewer system, the public portion of the sewer system shall include the installation, operation and maintenance of a 6-inch sewer stub from the public sanitary sewer to the property line. All restoration costs associated with installing the 6-inch sewer lead from the public sewer to the property line will be the responsibility of the public sanitary sewer system and the costs for such restoration are included in the special assessment amount.

2. Grinder Pump / Low Pressure Sewer System

For properties served by a low pressure sewer system, a grinder pump shall be located on the property. The public portion of the sewer system shall include the installation, operation and maintenance of the sewer lead from the public sanitary sewer to the grinder pump, the grinder pump, and the electrical lines from the exterior Detroit Edison electrical meter to the grinder pump (including a control / alarm panel and the electrical connection to the existing Detroit Edison meter). All restoration costs associated with installing the sewer lead from the public sewer to the grinder pump, the grinder pump and the electrical lines from the existing Detroit Edison meter to the grinder pump will be the responsibility of the public sanitary sewer system and the costs for such restoration are included in the special assessment amount.

WATER SOFTENER DISCHARGES

The water softeners in existing dwelling units that connect to the public sanitary sewer will be allowed to continue discharging their water softener backwash into the internal plumbing system and into the sanitary sewer system. No work on the existing water softener discharge would be necessary. The water softener discharge for new building or new home construction will not be allowed to connect into the public sanitary sewer. The property owner (for new construction) would have to route the water softener discharge so it discharges on-site onto the ground or into a small drywell.

GRINDER PUMPS

The grinder pump location on each property will be coordinated by appointment with the property owner during the construction phase. An easement within the property will be required for the installation, operation and maintenance of the grinder pump, sewer lead from the grinder pump to the public sewer, control / alarm panel and the electrical line to the grinder pump. The grinder pump easement will need to be signed by the property owner before the grinder pump is installed. Brighton Township shall prepare the grinder pump easement document and record the executed grinder pump easement at the Livingston County Register of Deeds.

The grinder pump is a one (1) horsepower, 230 volt and 30 amp pump.

A simplex grinder pump unit shall be provided to all properties with one (1) REU and to residential-use properties with two (2) REUs. A simplex grinder pump unit consists of one grinder pump with a 70 gallon holding basin. A duplex grinder pump unit shall be provided to non-residential-use properties with two (2) to twelve (12) REUs and to residential properties with three (3) to twelve (12) REUs. A duplex grinder pump unit consists of two grinder pumps with a 150 gallon holding basin. All properties with thirteen (13) to twenty (20) REUs will be served by a duplex grinder pump unit with a 275 gallon holding basin.

Once installed, the lid of the grinder pump encasement will extend approximately 3-inches above the ground surface. The grinder pump encasement lid is 24-inches in diameter. No new permanent structures or other items can be placed on top of the grinder pump encasement or grinder easement.

The grinder pump must be located at least 10 feet from a building or property line and at least 50 feet from an on-site water supply well. In situations where it is physically impractical to locate the grinder pump outside the Livingston County Health Department's 50-foot isolation distance from an on-site well, the grinder pump location will be subject to the LCHD's approval. The grinder pump must be located within 100 feet of the exterior Detroit Edison electrical meter.

A control / alarm panel for the grinder pump will be mounted on the side of the existing building. The control / alarm panel must be located within sight of the grinder pump.

The red light on top of the control / alarm panel will illuminate when a high-level condition is detected in the grinder pump holding basin. The property owner would need to contact the sewer system operators to inform the operators that the red light is illuminated.

All installation, operation and maintenance work for the grinder pump, sewer lead from the grinder pump to the public sewer and the electrical line from the grinder pump to the Detroit Edison meter is exterior work.

For properties served by a grinder pump / low pressure sewer system, the responsibilities of the public sewer system and the property owner are as follows:

Public Sewer System's Responsibilities (Grinder Pumps)

1. Coordinate grinder pump location with property owner
2. Prepare grinder pump easement
3. Record grinder pump easement with the Livingston County register of Deeds
4. Install, operate and maintain public portion of grinder pump sewer system within property (sewer lead from the public sanitary sewer to the grinder pump, the grinder pump, and the electrical lines from the exterior Detroit Edison electrical meter to the grinder pump (including a control / alarm panel and the electrical connection to the existing Detroit Edison meter).
5. Install and maintain the electrical line from the property owner's exterior electrical meter to the grinder pump (including the electrical connection to the electrical meter).
6. Restoration associated with the installation of the public portion of the grinder pump sewer system within property (sewer lead from the public sanitary sewer to the grinder pump, the grinder pump, and the electrical lines from the exterior Detroit Edison electrical meter to the grinder pump (including a control / alarm panel and the electrical connection to the existing Detroit Edison meter).
7. Maintain, repair and replace (when necessary) the grinder pump and any other item of the public portion of the grinder pump sewer system within property.

8. Power-up grinder pumps in power outages (only after requested by the property owner).
9. Respond to high-level conditions (reported by property owner).
10. Provide a toll-free emergency phone number to sewer customers to contact for questions, maintenance or emergencies.
11. Respond to service issues reported by property owners received on the toll-free emergency phone number. Property owners will receive a call from the system's operators within one (1) hour of placing the service call. The appropriate service / maintenance will be completed within 24 hours of placing the service call.
12. Maintain a tracking system that records the maintenance / repair / replacement activities for all the grinders pumps. A monthly operating report will be completed summarizing the sewer system's operation and maintenance activities during each month.

Property Owner's Responsibilities (Grinder Pumps)

1. Coordinate grinder pump location with Brighton Township representative.
2. Sign the grinder pump easement.
3. Contract, hire and pay contractor to install sewer lead from the building to the grinder pump (including connection to the grinder pump). The property owner will be responsible for the restoration associated with installing the sewer lead from the building to the grinder pump.
4. Notify the public sewer system operators of high-level conditions (when red light on top of control / alarm panel is illuminated). The property owner would call a toll-free emergency phone number to inform the system operators of the red light condition.
5. Notify the public sewer system operators of power outages (lack of power to grinder pump).
6. Pay the electrical costs to operate the grinder pump. The electrical cost to operate the grinder pump will be included in the electric bill for each property served by a grinder pump. The typical electrical costs associated with a grinder pump serving a residential single family house is \$2.00 to \$3.00 per month.

GRINDER PUMP OPERATION DURING POWER OUTAGES

When electrical service is disrupted to properties (such as area power outages), the grinder pumps will not have power and will not operate. Once power is restored to the property, the grinder pump will automatically start operating with no need to reset the grinder pump.

Most priorities served by a grinder pump are also served by an individual water supply well on the property that is also connected to the property's electrical service. The on-site water supply well will also not have power and will not operate during power outages. Therefore, sanitary sewage would not be generated from the property during power outages since there would be no water service and grinder pump operation would not be necessary during power outages.

Properties on a public water system or properties that have temporary power (generators) for the on-site water supply well may have water service during power outages. Grinder pump operation during power outages would be necessary for these properties. Property owners cannot use portable generators in the Brighton Township Sanitary Sewer Drain District to operate the grinder pumps during periods of power outage for the following reasons:

1. Improperly connecting a generator to a residential electrical system can endanger the lives of power company repair crews working to restore electricity by energizing lines the workers believe have been disconnected.
2. The grinder pumps are designed to operate at 230 volts. Connecting a 110-volt power supply will result in permanent damage to the pump motor. The replacement cost of a grinder pump damaged by a property owner connecting a portable generator to the grinder pump shall be the responsibility of the property owner.

Property owners that want their grinder pumps operated during power outages shall contact the public sewer system operators to pump down the sewage in the grinder pump holding basin. A toll-free emergency contact number will be provided to all sewer system users. The public sewer system operators have portable generators expressly for the purpose of energizing grinder pumps during power

outages and pumping out the grinder pump holding basin. The system operator's portable generators are specifically outfitted for safe use with the grinder pumps, and the system operators are trained for their use.

Once the sewage in the grinder pump holding basin is pumped out using the system operator's portable generator, the generator will be disconnected and the system operator will take the generator to the next property requesting similar service during the power outage. The property owner is encouraged not to use their water during power outages (both before and after the grinder pump holding basin is pumped down). Water/sewage use during power outages for properties served by a grinder pump could cause sewage backups within the building or house.

In responding to property owner's requests to energize the grinder pumps during power outages, the system operator's will respond according to the following priority:

1. In sewer system-wide and limited area power outages, first priority will be given to the wastewater treatment facility and the main pumping stations. The next priority will be given to energizing the individual grinder pumps.
2. In limited-area power outages that only affect operation at grinder pumps, first priority will be given to energizing the individual grinder pumps.

REU ASSIGNMENT

The project costs associated with the design, financing and construction of the sanitary sewer system shall be assessed to properties within the initial sanitary sewer district based on a residential equivalent unit (REU) basis.

Each property within the sewer district will be assigned a minimum of one (1) REU. The number of REUs for each parcel will be a whole number. Where the number of REUs is determined to be a fraction, the number of REUs will be rounded-up to the next highest whole number.

The properties along the west side of Grand River Avenue (from I-96 to Hacker Road) that have already tied into the Genoa Township – Lake Edgewood Sanitary Sewer System shall be assigned zero (0) REUs and shall not be required to connect into the Brighton Township sanitary sewer system.

All single family homes will be assigned one (1) REU. All structures other than single family homes will be assigned REUs based on the Brighton Township Equivalent User Table (see Appendix A). The number of REUs assigned to properties using the Brighton Township Equivalent User Table is based on statistical data for specific uses. Property owners assigned more than one (1) REU that dispute the REU assignment can request their REU assignment be reviewed. The Township based on information provided by the property owner will then review the theoretical REU assignment. The Township shall confirm the number of REUs based on the property owner's information and the information in Brighton Township Equivalent User Table.

REU ASSIGNMENT - METERING OPTION

All non-residential properties with an existing use was given the option of installing a water meter to determine the actual water / sewage use. If a property owner selected this method, the meter records would be used to determine the number of residential equivalent units (REUs) assigned to the property. The water meter needed to be installed by November 12, 1999, and all requirements in the *NOTICE TO NON-RESIDENTIAL PROPERTIES* had to be followed. A copy of this notice is included in Appendix B. Property owners that did not install a water meter by November 12, 1999, cannot use the water meter option for the REU assignment.

VACANT PROPERTY

Vacant properties within the initial sewer district will be assigned one (1) REU unless the vacant property owner requests additional REUs in writing. Request for additional REUs for vacant properties will need to satisfy the following requirements.

Vacant Property within the Initial Sewer District:

Property owners of vacant property **within the initial sewer district** must submit a written request to the Township for the additional REUs accompanied with a Township-approved site plan. To be included in the initial sewer project and special assessment, the written requests and Township-approved site plan must be submitted by June 28, 2000. The approved site plan would need to show the proposed facility and use that would justify the requested number of additional REUs. Township-approved site plan approval would consist of Preliminary Site Plan for condominium developments, Site Plan for non-residential developments, Tentative Preliminary Plat for plat developments and property rezoned to new Planned Development for planned developments. The number of additional REUs requested for a vacant property is limited to the development density allowed under the current Brighton Township Zoning Ordinance regulations.

A sanitary sewer stub will be provided to the property line of all vacant properties within the initial sanitary sewer district. The local collection sewer cost is included in the special assessment amount for the first REU of each vacant property in the initial sanitary sewer district. The local collection sewer cost includes installation of the sanitary lead from the property line stub to the grinder pump, the grinder pump and the electrical line from the exterior Detroit Edison meter (including the control/alarm panel and connection to the Detroit Edison meter). Therefore, when a building is erected in the future on the vacant properties within the initial sanitary sewer district served by a grinder pump/low pressure sewer system, the public sanitary sewer system shall install the sanitary lead, grinder pump, electrical line and control / alarm panel at no additional cost to the property owner.

The Township shall send an informational newsletter prior to June 28, 2000, to each property in the sewer district. The newsletter shall include a statement that vacant properties within the sewer district can request additional REUs by submitting written requests and a Township-approved site plan by June 28, 2000.

All additional REU requests for vacant properties within the initial sewer district made after June 28, 2000, will be considered using the policies for future sewer customers.

Vacant Property outside the Initial Sewer District:

Property owners of vacant property **outside the sewer district** may request to be added to the sewer district by submitting a written request to the Township identifying the number of REUs accompanied with a Township-approved site plan. To be included in the initial sewer project and special assessment, the written requests and Township-approved site plan must be submitted by November 9, 1999. The approved site plan would need to show the proposed facility and use that would justify the requested number of additional REUs. Township-approved site plan approval would consist of Preliminary Site Plan for condominium developments, Site Plan for non-residential developments, Tentative Preliminary Plat for plat developments and property rezoned to new Planned Development for planned developments. The number of additional REUs requested for a vacant property is limited to the development density allowed under the current Brighton Township Zoning Ordinance regulations. All costs to extend the new sanitary sewer to serve the vacant property will be borne by the property owner making such request.

All additional REU requests for vacant properties outside the initial sewer district made after November 9, 1999 will be considered using the policies for future sewer customers.

UNBUILDABLE PROPERTIES

If an owner of a vacant property within the sanitary sewer district believes the vacant property is unbuildable, the property owner must submit a written statement indicating that the property is unbuildable due to specific land restrictions. The written statement is subject to the Township's approval. If the Township accepts the written statement that the vacant property is unbuildable, the vacant property owner must record a deed restriction for the vacant property prohibiting any structure from being erected on the vacant property. The written statement and signed deed restriction must be submitted to the Township by June 28, 2000. Once the written statement and the recorded deed

restriction is received by the Township, the vacant property will be assigned zero (0) REUs and the vacant property owner will not be required to pay any special assessment or sewer user fee on the vacant property associated with the sanitary sewer system nor will any REU be reserved for the parcel.

The Township shall send an informational newsletter prior to June 28, 2000, to each property in the sewer district. The newsletter shall include a statement that owners of vacant property who believe their vacant property is unbuildable must submit a written statement and signed deed restriction to the Township by June 28, 2000.

PARCEL COMBINATIONS

The sanitary sewer special assessment amount will be levied to each property (or tax ID number) based on the number of REUs assigned to the property. Property owners that own adjacent properties within the initial sanitary sewer district have the option of combining the separate adjacent properties into one property. In the cases where one of the properties is vacant, the property owner can eliminate one (1) REU on the assessment roll by combining the properties in accordance with the Township's procedures. However, any assignment of future REUs to the combined property would be subject to the zoning regulations, the availability of sewer taps and the sewer connection charge at the time of the future land division. Property owners would have to complete the property combination process by June 28, 2000, for this change to be reflected in the initial special assessment roll.

The Township shall send an informational newsletter prior to June 28, 2000, to each property in the sewer district. The newsletter shall include a statement that property owners who own adjacent properties have the option of combining their properties to potentially reduce their REU assignment. The newsletter shall state that the property combination process would need to be complete by June 28, 2000, for the change to be reflected on the special assessment roll.

LAND DIVISIONS

When property owners divide (or split) property within the initial sanitary sewer district, the number of REUs assigned to the original (or parent) property would be transferred to the newly created parcels.

The total number of REUs transferred to the newly created parcels would be the same as the number of REUs assigned to the original (or parent) property. The REUs transferred would be reported in whole numbers. The property owner would need to inform the Township of how to distribute the REUs among the newly created parcels.

If the number of newly created parcels or the land use, as a result of the land division, exceeds the number of REUs assigned to the original (or parent) property, the number of REUs assigned to each newly created parcel will be based on the land use with at least one (1) REU will be assigned to each newly created parcel. The property owner would be responsible for all costs, at the prevailing rate, associated with the REUs that are in addition to the number of REUs assigned to the original property. The assignment or issuance of the additional REUs is subject to the availability of REUs.

MANUFACTURED HOMES

Existing manufactured homes within a licensed mobile home park will be assigned 0.77 REU per manufactured home unit. Parcels containing manufactured homes located outside of a licensed mobile home park will be assigned 1.0 REU per manufactured home unit.

COSTS AND FINANCING

All components of the sanitary sewer project necessary to deliver sanitary sewage from the users to the wastewater treatment plant shall be considered one (1) system.

All costs associated with the construction and operation of the sanitary sewer system shall be borne by the properties included in the sanitary sewer district.

All properties, whether they are served by a gravity sewer or a low pressure / grinder pump sewer, shall be considered equivalent when distributing costs with exception of the properties served by the transmission sewer along Old US-23 north of the School Lake service area. The properties served by the Old US-23 transmission sewer north of the School Lake service area shall pay the incremental

transmission sewer cost for the Old US-23 transmission sewer north of the School Lake service area as adjusted for the transmission sewer cost component for other initial parcels.

All properties included in the sanitary sewer district and connected to the sanitary sewer system shall incur the following three costs. The following costs are estimates based on the Preliminary Design Study and shall be finalized based on the construction bids received and the final assessment roll.

1. *Property Owner's Direct Cost (One-time payment)* – Typically \$1,000 to \$2,000 depending on on-site conditions. This includes the property owner's cost to pump out the existing septic tank, decommission the existing septic tank (crush top slab and fill or fill tank with sand or flowable fill) and install the sewer lead from the building to the public sewer. For properties served by a grinder pump, the property owner will pay the electrical cost to operate the grinder pump (approximately \$2.00 per month).
2. *Quarterly Sewer Use Charge (Quarterly payment)* – Estimated to be \$72.00 per quarter per REU. This includes the costs to operate and maintain the public portion of the sanitary sewer system. The \$72.00 quarterly user charge includes a \$12.00 per quarter capital charge.
3. *Special Assessment Cost (Annual payment)* – Anticipated at \$12,400 per REU plus \$5,600 per REU for additional REUs and plus \$264 per property for properties not included in the Preliminary Design Study. The properties included in the Preliminary Design Study have already paid \$264 per property for the Preliminary Design Study. This includes the cost to design and construct the public portion of the sanitary sewer system.

The first payment of the special assessment for the initial sanitary sewer system shall appear on your December 2000 tax bill.

A summary of these three costs including the amount and time-frame is shown in the Expected Expenditures Table in Appendix D.

All project costs associated with the design, financing and construction of the sanitary sewer system shall be funded by the sale of bonds through the Livingston County Drain Commission (LCDC) using Chapter 20 of the Drain Code.

Each property within the initial sanitary sewer district will be part of a 20-year special assessment and will have the option of paying off the remaining principal amount at any time during the 20-year assessment without penalty. The special assessment interest is annually calculated on the unpaid balance. The properties in the special assessment district would have an annual assessment payment on their December tax bill. The first assessment payment will occur on the December 2000 tax bill.

Brighton Township will not require that the remaining outstanding balance of the special assessment be paid off when properties are sold (or when property ownership is transferred). However, payment of the outstanding special assessment amount is subject to the determination of the lending institution used by the prospective buyer.

The project cost for the sanitary sewer system shall consist of three (3) cost components:

1. *Local Collection Sewer* – the sanitary sewer within the neighborhoods that collects the sewage from each property.
2. *Transmission Sewer* – the sanitary sewer that conveys the sewage from each of the local sewer areas to the wastewater treatment facility.
3. *Wastewater Treatment Facility* – the facility that receives, processes and discharges the sewage within the limits and requirements of the National Pollutant Discharge Elimination System (NPDES) Permit.

The project cost or assessment amount for the sanitary sewer system is estimated to be \$12,400 per REU for the first REU or physical connection to the public sanitary sewer and \$5,600 per REU for additional REUs for all properties that paid for the Preliminary Design Study. The component cost breakdown per REU is \$6,800 for the local collection sewer, \$2,000 for the transmission sewer and \$3,600 for the wastewater treatment facility. The assessment amount for the first REU on each parcel

is based on all three cost components. The assessment amount for the second REU and each REU thereafter is based on the transmission sewer and wastewater treatment facility cost components.

The assessment amount is estimated to be \$12,664 per REU and \$5,600 per REU for additional REUs for properties that did not participate in the Preliminary Design Study assessment. The additional \$264 assessment for the first REU is for the Preliminary Design Study cost that has already been paid by the properties included in the Preliminary Design Study. The assessment amount will be finalized based on the actual construction bid amount and final assessment roll.

GRINDER PUMP DIRECT PURCHASE

Property owners within the initial sewer district that plan to install their own local collection sewer and the design calls for a grinder pump/low pressure sewer system, can purchase the grinder pumps from the Brighton Township Sanitary Sewer Drain District at the same cost that the grinder pump manufacturer extends to the Brighton Township Sanitary Sewer District. The property owner would be responsible to pay for any applicable sales or use tax on the grinder pump.

The number of grinder pumps that could be purchased from the Brighton Township Sanitary Sewer Drain District at the secured price would be limited to the number of REUs included in the special assessment roll for the property in the initial sewer district.

The cost of the grinder pump(s) could then be included in the special assessment for the property within the initial sewer district. The applicable sales or use tax associated with the grinder pump will be the responsibility of the property owner and will not be included in the special assessment amount.

Property owners within the initial sewer district that plan to install their own local sewer and want to purchase grinder pumps directly from the Brighton Township Sanitary Sewer Drain District, must submit their request in writing to Brighton Township by June 8, 2000. The written request must indicate the number of grinder pumps to be purchased from the Brighton Township Sanitary Sewer Drain District.

PETITION STATUS

The petitions for the properties that were submitted to the Township from the initial study areas will be considered null and void and the proposed sanitary sewer system project will be canceled if the final assessment costs (based on the actual construction bid amount and final assessment roll) exceed one hundred fifteen (115) percent of the \$12,150 per REU assessment amount reported in the Preliminary Design Study. The petitions for the properties in the Transmission Sewer and School Lake special assessment districts will be considered null and void and the proposed sanitary sewer system serving those properties will be canceled if the final assessment costs (based on the actual construction bid amount and final assessment roll) exceed \$15,000 per REU.

USER CHARGES

All properties connected to the sanitary sewer system will pay a quarterly user charge for the operation and maintenance of the sanitary sewer system. The quarterly user charge will be flat rate based on the number of REUs assigned to each property. Based on the Preliminary Design Study and the initial assessment roll, the quarterly user charge is anticipated to be \$72.00 per for the first REU plus an additional \$67.00 per quarter for each additional REU. The \$72.00 quarterly user charge includes a \$12.00 per quarter capital charge. The quarterly user charge will be finalized based on anticipated system operation and maintenance expenses and number of sewer users.

Vacant properties within the sanitary sewer district will not be required to pay a quarterly user charge. Once a building is erected on the vacant property that generates sewage and the building is connected to the sanitary sewer, the property will be required to pay a quarterly sewer use charge.

All parcels within the sanitary sewer district with existing structures where sewage originates that are not connected to the sanitary sewer system at the end of the 180 day connection period, other than vacant properties, will be assessed the quarterly sewer use charge regardless if they are connected.

Unpaid user charges will be made a lien against the property in accordance to State law.

PUBLIC SEWER CONNECTION / AVAILABILITY

In accordance to Michigan Statue, all structures (or buildings) where sewage originates that is within 200 feet of an available public sanitary sewer are required to connect to the sanitary sewer. The public sanitary sewer is considered to be available when all of the following conditions are met:

- The sanitary sewer and the wastewater treatment facility have sufficient capacity to reliably treat the additional sewage flows from the connection.
- The system pressure within the low-pressure sanitary sewer will accommodate connection to the sewer system.
- The sanitary sewer is immediately adjacent to the property on which the structure is located.
- The public sanitary sewer is within 200 feet of an existing building where sewage originates.
- The sewer is considered a local collection sewer (either gravity or low-pressure) or a gravity sewer section of the transmission sewer.

TRANSMISSION SEWER CONNECTIONS

The forcemain sections of the transmission sewer (associated with pumping stations 1 and 3) would not be available for direct connection. The forcemain section associated with pumping station 2 is available for direct connection.

The properties along the gravity section of the transmission sewer that have an existing structure (where sewage originates) within 200 feet of the proposed transmission sewer have been included in the initial sewer district to allow them to participate in the 20-year special assessment. Properties along the gravity section of the transmission sewer that have an existing structure (where sewage originates) located more than 200 feet from the proposed transmission sewer are not included in the initial sewer district. Vacant properties along the gravity section of the transmission sewer are not included in the initial sewer district.

Vacant properties not included in the initial sewer district and properties with existing structures located more than 200 feet from the public sewer not included in the initial sanitary sewer district that want to be included in the sewer system will need to submit a written request to Brighton Township indicating that they want to connect to the sanitary sewer system. Any such request will be considered a future sewer service request and will be processed under the policies for Future Sewer Customers.

PROJECT SCHEDULE

The project schedule for the initial sanitary sewer district improvements is listed in Appendix C.

SEWER CONNECTION TIMEFRAME

Once the initial sanitary sewer system construction is complete and the public sanitary sewer system is ready for use, each property within the initial sanitary sewer district shall be mailed a notice that the sewer system is completed and ready for use. Each property with an existing structure that generates sewage will be required to connect to the public sanitary sewer system within 180 days of receiving such notice. The Township shall pursue legal action for connection if a property within the sanitary sewer district (with a structure that generates sewage) does not connect to the sanitary sewer system by the end of the 180 day period.

All properties within the sanitary sewer district with existing structures where sewage originates that are not connected to the sanitary sewer system at the end of the 180 day connection period, other than vacant properties, will be assessed the quarterly sewer use charge whether they are connected to the sewer system.

RESTORATION

All restoration associated with the public portion of the sanitary sewer system will be the responsibility of the contractor secured to install the public portion of the sanitary sewer system. The costs of the restoration associated with the public sanitary sewer shall be included in the bid amount of the sewer system's contractor.

Before sewer system construction starts, the contractor will be required to videotape the route of the proposed public sanitary sewer to document the pre-construction conditions. The videotapes will be used for the public portion of the sanitary sewer where disputes arise to verify whether the post-construction restoration is consistent with the pre-construction conditions.

All restoration associated with the sewer lead from the building to the public sewer is the responsibility of the property owner.

FUTURE SEWER CUSTOMERS

Future requests for sanitary sewer service from properties not included in the initial sanitary sewer district and for additional sanitary sewer service from properties in the initial sanitary sewer district shall be granted subject to the following:

1. Adequate capacity must be available in the existing sanitary sewer system to handle the sewage flows identified in the request. The Township Engineer shall determine whether adequate capacity is available based on the sanitary sewer system basis of design and the requirements in the current edition of the Great Lakes-Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers Recommended Standards for Wastewater Facilities (commonly referred to as the 'Ten States Standards'). If the existing sewer system does not have adequate capacity, the property owner(s) would be required to pay the full cost for the necessary sewer system improvements to provide the required capacity. Such sewer system improvements would have to be completed and accepted by the Township before the property owner(s) are allowed to tie into the sewer system.

2. The number of REUs (or sewer taps) included in the future sewer service request must be consistent with the development density allowed under the current Brighton Township Zoning Ordinance regulations for the specific parcel(s) of land. Where an existing facility is to be served, the future service request must be consistent with the use of the existing facility.

3. Sewer taps will be given to property owners only after the property owner has obtained one of the following approvals for the proposed development on the property:
 - Site Plan approval (for non-residential developments)
 - Preliminary Site Plan approval (for condominium developments)
 - Final Preliminary Plat (for subdivision plat developments)
 - Planned Development Rezoning (for planned developments)

4. All connection fees and/or costs associated with the future sanitary sewer taps shall be paid to Brighton Township when the property owner or representative applies for construction, grading or building permits associated with the future development.
5. The approval of the future sanitary sewer taps will expire upon expiration of the Brighton Township approval of development plan (listed under item 3) associated with the future sewer taps. Upon expiration, the connection fees will be returned to the property owner and the property owner will have to make a new request for future sewer service.

The connection fee for future sewer connections shall be based on the number of REUs assigned to each property. The connection fee for future sewer taps, (for REUs not included in the initial sewer district) shall be as follows. The following costs are estimates based on the Preliminary Design Study and shall be finalized based on the construction bids received and the final assessment roll.

- \$12,664 (\$12,400 + \$264 for Preliminary Design Study Cost) per REU where no additional local collection sewers are necessary. All costs associated with the sanitary sewer lead necessary to connect to the existing sewer will be borne by the petitioner.
- One-half (1/2) of the initial assessment charged to properties for the first REU (or \$6,350 per REU) where additional local collection sewer are necessary. All costs associated with the additional sanitary sewer necessary to connect into the existing sewer will be borne by the petitioner.

The above connection charge for the future sewer users will be increased pursuant to the Engineering News Record (ENR) Construction Cost Index from the date that the sewer system is first made available for connection to the date of collection of such connection fee. The average cost increase over the previous 20 years using the ENR Construction Cost Index is four (4) percent per year.

At a minimum, construction documents for all future sanitary sewer system extensions that will eventually be owned and maintained by Brighton Township Sanitary Sewer Drainage District must be reviewed by the Township Engineer and approved by Brighton Township upon the recommendation of

the Township Engineer. The construction inspection of all sanitary sewer system extensions that will eventually be owned and maintained by the Brighton Township Sanitary Sewer Drainage District shall be performed by the Township Engineer.

The design and construction inspection associated with all future improvements to the existing sanitary sewer system must be performed by the Township Engineer. The design and installation of the sanitary sewer improvements that will eventually be owned and maintained by the Brighton Township Sanitary Sewer Drain District must be consistent with the Brighton Township design and construction standards.

Properties that connect to the sanitary sewer system in the future and are not included in the initial sanitary sewer district may not be included in a special assessment and, if not part of a future special assessment district, would be required to pay all sewer connection fees and/or costs in one lump sum payment at the prevailing rate.

Connection Fees for future additional REUs to properties already in the initial sewer district may not be included in a special assessment and, if not part of a future special assessment district, would be required to pay all sewer connection fees and/or costs in one lump sum payment at the prevailing rate.

All costs associated with the expansion of the sanitary sewer system or wastewater treatment facility to provide additional sewer capacity or treatment facility capacity will be borne by the future sewer users causing such expansion.

The cost for future improvements as required to meet future NPDES permit requirements or improve the overall sanitary sewer system operation shall be borne by all the sewer users.

APPENDIX A

Brighton Township Equivalent User Table

BRIGHTON TOWNSHIP, MICHIGAN
UNIT FACTOR TABLE

User	Unit Factor
Auto Dealers	0.40 per 1,000 sq. ft.
Auto Repair/Collision - Body Shop	1.00 per shop plus 0.5 per 1,000 sq. ft.
Banks	0.25 per employee station
Barber Shops	1.00 per shop plus 0.1 per chair after 2
Bars	4.00 per 1,000 sq. ft.
Beauty Shops	1.00 per shop plus 0.15 per booth
Bed & Breakfast Establishments	1.00 per building plus 0.2 per guest room
Boarding Houses	1.00 per building plus 0.2 per bedroom
Boarding Schools	0.27 per bed
Bowling Alleys (w/o bars or lunch)	0.16 per alley
Bowling Alleys (w/bar and/or lunch)	0.60 per alley
Car Wash (production line w/o recycle)	10.00 per single production line
Car Wash (production line w/recycle)	5.00 per single production line
Car Wash (self service)	1.25 per stall
Child Care Centers	1.00 per premise plus 0.05 per person
Churches	0.25 per 1,000 sq. ft. (minimum 1.0 unit)
Cleaners (pick-up only)	1.00 per shop
Cleaners (pressing facilities)	1.25 per press
Convalescent Homes	1.00 per premise plus 0.5 per bedroom
Convents	1.00 per premise plus 0.25 per bedroom
Country Clubs & Athletic Clubs	1.50 per 1,000 sq. ft.
Doctor's Office	1.00 per premise plus 0.5 per exam room
Drug Stores	0.40 per 1,000 sq. ft. (minimum 1.0 unit)
Factories (exclusive of industrial flow)	0.50 per 1,000 sq. ft.
Fire Stations	0.20 per stationed firefighter/24 hours
Fire Stations (volunteer)	1.00 per premise
Florist	1.10 per 1,000 sq. ft.
Fraternal Organizations (members only)	1.00 per hall
Fraternal Organizations (members & rentals)	2.00 per hall plus bar, restaurant, etc.
Funeral Homes	1.50 per 1,000 sq. ft. plus residence
Garden Center (nursery)	1.00 per premise plus 0.5 per employee
Government Office	0.40 per 1,000 sq. ft.
Grocery Stores & Markets	1.10 per 1,000 sq. ft.

User	Unit Factor	
Hospitals	1.09	per bed
Hotels/Motels (private baths)	0.25	per bedroom plus bar, restaurant, etc.
Industrial Buildings (exclusive of wet process)	0.50	per 1,000 sq. ft.
Laundry (self-service)	0.54	per washer
Lumber Yard	1.00	per each 15 employees
Manufactured Home (within licensed mobil home park)	0.77	per home
Manufactured Homes (not within licensed mobil home park)	1.00	per home
Multiple Family Residence	1.00	per dwelling unit
Office Building	0.40	per 1,000 sq. ft.
Pet Shops	1.10	per 1,000 sq. ft.
Pool Halls	0.10	per table
Post Office	1.00	per 1,000 sq. ft.
Printing Shop	0.50	per 1,000 sq. ft.
Public Institutions (other than hospitals)	0.75	per 1,000 sq. ft.
Research & Testing Laboratories	0.75	per 1,000 sq. ft.
Restaurants (dinner and/or drink)	4.00	per 1,000 sq. ft.
Restaurants (fast food)	10.00	per restaurant
Restaurants (meals w/service & dishes)	2.50	per 1,000 sq. ft.
Restaurants (take-out)	1.50	per 1,000 sq. ft.
Retail Stores	0.30	per 2,000 sq. ft.
Rooming Houses (no meals)	0.25	per room
Schools (no cafeteria, catering service, showers or pool)	1.00	per classroom
Schools (with cafeteria only)	1.00	per classroom
Schools (with cafeteria and showers)	1.50	per classroom
Schools (w/o showers and/pool)	1.00	per classroom
Schools (w/showers and/ pool)	1.50	per classroom
Service Station		
Gas Service	0.50	per pump
w/auto repair	1.00	per premise plus .15 per stall
w/mini mart	1.00	per premise plus .5 per 1,000 sq. ft. of bldg.
Single Family Residence	1.00	per residence
Skating Rinks	0.40	per 1,000 sq. ft.
Snack Bar (drive-in)	2.50	per 1,000 sq. ft.

User	Unit Factor	
Sport Centers	0.05	per employee
Stores (other than specifically listed)	0.25	per 1,000 sq. ft.
Swimming Pools	3.00	per 1,000 sq. ft.
Tennis Clubs	0.08	per member
Tennis or Handball (indoor club)	0.50	per court
Theaters (drive-in)	0.03	per car space
Theaters	0.01	per seat
Tourist Courts (individual bath units)	0.27	per cubicle
Trailer Parks (central bath units)	0.40	per trailer
Veterinary Facility	0.50	per veterinarian (minimum of 1.0)
Warehouses & Storage	0.10	per 1,000 sq. ft.

APPENDIX B
Notice to Non-Residential Properties

NOTICE TO NON-RESIDENTIAL PROPERTIES

[Property Owner's Name]

[Date of Notice]

Your property (Tax ID Number _____) is proposed to be included in the initial sanitary sewer district in Brighton Township. The final design and construction costs of the proposed sanitary sewer system shall be recovered through a special assessment charge. The special assessment charge shall be based upon the number of residential equivalent units (REUs) assigned to each property served by the initial sanitary sewer system. An REU represents the statistical water usage of a typical residential home. The average water use of a residential home in Michigan is estimated to be 260 gallons per day.

Your property is currently assigned ___ REU(s). The assignment of these REUs is theoretical and is based on a statistical average sewage flow for similar uses throughout the Midwest. As the owner of a non-residential property that is assigned more than 1 REU, you can consider an alternative method of assigning REUs to your property. This alternative method consists of installing a water meter on your water service and assigning the number of REUs based on the metered water use. Some users that have significant seasonal fluctuations in their water or sewage flow may not be able to use this meter alternative. Using the water meter readings, the number of REUs to be assigned to your property would be determined by identifying the maximum day flow and dividing the maximum day flow by 260 gallons per day per REU. The maximum day flow is used when determining the number of REUs because the sanitary sewer and wastewater treatment facility are sized to handle the peak flow from the sewer users.

Some important considerations regarding this water meter-based REU alternative are:

- The water meter purchase, installation and meter reading process must be coordinated through Brighton Township. The meter location and installation would need to be approved by the Township before the meter is installed.
- A Township-specific water must be used.
- The property owner shall coordinate and pay all costs associated with the purchase and installation of the water meter as well as pay the Township's cost of processing the water meter readings to determine the REUs. (Approximate cost of \$800)
- The water meter reading would be taken daily by the property owner for at least three (3) consecutive months.
- The water use during the water meter reading period must reflect the full occupancy and normal operation for the current use on property.
- Water meters must be installed (and the meter installation inspected) by November 12, 1999.
- The initial meter reading shall be taken on November 15, 1999.
- The maximum daily flow will be used in determining your assigned REUs whether the water meter results yield a lower or higher REU assignment than your current ___ REU assignment that is based on a theoretical statistical average.

If you wish to pursue this water meter option or have any questions, please contact Mr. Jeff Markstrom and McNamee, Porter & Seeley, Inc., at (810) 225-8421. Do not purchase or install a water meter until you have contacted Mr. Jeff Markstrom. The water meter installation must be coordinated through Jeff Markstrom if your water meter results are to be used for your REU assignment.

APPENDIX C

Project Schedule

Brighton Township, Michigan
Sanitary Sewer System Improvements

(May 1, 2000)

PROJECT SCHEDULE

Construction Documents Completed	April 10, 2000
Independent Engineering Review	April 10, 2000 to May 1, 2000
Advertise for Pre-Qualification Statements	April 29, 2000
Pre-Qualification Statements Available to Bidders	May 1, 2000
Pre-Qualification Statements to Township	May 8, 2000
Independent Engineering Review Comments Incorporated	May 12, 2000
Advertise for Bids	May 13, 2000 and May 20, 2000
List of Pre-Qualified Bidders	May 15, 2000
Construction Documents Available to Bidders	May 16, 2000
Mandatory Pre-Bid Meeting	May 18, 2000
Construction Bids Received	June 8, 2000
Second Township Public Hearing (Finalize Assessment Roll)	July 10, 2000 to July 21, 2000
Bond Sale	September 5, 2000 to September 15, 2000
Start Construction (120 day bid hold period)	October 9, 2000
First Payment of Special Assessment	December 2000
Start System Operation	December 2001
Connection to New Sewer System (180 days)	December 2001 to June 2002

APPENDIX D
Expected Expenditures for Property Owner's

EXPECTED EXPENDITURES

(May 1, 2000)

	<u>COST</u>	<u>SCHEDULE</u>
Assessment Cost		1st Payment in December 2000 (Annually Over 20 Years)
Properties in original study area	\$12,400	
Properties outside original study area	\$12,664 ¹	
Property Owner's Typical Direct Cost	\$1000-\$2000	December 2001 (One-Time Initial Cost)
Sewer Use Charge	\$72	March 2002 (Quarterly after System Start-Up)

¹\$12,400 plus \$264 study cost

Brighton Township, Michigan
METER OPTION RESULTS
 (April 26, 2000)

PROPERTY NAME	TAX ID	REU's Under Prelim. Assessment Roll	REU'S Based On Meter Reading	Intermediate Meter Read Date	Final Meter Read Date
Richard & Mary Jo Griffith	12-18-300-004	14	6	N/A	2/9/00
Richard & Mary Jo Griffith	12-18-300-012	5	5	N/A	2/9/00
Woodland Park & Sales Property	12-18-300-025	50	28	N/A	2/9/00
Park Place Shopping Center, Inc.	12-19-100-072	7	7	N/A	2/9/00
BJM Investments, Inc.	12-20-400-014	4	2	1/26/00	2/9/00
3895 Leasing, LLC	12-21-300-018	3	2	N/A	2/9/00
Charles & Sandra Paaso	12-21-300-026	5	3	1/26/00	2/9/00
Diamond Properties	12-21-300-032	3	1	1/26/00	2/9/00
3513 Leasing, Inc.	12-21-300-033	5	2	1/26/00	2/9/00
Raymond & Marjorie Wilcox	12-21-400-006	4	4	N/A	2/9/00
4023 Leasing, LLC	12-28-100-026	15	9	1/26/00	2/9/00
Bobby Keeney & et. al.	12-32-104-085	4	2	1/26/00	2/9/00
Paul Satya Buluja	12-32-106-017	2	1	1/26/00	2/9/00
Lomce, Inc.	12-32-106-020	5	2	1/26/00	2/9/00
Ervin Campbell Property	12-32-106-021	4	2	1/26/00	2/9/00
Kenneth & Sandra Ramsey	12-32-106-024	3	2	1/26/00	2/9/00
O & Z Limited Partnership	12-32-106-033	4	2	1/26/00	2/9/00
Shamrock Lounge, Inc.	12-32-106-037	11	8	N/A	2/9/00
Old Town Investments, Inc.	12-32-201-115	5	1	N/A	2/9/00
Asbucy Park, LLC	12-32-401-024	9	4	1/26/00	2/9/00
RTJR Partnership Property	12-32-401-027	20	18	N/A	2/9/00
Mr. Steven Semeauk	12-33-300-016	4	2	N/A	2/9/00
Tower Investment	12-33-301-083	5	5	N/A	2/9/00
G & K, LLC Property	12-33-302-029	6	1	N/A	2/9/00
Summerwood Center, Inc.	12-33-302-039	4	4	1/26/00	2/9/00
Summerwood Center, Inc.	12-33-302-040	4	5	1/26/00	2/9/00
Fonda Place Partners, LTD	12-33-302-041	17	13	1/26/00	2/9/00
Total		222	141		

Net Result - Reduction of 81 REU's

Brighton Township, Michigan
METER OPTION RESULTS
 (April 26, 2000)

PROPERTY NAME	TAX ID	REU's Under Prelim. Assessment Roll	REU'S Based On Meter Reading	Intermediate Meter Read Date	Final Meter Read Date
Richard & Mary Jo Griffith	12-18-300-004	14	6	N/A	2/9/00
Richard & Mary Jo Griffith	12-18-300-012	5	5	N/A	2/9/00
Woodland Park & Sales Property	12-18-300-025	50	28	N/A	2/9/00
Park Place Shopping Center, Inc.	12-19-100-072	7	7	N/A	2/9/00
BJM Investments, Inc.	12-20-400-014	4	2	1/26/00	2/9/00
3895 Leasing, LLC	12-21-300-018	3	2	N/A	2/9/00
Charles & Sandra Paaso	12-21-300-026	5	3	1/26/00	2/9/00
Diamond Properties	12-21-300-032	3	1	1/26/00	2/9/00
3513 Leasing, Inc.	12-21-300-033	5	2	1/26/00	2/9/00
Raymond & Marjorie Wilcox	12-21-400-006	4	4	N/A	2/9/00
4023 Leasing, LLC	12-28-100-026	15	9	1/26/00	2/9/00
Bobby Keeney & et. al.	12-32-104-085	4	2	1/26/00	2/9/00
Paul Satya Buluja	12-32-106-017	2	1	1/26/00	2/9/00
Lomree, Inc.	12-32-106-020	5	2	1/26/00	2/9/00
Ervin Campbell Property	12-32-106-021	4	2	1/26/00	2/9/00
Kenneth & Sandra Ramsey	12-32-106-024	3	2	1/26/00	2/9/00
O & Z Limited Partnership	12-32-106-033	4	2	1/26/00	2/9/00
Shamrock Lounge, Inc.	12-32-106-037	11	8	N/A	2/9/00
Old Town Investments, Inc.	12-32-201-115	5	1	N/A	2/9/00
Asbury Park, LLC	12-32-401-024	9	4	1/26/00	2/9/00
RTJR Partnership Property	12-32-401-027	20	18	N/A	2/9/00
Mr. Steven Semeauk	12-33-300-016	4	2	N/A	2/9/00
Tower Investment	12-33-301-083	5	5	N/A	2/9/00
G & K, LLC Property	12-33-302-029	6	1	N/A	2/9/00
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Net Result - Reduction of 81 REU's

