

Mr. Steve Patmore, Zoning Administrator  
Leelanau Township Planning and Zoning Department  
P.O. Box 338  
Northport, MI 49670

March 20, 2020

Re: Special Land Use & Site Plan Review Application  
Timber Shores RV Resort & Campground

Dear Mr. Patmore:

Enclosed is our written presentation in response to the Leelanau Township Special Land Use and Site Plan Review Application. We are submitting this Application for presentation at the regularly scheduled April 23, 2020 Planning Commission meeting.

Our intent for this submittal is to apply for Site Plan Approval with the condition that all State of Michigan, Leelanau County and Federal Agency permits and approvals are acquired in compliance with this application and the Leelanau Township Zoning Ordinance. Such permits will include the following:

1. Wetland mitigation and Beach restoration permit(s) from EGLE
2. Campground construction permit from EGLE
3. Water Supply Well Type II permit from EGLE and Leelanau County Health Dept.
4. Ground water discharge permit from EGLE for treated wastewater effluent
5. MDOT Driveway permits from M-22 for the main and wastewater treatment plant service entrances
6. Soil Erosion, Sedimentation and Stormwater Runoff Control permit from the Leelanau County Drain Commissioner

In the course of obtaining the required permitting there should be sufficient review of technical aspects of the project by the individual permitting agencies to address any questions the Planning Commission and general public may have regarding this project. Review comments received and responses provided to these agencies can be provided to the Township to be included in the project record.

We trust that the Planning Commission will find this Presentation responsive to the informational requests in Application. Our Site Plan has been comprehensively prepared, rigorously reviewed and revised by the project professional team to assure (A) minimal impact on the environment, (B) compliance with the Leelanau Township Zoning Ordinance, and (C) an attractive and economically viable Family Oriented, Destination Quality RV Resort. We believe that the restoration of this property for Recreational Camping will also restore a dynamic economic benefit to the Village of Northport, Leelanau Township and the surrounding area by attracting thousands of tourists to local businesses.

Planning Commission approval of the Site Plan at this time will allow us to move quickly forward with the detailed final engineering for the required permitting and construction.

Very truly yours,  
NM Investment Company, LLC  
Fred Gordon, Manager

**TIMBER SHORES RV RESORT & CAMPGROUND**

- and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connections points and treatment systems, including septic systems if applicable;
16. Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, and telephone;
  17. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings, tennis courts or swimming pools if applicable;
  18. Location, size and specifications of all signs and advertising features with cross sections;
  19. Exterior lighting locations with area of illumination illustrated as well as the type of light fixtures and shielding to be used;
  20. Location and specifications for all fences, walls, and other screening features with cross sections;
  21. Location and specifications for all proposed perimeter and internal landscaping, other buffering features, and screening of all trash receptacles and other solid waste disposal facilities. For all new shrubbery and trees, the proposed size at the time of planting shall be indicated. Vegetation to be retained on the site must also be indicated, as well as size or range of sizes, as appropriate;
  22. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by county, state or federal government authorities;
  23. Identification of any significant site amenities or unique natural features and whether they will be preserved;
  24. Identification of any significant views onto or from the site to or from adjoining areas and whether they will be preserved;
  25. North arrow, scale and date of original submittal and last revision; and,
  26. Identification of the person(s) who prepared the plan, as well as their name, address and phone number.

**C. Waiver of requirements - Major Projects** - Any site plan requirements that are determined not applicable to a specific Major Project by both the Zoning Administrator and a member of the Planning Commission designated by the Chairperson may be waived.

Application is hereby made for authorization of the activities described herein. I certify that I am familiar with the information contained in the application, and that to the best of my knowledge and belief such information is true and accurate and in compliance with the Leelanau Township Zoning Ordinance. I certify that I have the authority to undertake the activities proposed in the application. By signing this application, I agree to allow a representative of Leelanau Township to enter upon said property in order to inspect the proposed project. I understand that the granting of other permits by local, county, state or federal agencies does not release me from the requirement of obtaining a Land Use Permit from Leelanau Township before commencing the project. I understand that the granting of a Land Use Permit from Leelanau Township does not exempt the property owner from obtaining other permits that may be required by county, state or federal agencies.

If approved, the Special Land Use permit shall be considered null and void if the applicant fails to develop the lot within one (1) year, in accordance with the Special Land Use permit as approved.

Applicant's  
Signature: Freid Mandus Date: 3/20/20

Parcel Owner's  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if different than above)

# **SPECIAL LAND USE & SITE PLAN REVIEW APPLICATION**

Leelanau Township Office of Planning & Zoning

## **TIMBER SHORES RV RESORT & CAMPGROUND**

### **APPLICATION EXHIBITS**

#### **Section A. General Information**

1. A-1 Tax Parcel Numbers

#### **Section B. Special Land Use Application Requirements**

2. B-1 ALTA Survey
3. B-2 Neighboring Properties, Listing & Maps
4. B-3 Project Description & Timeline

#### **Section C. Site Plan Review Application Requirements**

##### **A. General Application Requirements**

1. C(A-2) Proof of Ownership
2. C(A-3) Signed Statement of Owners
3. C(A-11) Project Acreage
4. C(A-14) Impact Statement

##### **B. Additional Requirements for Major Projects**

1. C(B-4) Grading & Drainage
2. C(B-5) Vegetation & Wildlife
3. C(B-6) Existing Watercourses
4. C(B-8) Buildings
5. C(B-9) Accessory Structures & Lighting
6. C(B-11) Roads, Parking, Paving & Entrance
7. C(B-15) Wells & Wastewater
8. C(B-16) Utilities
9. C(B-17) Open Spaces & Facilities
10. C(B-21) Landscaping, Fencing & Buffers
11. C(B-23) Significant Site Amenities

**APPENDIX - A Site Plan With Topographic Elevations & Wetlands**

**APPENDIX - B ALTA Survey**

**APPENDIX - D Aerial Site Photos**

## Special Land Use Application

**LEELANAU TOWNSHIP OFFICE OF PLANNING & ZONING**  
P.O. Box 338, 119 E. Nagonaba, Northport, Michigan, 49670  
Phone (231) 386-5138x4 FAX (231) 386-7909

### Section A. General information

Date of Application	Parcel(s) <b>See Exhibit A-1</b>	Zoning District <b>Commercial Resort</b>
Physical Address of Parcel(s), if any	<b>See Exhibit A-1</b>	
Property Owner's Name & Mailing Address	<b>NM Investment Company, LLC  RVTS Acquisition, LLC  74 W Long Lake Road, Suite 101  Bloomfield Hills, MI 48304</b>	Phone <b>248-546-7600</b>
Applicant/Agent Name & Mailing Address	<b>NM Investment Company, LLC  RVTS Acquisition, LLC  Fred Gordon, Manager  74 W. Long Lake Rd. Suite 101  Bloomfield Hills, MI 48304</b>	Phone <b>248-546-7600</b>
Developer's Name & Mailing Address (if different than above)	<b>Fred Gordon  NM Investment Company  74 W Long Lake Rd., Ste 101  Bloomfield Hills, MI 48304</b>	Phone <b>248-546-7600</b>
Engineer /Surveyor's Name & Mailing Address	<b>Gosling Czubak Engineering Sciences, Inc  1280 Business Park Dr.  Traverse City, Michigan 49686-8607  Mark Hurley, M.S., P.E. Director of Engineering Services</b>	Phone <b>231-946-9191</b> <b>www.goslingczubak.com</b>
Planner/Architect's Name & Mailing Address	<b>Master Site Plan Designer:  Brian DeMuynck  Commercial Recreation Specialists  807 Liberty Dr., Verona, WI 53593 Attn. Brian DeMuynck</b>	Phone <b>608-497-2214</b> <b>www.CRS4REC.com</b>

**EXHIBIT A-1 PARCEL #s**  
**Timber Shores - Land Parcels**  
**Leelanau Twp, Leelanau County**

**As per First American Title Commitment Dated 9/12/2019 these parcels are owned by RVTS Acquisition, LLC Mailing Address: 74 W Long Lake Rd, STE 101 Bloomfield Hills, MI 48304**

ALTA Title Parcel		2/13/20 ALTA Survey			
	Tax ID	Color	Acres	Address	
1	2	008-110-020-00 RVTS Acquisition	Red	17.00	N Cove Trail Northport, MI 49670
2	4	008-111-002-00 RVTS Acquisition	Gold	67.84	E. Camp Haven Rd Northport, MI 49670
3	6	008-113-002-00 RVTS Acquisition	Yellow	83.40	7810 N West-Bay Shore Dr. Northport, MI 49670
<b>Totals*</b>		As of 8/9/2019		168.24	

**As per First American Title commitment dated 9/12/2019 these parcels are owned by NM Investment Company, LLC Mailing Address: Curtis Bass 74 W Long Lake Rd, Ste 101 Bloomfield Hills, MI 48304**

4	1	008-320-001-00 NM Investment Co	Pink	1.49	N Indian Camp Rd Northport, MI 49670
5	9	008-114-007-01 NM Investment Co	Purple	3.98	N West-Bay Shore Dr Northport, MI 49670
6	8	008-114-007-00 NM Investment Co	Green	3.46	N West-Bay Shore Dr Northport, MI 49670
<b>Totals:</b>		As of 8/9/2019		8.93	

**PUD Parcels**

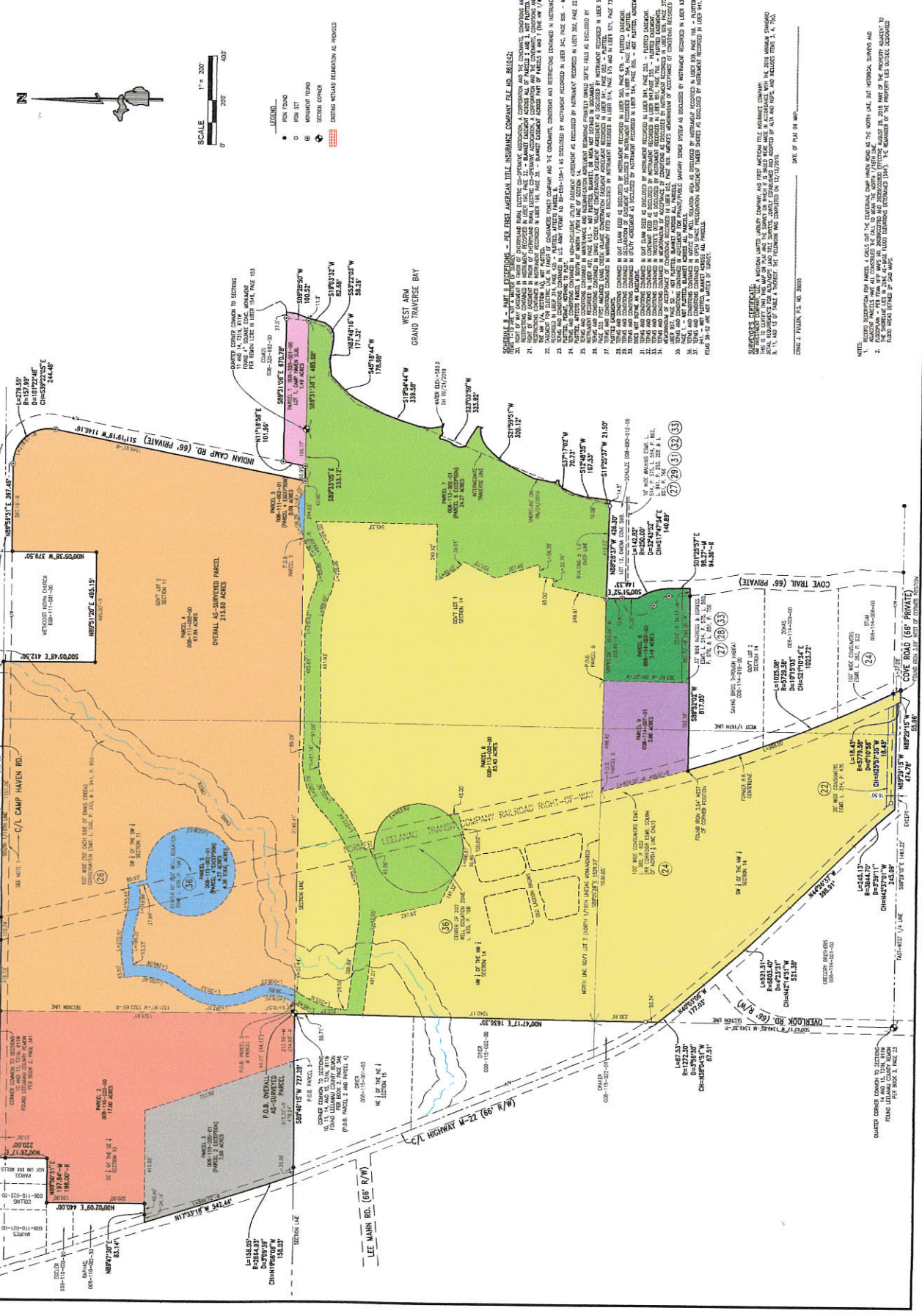
7	3	008-110-020-01 NM Investment	Grey	7.80	N. Cove Trail Northport, MI 49670
8	5	008-111-002-01 NM Investment	Blue	4.36	E. Camp Haven Rd Northport, MI 49670
9	7	008-113-002-01 NM Investment	Olive	24.27	7810 N West-Bay Shore Dr Northport, MI 49670
<b>PUD Totals*</b>		As of 8/9/2019		36.43	

**Grand Totals All Owned Parcels \*** 213.60

No.	Client	Date
1	ALTA / NSPS SUREV	10/11/2017

### ALTA / NSPS SUREV TIMBER SHORES NM INVESTMENT COMPANY, LLC

Date Issued:	10/11/2017
Prepared by:	LS
Checked by:	LS
Scale:	1" = 200'
Project Name:	ALTA / NSPS SUREV
Project Number:	201705001.02
Sheet Number:	1



**NOTE:** - ALL PARCELS ARE SUBJECT TO THE FIRST AMERICAN TITLE INSURANCE COMPANY (FAT) INSURANCE POLICY, POLICY NUMBER 174891001.02. THE POLICY IS SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF THE POLICY, WHICH ARE AVAILABLE TO ALL POLICYHOLDERS AND INTERESTED PARTIES. THE POLICY IS SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF THE POLICY, WHICH ARE AVAILABLE TO ALL POLICYHOLDERS AND INTERESTED PARTIES. THE POLICY IS SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF THE POLICY, WHICH ARE AVAILABLE TO ALL POLICYHOLDERS AND INTERESTED PARTIES.

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## **SECTION B. SPECIAL LAND USE APPLICATION REQUIREMENTS**

1. Full legal description of the lot on which the proposed Special Land Use is to exist or be conducted. **See Exhibit B-1 and Appendix (A) ALTA Survey.**
2. Listing of names and addresses of all lot owners located within three hundred (300) feet of the lot lines on which the proposed Special Land Use is to exist or be conducted **See Exhibit B-2 Neighboring Properties.**
3. Detailed description of the proposed Special Land Use. **See Exhibit B-3**
4. Each application form shall be accompanied by the following information and data:
  - a. A site plan, plot plan, or development plan drawn to a scale sufficient to show the lot on which the proposed Special Land Use is to exist or be conducted and which meets the requirements of Article 11 - Site Plan (see below). **See Appendix (B) Site Plan.**
  - b. A statement, which may be included in the site plan referenced in 12.4 B 6 indicating the height of existing and proposed structures, and the total lot acreage. **See Exhibit C(A-11) "Acreage" & Exhibit C(B-8) Buildings.**
  - c. An area map signed by the applicant and showing, to the best of the applicant's knowledge, the uses of lots located within three hundred (300) feet of the lot on which the proposed Special Land Use is to exist or be conducted. **See Exhibit B-2 Neighboring Properties.**
  - d. A map with accompanying signed statement indicating the absence or location of creeks, streams, lakes or wetlands areas within one thousand five hundred (1,500) feet of the reference lot.

**Appendix (B) Site Plan illustrates the location of Wetlands, Ennis Creek, unnamed drainage ditch, and Grand Traverse Bay. See Exhibit C(B-6) Existing Watercourses and Waterbodies.**

## EXHIBITS

### Section B. Special Land Use Application Requirements

1. B-1 ALTA Survey
2. B-2 Neighboring Properties – Listing & Maps
3. B-3 Project Description & Timeline



**EXHIBIT B-1**  
**Legal Description of Proposed Project Parcels**

***Full legal description of the lot on which the proposed Special Land Use is to exist or be conducted.***

There are nine (9) contiguous parcels owned by the Applicant within which the Proposed Project will be built. These parcels are shown on the accompanying ALTA survey together with the legal descriptions as set forth in the accompanying Schedule C to the First American Title Insurance Company ALTA Commitment for Title Insurance.





First American

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 861042

**Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company

Issuing Office: 300 East Long Lake Road, Suite 300,  
Bloomfield Hills, MI 48304

Commitment No.: 861042

Issuing Office File No.: 861042

Property Address: 7810 and Vacant N West-Bay Shore Drive,  
Vacant N Indian Camp Road, Vacant N Cove Trail and Vacant E  
Camp Haven Road, Northport, MI 49670

Revision: A

### SCHEDULE A

1. Commitment Date: September 12, 2019 8:00 AM
2. Policy to be issued:
  - (A) ALTA Owner's Policy (6-17-06)  
Proposed Insured: A natural person or legal entity to be determined  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

#### Fee Simple

4. The Title is, at the Commitment Date, vested in:  
  
RVT Acquisition, LLC, a Michigan limited liability company, as to Parcels 2, 4 and 6  
NM Investment Company, LLC, a Michigan limited liability company, as to Parcels 1, 3, 5, 7, 8 and 9
5. The Land is described as follows:  
See Schedule C attached hereto and made a part hereof

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*First American*

## Schedule C

ISSUED BY

**First American Title Insurance Company**

File No:861042

Commitment No.: 861042

Land in the Township of Leelanau, Leelanau County, MI, described as follows:

**PARCEL 1:**

Lot 1, of CAMP HAVEN SUBD'N OF PART OF GOVT. LOT 2, Section 11, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, according to the plat thereof as recorded in Liber 3 of Plats, page 14, Leelanau County Records.

**PARCEL 2:**

That part of the Southeast 1/4 of the Southeast 1/4, Section 10, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, described as beginning at the Southeast corner of said Section 10; thence North to the Northeast corner of the Southeast 1/4 of the Southeast 1/4; thence West 660 feet; thence South 220 feet; thence West 198 feet; thence South 440 feet; thence West to the centerline of State Road M-22; thence Southerly on said centerline 693 feet to the South section line; thence East to the point of beginning, EXCEPT that part described as commencing at the Southeast corner of said Section 10; thence along the South section line South 88 degrees 55 minutes 01 second West 214.93 feet to the point of beginning; thence continuing South 88 degrees 55 minutes 01 second West 515.32 feet to the centerline of M-22; thence Northwesterly 699.12 feet along the arc of a 7338.19 foot radius curve to the right, the chord of which bears North 18 degrees 37 minutes 14 seconds West 698.86 feet; thence leaving said centerline North 88 degrees 56 minutes 16 seconds East, 500.00 feet; thence South 19 degrees 48 minutes 30 seconds East 703.69 feet to the point of beginning.

**PARCEL 3:**

That part of the Southeast 1/4 of the Southeast 1/4, Section 10, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, described as commencing at the Southeast corner of said Section 10; thence along the South section line South 88 degrees 55 minutes 01 second West 214.93 feet to the point of beginning; thence continuing South 88 degrees 55 minutes 01 second West 515.32 feet to the centerline of M-22; thence Northwesterly 699.12 feet along the arc of a 7338.19 foot radius curve to the right, the chord of which bears North 18 degrees 37 minutes 14 seconds West 698.86 feet; thence leaving said centerline North 88 degrees 56 minutes 16 seconds East 500.00 feet; thence South 19 degrees 48 minutes 30 seconds East 703.69 feet to the point of beginning.

**PARCEL 4:**

That part of the Southwest 1/4 of the Southwest fractional 1/4 and that part of Government Lot 2 of Section 11, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, described as beginning at the Southwest corner of said Section 11; thence North 89 degrees 39 minutes East 2398.54 feet; thence North 10 degrees 30 minutes East 1146.91 feet to the PC of a curve bearing left with a radius of 157.99 feet; thence 279.67 feet along curve to the PT of curve; thence South 89 degrees 04 minutes 30 seconds West 397.19 feet; thence South 0 degree 56 minutes East 379.5 feet; thence South 89 minutes 04 minutes 30 seconds West 495 feet; thence North 0 degree 56 minutes West 412.5 feet to the centerline of County Road; thence South 89 degrees 04 minutes 30 seconds West along said centerline to the West section line; thence South 0 degree 44 minutes East 1322.65 feet to the point of beginning, EXCEPT that part described as commencing at the Southwest corner of Section 11; thence along the South section line North 89 degrees 33 minutes 53 seconds East 2140.41 feet to the point of beginning; thence 138.26 feet along the arc of a 440.90 foot radius curve to the right, the chord of which bears North 77 degrees 42 minutes 35 seconds East 137.69 feet; thence 87.21 feet along

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the arc of a 112.00 foot radius curve to the right, the chord of which bears South 71 degrees 00 minute 08 seconds East 85.02 feet to the South section line; thence along said South section line South 89 degrees 33 minutes 53 seconds West 214.93 feet to the point of beginning, AND ALSO EXCEPT that part described as commencing at the Southwest corner of said Section 11; thence along the South section line North 89 degrees 33 minutes 53 seconds East 44.11 feet to the point of beginning; thence Northeasterly 10.57 feet along the arc of a 470.00 foot radius curve to the right, the chord of which bears North 32 degrees 59 minutes 36 seconds East 10.57 feet; thence Northeasterly 178.25 feet along the arc of a 170.00 foot radius curve to the left, the chord of which bears North 03 degrees 36 minutes 02 seconds East 170.19 feet; thence Northeasterly 367.17 feet along the arc of a 330.00 foot radius curve to the right, the chord of which bears North 05 degrees 26 minutes 15 seconds East 348.52 feet; thence Northeasterly 255.02 feet along the arc of a 280.00 foot radius curve to the left, the chord of which bears North 11 degrees 13 minutes 10 seconds East 246.30 feet; thence North 80 degrees 14 minutes 57 seconds East 63.50 feet; thence Southeasterly 220.10 feet along the arc of a 505.00 foot radius curve to the right, the chord of which bears South 87 degrees 15 minutes 54 seconds East 218.36 feet; thence Southeasterly 144.44 feet along the arc of a 325.00 foot radius curve to the left, the chord of which bears South 87 degrees 30 minutes 40 seconds East 143.25 feet; thence South 14 degrees 08 minutes 38 seconds East 85.93 feet; thence Southeasterly 1236.63 feet along the arc of a 200.00 foot radius curve to the right, the chord of which bears South 75 degrees 34 minutes 11 seconds West 20.00 feet; thence North 14 degrees 08 minutes 38 seconds West 37.64 feet; thence Northwesterly 149.99 feet along the arc of a 375.00 foot radius curve to the right, the chord of which bears North 86 degrees 14 minutes 16 seconds West 148.99 feet; thence Southwesterly 198.31 feet along the arc of a 455.00 foot radius curve to the left, the chord of which bears North 87 degrees 15 minutes 54 seconds West 196.74 feet; thence South 80 degrees 14 minutes 57 seconds West 13.33 feet; thence Southwesterly 246.04 feet along the arc of a 330.00 foot radius curve to the right, the chord of which bears South 15 degrees 57 minutes 11 seconds West 240.38 feet; thence Southwesterly 311.53 feet along the arc of a 280.00 foot radius curve to the left, the chord of which bears South 05 degrees 26 minutes 15 seconds West 295.71 feet; thence Southwesterly 208.23 feet along the arc of a 220.00 foot radius curve to the right, the chord of which bears South 00 degree 40 minutes 42 seconds West 200.54 feet to the South section line; thence along said South section line South 89 degrees 33 minutes 53 seconds West 58.85 feet to the point of beginning.

**PARCEL 5:**

That part Southwest 1/4 of Southwest fractional 1/4 and that part of Government Lot 2 of Section 11, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, described as commencing at the Southwest corner of Section 11; thence along the South section line North 89 degrees 33 minutes 53 seconds East 2140.41 feet to the point of beginning; thence 138.26 feet along the arc of a 440.90 foot radius curve to the right, the chord of which bears North 77 degrees 42 minutes 35 seconds East 137.69 feet; thence 87.21 feet along the arc of a 112.00 foot radius curve to the right, the chord of which bears South 71 degrees 00 minute 08 seconds East 85.02 feet to the South section line; thence along said South section line South 89 degrees 33 minutes 53 seconds West 214.93 feet to the point of beginning, AND ALSO that part described as commencing at the Southwest corner of said Section 11; thence along the South section line North 89 degrees 33 minutes 53 seconds East 44.11 feet to the point of beginning; thence Northeasterly 10.57 feet along the arc of a 470.00 foot radius curve to the right, the chord of which bears North 32 degrees 59 minutes 36 seconds East 10.57 feet; thence Northeasterly 178.25 feet along the arc of a 170.00 foot radius curve to the left, the chord of which bears North 03 degrees 36 minutes 02 seconds East 170.19 feet; thence Northeasterly 367.17 feet along the arc of a 330.00 foot radius curve to the right, the chord of which bears North 05 degrees 26 minutes 15 seconds East 348.52 feet; thence Northeasterly 255.02 feet along the arc of a 280.00 foot radius curve to the left, the chord of which bears North 11 degrees 13 minutes 10 seconds East 246.30 feet; thence North 80 degrees 14 minutes 57 seconds East 63.50 feet; thence Southeasterly 220.10 feet along the arc of a 505.00 foot radius curve to the right, the chord of which bears South 87 degrees 15 minutes 54 seconds East 218.36 feet; thence Southeasterly 144.44 feet along the arc of a 325.00 foot radius curve to the left, the chord of which bears South 87 degrees 30 minutes 40 seconds East 143.25 feet; thence South 14 degrees 08 minutes 38 seconds East 85.93 feet; thence Southeasterly 1236.63 feet along the arc of a 200.00 foot radius curve to the right, the chord of which bears South 75 degrees 34 minutes 11 seconds West 20.00 feet; thence North 14 degrees 08 minutes 38 seconds West 37.64 feet; thence Northwesterly 149.99 feet along the arc of a 375.00 foot radius curve to the right, the chord of which bears North 86 degrees 14 minutes 16 seconds West 148.99 feet; thence Southwesterly 198.31 feet along the arc of a 455.00 foot radius curve to the left, the chord of which bears North 87 degrees 15 minutes 54 seconds West 196.74 feet; thence South 80 degrees 14 minutes 57 seconds West 13.33 feet; thence Southwesterly 246.04 feet along the arc of a 330.00 foot radius curve to the right, the chord of which bears South 15 degrees 57 minutes 11 seconds West 240.38 feet; thence Southwesterly 311.53 feet along the arc of a 280.00 foot

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radius curve to the left, the chord of which bears South 05 degrees 26 minutes 15 seconds West 295.71 feet; thence Southwesterly 208.23 feet along the arc of a 220.00 foot radius curve to the right, the chord of which bears South 00 degree 40 minutes 42 seconds West 200.54 feet to the South section line; thence along said South section line South 89 degrees 33 minutes 53 seconds West 58.85 feet to the point of beginning.

**PARCEL 6:**

A part of the Northwest 1/4 of the Northwest 1/4 and a part of Government Lot 1 and Government Lot 2, also part of the Southwest 1/4 of the Northwest 1/4 and Government Lot 2, lying West of the centerline of the former Leelanau Transit Company Railroad and East of the centerline of M-22, except the South 16.5 feet lying West of former Leelanau Transit Company Railroad right-of-way and East of the centerline of M-22, Section 14, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, except a parcel described as commencing at the Northwest corner of said Section 14; thence along the North section line North 89 degrees 33 minutes 53 seconds East 44.12 feet to the point of beginning; thence continuing along said North section line North 89 degrees 33 minutes 53 seconds East 58.85 feet; thence Southwesterly 22.44 feet along the arc of a 220.00 foot radius curve to the right, the chord of which bears South 30 degrees 42 minutes 57 seconds West 22.43 feet; thence Southwesterly 203.16 feet along the arc of a 420.00 foot radius curve to the left, the chord of which bears South 19 degrees 46 minutes 49 seconds West 201.19 feet; thence South 05 degrees 55 minutes 21 seconds West 29.59 feet; thence South 84 degrees 04 minutes 39 seconds East 388.68 feet; thence Northeasterly 555.19 feet along the arc of a 623.00 foot radius curve to the left, the chord of which bears North 70 degrees 23 minutes 33 seconds East 537.00 feet; thence Northeasterly 257.78 feet along the arc of a 312.00 foot radius curve to the right, the chord of which bears North 68 degrees 31 minutes 55 seconds East 250.51 feet; thence South 87 degrees 47 minutes 56 seconds East 89.09 feet; thence North 88 degrees 52 minutes 01 second East 465.61 feet; thence Southeasterly 216.43 feet along the arc of a 537.00 foot radius curve to the right, the chord of which bears South 79 degrees 36 minutes 02 seconds East 214.97 feet; thence Northeasterly 155.88 feet along the arc of a 163.00 foot radius curve to the left, the chord of which bears North 84 degrees 32 minutes 52 seconds East 150.01 feet; thence Northeasterly 89.08 feet along the arc of a 440.90 foot radius curve to the right, the chord of which bears North 62 degrees 56 minutes 17 seconds East 88.93 feet to the North section line of said Section 14; thence Easterly along said North section line to the meander corner common to Sections 11 and 14; thence continuing along said North section line to the Shoreline of Grand Traverse Bay; thence Southwesterly along said Shoreline of Grand Traverse Bay to the North line of Government Lot 2 of said Section 14; thence West along said line to the Northwest corner of Lot 12, OMENA COVE SUBDIVISION; thence North 11 degrees 34 minutes 48 seconds East 249.61 feet; thence Southeasterly 33.76 feet along the arc of 325.00 foot radius curve to the left, the chord of which bears South 81 degrees 23 minutes 44 seconds East 33.74 feet; thence North 05 degrees 37 minutes 44 seconds East 65.00 feet; thence Northeasterly 56.38 feet along the arc of a 260.00 foot radius curve to the left, the chord of which bears North 89 degrees 24 minutes 58 seconds East 56.27 feet; thence North 18 degrees 48 minutes 44 seconds West 207.46 feet; thence North 25 degrees 53 minutes 19 seconds East 157.73 feet; thence North 44 degrees 15 minutes 49 seconds West 39.01 feet; thence Northwesterly 112.62 feet along the arc of a 237.00 foot radius curve the right, the chord of which bears North 30 degrees 39 minutes 02 seconds West 111.56 feet; thence South 90 degrees 00 minute 00 second East 249.92 feet; thence North 00 degree 00 minute 00 second East 545.37 feet; thence Southwesterly 124.00 feet along the arc of a 366.90 foot radius curve to the left, the chord of which bears South 66 degrees 49 minutes 54 seconds West 123.41 feet; thence Southwesterly 226.66 feet along the arc of a 237.00 foot radius curve to the right, the chord of which bears South 84 degrees 32 minutes 52 seconds West 218.12 feet; thence Northwesterly 186.60 feet along the arc of a 463.00 foot radius curve to the left, the chord of which bears North 79 degrees 36 minutes 02 seconds West 185.34 feet; thence South 88 degrees 51 minutes 13 seconds West 461.93 feet; thence North 87 degrees 56 minutes 13 seconds West 97.09 feet; thence Southwesterly 61.16 feet along the arc of a 238.00 foot radius curve to the left, the chord of which bears South 84 degrees 50 minutes 22 seconds West 60.99 feet; thence Southwesterly 132.36 feet along the arc of a 238.00 foot radius curve to the left, the chord of which bears South 61 degrees 10 minutes 13 seconds West 130.66 feet; thence Southwesterly 272.44 feet along the arc of a 697.00 foot radius curve to the right, the chord of which bears South 56 degrees 03 minutes 38 seconds West 270.71 feet; thence South 14 degrees 08 minutes 38 seconds East 41.56 feet; thence Southeasterly 463.60 feet along the arc of 200.00 foot radius curve to the right, the chord of which South 24 degrees 56 minutes 23 seconds East 366.56 feet; thence South 14 degrees 08 minutes 38 seconds East 45.00 feet; thence South 75 degrees 51 minutes 22 seconds West 100.00 feet; thence North 14 degrees 10 minutes 04 seconds West 10.46 feet; thence Northwesterly 186.87 feet along the arc of 200.00 foot radius curve to the right, the chord of which bears North 82 degrees 03 minutes 48 seconds West 180.15 feet, thence North 63 degrees 57 minutes 54 seconds West 141.32 feet; thence North 14 degrees 08 minutes 38 seconds West 297.63 feet; thence Northwesterly 42.05 feet along the arc of a 697.00 foot radius

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curve to the right, the chord of which bears North 85 degrees 48 minutes 22 seconds West 42.04 feet; thence North 84 degrees 04 minutes 39 seconds West 401.01 feet to the West section line of said Section 14; thence along said West section line North 00 degree 05 minutes 08 seconds West 220.97 feet; thence 99.48 feet along the arc of a 470 foot radius curve to the right, the chord of which bears North 26 degrees 17 minutes 06 seconds East 99.30 feet to the North section line of Section 14; thence along said North section line North 89 degrees 33 minutes 53 seconds East 58.85 feet to the point of beginning.

**PARCEL 7:**

Part of Northwest 1/4 of Northwest 1/4 and Government Lot 1 also part of Southwest 1/4 of Northwest 1/4 and part Government Lot 2, Section 14 Town 31 North, Range 11 West, commencing at the Northwest corner Section 14; thence North 89 degrees 33 minutes East 44.12 feet to place of beginning; thence North 89 degrees 33 minutes East 58.85 feet; thence Southwesterly 22.44 feet along arc 220 feet radius curve right, chord South 30 degrees 42 minutes West 22.43 feet; thence Southwesterly 203.16 feet along arc 420 feet radius curve left, chord South 19 degrees 46 minutes West 201.19 feet; thence South 05 degrees 55 minutes West 29.59 feet; thence South 84 degrees 04 minutes East 388.68 feet; thence Northeasterly 555.19 feet along arc 623 radius curve left, chord North 70 degrees 23 minutes East 537 feet; thence Northeasterly 257.78 feet along arc 312 feet radius curve right, chord North 68 degrees 31 minutes East 250.51 feet; thence South 87 degrees 47 minutes East 89.09 feet; thence North 88 degrees 52 minutes East 465.61 feet; thence Southeasterly 216.43 feet along arc 537 feet radius curve right chord, South 79 degrees 36 minutes East 214.97 feet; thence Northeasterly 155.88 feet along arc 163 feet radius curve left, chord North 84 degrees 32 minutes East 150.01 feet; thence Northeasterly 89.08 feet along arc 440.90 feet radius curve right, chord North 62 degrees 56 minutes West 88.93 feet to North section line; thence Easterly along North line to meander corner common Sections 11 and 14 continuing to Shoreline of Grand Traverse Bay; thence Southwesterly along shoreline to North line Government Lot 2; thence West to Northwest corner Lot 12 of OMENA COVE SUBDIVISION; thence North 11 degrees 34 minutes East 249.61 feet; thence Southeasterly 33.76 feet along arc 325 feet radius curve left, chord South 81 degrees 23 minutes East 33.74 feet; thence North 05 degrees 37 minutes East 65 feet; thence Northeasterly 56.38 feet along arc 260 feet radius curve left, chord North 89 degrees 24 minutes East 56.27 feet; thence North 18 degrees 48 minutes West 207.46 feet; thence North 25 degrees 53 minutes East 157.73 feet; thence North 44 degrees 15 minutes West 39.01 feet; thence Northwesterly 112.62 feet along arc 237 feet radius curve right, chord North 30 degrees 39 minutes West 111.56 feet; thence South 90 degrees 00 minute East 249.92 feet; thence North 00 degrees 00 minute East 545.37 feet; thence Southwesterly 124 feet along arc 366.90 feet radius curve left, chord South 66 degrees 49 minutes West 123.41 feet; thence Southwesterly 226.66 feet along arc 237 feet radius curve right, chord South 84 degrees 32 minutes West 218.12 feet; thence Northwesterly 186.60 feet along arc 463 feet radius curve left, chord North 79 degrees 36 minutes West 185.34 feet; thence South 88 degrees 51 minutes West 461.93 feet; thence North 87 degrees 56 minutes West 97.09 feet; thence Southwesterly 61.16 feet along arc 238 feet radius curve left, chord South 84 degrees 50 minutes West 60.99 feet; thence Southwesterly 132.26 feet along arc 238 feet radius curve left, chord South 61 degrees 10 minutes West 130.66 feet; thence Southwesterly 272.44 feet along arc 697 feet radius curve right, chord South 56 degrees 03 minutes West 270.71 feet; thence South 14 degrees 08 minutes East 41.56 feet; thence Southeasterly 463.60 feet along arc 200 feet radius curve right, chord South 24 degrees 56 minutes East 366.56 feet thence; South 14 degrees 08 minutes East 45 feet; thence South 75 degrees 51 minutes West 100 feet; thence North 14 degrees 10 minutes West 10.46 feet; thence Northwesterly 186.87 feet along arc 200 feet radius curve right, chord North 82 degrees 03 minutes West 180.15 feet; thence North 6 degrees 57 minutes West 141.32 feet; thence North 14 degrees 08 minutes West 297.63 feet; thence Northwesterly 42.05 feet along arc 697 feet radius curve right, chord North 85 degrees 48 minutes West 42.04 feet; thence North 84 degrees 04 minutes West 401.01 feet to West section line Section 14; thence North 00 degrees 05 minutes West 220.97 feet; thence 99.48 feet along arc 470 feet radius curve right, chord North 26 degrees 17 minutes East 99.30 feet to North section line; thence along North section line North 89 degrees 33 minutes East 58.85 feet to place of beginning.

**PARCEL 8:**

Part of Government Lot 2, Section 14, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, more fully described as: Commencing at the West quarter corner of Section 14; thence North 00 minute 05 minutes 08 seconds West, 1349.38 feet along the West section line of Section 14; thence South 89 seconds 52 minutes 08 seconds East, 1529.27 feet to the point of beginning; thence South 89 minutes 52 minutes 08 seconds East, 368.95 feet to the West line of Lot 12 of OMENA COVE SUBDIVISION; thence South 01 degree 38 minutes 52 seconds East, 144.33 feet along the centerline of Cove Trail; thence 142.82 feet along a curve to the right having a radius of 250.00 feet and a

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delta of 32 degrees 43 minutes 58 seconds, and a long chord which bears South 18 degrees 34 minutes 54 seconds East, 140.89 feet; thence South 01 degree 43 minutes 43 seconds East, 94.36 feet; thence leaving said centerline of Cove Trail, South 88 degrees 26 minutes 38 seconds West, 423.30 feet; thence North 00 degree 13 minutes 42 seconds East, 384.20 feet to the point of beginning.

**PARCEL 9:**

Part of Government Lot 2 of Section 14, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, more fully described as: Commencing at the West quarter corner of Section 14; thence North 00 degree 05 minutes 08 seconds West, 1349.38 feet (recorded as North 00 degree 07 minutes 19 seconds West, 1350.44 feet) to the North Eighth Line; thence along the North Eighth Line, South 89 degrees 52 minutes 08 seconds East, 1030.85 feet (recorded as South 89 degrees 52 minutes 57 seconds East and South 89 degrees 40 minutes East, 1029.65 feet) to the point of beginning; thence continuing along said Eighth Line South 89 degrees 52 minutes 08 seconds East (recorded as South 89 degrees 52 minutes 57 seconds East and South 89 minutes 40 minutes East), 498.42 feet; thence leaving said Eighth Line South 00 degree 13 minutes 44 seconds West, 384.20 feet; thence South 88 degrees 27 minutes 41 seconds West (recorded as South 88 degrees 25 minutes 35 seconds West), 392.18 feet to the centerline of former railroad; thence 409.61 feet (recorded as 410.41 feet record South 13 degrees 51 minutes East, 101.32 feet and South 15 degrees 18 minutes East, 323.28 feet), along said centerline and a curve to the right having a radius of 5729.58 feet, a delta of 4 degrees 05 minutes 46 seconds, and a long chord bearing North 14 degrees 50 minutes 04 seconds West, 409.52 feet to the point of beginning; EXCEPT the railroad right-of-way.

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EXHIBIT B-2  
Neighboring Properties

***Section B-2 Listing of names and addresses of all lot owners located within three hundred (300) feet of the lot lines on which the proposed Special Land Use is to exist or be conducted***

The accompanying listing indicates the names, addresses, and tax parcel number of lot owners within 300 feet of the lot lines of the proposed Project. The accompanying aerial photos from Leelanau County Parcel Viewer service illustrate the location of these parcels by tax ID number.

***Section B-4c An area map signed by the applicant and showing, to the best of the applicant's knowledge, the uses of lots located within three hundred (300) feet of the lot on which the proposed Special Land Use is to exist or be conducted.***

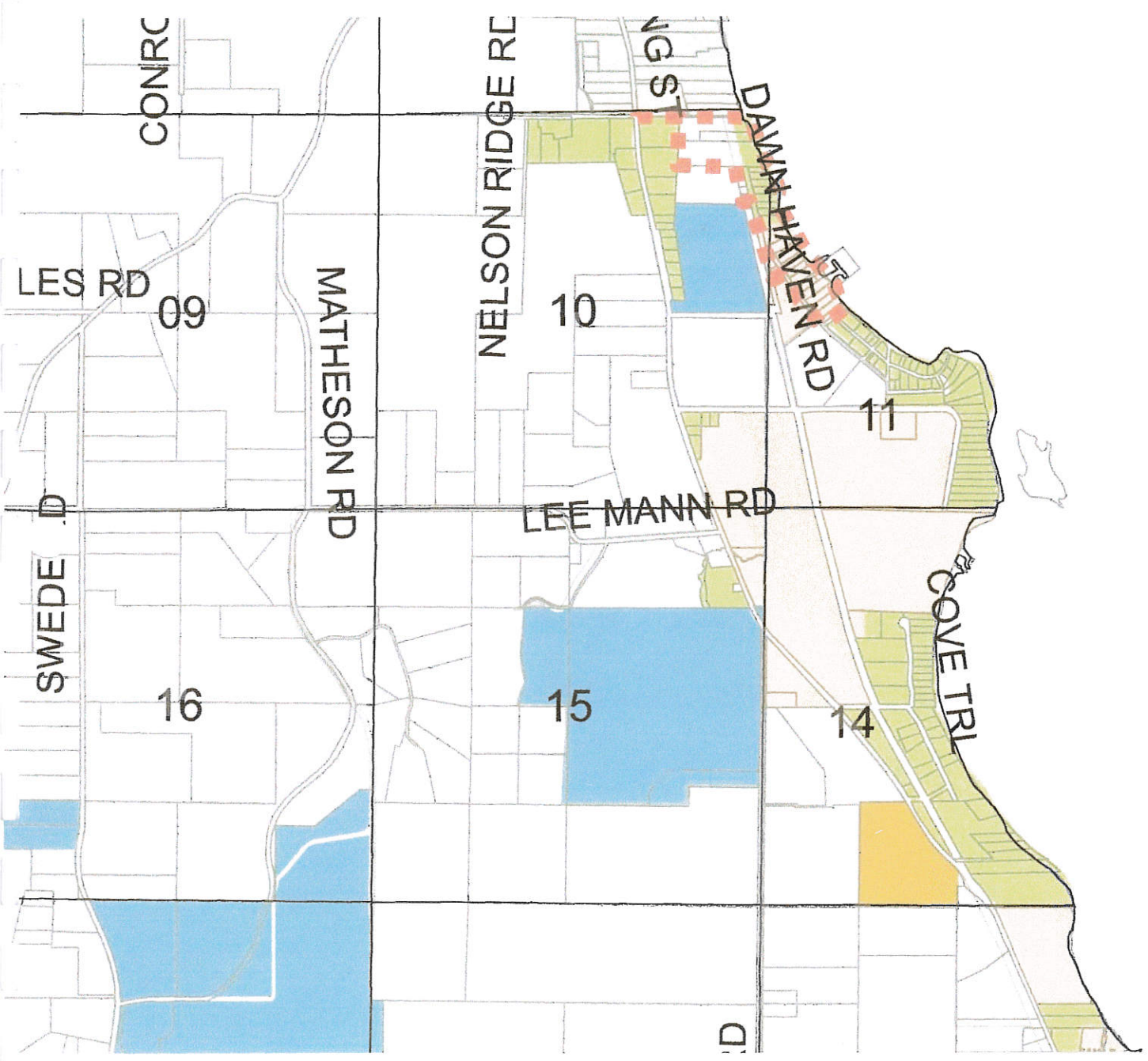
To the best of Applicant's knowledge all of the lots located within 300 feet of the proposed Project are in compliance with the Zoning District Ordinance. The accompanying Leelanau Township Zoning Map illustrates the Zoning Districts surrounding the Proposed Project.

The majority of lots within 300 feet of the Proposed Project are within the Residential 1 Zoning District. The Lot owned by the Methodist Indian Church is within the same Commercial Resort Zoning District as is the Proposed Project. Lots on the north side of Camp Haven Road and south of Cove Road are in the Agricultural Zoning District. Some Lots on the West side of M-22 are in the Residential Conservation Zoning District.



NM Investment Company, LLC

By: Fred Gordon, Manager



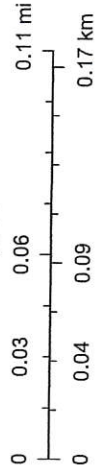
# Leelanau Parcel Viewer



3/13/2020, 3:12:50 PM

1:4,514

-  Tax Parcels
-  Sections
-  Government Lots
-  Municipalities
-  Subdivisions & Condos

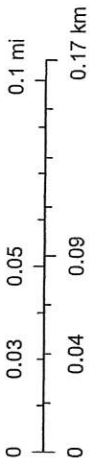


# Leelanau Parcel Viewer



3/13/2020, 3:21:05 PM

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- Override 1
- Roads
- Municipalities
- Sections
- Government Lots
- Subdivisions & Condos
- Tax Parcels

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

Parcel # 008-320-002-00  
Acres 1.42  
Address 8030 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner COMOS MICHAEL E & COON E L

Parcel # 008-320-003-00  
Acres 1.45  
Address 8050 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner JACOBSEN BRUCE C & MARILYN

Parcel # 008-320-004-00  
Acres 1.42  
Address 8072 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner ISPHORDING RICHARD III & CAROL TR

Parcel # 008-320-005-00  
Acres 1.27  
Address 8090 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner BELLINGER WILLIAM J & SHARON TRUST

Parcel # 008-320-006-00  
Acres 1.18  
Address N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner ANDERSON ELEANOR J TRUST

Parcel # 008-320-007-00  
Acres 1.06  
Address 8112 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner HAWKINS GARY F & SUTTON SUSAN

Parcel # 008-320-008-00  
Acres 0.96  
Address 8136 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner BUSH FAMILY COTTAGE LLC

Parcel # 008-320-009-10  
Acres 0.91  
Address 8162 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner KENNEDY RICHARD D & CAROLYN

Parcel # 008-320-010-00  
Acres 0.83  
Address 8178 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner SANDERS JOHN & MURRAY GEORGIANA TR

Parcel # 008-320-011-00  
Acres 0.79  
Address 8202 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner NEUMAN KATHLEEN J3

Parcel # 008-320-009-00  
Acres 0.90  
Address 8210 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner BURGE DEBORAH

Parcel # 008-320-013-00  
Acres 0.86  
Address 8230 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner GILFEATHER CHARLES A & VALORIE A TR

Parcel # 008-320-014-00  
Acres 0.50  
Address 8250 N INDIAN CAMP RD  
City NORTHPORT, MI  
Zip 49670  
Owner MULKERRIN MICHAEL & ELIZABET

Parcel # 008-111-007-00  
Acres 1.14  
Address 11997 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner NORTHPORT TRUST

Parcel # 008-467-001-00  
Acres 2.39  
Address 11991 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner WESOLOWSKI JOHN & KRISTIN

Parcel # 008-467-002-00  
Acres 1.68  
Address 11985 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner TENNIS FAMILY TRUST

Parcel # 008-466-001-30  
Acres 1.44  
Address 11977 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner BULKOWSKI WALTER R & KAREN T

Parcel # 008-464-010-00  
Acres 0.36  
Address 8550 N BAYVIEW AVE  
City NORTHPORT, MI  
Zip 49670  
Owner LESKO JOHN S

Parcel # 008-465-011-00  
Acres 0.00  
Address  
City , MI  
Zip 0  
Owner BRIGHAM CRAIG

Parcel # 008-462-001-80  
Acres 0.51  
Address N BAYVIEW AVE  
City NORTHPORT, MI  
Zip 49670  
Owner ARENAS JORGE & KELLEY SLOANE

Parcel # 008-462-001-60  
Acres 0.68  
Address N BAYVIEW AVE  
City NORTHPORT, MI  
Zip 49670  
Owner ARENAS JORGE & KELLEY SLOANE

Parcel # 008-462-006-00  
Acres 0.42  
Address N BAYVIEW AVE  
City NORTHPORT, MI  
Zip 49670  
Owner WINANS MELANIE A

**Parcel # 008-111-001-00**  
**Acres 4.31**  
**Address 11922 E CAMP HAVEN RD**  
**City NORTHPORT, MI**  
**Zip 49670**  
**Owner METHODIST INDIAN**

Parcel # 008-111-010-01  
Acres 2.00  
Address 11933 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner HUSKEN JOHN E JR & SUSAN M



Parcel # 008-111-010-00  
Acres 1.97  
Address E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner GUTHRIE MELANIE

Parcel # 008-111-011-00  
Acres 7.70  
Address E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner WINANS PAUL E & JOY &

Parcel # 008-111-013-00  
Acres 13.40  
Address 11887 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner HORTON AARON

Parcel # 008-140-001-00  
Acres 12.41  
Address N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner EQUITY TRUST COMPANY

Parcel # 008-110-016-00  
Acres 37.00  
Address 11865 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner BROWN JAMES D & JANICE C

Parcel # 008-110-022-00  
Acres 0.49  
Address 11840 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner COLLINS MARSHALL & MARY

Parcel # 008-110-021-00  
Acres 1.16  
Address 11800 E CAMP HAVEN RD  
City NORTHPORT, MI  
Zip 49670  
Owner MAURES STEPHEN

Parcel # 008-110-022-20  
Acres 1.00  
Address 8194 N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner EGELER STEVEN D & CORINNE

Parcel # 008-110-022-30  
Acres 1.00  
Address 8160 N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner RAPHAEL PAUL J & TANYA S

Parcel # 008-110-015-00  
Acres 48.44  
Address 8071 N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner LEIGHTON GARY C

Parcel # 008-115-005-00  
Acres 2.56  
Address 7955 N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner LEABO SANDRA L TRUST

Parcel # 008-115-001-00  
Acres 8.13  
Address N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner DRIER NATHAN & CARRIE

Parcel # 008-115-002-00  
Acres 6.27  
Address N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner DRIER NATHAN & CARRIE

Parcel # 008-115-006-00  
Acres 0.38  
Address 7801 N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner NM INVESTMENT CO LLC

Parcel # 008-115-004-01  
Acres 7.00  
Address N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner DEVRIENDT DANIEL G & LINDA

Parcel # 008-115-022-01  
Acres 0.36  
Address N WEST-BAY SHORE DR  
City , MI  
Zip 0  
Owner CRAKER STEVEN P & HEATHER L

Parcel # 008-115-022-00  
Acres 144.00  
Address 7625 N OVERLOOK RD  
City NORTHPORT, MI  
Zip 49670  
Owner SOMMAVILLA KRISTIE L TRUST

Parcel # 008-114-001-00  
Acres 8.50  
Address N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner GREGORY BROTHERS FARMS LLC

Parcel # 008-114-001-10  
Acres 2.00  
Address 7500 N OVERLOOK RD  
City NORTHPORT, MI  
Zip 49670  
Owner GREGORY BROTHERS FARMS LLC

Parcel # 008-114-012-00  
Acres 26.59  
Address 7271 N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner CHERRY HOME ORCHARDS LLC

Parcel # 008-114-013-50  
Acres 14.39  
Address N WEST-BAY SHORE DR  
City NORTHPORT, MI  
Zip 49670  
Owner BRYAN FREDERICK E & PATRICIA A

Parcel # 008-114-008-00  
Acres 3.75  
Address N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner STUM HANS JOERG

Parcel # 008-114-009-00  
Acres 5.46  
Address N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner ZOKAS JEFFREY R & KAREN S

Parcel # 008-114-010-00  
Acres 5.98  
Address N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner SAVING BIRDS THRU HABITAT

Parcel # 008-690-006-00  
Acres 0.57  
Address 7620 N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner ZOKAS CRAIG S & KAREN M

Parcel # 008-690-007-00  
Acres 0.61  
Address 7632 N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner GALE ROBERT T TRUST

Parcel # 008-690-009-00  
Acres 1.40  
Address 7670 N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner LOWN STEVEN J & DIANE M

Parcel # 008-690-010-00  
Acres 0.69  
Address 7688 N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner ACKERMAN PAUL

Parcel # 008-690-011-00  
Acres 0.71  
Address 7710 N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner FITZ GRANT E & JULIE E

Parcel # 008-690-012-00  
Acres 1.83  
Address 7748 N COVE TRL  
City NORTHPORT, MI  
Zip 49670  
Owner SCHULZE JOSHUA & CARLISLE CARRIE

## EXHIBIT B-3

### Detailed Description of the proposed Special Land Use

**The Site & Location:** The proposed Timber Shores RV & Camping Resort (the "Project") is an approximately 80 acre site situated within a 213.60 acre tract of land; all of which is within the Commercial Resort Zoning District, and is comprised of nine tax parcels located between M-22 and Grand Traverse Bay, south of Camp Haven Road and north of Cove Road within Leelanau Township, approximately 2 miles south of Northport, Michigan. (See Exhibit B-1 ALTA survey) The Project will be predominately situated east of the abandoned railroad right-of-way. The Project site contains approximately 1,400 feet of beachfront on Grand Traverse Bay. The main entrance will be located off of M22 at the intersection of N. Overlook Road. A gated emergency entrance will be located at the south end of Indian Camp Road.

**History:** The original Timber Shores was one of the largest camping trailer parks in the Midwest with approximately 500 camp sites, which operated from the early 1960's thru the late 1980's. The oil crisis was a major factor in declining vacation travel at the time of its closing. The present ownership acquired the property in the 1990's. The ownership previously received site plan approval in 2006 for a 400 unit residential development, which was not commenced due to the national residential mortgage and economic crisis which commenced in 2008.

**Development Plan:** The plan is to return approximately 80 acres of the total 213 acres back to its original use as a Destination Quality, Family Oriented Recreational Vehicle & Campground Resort with approximately 319 RV and 15 tent camping sites.

- A portion of these RV sites will be allocated for overnight tourist lodging in Park Model Cabins or other suitable structures consistent with the camping theme.
- Employee lodging for approximately 24 FTE workers will be provided onsite.
- Amenities will include an approximately 1.8 acre lined pond with a floating sports activities area. A pedal Kart path, mini-golf course, Pickle Ball and other game activities will be available. See the accompanying listing of proposed Recreational Activities.
- The RV sites will be full hookup with water, sewer and electrical services.
- There will be a main activities building for guest registration, food & beverage, laundry, crafts & entertainment. There will also be a maintenance & storage building.
- There will be multiple bathhouse/restroom facilities for campers and day-use guests.
- This RV Resort will be designed and marketed to attract a large component of seasonal RV campers and a large number of day-use visitors to the water sports and activities facilities.
- The existing boat basin will be restored with a small boat launch ramp and temporary boat moorings. Watercraft rentals for use on Grand Traverse Bay will be operated under a concession with a local professional outfitter.
- A Phase-2 area has been tentatively designated in Parcel 4 northwest of Ennis Creek adjacent to Camp Haven Road. This expansion will be subject to future demand, environmental review and site plan permitting.

**TIMBER SHORES RV RESORT & CAMPGROUND**

**Design, Engineering and Operations Consultants:** The Project Master Plan was designed with the combined services of Wisconsin based Bud Styer & Associates [www.budstyerassociates.com](http://www.budstyerassociates.com) and Commercial Recreation Specialists, Inc. [www.crs4rec.com](http://www.crs4rec.com)

- *Engineering services* will be provided by Traverse City based Gosling Czubak Engineering Sciences, Inc [www.goslingczubak.com](http://www.goslingczubak.com) and Scott Thompson of Northern Civil Consulting. These firms will be responsible for the detailed design and engineering of all aspects of the Proposed Project necessary to secure all required approvals and permits in accordance with the Leelanau Twp. Zoning Ordinance. These firms have extensive experience in the design, engineering, and permitting of this type of Project.
- *Environmental impact & permitting* is being provided by Chuck Wolverton of Wolverton Consulting, LLC.
- *Architectural services* have not yet been retained.
- The Project will be operated under the Camping for the Fun of It campground management system operated by Mr. Styer [www.campingforthefunofit.com](http://www.campingforthefunofit.com) with a format that will achieve the highest campground ratings. The water based sports activities center will be designed and managed under contract with Commercial Recreation Specialists.

**Environmental Design Focus:** As is further discussed in other sections of this Application, the site plan has been developed around the Wetlands Delineation Survey and EGLE Wetlands impact Mitigation requirements. Total wetlands disturbance will be under 1-acre.

- Army Corps of Engineers permitting will also be obtained for the boat basin restoration.
- The design is also in compliance with the Ennis Creek Conservation Easement requirements.
- The road grading and Storm Water Management System will be designed by Gosling Czubak Engineering Sciences, Inc. in compliance with Leelanau County drain commission.
- Pavement will be limited to the campground roads and day use parking areas. Campsites will have gravel driveways and small paved patios.
- Lighting will be designed in conformance with Dark Skies best practices to minimize light pollution impact on viewing night skies, which is of prime concern to campers.

**Wastewater and Utilities:** Based upon engineering studies and prior permitting, it has been determined that adequate and financially feasible on-site wastewater treatment can be established for the proposed Project and potential future development. The Northport/Leelanau Township Utility Authority may also propose a connection to that system for review. Previously approved well sites are adequate for the proposed Project and have been incorporated into the Site Plan. All campsites will have fresh water, sewer, and electrical hookups.

**Development and Operations Timeline:** Upon receiving site plan approval, we will commence detailed engineering work and submittals for all required permitting. We need

**TIMBER SHORES RV RESORT & CAMPGROUND**

to commence development activities by summer 2020 in order to achieve an opening date of May 2021. The Project will be a seasonal resort typically operating from May to November.

**Future Development:** Future development of the remaining 130 acres has not yet been determined. Potential options could include storage facilities, workforce housing, additional overnight tourist lodging, recreational facilities, restaurants or other commercial operations compatible with the zoning district and the Timber Shores operation.



## **SECTION C. SITE PLAN REVIEW APPLICATION REQUIREMENTS**

**A. General Application requirements** - The complete application shall at a minimum, include the following information:

1. The applicant's name, address, and phone number in full; **See Section A.**
2. Proof of property ownership, and whether there are any options on the property; **See Exhibit C(A-2) Proof of Property Ownership**
3. A signed statement that the applicant is the owner of the property or a designated agent; **See Exhibit C(A-3) Signed Statement of Owners.**
4. The name and address of the owner(s) of record; **See Section A – General Information and Exhibit C(A-2) Proof of Property Ownership**
5. The address and/or parcel number of the property, complete legal description and dimensions of land width, length, acreage and frontage; **See Exhibits A-1 Parcel #s, B-1 & Appendix (A) ALTA Survey.**
6. Name and address of the developer(s) (if different from the applicant); **Section A**
7. Name and address of the engineer, architect, and/or land surveyor; **Section A**
8. Project title or name of the proposed development; **Timber Shores RV Resort**
9. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Ordinance; **See Exhibit B-3 Project Description.**
10. A vicinity map drawn to scale of approximately 1"=2000' or such other appropriate scale so as to demonstrate the location of the project in the Township with north point indicated; **See Exhibit B-4 Zoning Map.**
11. The gross and net acreage of all parcels in the project; **Exhibit C(A-11)**
12. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels; **See Exhibit B-4 Zoning Map.**
13. Statement of intent of proposed use of land, project completion schedule/development phases; **See Exhibit B-3 Project Description.**
14. Written statement relative to project impacts on existing infrastructure (including traffic capacity of roads, streets, schools, and existing utilities) and project impacts on the natural environment as described and defined in Article 15 of this Ordinance. **See Exhibit C(A-14) Impact Statement.**

## EXHIBITS

### Section C. Site Plan Review Application Requirements

#### **A. General Application Requirements**

1. C(A-2) Proof of Ownership
2. C(A-3) Signed Statement of Owners
3. C(A-11) Project Acreage
4. C(A-14) Impact Statement

**EXHIBIT C(A-2)**  
**Proof of Property Ownership**

***C(A-2) Proof of property ownership, and whether there are any options on the property;***

As indicated in the accompanying (a) First American Title Insurance Company ALTA Commitment for Title Insurance, and (b) Deeds, the land parcels comprising the Proposed Project are owned as stated below. The ALTA Parcel Number, tax ID, acreage, ALTA Survey color code identification, ownership, and addresses are identified in the accompanying chart. The stated ownership information conforms to the Leelanau County Property Information for the current Assessment Year. Property Taxes are current through the 2017 Tax year. There are no options on the Property.

***C(A-4) The name and address of the owner(s) of record;***

NM Investment Company, LLC, a Michigan limited liability company  
74 W Long Lake Rd, Ste 101  
Bloomfield Hills, MI 48304  
Fred Gordon, Managing Member  
Owner of ALTA Survey Parcels # 1, 3, 5, 7, 8 and 9

RVTS Acquisition, LLC  
74 W Long Lake Rd., Ste 101  
Bloomfield Hills, MI 48304  
Fred Gordon, Managing Member  
Owner of ALTA Survey Parcels # 2, 4 and 6

**EXHIBIT A-1 PARCEL #s**  
**Timber Shores - Land Parcels**  
**Leelanau Twp, Leelanau County**

**As per First American Title Commitment Dated 9/12/2019 these parcels are owned by RVTS Acquisition, LLC Mailing Address: 74 W Long Lake Rd, STE 101 Bloomfield Hills, MI 48304**

	ALTA Title Parcel	Tax ID	2/13/20 ALTA Survey Color	Acres	Address
1	2	008-110-020-00 RVTS Acquisition	Red	17.00	N Cove Trail Northport, MI 49670
2	4	008-111-002-00 RVTS Acquisition	Gold	67.84	E. Camp Haven Rd Northport, MI 49670
3	6	008-113-002-00 RVTS Acquisition	Yellow	83.40	7810 N West-Bay Shore Dr. Northport, MI 49670
<b>Totals*</b>		As of 8/9/2019		168.24	

**As per First American Title commitment dated 9/12/2019 these parcels are owned by NM Investment Company, LLC Mailing Address: Curtis Bass 74 W Long Lake Rd, Ste 101 Bloomfield Hills, MI 48304**

4	1	008-320-001-00 NM Investment Co	Pink	1.49	N Indian Camp Rd Northport, MI 49670
5	9	008-114-007-01 NM Investment Co	Purple	3.98	N West-Bay Shore Dr Northport, MI 49670
6	8	008-114-007-00 NM Investment Co	Green	3.46	N West-Bay Shore Dr Northport, MI 49670
<b>Totals:</b>		As of 8/9/2019		8.93	

**PUD Parcels**

7	3	008-110-020-01 NM Investment	Grey	7.80	N. Cove Trail Northport, MI 49670
8	5	008-111-002-01 NM Investment	Blue	4.36	E. Camp Haven Rd Northport, MI 49670
9	7	008-113-002-01 NM Investment	Olive	24.27	7810 N West-Bay Shore Dr Northport, MI 49670
<b>PUD Totals*</b>		As of 8/9/2019		36.43	

**Grand Totals All Owned Parcels \* 213.60**



STATE OF MICHIGAN  
Leelanau County  
April 16, 2015 02:00 PM  
Receipt # 196662



REAL ESTATE  
TRANSFER TAX  
\$346.50 - CO  
\$2,362.50 - ST  
Stagg # 20254

Liber 1226 Page 628-631

Leelanau County STATE OF MICHIGAN  
Dorothy M. Miller Register of Deeds



RECORDED  
April 16, 2015 02:00 PM  
Liber 1226 Page 628-631  
AP FEE: \$23.00



DMM Liber 1226 Page 628 #2015002378

*parcels 2  
4  
6  
cmr*

*policy legal  
+ cmr*

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That American Bancorporation of Minnesota, Inc., a Minnesota Business Corporation

whose address is: 1920 South Sixth Street, P.O. Box 427, Brainerd, MN 56401

Quit Claim(s) to: RVT5 Acquisition, LLC, a Michigan limited liability company,

whose address is: 100 W. Long Lake Road, Suite 102, Bloomfield Hills, MI 48304

the following described premises situated in the Township of Leelanau, County of Leelanau, and State of Michigan, to-wit:

SEE ATTACHED "EXHIBIT 1"

Anything to the contrary notwithstanding in this Quit Claim Deed and its attached Exhibit 1, American Bancorporation of Minnesota, Inc. intends the attached Exhibit 1 to be legally describing all property owned by American Bancorporation of Minnesota, Inc., which lies East of Michigan Highway M-22. Such conveyance includes all right, title, and interest in any such property owned by American Bancorporation of Minnesota, Inc. or any entity related to or affiliated with American Bancorporation of Minnesota, Inc. which lies East of Michigan Highway M-22. Included in this conveyance is all interest in land owned by American Bancorporation of Minnesota, Inc. in any land East of Michigan Highway M-22.

for the full consideration of: Three Hundred Fifteen Thousand (\$315,000.00) Dollars.

Dated this 23<sup>rd</sup> day of December, 2014

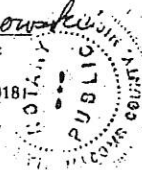
American Bancorporation of Minnesota, Inc.

By: *Robert J. Sefkow*  
Robert J. Sefkow  
Its: Chief Operating Officer and General Counsel

STATE OF MICHIGAN )  
                                  ) SS.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2014, by Robert J. Sefkow who acknowledged that he is the Chief Operating Officer and General Counsel of American Bancorporation of Minnesota, Inc., and has the authority, without any further act of any entity, to execute and bind American Bancorporation of Minnesota, Inc. to this document.

*Marcia J. Kazmitowski*  
Marcia J. Kazmitowski, Notary Public  
Macomb County, Michigan  
My Commission Expires: August 9, 2018  
Acting in Oakland County, Michigan



Drafted By and Return To:  
Paul L. Ninc, Esq.  
100 W. Long Lake Road, Suite 102  
Bloomfield Hills, MI 48304  
248-644-5500

Recording Fee: \$ 23.00

Transfer Tax: State - \$2362.50, County - \$346.50

*597494-BH*

Send Subsequent Tax Bills To: Dennis Brooks  
RECV'D LEELANAU COUNTY 8349 Ridge Mor Court  
2015 APRIL 9 AM 11:49 Grand Blanc, MI 48439

*597494 -BH*

RECV'D LEELANAU COUNTY  
2015 APRIL 16 AM 11:43

First American Title

EXHIBIT 1

REVISED PARCEL NO. 008-110-020-00:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, T31N, R11W, LEELANAU TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE NORTH TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST 660 FEET; THENCE SOUTH 220 FEET; THENCE WEST 198 FEET; THENCE SOUTH 440 FEET; THENCE WEST TO THE CENTERLINE OF STATE ROAD M-22; THENCE SOUTHERLY ON SAID CENTERLINE 693 FEET TO THE SOUTH SECTION LINE; THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH SECTION LINE SOUTH 88°55'01" WEST 214.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°55'01" WEST 515.32 FEET TO THE CENTERLINE OF M-22; THENCE NORTHWESTERLY 699.12 FEET ALONG THE ARC OF A 7338.19 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 18°37'14" WEST 698.86 FEET; THENCE LEAVING SAID CENTERLINE NORTH 88°56'16" EAST 500.00 FEET; THENCE SOUTH 19°48'30" EAST 703.69 FEET TO THE POINT OF BEGINNING. CONTAINING 17.03 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

} excepts  
008-110-020-01

REVISED PARCEL NO. 008-111-002-00:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 AND THAT PART OF GOVERNMENT LOT 2 OF SECTION 11, T31N, R11W, LEELANAU TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°39' EAST 2398.54 FEET; THENCE NORTH 10°30' EAST 1146.91 FEET TO THE PC OF A CURVE BEARING LEFT WITH A RADIUS OF 157.99 FEET; THENCE 279.67 FEET ALONG CURVE TO THE PT OF CURVE; THENCE SOUTH 89°04'30" WEST 397.19 FEET; THENCE SOUTH 0°56' EAST 379.5 FEET; THENCE SOUTH 89°04'30" WEST 495 FEET; THENCE NORTH 0°56' WEST 412.5 FEET TO THE CENTERLINE OF COUNTY ROAD; THENCE SOUTH 89°04'30" WEST ALONG SAID CENTERLINE TO THE WEST SECTION LINE; THENCE SOUTH 0°44' EAST 1322.65 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11; THENCE ALONG THE SOUTH SECTION LINE NORTH 89°33'53" EAST 2140.41 FEET TO THE POINT OF BEGINNING; THENCE 138.26 FEET ALONG THE ARC OF A 440.90 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 77°42'35" EAST 137.69 FEET; THENCE 87.21 FEET ALONG THE ARC OF A 112.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 71°00'08" EAST 85.02 FEET TO THE SOUTH SECTION LINE; THENCE ALONG SAID SOUTH SECTION LINE SOUTH 89°33'53" WEST 214.93 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG THE SOUTH SECTION LINE NORTH 89°33'53" EAST 44.11 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY 10.57 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 32°59'36" EAST 10.57 FEET; THENCE NORTHEASTERLY 178.25 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 03°36'02" EAST 170.19 FEET; THENCE NORTHEASTERLY 367.17 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 05°26'15" EAST 348.52 FEET; THENCE NORTHEASTERLY 255.02 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 11°13'10" EAST 246.30 FEET; THENCE NORTH 80°14'57" EAST 63.50 FEET; THENCE SOUTHEASTERLY 220.10 FEET ALONG THE ARC OF A 505.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 87°15'54" EAST 218.36 FEET; THENCE SOUTHEASTERLY 144.44 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 87°30'40" EAST 143.25 FEET; THENCE SOUTH 14°08'38" EAST 85.93 FEET; THENCE SOUTHEASTERLY 1236.63 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 75°34'11" WEST 20.00 FEET; THENCE NORTH 14°08'38" WEST 37.64 FEET; THENCE NORTHWESTERLY 149.99 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 86°14'16" WEST 148.99 FEET; THENCE SOUTHWESTERLY 198.31 FEET ALONG THE ARC OF A 455.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 87°15'54" WEST 196.74 FEET; THENCE SOUTH 80°14'57" WEST 13.33 FEET; THENCE SOUTHWESTERLY 246.04 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 15°57'11" WEST 240.38 FEET; THENCE SOUTHWESTERLY 311.53 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 05°26'15" WEST 295.71 FEET; THENCE SOUTHWESTERLY 208.23 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 00°40'42" WEST 200.54 FEET TO THE SOUTH SECTION LINE; THENCE ALONG SAID SOUTH SECTION LINE SOUTH 89°33'53" WEST 58.85 FEET TO THE POINT OF BEGINNING. CONTAINING 67.84 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

} excepts  
Pt 08-117-002-00

} excepts  
008-111-002-01

REVISED PARCEL NO. 008-113-002-00:

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND A PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2, ALSO PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND GOVERNMENT LOT 2, LYING WEST OF THE CENTERLINE OF THE FORMER LEELANAU TRANSIT COMPANY RAILROAD AND EAST OF THE CENTERLINE OF M-22, EXCEPT THE SOUTH 16.5 FEET LYING WEST OF FORMER LEELANAU TRANSIT COMPANY RAILROAD RIGHT-OF-WAY AND EAST OF THE CENTERLINE OF M-22, SECTION 14, T31N, R11W, LEELANAU TOWNSHIP, LEELANAU COUNTY, MICHIGAN, EXCEPT A PARCEL DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH SECTION LINE NORTH 89°33'53" EAST 44.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH SECTION LINE NORTH 89°33'53" EAST 58.85 FEET; THENCE SOUTHWESTERLY 22.44 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 30°42'57" WEST 22.43 FEET; THENCE SOUTHWESTERLY 203.16 FEET ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 19°46'49" WEST 201.19 FEET; THENCE SOUTH 05°55'21" WEST 29.59 FEET; THENCE SOUTH 84°04'39" EAST 388.68 FEET; THENCE NORTHEASTERLY 555.19 FEET ALONG THE ARC OF A 623.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 70°23'33" EAST 537.00 FEET; THENCE NORTHEASTERLY 257.78 FEET ALONG THE ARC OF A 312.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 68°31'55" EAST 250.51 FEET; THENCE SOUTH 87°47'56" EAST 89.09 FEET; THENCE NORTH 88°52'01" EAST 465.61 FEET; THENCE SOUTHEASTERLY 216.43 FEET ALONG THE ARC OF A 537.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 79°36'02" EAST 214.97 FEET; THENCE NORTHEASTERLY 155.88 FEET ALONG THE ARC OF A 163.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 84°32'52" EAST 150.01 FEET; THENCE NORTHEASTERLY 89.08 FEET ALONG THE ARC OF A 440.90 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 62°56'17" EAST 88.93 FEET TO THE NORTH SECTION LINE OF SAID SECTION 14; THENCE EASTERLY ALONG SAID NORTH SECTION LINE TO THE MEANDER CORNER COMMON TO SECTIONS 11 AND 14; THENCE CONTINUING ALONG SAID NORTH SECTION LINE TO THE SHORELINE OF GRAND TRAVERSE BAY; THENCE SOUTHWESTERLY ALONG SAID SHORELINE OF GRAND TRAVERSE BAY TO THE NORTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 14; THENCE WEST ALONG SAID LINE TO THE NORTHWEST CORNER OF LOT 12, OMENA COVE SUBDIVISION; THENCE NORTH 11°34'48" EAST 249.61 FEET; THENCE SOUTHEASTERLY 33.76 FEET ALONG THE ARC OF 325.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 81°23'44" EAST 33.74 FEET; THENCE NORTH 05°37'44" EAST 65.00 FEET; THENCE NORTHEASTERLY 56.38 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 89°24'58" EAST 56.27 FEET; THENCE NORTH 18°48'44" WEST 207.46 FEET; THENCE NORTH 25°53'19" EAST 157.73 FEET; THENCE NORTH 44°15'49" WEST 39.01 FEET; THENCE NORTHWESTERLY 112.62 FEET ALONG THE ARC OF A 237.00 FOOT RADIUS CURVE THE RIGHT, THE CHORD OF WHICH BEARS NORTH 30°39'02" WEST 111.56 FEET; THENCE SOUTH 90°00'00" EAST 249.92 FEET; THENCE NORTH 00°00'00" EAST 545.37 FEET; THENCE SOUTHWESTERLY 124.00 FEET ALONG THE ARC OF A 366.90 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 66°49'54" WEST 123.41 FEET; THENCE SOUTHWESTERLY 226.66 FEET ALONG THE ARC OF A 237.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 84°32'52" WEST 218.12 FEET; THENCE NORTHWESTERLY 186.60 FEET ALONG THE ARC OF A 463.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 79°36'02" WEST 185.34 FEET; THENCE SOUTH 88°51'13" WEST 461.93 FEET; THENCE NORTH 87°56'13" WEST 97.09 FEET; THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 84°50'22" WEST 60.99 FEET; THENCE SOUTHWESTERLY 132.36 FEET ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 61°10'13" WEST 130.66 FEET; THENCE SOUTHWESTERLY 272.44 FEET ALONG THE ARC OF A 697.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 56°03'38" WEST 270.71 FEET; THENCE SOUTH 14°08'38" EAST 41.56 FEET; THENCE SOUTHEASTERLY 463.60 FEET ALONG THE ARC OF 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH SOUTH 24°56'23" EAST 366.56 FEET; THENCE SOUTH 14°08'38" EAST 45.00 FEET; THENCE SOUTH 75°51'22" WEST 100.00 FEET; THENCE NORTH 14°10'04" WEST 10.46 FEET; THENCE NORTHWESTERLY 186.87 FEET ALONG THE ARC OF 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 82°03'48" WEST 180.15 FEET; THENCE NORTH 63°57'54" WEST 141.32 FEET; THENCE NORTH 14°08'38" WEST 297.63 FEET; THENCE NORTHWESTERLY 42.05 FEET ALONG THE ARC OF A 697.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 85°48'22" WEST 42.04 FEET; THENCE NORTH 84°04'39" WEST 401.01 FEET TO THE WEST SECTION LINE OF SAID SECTION 14; THENCE ALONG SAID WEST SECTION LINE NORTH 00°05'08" WEST 220.97 FEET; THENCE 99.48 FEET ALONG THE ARC OF A 470 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 26°17'06" EAST 99.30 FEET TO THE NORTH SECTION LINE OF SECTION 14; THENCE ALONG SAID NORTH SECTION LINE NORTH 89°33'53" EAST 58.85 FEET TO



THE POINT OF BEGINNING. CONTAINING 93.05 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

REVISED PARCEL NO. 008-115-001-00:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, T31N, R11W, LEELANAU TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 88°56'23" WEST ALONG THE NORTH LINE OF SAID SECTION, 726.82 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF A 7338.19 FOOT RADIUS CURVE TO THE LEFT 317.31 FEET, CHORD SOUTH 21°55'17" EAST 317.29 FEET; THENCE SOUTH 23°10'10" EAST ALONG SAID CENTERLINE 260.19 FEET; THENCE NORTH 88°56'23" EAST PARALLEL TO SAID NORTH SECTION LINE 506.40 FEET TO THE EAST LINE OF SAID SECTION; THENCE NORTH 00°02'39" WEST ALONG SAID EAST SECTION LINE 537.65 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 15, SOUTH 00°05'08" EAST 88.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST SECTION LINE SOUTH 00°05'08" EAST 220.79 FEET; THENCE NORTH 84°04'39" WEST 225.36 FEET; THENCE SOUTHWESTERLY 241.45 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 81°21'36" WEST 238.86 FEET; THENCE SOUTH 66°47'52" WEST 69.18 FEET; THENCE SOUTH 23°12'08" EAST 64.73 FEET; THENCE SOUTH 66°47'52" WEST 60.82 FEET TO THE CENTERLINE OF M-22; THENCE ALONG SAID CENTERLINE NORTH 23°12'08" WEST 136.53 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTHWESTERLY 318.30 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 7338.19 FEET, AND A LONG CHORD OF NORTH 22°35'34" WEST 318.28 FEET TO THE NORTH SECTION LINE OF SAID SECTION 15; THENCE ALONG SAID NORTH SECTION LINE NORTH 88°55'01" EAST 515.27 FEET; THENCE SOUTH 19°48'30" EAST 230.52 FEET; THENCE SOUTH 84°04'39" EAST 107.97 FEET; THENCE NORTH 05°55'21" EAST 29.59 FEET; THENCE NORTHWESTERLY 99.48 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 26°17'06" EAST 99.30 FEET TO THE EAST SECTION LINE OF SAID SECTION 15 AND THE POINT OF BEGINNING. CONTAINING 3.76 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

*CML*

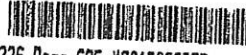
REC'D LEELANAU COUNTY  
2015 APRIL 9 AM 11:49

REC'D LEELANAU COUNTY  
2015 APRIL 16 AM 11:43

Leelanau County STATE OF MICHIGAN  
Dorothy M. Miller Register of Deeds



RECORDED  
April 16, 2015 01:56 PM  
Liber 1226 Page 625-627  
JP FEE: \$20.00



DM1 Liber 1226 Page 625 #2015002377

Parcels 3  
5  
7  
Lot 1, Camp  
Haven Sub  
d.cml

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That American Bancorporation of Minnesota, Inc.,  
a Minnesota Business Corporation

whose address is: 1920 South Sixth Street, P.O. Box 427, Brainerd, MN 56401

Quit Claim(s) to: NM Investment Company, LLC, a Michigan limited liability company,

whose address is: 74 W. Long Lake Road, Suite 101, Bloomfield Hills, MI 48304

the following described premises situated in the Township of Leelanau, County of Leelanau, and State of Michigan, to-wit:

SEE ATTACHED "EXHIBIT A"

This Quit Claim Deed is given to clarify the legal description given by a previous Quit Claim Deed recorded on August 16, 2007 in Liber 958, Page 476 of Leelanau County Register of Deeds, State of Michigan, with this legal description being the same parcel but now having a legal description prepared by an actual Survey.

\*950 AB

for the full consideration of: One (\$1.00) Dollar for clarifying the Deed only.

Dated this 23<sup>rd</sup> day of December, 2014

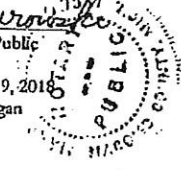
American Bancorporation of Minnesota, Inc.

By: [Signature]  
Robert J. Sefkow  
Is: Chief Operating Officer and General Counsel

STATE OF MICHIGAN )  
  ) SS.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2014, by Robert J. Sefkow who acknowledged that he is the Chief Operating Officer and General Counsel of American Bancorporation of Minnesota, Inc., and has the authority, without any further act of any entity, to execute and bind American Bancorporation of Minnesota, Inc. to this document.

[Signature]  
Marcia J. Kazmirowski, Notary Public  
Macomb County, Michigan  
My Commission Expires: August 9, 2018  
Acting in Oakland County, Michigan



Drafted By and Return To:  
Paul L. Ninc, Esq.  
100 W. Long Lake Road, Suite 102  
Bloomfield Hills, MI 48304  
248-644-5500

Recording Fee: \$ 20.00

Transfer Tax: Exempt under MCL 207.505(a) and MCL 207.521(a)

Send Subsequent Tax Bills To: Fred Gordon  
74 W. Long Lake Road, Suite 101  
Bloomfield Hills, MI 48304

597494-BH

597494-BH

First American Title

EXHIBIT A100 UNIT LEGAL DESCRIPTION:

THAT PART OF THE SE 1/4 OF SECTION 10, AND THAT PART OF THE SW 1/4 OF SECTION 11, AND THAT PART OF THE NW 1/4 OF SECTION 14, ALL IN T31N, R11W, LEELANAU TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SECTION CORNER COMMON TO SAID SECTIONS 10, 11, 14 AND 15; THENCE S 88 DEGREES 55 MINUTES 01 SECONDS W 214.93 FEET TO THE POINT OF BEGINNING; THENCE S 19 DEGREES 48 MINUTES 30 SECONDS E 230.52 FEET; THENCE S 84 DEGREES 04 MINUTES 39 SECONDS E 107.97 FEET; THENCE N 05 DEGREES 55 MINUTES 21 SECONDS E 29.59 FEET; THENCE NORTHEASTERLY 227.35 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 19 DEGREES 46 MINUTES 49 SECONDS E 225.14 FEET; THENCE NORTHEASTERLY 178.25 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 03 DEGREES 36 MINUTES 02 SECONDS E 170.19 FEET; THENCE NORTHEASTERLY 367.17 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 05 DEGREES 26 MINUTES 15 SECONDS E 348.52 FEET; THENCE NORTHEASTERLY 255.02 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 11 DEGREES 13 MINUTES 10 SECONDS E 246.30 FEET; THENCE N 80 DEGREES 14 MINUTES 57 SECONDS E 63.50 FEET; THENCE SOUTHEASTERLY 220.10 FEET ALONG THE ARC OF A 505.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 87 DEGREES 15 MINUTES 54 SECONDS E 218.36 FEET; THENCE SOUTHEASTERLY 144.44 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 87 DEGREES 30 MINUTES 40 SECONDS E 143.25 FEET; THENCE S 14 DEGREES 08 MINUTES 38 SECONDS E 85.93 FEET; THENCE SOUTHEASTERLY 1236.63 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 75 DEGREES 34 MINUTES 11 SECONDS W 20.00 FEET; THENCE N 14 DEGREES 08 MINUTES 38 SECONDS W 37.64 FEET; THENCE NORTHWESTERLY 149.99 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 86 DEGREES 14 MINUTES 16 SECONDS W 148.99 FEET; THENCE SOUTHWESTERLY 198.31 FEET ALONG THE ARC OF A 455.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 87 DEGREES 15 MINUTES 54 SECONDS W 196.74 FEET; THENCE S 80 DEGREES 14 MINUTES 57 SECONDS W 13.33 FEET; THENCE SOUTHWESTERLY 246.04 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 15 DEGREES 57 MINUTES 11 SECONDS W 240.38 FEET; THENCE SOUTHWESTERLY 311.53 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 05 DEGREES 26 MINUTES 15 SECONDS W 295.71 FEET; THENCE SOUTHWESTERLY 230.67 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 03 DEGREES 36 MINUTES 02 SECONDS W 220.25 FEET; THENCE SOUTHWESTERLY 203.16 FEET ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 19 DEGREES 46 MINUTES 49 SECONDS W 201.19 FEET; THENCE S 05 DEGREES 55 MINUTES 21 SECONDS W 29.59 FEET; THENCE S 84 DEGREES 04 MINUTES 39 SECONDS E 388.68 FEET; THENCE NORTHEASTERLY 555.19 FEET ALONG THE ARC OF A 623.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 70 DEGREES 23 MINUTES 33 SECONDS E 537.00 FEET; THENCE NORTHEASTERLY 257.78 FEET ALONG THE ARC OF A 312.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 68 DEGREES 31 MINUTES 55 SECONDS E 250.51 FEET; THENCE S 87 DEGREES 47 MINUTES 56 SECONDS E 89.09 FEET; THENCE N 88 DEGREES 52 MINUTES 01 SECONDS E 465.61 FEET; THENCE SOUTHEASTERLY 216.43 FEET ALONG THE ARC OF A 537.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 79 DEGREES 36 MINUTES 02 SECONDS E 214.97 FEET; THENCE NORTHEASTERLY 155.88 FEET ALONG THE ARC OF A 163.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 84 DEGREES 32 MINUTES 52 SECONDS E 150.01 FEET; THENCE NORTHEASTERLY 227.34 FEET ALONG THE ARC OF A 440.90 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 71 DEGREES 55 MINUTES 17 SECONDS E 224.83 FEET; THENCE SOUTHEASTERLY 87.21 FEET ALONG THE ARC OF A 112.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 71 DEGREES 00 MINUTES 08 SECONDS E 85.02 FEET; THENCE ALONG THE NORTH LINE OF SECTION 14 N 89 DEGREES 33 MINUTES 55 SECONDS E 106.68 FEET; THENCE N 10 DEGREES 26 MINUTES 13 SECONDS E 101.83 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CAMP HAVEN SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 1 N 89 DEGREES 33 MINUTES 52 SECONDS E 643.06 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE WEST ARM OF GRAND TRAVERSE BAY; THENCE ALONG SAID TRAVERSE LINE S 04 DEGREES 53 MINUTES 57 SECONDS W 100.45 FEET; THENCE S 18 DEGREES 02 MINUTES 10 SECONDS W 82.11 FEET; THENCE S 52 DEGREES 29 MINUTES 03 SECONDS W 58.26 FEET; THENCE N 84 DEGREES 41 MINUTES 16 SECONDS W 171.32 FEET; THENCE S 44 DEGREES 25 MINUTES 44 SECONDS W 178.98 FEET; THENCE S 18 DEGREES 11 MINUTES 44 SECONDS W 339.58 FEET; THENCE S 22 DEGREES 10 MINUTES 59 SECONDS W 323.92 FEET; THENCE S 21 DEGREES 06 MINUTES 51 SECONDS W 309.12 FEET; THENCE S 36 DEGREES 24 MINUTES 02 SECONDS W 70.73 FEET; THENCE S 11 DEGREES 55 MINUTES 35 SECONDS W

167.53 FEET; THENCE S 10 DEGREES 32 MINUTES 37 SECONDS W 21.50 FEET TO THE NORTH LINE OF LOT 12; THENCE LEAVING SAID TRAVERSE LINE AND ALONG THE NORTH LINE OF LOT 12 OF OMENA COVE SUBDIVISION N 89 DEGREES 22 MINUTES 39 SECONDS W 426.30 FEET; THENCE N 11 DEGREES 34 MINUTES 48 SECONDS E 249.61 FEET; THENCE SOUTHEASTERLY 33.76 FEET ALONG THE ARC OF 325.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 81 DEGREES 23 MINUTES 44 SECONDS E 33.74 FEET; THENCE N 05 DEGREES 37 MINUTES 44 SECONDS E 65.00 FEET; THENCE NORTHEASTERLY 56.38 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 89 DEGREES 24 MINUTES 58 SECONDS E 56.27 FEET; THENCE N 18 DEGREES 48 MINUTES 44 SECONDS W 207.46 FEET; THENCE N 25 DEGREES 53 MINUTES 19 SECONDS E 157.73 FEET; THENCE N 44 DEGREES 15 MINUTES 49 SECONDS W 39.01 FEET; THENCE NORTHWESTERLY 112.62 FEET ALONG THE ARC OF A 237.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 30 DEGREES 39 MINUTES 02 SECONDS W 111.56 FEET; THENCE S 90 DEGREES 00 MINUTES 00 SECONDS E 249.92 FEET; THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E 545.37 FEET; THENCE SOUTHWESTERLY 124.00 FEET ALONG THE ARC OF A 366.90 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 66 DEGREES 49 MINUTES 54 SECONDS W 123.41 FEET; THENCE SOUTHWESTERLY 226.66 FEET ALONG THE ARC OF A 237.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 84 DEGREES 32 MINUTES 52 SECONDS W 218.12 FEET; THENCE NORTHWESTERLY 186.60 FEET ALONG THE ARC OF A 463.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 79 DEGREES 36 MINUTES 02 SECONDS W 185.34 FEET; THENCE S 88 DEGREES 51 MINUTES 13 SECONDS W 461.93 FEET; THENCE N 87 DEGREES 56 MINUTES 13 SECONDS W 97.09 FEET; THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 84 DEGREES 50 MINUTES 22 SECONDS W 60.99 FEET; THENCE SOUTHWESTERLY 132.36 FEET ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 61 DEGREES 10 MINUTES 13 SECONDS W 130.66 FEET; THENCE SOUTHWESTERLY 272.44 FEET ALONG THE ARC OF A 697.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 56 DEGREES 03 MINUTES 38 SECONDS W 270.71 FEET; THENCE S 14 DEGREES 08 MINUTES 38 SECONDS E 41.56 FEET; THENCE SOUTHEASTERLY 463.60 FEET ALONG THE ARC OF 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH S 24 DEGREES 56 MINUTES 23 SECONDS E 366.56 FEET; THENCE S 14 DEGREES 08 MINUTES 38 SECONDS E 45.00 FEET; THENCE S 75 DEGREES 51 MINUTES 22 SECONDS W 100.00 FEET; THENCE N 14 DEGREES 10 MINUTES 04 SECONDS W 10.46 FEET; THENCE NORTHWESTERLY 186.87 FEET ALONG THE ARC OF 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 82 DEGREES 03 MINUTES 48 SECONDS W 180.15 FEET; THENCE N 63 DEGREES 57 MINUTES 54 SECONDS W 141.32 FEET; THENCE N 14 DEGREES 08 MINUTES 38 SECONDS W 297.63 FEET; THENCE NORTHWESTERLY 42.05 FEET ALONG THE ARC OF A 697.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 85 DEGREES 48 MINUTES 22 SECONDS W 42.04 FEET; THENCE N 84 DEGREES 04 MINUTES 39 SECONDS W 626.60 FEET; THENCE SOUTHWESTERLY 241.45 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 81 DEGREES 21 MINUTES 36 SECONDS W 238.86 FEET; THENCE S 66 DEGREES 47 MINUTES 52 SECONDS W 69.18 FEET; THENCE S 23 DEGREES 12 MINUTES 08 SECONDS E 64.73 FEET; THENCE S 66 DEGREES 47 MINUTES 52 SECONDS W 60.82 FEET TO THE CENTERLINE OF M-22; THENCE N 23 DEGREES 12 MINUTES 08 SECONDS W 136.53 FEET; THENCE NORTHWESTERLY 1017.42 FEET ALONG THE ARC OF A 7338.19 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 19 DEGREES 51 MINUTES 48 SECONDS W 1016.61 FEET; THENCE LEAVING SAID CENTERLINE N 88 DEGREES 56 MINUTES 16 SECONDS E 500.00 FEET; THENCE S 19 DEGREES 48 MINUTES 30 SECONDS E 703.69 FEET TO THE POINT OF BEGINNING. CONTAINING 41.84 ACRES, MORE OR LESS.

COVENANT DEED

The undersigned Grantors, Robert J. Sefkow and Cheryl K. Sefkow, husband and wife, of 23089 Birchwood Estates Road, Fergus Falls, Minnesota, 56537, and Thomas J. Johnson and Lois R. Johnson, husband and wife, of 20980 Snowshoe Trail, Brainerd, Minnesota, 56401, for the full consideration of ~~\_\_\_\_\_~~ *APPIDAVIT*  
~~\_\_\_\_\_~~ *ON FILE*, convey and grant to NM Investment Company, LLC, a limited *OK*  
liability company, 115 South Main Street, Suite 300, Royal Oak, Michigan, 48067, the premises (the "Property") located in the Township of Leelanau, County of Leelanau, and State of Michigan as described as follows, to-wit:

Parcel 1:

Part of Government Lot 2, Section 14, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, more fully described as: Commencing at the West quarter corner of Section 14; thence North 00°05'08" West, 1349.38 feet along the west section line of Section 14; thence South 89°52'08" East, 1529.27 feet to the point of beginning; thence South 89°52'08" East, 368.95 feet to the west line of Lot 12 of Omena Cove Subdivision; thence South 01°38'52" East, 144.33 feet along the centerline of Cove Trail; thence 142.82 feet along a curve to the right having a radius of 250.00 feet and a delta of 32°43'58", and a long chord which bears South 18°54'54" East, 140.89 feet; thence South 01°43'43" East, 94.36 feet; thence leaving said centerline of Cove Trail, South 88°26'38" West, 423.30 feet; thence North 00°13'42" East, 384.20 feet to the point of beginning.

Parcel 2:

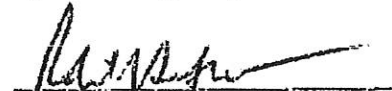
Part of Government Lot 2 of Section 14, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, more fully described as: Commencing at the West quarter corner of Section 14; thence North 00°05'08" West, 1349.38 feet (recorded as North 00°07'19" West, 1350.44 feet) to the North Eighth Line; thence along the North Eighth Line, South 89°52'08" East, 1030.85 feet (recorded as South 89°52'57"

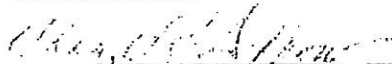
East and South 89°40' East, 1029.65 feet) to the point of beginning; thence continuing along said Eighth Line South 89°52'08" East (recorded as South 89°52'57" East and South 89°40' East), 498.42 feet; thence leaving said Eighth Line South 00°13'44" West, 384.20 feet; thence South 88°27'41" West (recorded as South 88°25'35" West), 392.18 feet to the centerline of former railroad; thence 409.61 feet (recorded as 410.41 feet record South 13°51' East, 101.32 feet and South 15°18' East, 323.28 feet), along said centerline and a curve to the right having a radius of 5729.58 feet, a delta of 4°05'46", and a long chord bearing North 14°50'04" West, 409.52 feet to the point of beginning; except the railroad right-of-way.

Grantors shall defend the title to the Property from and against all lawful claims and demands of all persons claiming by, through, or under the Grantors, but against no other persons, subject only to easements, restrictions, reservations, conditions, and covenants which appear of public record.

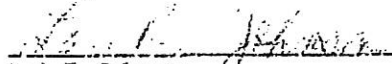
Grantors grant to the Grantee the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967 (Grantors making no representation or warranty as to the existence of any such right). The Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

Dated this 17th day of January, 2007.

  
Robert J. Sefkow

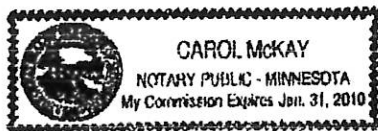
  
Cheryl K. Sefkow


  
Thomas J. Johnson

  
Lois R. Johnson

STATE OF MINNESOTA )  
 )ss.  
COUNTY OF OTTER TAIL )

The foregoing instrument was acknowledged before me this 17th day of January, 2007, by Robert J. Sefkow and Cheryl K. Sefkow, husband and wife.



  
Notary Public

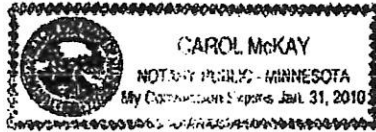
STATE OF MINNESOTA )  
COUNTY OF CROW WING )

)SS.

Page 3 of 3

01 937/355

The foregoing instrument was acknowledged before me this 17th day of January, 2007, by Thomas J. Johnson and Lois R. Johnson, husband and wife.



*Carol McKay*  
Notary Public

Drafted by:  
Robert J. Sefkow  
23089 Birchwood Estates Road  
Fergus Falls, MN 56537

Return to:  
Grantee

Send tax bills to:  
Grantee

**SIGNED STATEMENT THAT THE  
APPLICANT IS THE OWNER**

The undersigned, Fred Gordon, the duly authorized agent and managing member of the Applicants NM Investment Company, LLC and RVTS Acquisition, LLC, hereby states on behalf of the Applicants that the Applicants are the owners of the entire site which is the subject of the Applicants, identified in Exhibit B-1.

Signed:

Dated: March 16 2020

NM INVESTMENT COMPANY, LLC, and  
RVTS ACQUISITION, LLC, both Michigan  
Limited liability companies

By:   
Fred Gordon  
Their Agent and Managing Member



**EXHIBIT C(A-11)**  
**Acreage of Parcels**

***The gross and net acreage of all parcels in the project;***

The entire contiguous land area within which the Proposed Project will be built contains 213.6 acres of land. The identification and acreage of each parcel is set forth in Exhibit B-1. Also see Appendix B ALTA Survey

The Site Plan requires the use of approximately 80 acres of this land. Except for the Main Entrance road, the wastewater treatment plant and the clean-out station, the entire Proposed Project is situated east of the abandoned railway easement, within the boundary line as shown in the attached illustration. Parcels # 1, 8 and 9 are not currently being used in the site plan.

**ALTA / NSPS SURVEY**  
**TIMBER SHORES**  
**NM INVESTMENT COMPANY, LLC**

1280 Business Park Dr.  
 The Woodlands, Michigan  
 48306-3214  
 info@altnsps.com  
 www.altnsps.com

CONSTRUCTION SERVICES  
 SURVEYING  
 EROSION CONTROL SERVICES  
 LANDSCAPE ARCHITECTURE

DATE: 01/18/19  
 SHEET NO. 1 OF 1

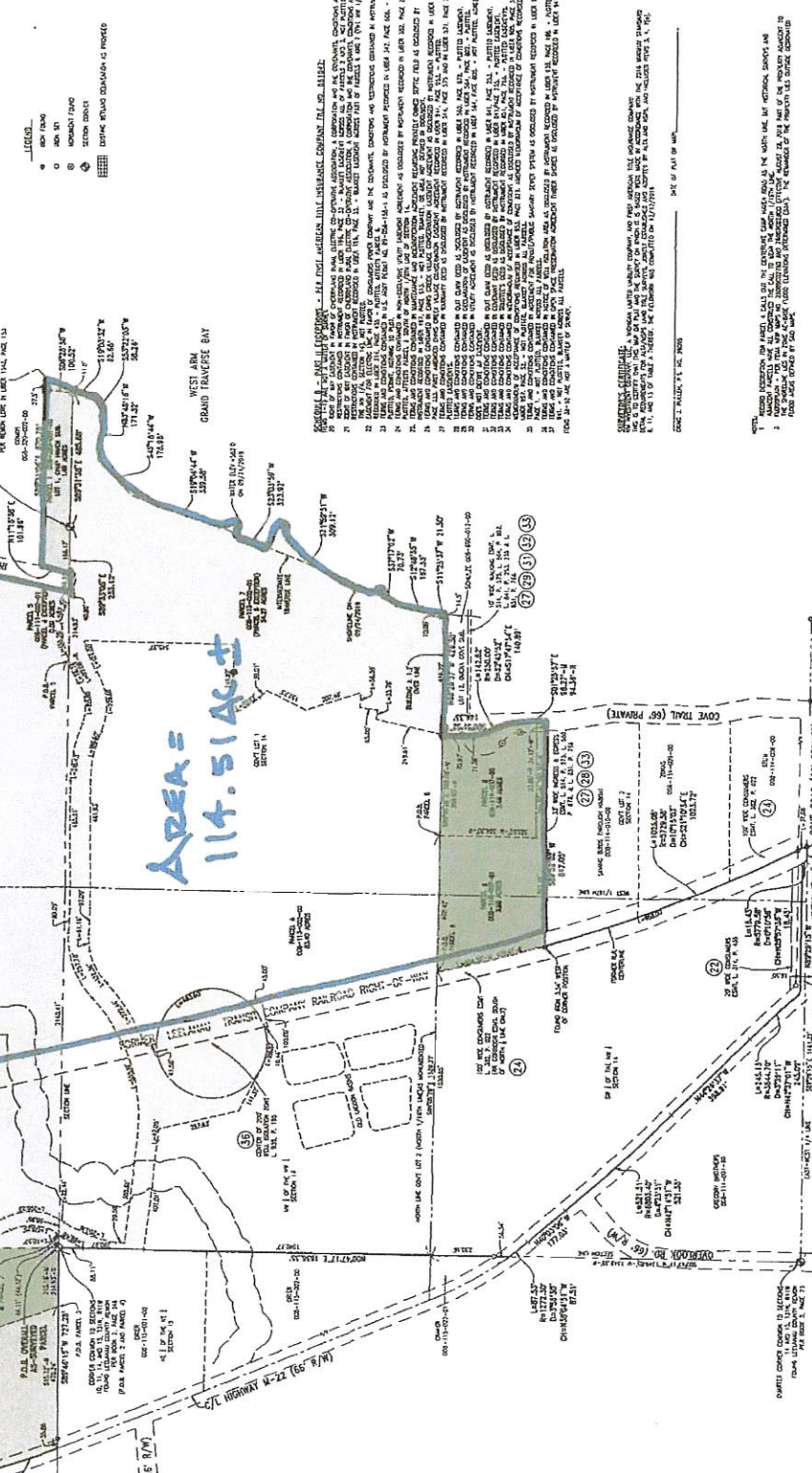


- LEGEND**
- ADJ. BOUND
  - ADJ. BOUND
  - MONUMENT FOUND
  - SETBACK ZONE
  - ▨ CONC. RETAIN WALL TO BE PROPOSED

**NOTICE TO CONTRACTORS** - SEE THE FURTHER INFORMATION CONTAINED IN THE INSTRUMENT FOR THE ALTA / NSPS SURVEY. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE MICHIGAN SURVEYING ACT (ACT 206), AS AMENDED, AND THE MICHIGAN BOARD OF SURVEYING (MBS) RULES AND REGULATIONS.

THIS SURVEY WAS CONDUCTED ON THE DATE(S) INDICATED ABOVE AND IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE BOUNDARIES AND MONUMENTS SHOWN ON THIS SURVEY. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE DATA PROVIDED BY THE CLIENT.

THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE BOUNDARIES AND MONUMENTS SHOWN ON THIS SURVEY. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE DATA PROVIDED BY THE CLIENT.



ID	Date	Description
1	01/18/19	ALTA / NSPS SURVEY
2	01/18/19	ALTA / NSPS SURVEY
3	01/18/19	ALTA / NSPS SURVEY
4	01/18/19	ALTA / NSPS SURVEY
5	01/18/19	ALTA / NSPS SURVEY
6	01/18/19	ALTA / NSPS SURVEY
7	01/18/19	ALTA / NSPS SURVEY
8	01/18/19	ALTA / NSPS SURVEY
9	01/18/19	ALTA / NSPS SURVEY
10	01/18/19	ALTA / NSPS SURVEY
11	01/18/19	ALTA / NSPS SURVEY
12	01/18/19	ALTA / NSPS SURVEY
13	01/18/19	ALTA / NSPS SURVEY
14	01/18/19	ALTA / NSPS SURVEY
15	01/18/19	ALTA / NSPS SURVEY
16	01/18/19	ALTA / NSPS SURVEY
17	01/18/19	ALTA / NSPS SURVEY
18	01/18/19	ALTA / NSPS SURVEY
19	01/18/19	ALTA / NSPS SURVEY
20	01/18/19	ALTA / NSPS SURVEY
21	01/18/19	ALTA / NSPS SURVEY
22	01/18/19	ALTA / NSPS SURVEY
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99	01/18/19	ALTA / NSPS SURVEY
100	01/18/19	ALTA / NSPS SURVEY

**EXHIBIT C(A-14)**  
**Impact Statement**

*Written statement relative to project impacts on existing infrastructure (including traffic capacity of roads, streets, schools, and existing utilities) and project impacts on the natural environment as described and defined in Article 15 of this Ordinance.*

**A. In regard to project impacts on existing infrastructure, the following is provided:**

The subject Project will only have direct ingress from and egress to M-22 at the intersection of N. Overlook road. The construction of the M-22 entrance will require a permit from the Traverse City office of MDOT. This intersection was expanded in 2006 in anticipation of the previously proposed residential development. Most campground guests will be arriving Thursday or Friday evening and departing Sunday afternoon. Vehicles moving in and out of the site will have minimal impact on existing traffic along M-22. Most guests will visit Northport and the surrounding area by car or shuttle vehicles. There will be a gated emergency exit/entrance at the south end of Indian Camp road, which will have no impact on traffic.

This is a seasonal resort, which will have no impact on local schools other than to increase the tax base for school funding. The Project will have an on-site wastewater treatment system and fresh water wells, and therefore will have no impact on local utilities. Electrical utility service is available to the site and natural gas will be brought to the site if locally available.

**B. In regard to project impacts on the natural environment as described and defined in Article 15 of the Ordinance, the following is provided:**

The subject property contains Environmentally Sensitive Areas as defined in the Ordinance, specifically Wetlands, Inland Streams, and Lake Michigan Shoreland. There are no Dunelands, Flood Plains and Floodways, Dominant Ridgeline, or Regulated Shoreline Bluffs as described in the Ordinance within the Timber Shores project area.

Wetlands

The property contains numerous forested wetlands as defined by the Natural Resources and Environmental Protection Act, P.A. 451 of 1994, as amended (NREPA). A comprehensive wetland delineation was performed by King & MacGregor Environmental, Inc. in 2019 and wetland boundaries were flagged and geo-referenced using sub-meter Global Positioning System (GPS) equipment. Post-field work processing of the GPS files resulted in the creation of an accurate map of the wetlands on the subject property proposed for the RV Resort. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) conducted an on-site review and verified the location of wetland boundaries with a total combined wetland area of approximately 10.1 acres. The Wetland Identification Report from EGLE dated December 16, 2019 is included with this Exhibit.

The preparation of the proposed site plan had a primary focus of avoiding wetlands to the greatest practicable extent. In 2006, the Michigan Department of Environmental Quality (now EGLE) issued a permit to impact 0.96 acres of wetland for a proposed housing development. Due to the housing recession soon thereafter that project was not completed. The goal of the proposed Timber Shores RV Resort and Campground design was to have less than 1.0 acres of wetland impact. The current project design indicates unavoidable wetland impact of approximately 1.27 acres. We will continue to review this matter.

The Site Plan illustrates that the 1.27 acres of wetland impact will be mitigated by *restoring* approximately 3.24 acres (2.55:1 ratio) of wetland that was filled during the construction of the original Timber Shores Campground in the 1960s. As a result, the proposed Timber Shores RV Resort and Campground Project will result in *no net loss of wetland acreage*. The restoration ratio of two acres of replacement wetland to mitigate for each acre of wetland impacted (2:1) is the ratio required by the Wetland Protection section of P.A. 451, as amended for forested wetlands.

The wetlands that will be unavoidably impacted for the proposed Project are very small areas. The largest area of wetland to be impacted is for the proposed pond which is the epicenter of aquatic-based recreation at Timber Shores. Some of the wetlands on this property have been impacted by the original Timber Shores Campground and past logging of some areas has altered the habitat on this property. The wetlands are primarily fed by near-surface groundwater and do not contain surface water except for brief periods in early spring in some areas.

An Application for Permit will be submitted to EGLE seeking approval of the proposed wetland impacts and the restoration of wetlands for mitigation of unavoidable wetland impacts.

### Inland Streams

There are two streams as defined by the NREPA on the subject property; Ennis Creek and an unnamed drain, both of which outlet to Grand Traverse Bay. Ennis Creek outlets to the bay north of the Timber Shores property and the unnamed drain outlets to the bay near the south property line of the Project site.

Ennis Creek is protected by a Conservation Easement corridor that extends 50 feet each side of the creek through the Timber Shores property. This easement was granted to Leelanau Township in 2006 as part of the former proposed housing development. There are no intrusions proposed into the Ennis Creek Conservation Easement for the proposed project, but there are portions of a few campsites and portions of camp roads that extend into the 150-foot stream zone as defined in the Ordinance. There will be no building improvements or impervious pavement on any sites within the 150-foot set back area.

None of the sites or roadways proposed within the 150-foot stream zone impact wetlands. The landscape is relatively flat with sandy soils; therefore there should be no storm water runoff to Ennis Creek from the sites and roadways within the 150-foot stream zone. Best Management Practices will be implemented during construction to ensure there are no impacts to Ennis Creek.

The unnamed drain/stream that extends along the east side of the old railroad right-of-way and then curves along the south side of the Project site to its outlet in Grand Traverse Bay was apparently constructed many years ago, either by the railroad or during the development of the original Timber Shores project in the 1960s. This drain has minimal flow with the exception of seasonal runoff and is contained in an excavated ditch with steep banks in some portions.

There are campsites, roads, the main entrance road crossing, and some recreational activity areas proposed within the 150-foot stream zone along the drain/stream. Due to the location and nature of the drain/stream and measures that will be implemented to protect the watercourse during the construction and operational phase of the project, there are expected to be minimal negative impacts to the drain/stream flow or water quality.

#### Lake Michigan Shoreland

Lake Michigan Shoreland is defined in the Ordinance, in part, as “those areas lying within five hundred (500’) of the waterfront setback datum”. Other lands within this district as described in the Ordinance are “Environmental Areas” and “High Risk Areas” as defined in NREPA, none of which are located on the subject property.

The Lake Michigan Shoreland portion of the proposed Timber Shores RV Resort and Campground will be the epicenter of recreational activity at the Resort and, as it was in the past, the focal area for the amenities offered to guests at the Resort. Proposed infrastructure and resort uses proposed within the Shoreland zone include a restored sand beach with cabanas and beach umbrella chairs, a large pond with water recreation amenities, mini-golf, game plaza, main building, roads and parking, campsites, a boat launch and basin for kayaks, paddleboards, sailboats, and small motorized watercraft.

The Timber Shores project will be well buffered from adjacent properties by greenbelts and setbacks. Visibility from Grand Traverse Bay will be a view compatible with the many recreational facilities and developments in Leelanau County. The project site will not be visible from M-22 with the exception of the entrance road and signage adjacent to M-22.



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
LANSING



LIESL EICHLER CLARK  
DIRECTOR

December 16, 2019

Mr. Fred Gordon  
NM Investment Company, LLC  
74 West Long Lake Road, Suite 101  
Bloomfield Hills, Michigan 48304

Dear Mr. Gordon:

SUBJECT: Wetland Identification Report  
Wetland Identification Site Name: 45-Timber Shores-Leelanau Township  
MiWaters Submission Number: HNT-6HY4-EDGAN

The Department of Energy, Great Lakes, and Environment (EGLE) conducted a Level 3 Wetland Identification Review of approximately 67 acres on property (Property Tax Identification Numbers 00-111-002-00, -002-00, and -01) located in Town 31 North, Range 11 West, Sections 11 and 14, Leelanau Township, Leelanau County on October 15, 2019 (Figure 1). The wetland identification was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) and Rule 4 of Wetland Identification and Assessment (R 201.924) of the Administrative Rules of Part 303. This is a report of our findings in response to your Wetland Identification Program (WIP) application.

Based on our on-site investigation which included a review of plants, hydrology, and soils, EGLE confirms, in part, the wetland boundary lines flagged by your consultant. Staff from EGLE also reviewed other pertinent information such as aerial imagery, soils survey data, topographic mapping data, and surface hydrology data.

EGLE staff located additional wetland areas totaling approximately 0.54 acre which brought the total combined area of mapped wetlands on site to approximately 10.1 acres. Wetland 53 in the north is a sinuous wetland winding through young forest. Wetland 25, located near the west boundary of the WIP review area, is a small swale wetland. Wetlands 22 and 1 are both larger areas of remnant, mixed hardwood-conifer forest wetland. Wetlands 23 and 76 are small wetlands dominated by shrub and herbaceous vegetation. Staff also located two additional, small wetland areas connecting several portions of what is now a combined, relatively large Wetland 2. All wetland areas showed evidence of sustained surface or near-surface hydrology occurring during the growing season and were associated with hydrophytic plant species and hydric soil.

The site map (Figure 2) of the WIP review area was created by combining information from your consultant and EGLE. The new map identifies areas containing regulated wetland and non-wetland land.

All wetlands on site are regulated by EGLE because of either or a combination of the following: a surface hydrologic connection to a stream/drain and/or Lake Michigan or proximity to a stream/drain and/or Lake Michigan. For all areas of regulated wetland shown on the site map, please be advised that any of the following activities require a permit under Part 303:

- a. Deposit or permit the placing of fill material in a regulated wetland.
- b. Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c. Construct, operate, or maintain any use or development in a regulated wetland.
- d. Drain surface water from a regulated wetland.

For those areas identified as non-wetland land on the site map, EGLE lacks jurisdiction under Part 303 for activities occurring in those areas.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other EGLE-administered programs. Any land use activities undertaken within the WIP review area may be subject to regulation pursuant to the NREPA under the following:

- Part 91, Soil Erosion and Sedimentation Control
- Part 301, Inland Lakes and Streams
- Part 325, Great Lakes Submerged Lands

Please be aware that this wetland identification report does not constitute a determination of jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the Clean Water Act (CWA) and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, EGLE is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the United States Environmental Protection Agency. Your review area is likely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2211.

You may request EGLE reassess the wetland boundaries and regulatory status of wetlands within any portion of the review area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland

Mr. Fred Gordon  
Page 3  
December 16, 2019

Identification review area must be accompanied by supporting evidence with regard to wetland vegetation, soils, or hydrology different from, or in addition to, the information relied upon by EGLE staff in preparing this report. The request should be submitted to:

Wetland Identification Program  
Department of Environment, Great Lakes, and Energy  
Water Resources Division  
P.O. Box 3045  
Lansing, Michigan 48909-7950

Should you need to apply for a permit for future work at this site, please use the same site name, 45-Timber Shores-Leelanau Township, listed within the subject line of this letter when you are completing the application in MiWaters, EGLE's online permitting system.

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from EGLE.

The findings contained in this report are binding on EGLE until December 16, 2022, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at 517-243-5002 or [GyekisK@Michigan.gov](mailto:GyekisK@Michigan.gov) or EGLE, P.O. Box 3045, Lansing, Michigan 48909-7950, if you have any questions regarding this report.

Sincerely,

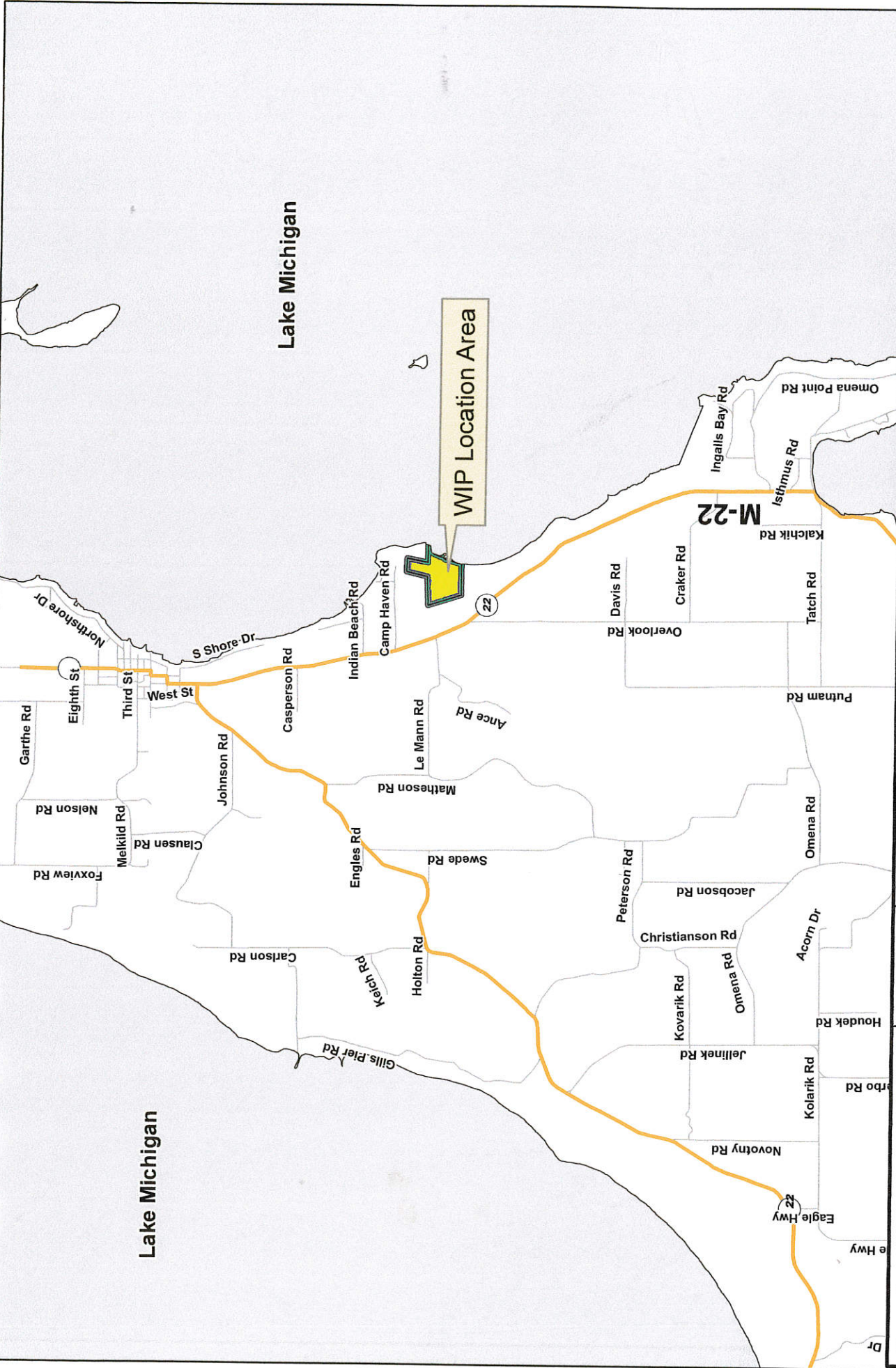


Keto Gyekis  
Wetland Identification Program Coordinator  
Water Resources Division

Enclosures

cc: USACE  
Benzie-Leelanau District Health Department  
Leelanau County Soil Erosion Enforcement Agent (CEA)  
Leelanau Township Clerk  
Mr. Matthew MacGregor, King & MacGregor Environmental, Inc.  
Mr. Joseph Haas, EGLE  
Ms. Robyn Schmidt, EGLE





**Figure 1.**  
**EGLE Wetland Identification Location**  
**Timber Shores**  
**Leelanau Township**  
**HNT-6HY4-EDGAN**

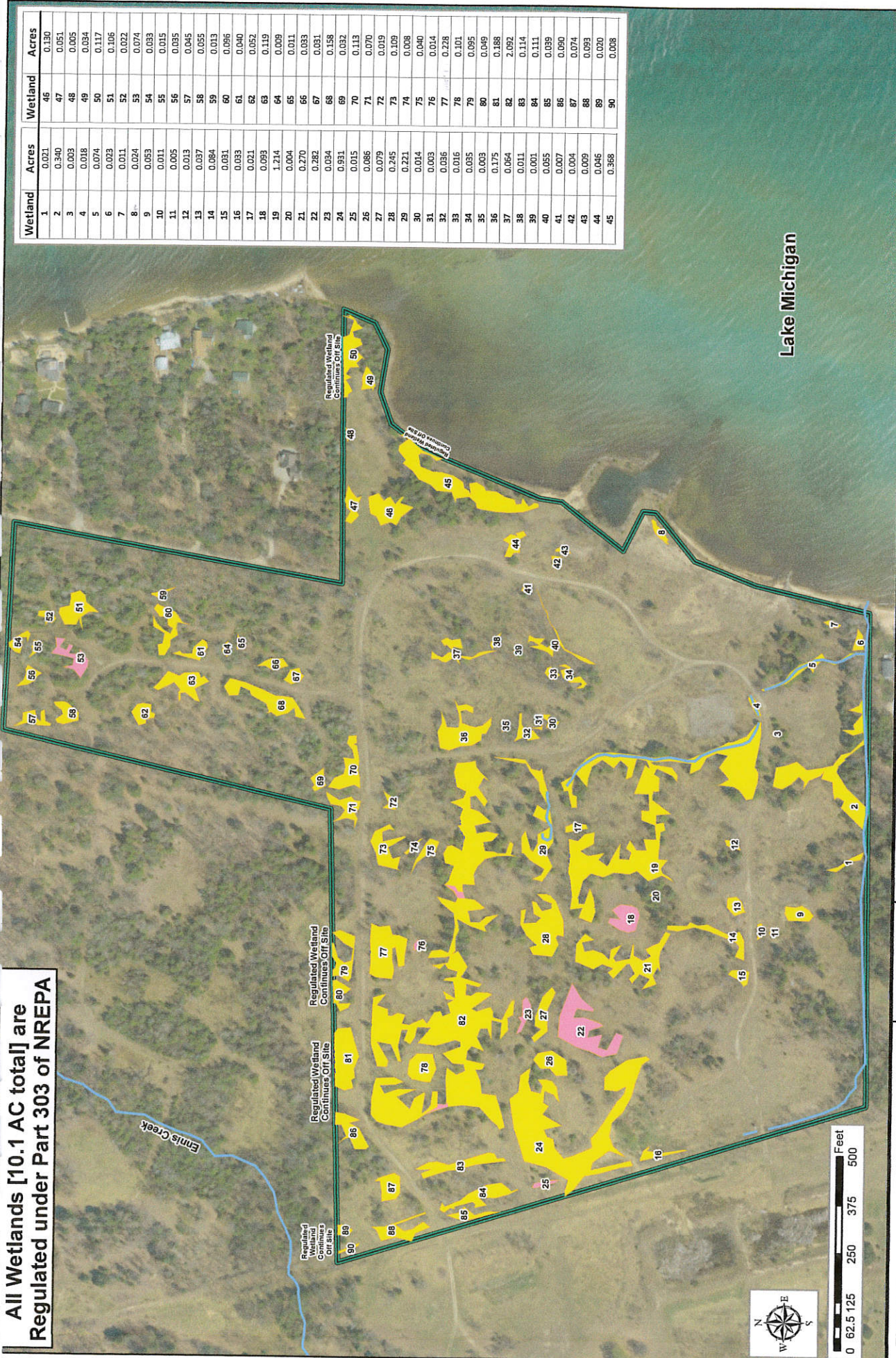
Map created: November 2019  
 C. Gyeles  
 Wetlands, Lakes  
 and Streams Unit, EGLE WRD

Leelanau County

Miles  
 0 0.375 0.75 1.5 2.25 3

North arrow

**All Wetlands [10.1 AC total] are Regulated under Part 303 of NREPA**



Lake Michigan

Wetland	Acres	Wetland	Acres
1	0.021	46	0.130
2	0.340	47	0.051
3	0.003	48	0.005
4	0.018	49	0.034
5	0.074	50	0.117
6	0.023	51	0.106
7	0.011	52	0.022
8	0.024	53	0.074
9	0.053	54	0.033
10	0.011	55	0.015
11	0.005	56	0.035
12	0.013	57	0.045
13	0.037	58	0.055
14	0.084	59	0.013
15	0.031	60	0.096
16	0.033	61	0.040
17	0.021	62	0.052
18	0.093	63	0.119
19	1.214	64	0.009
20	0.004	65	0.011
21	0.270	66	0.033
22	0.282	67	0.031
23	0.034	68	0.158
24	0.931	69	0.032
25	0.015	70	0.113
26	0.086	71	0.070
27	0.079	72	0.019
28	0.245	73	0.109
29	0.221	74	0.008
30	0.014	75	0.040
31	0.003	76	0.014
32	0.056	77	0.228
33	0.016	78	0.101
34	0.035	79	0.095
35	0.003	80	0.049
36	0.175	81	0.188
37	0.064	82	2.092
38	0.011	83	0.114
39	0.001	84	0.111
40	0.055	85	0.039
41	0.007	86	0.090
42	0.004	87	0.074
43	0.009	88	0.059
44	0.046	89	0.020
45	0.368	90	0.008

**EGLE Regulated Wetlands, Original Delineation [9.6 acres total]**

**Additional Regulated Wetlands Delineated by EGLE [0.5 acre total]**

WIP Review Area Boundary

Stream



**Figure 2.**  
**EGLE Wetland Identification Detail**  
**Timber Shores**  
**Leelanau Township**  
**HNT-6HY4-EDGAN**

This drawing showing those wetlands that are regulated and not containing wetland is an approximation of the boundaries flagged on-site.

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Act, Wetlands, Lakes and Streams, and Environmental Protection Act, 1994 PA 451, as amended.

## SECTION C. SITE PLAN REVIEW APPLICATION REQUIREMENTS

**B. Additional Requirements for Major Projects** - The site plan for a Major Project, as defined in Section 2.2.B, shall consist of an accurate, reproducible drawing at a scale of 1"=100' or less, showing the site and all land within 300' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following:

1. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations; **See Appendix (A).**
2. Existing topographic elevations at two-foot contour intervals; **See Appendix (B).** Existing topographic elevations are included with the drawings. A drawing of the "Existing Conditions" also shows the topography, wetlands, and property boundaries.
3. For developments on steep slopes, a report by a certified soil or geotechnical engineer stating that the steep slope can be safely developed together with plans limiting the development of the area comprised of steep slopes to 20% of such area and including specific measures for the stabilization and erosion control of such slopes during and following construction. **Not Applicable.**
4. Grading and drainage plans showing proposed elevations and grading changes and including buildings and parking lots; drainage flows; the size and location of retention basins and the methods to be employed to control soil erosion; **See Exhibit C(B-4) Grading & Drainage.**
5. Location and type of significant existing vegetation and wildlife habitat; **See Exhibit C(B-5) Vegetation & Wildlife.**
6. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains, wetlands; **See Exhibit C(B-6) Wetlands Impact & Mitigation Plan.**
7. Location of sand dunes, if any; **There are no sand dunes on the property.**
8. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each proposed building or building envelope and typical front elevation views of proposed structures; **Exhibit C(B-8) Buildings**
9. Proposed location of accessory structures, buildings and uses, including but not limited to light poles, bulkheads, docks, storage sheds greater than 100 square feet, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable; **See Exhibit C(B-9) Accessory Structures.**
10. Location of existing public roads, rights-of-way and private easements of record, and abutting streets; **See Appendix (A) ALTA Survey.**
11. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entry should be separately depicted with an elevation view; **See Exhibit C(B-11) Roads, Paving, Parking & Entrance.**
12. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof; **See Exhibit C(B-11)**

## **B. Additional Requirements for Major Projects - Continued**

13. Location, size, and characteristics of all loading and unloading areas; N.A.
14. Location and design of all sidewalks, walkways, bicycle paths and areas for public use; See Appendix (B) Site Plan.
15. Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connections points and treatment systems, including septic systems if applicable; See Exhibit C(B-15) Wells & Wastewater and Exhibit C(B-4) Grading & Drainage.
16. Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, and telephone; See Exhibit C(B-16) Utilities
17. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings, tennis courts or swimming pools if applicable; See Exhibit C(B-17) Open Spaces & Facilities.
18. Location, size and specifications of all signs and advertising features with cross sections; There will be a lighted entrance sign subject to Sign Ordinance.
19. Exterior lighting locations with area of illumination illustrated as well as the type of light fixtures and shielding to be used; See Exhibit C(B-9) Accessory Lighting
20. Location and specifications for all fences, walls, and other screening features with cross sections; See Exhibit C(B-21) Landscaping, Fencing & Buffers.
21. Location and specifications for all proposed perimeter and internal landscaping, other buffering features, and screening of all trash receptacles and other solid waste disposal facilities. For all new shrubbery and trees, the proposed size at the time of planting shall be indicated. Vegetation to be retained on the site must also be indicated, as well as size or range of sizes, as appropriate; See Exhibit C(B-21) Landscaping, Fencing & Buffers
22. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by county, state or federal government authorities; See Exhibit C(B-8) Storage.
23. Identification of any significant site amenities or unique natural features and whether they will be preserved; See Exhibit C(B-23) Site Amenities.
24. Identification of any significant views onto or from the site to or from adjoining areas and whether they will be preserved; See Exhibit C(A-14) Impact Statement
25. North arrow, scale and date of original submittal and last revision; and,
26. Identification of the person(s) who prepared the plan, as well as their name, address and phone number. See Section A and Appendix (B).

## EXHIBITS

### Section C. Site Plan Review Application Requirements

#### **B. Additional Requirements for Major Projects**

1. C(B-4) Grading & Drainage
2. C(B-5) Vegetation & Wildlife
3. C(B-6) Wetlands Impact & Plan
4. C(B-8) Buildings & Storage
5. C(B-9) Accessory Structures & Lighting
6. C(B-11) Roads, Paving, Parking & Entrance
7. C(B-15) Water Wells & Wastewater
8. C(B-16) Utilities
9. C(B-17) Common Open Spaces & Facilities
10. C(B-21) Landscaping, Fencing & Buffers
11. C(B-23) Significant Site Amenities

**EXHIBIT C(B-4)**  
**Grading and Drainage Plans**

*Grading and drainage plans showing proposed elevations and grading changes and including buildings and parking lots; drainage flows; the size and location of retention basins and the methods to be employed to control soil erosion;*

Grading and Drainage plans will be developed by Gosling Czubak Engineering Sciences, Inc. in the final design phase and submitted to the Leelanau County Drain Commissioner for approval of Soil Erosion, Sedimentation and Stormwater Runoff Control permit.

## EXHIBIT C(B-5) Vegetation and Wildlife

### *Location and type of significant existing vegetation and wildlife habitat*

Vegetation on the project site is varied and primarily successional plant communities in response to past land uses. There are several major plant community types on the site as described below.

- Evergreen trees such as Eastern white pine, Red pine, Northern white cedar, and Eastern hemlock;
- Deciduous trees such as red oak, sugar maple, red maple, trembling aspen, balsam poplar, white birch, and American basswood;
- Shrub species or shrub-size tree species such as red-osier dogwood, gray dogwood, sandbar willow, black willow, balsam poplar, and trembling aspen;
- Openings dominated by a variety of species of perennial grasses, goldenrods, Queen Anne's lace, and other herbaceous plants.

Wildlife habitat on the subject property, while present, is not exemplary or unique due to past developments and disturbances. An example of an exemplary vegetation community approximately 53 acres in size on the west side of M-22 on property owned at the time by the owner of the present Timber Shores project was placed in a perpetual Conservation Easement as a component of the former proposed housing project at Timber Shores. The land within the Conservation Easement protects much of the headwaters of Ennis Creek and contains some old-growth timber and is mostly wetland. Likewise, the Conservation Easement along the Ennis Creek corridor on the property owned by NM Investment Company LLC east of M-22 was granted to Leelanau Township to protect Ennis Creek from disturbance.

Past land uses, including the development of the former Timber Shores Resort in the 1960s; demolition and removal of infrastructure from the former Timber Shores Resort (including a number of large buildings, paved areas, underground utilities, tennis courts, etc.); logging of portions of the property (both clear cutting and selective logging); clearing to restore roads and former development sites as part of the 2006 proposed housing development; and other perturbations on the landscape over time have resulted in the mixture of vegetation types and wildlife habitats that are present today.

The Timber Shores property is primarily inhabited by white-tailed deer, raccoons, skunks, opossums, small rodents, red squirrels, black and grey squirrels, chipmunks, mink (along streams and the lakeshore), and birds such as raptors (hawks and owls inland, bald eagles along the lakeshore), ruffed grouse, black-capped chickadees, blue jays, American robins, cardinals, and other species of songbirds, some of which only migrate through the area in the spring and fall migrations, such as many species of warblers and related species. Shorebirds such as sandpipers, killdeer, dunlins, and Herring gulls, Ring-billed gulls, and Common terns will utilize the near-shore and beach habitats along Grand Traverse Bay.

**EXHIBIT C(B-6)**  
**Existing watercourses & waterbodies**

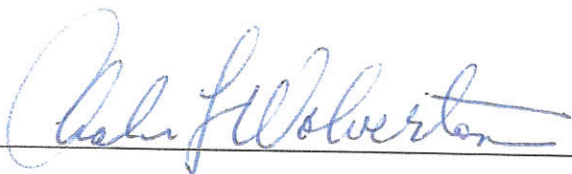
*Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains, wetlands*

The watercourses and water bodies on or adjacent to the subject property are Grand Traverse Bay, Ennis Creek, and an unnamed stream that is located in a ditch excavated many years ago located along the west and south portion of the proposed project (east side of the abandoned railroad easement and along the south border of Parcels #6 & 7. There are numerous wetlands on the property that have been substantially impacted by development of the former Timber Shores Resort in the 1960s. A wetland impact mitigation plan has been developed for approval by EGLE and, if approved, would result in a net gain of wetland area on the project site.

The project property does not contain any designated floodplains. There are no designated county drains servicing the Project Property. **Exhibit C(B-4)** describes the proposed Grading and Drainage Plan. The watercourses, Grand Traverse Bay and the wetlands are depicted on the site plan.

**Verification Statement**

Based upon my familiarity with the Timber Shores project site obtained through work for prior proposed projects over the past 20 years, I can verify that the site plan for the proposed Timber Shores RV Resort depicts all of the streams, lakes, and wetlands located on the subject property.



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Charles L. Wolverton

Natural Resources Consultant

Wolverton Consulting LLC



**EXHIBIT C(B-8)**  
**Buildings & Storage**

***Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each proposed building or building envelope and typical front elevation views of proposed structures***

There are no existing building structures on the site. The proposed Timber Shores RV Resort & Campground will have one main activities building, a maintenance & storage building, two (2) ancillary Bathhouses, and a pump house for the on-site wastewater treatment system.

The Main Activities Building will be located as indicated on the Site Plan near the beach and pond activities area. This building is anticipated to be approximately 7,500 to 10,000 sf in total size. It will be a single story with high ceilings. The architectural style will be patterned after a similar structure serving the Mamouth Cave Kentucky Yogi Bear Campground. See accompanying photo. This facility will contain:

- Reservations and offices
- Laundry facilities – this will be the main laundry for the resort
- Bath and shower facilities
- Short order type kitchen and food service area (not a full service restaurant)
- Games & crafts area.
- Entertainment activities and stage area
- Deck area overlooking the water sports Pond

The Maintenance & Storage building will be centrally located as indicated on the Site Plan. This building will be approximately 60' x 100' 6,000sf in size. This facility will contain:

- Workshop for repairs and equipment storage
- Mezzanine area for winter storage of campground equipment.
- Ancillary Bathhouse accommodations with toilets & shower stalls.
- Above ground double-walled (2) 500-gallon storage tanks for gasoline and diesel fuel with concrete protection pillars and spill containment equipment.
- Bulk storage propane tank. Note that all park model cabins will use propane.

Two Bathhouses will be provided in addition to facilities in the Main Activities Building and the Maintenance & Storage Building. These bathhouses will be located as indicated in the Site Plan and sized to accommodate restroom and shower stalls for campers. Note that all RV sites will be independent with sewer connections.

**EXHIBIT C(B-9)**  
**Accessory Structures & Lighting**

***Proposed location of accessory structures, buildings and uses, including but not limited to light poles, bulkheads, docks, storage sheds greater than 100 square feet, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.***

See Exhibit C(B-8) for a description of the proposed building structures. Accessory structures include the following:

- Light Poles: Minimal site lighting in the day use parking area, common areas, and along the main entrance drive will be designed in accordance with best practices design for Dark Sky ordinances and camper concerns for safety and night sky viewing. Fixtures will be a full cut off type to prevent uplight. Illumination from the minimal fixtures proposed will be contained to the campground property.
- Boat basin: this will be a restoration of the existing breakwall, shoreline bulkhead and docks.
- Maintenance & Storage building is described in Exhibit C(B-9)
- Well House will be built to house the plumbing and mechanical systems for the fresh water system.
- Wastewater Treatment Plant: The proposed treatment plant will be an AquaCell MBBR System by Aquapoint Advanced Wastewater Treatment Systems. <https://www.aquapoint.com> The system generally consists of a battery of underground tanks which provide the wastewater treatment. Primary parts of the system which are visible above grade are access hatches, portions of the clarifiers, and a small control building approximately 12'x12' in size. See accompanying photos of typical installation.



Typical underground tank installation



Typical access hatches after completion

Timber Shores RV Resort & Campground



Typical clarifiers and control building

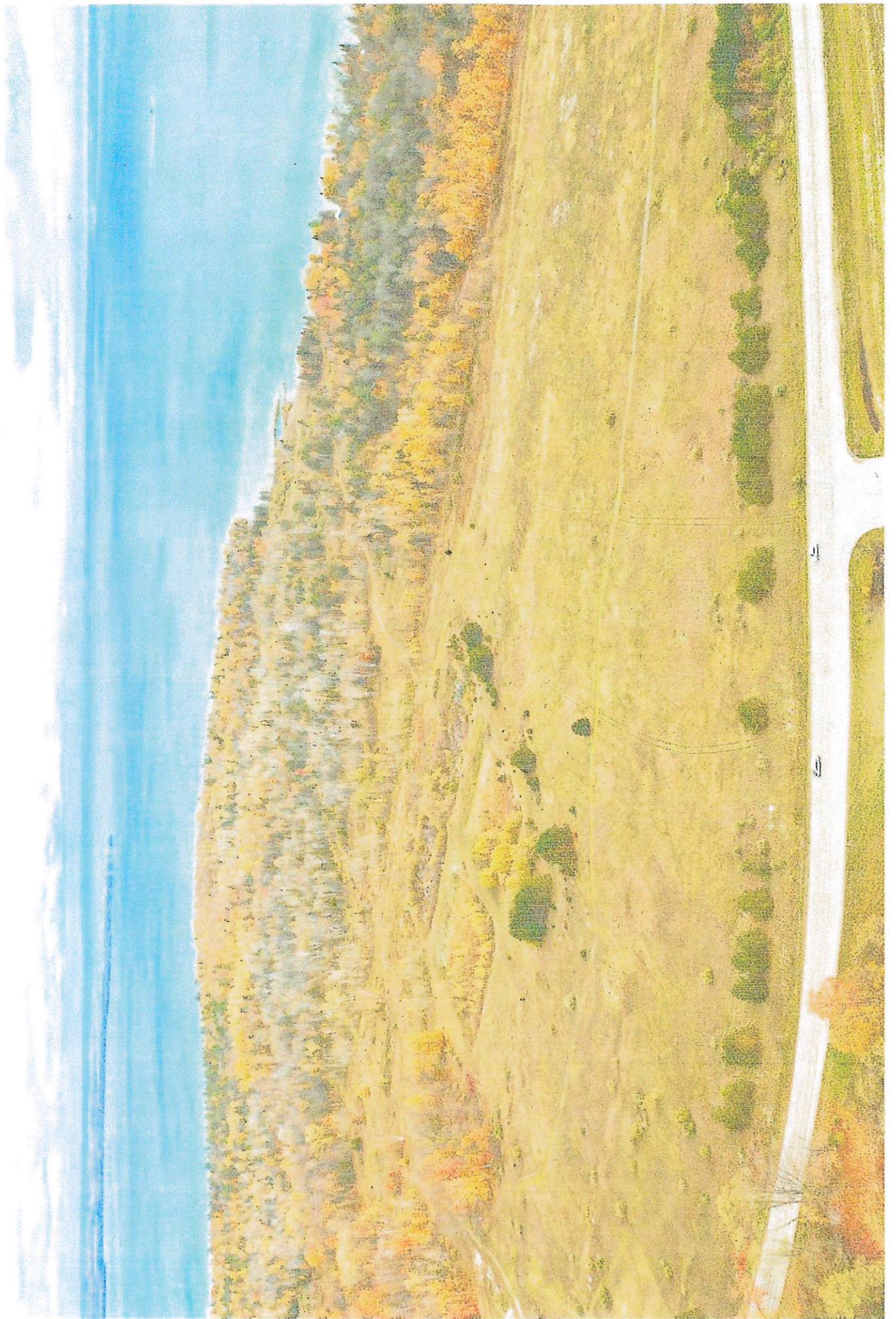
Timber Shores RV Resort & Campground

EXHIBIT C(B-11)  
Roads, Paving and Entrance

***Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entry should be separately depicted with an elevation view***

The Main Entrance and the Gated Emergency Entrance are indicated in the Site Plan as are all of the campground roads. Please note the following:

- All roads will be asphalt paved
- The main entrance road will be a two-way road of approximately 25' width
- The main entrance at the intersection of M-22 and N. Overlook Rd. is illustrated in the Site Plan. This entrance will be designed pursuant to permitting from the Traverse City office of MDOT
- There will be a service road entrance off of M-22 for access to the Wastewater Treatment Facility. This will also be subject to MDOT permit.
- All campground roads will be one-way of approximately 18' width.
- All roads will be designed in accordance with the site plan subject to final EGLE approval of the Wetland Mitigation Plan.
- A day-use asphalt paved parking area with approx. 109 spaces is to be located off of the main entrance road near the main activities area.
- Paved parking for approximately 48 golf carts will be opposite the Main Activities Building.
- Campsite parking areas will be 12' wide compacted crushed limestone for the length of the site.
- Storm water drainage, soil erosion and wetlands impact will be important considerations in the road design work by Gosling Czubak Engineering Sciences, Inc.
- An aerial view of the M-22 N. Overlook Rd entrance area is attached.



# Timber Shores RV Resort

Area Map of Leelanau Township and properties within 300 feet of the proposed Timber Shores Resort

## Legend

 8030 N Indian Camp Rd



**EXHIBIT C(B-15)**  
**Water Wells and Wastewater Treatment**

*Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connections points and treatment systems, including septic systems if applicable*

The location of two existing 12-inch water supply well casings are shown on the site plan, and noted as primary and secondary wells. The 200' diameter isolation zone is also indicated. Both of these wells were tested and approved by the State of Michigan when they were installed in 2006. New testing will be done to verify those results. The location of water mains, fire hydrants and valving will be determined in the final design phase.

A proposed on-site wastewater treatment plant is to be located in Section 10, ALTA Survey Parcel # 3. A preliminary design has been developed in the report prepared by engineer Gosling-Czubak with design details and permitting to be completed in final design phase. Soil borings done in 2006 show that the groundwater is deep enough on this parcel to accommodate on-site disposal using rapid infiltration basins. The location of sanitary sewer lines will be determined in the final design phase.

A sanitary Dump-Station will be located off of the main entrance road to service registered campground guests that may not have the ability to connect to the on-site sewer, and as is required for campgrounds. This station will be directly connected to the on-site treatment system and therefore will not require a holding tank.





Timber Shores RV Resort & Campground

**EXHIBIT C(B-16)**  
**Location of Utilities**

*Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, and telephone;*

All campsites will be serviced with lighted 50/30/20 amp electrical service pedestals. Electrical service will also be provided to all structures and lighting equipment. The Electrical design will be developed in the final design phase. Electrical service lines currently run through the property along the abandoned railroad easement.

Propane gas will be used for all Park Model Cabins, which will have individual tanks. A bulk storage propane tank will be situated adjacent to the Maintenance Building. Natural gas, if available, will be piped to the Main Activities Building, Maintenance Building and Bathhouses. Otherwise these buildings will also use Propane gas. Cable TV/Internet may be added if available.

On-site wastewater treatment is planned and on-site fresh water wells will also service the site. See Section C(B-15) for comments regarding On-Site Wastewater Treatment and Fresh Water Wells.

EXHIBIT C(B-17)  
Common Open Spaces & Facilities

***Proposed location, dimensions and details of common open spaces and common facilities such as community buildings, tennis courts or swimming pools if applicable;***

The proposed Timber Shores RV Resort & Campground is an approximately 80 acre development within a 213 acre tract of land, all of which is within the Commercial Resort Zoning District. The Campground will contain approximately 341 campsites, with no permanent structures on any sites. There will be a Main Activities Building and ancillary Bathhouses as shown on the Site Plan and as described in Exhibit C(B-8) In addition there will be an activities area containing:

- an approximately 1.83 acre recreation pond containing water sports equipment and swimming area.
- Open beach space
- 18-hole mini-golf
- Zoom flooms
- Pedal Kart path

There will be camper recreation areas containing various activities such as Gaga Pit, Basketball and Pickelball courts, corn hole, ping pong and other playground areas. There will also be a fenced dog park for campground pets.

In addition, the Grand Traverse Bay beach area will be available to all guests for beach activities, swimming, boating, fishing etc. The Northwestern area of the resort contains the Ennis Creek trout stream which will also be available to guests for nature walks and trout fishing.

Pursuant to Section 7.3-G. of the Zoning Ordinance 25% of the project site shall be set aside as designated permanent open space as defined in the Ordinance. A portion of this designated Open Space will include non-submerged Wetlands that have been included in a Conservation Easement granted to the State of Michigan pursuant to the Wetland Impact Mitigation Plan permit. The remaining portion of dedicated Open Space will be set aside pursuant to an irrevocable conveyance.

EXHIBIT C(B-21)  
Landscaping, Fencing & Buffers

***Location and specifications for all proposed perimeter and internal landscaping, other buffering features, and screening of all trash receptacles and other solid waste disposal facilities. For all new shrubbery and trees, the proposed size at the time of planting shall be indicated. Vegetation to be retained on the site must also be indicated, as well as size or range of sizes, as appropriate***

The Timber Shores project will be well buffered from adjacent properties by greenbelts and setbacks. Security fencing with a vegetated buffer will be installed along the southern boundary to provide isolation from the adjacent property. This Security Fencing will extend around the recreation pond in compliance with Ordinance requirements and campground safety concerns. Visibility from Grand Traverse Bay will be a view compatible with the many recreational facilities and developments in Leelanau County. The project site will not be visible from M-22 with the exception of the entrance road and signage adjacent to M-22.

As many of the existing trees will be preserved as possible in order to maintain wildlife habitat and provide buffers and screening for campers and from adjacent properties. Trees and other vegetation will be planted in some areas with native species to provide additional habitat, buffers, screening and landscape restoration.

Trash receptacles and the wastewater treatment facility will be fenced with vegetated buffers.

See Exhibit C(B-5) for a description of the existing plant community types currently located on the property.

**EXHIBIT C(B-23)**  
**Significant Site Amenities or Unique Natural Features**

*Identification of any significant site amenities or unique natural features and whether they will be preserved;*

The beach along Grand Traverse Bay will be restored as previously existed with the former Timber Shores Resort and will be a significant site amenity. The boat basin and associated breakwaters constructed by the former Timber Shores Resort will also be restored and upgraded for launching and mooring of small watercraft, paddleboards, and kayaks as another significant amenity to the proposed resort.

Ennis Creek courses through the northern portion of the project site and is protected by a 100-foot wide Conservation Easement granted to Leelanau Township. The only activities that may be conducted within the Conservation Easement corridor are those that are allowed in the easement, such as clearing of dead vegetation that pose a risk to the public. The proposed project does not encroach upon the Ennis Creek Conservation Easement.

As many of the existing trees will be preserved as possible in order to maintain wildlife habitat and provide buffers and screening for campers and from adjacent properties. Trees and other vegetation will be planted in some areas with native species to provide additional habitat, buffers, screening and landscape restoration.

As shown on the site plan, to meet the requirements for mitigation of wetlands that must be impacted by the proposed project approximately two acres of wetlands in four areas formerly filled by the development of the Timber Shores Resort in the 1960s will be restored by removing the old fill down to the prior wetland grade, thus restoring the wetland hydrology to these four areas. The wetland restoration areas are located within existing wetlands and will result in restoration of the larger wetland complex, which is desirable from an ecological perspective.

## SECTION C. SITE PLAN REVIEW APPLICATION REQUIREMENTS

**C. Waiver of requirements - Major Projects** - Any site plan requirements that are determined not applicable to a specific Major Project by both the Zoning Administrator and a member of the Planning Commission designated by the Chairperson may be waived.

**We request consideration of the following matters as to the applicability of Ordinance provisions and whether a waiver is required.**

1. *Article 7, Section 7.3 (A5) Commercial Resort District stipulates that uses not meeting the criteria of the Ordinance include "miniature golf courses".*

**We request approval to operate an 18-hole mini golf course for registered guests within the recreation area as illustrated in the site plan.**

2. *Article 15, Section 15.2 and 15.5 of the Zoning Ordinance stipulates a 150 foot setback from any stream within an Environmentally Sensitive Area.*

It is not clear as to what elements of the Proposed Project, i.e. campsites, utility lines, parking areas or roads would be subject to this setback requirement. There are a small number of campsites, and a couple small sections of roads that would come within the 150' setback, but would be outside of the 50' Ennis Creek Conservation Easement setback.

- a. **We agree to the requirements stipulated in Section 15.5, but wish to confirm that the 150' Setback Requirement does not apply to:** (A) the establishment of RV or tent campsites, which will only have gravel parking areas, and underground utility lines for water, sewer and electrical service. Please note that with respect to Ennis Creek we will be in full compliance with the 50' setback requirement in the Conservation Easement; and (B) to campground roads which will be in compliance with the Ennis Creek Conservation Easement.
3. *Article 7 Section 7.3 G. Open Space Requirements; Stipulates a minimum of twenty-five percent (25%) of the project site shall be set aside as designated permanent open space.*

**We wish to confirm the following with respect to:** (A) the designation of "Open Space", (B) the restricted use of these designated "Open Spaces", and (C) the future substitution of Open Spaces. We propose to designate the following non-submerged land for the required Open Space:

- a. Designated Open Space
  - i. Any such land as may already be within any conservation easement.
  - ii. Any beach area above the Federal High Water Mark
  - iii. Any beach area adjacent to a Pond
  - iv. Any open playground area excluding hard surfaced areas.
- b. Clarification of Restricted Uses of designated Open Space
  - i. The only use restriction is to not permit any building improvement or impervious surface area.
- c. Future substitution of designated Open Space:
  - i. We would reserve the right to substitute other qualified Open Space in the future, as the need may arise to reconfigure the uses of designated Open Spaces.

4. **Article 3 Table 3.5(A). Footnote 22 defines a “dwelling unit” as “any residence which is part of a single family, two-family or multiple family building, including a townhouse residence; a rental cottage; a camping space; a recreational vehicle park space; or a hotel, lodge, or motel room.” Footnote 22a further states: “In the case of camping facilities, recreational vehicle parks, and hotels, lodges, motels or multiple family dwellings which are not characterized by townhouse construction, the maximum number of dwelling units permitted shall not exceed the number derived from dividing the total parcel acreage, exclusive of permanently submerged lands and all right-of-ways and easements for roads, including boundary and access roads, by 0.35.”**

There is no specific definition of “Camping space”. **We request for the purpose of this application, that the definition of a Camping Space should exclude Dependant Tent Camping sites**, which are only provided with electrical and tap water service, and which will rely upon common area bathhouse facilities for toilet, shower and laundry. These Dependent Tent Sites are located in the Former Timber Shores campground sites, which are surrounded by wetlands and not suitable for RV campsites.