AKTPEERLESS
ENVIRONMENTAL SERVICES

22725 Orchard Lake Road
Farmington, Michigan, 48336
T (248) 615-1333 **F** (248) 615-1334
www.aktpeerless.com

June 19, 2026

Dan Marsh
City Administrator
City of Southgate
Southgate, Michigan 48195

Subject: Southgate Tower Redevelopment Project – 16333 Trenton Road, Southgate, Michigan; TIF Reimbursement Request #1

Dear Mr. Marsh:

AKT Peerless ("AKT") presents this letter on behalf of Southgate Tower, LLC (the "Developer") as a Tax Increment Financing (TIF) Reimbursement Request ("Submittal #1") for the cost of eligible activities completed for the Southgate Tower Redevelopment (the "Project"), located at 16333 Trenton Road, Southgate, Michigan (the "Property"). Enclosed is documentation seeking the City of Southgate Brownfield Redevelopment Authority's (the "Authority") approval of eligible expenses for reimbursement pursuant to the Reimbursement Agreement between the Developer and the Authority.

Brownfield Redevelopment Project Status

The Project involves completing eligible activities at the Property as described in the approved Brownfield Plan, as amended, including Preapproved Department-Specific Activities, demolition, lead and asbestos survey and abatement, and the preparation and implementation of the Brownfield Plan. Submittal #1 reflects costs incurred by Developer 1, Southgate Tower, LLC, to complete the eligible activities listed above at the Property.

Additional costs incurred by Developer 2, the City of Southgate, may be submitted to the Authority under a separate submittal.

Eligible Activity Narrative

The activities included in this request have been completed at the subject property and are considered eligible under Section 2 of PA 381 of 1996, as amended ("Act 381"), as they are part of an approved Brownfield Plan. Table 1 below summarizes the costs submitted in Submittal #1 and are for eligible activities completed to date. An explanation of the activities performed follows the table and is detailed within Appendix A and Appendix B.

The referenced costs in Table 1 below are in accordance with the following: 1) the amended Brownfield Plan approved by the Authority and the City of Southgate City Council on November 9, 2025, and January 7, 2026, respectively, as well as the Reimbursement Agreement executed on October 20, 2022. Therefore, these activities qualify as eligible activity expenses.

Table 1. Eligible Expense Summary

Eligible Activity	Requested Reimbursement
Predevelopment Activities	$38,346.07
Demolition	$1,763,365.81
Lead/Asbestos Abatement (not funded by DCC Loan)	$43,196.49
Brownfield Preparation	$28,141.50
Brownfield Plan Implementation	$8,530.00
Total	**$1,881,579.87**

Eligible Activity Expenses

Predevelopment Activities

Predevelopment activities were performed on the subject property by AKT Peerless and Testing Engineers & Consultants, Inc. Eligible activity costs included within this request pertain to environmental site assessments (Phase I ESAs, Phase II ESAs), Asbestos/Hazardous Material Surveys, and drilling and geotechnical analysis.

A total of **$38,346.07** in Developer-incurred costs for these activities are included within this request. The entirety of these costs is considered eligible for Developer reimbursement from a proportional split from state(school) and local tax increment revenue and are exempt from state approval per Act 381 Section 13b(8). Eligibility applies to these activities whether these activities occurred prior to, during or after the approval of the Brownfield Plan and the Work Plan, per Act 381. Additionally, these activities are included in the approved amended Brownfield Plan.

Demolition

Demolition activities were performed by The Alan Group Constructors, LLC. Eligible activity costs included in this request pertain to electrical demolition, demolition of the existing structure, demolition of metal panels, and project management during demolition activities.

A total of **$1,763,365.81** in Developer-incurred costs for these activities are included within this request. These activities are identified within the approved amended Brownfield Plan; therefore, these activities can be considered eligible for Developer reimbursement from local-only tax increment revenue.

Lead/Asbestos Abatement

Lead/Asbestos Abatement activities were performed by The Alan Group Constructors, LLC, Salmon Environmental, LLC, and City Abatement Services, LLC. Eligible activity costs in this category refer to items that aren’t covered by the loan awarded to the Developer by the Downriver Community Conference (“DCC Loan”). Requested costs pertain to asbestos bulk sampling, and selective abatement within existing elevator shaft.

A total of **$43,196.49** in Developer-incurred costs for these activities are included within this request. These activities are identified within the approved amended Brownfield Plan; therefore, these activities can be considered eligible for Developer reimbursement from local-only tax increment revenue.

Brownfield Plan Preparation

Brownfield Plan Preparation activities were performed by AKT with associated fees charged by Dawda. Eligible activity costs included in this request pertain to professional services rendered to prepare a Brownfield Plan, reimbursement agreement preparation, and Brownfield Plan Amendment discussions.

A total of **$28,141.50** in Developer-incurred costs for these activities are included within this request. These activities are identified within the approved amended Brownfield Plan, therefore can be considered eligible for Developer reimbursement for local-only tax increment revenue.

Brownfield Plan Implementation

Brownfield Plan Preparation activities were performed by AKT. Eligible activity costs included in this request pertain to the coordination, cost tracking, and reimbursement request package assembly for submittal.

A total of **$8,530.00** in Developer-incurred costs for these activities are included within this request. These activities are identified within the approved amended Brownfield Plan, therefore can be considered eligible for Developer reimbursement from local tax increment revenue.

Conclusion

The eligible activities and associated costs detailed in Submittal #1 are consistent with the approved Brownfield Plan, as amended, and the executed Reimbursement Agreement. These activities represent a major improvement within Southgate and contribute to creating a safer and healthier environment for the community.

On behalf of Southgate Towers LLC, AKT Peerless requests the City of Southgate Brownfield Redevelopment Authority's review and approval of Submittal #1, **totaling $1,881,579.87** in Developer incurred expenses in order to facilitate the reimbursement of eligible costs. Reimbursement of these costs will support the continued progress and successful completion of this transformative project.

Please see the attached for a detailed accounting of eligible expenses (Appendix A) and detailed documentation of eligible expenses (Appendix B) including invoices and proof of payment.

Should you have any questions or need further information regarding this request, please do not hesitate to contact me: gelleltyj@aktpeerless.com or (248) 200-6666.

Sincerely,

Jenn Gelletly
Senior Project Manager, Incentives
AKT Peerless

[Appendixes follow]

Appendix A

Detailed Accounting of Eligible Expenses

AKT PEERLESS
ENVIRONMENTAL SERVICES

Reimbursement Tracking for Brownfield Eligible Activities
Southgate Tower, LLC
Southgate Tower Redevelopment
16333 Trenton Road, Southgate, Michigan
Eligible Activity Costs: *as of June 2026*

Developer Reimbursement Request Summary Table			
Eligible Activity (EA) Category	**EA Costs Approved in Plan(s)**	**Amount Requested**	**Remaining** *(for further requests)*
Predevelopment Activities	$ 40,676	$ 38,346.07	*$ 2,329.93*
Department Specific Activities	$ -	$ -	*$ -*
TOTAL EGLE ENVIRONMENTAL ELIGIBLE ACTIVITIES	**$ 40,676**	**$ 38,346.07**	***$ 2,329.93***
Demolition	$ 1,763,366	$ 1,763,365.81	*$ 0.19*
Lead, Asbestos, and Mold Abatement*	$ 1,138,200	$ 43,196.49	*$ 1,095,003.51*
TOTAL MSF NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	**$ 2,901,566**	**$ 1,806,562.30**	***$ 1,095,003.70***
15% Contingency on Eligible Activities	$ -	$ -	*$ -*
Brownfield Plan Preparation	$ 15,000	$ 28,141.50	*$ (13,141.50)*
Brownfield Plan Implementation	$ 30,000	$ 8,530.00	*$ 21,470.00*
Grand Total of Eligible Activity Costs**	**$ 2,987,242**	**$ 1,881,579.87**	***$ 1,105,662.13***

**Most Abatement activity costs were covered by a RLF Loan from the DCC - requested costs are exceedances not covered by the loan*

***Interest to Developer not included in Total, but is approved under the Plan*

Activity (as identified in the Brownfield Plan/Act 381 Work Plan)	Req #	Invoice Description	Contractor	Invoice No.	Invoice Date	Proof of Payment	Amount Requested	Notes for Submittal
EGLE ENVIRONMENTAL ACTIVTIES								
Predevelopment (Work Plan Exempt) Activities								
Predevelopment Activities	1	Phase I Environmental Site Assessment	AKT Peerless	62854	7/31/2021	AKT AR Ledger	$ 2,500.00	requested amount is for full costs incurred (includes $1,250 retainer)
Predevelopment Activities	1	Professional services rendered and projects costs incurred to conduct an Asbestos/Hazardous Materials Survey	AKT Peerless	63134	8/31/2021	AKT AR Ledger	$ 8,094.30	
Predevelopment Activities	1	Phase II ESA	AKT Peerless	63177	8/31/2021	AKT AR Ledger	$ 3,068.75	
Predevelopment Activities	1	Phase II ESA	AKT Peerless	63581	9/30/2021	AKT AR Ledger	$ 1,308.00	
Predevelopment Activities	1	Asbestos/Hazardous Materials Survey	AKT Peerless	63830	10/31/2021	AKT AR Ledger	$ 13,805.70	
Predevelopment Activities	1	Professional services rendered to and project costs incurred to prepare an Abatement Scope of Work Summary Letter	AKT Peerless	64829	1/31/2022	AKT AR Ledger	$ 1,600.00	
Predevelopment Activities	1	Phase I ESA Update	AKT Peerless	65856	4/30/2022	AKT AR Ledger	$ 1,500.00	
Predevelopment Activities	1	Asbestos/Hazardous Materials Survey	AKT Peerless	66602	6/30/2022	AKT AR Ledger	$ 915.32	
Predevelopment Activities	1	drilling; geotechnical analysis and engineering report	TEC	153999	2/28/2023	Bank Statement ck #1118	$ 1,889.00	
Predevelopment Activities	1	mobilization, boring layout and utility clearance, drilling and sampling, EA laboratory analyses	TEC	153604	12/31/2022	Bank Statement ck #1111	$ 3,665.00	
MSF NON-ENVIRONMENTAL ACTIVITIES								
Demolition								
Demolition	1	Line item no. 2230: Demolition	The Alan Group Constructors, LLC	Pay. App 25/ Sworn Statement	6/30/2025	waiver/ ck #309	$ 1,522,997.33	
Demolition	1	Line item no. 2232: Demolition- Metal Panels	The Alan Group Constructors, LLC	Pay. App 25/ Sworn Statement	6/30/2025	waiver/ ck #309	$ 81,000.00	
Demolition	1	Line item no. 16101: Electrical - Demo	The Alan Group Constructors, LLC	Pay. App 25/ Sworn Statement	6/30/2025	waiver/ ck #309	$ 30,950.48	
Demolition - Soft Costs	1	Line item no. 1000: General Conditions Linte item no. 1002: Project Management	The Alan Group Constructors, LLC	Pay. App 25/ Sworn Statement	6/30/2025	waiver/ ck #309	$ 128,418.00	proportional costs to contract costs (Already Paid column)
Demolition Subtotal							***$ 1,763,365.81***	
Lead & Asbestos Abatement								
Asbestos Abatement	1	Asbestos Bulk Sampling	The Alan Group Constructors, LLC; Salmon Environmental, LLC	1059; 2236	2/28/2023; 2/18/2023	waiver/ ck #309	$ 7,826.49	
Asbestos Abatement	1	Line item no. 2235: Demo for abatement activities [City Abatement - Subcontractor]	The Alan Group Constructors, LLC	Pay. App 25/ Sworn Statement	6/30/2025	waiver/ ck #309	$ 26,370.00	
Asbestos Abatement	1	Removed and disposed of 42 SF [each] of Trowel Line Material in Elevator #3…#4	City Abatement Services, LLC	7845	10/30/2025	waiver/ ck #309	$ 9,000.00	
Lead & Asbestos Abatement Subtotal							***$ 43,196.49***	

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ENVIRONMENTAL SERVICES

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TOTAL MSF NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	**$ 2,901,566**	**$ 1,806,562.30**	***$ 1,095,003.70***
15% Contingency on Eligible Activities	$ -	$ -	*$ -*
Brownfield Plan Preparation	$ 15,000	$ 28,141.50	*$ (13,141.50)*
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**Most Abatement activity costs were covered by a RLF Loan from the DCC - requested costs are exceedances not covered by the loan*

***Interest to Developer not included in Total, but is approved under the Plan*

Activity (as identified in the Brownfield Plan/Act 381 Work Plan)	**Req #**	**Invoice Description**	**Contractor**	**Invoice No.**	**Invoice Date**	**Proof of Payment**	**Amount Requested**	**Notes for Submittal**
OTHER ELIGIBLE ACTIVITIES								
Brownfield Plan Preparation								
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	63908	101/31/2021	AKT AR Ledger	$ 1,397.50	
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	64674	12/31/2021	AKT AR Ledger	$ 468.75	
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	64883	1/31/2022	AKT AR Ledger	$ 187.50	
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	65575	3/31/2022	AKT AR Ledger	$ 1,578.75	
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	65893	4/30/2022	AKT AR Ledger	$ 2,100.00	
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	66326	5/31/2022	AKT AR Ledger	$ 490.00	
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	66693	6/30/2022	AKT AR Ledger	$ 280.00	requested amount is for costs incurred applied to a pre-paid retainer
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	67082	7/31/2022	AKT AR Ledger	$ 1,060.00	requested amount is for costs incurred applied to a pre-paid retainer
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	67615	8/31/2022	AKT AR Ledger	$ 1,260.00	requested amount is for costs incurred applied to a pre-paid retainer
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	67969	9/30/2022	AKT AR Ledger	$ 3,920.00	requested amount is for costs incurred applied to a pre-paid retainer
Brownfield Plan Preparation	1	Professional services rendered to prepare a Brownfield Plan	AKT Peerless	68304	10/31/2022	AKT AR Ledger	$ 980.00	requested amount is for costs incurred applied to a pre-paid retainer
Brownfield Plan Preparation	1	Brownfield Plan and reimbursement agreement preparation	Dawda	multiple	multiple	email	$ 10,424.00	
Brownfield Plan Preparation	1	Brownfield Plan amendment discussion	Dawda	multiple	multiple	email	$ 3,995.00	
Brownfield Plan Implementation								
Brownfield Plan Implementation	1	Brownfield Plan Implementation	AKT Peerless	74311	12/13/2023	AKT AR Ledger	$ 210.00	
Brownfield Plan Implementation	1	Brownfield Plan Implementation	AKT Peerless	76922	6/30/2024	AKT AR Ledger	$ 375.00	
Brownfield Plan Implementation	1	Brownfield Plan Implementation	AKT Peerless	80745	4/30/2025	AKT AR Ledger	$ 535.00	
Brownfield Plan Implementation	1	Brownfield Plan Implementation	AKT Peerless	81778	7/29/2025	AKT AR Ledger	$ 1,660.00	
Brownfield Plan Implementation	1	Brownfield Plan Implementation	AKT Peerless	83289	10/31/2025	AKT AR Ledger	$ 5,750.00	
Total							**$ 1,881,579.87**	

Appendix B

Invoices & Proof of Payment

AKT Peerless:

Predevelopment Activities
Brownfield Plan Preparation
Brownfield Plan Implementation

Predevelopment Activities

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

July 31, 2021
Invoice No: 62854

Please reference this invoice no. on your remittance.

Alexander Begin
4055 Willoway Place Drive
Bloomfield Hills, MI 48302

Project Manager Jessica Cory

Total Due This Invoice (see breakdown below): $1,250.00

Project 16088F00 16333 Trenton Road, Southgate, MI

Professional Services for the Period: July 1, 2021 to July 31, 2021

Billing Group: 1 Phase I Environmental Site Assessment

Professional services rendered and project costs incurred to conduct a Phase I Environmental Site Assessment at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28266, dated June 17, 2021 for details.

Phase 17 Phase I Environmental Site Assessment

		2,500.00
Additional Fees		
Retainer	-1,250.00	
Total Additional Fees	**-1,250.00**	**-1,250.00**
Total Phase		**$1,250.00**
Total Billing Group		**$1,250.00**
Invoice Amount		**$1,250.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.

EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

August 31, 2021
Invoice No: 63134

Please reference this invoice no. on your remittance.

Alexander Begin
4055 Willoway Place Drive
Bloomfield Hills, MI 48302

Project Manager James Fox

Total Due This Invoice (see breakdown below): $8,094.30

Project 16088F00 16333 Trenton Road, Southgate, MI

Professional Services for the Period: August 1, 2021 to August 31, 2021

Billing Group: 2 Asbestos/Hazardous Materials Survey
Professional services rendered and project costs incurred to conduct an Asbestos/Hazardous Materials Survey at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28370, dated July 6, 2021, for details.
Progress Billing

Phase 194 Asbestos/Hazardous Materials Survey

Professional Personnel

	Hours	Amount	
Project Management	16.25	2,275.00	
Site Investigation & Field activity	48.00	4,560.00	
Report Activity/Production	5.00	475.00	
	69.25	7,310.00	
Totals	69.25	7,310.00	
Total Labor			**7,310.00**

Subcontractor/Reimbursables

Laboratory Expenses				
8/16/2021	Apex Research Inc.	Lab Expense	784.30	
	Total Subcontractor/Reimbursables		**784.30**	**784.30**

Total Phase	**$8,094.30**
Total Billing Group	**$8,094.30**
Invoice Amount	**$8,094.30**

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

August 31, 2021
Invoice No: 63177

Please reference this invoice no. on your remittance.

Alexander Begin
4055 Willoway Place Drive
Bloomfield Hills, MI 48302

Project Manager James Fox

Total Due This Invoice (see breakdown below): $3,068.75

Project 16088F00 16333 Trenton Road, Southgate, MI

Professional Services for the Period: August 1, 2021 to August 31, 2021

Billing Group: 3 Phase II Environmental Site Assessment
Professional services rendered and project costs incurred to conduct a Phase II Environmental Site Assessment at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28566, dated August 6, 2021, for details.
Partial Invoice

Phase 20 Phase II Environmental Site Assessment

Professional Personnel

	Hours	Amount	
Project Management	3.50	352.50	
Site Investigation & Field activity	8.00	720.00	
Report Activity/Production	11.00	990.00	
	22.50	2,062.50	
Totals	22.50	2,062.50	
Total Labor			**2,062.50**

Subcontractor/Reimbursables

Laboratory Expenses				
8/20/2021	ALS Group USA, Corp	Lab Expense	661.25	
Outside Drilling Svcs				
8/20/2021	FMG Concrete Cutting Inc	Outside Drilling Svcs	345.00	
	Total Subcontractor/Reimbursables		**1,006.25**	**1,006.25**

Total Phase	**$3,068.75**
Total Billing Group	**$3,068.75**
Invoice Amount	**$3,068.75**

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

Outstanding Invoices

Number	Date	Balance
63134	8/31/2021	8,094.30
Total		**8,094.30**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

September 30, 2021
Invoice No: 63581

Please reference this invoice no. on your remittance.

Alexander Begin
4055 Willoway Place Drive
Bloomfield Hills, MI 48302

Project Manager James Fox

Total Due This Invoice (see breakdown below): $1,308.00

Project 16088F00 16333 Trenton Road, Southgate, MI

Professional Services for the Period: September 1, 2021 to September 30, 2021

Billing Group: 3 Phase II Environmental Site Assessment
Professional services rendered and project costs incurred to conduct a Phase II Environmental Site Assessment at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28566, dated August 6, 2021, for details.
Partial Invoice

Phase 20 Phase II Environmental Site Assessment

Professional Personnel

		Hours	Amount	
Project Management		2.00	220.00	
Report Activity/Production		9.00	880.00	
CAD & Mapping		.75	60.00	
		11.75	1,160.00	
	Totals	11.75	1,160.00	
	Total Labor			**1,160.00**

Unit Billing

8/31/2021	Concrete	5.00	
8/31/2021	Distilled Water	1.00	
8/31/2021	Hand Auger: Day	50.00	
8/31/2021	Nitril Gloves	17.00	
8/31/2021	Organic Vapor Meter: Day	75.00	
	Total Units	**148.00**	**148.00**

Total Phase $1,308.00

Total Billing Group $1,308.00

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

Project	16088F00	16333 Trenton Road, Southgate, MI	Invoice	63581
		Invoice Amount		**$1,308.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

Invoice

AKTPEERLESS
214 JANES AVE
SAGINAW, MI 48607
P: 989-754-9896
F: 989-754-3804

October 31, 2021
Invoice No: 63830

Please reference this invoice no. on your remittance.

Alexander Begin
4055 Willoway Place Drive
Bloomfield Hills, MI 48302

Project Manager James Fox

Total Due This Invoice (see breakdown below): $13,805.70

Project 16088F00 16333 Trenton Road, Southgate, MI

Professional Services for the Period: October 1, 2021 to October 31, 2021

Billing Group: 2 Asbestos/Hazardous Materials Survey
Professional services rendered and project costs incurred to conduct an Asbestos/Hazardous Materials Survey at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28370, dated July 6, 2021, for details.
Progress Billing

Phase 194 Asbestos/Hazardous Materials Survey

Professional Personnel

		Hours	Amount	
Project Management		8.00	1,120.00	
Site Investigation & Field activity		64.25	6,103.75	
Report Activity/Production		43.75	4,595.00	
CAD & Mapping		8.00	800.00	
		124.00	12,618.75	
	Totals	124.00	12,618.75	
	Total Labor			**12,618.75**

Subcontractor/Reimbursables

Laboratory Expenses

9/7/2021	Apex Research Inc.	Lab Expense	46.00	
9/8/2021	Apex Research Inc.	Lab Services	747.50	
9/9/2021	Apex Research Inc.	Lab Expense	115.00	
	Total Subcontractor/Reimbursables		**908.50**	**908.50**

Reimbursable Expenses

Mileage

Rogers, Carl	Mileage	40.25
Rogers, Carl	Mileage	40.25

Rogers, Carl	Mileage	40.25	
Rogers, Carl	Mileage	40.25	
Rogers, Carl	Mileage	40.25	
Rogers, Carl	Mileage	40.25	
Rogers, Carl	Mileage	36.95	
Total Reimbursables		**278.45**	**278.45**
		Total Phase	**$13,805.70**
		Total Billing Group	**$13,805.70**
		Invoice Amount	**$13,805.70**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
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AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

January 31, 2022
Invoice No: 64829

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $1,600.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: January 1, 2022 to January 31, 2022

Billing Group: 2 Abatement Scope of Work Letter

Professional services rendered and project costs incurred to prepare an Abatement Scope of Work Summary Letter for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-29416, dated January 6, 2022, for details.

Phase 194 Abatement Scope of Work Letter

	1,600.00
Total Phase	**$1,600.00**
Total Billing Group	**$1,600.00**
Invoice Amount	**$1,600.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.

EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

April 30, 2022
Invoice No: 65856

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Jessica Cory

Total Due This Invoice (see breakdown below): $1,500.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: April 1, 2022 to April 30, 2022

Billing Group: 3 Phase I ESA Update

Professional services rendered and project costs incurred to provide a Phase I Environmental Site Assessment (ESA) Update the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-29920, dated March 24, 2022, for details.

Phase 17 Phase I ESA Update

	1,500.00
Total Phase	**$1,500.00**
Total Billing Group	**$1,500.00**
Invoice Amount	**$1,500.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
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AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

June 30, 2022
Invoice No: 66602

Please reference this invoice no. on your remittance.

Alexander Begin
4055 Willoway Place Drive
Bloomfield Hills, MI 48302

Project Manager Colin Holsinger

Total Due This Invoice (see breakdown below): $915.32

Project 16088F00 16333 Trenton Road, Southgate, MI

Professional Services for the Period: January 1, 2022 to June 30, 2022

Billing Group: 2 Asbestos/Hazardous Materials Survey

Professional services rendered and project costs incurred to conduct an Asbestos/Hazardous Materials Survey at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28370, dated July 6, 2021, for details.
Additional Costs for Client Management, Oversight, and Brownfield Consulting.

Phase 194 Asbestos/Hazardous Materials Survey

Professional Personnel

	Hours	Rate	Amount	
Project Management				
Fox, James	.25	140.00	35.00	
Report Activity/Production				
Holsinger, Colin	6.00	100.00	600.00	
Prep with Jim on southgate project/beginning historical look into the property.				
Totals	6.25		635.00	
Total Labor				**635.00**

Subcontractor/Reimbursables

Subcontractors				
2/11/2022	JMF Environmental Group, LLC	Subcontrator	86.25	
2/11/2022	JMF Environmental Group, LLC	Subcontrator	64.69	
2/11/2022	JMF Environmental Group, LLC	Subcontrator	129.38	
	Total Subcontractor/Reimbursables		**280.32**	**280.32**

Total Phase $915.32

Total Billing Group $915.32

Project	16088F00	16333 Trenton Road, Southgate, MI	Invoice	66602

Invoice Amount **$915.32**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing#072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

Accounts Receivable Ledger

AKTPeerless Environmental Services, LLC   Job-to-Date through 6/30/2026

Invoice	Mod/Receipt Detail	Invoice Date	Fees
Project Number: 16088F00 16333 Trenton Road, Southgate, MI / Author: Sayyae / Project Manager: Holsinger			
62854		7/31/2021	2,119.35
62854	Retainer	7/31/2021	
62854	Rcpt 008192021SAG	8/19/2021	(1,250.00)
Total for 62854			**869.35**
63134		8/31/2021	7,310.00
63134	Rcpt 009022021SAG	9/2/2021	(8,094.30)
Total for 63134			**(784.30)**
63177		8/31/2021	2,062.50
63177	Rcpt 009152021SAG	9/15/2021	(3,068.75)
Total for 63177			**(1,006.25)**
63581		9/30/2021	1,160.00
63581	Rcpt 010082021SAG	10/8/2021	(1,308.00)
Total for 63581			**(148.00)**
63830		10/31/2021	12,618.75
63830	Rcpt 000011092021	11/9/2021	(13,805.70)
Total for 63830			**(1,186.95)**
66602		6/30/2022	635.00
66602	Rcpt 007142022SAG	7/14/2022	(915.32)
Total for 66602			**(280.32)**
69000		12/31/2022	
Project Billed			**25,905.60**
Project Received			**(28,442.07)**
Project Retainage			
Total for 16088F00			**(2,536.47)**
Total Billed			**25,905.60**
Total Received			**(28,442.07)**
Total Retainage			
Total			**(2,536.47)**

Accounts Receivable Ledger

Monday, June 15, 2026
3:30:55 PM

AKTPeerless Environmental Services, LLC   For the Period 01/2022 - 05/2022

Invoice	Mod/Receipt Detail	Invoice Date	Total
Project Number: 016088F3 Southgate Tower LLC: 16333 Trenton Road / Author: Cory / Project Manager: Gelletly			
64829		1/31/2022	1,600.00
64829	Rcpt 001312022SAG	1/31/2022	(1,600.00)
Total for 64829			
Project Billed			**1,600.00**
Project Received			**(1,600.00)**
Project Retainage			
Total for 016088F3			
Total Billed			**1,600.00**
Total Received			**(1,600.00)**
Total Retainage			
Total			

Accounts Receivable Ledger

AKTPeerless Environmental Services, LLC — For the Period 01/2022 - 05/2022

Invoice	Mod/Receipt Detail	Invoice Date	Total
Project Number: 016088F3 Southgate Tower LLC: 16333 Trenton Road / Author: Cory / Project Manager: Gelletly			
65856		4/30/2022	1,500.00
65856	Rcpt 000050922SAG	5/9/2022	(1,500.00)
Total for 65856			
Project Billed			**1,500.00**
Project Received			**(1,500.00)**
Project Retainage			
Total for 016088F3			
Total Billed			**1,500.00**
Total Received			**(1,500.00)**
Total Retainage			
Total			

Plan Preparation

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

October 31, 2021
Invoice No: 63908

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $1,397.50

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: October 1, 2021 to October 31, 2021

Billing Group: 1 Brownfield Plan

Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	**Rate**	**Amount**	
Project Management					
Seimer, Samantha	10/25/2021	.50	125.00	62.50	
Communication with City of Southgate for Assessor site visit					
Seimer, Samantha	10/25/2021	1.00	125.00	125.00	
Revew TIF Tables with client					
Storey-Barnes, Heather	10/12/2021	.50	45.00	22.50	
Project Setup					
Report Activity/Production					
Seimer, Samantha	10/13/2021	3.00	125.00	375.00	
Preparation of TIF Tables					
Seimer, Samantha	10/18/2021	5.00	125.00	625.00	
TIF Scenarios					
Seimer, Samantha	10/19/2021	1.50	125.00	187.50	
TIF Scenarios					
Totals		11.50		1,397.50	
Total Labor					**1,397.50**
			Total Phase		**$1,397.50**
			Total Billing Group		**$1,397.50**

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

Project	016088F3	Southgate Tower LLC: 16333 Trenton Road	Invoice	63908
		Invoice Amount		**$1,397.50**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing#072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

December 31, 2021
Invoice No: 64674

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $468.75

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: December 1, 2021 to December 31, 2021

Billing Group: 1 Brownfield Plan

Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	**Rate**	**Amount**	
Project Management					
Seimer, Samantha	8/26/2021	.75	125.00	93.75	
Brownfield Incentives Project Meeting					
Seimer, Samantha	10/7/2021	1.00	125.00	125.00	
Brownfield Incentives Project Meeting					
Seimer, Samantha	12/13/2021	1.00	125.00	125.00	
Call with project architect					
Seimer, Samantha	12/28/2021	1.00	125.00	125.00	
meeting with architect					
Totals		3.75		468.75	
Total Labor					**468.75**

Total Phase	**$468.75**
Total Billing Group	**$468.75**
Invoice Amount	**$468.75**

AKTPeerless Environmental Services, LLC.
ACCEPTS:

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
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AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

January 31, 2022
Invoice No: 64883

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $187.50

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: January 1, 2022 to January 31, 2022

Billing Group: 1 Brownfield Plan

Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	Rate	Amount	
Project Management					
Seimer, Samantha	1/6/2022	1.50	125.00	187.50	
Client Meeting					
Totals		1.50		187.50	
Total Labor					**187.50**
				Total Phase	**$187.50**
				Total Billing Group	**$187.50**
				Invoice Amount	**$187.50**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.

EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

March 31, 2022
Invoice No: 65575

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $1,578.75

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: March 1, 2022 to March 31, 2022

Billing Group: 1 Brownfield Plan
Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan
Professional Personnel

		Hours	**Rate**	**Amount**	
Project Management					
Cory, Jessica	3/2/2022	.75	160.00	120.00	
Move to RLF if ever goes....					
Cory, Jessica	3/17/2022	1.00	160.00	160.00	
DCC RLF APp. Can move					
Cory, Jessica	3/25/2022	.50	160.00	80.00	
Move to RLF					
Cory, Jessica	3/29/2022	.50	160.00	80.00	
RLF Appl. Submittal					
Seimer, Samantha	3/2/2022	1.00	140.00	140.00	
Meeting with County/DCC					
Report Activity/Production					
Seimer, Samantha	3/25/2022	2.00	140.00	280.00	
TIF Table Reimbursement Schedule Update for RLF					
Seimer, Samantha	3/31/2022	5.00	140.00	700.00	
Updates to TIF Tables					
CAD & Mapping					
Beeney, Mackenzie	3/31/2022	.25	75.00	18.75	
Totals		11.00		1,578.75	
Total Labor					**1,578.75**

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

Total Phase	**$1,578.75**
Total Billing Group	**$1,578.75**
Invoice Amount	**$1,578.75**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
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AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

April 30, 2022
Invoice No: 65893

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $2,100.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: April 1, 2022 to April 30, 2022

Billing Group: 1 Brownfield Plan

Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	**Rate**	**Amount**	
Project Management					
Seimer, Samantha	4/5/2022	1.00	140.00	140.00	
RLF Pre-Meeting					
Report Activity/Production					
Seimer, Samantha	4/4/2022	3.00	140.00	420.00	
Draft of Brownfield Plan					
Seimer, Samantha	4/15/2022	5.00	140.00	700.00	
Draft Brownfield Plan					
Seimer, Samantha	4/18/2022	2.00	140.00	280.00	
TIF Tables					
Seimer, Samantha	4/19/2022	3.00	140.00	420.00	
Client Meeting & Brownfield Plan Review					
Seimer, Samantha	4/26/2022	1.00	140.00	140.00	
Review of BP and Application					
Totals		15.00		2,100.00	
Total Labor					**2,100.00**
			Total Phase		**$2,100.00**
			Total Billing Group		**$2,100.00**

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

Project	016088F3	Southgate Tower LLC: 16333 Trenton Road	Invoice	65893

Invoice Amount **$2,100.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing#072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

May 31, 2022
Invoice No: 66326

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $490.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: May 1, 2022 to May 31, 2022

Billing Group: 1 Brownfield Plan

Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	Rate	Amount	
Project Management					
Seimer, Samantha	5/10/2022	1.00	140.00	140.00	
DCC RLF Meeting Prep					
Seimer, Samantha	5/11/2022	1.50	140.00	210.00	
DCC RLF Meeting					
Seimer, Samantha	5/18/2022	1.00	140.00	140.00	
Correspondence with City of Southgate					
Totals		3.50		490.00	
Total Labor					**490.00**

Total Phase	**$490.00**
Total Billing Group	**$490.00**
Invoice Amount	**$490.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing#072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

June 30, 2022
Invoice No: 66693

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $0.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: June 1, 2022 to June 30, 2022

Billing Group: 1 Brownfield Plan
Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	Rate	Amount	
Project Management					
Seimer, Samantha	6/8/2022	2.00	140.00	280.00	
Review of BP and correspondence with City and Attorney					
Totals		2.00		280.00	
Total Labor					**280.00**

Additional Fees

Retainer	-280.00	
Total Additional Fees	**-280.00**	**-280.00**
	Total Phase	**0.00**
	Total Billing Group	**0.00**
	Invoice Amount	**0.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

July 31, 2022
Invoice No: 67082

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $0.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: July 1, 2022 to July 31, 2022

Billing Group: 1 Brownfield Plan
Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	Rate	Amount	
Project Management					
Cory, Jessica	6/2/2022	.50	160.00	80.00	
Move to DCC when set up					
Seimer, Samantha	7/11/2022	1.00	140.00	140.00	
Call with Dan March, City Administrator for the City of Southgate					
Seimer, Samantha	7/18/2022	1.00	140.00	140.00	
Calls with City of Southgate and Client					
Seimer, Samantha	7/19/2022	1.00	140.00	140.00	
Meeting with City					
Seimer, Samantha	7/28/2022	1.00	140.00	140.00	
Call with administration, client and attorney about Brownfield Plan					
Seimer, Samantha	7/29/2022	3.00	140.00	420.00	
Brownfield Plan					
Totals		7.50		1,060.00	
Total Labor					**1,060.00**

Additional Fees

Retainer	-1,060.00	
Total Additional Fees	**-1,060.00**	**-1,060.00**

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

Total Phase	**0.00**
Total Billing Group	**0.00**
Invoice Amount	**0.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing#072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

August 31, 2022
Invoice No: 67615

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $0.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: August 1, 2022 to August 31, 2022

Billing Group: 1 Brownfield Plan

Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	**Rate**	**Amount**	
Project Management					
Seimer, Samantha	8/3/2022	3.00	140.00	420.00	
Review and comment with city admin on Brownfield Plan					
Seimer, Samantha	8/11/2022	1.00	140.00	140.00	
Call with City Administration for Brownfield Plan and Meeting					
Seimer, Samantha	9/2/2022	3.00	140.00	420.00	
BRA Meeting					
Report Activity/Production					
Seimer, Samantha	9/2/2022	2.00	140.00	280.00	
Brownfield Presentation					
Totals		9.00		1,260.00	
Total Labor					**1,260.00**

Additional Fees

Retainer	-1,260.00	
Total Additional Fees	**-1,260.00**	**-1,260.00**

Total Phase	**0.00**
Total Billing Group	**0.00**

AKTPeerless Environmental Services, LLC.
ACCEPTS:

Invoice Amount	**0.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:

AKT PEERLESS
ENVIRONMENTAL SERVICES
214 Janes Avenue
Saginaw, MI 48607
P: 989-754-9896
F: 989-754-3804

Invoice

September 30, 2022
Invoice No: 67969

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Jennifer Gelletly

Total Due This Invoice (see breakdown below): $0.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: September 1, 2022 to September 30, 2022

Billing Group: 1 Brownfield Plan
Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	Rate	Amount
Report Activity/Production				
Seimer, Samantha	9/7/2022	4.00	140.00	560.00
Public Hearing Notices				
Seimer, Samantha	9/8/2022	4.00	140.00	560.00
Review RA				
Seimer, Samantha	9/9/2022	2.00	140.00	280.00
BP Updates				
Seimer, Samantha	9/12/2022	3.00	140.00	420.00
Review RA and Loan Documents				
Seimer, Samantha	9/14/2022	1.00	140.00	140.00
TIF Plans to Appraiser				
Seimer, Samantha	9/15/2022	1.00	140.00	140.00
Correspondence with City for PH				
Seimer, Samantha	9/21/2022	6.00	140.00	840.00
Public Hearing Notices and BP Updates				
Seimer, Samantha	9/23/2022	2.00	140.00	280.00
Correspondence with City of Southgate				

Seimer, Samantha	9/26/2022	5.00	140.00	700.00	
Brownfield Plan					
Totals		28.00		3,920.00	
Total Labor					**3,920.00**

Additional Fees

Retainer	-3,920.00	
Total Additional Fees	**-3,920.00**	**-3,920.00**

Total Phase	**0.00**
Total Billing Group	**0.00**
Invoice Amount	**0.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKT Peerless Environmental Services, LLC.
Accepts:

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

October 31, 2022
Invoice No: 68304

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Samantha Seimer

Total Due This Invoice (see breakdown below): $0.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: October 1, 2022 to October 31, 2022

Billing Group: 1 Brownfield Plan
Professional services rendered and project costs incurred to prepare a Brownfield Plan for the property at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless proposal number PF-28947, dated October 8, 2021, for details.

Phase 25 Brownfield Plan

Professional Personnel

		Hours	Rate	Amount	
Project Management					
Seimer, Samantha	10/4/2022	2.00	140.00	280.00	
Seimer, Samantha	10/5/2022	5.00	140.00	700.00	
Totals		7.00		980.00	
Total Labor					**980.00**

Additional Fees

Retainer	-980.00	
Total Additional Fees	**-980.00**	**-980.00**

Total Phase	**0.00**
Total Billing Group	**0.00**
Invoice Amount	**0.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

Accounts Receivable Ledger

Monday, June 15, 2026
2:10:17 PM

AKTPeerless Environmental Services, LLC — Job-to-Date through 6/30/2026

Invoice	Mod/Receipt Detail	Invoice Date	Fees
Project Number: 016088F3 Southgate Tower LLC: 16333 Trenton Road / Author: Cory / Project Manager: Gelletly			
63908		10/31/2021	1,397.50
63908	Rcpt 000011092021	11/9/2021	(1,397.50)
Total for 63908			
64674		12/31/2021	468.75
64674	Rcpt 000011322SAG	1/13/2022	(468.75)
Total for 64674			
64883		1/31/2022	187.50
64883	Rcpt 000020722SAG	2/7/2022	(187.50)
Total for 64883			
65575		3/31/2022	1,578.75
65575	Rcpt 004112022SAG	4/11/2022	(1,578.75)
Total for 65575			
65893		4/30/2022	2,100.00
65893	Rcpt 000050922SAG	5/9/2022	(2,100.00)
Total for 65893			
66326		5/31/2022	490.00
66326	Rcpt 006062022SAG	6/6/2022	(490.00)
Total for 66326			
66693		6/30/2022	280.00
66693	Retainer	6/30/2022	
Total for 66693			**280.00**
67082		7/31/2022	1,060.00
67082	Retainer	7/31/2022	
Total for 67082			**1,060.00**
67615		8/31/2022	1,260.00
67615	Retainer	8/31/2022	
Total for 67615			**1,260.00**
67969		9/30/2022	3,920.00
67969	Retainer	9/30/2022	
Total for 67969			**3,920.00**
68304		10/31/2022	980.00
68304	Retainer	10/31/2022	
Total for 68304			**980.00**
Project Billed			**13,722.50**
Project Received			**(6,222.50)**
Project Retainage			
Total for 016088F3			**7,500.00**
Total Billed			**13,722.50**
Total Received			**(6,222.50)**
Total Retainage			
Total			**7,500.00**

Plan Implementation

AKTPEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

December 31, 2023
Invoice No: 74311

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Jessica Cory

Total Due This Invoice (see breakdown below): $210.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: December 1, 2023 to December 31, 2023

Billing Group: 12 Brownfield Plan Implementation

Professional services rendered and project costs incurred to perform Brownfield Plan Implementation for the property located at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless' proposal number PF-33741, dated November 16, 2023 for details.

Phase 25 Brownfield Plan Implementation

Professional Personnel

		Hours	Amount	
Project Management		1.50	210.00	
		1.50	210.00	
	Totals	1.50	210.00	
	Total Labor			**210.00**
			Total Phase	**$210.00**
			Total Billing Group	**$210.00**
			Invoice Amount	**$210.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

AKT PEERLESS

214 JANES AVE
SAGINAW, MI 48607

P: 989-754-9896
F: 989-754-3804

Invoice

June 30, 2024
Invoice No: 76922

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Jessica Cory

Total Due This Invoice (see breakdown below): $375.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: June 1, 2024 to June 30, 2024

Billing Group: 12 Brownfield Plan Implementation

Professional services rendered and project costs incurred to perform Brownfield Plan Implementation for the property located at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless' proposal number PF-33741, dated November 16, 2023 for details.

Phase 25 Brownfield Plan Implementation

Professional Personnel

		Hours	**Amount**	
Project Management		.50	55.00	
Report Activity/Production		2.00	320.00	
		2.50	375.00	
	Totals	2.50	375.00	
	Total Labor			**375.00**
			Total Phase	**$375.00**
			Total Billing Group	**$375.00**
			Invoice Amount	**$375.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.

EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKTPeerless Environmental Services, LLC.
ACCEPTS:
VISA MasterCard American Express PayPal

AKT PEERLESS
ENVIRONMENTAL SERVICES
214 Janes Avenue
Saginaw, MI 48607
P: 989-754-9896
F: 989-754-3804

Invoice

April 30, 2025
Invoice No: 80745

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Jennifer Gelletly

Total Due This Invoice (see breakdown below): $535.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: April 1, 2025 to April 30, 2025

Billing Group: 12 Brownfield Plan Implementation
Professional services rendered and project costs incurred to perform Brownfield Plan Implementation for the property located at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless' proposal number PF-33741, dated November 16, 2023 for details.

Phase 25 Brownfield Plan Implementation
Professional Personnel

	Hours	Amount	
Project Management	3.00	375.00	
Report Activity/Production	2.00	160.00	
	5.00	535.00	
Totals	5.00	535.00	
Total Labor			**535.00**

Total Phase	**$535.00**
Total Billing Group	**$535.00**
Invoice Amount	**$535.00**

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKT Peerless Environmental Services, LLC.
Accepts:
VISA AMERICAN EXPRESS MasterCard

AKT PEERLESS
ENVIRONMENTAL SERVICES

214 Janes Avenue
Saginaw, MI 48607
P: 989-754-9896
F: 989-754-3804

Invoice

July 29, 2025
Invoice No: 81778

Please reference this invoice no. on your remittance.

Alexander Begin
Southgate Tower, LLC
1457 Club Drive
Bloomfield Hills, MI 48302

Project Manager Jennifer Gelletly

Total Due This Invoice (see breakdown below): $1,660.00

Project 016088F3 16333 Trenton Road, Southgate, MI

Professional Services for the Period: July 1, 2025 to July 29, 2025

Billing Group: 12 Brownfield Plan Implementation

Professional services rendered and project costs incurred to perform Brownfield Plan Implementation for the property located at 16333 Trenton Road, Southgate, Michigan. Reference AKT Peerless' proposal number PF-33741, dated November 16, 2023 for details.

Phase 25 Brownfield Plan Implementation

Professional Personnel

	Hours	Amount	
Project Management	3.00	420.00	
Report Activity/Production	15.50	1,240.00	
	18.50	1,660.00	
Totals	18.50	1,660.00	
Total Labor			**1,660.00**

Total Phase	**$1,660.00**
Total Billing Group	**$1,660.00**
Invoice Amount	**$1,660.00**

Outstanding Invoices

Number	Date	Balance
80745	4/30/2025	535.00
Total		**535.00**

AKT Peerless Environmental Services, LLC. Accepts:

VISA AMERICAN EXPRESS MasterCard

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.
EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

Accounts Receivable Ledger

AKTPeerless Environmental Services, LLC   Job-to-Date through 6/30/2026

Invoice	Mod/Receipt Detail	Invoice Date	Fees
Project Number: 016088F3 Southgate Tower LLC: 16333 Trenton Road / Author: Cory / Project Manager: Gelletly			
74311		12/31/2023	210.00
74311	Rcpt 03252024SAG2	3/25/2024	(210.00)
Total for 74311			
76922		6/30/2024	375.00
76922	Rcpt 000072924SAG	7/29/2024	(375.00)
Total for 76922			
80745		4/30/2025	535.00
80745	Rcpt 010092025SAG	10/9/2025	(535.00)
Total for 80745			
81778		7/29/2025	1,660.00
81778	Rcpt 010092025SAG	10/9/2025	(1,660.00)
Total for 81778			
83289		10/31/2025	5,750.00
83289	Rcpt 012012025SAG	12/1/2025	(5,750.00)
Total for 83289			
Project Billed			**8,530.00**
Project Received			**(8,530.00)**
Project Retainage			
Total for 016088F3			
Total Billed			**8,530.00**
Total Received			**(8,530.00)**
Total Retainage			
Total			

The Alan Group Constructors, LLC:

Demolition

Lead & Asbestos Abatement

OWNER: SOUTHGATE TOWER, LLC.
CONTRACTOR'S NAME: The Alan Group Constructors, L
PERIOD FROM: 7/1/25 TO: 7/31/25
REQUEST NO: 222201425

SWORN STATEMENT FOR CONTRACTOR OR SUBCONTRACTOR

STATE OF Michigan
COUNTY OF Macomb

Requesting a proportional percentage % of these costs related to demo and abatement activities:
Total Already Paid = $32,926,111.57
Total demo & abatement activities (including orange highlighted) = $2,713,715.81
Total demo & abatement / total already paid = 8.2%
Total General Conditions + Project Management = $2,158,694.25
Total requested soft costs related to demo/abatement - $128,418.00

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

Brad Chojnacki being duly sworn deposes and says
(1) That the The Alan Group Constructors, LLC is the (contractor)(subcontractor) for an improvement to the following described real property situated in Wayne County, Michigan, described as follows:

BANK TOWER APARTMENTS

(2) That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payments of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor) has (contracted)/(subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names a follows:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Original Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Amount Currently Owing	Total Retention Held	Balance To Complete
1000	The Alan Group Constructors, I	General Conditions	1,145,182.00	437,360.21	1,582,542.21	1,132,469.61	35,446.45	129,768.55	284,857.60
1002	The Alan Group Constructors, I	Project Management	1,205,312.00	220,000.00	1,425,312.00	1,026,224.64	25,655.62	116,875.58	256,556.16
1020	The Alan Group Constructors, I	Testing & Inspection Allowance	20,000.00	12,135.88	32,135.88	28,922.29	0.00	3,213.59	0.00
1035	Constantine George Pappas AI	Architectural Services	0.00	116,903.40	116,903.40	116,903.40	0.00	0.00	0.00
1036	The Alan Group Constructors, I	Engineering & Layout	22,940.00	7,000.00	29,940.00	12,015.00	10,080.72	2,455.08	5,389.20
1040	The Alan Group Constructors, I	Insurance	161,837.00	12,446.05	174,283.05	125,333.87	0.00	13,925.99	35,023.19
1051	The Alan Group Constructors, I	Permit & Fee Allowance	300,000.00	-271,781.00	28,219.00	25,397.10	0.00	2,821.90	0.00
1053	Southgate Towers	DTE Energy	0.00	117,986.83	117,986.83	116,888.15	0.00	1,098.68	0.00
2100	The Alan Group, Inc.	Sitework	232,740.00	48,605.51	281,345.51	233,818.81	0.00	25,979.87	21,546.83
2104	Simone Contracting	Site Utilities Allowance	198,935.00	44,357.79	243,292.79	211,955.83	0.00	11,155.57	20,181.39
2230	The Alan Group	Demolition	1,030,252.00	680,051.74	1,710,303.74	1,522,997.33	0.00	161,306.41	26,000.00
2232	The Alan Group	Demolition-Metal Panels	0.00	90,000.00	90,000.00	81,000.00	0.00	9,000.00	0.00
2235	City Abatement Services	Demo-City Abatement	29,300.00	0.00	29,300.00	26,370.00	0.00	2,930.00	0.00
2300	Asphalt Specialists	Asphalt Paving	551,678.00	-74,978.00	476,700.00	143,766.90	0.00	15,974.10	316,959.00
2315	Simone Contracting	Concrete Paving	311,775.00	75,773.11	387,548.11	72,271.90	0.00	8,030.21	307,246.00
2370	TBD	Landscape Allowance	250,000.00	-116,903.40	133,096.60	0.00	0.00	0.00	133,096.60
2373	TBD	Site Furnishings	3,912.00	0.00	3,912.00	0.00	0.00	0.00	3,912.00
2380	TBD	Fencing & Gates	44,100.00	0.00	44,100.00	0.00	0.00	0.00	44,100.00
2500	City Abatement Services	Environmental Remediation	898,900.00	153,498.00	1,052,398.00	1,052,398.00	0.00	0.00	0.00
3010	TBD	Concrete Foundations	53,893.00	-10,000.00	43,893.00	0.00	0.00	0.00	43,893.00
3100	The Alan Group, Inc.	Concrete Flatwork	189,696.00	57,369.96	247,065.96	202,160.08	0.00	22,462.24	22,443.64
4100	S & I Masonry	Masonry	0.00	20,000.00	20,000.00	18,000.00	0.00	2,000.00	0.00

submitted under the DCC RFL Loan - used in calculations for requested soft costs

OWNER: SOUTHGATE TOWER, LLC.
CONTRACTOR'S NAME: The Alan Group Constructors, L
PERIOD FROM: 7/1/25 TO: 7/31/25
REQUEST NO: 222201425

SWORN STATEMENT FOR CONTRACTOR OR SUBCONTRACTOR

STATE OF Michigan
COUNTY OF Macomb

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR , SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

Brad Chojnacki being duly sworn, deposes and says
(1) That the The Alan Group Constructors, LLC is the (contractor)(subcontractor) for an improvement to the following described real property situated in Wayne County, Michigan, described as follows:

BANK TOWER APARTMENTS

(2) That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payments of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor) has (contracted)/(subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names a follows:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Original Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Amount Currently Owing	Total Retention Held	Balance To Complete
5100	Judd Industrial	Structural Steel	822,903.00	1,102,557.77	1,925,460.77	1,713,107.59	0.00	190,345.30	22,007.88
5500	TBD	Miscellaneous Steel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6100	ICC/SBH Contracting	Rough Carpentry	4,716,187.00	-1,243,896.64	3,472,290.36	3,214,664.46	25,033.54	176,181.69	56,410.67
6101	The Alan Group, Inc.	TAG Carpentry	0.00	4,386.56	4,386.56	3,947.90	0.00	438.66	0.00
6200	Independence Commercial Coi	Finish Carpentry	639,571.00	230,644.00	870,215.00	422,455.12	25,622.77	49,786.42	372,350.69
6220	TBD	Millwork & Cabinets Allowance	43,750.00	0.00	43,750.00	0.00	0.00	0.00	43,750.00
6222	HJ Oldenkamp	Cabinets Allowance	645,000.00	-332,936.00	312,064.00	259,805.62	50,137.83	0.00	2,120.55
6223	Vigas Tile	Unit Tops Allowance	0.00	398,750.00	398,750.00	260,436.60	43,650.00	33,787.40	60,876.00
7200	Gale Insulation	Building Insulation	217,960.00	381,462.00	599,422.00	537,431.54	0.00	59,714.62	2,275.84
7250	Saylors	Fireproofing & Firestopping	351,320.00	265,639.93	616,959.93	524,660.45	30,603.49	61,695.99	0.00
7255	The Alan Group, Inc.	TAG Fireproofing/Patching	0.00	138,544.47	138,544.47	124,690.02	0.00	13,854.45	0.00
7520	TBD	Structural Restoration Allowan	225,000.00	-225,000.00	0.00	0.00	0.00	0.00	0.00
7530	Newton Crane Roofing	Roofing, Metals & Roof Spec.	594,077.00	-48,812.00	545,265.00	501,804.25	0.00	26,410.75	17,050.00
7531	Roofing - TBD	Roofing - TBD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7920	DC Byers	Waterproofing & Sealants	1,216,441.00	-498,915.00	717,526.00	515,453.40	63,585.00	64,337.60	74,150.00
8105	Rochester Hills Contracting	Glass & Glazing	2,265,312.00	477,437.39	2,742,749.39	2,247,054.54	0.00	249,672.74	246,022.11
8110	Tanner Supply	Door Frames - Floor 1 - 14	419,675.00	176,256.06	595,931.06	245,311.56	114,480.00	0.00	236,139.50
8111	Architectural Door & Millwork	Doors/Frames/Hardware	0.00	276,828.83	276,828.83	136,470.49	66,922.11	0.00	73,436.23
8305	The Alan Group Constructors, I	Access Control Systems Allowan	30,000.00	0.00	30,000.00	19,123.07	0.00	2,124.79	8,752.14
8330	TBD	Overhead Doors	8,950.00	0.00	8,950.00	0.00	0.00	0.00	8,950.00
9250	New Tech Drywall	Drywall	0.00	1,456,538.00	1,456,538.00	916,715.73	33,356.98	105,563.64	400,901.65
9251	Marine City Drywall	Drywall Material Handling	0.00	69,712.00	69,712.00	53,777.85	0.00	5,975.31	9,958.84

OWNER: SOUTHGATE TOWER, LLC.
CONTRACTOR'S NAME: The Alan Group Constructors, L
PERIOD FROM: 7/1/25 TO: 7/31/25
REQUEST NO: 222201425

SWORN STATEMENT FOR CONTRACTOR OR SUBCONTRACTOR

STATE OF Michigan
COUNTY OF Macomb

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR , SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

Brad Chojnacki being duly sworn, deposes and says
(1) That the The Alan Group Constructors, LLC is the (contractor)(subcontractor) for an improvement to the following described real property situated in Wayne County, Michigan, described as follows:

BANK TOWER APARTMENTS

(2) That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payments of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor) has (contracted)/(subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names a follows:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Original Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Amount Currently Owing	Total Retention Held	Balance To Complete
9310	Vigas Tile	Tiling	80,272.00	0.00	80,272.00	0.00	0.00	0.00	80,272.00
9510	Independence Commercial	Acoustical Ceiling	83,145.00	1,955.00	85,100.00	22,977.00	0.00	2,553.00	59,570.00
9687	Vigas Tile	Flooring	965,168.00	-505,168.00	460,000.00	258,287.03	45,000.00	33,698.56	123,014.41
9689	Get Pro Painting	Sealed Concrete Floors	0.00	293,870.00	293,870.00	252,461.47	0.00	28,051.28	13,357.25
9690	TBD	Floor Prep	0.00	45,853.00	45,853.00	0.00	0.00	0.00	45,853.00
9900	GetPro Painting	Interior Painting	471,870.00	327,130.00	799,000.00	367,433.55	33,403.05	44,537.40	353,626.00
9910	Seven Brothers Painting	Exterior Painting	712,000.00	-459,992.00	252,008.00	160,382.52	43,650.00	22,670.28	25,305.20
10160	TBD	Toilet Partitions	5,330.00	0.00	5,330.00	0.00	0.00	0.00	5,330.00
10320	TBD	Wall & Door Protection	8,597.00	0.00	8,597.00	0.00	0.00	0.00	8,597.00
10360	Advanced Specialties	Postal Specialties	25,188.00	423.19	25,611.19	19,208.39	0.00	0.00	6,402.80
10420	TBD	Signage Allowance	30,295.00	0.00	30,295.00	0.00	0.00	0.00	30,295.00
10500	The Alan Group, Inc.	Lockers & Storage	108,480.00	-45,599.00	62,881.00	17,116.35	0.00	0.00	45,764.65
10526	TBD	Fire Extinguisher & Cabinets	35,685.00	0.00	35,685.00	0.00	0.00	0.00	35,685.00
10800	TBD	Toilet & Bath Accessories	7,736.00	0.00	7,736.00	0.00	0.00	0.00	7,736.00
11125	TBD	Parking Control Equip Allowanc	20,000.00	0.00	20,000.00	0.00	0.00	0.00	20,000.00
11175	Kasl Enterprises	Chutes & Collectors	64,700.00	4,825.00	69,525.00	59,602.50	0.00	6,622.50	3,300.00
11410	Southgate Tower LLC	Appliances	638,550.00	49,150.00	687,700.00	497,437.15	78,403.74	0.00	111,859.11
12500	American Interiors	Window Treatments	153,964.00	-2,739.00	151,225.00	0.00	78,025.50	8,669.50	64,530.00
13152	B & B Pool Service	Swimming Pool	0.00	175,698.00	175,698.00	5,342.40	0.00	593.60	169,762.00
13910	Ross and Barr Inc.	Fabricated Structures/Carports	174,400.00	19,190.00	193,590.00	0.00	0.00	0.00	193,590.00
14240	TK Elevator	Elevators	1,488,307.00	-886,481.96	601,825.04	0.00	0.00	0.00	601,825.04
15300	TSFP Holdings, Inc.	Fire Suppression	792,600.00	149,464.77	942,064.77	793,174.50	8,100.69	89,030.58	51,759.00

OWNER: SOUTHGATE TOWER, LLC.
CONTRACTOR'S NAME: The Alan Group Constructors, L
PERIOD FROM: 7/1/25 TO: 7/31/25
REQUEST NO: 222201425

SWORN STATEMENT FOR CONTRACTOR OR SUBCONTRACTOR

STATE OF Michigan
COUNTY OF Macomb

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR , SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

Brad Chojnacki being duly sworn, deposes and says
(1) That the The Alan Group Constructors, LLC is the (contractor)(subcontractor) for an improvement to the following described real property situated in Wayne County, Michigan, described as follows:

BANK TOWER APARTMENTS

(2) That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payments of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor) has (contracted)/(subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names a follows:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Original Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Amount Currently Owing	Total Retention Held	Balance To Complete
15400	Ultra Plumbing	Plumbing	3,032,830.00	-700,627.45	2,332,202.55	1,973,638.13	66,240.30	226,653.15	65,670.97
15401	The Alan Group Constructors, I	Plumbing - Material	0.00	1,525,558.41	1,525,558.41	1,186,172.99	19,004.04	0.00	320,381.38
15500	Temperature Engineering	HVAC	4,592,974.00	830,731.00	5,423,705.00	4,727,894.22	15,030.00	526,991.58	153,789.20
16100	Riney Electric/The Alan Group	Electrical	5,973,296.82	-484,343.20	5,488,953.62	3,819,036.26	88,668.41	434,189.41	1,147,059.54
16101	Advantage Electric & Controls	Electrical - Demo	9,453.18	21,497.30	30,950.48	30,950.48	0.00	0.00	0.00
16720	TBD	Fire Detection & Alarm	387,374.00	-387,374.00	0.00	0.00	0.00	0.00	0.00
18300	The Alan Group Constructors, I	Contractors Fee	1,151,631.00	84,797.30	1,236,428.30	889,193.53	25,961.22	101,683.88	219,589.67
18330	The Alan Group Constructors, I	Escalation Allowance	1,256,377.00	-1,256,377.00	0.00	0.00	0.00	0.00	0.00
18500	The Alan Group Constructors, I	Construction Contingency	1,912,349.00	-1,064,996.09	847,352.91	0.00	0.00	0.00	847,352.91
18520	The Alan Group Constructors, I	Unallocated Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTALS		**43,029,170.00**	**1,985,468.72**	**45,014,638.72**	**32,926,111.57**	**1,026,061.46**	**3,094,831.85**	**7,967,633.84**

OWNER: SOUTHGATE TOWER, LLC.
CONTRACTOR'S NAME: The Alan Group Constructors, L
PERIOD FROM: 7/1/25 TO: 7/31/25
REQUEST NO: 222201425

SWORN STATEMENT FOR CONTRACTOR OR SUBCONTRACTOR

STATE OF Michigan
COUNTY OF Macomb

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Brad Chojnacki being duly sworn, deposes and says
(1) That the The Alan Group Constructors, LLC is the (contractor)(subcontractor) for an improvement to the following described real property situated in Wayne County, Michigan, described as follows:

BANK TOWER APARTMENTS

(2) That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payments of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor) has (contracted)/(subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names a follows:

That the contractor has not procured material from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above. Deponent further says that he or she makes the foregoing statement as the (contractor)(subcontractor) or as ______________of the (contractor)(subcontractor) for the purpose of representing to the owner or lessee of the above described premises and his or her agents that the above-described property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth above and except for claims of construction liens by laborers which may be provided pursuant to section 109 of the construction lien act, Act No. 497 of the Public Acts of 1980, as amended, being seciton 570.1109 of the Michigan Compiled Laws.

WARNING TO OWNER: AN OWNER OR LESSEE OF THE ABOVE-DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONTSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFAUD, GIVES A FALSE SWORN STATEMENT IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT NO. 497 OF THE PUBLIC ACTS OF 1980, AS AMENDED, BEING SECTION 570.1110 OF THE MICHIGAN COMPILED LAWS.

For a Valuable Consideration, paid to the undersigned, the receipt whereof is hereby confessed and acknowledged, the undersigned hereby waive, release and relinquish any and all claims of right of lien which the undersigned now has or may have hereafter upon the premises described in the above sworn statement, for the labor and material, general supervision of construction, or otherwise.

Deponent Brad Chojnacki

Subscribed and sworn to before me this 31 day of July, 2025

Notary Public: Macomb County, Michigan

My commission expires 6.29.26

By ______ Date 7.31.25

Renay Ann Rytlewski
Notary Public State of Michigan
Macomb County
My Commission Expires 6/29/2026
Acting in the County of Oakland

PARTIAL UNCONDITIONAL WAIVER

My/our contract with Southgate Tower, LLC.________________________________ to
(other contracting party)

provide ___General Contracting Services_________________________________ for improvement of the property described as:_Bank Tower Apartments ____

____

____

and by signing this waiver waive my/our construction lien to the amount of $ 1,026,061.46_____________ for labor/materials provided through 07/31/2025______.

This waiver, together with all previous waivers, if any (circle one) does/does not cover all amount due to me/us for contract improvement provided through the date shown above. This waiver is conditioned on actual payment of the amount above.

If the owner or lessee of the property or the owner's or lessee's designee has received a notice of furnishing from me/one of us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

The Alan Group Constructors, LLC.______________
(company name)

____
(signature of lien claimant)

Address: 1800 Brinston ________________________________
Troy, MI 48083______________________________

Telephone: 248-298-0100______________________________

Signed on: 9.22.25______________________
(date)

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

SOUTHGATE TOWER , LLC dba The Bank Tower Apartments
31731 Northwestern Hwy., Suite 250W
Farmington Hills, MI 48334

309

Fifth Third Bank (Eastern MI)

09/05/2025 $1,026,061.46

**** ONE MILLION TWENTY SIX THOUSAND SIXTY ONE AND 46/100 DOLLARS

PAY TO THE
ORDER OF

ALAN GROUP CONSTRUCTORS, LLC
1800 BRINSTON DRIVE
TROY , MI 48083

⑈000309⑈ ⑆072405455⑆ 7916861524⑈

DATE:09/05/2025 CK#:309 TOTAL:$1,026,061.46 BANK:Checking-Fifth Third(801-ft)
PAYEE:ALAN GROUP CONSTRUCTORS, LLC(106101)

Property	Account	Invoice - Date	Description	Amount
0801	1480-0201	22-22014 application#25	project#22-22014 application#25	1,026,061.46
				1,026,061.46

The Alan Group Constructors, LLC
1800 Brinston
Troy, MI 48083

Invoice Date	Customer ID	Invoice ID
02-28-2023	1155	1059
Draw ID	**Work Order**	**Ship Date**
5		

To:
SOUTHGATE TOWER, LLC.
1475 CLUB DRIVE
BLOOMFIELD HILLS, MI 48302

Job Location:
SOUTHGATE-MISCELLANEOUS WORK

Ship Via
None

SOUTHGATE TOWER MISC WORK	
Project Management	4,694.20
Assistant PM	1,400.00
Project Engineer	70.00
Superintendent	352.15
Security/Locks	8.48
Asbestos Testing	7,826.49
Fencing	2,473.00
Fee	462.67

Amount Billed $17,286.99

Retainage Held

02-28-2023 $17,286.99

pd ck 1120
3/27/23

Salmon Environmental, LLC
P.O. Box 888691
Grand Rapids, MI 49588-8691

Phone # 616-322-3965 E-mail jsalmon@salmonenv.com

Invoice

Date	Invoice #
2/18/2023	2236

Bill To

The Alan Group, Inc.
1800 Brinston Dr.
Troy, MI 48083

Project Information

Asbestos Bulk Sampling

Not submitted under the DCC-EPA RLF loan - Eligible for brownfield TIF

Client Job No.	P.O. No.	Terms	Project No.
			190-001

Description	Quantity	Rate	Amount
Asbestos Sampling - Southgate Tower 16333 Trenton Rd Southgate, MI 48302 - Spray-On, Drywall, and Plaster on Floors 5, 9, & 13 -- 1-18-23 & 1-19-23	5	1,200.00	6,000.00
Asbestos Bulk PLM EPA 600 - 3 Day TAT - 191 Samples / Layers		1,337.00	1,337.00
Asbestos Bulk EPA PLM 400 Point Count - 3 Day TAT - 15 Samples / Layers		251.25	251.25
Total Reimbursable Expenses			1,588.25
Markup		15.00%	238.24
Total Reimbursable Expenses			1,826.49

POSTED

APPROVAL
JOB # Southgate
CONTRACT Initial project
22.22020
1.023

It's been a pleasure working with you!

Total	$7,826.49
Payments/Credits	$0.00
Balance Due	**$7,826.49**

City Abatement Services, LLC:

Lead & Asbestos Abatement Activities

INVOICE

City Abatement Services, LLC
10301 Joy Road
Detroit, MI 48204

samantha@casllcmi.com
+1 (248) 837-9011

Bill to
The Alan Group Constructors
1800 Brinston
Troy, Michigan 48083

Ship to
The Alan Group Constructors
1800 Brinston
Troy, Michigan 48083

Invoice details
Invoice no.: 7845
Terms: Net 30
Invoice date: 10/03/2025
Due date: 11/02/2025

PROPERTY ADDRESS:: 16333 Trenton Rd. Southgate

Date	Description	Amount
	Removed and disposed of 42 SF of Trowel Line Material in Elevator #3	$4,500.00
	Removed and disposed of 42 SF of Trowel Line Material in Elevator #4	$4,500.00

Total **$9,000.00**

Please make checks payable to:
City Abatement Services
10301 Joy Rd.
Detroit, MI 48204

If you prefer to pay by via ACH, please email
samantha@casllcmi.com

Thank you for your business!

Note to customer

Thank you for choosing City Abatement Services! We appreciate your business and look forward to working with you again soon.

Dawda:

Brownfield Plan Preparation

Dawda
— Counselors at Law —

39533 Woodward Avenue, Suite 200 . Dawda Building
Bloomfield Hills, Michigan 48304-5103
Federal I.D.: 38-3235321 . Telephone: 248.642.3700

Alex Begin
1457 Club Drive
Bloomfield Hills, MI 48302

Date: August 5, 2025
Invoice #: 620464

INVOICE SUMMARY

For professional services rendered through July 31, 2025:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 9,043.00
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 9,043.00**

$9,043.00 / 1.03 = $8,779.61

pd ADB IHG Premier
8/15/25

GL Acct: 1418-0000

Alex Begin
Client.Matter: 10549.0003

August 5, 2025
Invoice #: 620464

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
7/03/25	NSS	Review Dan Marsh Letter regarding play structures.	.80
7/03/25	RHS	Receipt and review of list of amenities and useful lives received from Dan Marsh.	.30
7/06/25	RHS	Made modifications to park lease and permission agreement.	1.50
7/07/25	NSS	Review and revise Lease and consent.	1.00
7/07/25	RHS	Revised Permission Agreement allowing City to perform work on Park property and emailed to client; revised Park Lease and emailed to client.	3.70
7/08/25	RHS	Finalized draft of Park Lease Agreement to reflect Neil Silver's comments.	.80
7/09/25	NSS	Review revised lease and various emails from parties.	1.00
7/09/25	RHS	Emailed Permission Agreement draft to Dan Marsh.	.20
7/10/25	NSS	Emails regarding lease.	.60
7/14/25	RHS	Finalized drafts of Permission Agreement and Lease for Park and emailed to Dan Marsh.	1.30
7/15/25	NSS	Review revised Lease.	1.00
7/15/25	RHS	Reviewed emails, council minutes, drawings, etc. on issue of Burns road not being an entry way into new Sheetz development.	.70
7/16/25	NSS	Finalize DCC loan documents, emails with DCC and client.	.50
7/18/25	NSS	Review time regarding BRA Plan.	.60
7/21/25	NSS	Determine time on BRA amendment.	.50
7/23/25	NSS	Review email from Southgate regarding changes to Lease, email client, t/c Rick.	.40
7/23/25	RHS	Received revised Permission Agreement from Dan Marsh and forwarded to client with comments on changes; conferred with Neil Silver regarding Dan Marsh's changes.	.70
7/31/25	NSS	Review proposed changes to lease, conference with Rick, emails regarding meeting.	1.00
7/31/25	RHS	Quick review of email from Dan Marsh with comments on park lease draft; conferred with partner Neil Silver regarding changes; reviewed email in detail and compared to park lease draft.	1.30

TOTAL PROFESSIONAL SERVICES	**$ 9,043.00**
BALANCE DUE THIS INVOICE	**$ 9,043.00**

Dawda
— Counselors at Law —

39533 Woodward Avenue, Suite 200 . Dawda Building
Bloomfield Hills, Michigan 48304-5103
Federal I.D.: 38-3235321 . Telephone: 248.642.3700

V. 100781

Alex Begin
1457 Club Drive
Bloomfield Hills, MI 48302

Date: July 7, 2025
Invoice #: 617855

INVOICE SUMMARY

For professional services rendered through June 30, 2025:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 14,972.00
Total Disbursements	$ 25.00
BALANCE DUE THIS INVOICE	**$ 14,997.00**

14,997.00 / 1.03 = 14,560.19

pd Avb Ittd. Premium
7/12/25

Dept 801
GL 1418.0000

Alex Begin
Client.Matter: 10549.0003

July 7, 2025
Invoice #: 617855

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
6/02/25	NSS	Review Tax table, review BCLRF Note, conference call with client and Rick.	2.20
6/02/25	RHS	Conferred with Neil Silver regarding SAD/Brownfield Chart received from Dan Marsh of City of Southgate; call with Alex to review chart and what issues remain open including obtaining Fifth Third approval; tax research regarding tax treatment of TIF reimbursements and deductibility of special assessments; additional conference with Neil Silver regarding tax issues and economics and impact on client.	3.20
6/03/25	NSS	Conference call with 5/3, conference call with Client, T/C DCC.	2.00
6/03/25	RHS	Conferred with Neil Silver regarding TIF reimbursement; reached out to Alex and loan officer; Teams meeting with Alex, Neil Silver and Richard Langraff of Fifth Third; follow-up call with Alex and Neil regarding approaching Dan Marsh with Bank's concerns.	1.80
6/04/25	NSS	T/C T/C DCC. Conference with Rick Schloss.	.80
6/04/25	RHS	Conferred with Neil Silver regarding City's options for funding park.	.30
6/06/25	NSS	Emails regarding 5/3 regarding DCC amendment.	.40
6/06/25	RHS	Emails with client regarding issue of whether Fifth Third is aware of DCC Loan and revised payment terms.	.20
6/11/25	NSS	Emails from DCC regarding Note and Loan Agreement.	.50
6/12/25	NSS	T/C and emails with the DCC, review emails regarding Park, Conference with Rick Schloss.	1.20
6/12/25	RHS	Call from client regarding park status and funding; email to client; reviewed emails from client to Dan Marsh regarding park construction and specifically bank shell; reviewed Permission Agreement, Easement outline and revisions to Proposed Park and Lease Agreement received from Dan Marsh.	1.60
6/13/25	NSS	Conference with Richard Schloss. Review DCC Resolution and redline Note and Loan Agreement.	1.20
6/13/25	RHS	Prepared edits to both Park Lease and Permission Agreement received from Dan Marsh and emailed to client.	2.30
6/13/25	RHS	Reviewed Neil Silver's changes to DCC Note and Loan Fund Agreement.	.50
6/16/25	NSS	Review lease Conference with Richard.	1.50
6/16/25	RHS	Conferred with Neil Silver regarding park lease terms.	.40
6/18/25	RHS	Edits to Park Lease.	.70
6/19/25	NSS	Review and revise lease, conference with Rick.	1.30
6/19/25	RHS	Prepared edits to park lease and emailed to client.	1.80
6/20/25	NSS	Emails regarding meeting regarding Leases.	.30
6/24/25	NSS	Conference call with Alex, conference with Rick, emails with Southgate.	1.20

Alex Begin
Client.Matter: 10549.0003

July 7, 2025
Invoice #: 617855

Date	Init	Description of Services	Hours
6/24/25	RHS	Teams meeting with client and Neil Silver regarding Park Lease; follow-up meeting with Neil Silver regarding Park issues; made list of topics to discuss with Dan Marsh and emailed him.	1.30
6/25/25	NSS	Emails with DCC.	.30
6/26/25	NSS	Conference call with Dan Marsh and Rick S.	.80
6/26/25	RHS	Teams Meeting with Neil Silver and Dan Marsh of Southgate regarding park lease issues; conferred with Neil Silver after Teams Meeting.	1.20
6/27/25	RHS	Call from client regarding call with Dan Marsh concerning park and amenities; reviewed drawings and detail on park amenities.	.80

TOTAL PROFESSIONAL SERVICES **$ 14,972.00**

DISBURSEMENTS

Date	Description	Amount
6/24/25	Filing Fee, State of Michigan, 60289	25.00

TOTAL DISBURSEMENTS **$ 25.00**

BALANCE DUE THIS INVOICE **$ 14,997.00**

Dawda
— Counselors at Law —

39533 Woodward Avenue, Suite 200 . Dawda Building
Bloomfield Hills, Michigan 48304-5103
Federal I.D.: 38-3235321 . Telephone: 248.642.3700

Alex Begin
1457 Club Drive
Bloomfield Hills, MI 48302

Date: May 5, 2025
Invoice #: 615304

INVOICE SUMMARY

For professional services rendered through April 30, 2025:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 2,999.00
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 2,999.00**

2,999.00 / 1.03 = 2,911.65

pd AOB IHG Premier
5/29/25

Alex Begin
Client.Matter: 10549.0003

May 5, 2025
Invoice #: 615304

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
4/24/25	NSS	Emails regarding BRA issues.	.30
4/25/25	NSS	Review act 381, review Reimbursement Agreement, T/C Akt, emails regarding meeting.	1.80
4/28/25	NSS	Conference with Rick, emails regarding meeting.	.60
4/28/25	RHS	Conferred with Neil Silver and call with client regarding park funding and City's proposal.	.60
4/29/25	NSS	Prep for and attend conference call with Southgate and conference call with Alex and Richard.	1.20
4/29/25	RHS	Teams Meeting with Alex, Neil Silver, AKT and Dan Marsh of City of Southgate; follow-up call with Neil and Alex regarding solutions to City's shortfall for park and bridge.	1.60

TOTAL PROFESSIONAL SERVICES	**$ 2,999.00**
BALANCE DUE THIS INVOICE	**$ 2,999.00**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
4055 Willoway Place
Bloomfield Hills, MI 48302

Date: January 10, 2021
Invoice #: 551092

INVOICE SUMMARY

For professional services rendered through December 31, 2021:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 1,001.50
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 1,001.50**

pd AOB Everyday
1/17/22

Alex Begin
Client.Matter: 10549.0003

January 10, 2021
Invoice #: 551092

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
12/02/21	NSS	Emails regarding status	.20
12/02/21	RHS	Responded to Alex and Andrew on Martin Nadler's request for insurance certificates from contractors and suggested response focusing on request to put elevator in working order	.20
12/07/21	RHS	Follow up email to Javier Gomez regarding elevator, received his response and forwarded to client	.20
12/08/21	RHS	Attention to sending insurance certificate from elevator company to Javier Gomez and Martin Nadler and email to title company authorizing release of $100,000 additional deposit to Seller	.30
12/17/21	BJC	Review email from R. Schloss regarding asbestos abatement and discussion with N. Silver.	.30
12/17/21	NSS	Conference with Rick Schloss regarding ACM; various emails regarding same	.50
12/17/21	RHS	Call with client and conferred with partners regarding asbestos issue at property and specifically on beams	.80

TOTAL PROFESSIONAL SERVICES	**$ 1,001.50**
BALANCE DUE THIS INVOICE	**$ 1,001.50**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
4055 Willoway Place
Bloomfield Hills, MI 48302

Date: July 2, 2021
Invoice #: 542273

INVOICE SUMMARY

For professional services rendered through June 30, 2021:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 11,310.00
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 11,310.00**

pd AnB Energy [illegible]
7/10/21

Alex Begin
Client.Matter: 10549.0003

July 2, 2021
Invoice #: 542273

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
6/02/21	RHS	Reviewed redlined copy of Real Estate Purchase Agreement and emailed client and Andrew Ledger with comments	.80
6/03/21	RHS	Call with Andrew Ledger regarding issues concerning latest draft of Purchase Agreement; call with Alex and Andrew to discuss issues; reached out to title company on issue of special warranty deed	.90
6/04/21	RHS	Email to Javier Gomez with requested changes to Purchase Agreement	.50
6/07/21	RHS	Responded to client's email on funds coming from Gita and tax planning related to these monies	.20
6/08/21	RHS	Call from Andrew Ledger and call to Javier Gomez and received his response	.30
6/09/21	RHS	Reviewed email and revised PA received from Javier Gomez and emails with Andrew Ledger and client regarding response	.60
6/10/21	RHS	Reviewed Telecommunications Easement Agreement	.70
6/10/21	RHS	Reviewed revised Real Estate Purchase Agreement received from Javier Gomez, made slight revisions and emailed back to him	.60
6/11/21	RHS	Receipt of revised Real Estate Purchase Agreement from Javier Gomez and reviewed changes; sent Purchase Agreement to client to sign and after receipt of signed Real Estate Purchase Agreement forwarded to Javier Gomez and after receiving Seller's signature to First American Title Company	.80
6/14/21	NSS	Telephone conference with Alex; telephone conference with AKT; emails regarding project	.60
6/14/21	RHS	Attention to incentives including conferred with Neil Silver and client; emails from title company and Andrew Ledger regarding deposit escrow agreement and reviewed agreement; email to Gita's attorney regarding loan for construction	1.20
6/15/21	NSS	Conference call; review Phase I	1.40
6/15/21	RHS	Review of due diligence items received from Javier Gomez and forwarded to client; provided title company with prior title policy; call with Andrew Ledger regarding due diligence and coordination	1.40
6/16/21	RHS	Attention to survey and title commitment including emails with Andrew and title company	.50
6/17/21	RHS	Telephone call with Mike Cumming of Dykema regarding loan from Gita for construction; emailed Alex	.30
6/18/21	NSS	Conference call with AKT and Southgate; telephone conference with Rick Schloss regarding zoning	1.00
6/18/21	RHS	Conference with partner regarding rezoning request; emailed Javier Gomez advising of rezoning request and asking for cooperation	.40

Alex Begin
Client.Matter: 10549.0003

July 2, 2021
Invoice #: 542273

Date	Init	Description of Services	Hours
6/21/21	RHS	Call with Alex and Andrew; initial preparation of rezoning request to the City of Southgate after researching their website	2.40
6/22/21	RHS	Emailed Javier letter from City Administrator confirming rezoning won't be effective until sale is closed; worked on rezoning application	1.40
6/23/21	RHS	Call with Andrew Ledger and Alex Begin regarding proposals from construction managers and Application for Rezoning; finalized draft of Application for Rezoning and emailed to Alex and Andrew; started review of Premier's Construction Management Agreement	3.40
6/24/21	RHS	Modified Application for Re-Zoning to incorporate client's and Andrew Ledger's comments and emailed to Javier Gomez to obtain his client's signature; reviewed Friedman's Due Diligence Services Agreement and emailed client comments; started review of Premier Construction Manager Agreement	2.20
6/25/21	RHS	Emails to and from Javier regarding signature on Rezoning Application; conference with partner regarding construction manager agreements	.50
6/26/21	RHS	Call with Alex regarding Gita's concerns about loaning him money; email to Mike Cumming suggesting meeting	.20
6/28/21	RHS	Emailed Javier Gomez question on assignment of Telecommunications Easement Agreement to his client and accounting for rental monies	.30
6/29/21	RHS	Emails with Javier Gomez and Martin Nadler regarding Telecommunications Agreement and whether it was assigned at closing; receipt of Title Commitment and supporting documents and began review; call with Alex regarding meeting with Gita	2.30
6/30/21	RHS	Began preparation of objection letter to Title Commitment; emails from Andrew Ledger regarding request of phone company to install additional equipment on top of building	1.60
6/30/21	RHS	Call from Alex regarding meeting with Gita	.50

TOTAL PROFESSIONAL SERVICES	**$ 11,310.00**
BALANCE DUE THIS INVOICE	**$ 11,310.00**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
4055 Willoway Place
Bloomfield Hills, MI 48302

Date: October 4, 2021
Invoice #: 546605

INVOICE SUMMARY

For professional services rendered through September 30, 2021:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 4,547.50
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 4,547.50**

pd Ans United
10/9/21

Alex Begin
Client.Matter: 10549.0003

October 4, 2021
Invoice #: 546605

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
9/01/21	RHS	Call from John Enos of City of Southgate regarding rescheduling hearing before Planning Commission on rezoning request and emailed client and Andrew Ledger; email from Javier Gomez asking if client will close and sending response to title commitment objection letter	.50
9/02/21	RHS	Call with Alex and Andrew Ledger regarding how to handle request for due diligence extension; follow-up call with Alex regarding Gita's investment and due diligence period considerations	.50
9/08/21	RHS	Call with Andrew Ledger and client regarding expiration of due diligence period; follow-up call with client regarding possible demands by Seller to extend due diligence period and response; reviewed Andrew Ledger's proposed email to Martin Nadler requesting 6 month extension and provided edits to email; prepare letter to Seller terminating Purchase Agreement if due diligence period not extended; reviewed response by Martin Nadler and his partners to due diligence period request and responded to client and Andrew Ledger on what response should be	1.40
9/09/21	RHS	Call with Alex and Andrew regarding Martin Nadler's response; emailed termination letter to all parties; receipt of Martin Nadler's response to termination letter	.80
9/10/21	RHS	Emails with client and Andrew Ledger regarding counter proposal for extension of due diligence; reviewed Martin Nadler's response to proposal; email to John Enos regarding upcoming Planning Commission Hearing and the effect of the termination of the Purchase Agreement	.80
9/13/21	RHS	Attend Southgate Planning Commission Meeting on rezoning by Zoom	1.00
9/14/21	RHS	Calls with John Enos of the City of Southgate and the City Attorney regarding what the City will do concerning the continuing building violations and call with Alex and Andrew regarding response to Martin Nadler on offer to extend due diligence period; reviewed minutes of Planning Commission Meeting received from John Enos	1.10
9/15/21	RHS	Emails with Alex and Andrew and call regarding offer to Martin Nadler and response; calculated client's cost of agreeing to pay real estate taxes during 6 month extension; call with City attorney regarding City Council meeting and who had authority to request rezoning and advised that owner signed the request; call with Alex regarding City Council meeting	.90
9/17/21	RHS	Prepare Amendment to Purchase Agreement extending due diligence period and emailed to client and Andrew Ledger for review	1.50
9/20/21	RHS	Finalized Amendment to Purchase Agreement and emailed to Seller's attorney; conferred with partner Neil Silver regarding timing of Brown Field credits	.40
9/27/21	RHS	Reviewed changes to Agreement extending due diligence period received from	.40

Date	Init	Description of Services	Hours
		Seller's attorney and emails with Alex and Andrew	
9/28/21	RHS	Review of emails regarding Amendment extending due diligence period; review of Purchase Agreement regarding due diligence period; call with Andrew Ledger; modified Amendment received from Javier Gomez and sent to him to review and approve	.80
9/29/21	RHS	Emails regarding signing of Amendment to Purchase Agreement extending due diligence period	.20
9/30/21	RHS	Emailed signed Amendment to PA to title company and requested release of $75,000 deposit; reviewed form received from title company and forwarded to Javier Gomez to have his client complete and sign	.40

TOTAL PROFESSIONAL SERVICES	**$ 4,547.50**
BALANCE DUE THIS INVOICE	**$ 4,547.50**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
4055 Willoway Place
Bloomfield Hills, MI 48302

Date: May 3, 2022
Invoice #: 559208

INVOICE SUMMARY

For professional services rendered through April 30, 2022:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 12,756.00
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 12,756.00**

pd ADB Everyday
5/20/22

Alex Begin
Client.Matter: 10549.0003

May 3, 2022
Invoice #: 559208

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
4/01/22	AC	Work on form of Guaranteed Maximum Price Contract and General Terms and Conditions	2.30
4/01/22	RHS	Receipt of revised title commitment and compared to prior draft	.40
4/04/22	RHS	Finished comparison of latest title commitment to prior draft and objection letter and emailed First American Title Company with requests	.80
4/05/22	RHS	Call from Alex regarding closing; reviewed response to objections to recent title commitment; sent title commitment to buyer's attorney	.50
4/06/22	RHS	Reviewed closing package received from First American Title; prepared Warranty Bill of Sale and Bring Down Certificate and sent to all parties; conference with Neil Silver regarding incentive award and possible conflict	2.30
4/07/22	RHS	Began review of construction contract;; review of Seller's operating agreements and emails with title company regarding resolutions and authorization of seller parties to sign documents; emails with client regarding water bill and other closing statement items	2.60
4/08/22	AC	Review of contract	2.00
4/08/22	RHS	Attention to closing documents including numerous emails with title company and seller's attorney; call from client; call from Vertical Bridge's outside counsel and call with client to advise of conversation	2.30
4/09/22	RHS	Attention to closing matters including emails with title company regarding cell phone leases and Vertical Bridge	1.20
4/11/22	RHS	Attention to closing including finalization of closing letter and sent to title company	.40
4/14/22	AC	Phone call with Mr. Begin	.50
4/18/22	NSS	Review Brownfield Plan	1.00
4/18/22	RHS	Emails from client and architect regarding lender requirements for asbestos plan and also issue of whether parcel should be split to allow future development without interference from lender	.50
4/19/22	NSS	Conference call regarding BRA and incentives	.70
4/22/22	AC	Work on construction manager contract	1.50
4/22/22	NSS	Review email regarding incentives	.20
4/26/22	AC	Work on construction manager contract	4.00
4/28/22	AC	Work on Construction Management Agreement	4.00
4/28/22	RHS	Call from client regarding Dish Network's visit to the property to measure for equipment installation	.20
4/29/22	AC	Finalize initial revisions to construction manager contract; email to Mr. Begin	3.50

Alex Begin
Client.Matter: 10549.0003

May 3, 2022
Invoice #: 559208

TOTAL PROFESSIONAL SERVICES	**$ 12,756.00**
BALANCE DUE THIS INVOICE	**$ 12,756.00**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
4055 Willoway Place
Bloomfield Hills, MI 48302

Date: August 2, 2022
Invoice #: 563958

INVOICE SUMMARY

For professional services rendered through July 31, 2022:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 2,244.00
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 2,244.00**

pd ck 1038
9/12/22

Alex Begin
Client.Matter: 10549.0003

August 2, 2022
Invoice #: 563958

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
7/08/22	NSS	Conference with AKT regarding status of Southgate BRA Plan	.30
7/11/22	NSS	Emails with AKT regarding status of BRA Plan	.30
7/14/22	NSS	Telephone conference with AKT; telephone conference with AKT and Rick Schloss; telephone conference with Alix	.70
7/14/22	RHS	Conferred with Neil Silver and call with environmental consultant regarding City's refusal to provide monies for cleanup; call with client	.60
7/16/22	RHS	Call from client regarding call with Southgate Mayor regarding contribution to asbestos remediation	.20
7/18/22	NSS	Review email regarding Alex's telephone conference with Mayor	.20
7/18/22	RHS	Reviewed July tax bills received from client and responded as to whether they looked proper	.30
7/19/22	NSS	Zoom call with city and AKT, t/c Richard Schloss.	1.20
7/19/22	RHS	Conferred with partner, Neil Silver, regarding results of call with Mayor	.40
7/28/22	NSS	Zoom call with City regarding Brownfield Plan	1.00
7/28/22	RHS	Conferred with Neil Silver and call with Sam of AKT regarding results of call concerning Brownfield incentives and what City will contribute	.30

TOTAL PROFESSIONAL SERVICES	**$ 2,244.00**
BALANCE DUE THIS INVOICE	**$ 2,244.00**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
4055 Willoway Place
Bloomfield Hills, MI 48302

Date: September 2, 2022
Invoice #: 565410

INVOICE SUMMARY

For professional services rendered through August 31, 2022:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 2,083.50
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 2,083.50**
Previous Balance	$ 2,244.00
TOTAL BALANCE DUE	**$ 4,327.50**

pd ck 1038
9/12/22

Alex Begin
Client.Matter: 10549.0003

September 2, 2022
Invoice #: 565410

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
8/02/22	NSS	review revised BRA Plan, email group	.80
8/03/22	NSS	emails and calls regarding BRA Plan	.40
8/15/22	NSS	emails regarding meeting	.30
8/17/22	NSS	Calls with AKT and Client	.50
8/22/22	NSS	emails regarding status of DCC loan documents	.20
8/23/22	NSS	T/C attorney for DCC, emails with same.	.40
8/25/22	NSS	emails regarding DCC and BRA Plan	.20
8/26/22	NSS	review revised BRA Plan and emails from City, emails regarding DCC	.70
8/29/22	NSS	Review DCC loan documents T/C Southgate, Client, AKT and attorney for DCC	1.50
8/29/22	RHS	Conferred with Neil Silver regarding meeting of Brownfield committee and receipt of DCCC loan documents	.30

TOTAL PROFESSIONAL SERVICES	**$ 2,083.50**
BALANCE DUE THIS INVOICE	**$ 2,083.50**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
4055 Willoway Place
Bloomfield Hills, MI 48302

Date: October 4, 2022
Invoice #: 568136

INVOICE SUMMARY

For professional services rendered through September 30, 2022:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 3,142.00
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 3,142.00**

pd ck 1046
10/19/22

Alex Begin
Client.Matter: 10549.0003

October 4, 2022
Invoice #: 568136

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
9/01/22	NSS	emails regarding meeting and reimbursement agreement	.40
9/06/22	NSS	Begin drafting Reimbursement Agreement	2.00
9/07/22	NSS	Revisions to agreement, T/C AKT, T/C Southgate, T/C Alex	1.00
9/08/22	NSS	Final revisions to reimbursement agreement, T/C AKT,T/C Southgate, T/C DCC	1.20
9/12/22	NSS	review revision. Comments to DCC, T/C AKT, email assignment to Southgate	.80
9/13/22	NSS	emails regarding revision to DCC loan Documents	.20
9/15/22	NSS	emails regarding EPA approval	.30
9/26/22	NSS	emails with City regarding Reimbursement agreement	.30
9/27/22	NSS	review Southgate comments on RA.	.20
9/27/22	RHS	Conferred with partner, Wayne Segal, on Fifth Third proceeding with loan and call with Alex Begin as to timing of loan	.40
9/28/22	NSS	T/C Dan Marsh. Revisions to RA.	.70
9/29/22	NSS	Zoom call with City	.50

TOTAL PROFESSIONAL SERVICES	**$ 3,142.00**
BALANCE DUE THIS INVOICE	**$ 3,142.00**

DAWDA MANN
Counselors At Law

Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304-5103
Federal ID: 38-3235321 | (248) 642-3700

Alex Begin
1457 Club Drive
Bloomfield Hills, MI 48302

Date: November 2, 2022
Invoice #: 569651

INVOICE SUMMARY

For professional services rendered through October 31, 2022:

Client.Matter: 10549.0003

RE: Southgate Tower

Professional Services	$ 9,819.00
Total Disbursements	$ .00
BALANCE DUE THIS INVOICE	**$ 9,819.00**

pd ck 1100
11/17/22

Alex Begin
Client.Matter: 10549.0003

November 2, 2022
Invoice #: 569651

PROFESSIONAL SERVICES RENDERED

Date	Init	Description of Services	Hours
10/04/22	NSS	prep for City Counsel Meeting, conference with Richard Schloss, emails with DCC	.80
10/05/22	NSS	attend study session and counsel meeting	2.80
10/06/22	NSS	Conf. with R. Schloss regarding status. T/C DCC regarding status of Loan Documents	.50
10/06/22	RHS	Reviewed emails between client and Vertical Bridge; conferred with partner Neil Silver regarding City Counsel meeting	.40
10/10/22	AC	Cursory review of term sheet (emphasis on construction issues); analysis of options for contract with General Contractor (vs Construction Manager)	.40
10/11/22	AC	Email with Mr. Begin; review of AIA B133 Agreement with Architect CGP	2.00
10/12/22	AC	Review of AIA B133 (contract with Architect); email to Mr. Begin regarding same	4.00
10/12/22	NSS	review final draft of DCC loan Docs. T/C 5/3 and emails regarding signed resolution.	.70
10/12/22	RHS	Kickoff teams meeting with client, Wayne Segal and Brandon of Fifth Third to go over document checklist; follow-up call with client	.80
10/13/22	NSS	emails regarding Loan Docs, Conf with atty for 5/3	.60
10/13/22	RHS	Reviewed colleagues emails regarding Construction and Architects contracts and issue of contingencies in construction contract and call with client; reviewed City's resolutions on zoning change	.90
10/14/22	RHS	Conversations with Wayne Segal and client regarding contingency in CM Agreement; reviewed CM Agreement and forwarded to Wayne Segal	.70
10/19/22	RHS	Call and email from client regarding electricity and Dish Network issues and emailed partners background and Easement Agreement in anticipation of lawsuit	.70
10/20/22	AC	Review of Construction Management Agreement; email to Attorney Sassak; email to Mr. Begin	1.50
10/21/22	AC	Phone call with Attorney Sassak; email with Mr. Begin	.50
10/24/22	RHS	Reviewed Vertical Bridge Agreement regarding obligations of Vertical and prepared email detailing important provisions for possible litigation and emailed to client	.90
10/25/22	NSS	emails and conference regarding Fifth Third Loan and DCC loan documents.	.40
10/26/22	NSS	T/C DCC regarding signed and dated documents	.30
10/27/22	NSS	emails regarding executed documents with DCC	.30
10/27/22	RHS	Reviewed Loan Checklist received from Wayne Segal; Reviewed Beztak Management Agreement as to what is necessary to add Southgate to it and emailed client options; Teams Meeting with Alex, Wayne and Brandon of	1.90

Alex Begin
Client.Matter: 10549.0003

November 2, 2022
Invoice #: 569651

Date	Init	Description of Services	Hours
		Fifth Third to review checklist and status of items; follow-up call with Alex regarding Vertical Bridge issues and his response at upcoming meeting	
10/28/22	RHS	Call with client regarding results of meeting with Vertical Bridge	.20
10/31/22	RHS	Review of Fifth Third loan documents; review of email concerning Vertical Bridge issues	2.50

TOTAL PROFESSIONAL SERVICES **$ 9,819.00**

BALANCE DUE THIS INVOICE **$ 9,819.00**

Jenn Gelletly

From:	Alex Begin <abegin@gordonbegin.com>
Sent:	Tuesday, July 22, 2025 1:33 PM
To:	Jenn Gelletly
Subject:	FW: Brownfield billing

E-mail 1 of 2 from Neil. This amount is for the original, currently-in-place Brownfield plan.

From: Neil S. Silver <NSilver@dawdalaw.com>
Sent: Friday, July 18, 2025 1:06 PM
To: Alex Begin <alexb@birdata.com>; Richard H. Schloss <rschloss@dawdalaw.com>
Subject: RE: Brownfield billing

OK. Here is what I get. $10,424 just for the BRA Plan and the Reimbursement Agreement. This does not include the DCC loan or the collateral assignment to 5/3 or the negotiations relative to trying to amend the plan to cover the park.

Dawda
— Counselors at Law —

Neil S. Silver | **Dawda PLC** | Member
39533 Woodward Avenue, Suite 200, Dawda Building
Bloomfield Hills, Michigan 48304-5103
248.642.6961 nsilver@dawdalaw.com
www.dawdalaw.com

Jenn Gelletly

From: Alex Begin <abegin@gordonbegin.com>
Sent: Tuesday, July 22, 2025 1:34 PM
To: Jenn Gelletly
Subject: FW: Brownfield billing

E-mail 2 of 2 from Neil. This part is for the potential amendment for the park & bridge cost overruns. Ultimately the city was able to find another source to cover the overage, so the Brownfield plan was not amended.

From: Neil S. Silver <NSilver@dawdalaw.com>
Sent: Monday, July 21, 2025 2:38 PM
To: Alex Begin <alexb@birdata.com>; Richard H. Schloss <rschloss@dawdalaw.com>
Subject: RE: Brownfield billing

$3995 for the amendment discussions. Now excludes DCC, lease.

Dawda
— Counselors at Law —

Neil S. Silv er | **Dawda P LC** | Membe r
39533 Woodward Avenue, Suite 200, Dawda Building
Bloomfield Hills, Michigan 48304-5103
248.642.6961 nsilver@dawdalaw.com
www.dawdalaw.com

TEC:
Predevelopment Activities

TEC
TESTING ENGINEERS & CONSULTANTS, INC.

Testing Engineers & Consultants, Inc.
1343 Rochester Road • P.O. Box 249 • Troy, Michigan 48099-0249
(248) 588-6200 • Fax (248) 588-6232
Email: tec@tectest.com

INVOICE NO.: 153999 PAGE# 1 **JOB NO.:** 63190
CLIENT NO. 21540

DATE
02/28/23
CUSTOMER'S ORDER
248-629-8998
TERMS
NET 30 DAYS 1.5% SERVICE CHARGE PER MONTH ON PAST DUE ACCOUNTS FEDERAL I.D. # 38-1813502 DUNS # 06-879-5962

Sold To
SOUTHGATE TOWER, LLC
1457 CLUB DR
BLOOMFIELD HILLS MI 48302

Attention: BEGIN, ALEX
PRO. CANOPY ADDITION - GS
FOR: 16333 TRENTON RD, SOUTHGATE, MI

(FINAL BILLING)

DATE	REPORT NO.		UNIT PRICE	AMOUNT
012323	63190	3.00 INCHES DRILLING THROUGH CONCRETE	13.00	39.00
012323	63190	1.00 GEOTECHNICAL ANALYSIS AND ENGINEERING REPORT	1,850.00	1,850.00
			TOTAL	1,889.00

pd ck 1118
3/20/23

NOTE: If invoice is incorrect, please note discrepancy and return immediately.

TEC-020

INVOICE
VISA OR MASTERCARD ACCEPTED

THE HUNTINGTON NATIONAL BANK
PO BOX 1558 EA1W37
COLUMBUS OH 43216-1558

SOUTHGATE TOWER, LLC
DBA
THE BANK TOWER APARTMENTS
1457 CLUB DR
BLOOMFLD HLS MI 48302-0705

Have a Question or Concern?

Stop by your nearest
Huntington office or
contact us at:

1-800-480-2001

www.huntington.com/
businessresources

Huntington Business Checking 100 [redacted]

Statement Activity From:
03/01/23 to 03/31/23

Days in Statement Period 31

[redacted]

* The above balances correspond to the service charge cycle for this account.

Beginning Balance
Credits (+)
Regular Deposits
Other Credits
Debits (-)
Regular Checks Paid
Total Service Charges (-)
Ending Balance

[redacted]

Deposits (+) [redacted]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
[redacted]							

Other Credits (+) [redacted]

Date	Amount	Description
[redacted]		

Checks (-) [redacted]

Date	Amount	Check #	Date	Amount	Check #
[redacted]			[redacted]		
03/24	1,889.00	1118*			

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

Service Charge Summary *Account:-------5364*

Previous Month Service Charges (-)	**$0.00**
Total Service Charges (-)	**$0.00**

Testing Engineers & Consultants, Inc.
1343 Rochester Road • P.O. Box 249 • Troy, Michigan 48099-0249
(248) 588-6200 • Fax (248) 588-6232
Email: tec@tectest.com

INVOICE NO.: 153604 PAGE# 1 **JOB NO.:** 63190
CLIENT NO. 21540

DATE: 12/31/22
CUSTOMER'S ORDER
248-629-8998
TERMS
NET 30 DAYS
1.5% SERVICE CHARGE PER MONTH ON PAST DUE ACCOUNTS
FEDERAL I.D. # 38-1813502
DUNS # 06-879-5962

Not submitted under the DCC-EPA RLF loan - Eligible

Sold To
SOUTHGATE TOWER, LLC
1457 CLUB DR
BLOOMFIELD HILLS MI 48302

Attention: BEGIN, ALEX
PRO. CANOPY ADDITION - GS
FOR: 16333 TRENTON RD, SOUTHGATE, MI
(IN-PROGRESS BILLING)

DATE	REPORT NO.		UNIT PRICE	AMOUNT
123122	63190	1.00 MOBILIZATION	700.00	700.00
123122	63190	2.00 REG. HRS. BORING LAYOUT AND UTILITY CLEARANCE	110.00	220.00
123122	63190	75.00 FT. DRILLING & SAMPLING (0'-25' DEPTH)	17.00	1,275.00
123122	63190	45.00 FT. DRILLING & SAMPLING (26'-50' DEPTH)	19.00	855.00
123122	63190	30.00 EA. LABORATORY ANALYSES - MOISTURE, DENSITY, UNCONFINED	11.00	330.00
123122	63190	3.00 EA. LABORATORY ANALYSES - ATTERBERG LIMITS DETERMINATION	95.00	285.00
			TOTAL	3,665.00

pd ck 1111
1/17/23

NOTE: If invoice is incorrect, please note discrepancy and return immediately.

TEC-020

INVOICE

VISA OR MASTERCARD ACCEPTED

THE HUNTINGTON NATIONAL BANK
PO BOX 1558 EA1W37
COLUMBUS OH 43216-1558

SOUTHGATE TOWER, LLC
DBA
THE BANK TOWER APARTMENTS
1457 CLUB DR
BLOOMFLD HLS MI 48302-0705

Have a Question or Concern?

Stop by your nearest Huntington office or contact us at:

1-800-480-2001

www.huntington.com/businessresources

Huntington Business Checking 100 *Account:* [redacted]

Statement Activity From:
01/01/23 to 01/31/23

Days in Statement Period 31

[redacted]

* The above balances correspond to the service charge cycle for this account.

Beginning Balance
Credits (+)
Regular Deposits
Other Credits
Debits (-)
Regular Checks Paid
Total Service Charges (-)
Ending Balance

[redacted]

Deposits (+) [redacted]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
[redacted]							

Other Credits (+) [redacted]

Date	Amount	Description
[redacted]		

Checks (-) [redacted]

Date	Amount	Check #	Date	Amount	Check #
[redacted]			01/23	3,665.00	1111

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

Service Charge Summary [redacted]

Previous Month Service Charges (-)	**$0.00**
Total Service Charges (-)	**$0.00**