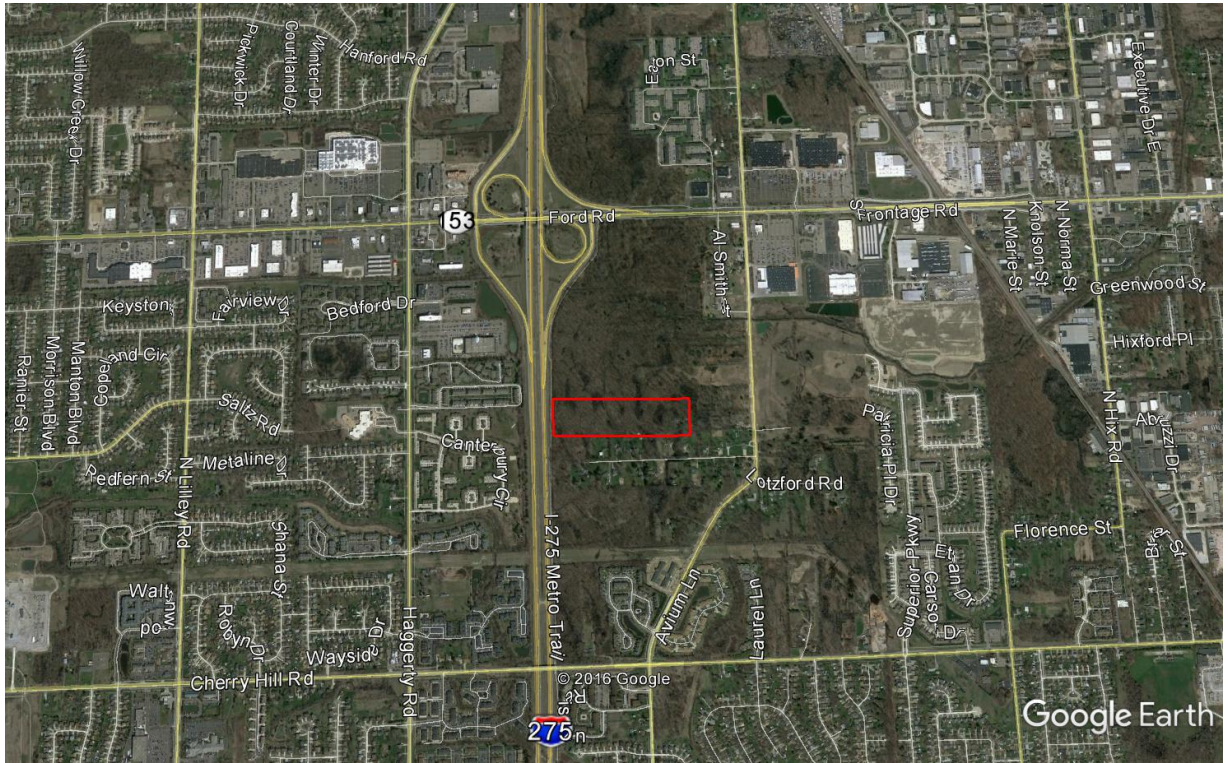


LAND FOR SALE



Ford Road and I-275

Canton, MI



1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

LAND FOR SALE

Ford Road and I-275
Canton, MI

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PROPERTY SUMMARY

Location: East Side of I-275, S. of Ford Road
Canton, MI

Parcel ID: Part of #71-050-99-007-000

Total Land Size: +/- 10.39 Acres

Sale Price: \$125,000 Per acre or +/- \$1,250,000

Utilities: Water – 16” Main on S. side of Ford Road
Sewer – 21” Main on N. side of Ford Road

Zoning: MRD – Mid Rise Development: Allowing for an intensive mixed-use development consisting of office, commercial and residential uses. Located in the Corporate Park Overlay District.

School District: Plymouth – Canton Community Schools

Demographics within

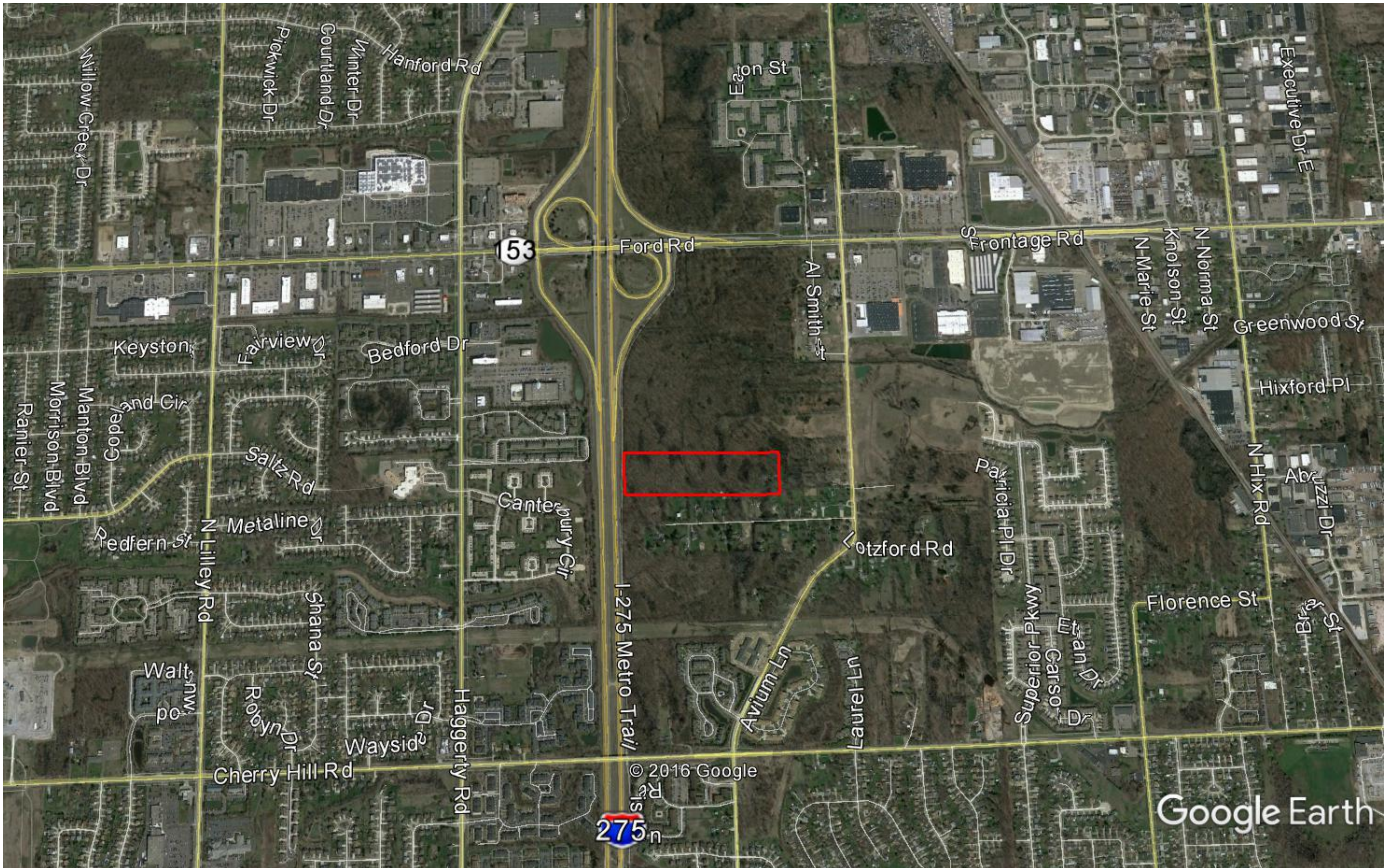
a 5 mile radius: Population: 228,759 Persons
Households: 92,575 Homes
Avg. HH Income: \$78,110 Annually
Traffic Count: 114,000 VPD on I-275, 42,000 VPD on Ford Road

Comments: +/-10.39 Acres located east off of I-275 North, S. of Ford Road in the heart of Canton Township’s Downtown Development Authority District. In addition to the 217,500 people within a 5 mile radius of the site, 48,000 vehicles travel on Ford Road each day, as well as 82,503 vehicles travel on I-275 each day. These dynamic characteristics give this site tremendous exposure. There are 8,129 new roof tops in this area, which makes this site ideal for a commercial use or mixed use development. IKEA’s 300,000 SF facility is located just northwest of subject property. IKEA is a huge regional draw that attracts millions of people to the area from all of metro Detroit, Ohio, Indiana and Canada. Additional parcels available to the north of this parcel, up to 86 acres, including frontage on Ford Road.

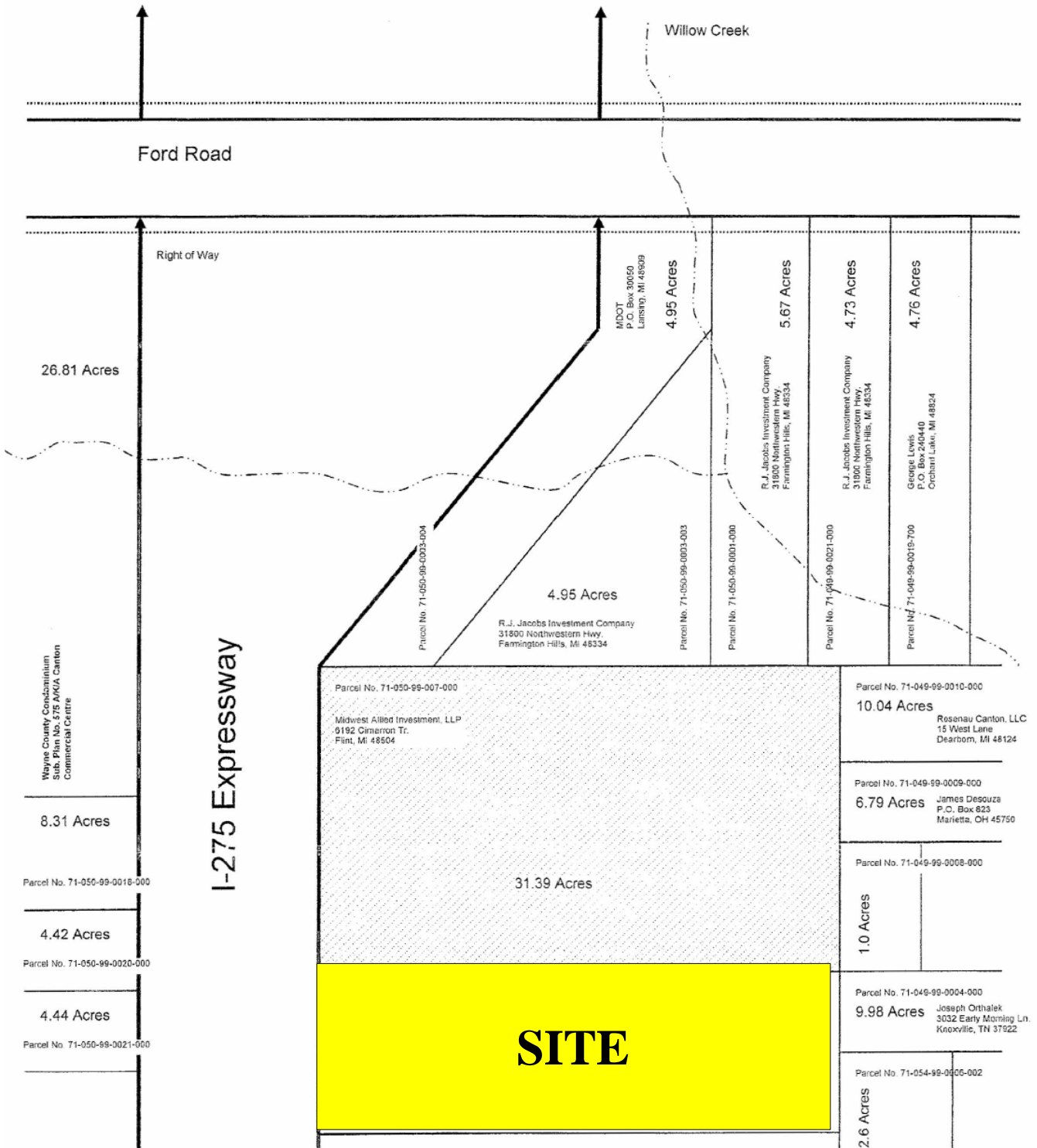
For Information Contact:

Randy Thomas
248-359-9000





PARCEL MAP



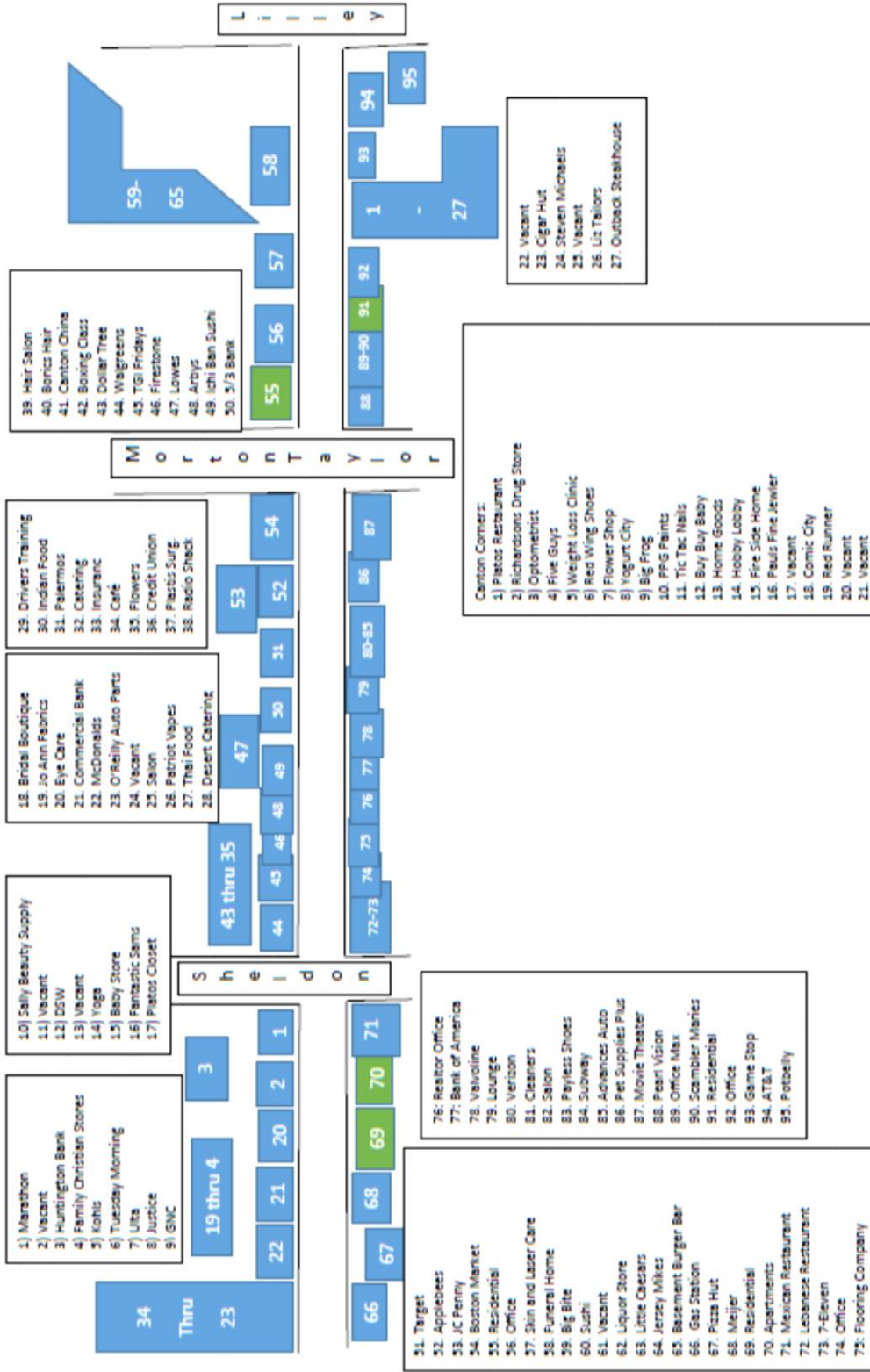
COMPETITION STUDY

Ford Road Between Sheldon and Beck, Canton, MI



COMPETITION STUDY

Ford Rd Between Sheldon and Lilley; Canton, MI



OFFICE | INDUSTRIAL | RETAIL | **LAND** | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

The map shows a city grid with the following buildings and landmarks:

- Top Street (H, I, J):**
 - Between 1st and 2nd: Industrial Building, Optometrist, Party Store, Veterinarian, Car Wash, Vacant, Echon.
 - Between 2nd and 3rd: Motel, Strykers Bar & Grill, T-Mobile, Residential.
- Left Street (1st to 5th):**
 - 1st: Residential.
 - 2nd: McDonald's, Sports Way, Vacant, Wal-Mart, Sams Club.
 - 3rd: Vacant, Logans, Garner White, Auto Repair, Mattress Store.
 - 4th: Emagine Theatre.
 - 5th: Home Depot.
- Right Side:**
 - Between 1st and 2nd: Vacant.
 - Between 2nd and 3rd: Vacant, APT Complex, A.
 - Between 3rd and 4th: Vacant.
 - Between 4th and 5th: Vacant.
- Intersection of 5th and J:** A large yellow diamond labeled "Site".

ARTICLE 19.00. MRD, MID-RISE DEVELOPMENT DISTRICT AND HRD, HIGH-RISE DEVELOPMENT DISTRICT

19.01. Statement of intent.

The intent of the mid- and high-rise development districts is to provide the opportunity for planned, intensive mixed use development consisting of office, commercial, and residential uses. The regulations set forth in this article are intended to promote construction of high-quality, high-profile buildings; accordingly buildings less than three stories in height are not permitted. Buildings in the mid-rise district may be up to eight stories in height, and buildings in the high-rise district may be up to 20 stories in height. The regulations set forth in this article are further intended to provide flexibility so as to: encourage efficient use of the land in accordance with its inherent character; encourage innovation in land use planning; provide enhanced housing, employment, and shopping opportunities; and, ensure compatibility of design and use. Planned development may be permitted as a means to achieve the basic intent of these districts, in accordance with the guidelines in section 27.04.

In keeping with the basic intent, mid- and high-rise development districts should be located where necessary public services and utilities are available, and where existing or proposed roadways are able to accommodate the traffic generated. Furthermore, because of the character and intensity of development permitted, high-rise development districts should be located only adjacent to the I-275 freeway corridor.

19.02. Permitted uses and structures.

A. *Principal uses and structures.* In all areas zoned MRD, mid-rise development district or HRD high-rise development district, no building or part of a building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. All principal uses permitted in the C-2, community commercial district, as set forth in section 16.02, subsection A.
2. All principal uses permitted in the O-1, office district, as set forth in section 20.02, subsection A.
3. a. Assembly halls, display halls, convention centers, banquet halls, and similar places of assembly.
- b. Religious institutions, subject to the provisions of section 6.02, subsection U.
4. Theaters or nightclubs, subject to the provisions in section 6.04, subsection A.
5. Research and design facilities having the character of an office, provided that no manufacturing takes place on the premises.
6. Hospitals, subject to the provisions in section 6.02, subsection L.
7. Essential services, subject to the provisions in section 2.16, subsection A.
8. Housing for the elderly, subject to the provisions in section 6.03, subsection E.

B. *Special land uses.* The following uses may be permitted by the township board, subject to the conditions specified for each use; review and approval of the site plan and application by the planning commission and township board; the imposition of special conditions which, in the opinion of the planning commission or township board, are

necessary to fulfill the purposes of this ordinance; and, the provisions set forth in section 27.03.

1. Regional shopping centers, subject to the provisions in section 6.02, subsection T.
 2. Structures less than three stories in height.
 3. Multiple-family or efficiency dwelling units for rent or sale.
 4. Hotels.
 5. Motels and motel courts, subject to the provisions in section 6.02, subsection N.
- (Ord. of 5-25-2004)

19.03. Development standards.

A. *Required conditions.* All buildings and uses in the mid- and high-rise development districts shall comply with the site development standards set forth in section 6.04, subsection A, and with the following required conditions:

- All permitted retail or service establishments shall deal directly with customers. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.
- All business, servicing, or processing, except off-street parking and loading, shall be conducted within a completely enclosed building.
- There shall be no outside storage of any goods, inventory, or equipment.

B. *Site plan review.* Site plan review and approval is required for all uses in the mid- and high-rise development districts in accordance with section 27.02.

C. *Area, height, bulk, and placement requirements.* Buildings and uses in the mid- and high-rise development districts are subject to the area, height, bulk, and placement requirements in article 26.00, Schedule of Regulations.

D. *Planned development.* Planned development may be permitted in the mid- and high-rise development districts, subject to the standards and approval requirements set forth in section 27.04.

E. *General development standards.* Buildings and uses in the mid- and high-rise development districts shall be subject to all applicable standards and requirements set forth in this ordinance, as specified below and more generally in section 8.06.

TABLE INSET:

Article	Topic
Article 2.00	General Provisions
Article 4.00	Off-Street Parking and Loading
Article 5.00	Landscaping, Screening and Walls
Article 6.00	Site Development Standards
Article 26.00	Schedule of Regulations

ARTICLE 5A.00. FOREST PRESERVATION AND TREE CLEARING**5A.01. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agriculture/farming means any land in which the principal use is to derive income from the growing of plants and trees, including but not limited to land used principally for fruit and timber production.

Clear cutting means the complete clearing, cutting or removal of trees and vegetation.

Commercial nursery/tree farm means any commercial establishment which is licensed by the state or federal government for the planting, growing and sale of live trees, shrubs, plants and plant materials for gardening and landscaping purposes.

Developed property means any land which is either currently used for residential, commercial, industrial, or agricultural purposes or is under construction of a new building, reconstruction of an existing building or improvement of a structure on a parcel or lot, the relocation of an existing building to another lot, or the improvement of open land for a new use.

Diameter at breast height (DBH) means the diameter in inches of the tree measured at four feet above the existing grade.

Dripline means an imaginary vertical line that extends downward from the outermost tips of the tree branches to the ground.

Forest means any treed area of one-half acre or more, containing at least 28 trees with a DBH of six inches or more.

Grade means the ground elevation.

Grubbing means the effective removal of under-canopy vegetation from a site. This shall not include the removal of any trees.

Landmark/historic tree means any tree which stands apart from neighboring trees by size, form or species, as specified in the landmark tree list in section 94-36, or any tree, except box elder, catalpa, poplar, silver maple, tree of heaven, elm or willow, which has a DBH of 24 inches or more.*

***Note: Section 94-36 was repealed by an ordinance adopted July 10, 2006.**

Single-family lot means any piece of land under single ownership and control that is two acres or more in size and used for residential purposes.

Township tree fund means a fund established for maintenance and preservation of forest areas and the planting and maintenance of trees within the township.

Tree means any woody plant with at least one well-defined stem and having a minimum DBH of three inches.

Undeveloped property means any property in its natural state that is neither being used for residential, commercial, industrial or agricultural purposes nor under construction.

(Amend. of 7-11-2006(2))

The purpose of this article is to promote an increased quality of life through the regulation, maintenance and protection of trees, forests and other natural resources.
(Amend. of 7-11-2006(2))

5A.03. Interpretation; conflicts with other ordinances.

The provisions of this article shall be construed, if possible, in such a manner as to make such provisions compatible and consistent with the provisions of all existing and future zoning and other ordinances of the township and all amendments thereto. If there is believed to be a conflict between the stated intent and any specific provision of this article, the township board may, in accordance with established zoning ordinance procedures, permit modification of such specific provisions while retaining the intent in such appealed instance.

(Amend. of 7-11-2006(2))

5A.04. Notice of violation; issuance of appearance ticket.

If a violation of this article is noted, the ordinance inspector will notify the owner of record and the occupant of the property of the violation. Such notice shall specify the violation and the time within which corrective action must be completed. This notice may be served personally or by mail. If the property is not in compliance with this article at the end of the period specified in the notice of violation, an appearance ticket may be issued.

(Amend. of 7-11-2006(2))

5A.05. Tree removal permit.

A. Required.

1. The removal or relocation of any tree with a DBH of six inches or greater on any property without first obtaining a tree removal permit shall be prohibited.
2. The removal, damage or destruction of any landmark tree without first obtaining a tree removal permit shall be prohibited.
3. The removal, damage or destruction of any tree located within a forest without first obtaining a tree removal permit is prohibited.
4. Clear cutting or grubbing within the dripline of a forest without first obtaining a tree removal permit is prohibited.

B. Exemptions. All agricultural/farming operations, commercial nursery/tree farm operations and occupied lots of less than two acres in size, including utility companies and public tree trimming agencies, shall be exempt from all permit requirements of this article.

C. Display. Tree removal permits shall be continuously displayed for the entire period while the trees are being removed.

D. Application. Permits shall be obtained by submitting a tree removal permit application in a form provided by the municipal services department. The application shall contain the following information:

1. The owner and/or occupant of the land on which the tree is located.
2. The legal description of the property on which the tree is located.

3. A description of the area affected by the tree removal, including tree species mixture, sampling of tree size and the notation of unusual, scarce or endangered trees.

4. A description of each tree to be removed, including diseased or damaged trees, and the location thereof.

5. A general description of the affected area after the proposed tree removal.

E. Review procedures . Municipal services shall review the applications for tree removal permits and may impose such conditions on the manner and extent of the proposed activity as are necessary to ensure that the activity or use will be conducted in such a manner as will cause the least possible damage, encroachment or interference with natural resources and natural processes within the affected area.

F. Review standards . The following standards shall be used to review the applications for tree removal permits:

1. The protection and conservation of irreplaceable natural resources from pollution, impairment or destruction is of paramount concern. The preservation of landmark/historic trees, forest trees, similar woody vegetation and related natural resources shall have priority over development when there are other on-site location alternatives.

2. The tree shall be evaluated for effect on the quality of the area of location, including tree species, habitat quality, health and vigor of tree, tree size and density. Consideration must be given to scenic assets, wind blocks and noise buffers.

3. The trees and surrounding area shall be evaluated for the quality of the involved area by considering the following:

a. Soil quality as it relates to potential tree disruption.

b. Habitat quality.

c. Tree species (including diversity of tree species).

d. Tree size and density.

e. Health and vigor of tree stand.

f. Understory species and quality.

g. Other factors such as value of the trees as an environmental asset (i.e., cooling effect, etc.).

4. The removal or relocation of trees within the affected areas shall be limited to instances:

a. Where necessary for the location of a structure or site improvement and when no reasonable or prudent alternative location for such structure or improvement can be had without causing undue hardship.

b. Where the tree is dead, diseased, injured and in danger of falling too close to proposed or existing structures, or interferes with existing utility service, interferes with safe vision clearances or conflicts with other ordinances or regulations.

c. Where removal or relocation of the tree is consistent with good forestry practices or if it will enhance the health of remaining trees.

5. The burden of demonstrating that no feasible or prudent alternative location or improvement without undue hardship shall be upon the applicant.

6. Tree removal shall not commence prior to approval of a site plan, final site plan for site condominiums or final preliminary plat for the subject property.

(Amend. of 7-11-2006(2))

5A.06. List of landmark/historic trees.

Landmark/historic trees are as follows:

Common Name	Species	DBH
Arborvitae	<i>Thuja occidentalis</i>	18"
American Basswood	<i>Tilia americana</i>	24"
American Beech	<i>Fagus grandifolia</i>	18"
American	Chestnut <i>Castanea</i>	8"
Birch	<i>Betula</i> spp.	18"
Black Alder	<i>Alnus glutinosa</i>	12"
Black Tupelo	<i>Nyssa sylvatica</i>	12"
Black Walnut	<i>Juglans nigra</i>	20"
White Walnut	<i>Juglans cinerea</i>	20"
Buckeye (Horse Chestnut)	<i>Aesculus</i> spp.	18"
Cedar, Red	<i>Juniperus</i> spp.	12"
Crabapple (cultivar)	<i>Malus</i> spp.	12"
Douglas Fir	<i>Pseudotsuga menziesii</i>	18"
Eastern Hemlock	<i>Tsuga canadensis</i>	12"
Flowering Dogwood	<i>Cornus florida</i>	8"
Ginkgo	<i>Ginkgo biloba</i>	18"
Hickory	<i>Carya</i> spp.	18"
Kentucky	Coffeetree <i>Gymnocladus dioicus</i>	18"
Larch/tamarack	<i>Larix laricina</i> (Eastern)	12"
Locust	<i>Gleditsia triacanthos</i>	24"
London	Planetree <i>Platanus</i> spp.	18"
Maple Acer spp.	(except <i>negundo</i> and <i>saccharinum</i>)	18"
Oak	<i>Quercus</i> spp.	20"
Pine	<i>Pinus</i> spp.	18"
Sassafras	<i>Sassafras albidum</i>	15"
Spruce	<i>Picea</i> spp.	18"
Tuliptree	<i>Liriodendron tulipifera</i>	18"
Wild Cherry	<i>Prunus</i> spp.	18"

(Amend. of 7-11-2006(2))

5A.07. Protective barriers.

It shall be unlawful to develop, clear, fill or commence any activity for which a use permit is required in or around a landmark/historic tree or forest without first erecting a continuous protective barrier around the perimeter dripline.

(Amend. of 7-11-2006(2))

5A.08. Relocation or replacement of trees.

A. Landmark tree replacement . Whenever a tree removal permit is issued for the removal of any landmark tree with a DBH of six inches or greater, such trees shall be relocated or replaced by the permit grantee. Every landmark/historic tree that is removed shall be replaced by three trees with a minimum DBH of four inches. Such trees will be of the species from section 5A.06.

B. Replacement of other trees. Whenever a tree removal permit is issued for the removal of trees, other than landmark/historic trees, with a DBH of six inches or greater (excluding boxelder (acer negundo), ash(fraxinus spp) and cottonwood (populus spp)), such trees shall be relocated or replaced by the permit grantee if more than 25 percent of the total inventory of regulated trees is removed. Tree replacement shall be done in accordance with the following: If the replacement trees are of at least two-inch caliper at six inches above the ground or eight-foot height for evergreens, but less than three inches measured at six inches above the ground or nine-foot height for evergreens, the permit grantee shall be given credit for replacing one tree. If the replacement trees are of at least three-inch caliper at six inches above the ground or nine-foot height for evergreens, but less than four inches measured at 12 inches above the ground or ten-foot height for evergreens, the permit grantee shall be given credit for replacing 1 1/2 trees. If the replacement trees are of at least four-inch caliper at 12 inches above the ground or tenfoot height for evergreens, the permit grantee shall be given credit for replacing two trees.

C. Exemptions . All agricultural/farming operations, commercial nursery/tree farm operations and occupied lots of less than two acres shall not be required to replace or relocate removed trees.

D. Replacement tree standards . All replacement trees shall:

1. Meet both the American Association of Nurserymen Standards and the requirements of the state department of agriculture.
2. Be nursery grown.
3. Be guaranteed for two years, including labor to remove and dispose of dead material.
4. Be replaced immediately after the removal of the dead tree, in accordance with the American Association of Nurserymen standards.
5. Be of the same species as the removed trees. When replacement trees of the same species are not available from Michigan nurseries, the applicant may substitute any species listed in section 5A.06 provided that shade trees are substituted with shade trees and evergreen trees with evergreen species. Ornamental trees need not necessarily be replaced with ornamental trees, but this shall be encouraged where feasible.

E. [Location of replacement trees.] Wherever possible, replacement trees must be located on the same parcel of land on which the activity is to be conducted. Where tree relocation or replacement is not possible on the same property on which the activity is to be conducted, the permit grantee shall either:

1. Pay monies into the township tree fund for tree replacement within the township. These monies shall be equal to the per-tree amount representing the current market value for the tree replacement that would have been otherwise required.

2. Plant the required trees off site. If the grantee chooses to replace trees offsite the following must be submitted prior to approval of the permit:
- a. A landscape plan, prepared by a registered landscape architect, indicating the sizes, species and proposed locations for the replacement trees on the parcel.
 - b. Written permission from the property owner to plant the replacement trees on the site.
 - c. Written agreement to permit the grantee to inspect, maintain and replace the replacement trees or assumption of that responsibility by the owner of the property where the trees are to be planted.
 - d. Written agreement to permit township personnel access to inspect the replacements as required.
- (Amend. of 7-11-2006(2))



Executive Summary

40367 Ford Rd, Canton Twp, Michigan, 48187 2
40367 Ford Rd, Canton Twp, Michigan, 48187
Rings: 1, 3, 5 mile radii

Prepared by Esr
Latitude: 42.32283
Longitude: -83.43812

	1 mile	3 miles	5 miles
Population			
2000 Population	4,648	100,267	227,608
2010 Population	6,231	102,422	233,030
2015 Population	6,149	100,652	228,759
2020 Population	6,060	99,150	225,382
2000-2010 Annual Rate	2.97%	0.21%	0.24%
2010-2015 Annual Rate	-0.25%	-0.33%	-0.35%
2015-2020 Annual Rate	-0.29%	-0.30%	-0.30%
2015 Male Population	47.4%	47.8%	48.4%
2015 Female Population	52.6%	52.2%	51.6%
2015 Median Age	36.1	38.9	40.3

In the identified area, the current year population is 228,759. In 2010, the Census count in the area was 233,030. The rate of change since 2010 was -0.35% annually. The five-year projection for the population in the area is 225,382 representing a change of -0.30% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 36.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	60.5%	72.9%	78.6%
2015 Black Alone	16.1%	12.6%	10.0%
2015 American Indian/Alaska Native Alone	0.5%	0.3%	0.4%
2015 Asian Alone	19.3%	10.7%	7.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.6%	0.8%	0.8%
2015 Two or More Races	3.0%	2.7%	2.5%
2015 Hispanic Origin (Any Race)	3.2%	3.5%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,067	40,642	90,334
2010 Households	2,680	41,853	93,421
2015 Total Households	2,639	41,513	92,575
2020 Total Households	2,602	41,051	91,554
2000-2010 Annual Rate	2.63%	0.29%	0.34%
2010-2015 Annual Rate	-0.29%	-0.16%	-0.17%
2015-2020 Annual Rate	-0.28%	-0.22%	-0.22%
2015 Average Household Size	2.31	2.41	2.45

The household count in this area has changed from 93,421 in 2010 to 92,575 in the current year, a change of -0.17% annually. The five-year projection of households is 91,554, a change of -0.22% annually from the current year total. Average household size is currently 2.45, compared to 2.48 in the year 2010. The number of families in the current year is 60,179 in the specified area.





Executive Summary

40367 Ford Rd, Canton Twp, Michigan, 48187 2
 40367 Ford Rd, Canton Twp, Michigan, 48187
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.32283
 Longitude: -83.43812

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$53,947	\$59,935	\$62,195
2020 Median Household Income	\$63,990	\$73,691	\$75,464
2015-2020 Annual Rate	3.47%	4.22%	3.94%
Average Household Income			
2015 Average Household Income	\$64,145	\$73,612	\$78,110
2020 Average Household Income	\$74,696	\$83,874	\$89,068
2015-2020 Annual Rate	3.09%	2.64%	2.66%
Per Capita Income			
2015 Per Capita Income	\$28,058	\$30,353	\$31,810
2020 Per Capita Income	\$32,655	\$34,701	\$36,408
2015-2020 Annual Rate	3.08%	2.71%	2.74%

Households by Income
 Current median household income is \$62,195 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$75,464 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$78,110 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$89,068 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$31,810 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$36,408 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,171	42,017	93,438
2000 Owner Occupied Housing Units	934	26,638	65,387
2000 Renter Occupied Housing Units	1,133	14,004	24,947
2000 Vacant Housing Units	104	1,375	3,104
2010 Total Housing Units	2,892	44,811	100,161
2010 Owner Occupied Housing Units	1,190	26,872	65,894
2010 Renter Occupied Housing Units	1,490	14,981	27,527
2010 Vacant Housing Units	212	2,958	6,740
2015 Total Housing Units	2,856	44,599	99,756
2015 Owner Occupied Housing Units	1,158	26,113	64,052
2015 Renter Occupied Housing Units	1,481	15,400	28,523
2015 Vacant Housing Units	217	3,086	7,181
2020 Total Housing Units	2,801	43,900	98,344
2020 Owner Occupied Housing Units	1,152	25,832	63,352
2020 Renter Occupied Housing Units	1,450	15,219	28,203
2020 Vacant Housing Units	199	2,849	6,790

Currently, 64.2% of the 99,756 housing units in the area are owner occupied; 28.6%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 100,161 housing units in the area - 65.8% owner occupied, 27.5% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is -0.18%. Median home value in the area is \$150,756, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.61% annually to \$179,963.





Traffic Count Map

Ford Road and I-275, Canton
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas
Latitude: 42.320109
Longitude: -83.440029

