

**KALAMAZOO COUNTY, MICHIGAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN FOR MIDLINK BUSINESS PARK**

**AMENDMENT #3**

**OCTOBER 28, 2010**

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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

**INTRODUCTION**

This document is the Brownfield Plan (the “Plan”) of the Kalamazoo County Brownfield Redevelopment Authority (the “Authority”). This Plan was developed and adopted pursuant to Michigan’s Brownfield Redevelopment Financing Act (1996 PA 381, as amended; the “Act”). The Act establishes the role, powers and operating requirements of a Brownfield Redevelopment Authority. This Plan provides a means to finance various activities related to the redevelopment of contaminated, abandoned and/or under-utilized properties (i.e., Brownfields) in the County.

Established on October 18, 2002, the Authority works with local units of government, the State of Michigan and private enterprises to redevelop brownfields throughout the County. By resolution, the following local units of government have opted into the Authority so that properties within their municipal boundaries are included in the Authority:

- The Charter Township of Oshtemo
- The Village of Augusta
- Comstock Township
- Charleston Township
- The City of Galesburg
- The Village of Schoolcraft

Before a site is enrolled in the Plan, the Authority and the Kalamazoo County Board of Commissioners must approve the Brownfield Plan. This is a dynamic plan that will be amended from time to time as sites are enrolled in the Plan. Each amendment will be approved in the same manner. Prior to capturing school taxes for eligible activities, approval by the Michigan Department of Environmental Quality and/or the Michigan Economic Growth Authority will be required.

The Plan includes detailed information for each site enrolled in the Plan. For each site, a general description of the eligible activities to be paid for with tax increment financing is included. Projections have been made regarding the investments planned for each site

and the resulting future taxable value. These projections include assumptions about costs, property assessments and the tax increment created by the redevelopment. The Plan describes the estimated tax increment and the effect to each taxing jurisdiction.

**PURPOSE**

The purpose of this Plan is to create a funding mechanism by which the Authority can provide Baseline Environmental Assessment activities, Due Care activities and other eligible response activities at certain eligible properties in the County. This Plan can also provide incentives to businesses that redevelop Brownfield sites.

**ELIGIBLE PROPERTIES**

Properties that are eligible for enrollment in this Plan include properties that are contaminated and meet the definition of a "facility", as that term is defined in Part 201 of Michigan's Natural Resources and Environmental Protection Act (1994 PA 451), or directly adjacent to a "facility" and part of an overall development plan. In a "Qualified Local Governmental Unit," properties that are "functionally obsolete" or "blighted," as those terms are defined in the Act, are also eligible to be enrolled in the Plan. The Authority has established an Application and evaluation process to evaluate and consider individual properties for enrollment in this Plan.

**GENERAL DEFINITIONS AS USED IN THIS PLAN**

1996 PA 381 Sec. 2

(a) "Additional response activities" means response activities identified as part of a Brownfield plan that are in addition to baseline environmental assessment activities and due care activities for an eligible property.

(b) "Authority" means a Brownfield redevelopment authority created under this act.

(c) "Baseline environmental assessment" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(d) "Baseline environmental assessment activities" means those response activities identified as part of a Brownfield plan that are necessary to complete a baseline environmental assessment for an eligible property in the Brownfield plan.

(e) "Blighted" means property that meets any of the following criteria, as determined by the governing body:

- (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire or other related code or ordinance.
- (ii) Is an attractive nuisance to children because of physical condition, use or occupancy.
- (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- (iv) Has had the utilities, plumbing, heating or sewerage permanently disconnected, destroyed, removed or rendered ineffective so that the property is unfit for its intended use.
- (v) Is tax reverted property owned by a qualified local governmental unit, by a county or by this state. The sale, lease or transfer of tax reverted property by a qualified local governmental unit, county or this state after the property's inclusion in a Brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
- (vi) Is property owned or under the control of a land bank fast track authority under the land bank fast track act, whether or not located within a qualified local governmental unit. Property included within a Brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease or transfer of the property by a land bank fast track authority after the property's inclusion in a Brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
- (vii) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

(f) "Board" means the governing body of an authority.

(g) "Brownfield plan" means a plan that meets the requirements of section 13 and is adopted under section 14.

(h) "Captured taxable value" means the amount in one year by which the current taxable value of an eligible property subject to a Brownfield plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The state tax commission shall prescribe the method for calculating captured taxable value.

(i) "Chief executive officer" means the mayor of a city, the village manager of a village, the township supervisor of a township, or the county executive of a county or, if the county does not have an elected county executive, the chairperson of the county board of commissioners.

(j) "Department" means the department of environmental quality.

(k) "Due care activities" means those response activities identified as part of a Brownfield plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of section 20107a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a.

(l) "Economic opportunity zone" means one or more parcels of property that meet all of the following:

(i) That together are 40 or more acres in size.

(ii) That contain a manufacturing facility that consists of 500,000 or more square feet.

(iii) That are located in a municipality that has a population of 30,000 or less and that is contiguous to a qualified local governmental unit.

(m) "Eligible activities" or "eligible activity" means one or more of the following:

(i) Baseline environmental assessment activities.

(ii) Due care activities.

(iii) Additional response activities.

(iv) For eligible activities on eligible property that was used or is currently used for commercial, industrial or residential purposes that is in a qualified local governmental unit, that is owned or under the control of a land bank fast track authority, or that is located in an economic opportunity zone, and is a facility, functionally obsolete, or blighted, and except for purposes of former section 38d of the single business tax act, 1975 PA 228, the following additional activities:

(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(E) Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a land bank fast track authority or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.

(v) Relocation of public buildings or operations for economic development purposes.

(vi) For eligible activities on eligible property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(vii) For eligible activities on eligible property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

(A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(viii) Reasonable costs of developing and preparing Brownfield plans and work plans.

(ix) For property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, that is a former mill that has not been used for industrial purposes for the immediately preceding two years, that is located along a river that is a federal superfund site listed under the comprehensive environmental response, compensation, and liability act of 1980, 42 USC 9601 to 9675, and that is located in a city with a population of less than 10,000 persons, the following additional activities:

(A) Infrastructure improvements that directly benefit the property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(x) For eligible activities on eligible property that is located north of the 45th parallel, that is a facility, functionally obsolete, or blighted, and the owner or operator of which makes new capital investment of \$250,000,000.00 or more in this state, the following additional activities:

(A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(xi) Reasonable costs of environmental insurance.

(n) Except as otherwise provided in this subdivision, "eligible property" means property for which eligible activities are identified under a Brownfield plan that was used or is currently used for commercial, industrial, public or residential purposes, including personal property located on the property, to the extent included in the Brownfield plan, and that is one or more of the following:

(i) Is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(ii) Is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(iii) Is tax reverted property owned or under the control of a land bank fast track authority.

(iv) Is not in a qualified local governmental unit, is a qualified facility, and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vi).

(v) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vii).

(vi) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(ix).

(vii) Is located north of the 45th parallel, is a facility, functionally obsolete, or blighted, and the owner or operator makes new capital investment of \$250,000,000.00 or more in this state. Eligible property does not include qualified agricultural property exempt under section 7ee of the general property tax act, 1893 PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the extent provided under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211.

(o) "Environmental insurance" means liability insurance for environmental contamination and cleanup that is not otherwise required by state or federal law.

(p) "Facility" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(q) "Fiscal year" means the fiscal year of the authority.

(r) "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

(s) "Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.

(t) "Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary

easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

(u) "Initial taxable value" means the taxable value of an eligible property identified in and subject to a Brownfield plan at the time the resolution adding that eligible property in the Brownfield plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield plan is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The state tax commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax.

(v) "Land bank fast track authority" means an authority created under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774.

(w) "Local taxes" means all taxes levied other than taxes levied for school operating purposes.

(x) "Municipality" means all of the following:

(i) A city.

(ii) A village.

(iii) A township in those areas of the township that are outside of a village.

(iv) A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.

(v) A county.

(y) "Owned or under the control of" means that a land bank fast track authority has one or more of the following:

(i) An ownership interest in the property.

(ii) A tax lien on the property.

(iii) A tax deed to the property.

(iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.

(v) A right to collect delinquent taxes, penalties or interest on the property.

(vi) The ability to exercise its authority over the property.

(z) "Qualified facility" means a landfill facility area of 140 or more contiguous acres that is located in a city and that contains a landfill, a material recycling facility and an asphalt plant that are no longer in operation.

(aa) "Qualified local governmental unit" means that term as defined in the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797.

(bb) "Qualified taxpayer" means that term as defined in former sections 38d and 38g of the single business tax act, 1975 PA 228, or section 437 of the Michigan business tax act, 2007 PA 36, MCL 208.1437.

(cc) "Response activity" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(dd) "Specific taxes" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572; the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668; the enterprise zone act, 1985 PA 224, MCL 125.2101 to 125.2123; 1953 PA 189, MCL 211.181 to 211.182; the technology park development act, 1984 PA 385, MCL 207.701 to 207.718; the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797; the neighborhood enterprise zone act, 1992 PA 147, MCL 207.771 to 207.786;

the commercial rehabilitation act, 2005 PA 210, MCL 207.841 to 207.856; or that portion of the tax levied under the tax reverted clean title act, 2003 PA 260, MCL 211.1021 to 211.1026, that is not required to be distributed to a land bank fast track authority.

(ee) "Tax increment revenues" means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a Brownfield plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes. Tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a downtown development authority, tax increment finance authority, or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a Brownfield plan under this act.

(ff) "Taxable value" means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(gg) "Taxes levied for school operating purposes" means all of the following:

(i) The taxes levied by a local school district for operating purposes.

(ii) The taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(iii) That portion of specific taxes attributable to taxes described under subparagraphs (i) and (ii).

(hh) "Work plan" means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity.

(ii) "Zone" means, for an authority established before June 6, 2000, a Brownfield redevelopment zone designated under this act.

**ENROLLED PROPERTIES**

The following site is enrolled in the Brownfield Plan:

Site No. 1: Midlink Business Park, 5200 E. Cork Street, Kalamazoo, MI 49048

Site No. 2: Brown Family Holdings, LLC, 2700 N. Pitcher Street, Kalamazoo  
Twp., MI 49004

**SITE NO. 1 (AMENDMENT #3)**

**Midlink Business Park, 5200 E. Cork Street, Kalamazoo, Michigan**

*Introduction*

The property at 5200 E. Cork Street, Kalamazoo, Michigan is known as the Midlink Business Park (the "Property"). The site is an approximate 340-acre business park which has resulted from the transformation of the former automotive manufacturing plant owned and operated by the General Motors North American Operations Metal Fabricating Division (General Motors). In 1965, General Motors first developed the Property with the construction of a 1,896,906-square-foot manufacturing building and associated power house, baler house, wastewater treatment plant, switch house and pump house. There was also a two-story administration building attached to the north end of the manufacturing building. Major operations included receiving and cutting metal in sheets and roll stock, stamping, grinding, welding, assembly of component parts, tool and die manufacturing, application of adhesive coatings, wastewater treatment, management of wastes and material storage.

General Motors operated the site until July 1999. The Property was subsequently purchased by 5200 E. Cork Street Investors, LLC ("5200 E. Cork"), who have extensively renovated the site by demolishing portions of the building, removing parking surfaces, installing loading docks and many other improvements to the manufacturing building. These improvements made the main building accessible and functional for various industrial tenants. During this period of time, the parcels where the main building is present have been designated a Renaissance Zone. Public roads have been constructed, utilities installed and lands re-graded to make the remaining acreage ready for development.

Future development planned at the site will require various actions to address the environmental concerns remaining on the Property. There are concrete structures contaminated from PCB-bearing oils that need to be further assessed, cleaned up and managed. This Plan primarily focuses on these activities in support of new development at the Property. However, additional eligible activities will include Baseline Environmental Assessment Activities related to future land transfers, Due Care Activities to address contaminated soil and groundwater that need to be managed during construction, due care plan preparation and implementation, environmental insurance and

regulatory cleanup issues to address the former waste management areas and storm water system upgrades to address contaminant issues, among other eligible activities. In addition, as each portion of land is transacted for redevelopment, the new purchaser will require individual environmental assessments and due care plans of these smaller portions of land for their own liability protection. Depending on the availability of budgeted TIF capture in this Plan, it may be necessary to amend this Plan in the future to address additional eligible costs.

This Brownfield Plan Amendment (the "Plan Amendment") will help secure a means of addressing these environmental costs. The identified environmental activities in this Plan Amendment are expected to allow future industrial and commercial developments at the Business Park to occur. The expected developments will directly create over 350 jobs, create additional jobs in supporting businesses (construction, furnishings, supply and service companies), increase taxable value and generate momentum for additional investment at the Business Park.

*Amendment #3 Details*

For the purpose of qualifying for Brownfield Michigan Business Tax Credits, the Property shall be split into six separate development areas (the "Development Areas"). Legal descriptions and site maps for the Development Areas are provided in Attachment A.

Amendment #3 to this Plan Amendment also identifies the Seneca Medical, Inc. ("Seneca") project that will be located at 3625 Park Circle Drive within the Property. Seneca is proposing to construct a new 85,000 square foot distribution facility on a contaminated site within Development Area #2 (the "Seneca Project"). The Seneca Project would support Seneca's expansion in Michigan and allow them to meet growing demand for their medical supply business. The building will sit on a 10.6 acre site and will be constructed to allow for potential future expansion of up to 240,000 square foot to service anticipated future growth of Seneca.

*Basis of Eligibility*

**Development Area 1**

Soil sampling for Development Area 1 revealed lead in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the property is considered "eligible property" as

defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

**Development Area 2**

Soil and groundwater sampling for Development Area 2 revealed lead, barium, silver cadmium and zinc in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

**Development Area 3**

Polychlorinated biphenyls (PCBs) were discovered in the basement of the Midlink East Building located in Development Area 3, which are in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

**Development Area 4**

Soil and groundwater sampling for Development Area 4 revealed copper and zinc in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

**Development Area 5**

Soil and groundwater sampling for Development Area 5 revealed arsenic in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

**Development Area 6**

Soil sampling for Development Area 6 revealed silver and lead in excess of Part 201 Generic Residential Cleanup Criteria. Therefore, the property is considered “eligible property” as defined by the Act because it has been determined to be a “facility” as

defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”).

A map identifying the Development Areas is included in Attachment A.

*The Plan*

**(a) A description of the costs of the plan intended to be paid for with tax increment revenues (Section 13(1)(a))**

5200 E. Cork and the Authority will seek tax capture from local taxes, school operating taxes and state education tax millage for eligible activities at the Property including Baseline Environmental Assessment Activities, Due Care Activities, environmental insurance, a 15% contingency, preparation and development of brownfield plan and MDNRE work plan(s) and MDNRE work plan review totaling \$6,067,254, plus interest at 3% not to exceed \$2 million for interest. In addition to the above costs, the Authority intends to capture funds to cover administrative and eligible activity costs of the Authority and funds for the Local Site Remediation Revolving Fund, as provided for under the Act. The Authority may capture funds up to the maximum allowed for administrative costs under the Act for its documentable administrative costs.

The Plan Amendment may be amended in the future to address any additional BEA Activities, Due Care Activities and Additional Response Activities that exceed this Plan Amendment. These activities will generally be completed on a parcel by parcel basis as each area is prepared for an interested lessee/purchaser. The eligible activities indicated above are further described as assessments (Phase I and II) Environmental Site Assessments, Baseline Environmental Assessments, Due Care Plans, including consulting and implementation, soil and groundwater sampling to address contamination, cleanup costs relating to contaminated soil and groundwater, removal of contaminated materials such as concrete, addressing Resource Conservation and Recovery Act (RCRA) liability issues, project documentation, management and Authority expenses.

The tax increment financing that is contemplated under this Plan Amendment is subject to the terms of a Development and Reimbursement Agreement that shall be executed by 5200 E. Cork and the Authority following an approval of this Plan Amendment and prior to any reimbursement of eligible activities under this Plan Amendment.

Table 1 presents estimated principal costs of the eligible activities for this project which qualify for reimbursement from tax increment financing.

Adoption of this Plan Amendment shall also allow future purchasers/developers to pursue a Michigan Business Tax Brownfield Redevelopment Tax Credit for an appropriate future development on the site.

**(b) A brief summary of the eligible activities that are proposed for each eligible property (Section 13(1)(b))**

The site is a former automotive manufacturing complex. Initial environmental assessments have been completed on the entire Property. However, as individual parcels are sold or developed, it will be necessary to address much smaller portions of Property for the individual entities acquiring, leasing or developing that portion of the Property. Additional Baseline Environmental Assessment Activities to support future real estate transactions and provide environmental cleanup liability relief will need to be completed on each parcel transaction.

Depending upon the location, there may be cleanup activities such as management of contaminated soil and groundwater, placement of impervious surfaces and other related cleanup costs. In particular, the basement in one portion of the former manufacturing building has been contaminated with PCB-bearing oils, requiring the assessment and cleanup of contaminated material to make that portion of the building useable for the planned development as well as other areas that may have similar impact. Remediation may include proper treatment and application of floor coating to treat the impacted area.

There will be expenses from technical and legal experts to address some of the regulatory components with the cleanup activities at the Property. There may also be numerous Work Plans and Work Plan Amendments relating to the desire to capture school tax increment for all or part of the eligible activities listed as part of this Plan. Regulatory approvals will be necessary for each segment of work completed that will be paid for, in part, through school tax capture. This Plan Amendment is not intended to reimburse those eligible activities that are paid on behalf of or reimbursed to 5200 E. Cork by any other means (i.e. environmental insurance payments).

Table 1 presents a summary and estimated principal cost of the eligible activities that will occur on the Property which qualify for reimbursement from tax increment financing.

- (c) An estimate of the captured taxable value and tax increment revenues for each year of the plan from the eligible property. (Section 13(1)(c))**

An estimate of the tax capture from the Property, along with supporting information for tax increment financing, is attached as Table 2.

- (d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. (Section 13(1)(d))**

The eligible activities will be financed through the combination of a U.S. EPA Assessment Grant and private financing. It is contemplated that the cost of this Plan Amendment will be initially provided by 5200 E. Cork and the Authority (where applicable) and they will seek reimbursement for eligible activities through tax increment financing.

- (e) The maximum amount of note or bonded indebtedness to be incurred, if any. (Section 13(1)(e))**

The Authority has no plans to incur note or bonded indebtedness at this time.

- (f) The duration of the Brownfield Plan, which shall not exceed the lesser of the period authorized under subsections (4) and (5) or 30 years. (Section 13(1)(f))**

The duration of this Plan Amendment is anticipated to be 23 years from the date of its adoption. It is intended that tax increment capture will begin no later than January 1, 2011 for reimbursement of eligible activities. The duration of capture for reimbursement of eligible activities shall not exceed a total of eighteen (18) years from the date of first capture, regardless whether or not the total eligible activities, plus interest, have been repaid at that time. The remaining five years of capture are intended to allow the Authority to capture tax increment revenues for the Local Site Remediation Revolving Fund. In no event shall the overall Plan duration or Plan Amendment capture duration exceed the limits provided in the Act.

**TABLE 1**

Summary of Eligible Activities

Midlink Business Park  
5200 E. Cork Street  
Kalamazoo, Michigan

<u>Eligible Activities</u>	<u>Estimated Principal Cost</u>
<u>Baseline Environmental Assessment Activities</u>	\$ 100,000
<u>Due Care Activities</u>	\$ 4,586,308
<u>Environmental Insurance</u>	\$ 570,000
Reasonable cost of environmental insurance	
<b>SUBTOTAL</b>	<b>\$ 5,256,308</b>
Contingency (15%)	\$ 788,446
<u>Preparation and Development of brownfield plan and MDNRE work plans</u>	\$ 20,000
<u>MDNRE Work Plan review fee</u>	\$ 2,500
<b>TOTAL PRINCIPAL ELIGIBLE ACTIVITIES</b>	<b>\$ 6,067,254</b>
<u>Interest at 3%*</u>	\$ 1,842,151
Administrative Costs**	\$ 500,000
Additional Capture for LSRRF	\$ 4,221,649
<b>TOTAL PROJECTED ACTIVITIES</b>	<b>\$ 12,631,054</b>

\*Brownfield Plan includes 3% interest for developer costs (not to exceed \$2 million) and is shown as estimated figure (actual interest may vary)

- Interest is calculated on all costs included in the brownfield plan

\*\*The Authority is permitted to capture up to the maximum allowed under Act 381, as amended, for its documentable administrative costs. The amount shown includes \$40,500 of eligible activities the Authority intends to recapture through tax increment revenues.

**TABLE 2**

**Table 2**  
**Midlink Business Park**  
**Real Property TIF Table - Summary Table of all Parcels**

REAL PROPERTY*	Local Increment				State/School Increment				Total Tax Capture			
	Taxable Value <sup>1</sup>	TV Increment	Kalamazoo County	Township	KRESA ISD	KVCC	Total Local Tax	School Operating		State Education	Total School Capture	Cumulative Tax Capture
Operating Mills <sup>2</sup>												
Comstock Twp												
2008 (Base)	\$7,364,697		\$48,137	\$21,813	\$35,767	\$20,721	\$126,438	\$132,565	\$44,188	\$176,753		\$41,1681
2008	\$7,364,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009	\$7,665,730	\$301,033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$8,044,449	\$679,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$11,124,893	\$3,760,196	\$19,935	\$9,033	\$14,812	\$8,581	\$52,361	\$54,898	\$18,299	\$73,198	\$125,559	\$125,559
2012	\$11,536,142	\$4,171,445	\$22,801	\$10,332	\$16,942	\$9,815	\$59,889	\$62,791	\$20,930	\$83,721	\$269,169	\$269,169
2013	\$13,001,504	\$5,636,807	\$32,684	\$14,810	\$24,285	\$14,069	\$85,848	\$90,007	\$30,002	\$120,010	\$475,026	\$475,026
2014	\$15,181,519	\$7,816,822	\$47,516	\$21,531	\$35,306	\$20,453	\$124,806	\$130,854	\$43,618	\$174,472	\$774,304	\$774,304
2015	\$16,883,334	\$9,518,637	\$59,393	\$26,913	\$44,131	\$25,566	\$156,002	\$163,561	\$54,520	\$218,081	\$1,148,388	\$1,148,388
2016	\$17,352,167	\$9,987,470	\$62,503	\$28,323	\$46,442	\$26,904	\$164,172	\$172,127	\$57,376	\$229,503	\$1,542,063	\$1,542,063
2017	\$19,925,689	\$12,560,992	\$79,409	\$35,983	\$59,003	\$34,181	\$208,576	\$218,693	\$72,894	\$291,577	\$2,042,217	\$2,042,217
2018	\$20,424,946	\$13,060,249	\$82,567	\$37,414	\$61,350	\$35,541	\$216,873	\$227,381	\$75,794	\$303,175	\$2,562,264	\$2,562,264
2019	\$22,329,195	\$14,964,498	\$94,908	\$43,006	\$70,520	\$40,853	\$249,287	\$261,367	\$87,122	\$348,489	\$3,160,040	\$3,160,040
2020	\$24,152,487	\$16,787,790	\$106,719	\$48,358	\$79,295	\$45,937	\$280,309	\$293,892	\$97,964	\$391,856	\$3,832,205	\$3,832,205
2021	\$26,094,012	\$18,729,315	\$119,301	\$54,060	\$88,644	\$51,353	\$313,358	\$328,542	\$109,514	\$438,056	\$4,583,618	\$4,583,618
2022	\$26,654,952	\$19,290,255	\$123,665	\$56,037	\$91,887	\$53,231	\$324,821	\$340,560	\$113,520	\$454,080	\$5,362,519	\$5,362,519
2023	\$29,021,502	\$21,656,805	\$139,885	\$63,387	\$103,939	\$60,213	\$367,424	\$385,228	\$128,409	\$513,637	\$6,243,581	\$6,243,581
2024	\$29,811,717	\$21,947,020	\$142,588	\$64,612	\$105,947	\$61,377	\$374,525	\$392,673	\$130,891	\$523,563	\$7,141,669	\$7,141,669
2025	\$29,604,834	\$22,240,137	\$145,366	\$65,871	\$108,011	\$62,573	\$381,821	\$400,322	\$133,441	\$533,763	\$8,057,253	\$8,057,253
2026	\$29,900,882	\$22,536,185	\$147,301	\$66,748	\$109,449	\$63,408	\$386,903	\$405,651	\$135,217	\$540,868	\$8,985,025	\$8,985,025
2027	\$30,199,891	\$22,835,194	\$149,255	\$67,633	\$110,901	\$64,247	\$392,037	\$411,033	\$137,011	\$548,045	\$9,925,107	\$9,925,107
2028	\$30,501,890	\$23,137,193	\$151,229	\$68,528	\$112,368	\$65,096	\$397,222	\$416,468	\$138,823	\$555,293	\$10,877,621	\$10,877,621
2029	\$30,806,909	\$23,442,212	\$153,223	\$69,431	\$113,849	\$65,955	\$402,458	\$421,960	\$140,653	\$562,613	\$11,842,692	\$11,842,692
2030	\$31,114,978	\$23,750,281	\$155,237	\$70,344	\$115,346	\$66,821	\$407,747	\$427,505	\$142,502	\$570,007	\$12,820,446	\$12,820,446
2031	\$31,426,128	\$24,061,431	\$157,270	\$71,265	\$116,857	\$67,697	\$413,089	\$433,106	\$144,369	\$577,474	\$13,811,010	\$13,811,010
2032	\$31,740,389	\$24,375,692	\$159,324	\$72,196	\$118,383	\$68,581	\$418,484	\$438,762	\$146,254	\$585,017	\$14,814,510	\$14,814,510
2033	\$32,057,793	\$24,693,096	\$161,399	\$73,136	\$119,924	\$69,474	\$423,934	\$444,476	\$148,159	\$592,634	\$15,831,078	\$15,831,078
2034	\$32,378,371	\$25,013,874	\$163,494	\$74,085	\$121,481	\$70,376	\$429,437	\$450,246	\$150,082	\$600,328	\$16,860,844	\$16,860,844
2035	\$32,702,155	\$25,337,458	\$165,611	\$75,044	\$123,054	\$71,287	\$434,996	\$456,074	\$152,025	\$608,099	\$17,903,939	\$17,903,939
2036	\$33,029,176	\$25,664,479	\$167,748	\$76,013	\$124,642	\$72,207	\$440,610	\$461,961	\$153,987	\$615,948	\$18,980,497	\$18,980,497
2037	\$33,359,468	\$25,994,771	\$169,907	\$76,991	\$126,246	\$73,136	\$446,281	\$467,906	\$155,989	\$623,875	\$20,030,652	\$20,030,652
2038	\$33,693,063	\$26,328,366	\$172,087	\$77,979	\$127,866	\$74,075	\$452,008	\$473,911	\$157,970	\$631,881	\$21,114,541	\$21,114,541
2039	\$34,029,993	\$26,665,296	\$174,290	\$78,977	\$129,503	\$75,023	\$457,792	\$479,975	\$159,992	\$639,967	\$22,212,300	\$22,212,300
2040	\$34,370,293	\$27,005,596	\$176,514	\$79,985	\$131,155	\$75,980	\$463,635	\$486,101	\$162,034	\$648,134	\$23,324,069	\$23,324,069

1 Taxable Value Assumed Inflation of 1%  
 2 The tax levies are assumed to stay the same.  
 3 Ren Zone parcels with following expiration dates are incorporated into the above analysis: 07-31-102-041 (2014), 07-31-102-048 (2024), and 07-31-102-047 (2016)  
 \*Personal Property is included as part of the brownfield plan eligible property but is not included in the above tax increment analysis  
 -See Chart 1 for applicable millage rates

**ENVIROLOGIC  
TECHNOLOGIES, INC.**

**10/28/10**

**TABLE 3**

**Table 3  
Midlink Business Park Reimbursement Schedule**

Reimbursement From Local and State Increment		Annual State Tax Increment Available	Administrative Fee <sup>(6)</sup>	KCBRA Eligible Activities	Total Annual TIF Capture Available To Developer	Total Cumulative TIF Capture Available	Local Site Remediation Revolving Fund	Principal Balance for Developer Eligible Activities <sup>(1)</sup>	Interest on Balance Due <sup>(2)</sup>	Payments From Local Tax Capture	Payments From State Tax Capture	Balance Due Developer (Principal)
Annual Local Tax Increment Available	Annual State Tax Increment Available											
2008	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0		\$0	\$0	\$2,262,654	\$0	\$0	\$0	\$0	\$2,262,654
2011	\$52,361	\$73,198	\$11,861	\$40,500	\$113,698	\$125,559	\$0	\$3,452,904	\$103,587	\$0	\$0	\$3,556,491
2012	\$59,889	\$83,721	\$59,889	\$0	\$83,721	\$269,169	\$0	\$3,746,241	\$112,387	\$0	\$73,198	\$3,785,430
2013	\$85,848	\$120,010	\$85,848	\$0	\$120,009	\$475,026	\$0	\$4,151,530	\$124,546	\$0	\$83,721	\$4,192,355
2014	\$124,806	\$174,472	\$16,902	\$0	\$282,376	\$774,304	\$0	\$4,238,355	\$127,151	\$0	\$120,010	\$4,245,496
2015	\$156,002	\$218,081	\$15,000	\$0	\$359,083	\$1,148,388	\$0	\$4,291,496	\$128,745	\$107,904	\$174,472	\$4,137,865
2016	\$164,172	\$228,503	\$15,000	\$0	\$378,675	\$1,542,063	\$0	\$4,183,865	\$125,516	\$141,002	\$218,081	\$3,950,298
2017	\$208,576	\$291,577	\$15,000	\$0	\$485,154	\$2,042,217	\$0	\$3,996,298	\$119,889	\$149,172	\$229,503	\$3,737,511
2018	\$216,873	\$303,175	\$15,000	\$0	\$505,048	\$2,562,264	\$0	\$3,783,511	\$113,505	\$193,576	\$291,577	\$3,411,863
2019	\$249,287	\$348,489	\$15,000	\$0	\$582,776	\$3,160,040	\$0	\$3,457,863	\$103,736	\$201,873	\$303,175	\$3,056,551
2020	\$280,308	\$391,856	\$15,000	\$0	\$657,164	\$3,832,205	\$0	\$3,976,551	\$119,297	\$234,287	\$348,489	\$3,513,072
2021	\$313,359	\$438,056	\$15,000	\$0	\$736,414	\$4,583,618	\$0	\$4,375,572	\$131,267	\$265,309	\$391,856	\$3,849,675
2022	\$324,821	\$454,080	\$15,000	\$0	\$763,901	\$5,362,519	\$0	\$3,849,675	\$115,480	\$298,356	\$438,056	\$3,228,751
2023	\$367,424	\$513,637	\$15,000	\$0	\$866,061	\$6,243,581	\$145,816	\$3,228,751	\$96,863	\$309,821	\$308,264	\$2,707,529
2024	\$374,525	\$523,563	\$15,000	\$0	\$883,088	\$7,141,669	\$513,637	\$2,707,529	\$81,226	\$352,424	\$0	\$2,436,331
2025	\$381,821	\$533,763	\$15,000	\$0	\$900,584	\$8,057,253	\$523,563	\$2,436,331	\$73,090	\$359,525	\$0	\$2,149,896
2026	\$386,903	\$540,868	\$15,000	\$0	\$912,772	\$8,985,025	\$533,763	\$2,149,896	\$64,497	\$366,821	\$0	\$1,847,572
2027	\$392,037	\$548,045	\$15,000	\$0	\$925,082	\$9,925,107	\$540,868	\$1,847,572	\$55,427	\$371,903	\$0	\$1,531,096
2028	\$397,222	\$555,293	\$15,000	\$0	\$937,514	\$10,877,621	\$0	\$1,531,096	\$45,933	\$377,037	\$0	\$1,199,992
2029	\$402,458	\$562,613	\$15,000	\$0	\$950,071	\$11,842,692	\$382,222	\$1,199,992**	\$0	\$0	\$0	\$0
2030	\$407,747	\$570,007	\$15,000	\$0	\$962,754	\$12,820,446	\$387,458	\$0	\$0	\$0	\$0	\$0
2031	\$413,089	\$577,474	\$15,000	\$0	\$975,563	\$13,811,010	\$392,747	\$0	\$0	\$0	\$0	\$0
2032	\$418,484	\$585,017	\$15,000	\$0	\$988,501	\$14,814,510	\$398,089	\$0	\$0	\$0	\$0	\$0
2033	\$423,934	\$592,634	\$15,000	\$0	\$1,001,568	\$15,831,078	\$403,484	\$0	\$0	\$0	\$0	\$0
Totals			\$459,500	\$40,500			\$4,221,649		\$1,842,151	\$3,729,012	\$2,980,402	

<sup>(1)</sup> Includes anticipated eligible activity expenditures plus contingency totaling \$6,057,254

-Costs are anticipated to be incurred as follows: \$2,262,654 (2010), which includes \$1,424,855 of local only capture eligible activities; \$1,190,250 (2011); \$189,750 (2012); \$366,100 (2013); \$46,000 (2014-19); \$920,000 (2020); \$862,500 (2021).

<sup>(2)</sup> Interest on balance due is calculated on an annual basis at 3%

<sup>(3)</sup> The Authority is permitted to capture the maximum allowed under Act 381 of 1996, as amended, for documentable administrative costs

\* Priority of payments from tax increment revenues will include payment of the Authority's expenses first followed by payments to 5200 E. Cark for eligible activities, plus interest, and then capture for the Local Site Remediation Revolving Fund

\*\*Figure represents Developer balance of unpaid eligible activities based on reimbursement cap of 18 years

5200 E. Cork Street - Midlink Project

**Property Tax Rate for Charter Township of Comstock (as of 10/26/10)**

	<u>Total Millage Rates</u>	<u>Brownfield Capturable Millage Rates</u>
<b><u>State of Michigan</u></b>		
SET	6.0000	6.0000
<b><u>K-Resa ISD</u></b>		
K-Resa	4.8566	4.8566
<b><u>Comstock Schools</u></b>		
School Operating	18.0000	18.0000
School Debt	2.9500	
Sinking Fund	2.5000	
School Debt #2	1.2100	
<b><u>Kalamazoo County</u></b>		
County Operating	4.6871	4.6871
Co Public Safety	1.4491	1.4491
Juvenile Home	0.2050	
County Transportation	0.4000	0.4000
<b><u>Kalamazoo Vally Comm. College</u></b>		
KVCC	2.8135	2.8135
<b><u>Comstock Township</u></b>		
Township	0.9764	0.9764
Senior Millage	0.5000	0.5000
Library	1.4854	1.4854
<b><u>Misc.</u></b>		
Fire Operating	2.5000	0.0000
Fire Capital	0.5000	0.0000
Street Lights	1.0000	
<b>TOTAL MILLAGE:</b>	<b>52.0331</b>	<b>41.1681</b>

- (g) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. (Section 13(1)(g))**

Refer to Tables 2 and 3.

- (h) A legal description of the eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (Section 13(1)(h))**

Legal Descriptions for each of the Development Areas included in this Plan Amendment are provided in Attachment A. A map showing the Property and the identified Development Areas is also provided in Attachment A.

The presence of contamination above residential cleanup criteria has been identified within the Development Areas. These Development Areas are considered “eligible property” due to the presence of contaminants that make them a “facility,” as defined by Part 201 of NREPA.

New personal property will be included as part of the eligible property.

- (i) Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. (Section 13(1)(i))**

No residences exist on the property.

- (j) A plan for establishing priority for the relocation of persons displaced by implementation of the plan. (Section 13(1)(j))**

Not applicable.

- (k) Provision for the costs of relocating persons displaced by implementation of the plan. (Section 13(1)(k))**

Not applicable.

- (l) A strategy for compliance with 1972 PA 227, MCL 213.321 to 213.332. (Section 13(1)(l))**

Not applicable.

**(m) A description of proposed use of the local site remediation revolving fund. (Section 13(1)(m))**

The Authority's Local Site Remediation Revolving Fund (LSRRF) will not be used for this project. However, the Authority intends to capture five full years of the tax increment revenues and place those funds in the LSRRF for use on other future projects, as permitted under the Act.

**(n) Other material that the authority or governing body considers pertinent. (Section 13(1)(n))**

Not applicable.

**ATTACHMENT A**

**FIGURES**

**Legal Description, Development Area Map  
and  
Location Map: Topographic Map  
Site Plans**

**DEVELOPMENT AREA 1**

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the West 1/4 post of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence South 00°-04'-48" West along the West line of said Section, 636.69 feet for the place of beginning of the land hereinafter described; thence South 89°-55'-12" East, 50.00 feet to the Southerly right-of-way of Park Circle Drive; thence along said right-of-way for the next 4 courses: North 45°-00'-00" East, 45.41 feet; thence North 90°-00'-00" East, 1,612.81 feet; thence Northeasterly 315.63 feet along a curve to the left with a radius of 403.00 feet and a chord bearing North 67°-33'-48" East, 307.62 feet; thence North 45°-07'-36" East, 380.78 feet; thence South 06°-19'-48" West, 267.27 feet; thence North 90°-00'-00" East, 201.91 feet; thence North 41°-42'-50" East, 113.78 feet; thence North 62°-31'-39" East, 118.09 feet; thence North 23°-55'-18" East, 204.30 feet; thence North 81°-23'-30" East, 105.36 feet; thence South 20°-02'-50" East, 107.44 feet; thence South 39°-51'-29" East, 45.86 feet; thence South 81°-40'-43" East, 68.95 feet; thence North 63°-26'-22" East, 292.64 feet; thence North 07°-43'-24" East, 150.26 feet; thence North 59°-33'-23" East, 41.50 feet; thence South 58°-09'-23" East, 45.83 feet; thence South 28°-45'-39" East, 74.36 feet; thence South 70°-17'-52" East, 137.25 feet; thence North 59°-09'-50" East, 149.76 feet; thence South 62°-30'-55" East, 116.10 feet; thence South 53°-45'-38" East, 110.75 feet; thence North 89°-59'-35" East, 52.70 feet; thence South 00°-02'-47" East, 1,339.88 feet; thence North 89°-44'-18" West, 3,821.05 feet to the West line of said Section; thence North 00°-04'-48" East thereon, 851.29 feet to the place of beginning. Containing 93.9 Acres.

**DEVELOPMENT AREA 2**

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Beginning at the North 1/4 post of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 89°-57'-45" East along the North line of said Section, 722.98 feet; thence South 00°-00'-01" East, 1,200.00 feet; thence North 89°-57'-45" East, 591.46 feet; thence South 00°-05'-03" East, 119.61 feet; thence South 89°-30'-37" East, 9.55 feet; thence South 00°-05'-20" East, 1,318.77 feet to the East and West 1/4 line of said Section; thence South 00°-02'-47" East, 153.89 feet to the Northerly Edge of Wetlands Area; thence along said Northerly Edge for the next 18 courses: South 89°-59'-35" West, 52.70 feet; thence North 53°-45'-38" West, 110.75 feet; thence North 62°-30'-55" West, 116.10 feet; thence South 59°-09'-50" West, 149.76 feet; thence North 70°-17'-52" West, 137.25 feet; thence North 28°-45'-39" West, 74.36 feet; thence North 58°-09'-23" West, 45.83 feet; thence South 59°-33'-23" West, 41.50 feet; thence South 07°-43'-24" West, 150.26 feet; thence South 63°-26'-22" West, 292.64 feet; thence North 81°-40'-43" West, 68.95 feet; thence North 39°-51'-29" West, 45.86 feet; thence North 20°-02'-50" West, 107.44 feet; thence South 81°-23'-30" West, 105.36 feet; thence South 23°-55'-18" West, 204.30 feet; thence South 62°-31'-39" West, 118.09 feet; thence South 41°-42'-50" West, 113.78 feet; thence South 90°-00'-00" West, 201.91 feet; thence North 06°-19'-48" East, 267.27 feet to the Easterly right-of-way of Park Circle Drive; thence along said Easterly right-of-way for the next 6 courses: North

45°-07'-36" East, 189.99 feet; thence Northeasterly 321.34 feet along a curve to the left with a radius of 408.00 feet and a chord bearing North 22°-33'-48" East, 313.10 feet; thence North 00°-00'-00" East, 1,776.13 feet; thence Northwesterly 79.99 feet along a curve to the left with a radius of 465.23 feet and a chord bearing North 05°-01'-21" West, 79.88 feet; thence Northwesterly 69.99 feet along a curve to the right with a radius of 399.23 feet and a chord bearing North 05°-01'-21" West, 69.90 feet; thence North 00°-00'-00" West, 496.00 feet to the North line of said Section; thence North 90°-00'-00" East thereon, 1.65 feet to the place of beginning. Containing 70.2 Acres.

**DEVELOPMENT AREA 3**

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 90°-00'-00" East along the North line of said Section, 1,482.26 feet for the place of beginning of the land hereinafter described; thence continuing along said North line North 90°-00'-00" East, 937.52 feet; thence South 00°-00'-00" East, 50.00 feet; thence North 90°-00'-00" West, 17.52 feet; thence South 45°-00'-04" East, 24.77 feet; thence South 00°-00'-00" East, 428.49 feet; thence Southerly 81.56 feet along a curve to the left with a radius of 465.23 feet and a chord bearing South 05°-01'-21" East, 81.46 feet; thence Southerly 68.42 feet along a curve to the right with a radius of 399.23 feet and a chord bearing South 05°-01'-21" East, 68.33 feet; thence South 00°-00'-00" East, 1,776.13 feet; thence Southwesterly 269.36 feet along a curve to the right with a radius of 342.00 feet and a chord bearing South 22°-33'-48" West, 262.45 feet; thence South 45°-07'-36" West, 262.12 feet to the Northeasterly right-of-way of Midlink Drive; thence along said line for the next 3 courses: North 89°-52'-24" West, 35.36 feet; thence North 44°-52'-24" West, 844.19 feet; thence Northwesterly 173.78 feet along a curve to the left with a radius of 433.00 feet and a chord bearing North 56°-22'-15" West, 172.62 feet; thence Northerly 474.63 feet along a curve to the left with a radius of 1,000.00 feet and a chord bearing North 13°-35'-49" East, 470.19 feet; thence North 00°-00'-00" West, 1,697.72 feet to the place of beginning. Containing 56.9 Acres.

**DEVELOPMENT AREA 4**

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 90°-00'-00" East along the North line of said Section, 643.47 feet for the place of beginning of the land hereinafter described; thence continuing along said North line North 90°-00'-00" East, 838.79 feet; thence South 00°-00'-00" East, 1,697.72 feet; thence Southerly 474.62 feet along a curve to the right with a radius of 1,000.00 feet and a chord bearing South 13°-35'-49" West, 470.18 feet; thence Northwesterly 167.25 feet along a curve to the left with a radius of 433.00 feet and a chord bearing North 78°-56'-03" West, 166.22 feet; thence South 90°-00'-00" West, 308.08 feet; thence Northwesterly 778.88 feet along a curve to the right with a radius of 388.59 feet and a chord bearing North 32°-34'-44" West, 654.89 feet; thence

Northerly 447.89 feet along a curve to the left with a radius of 1,033.00 feet and a chord bearing North 12°-25'-16" East, 444.39 feet; thence North 00°-00'-00" West, 1,137.00 feet to the place of beginning. Containing 41.8 Acres.

Also Commencing at the West 1/4 corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 00°-05'-22" East along the West line of said Section, 417.74 feet to the place of beginning of the land hereinafter described; thence continuing North 00°-05'-22" East, 568.18 feet; thence North 90°-00'-00" East, 50.00 feet; thence South 00°-05'-22" West, 517.46 feet; thence South 89°-53'-21" East, 6.58 feet; thence North 00°-05'-22" East, 348.89 feet to the South right-of-way line of Midlink Drive; thence thereon for the next 4 courses: North 45°-03'-19" East, 34.33 feet; thence North 90°-00'-00" East, 337.66 feet; thence South 50°-08'-44" East, 48.70 feet; thence Southerly 171.80 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South 21°-07'-04" East, 170.78 feet; thence South 90°-00'-00" West, 87.45 feet; thence South 00°-00'-00" West, 145.83 feet; thence Southwesterly 78.54 feet along a curve to the right with a radius of 50.00 feet and a chord bearing South 45°-00'-00" West, 70.71 feet; thence South 90°-00'-00" West, 131.47 feet; thence South 00°-00'-00" West, 37.63 feet; thence South 90°-00'-00" West, 249.31 feet to the place of beginning. Containing 4.3 Acres.

#### **DEVELOPMENT AREA 5**

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

Commencing at the Northwest corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County; thence North 90°-00'-00" East along the North line of said Section, 341.73 feet to the place of beginning of the land hereinafter described; thence continuing North 90°-00'-00" East along said North line, 235.74 feet to the Westerly right-of-way of Midlink Drive; thence South 00°-00'-00" East along said right-of-way, 1,137.00 feet; thence continuing along said right-of-way Southwesterly, 419.27 feet along a curve to the right with a radius of 967.00 feet and a chord bearing South 12°-25'-16" West, 415.99 feet; thence continuing along said right-of-way Southwesterly 111.46 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South 17°-49'-06" West, 111.18 feet; thence continuing along said Westerly right-of-way South 47°-19'-51" West, 51.84 feet to the Northerly right-of-way of Midlink Drive; thence North 90°-00'-00" West along said Northerly right-of-way 325.10 feet; thence continuing along said Northerly right-of-way North 44°-25'-33" West, 61.89 feet; thence North 90°-00'-00" West, 50.00 feet to the West line of said Section; thence North 00°-05'-22" East along said West line, 355.05 feet; thence North 90°-00'-00" East, 76.20 feet to the Easterly right-of-way of Sprinkle Road; thence North 00°-36'-15" West along said right-of-way, 100.00 feet; thence continuing along said right-of-way North 07°-25'-14" East, 862.01 feet; thence continuing along said Easterly right-of-way of Sprinkle Road North 28°-58'-26" East, 352.12 feet; thence South 89°-59'-47" West, 13.30 feet; thence North 00°-00'-27" West, 22.16 feet to the place of beginning. Containing 16.85 Acres.

**DEVELOPMENT AREA 6**

Located in Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan

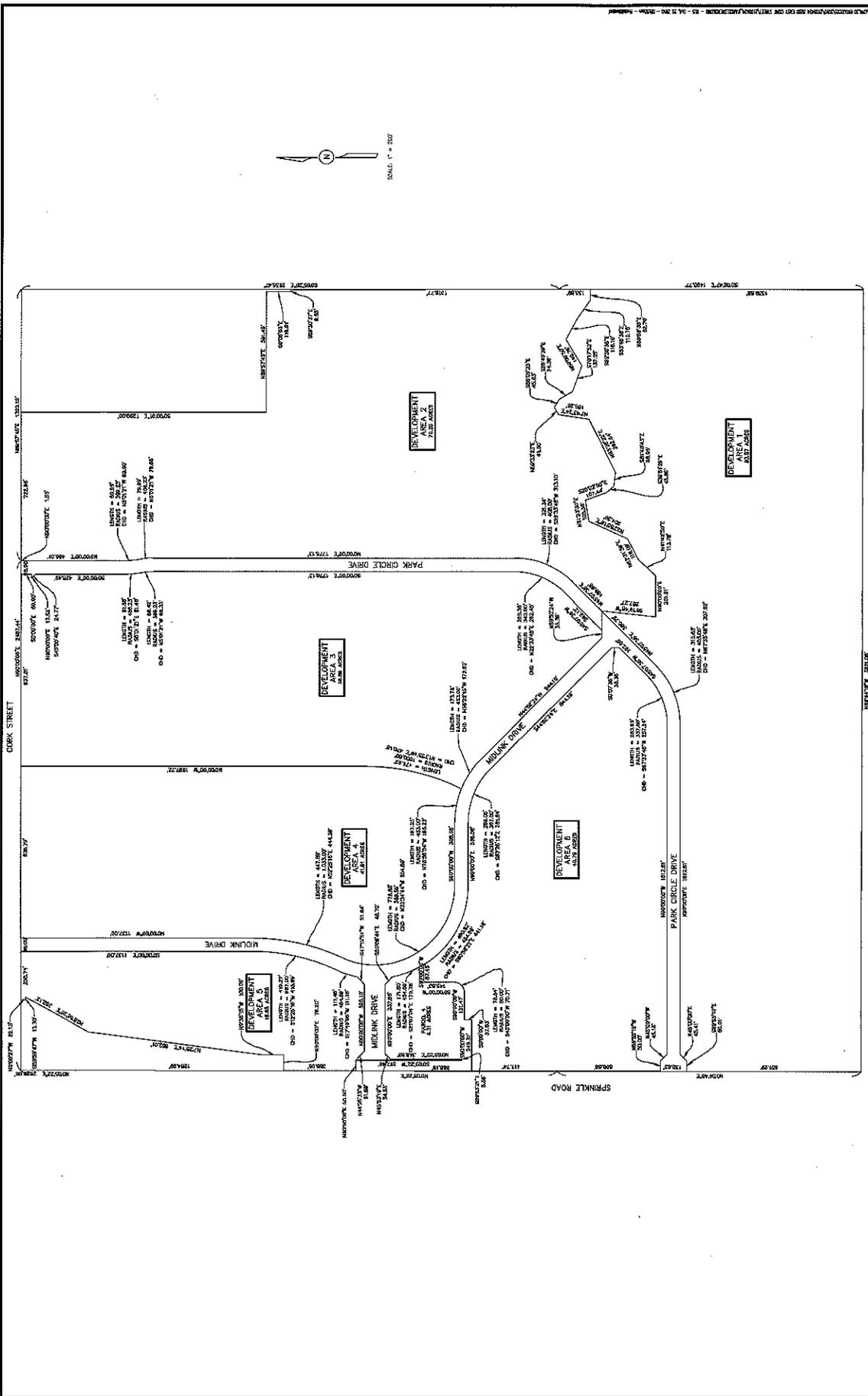
Beginning at the West 1/4 corner of Section 31, T. 2 S., R. 10 W., Comstock Township, Kalamazoo County, Michigan; thence North 00°-05'-22" East along the West line of said Section, 417.74 feet; thence North 90°-00'-00" East, 249.31 feet; thence North 00°-00'-00" East, 37.63 feet; thence North 90°-00'-00" East, 131.47 feet; thence Northeasterly 78.54 feet along a curve to the left with a radius of 50.00 feet and a chord bearing North 45°-00'-00" East, 70.71 feet; thence North 00°-00'-00" East, 145.83 feet; thence North 90°-00'-00" East, 87.45 feet to the Southerly right-of-way line of Midlink Drive; thence thereon for the next 5 courses: Southeasterly 460.62 feet along a curve to the left with a radius of 454.59 feet and a chord bearing South 60°-58'-21" East, 441.16 feet; thence North 90°-00'-00" East, 308.08 feet; thence Southeasterly 289.05 feet along a curve to the right with a radius of 367.00 feet and a chord bearing South 67°-26'-12" East, 281.64 feet; thence South 44°-52'-24" East, 844.19 feet; thence South 00°-07'-36" West, 35.36 feet to the Northerly line of Park Circle Drive; thence thereon for the next 4 courses: South 45°-07'-36" West, 192.65 feet; thence Southwesterly 263.93 feet along a curve to the right with a radius of 337.00 feet and a chord bearing South 67°-33'-48" West, 257.24 feet; thence North 90°-00'-00" West, 1,612.81 feet; thence North 45°-00'-00" West, 45.16 feet; thence North 89°-55'-12" West, 50.00 feet to the West line of said Section; thence North 00°-04'-48" East thereon, 506.66 feet to the place of beginning. Containing 40.8 Acres.

**Prein & Newhof**  
 Engineers & Surveyors & Environmental Laboratory

NO.	REVISIONS	DATE	BY
1	REVISIONS	08/13/2014	PREIN



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**10/28/10**

**ATTACHMENT B  
NOTICE OF PUBLIC HEARING**

**ENVIROLOGIC  
TECHNOLOGIES, INC.**

**10/28/10**

**ATTACHMENT C**

**NOTICE TO TAXING JURISDICTIONS**

**ENVIROLOGIC  
TECHNOLOGIES, INC.**

**10/28/10**

**ATTACHMENT D**

**RESOLUTION APPROVING A BROWNFIELD PLAN**