

**ENVIROLOGIC  
TECHNOLOGIES, INC.**

**KALAMAZOO COUNTY, MICHIGAN  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN**

**AMENDMENT #1**

**SEPTEMBER 15, 2009**

**Prepared for:**

**Kalamazoo County Brownfield Redevelopment Authority  
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# **ENVIRONMENTAL TECHNOLOGIES, INC.**

## **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY BROWNFIELD PLAN**

### **INTRODUCTION**

This document is the Brownfield Plan (the “Plan”) of the Kalamazoo County Brownfield Redevelopment 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 Kalamazoo County Brownfield Redevelopment 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 Kalamazoo County Brownfield Redevelopment 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
- Kalamazoo Township

Before a site is enrolled in the Plan, the Kalamazoo County Brownfield Redevelopment 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.

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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 Kalamazoo County Brownfield Redevelopment 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 Kalamazoo County Brownfield Redevelopment 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.

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(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.

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- (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:

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(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:

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(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.

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(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.

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(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.

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(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.

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- (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

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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.

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

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**ENROLLED PROPERTIES**

The following sites are 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

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## SITE NO. 1

### **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 site is an approximate 360-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, 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. Beyond the boundary of the 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 imminent new development. However, depending on the outcomes of the assessment and cleanup of the impacted concrete, funds may remain that will be directed toward other eligible Baseline Environmental Assessment, Due Care and Additional Response activities that may include contaminated soil and groundwater that need to be managed during construction,

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regulatory cleanup issues to address at 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 will help secure a means of addressing these environmental costs. The identified environmental activities in this Plan 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.

### *Basis of Eligibility*

Based on the results of previous environmental assessments of the property, several areas of environmental contamination have been identified throughout the business park. Environmental Assessment activities completed in 1999 identified 21 individual environmental concerns. At several of these locations contaminants were identified above residential cleanup criteria including arsenic near the former wastewater treatment area, various metals, dibenzo(a,h) anthracene and benzo(a)pyrene in a former demolition dump area, a variety of polynuclear aromatic hydrocarbons in the storm water retention pond area, and arsenic in a drainage ditch. Additionally, oils and hydraulic fluids have been spilled saturating soils near the scrap metal storage areas, railroad tracks, pump house, baler and other areas on site. Several other environmental concerns have not been adequately assessed to address due care obligations or other redevelopment obligations. The identified contamination has been encountered at various parcels across the former General Motors property. The presence of contamination above residential cleanup criteria has been identified on several parcels which make up the main portion of the former GM Plant and immediately surrounding land. These parcels are considered “eligible property” due to the presence of contaminants that make them a “facility,” as defined by Part 201 of NREPA. Other adjacent and contiguous parcels are considered eligible property because development of these parcels is estimated to increase the captured taxable value of the parcels that make up the “facility.” In addition, future

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environmental assessment of these adjacent and contiguous parcels may demonstrate that they are in fact part of the “facility” at the site.

## *The Plan*

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

This Plan primarily focuses on the activities related to the sampling and assessment of the concrete structures contaminated from PCB-bearing oils and the ultimate response actions necessary to prepare the site for future use. These response activities may include but not be limited to scarification of the contaminated concrete surfaces, removal of impacted concrete, exposure barriers and other engineering controls related to exposure prevention.

Additionally, a variety of Baseline Environmental Assessment, Due Care and Other Response Activities will be addressed over the course of this Brownfield Plan depending on availability of TIF and/or Loan funds remaining from Due Care Activities outlined above. The Plan may be amended in the future to address BEA Activities, Due Care Activities and Additional Response Activities that exceed this Plan. These activities will generally be completed on a parcel by parcel basis as each area is prepared for an interested lease/purchaser. Eligible activities will include assessments (Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, Due Care Plans, 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.

This Plan anticipates that Kalamazoo County will secure a loan from MDEQ for \$1,000,000 to address a majority of these costs. The financing costs included in this Plan relate to the interest charged by MDEQ on the loan. Terms of the loan include a five-year deferment on payments and interest and an interest rate after five years of 2% (estimated). The balance of the remaining eligible activities will be funded through Tax Increment Financing. If the County is unable to secure a MDEQ Loan, the project may be supported by tax increment financing and developer funding.

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This Brownfield Plan also anticipates the capture of school taxes. The cost for development of Act 381 Work Plans, Loan Applications and Work Plans, MEGA Work Plans, including fees to the appropriate agency(ies) are included in this Brownfield Plan within the various tasks that need to be completed.

Refer to Table 1 for a detailed listing of anticipated eligible activities that may be completed under this Brownfield Plan.

Adoption of this Brownfield Plan may 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. 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 land for the individual entities acquiring, leasing or developing that land. Assessment activities to support the real estate transaction 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. This Plan primarily focuses on the eligible activities that are related to addressing the impacted concrete.

There will be expenses from technical and legal experts to address some of the regulatory components with the cleanup activities. There will also be numerous Work Plans and Work Plan Amendments relating to the loan and the desire to capture school tax increment as part of this Plan. Regulatory approvals will be necessary for each segment

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of work completed that will be paid for, in part, through school tax capture and/or where the loan is utilized.

Because of the complexity and term of this project, the Authority will incur expenses in the administration of the loan, oversight of the activities completed with the loan, and management of this Brownfield Plan.

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

The Midlink Business Park is made up of 37 individual parcels of land with separate tax identification numbers (Refer to Table 2). The future developments anticipated over the life of this Brownfield Plan could occur on any one of those parcels. Thus, the captured taxable value and tax increment could be created on any of the parcels within the Midlink Business Park. It is estimated that these investments will be in place sometime over the first five years of this Plan (i.e., by December 30, 2013). Table 3 defines the anticipated developments and the captured taxable value and tax increment revenues that will be created from those expected developments.

In addition, over the term of this Brownfield Plan, certain parcels in a designated Renaissance Zone will begin to generate tax revenues. Tax revenues from parcels 07-31-102-041 and 07-31-102-046, beginning in 2012, will not be part of the captured taxable value and tax increment revenues unless additional investment is made on these parcels during the term of the Plan.

Refer to Tables 2 through 5.

**(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 project activities will be financed through the combination of an MDEQ loan for \$1,000,000.00, U.S. EPA Assessment Grant Funds and private financing. If the County is not able to secure the \$1,000,000 MDEQ Loan, the eligible activities and authority costs may be borne by the developer and supported through tax increment financing.

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Table 6 provides the estimated schedule for payback of County Brownfield Redevelopment Authority costs. MDEQ Loan funds with interest and developer costs.

**(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 indebtedness at this time. Kalamazoo County anticipates securing a loan from MDEQ in the amount of \$1,000,000 to help finance completion of the project. This loan will be secured by the Developer through a Letter of Credit.

**(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 Plan will remain in effect for as many years as is required to fully reimburse the developer for all eligible activities plus five full years to allow the County Brownfield Redevelopment Authority to capture tax increment revenues for the Local Site Remediation Revolving Fund, or thirty years, whichever is less. It is intended that tax increment capture will begin no later than January 1, 2010 with the assumption that portions of the proposed developments will be complete and fully taxable at that time.

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**TABLE 1**

Table 1

## Summary of Eligible Costs

Midlink Business Park  
5200 E. Cork Street  
Kalamazoo, Michigan

<b>Eligible Activities</b>	<b>Estimated Cost</b>
<u>BEA Activities</u>	
<i>Eligible costs related to BEA Activities will be addressed in this Plan depending on availability of TIF and/or Loan funds remaining from Due Care Activities outlined below. Plan may be amended in the future to address BEA Activities that exceed this Plan.</i>	
<u>Due Care Activities</u>	
Assessment of Basement Concrete	\$ 205,000.00
Response Actions to Basement	\$ 1,320,000.00
<i>Additional Eligible costs related to Due Care Activities will be addressed in this Plan depending on availability of TIF and/or Loan funds remaining from Due Care Activities outlined herein. Plan may be amended in the future to address Due Care Activities that exceed this Plan.</i>	
Subtotal Due Care Activities	\$ 1,525,000.00
<u>Additional Response Activities</u>	
Loan Application Expense	\$ 10,000.00
<i>Eligible costs related to Additional Response Activities will be addressed in this Plan depending on availability of TIF and/or Loan funds remaining from Due Care Activities outlined above. Plan may be amended in the future to address Additional Response Activities that exceed this Plan.</i>	
Subtotal Additional Response Activities	\$ 10,000.00
<u>Administrative Costs of the Authority</u>	
Initial BEA/Due Care Assessment Activities (U.S. EPA Grant)	\$ 30,000.00
Administration (County and Twsp Costs)	\$ 70,000.00
Loan Administration (allowable 3% of loan)	\$ 30,000.00
Subtotal Administrative Costs of the Authority	\$ 130,000.00
<b>TOTAL COSTS OF ELIGIBLE ACTIVITIES</b>	<b>\$ 1,665,000.00</b>
Loan Financing Costs	\$ 101,918.95
Contingencies (15%)	\$ 249,750.00
<b>TOTAL REIMBURSEMENTS</b>	<b>\$ 2,016,668.95</b>
Additional Capture for LSRRF	<b>1,529,930.08</b>

Editorial changes were made to Plan to correct schedule of disbursements and do not affect the overall length of Plan or total captured amount

**TABLE 2**

Table 2

Initial Taxable Values and Revenues by Parcel

Midlink Business Park  
 5200 E. Cork Street  
 Kalamazoo, MI

PARCEL#	TAX ID	2008 Taxable Value	Mills*	Tax Revenues from Initial Taxable Value <sup>1</sup>	Acreage
0	07-31-105-016	\$ 17,533	41.1231	\$ 721.01	2.78
1	07-31-104-002	\$ 8,766	41.1231	\$ 360.49	1.09
2	07-31-104-008	\$ 18,628	41.1231	\$ 766.04	2.52
3	07-31-102-052	\$ 67,581	41.1231	\$ 2,779.14	4.37
4	07-31-102-053	\$ 326,072	41.1231	\$ 13,409.09	43.4
5	07-31-105-020	\$ 31,231	41.1231	\$ 1,284.32	4.64
6	07-31-105-021	\$ 24,655	41.1231	\$ 1,013.89	2.44
7	07-31-102-056	\$ 1,412	41.1231	\$ 58.07	0.66
8	07-31-105-015	\$ 16,437	41.1231	\$ 675.94	1.33
9	07-31-102-041	\$ 3,651,600	41.1231	\$ 150,165.11	36.48
10	07-31-102-051	\$ 159,007	41.1231	\$ 6,538.86	16.17
11	07-31-105-019	\$ 6,574	41.1231	\$ 270.34	0.74
12	07-31-102-058	\$ 211	41.1231	\$ 8.68	0.04
13	07-31-102-057	\$ 221,198	41.1231	\$ 9,096.35	92.9
14	07-31-105-013	\$ 10,958	41.1231	\$ 450.63	4.07
15	07-31-105-012	\$ 10,958	41.1231	\$ 450.63	2.87
16	07-31-105-011	\$ 13,149	41.1231	\$ 540.73	5.79
17	07-31-105-017	\$ 2,191	41.1231	\$ 90.10	0.26
18	07-31-105-018	\$ 3,286	41.1231	\$ 135.13	0.22
19	07-31-105-009	\$ 13,149	41.1231	\$ 540.73	5.72
20	07-31-105-008	\$ 6,574	41.1231	\$ 270.34	2.76
21	07-31-102-044	\$ 1,095	41.1231	\$ 45.03	0.48
22	07-31-104-017	\$ 17,533	41.1231	\$ 721.01	1.81
23	07-31-104-018	\$ 17,533	41.1231	\$ 721.01	2.23
24	07-31-104-019	\$ 17,533	41.1231	\$ 721.01	2.01
25	07-31-105-006	\$ 4,382	41.1231	\$ 180.20	1.32
26	07-31-104-006	\$ 18,628	41.1231	\$ 766.04	2.94
27	07-31-105-005	\$ 4,382	41.1231	\$ 180.20	1.32
28	07-31-104-005	\$ 18,628	41.1231	\$ 766.04	2.94
29	07-31-105-007	\$ 16,437	41.1231	\$ 675.94	10.38
30	07-31-105-004	\$ 5,479	41.1231	\$ 225.31	1.73
31	07-31-104-004	\$ 18,628	41.1231	\$ 766.04	2.93
32	07-31-105-003	\$ 8,766	41.1231	\$ 360.49	3.37
33	07-31-104-003	\$ 281,988	41.1231	\$ 11,596.22	5.46
34	07-31-104-001	\$ 18,628	41.1231	\$ 766.04	3.38
35	07-31-105-002	\$ 16,437	41.1231	\$ 675.94	2.87
36	07-31-102-046	\$ 2,287,450	41.1231	\$ 94,067.04	38.06
<b>TOTAL</b>		<b>\$ 7,364,697</b>		<b>\$ 302,859.17</b>	<b>314.48</b>

1. Total General Taxes Millage Rates - does not include Debt Millages; School millages are included

**TABLE 3**

Table 3

## Estimated Captured Taxable Value and Tax Increment

Midlink Business Park  
5200 E. Cork Street  
Kalamazoo, Michigan

Hotel 1						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Estimated Future Taxable Value	Annual Tax Increment
Real	07-31-102-052	\$ 67,581.00	41.1231	\$ 5,000,000.00	\$ 2,567,581.00	\$ 102,807.75
Personal	07-31-102-052	0	29.1231	TBD		

Hotel 2						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value (not including land)	Annual Tax Increment
Real	TBD	dependent upon parcel	41.1231	\$ 5,000,000.00	\$ 2,500,000	\$ 102,807.75
Personal		0	29.1231	TBD		

Restaurant 1						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value (not including land)	Annual Tax Increment
Real	TBD	dependent upon parcel	41.1231	\$ 600,000.00	\$ 300,000.00	\$ 12,336.93
Personal	TBD	0	29.1231	\$ 100,000.00	\$ 100,000.00	\$ 2,912.31

Restaurant 2						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value (not including land)	Annual Tax Increment
Real	TBD	dependent upon parcel	41.1231	\$ 600,000.00	\$ 300,000.00	\$ 12,336.93
Personal	TBD	0	29.1231	\$ 100,000.00	\$ 100,000.00	\$ 2,912.31

Restaurant 3						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value (not including land)	Annual Tax Increment
real	TBD	dependent upon parcel	41.1231	\$ 120,000.00	\$ 60,000.00	\$ 2,467.39
personal	TBD	0	29.1231	\$ 40,000.00	\$ 40,000.00	\$ 1,164.92

Restaurant 4						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value (not including land)	Annual Tax Increment
real	TBD	dependent upon parcel	41.1231	\$ 120,000.00	\$ 60,000.00	\$ 2,467.39
personal	TBD	0	29.1231	\$ 40,000.00	\$ 40,000.00	\$ 1,164.92

Retail 1						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value (not including land)	Annual Tax Increment
real	TBD	dependent upon parcel	41.1231	\$ 145,000.00	\$ 72,500.00	\$ 2,981.42
personal	TBD	0	29.1231	\$ 50,000.00	\$ 50,000.00	\$ 1,456.16

Retail 2						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value (not including land)	Annual Tax Increment
real	TBD	dependent upon parcel	41.1231	\$ 145,000.00	\$ 72,500.00	\$ 2,981.42
personal	TBD	0	29.1231	\$ 50,000.00	\$ 50,000.00	\$ 1,456.16

Light Industrial Development 1						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value	Annual Tax Increment
Real	TBD	dependent upon parcel	41.1231	\$ 500,000.00	\$ 250,000.00	\$ 10,280.78
Personal	TBD	0	17.1231	TBD		

Light Industrial Development 2						
	PARCEL #	2008 Taxable Value	Mills*	Estimated Investment	Future Taxable Value	Annual Tax Increment
Real	TBD	dependent upon parcel	41.1231	\$ 500,000.00	\$ 250,000.00	\$ 10,280.78
Personal	TBD	0	17.1231	TBD		

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- (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 3, 4 and 5.

- (h) A legal description of each parcel of 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 parcels included in this Plan are provided in Attachment A. A map showing the property and the identified parcels is provided in Attachment A.

The presence of contamination above residential cleanup criteria has been identified on several parcels which make up the main portion of the former GM Plant and immediately surrounding land. These parcels are considered “eligible property” due to the presence of contaminants that make them a “facility,” as defined by Part 201 of NREPA. Other adjacent and contiguous parcels are considered eligible property because development of these parcels is estimated to increase the captured taxable value of the parcels that make up the “facility.” In addition, future environmental assessment of these adjacent and contiguous parcels may demonstrate that they are in fact part of the “facility” at the site.

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))**

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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 Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund (LSRRF) will not be used for this project. However, the County Brownfield Redevelopment Authority intends to capture five full years of the tax increment and place those funds in the LSRRF.

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

Not applicable.

**TABLE 4**

Table 4

Estimate of Annual Effect on Taxing Jurisdictions

Midlink Business Park  
5200 E. Cork Street  
Kalamazoo, Michigan

<b>WINTER TAXES<sup>1</sup></b>											
Taxing Jurisdiction		County	Twsp	Library	Senior Millage	KVCC	CNTY Transport	Juv. Home	Fire Oper	Fire Cap	Lights
Millage		1.449100	0.976400	1.485400	0.500000	2.813500	0.380000	0.200000	2.500000	0.500000	0.600000
Captured Taxable Value:											
Hotel 1 - Real	\$ 2,500,000.00	\$ 3,622.75	\$ 2,441.00	\$ 3,713.50	\$ 1,250.00	\$ 7,033.75	\$ 950.00	\$ -	\$ -	\$ -	\$ -
Hotel 2 - Real	\$ 2,500,000.00	\$ 3,622.75	\$ 2,441.00	\$ 3,713.50	\$ 1,250.00	\$ 7,033.75	\$ 950.00	\$ -	\$ -	\$ -	\$ -
Restaurant 1 - Real	\$ 300,000.00	\$ 434.73	\$ 292.92	\$ 445.62	\$ 150.00	\$ 844.05	\$ 114.00	\$ -	\$ -	\$ -	\$ -
Restaurant 2 - Real	\$ 300,000.00	\$ 434.73	\$ 292.92	\$ 445.62	\$ 150.00	\$ 844.05	\$ 114.00	\$ -	\$ -	\$ -	\$ -
Restaurant 3 - Real	\$ 60,000.00	\$ 86.95	\$ 58.58	\$ 89.12	\$ 30.00	\$ 168.81	\$ 22.80	\$ -	\$ -	\$ -	\$ -
Restaurant 4 - Real	\$ 60,000.00	\$ 86.95	\$ 58.58	\$ 89.12	\$ 30.00	\$ 168.81	\$ 22.80	\$ -	\$ -	\$ -	\$ -
Retail 1 - Real	\$ 72,500.00	\$ 105.06	\$ 70.79	\$ 107.69	\$ 36.25	\$ 203.98	\$ 27.55	\$ -	\$ -	\$ -	\$ -
Retail 2 - Real	\$ 72,500.00	\$ 105.06	\$ 70.79	\$ 107.69	\$ 36.25	\$ 203.98	\$ 27.55	\$ -	\$ -	\$ -	\$ -
Light Industrial 1 - Real	\$ 250,000.00	\$ 362.28	\$ 244.10	\$ 371.35	\$ 125.00	\$ 703.38	\$ 95.00	\$ -	\$ -	\$ -	\$ -
Light Industrial 1 - Real	\$ 250,000.00	\$ 362.28	\$ 244.10	\$ 371.35	\$ 125.00	\$ 703.38	\$ 95.00	\$ -	\$ -	\$ -	\$ -
Taxing Jurisdiction		County	Twsp	Library	Senior Millage	KVCC	CNTY Transport	Juv. Home	Fire Oper	Fire Cap	Lights
Millage		1.449100	0.976400	1.485400	0.500000	2.813500	0.380000	0.200000	2.500000	0.500000	0.600000
Captured Taxable Value:											
Hotel 1 - Personal	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$ -	\$ -	\$ -	\$ -
Hotel 2 - Personal	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$ -	\$ -	\$ -	\$ -
Restaurant 1 - Personal	\$ 100,000.00	\$ 144.91	\$ 97.64	\$ 148.54	\$ 50.00	\$ 281.35	\$ 38.00	\$ -	\$ -	\$ -	\$ -
Restaurant 2 - Personal	\$ 100,000.00	\$ 144.91	\$ 97.64	\$ 148.54	\$ 50.00	\$ 281.35	\$ 38.00	\$ -	\$ -	\$ -	\$ -
Restaurant 3 - Personal	\$ 40,000.00	\$ 57.96	\$ 39.06	\$ 59.42	\$ 20.00	\$ 112.54	\$ 15.20	\$ -	\$ -	\$ -	\$ -
Restaurant 4 - Personal	\$ 40,000.00	\$ 57.96	\$ 39.06	\$ 59.42	\$ 20.00	\$ 112.54	\$ 15.20	\$ -	\$ -	\$ -	\$ -
Retail 1 - Personal	\$ 50,000.00	\$ 72.46	\$ 48.82	\$ 74.27	\$ 25.00	\$ 140.68	\$ 19.00	\$ -	\$ -	\$ -	\$ -
Retail 2 - Personal	\$ 50,000.00	\$ 72.46	\$ 48.82	\$ 74.27	\$ 25.00	\$ 140.68	\$ 19.00	\$ -	\$ -	\$ -	\$ -
Taxing Jurisdiction		County	Twsp	Library	Senior Millage	KVCC	CNTY Transport	Juv. Home	Fire Oper	Fire Cap	Lights
Millage		1.449100	0.976400	1.485400	0.500000	2.813500	0.380000	0.200000	2.500000	0.500000	0.600000
Captured Taxable Value:											
Light Industrial 1 - Personal	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$ -	\$ -	\$ -	\$ -
Light Industrial 1 - Personal	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 9,774.18</b>	<b>\$ 6,585.82</b>	<b>\$ 10,019.02</b>	<b>\$ 3,372.50</b>	<b>\$ 18,977.06</b>	<b>\$ 2,563.10</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

1. Millages based on 2008 rates

**TABLE 5**

Table 5

Captured Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Midlink Business Park  
 5200 E Cork Street  
 Kalamazoo, Michigan

Year	County	SET	School Operating	School Debt	K-RESA	Total
2010	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2011	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2012	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2013	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2014	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2015	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2016	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2017	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2018	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2019	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2020	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2021	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
2022	31,614.49	38,190.00	119,130.00	-	32,589.14	221,523.63
<b>TOTAL CAPTURED TAXES</b>	<b>\$ 410,988.36</b>	<b>\$ 496,470.00</b>	<b>\$ 1,548,690.00</b>	<b>\$ -</b>	<b>\$ 423,658.85</b>	<b>\$ 2,879,807.21</b>

Year	County	Twsp	Library	Senior Millage	KVCC	CNTY Transport	Juv. Home	Fire Oper	Fire Cap	Lights	Total
2010	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2011	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2012	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2013	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2014	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2015	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2016	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2017	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2018	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2019	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2020	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2021	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
2022	9,774.18	6,585.82	10,019.02	3,372.50	18,977.06	2,563.10	-	-	-	-	51,291.68
<b>TOTAL CAPTURED TAXES</b>	<b>\$ 127,064.33</b>	<b>\$ 85,615.63</b>	<b>\$ 130,247.30</b>	<b>\$ 43,842.50</b>	<b>\$ 246,701.75</b>	<b>\$ 33,320.30</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 666,791.81</b>

1 captured Tax Increment includes the tax increment on all Real and Personal on all parcels in aggregate (estimated)

**TABLE 6**

Table 6

Reimbursement Schedule  
 Midlink Business Park  
 5200 E. Cork Street  
 Kalamazoo, Michigan

Year	Incremental Taxes Captured	Funds Disbursed			
		Authority	MDEQ Loan	Developer	Revolving Fund
2009	0				
2010	272,815.31	119,500.00	153,315.31		
2011	272,815.31		272,815.31		
2012	272,815.31		272,815.31		
2013	272,815.31		272,815.31		
2014	272,815.31		130,157.71	142,657.60	
2015	272,815.31			272,815.31	
2016	272,815.31			272,815.31	-
2017	272,815.31			106,961.78	165,853.53
2018	272,815.31				272,815.31
2019	272,815.31				272,815.31
2020	272,815.31				272,815.31
2021	272,815.31				272,815.31
2022	272,815.31				272,815.31
Totals		119,500.00	1,101,918.95	795,250.00	1,529,930.08

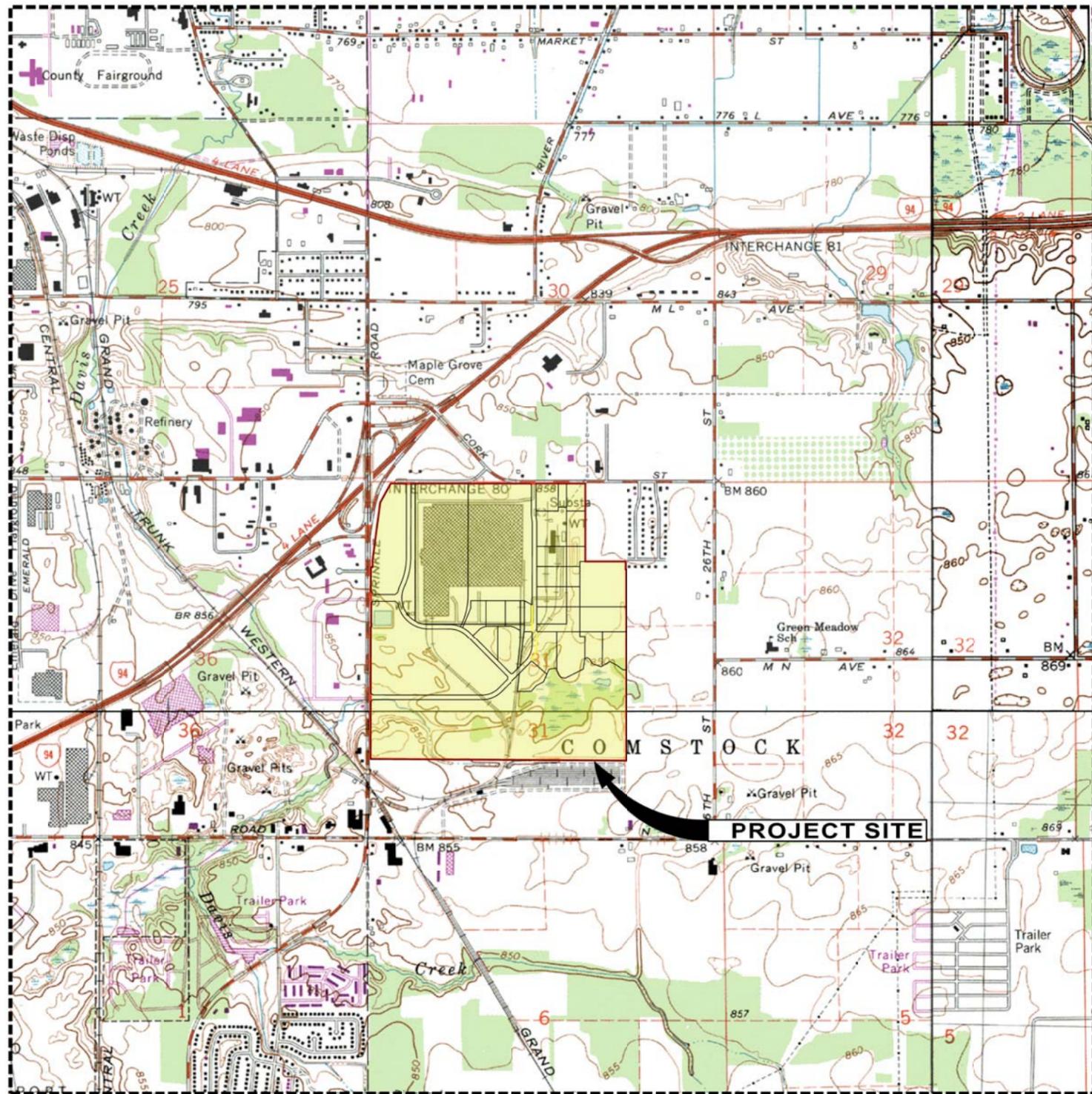
Revisions made to Table correct the schedule for disbursements and do not affect the Plan length or total captured amount  
 Revised 11/7/08

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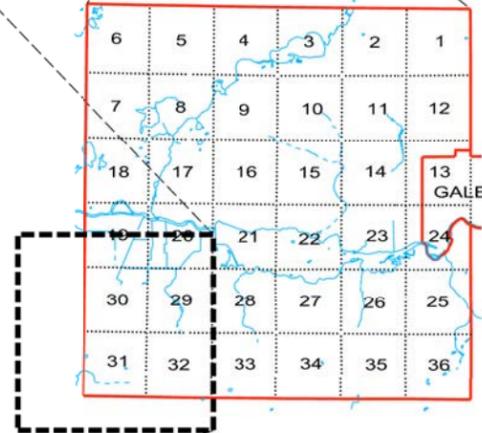
**ATTACHMENT A**

**FIGURES**

**Location Map: USGS Topographic Map  
Site Plan**



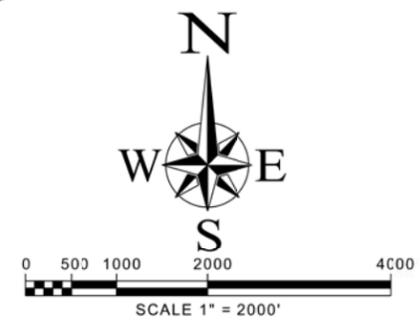
SOURCE: ADAMS PARK, GALESBURG, KALAMAZOO AND PORTAGE, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 2 S. R. 10 W.  
 COMSTOCK TOWNSHIP  
 KALAMAZOO COUNTY, MICHIGAN

**MIDLINK BUSINESS PARK**  
 MIDLINK BUSINESS PARK  
 COMSTOCK TOWNSHIP  
 KALAMAZOO COUNTY, MICHIGAN

**LOCATION MAP**

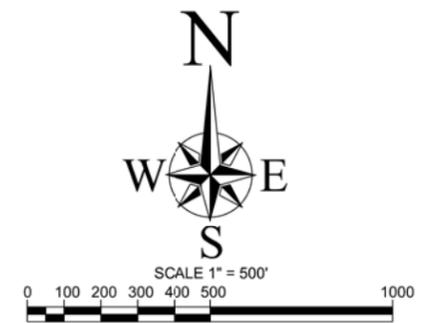


PROJECT NO.  
 070459  
 FIGURE NO.  
**1**

KZ00CO\_070459\_Site\_Plan.dgn\_Location Map



**LEGEND**  
 NOT INCLUDED IN MIDLINK BUSINESS PARK



NOTE: AERIAL PHOTOGRAPHY: 2005 COLOR ORTHOPHOTO, 1 METER PER PIXEL RESOLUTION, OBTAINED FROM MICHIGAN GEOGRAPHIC DATA LIBRARY.

NOTE: THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**MIDLINK BUSINESS PARK**

MIDLINK BUSINESS PARK  
 COMSTOCK TOWNSHIP  
 KALAMAZOO COUNTY, MICHIGAN

**SITE PLAN**

**ENVIROLOGIC TECHNOLOGIES, INC.**  
 2960 INTERSTATE PARKWAY  
 KALAMAZOO, MICHIGAN 49048  
 PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.  
 070459

FIGURE No.

**2**

**ENVIROLOGIC  
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Parcel #	Legal Description
07-31-105-016	31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 16 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-054 INTO 31-105-014,015,017,018,019,020,021& 31-102-056
07-31-104-002	31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 2A COMMENCING 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, 324.98 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 89°-57'-45" EAST ALONG SAID NORTH LINE, 120.20 FEET TO THE EAST LINE OF THE RENAISSANCE ZONE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID EAST LINE, 450.65 FEET; THENCE SOUTH 90°-00'-00" WEST, 0.45 FEET; THENCE NORTH 00°-00'-00" EAST, 56.00 FEET; THENCE SOUTH 90°-00'-00" WEST, 120.00 FEET; THENCE NORTH 00°-00'-00" EAST, 394.57 FEET TO THE PLACE OF BEGINNING. RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-043 INTO 31-104-001,002,003,004,005,006,& 008
07-31-104-008	31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 8A COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID LINE, 1,862.50 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 00°-02'-07" EAST ALONG SAID LINE, 252.48 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 89°-59'-35" WEST, 434.98 FEET TO THE EAST RIGHT-OF-WAY OF PARK CIRCLE DRIVE; THENCE NORTH 00°-00'-00" EAST ALONG SAID RIGHT-OF-WAY, 252.54 FEET; THENCE NORTH 90°-00'-00" EAST, 434.83 FEET TO THE PLACE OF BEGINNING. RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-043 INTO 31-104-001,002,003,004,005,006,& 008
07-31-102-052	SEC 31-2-10 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; THENCE SOUTH 00°-00'-00" EAST, 50.00 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE NORTH 90°-00'-00" EAST, 61.64 FEET; THENCE SOUTH 00°-02'-07" EAST, 2 020.83 FEET; THENCE NORTHWESTERLY 575.56 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 388.59 FEET AND A CHORD BEARING NORTH 17°-35'-22" WEST, 524.37 FEET; THENCE NORTHEASTERLY 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, 1,087.00 FEET TO THE PLACE OF BEGINNING. ALSO A PARCEL DESCRIBED AS: 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; THENCE SOUTH 00°-00'-00" EAST, 50.
07-31-102-053	SEC 31-2-10 COMMENCING AT THE WEST 1/4 POST OF SECTION 31, T. 2 S., R. 10 W., COMSTOCK TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 89°-49'-37" EAST ALONG THE EAST AND WEST 1/4 LINE

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- OF SAID SECTION, 50.00 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE NORTH 00°-05'-22" EAST, 468.59 FEET; THENCE SOUTH 89°-53'-21" EAST, 6.58 FEET; THENCE NORTH 00°-05'-22" EAST, 348.89 FEET; THENCE NORTH 45°-03'-19" EAST, 34.53 FEET; THENCE SOUTH 90°-00'-00" EAST, 337.66 FEET; THENCE SOUTH 50°-08'-44" EAST, 48.70 FEET; THENCE SOUTHEASTERLY, 632.42 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 454.59 FEET AND A CHORD BEARING SOUTH 50°-08'-44" EAST, 582.64 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; THENCE SOUTH 45°-07'-36" WEST, 192.64 FEET; THENCE SOUTHWESTERL
- 07-31-105-020 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 20 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-054 INTO 31-105-014,015,017,018,019,020,021& 31-102-056
- 07-31-105-021 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 21 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-054 INTO 31-105-014,015,017,018,019,020,021& 31-102-056
- 07-31-102-056 31-2-10 MIDLINK INDUSTRIAL SITE CONDO COMMON AREA RR-B COMMENCING 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 SECTION LINE, 445.18 FEET; THENCE SOUTH 00°-02'-07" EAST ALONG THE RENAISSANCE ZONE LINE, 2,114.98 FEET; THENCE CONTINUING ALONG THE RENAISSANCE ZONE LINE SOUTH 89°-59'-35" WEST, 615.64 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH 00°-02'-15" WEST, 34.33 FEET; THENCE SOUTH 06°-19'-48" WEST, 538.79 FEET TO THE WESTERLY RIGHT-OF-WAY OF PARK CIRCLE DRIVE; THENCE SOUTH 45°-07'-36" WEST ALONG SAID RIGHT-OF-WAY, 61.69 FEET; THENCE NORTH 06°-19'-48" EAST, 368.21 FEET; THENCE NORTH 00°-02'-15" EAST, 220.42 FEET TO THE RENAISSANCE ZONE LINE; THENCE NORTH 89°-59'-35" EAST THEREON 60.90 FEET TO THE PLACE OF BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-054 INTO 31-105-014,015,017,018,019,020,021& 31-102-056
- 07-31-105-015 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 15 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-054 INTO 31-105-014,015,017,018,019,020,021& 31-102-056
- 07-31-102-041 SEC 31-2-10 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; THENCE SOUTH 00°-00'-00" EAST, 50.00 FEET; THENCE NORTH 90°-00'-00" EAST, 61.64 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 90°-00'-00" EAST, 777.15 FEET; THENCE SOUTH 00°-00'-00" EAST, 1,647.72 FEET; THENCE SOUTHERLY 430.31 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1 000.00 FEET AND A CHORD BEARING SOUTH 12°-19'-39" WEST, 427.00 FEET; THENCE SOUTH 89°-59'-35" WEST, 568.44 FEET; THENCE NORTHWESTERLY 124.93 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 388.59

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- FEET AND A CHORD BEARING NORTH 69°-13'-51" WEST, 124.39 FEET;  
THENCE NORTH 00°-02'-07" WEST, 2,020.83 FEET TO THE PLACE OF  
BEGINNING. CONTAINING 36.48 ACRES. SPLIT ON 12/29/04 FOR THE  
2005 ROLL 31-102-040 INTO 31-102-041, 31-102-042, & 31-102-043. ALL  
PARCELS LOCATED IN THE RENAISSANCE ZONE SPLIT
- 07-31-102-051 SEC 31-2-10 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, 577.47 FEET; THENCE SOUTH 00°-00'-00" WEST,  
50.00 FEET FOR THE PLACE OF BEGINNING OF THE LAND  
HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 00°-00'-00"  
WEST, 1,087.00 FEET; THENCE 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  
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 SOUTH 47°-19'-51" WEST, 51.84 FEET;  
THENCE NORTH 90°-00'-00" WEST, 325.10 FEET; THENCE NORTH 44°-  
25'-33" WEST, 61.88 FEET; THENCE NORTH 00°-05'-22" EAST, 355.05  
FEET; THENCE NORTH 90°-00'-00" EAST, 26.20 FEET; THENCE NORTH  
00°-36'-15" WEST, 100.00 FEET; THENCE NORTH 07°-25'-14" EAST, 862.01  
FEET; THENCE NORTH 28°-58'-26" EAST, 320.30 FEET; THEN
- 07-31-105-019 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 19B COMMENCING 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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID  
LINE, 2,114.98 FEET; THENCE CONTINUING ALONG SAID RENAISSANCE  
LINE SOUTH 89°-59'-35" WEST, 1,190.58 FEET FOR THE PLACE OF  
BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH  
00°-00'-00" WEST, 35.74 FEET; THENCE SOUTHWESTERLY 122.70 FEET  
ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET AND A  
CHORD BEARING SOUTH 62°-54'-17" WEST, 120.78 FEET; THENCE  
SOUTH 45°-19'-47" WEST, 116.83 FEET TO THE EASTERLY RIGHT-OF-  
WAY OF MIDLINK DRIVE; THENCE NORTH 44°-52'-24" WEST ALONG SAID  
RIGHT-OF-WAY, 52.76 FEET; THENCE CONTINUING ALONG SAID RIGHT-  
OF-WAY, 140.99 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS  
OF 433.00 FEET AND A CHORD BEARING NORTH 54°-12'-06" WEST,  
140.37 FEET; THENCE NORTH 22°-33'-48" EAST, 57.77 F
- 07-31-102-058 SEC 31-2-10 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; THENCE SOUTH 00°-00'-00" EAST,  
1,697.52 FEET; THENCE SOUTHWESTERLY 430.31 FEET ALONG A  
CURVE TO THE RIGHT WITH A RADIUS OF 1,000.00 FEET AND A CHORD  
BEARING SOUTH 12°-19'-39" WEST 427.00 FEET FOR THE PLACE OF  
BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE  
SOUTHWESTERLY 44.32 FEET ALONG A CURVE TO THE RIGHT WITH A  
RADIUS OF 1 000.00 FEET AND A CHORD BEARING SOUTH 25°-55'-28"  
WEST, 44.31 FEET; THENCE SOUTHEASTERLY 32.79 FEET ALONG A  
CURVE TO THE RIGHT WITH A RADIUS OF 433.00 FEET AND A CHORD  
BEARING SOUTH 65°-41'-56" EAST, 32.78 FEET; THENCE NORTH 22°-33'-

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- 48" EAST, 57.76 FEET; THENCE SOUTH 90°-00'-00" WEST, 32.67 FEET TO THE PLACE OF BEGINNING. CONTAINING 1,583.18 SQ.FT., 0.036 ACRES. NON-RENAISSANCE ZONE SPLIT ON 12/29/05 FOR THE 2006 ROLL 31-102-042 INTO 31-102-044,045 & 31-104-014 017,018,019 SPLI
- 07-31-102-057 31-2-10 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; THENCE SOUTH 89°-55'-12' EAST 50.00 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE NORTH 45°-00'-00" EAST, 45.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF PARK CIRCLE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT 3 COURSES: NORTH 90°-00'-00" EAST, 1,612.81 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 408.00 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 81°-40'-43" EAST, 68.95 FEET; THENC
- 07-31-105-013 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 13 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-105-012 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 12 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-105-011 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 11 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-105-017 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 17B COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID LINE, 2,114.98 FEET; THENCE CONTINUING ALONG SAID RENAISSANCE LINE SOUTH 89°-59'-35" WEST, 676.54 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH 00°-02'-15" WEST, 95.12 FEET; THENCE NORTH 61°-07'-07" WEST, 77.02 FEET; THENCE NORTHWESTERLY 100.81 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET AND A CHORD BEARING NORTH 75°-33'-34" WEST, 99.75 FEET; THENCE SOUTH 90°-00'-00" WEST, 65.94 FEET; THENCE NORTH 00°-00'-00" EAST, 33.02 FEET TO THE RENAISSANCE LINE; THENCE NORTH 89°-59'-35" EAST THEREON, 230.04 FEET TO THE PLACE OF BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-054 INTO 31-105-014,015,017,018,019,020,021& 31-102-056
- 07-31-105-018 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 18B COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID

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- LINE, 2,114.98 FEET; THENCE CONTINUING ALONG SAID RENAISSANCE LINE SOUTH 89°-59'-35" WEST, 906.58 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH 00°-00'-00" WEST, 33.02 FEET; THENCE SOUTH 90°-00'-00" WEST, 250.92 FEET; THENCE SOUTHEASTERLY 33.23 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET AND A CHORD BEARING SOUTH 85°-14'-24" WEST, 33.19 FEET; THENCE NORTH 00°-00'-00" EAST, 35.74 FEET TO THE RENAISSANCE LINE; THENCE NORTH 90°-00'-00" EAST THEREON, 284.00 FEET TO THE PLACE OF BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-054 INTO 31-105-014,015,017,018,019,020,021& 31-102-056
- 07-31-105-009 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 9 NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-105-008 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 8B COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID LINE, 1,862.50 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE NORTH 90°-00'-00" EAST, 195.71 FEET; THENCE SOUTH 00°-00'-00" WEST, 364.56 FEET; THENCE SOUTH 90°-00'-00" WEST, 630.54 FEET TO THE EAST RIGHT-OF-WAY OF PARK CIRCLE DRIVE; THENCE NORTH 00°-00'-00" EAST ALONG SAID EAST RIGHT-OF-WAY, 112.02 FEET TO THE RENAISSANCE LINE; THENCE NORTH 89°-59'-35' EAST ALONG SAID LINE, 434.98 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 00°-02'-07" WEST, 252.48 FEET TO THE PLACE OF BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-102-044 SEC 31-2-10 COMMENCING 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 SECTION LINE, 445.18 FEET; THENCE SOUTH 00°-02'-07" EAST ALONG THE RENAISSANCE ZONE LINE, 2,114.98 FEET; THENCE CONTINUING ALONG THE RENAISSANCE ZONE LINE SOUTH 89°-59'-35" WEST, 615.64 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 89°-59'-35" WEST, 60.90 FEET; THENCE NORTH 00°-02'-15" EAST, 341.73 FEET; THENCE NORTH 90°-00'-00" EAST, 60.90 FEET; THENCE SOUTH 00°-02'-15" WEST, 341.72 FEET TO THE PLACE OF BEGINNING. LOCATED IN RENAISSANCE ZONE SPLIT ON 12/29/05 FOR THE 2006 ROLL 31-102-042 INTO 31-102-044,045 & 31-104-014 017,018,019
- 07-31-104-017 SEC 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 17A COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID LINE, 2,114.98 FEET; THENCE CONTINUING ALONG SAID RENAISSANCE LINE SOUTH 89°-59'-35" WEST, 676.54 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING ALONG SAID RENAISSANCE LINE SOUTH 89°-59'-35"

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- WEST, 230.04 FEET; THENCE NORTH 00°-00'-00" EAST, 341.75 FEET;  
THENCE NORTH 90°-00'-00" EAST, 230.26 FEET; THENCE SOUTH 00°-02'-  
15" WEST 341.73 FEET TO THE PLACE OF BEGINNING. LOCATED IN  
RENAISSANCE ZONE SPLIT ON 12/29/05 FOR THE 2006 ROLL 31-102-042  
INTO 31-102-044,045 & 31-104-014 017,018,019
- 07-31-104-018 SEC 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 18A COMMENCING  
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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID  
LINE, 2,114.98 FEET; THENCE CONTINUING ALONG SAID RENAISSANCE  
LINE SOUTH 89°-59'-35" WEST, 906.58 FEET FOR THE PLACE OF  
BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE  
CONTINUING ALONG SAID RENAISSANCE LINE SOUTH 89°-59'-35"  
WEST, 284.00 FEET; THENCE NORTH 00°-00'-00" EAST, 341.79 FEET;  
THENCE NORTH 90°-00'-00" EAST, 284.00 FEET; THENCE SOUTH 00°-00'-  
00" WEST 341.75 FEET TO THE PLACE OF BEGINNING. LOCATED IN  
RENAISSANCE ZONE SPLIT ON 12/29/05 FOR THE 2006 ROLL 31-102-042  
INTO 31-102-044,045 & 31-104-014 017,018,019
- 07-31-104-019 SEC 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 19A COMMENCING  
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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID  
LINE, 2,114.98 FEET; THENCE CONTINUING ALONG SAID RENAISSANCE  
LINE SOUTH 89°-59'-35" WEST, 1,190.58 FEET FOR THE PLACE OF  
BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE  
CONTINUING ALONG THE RENAISSANCE LINE SOUTH 89°-59'-35" WEST,  
319.53 FEET; THENCE NORTH 22°-33'-48" EAST, 252.78 FEET; THENCE  
NORTH 00°-00'-00" EAST, 108.40 FEET; THENCE NORTH 90°-00'-00"  
EAST, 222.53 FEET; THENCE SOUTH 00°-00'-00" WEST, 341.79 FEET TO  
THE PLACE OF BEGINNING. LOCATED IN RENAISSANCE ZONE SPLIT  
ON 12/29/05 FOR THE 2006 ROLL 31-102-042 INTO 31-102-044,045 & 31-  
104-014 017,018,019
- 07-31-105-006 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 6B COMMENCING 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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID  
LINE, 1,568.00 FEET FOR THE PLACE OF BEGINNING OF THE LAND  
HEREINAFTER DESCRIBED; THENCE NORTH 90°-00'-00" EAST, 195.89  
FEET; THENCE SOUTH 00°-00'-00" WEST, 294.50 FEET; THENCE SOUTH  
90°-00'-00" WEST, 195.71 FEET TO THE RENAISSANCE LINE; THENCE  
NORTH 00°-02'-07" WEST THEREON, 294.50 FEET TO THE PLACE OF  
BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM  
31-102-055 INTO 31-105-002,003,004,005,006,007,008,009  
010,011,012,013,016 & 31-102-057
- 07-31-104-006 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 6A COMMENCING 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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID

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- LINE, 1,568.00 FEET FOR THE PLACE OF BEGINNING OF THE LAND  
HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 00°-02'-07"  
EAST ALONG SAID LINE, 294.50 FEET; THENCE SOUTH 90°-00'-00"  
WEST, 434.83 FEET TO THE EAST RIGHT-OF-WAY OF PARK CIRCLE  
DRIVE; THENCE NORTH 00°-00'-00" EAST ALONG SAID RIGHT-OF-WAY,  
294.50 FEET; THENCE NORTH 90°-00'-00" EAST, 434.65 FEET TO THE  
PLACE OF BEGINNING. RENAISSANCE ZONE AREA SPLIT ON 12/26/05  
FROM 31-102-043 INTO 31-104-001,002,003,004,005,006,& 008
- 07-31-105-005 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 5B COMMENCING 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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID  
LINE, 1,273.50 FEET FOR THE PLACE OF BEGINNING OF THE LAND  
HEREINAFTER DESCRIBED; THENCE NORTH 90°-00'-00" EAST, 196.07  
FEET; THENCE SOUTH 00°-00'-00" WEST, 294.50 FEET; THENCE SOUTH  
90°-00'-00" WEST, 195.89 FEET TO THE RENAISSANCE LINE; THENCE  
NORTH 00°-02'-07" WEST THEREON, 294.50 FEET TO THE PLACE OF  
BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM  
31-102-055 INTO 31-105-002,003,004,005,006,007,008,009  
010,011,012,013,016 & 31-102-057
- 07-31-104-005 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 5A COMMENCING 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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID  
LINE, 1,273.50 FEET FOR THE PLACE OF BEGINNING OF THE LAND  
HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 00°-02'-07"  
EAST ALONG SAID LINE, 294.50 FEET; THENCE SOUTH 90°-00'-00"  
WEST, 434.65 FEET TO THE EAST RIGHT-OF-WAY OF PARK CIRCLE  
DRIVE; THENCE NORTH 00°-00'-00" EAST ALONG SAID RIGHT-OF-WAY,  
294.50 FEET; THENCE NORTH 90°-00'-00" EAST, 434.47 FEET TO THE  
PLACE OF BEGINNING. RENAISSANCE ZONE AREA SPLIT ON 12/26/05  
FROM 31-102-043 INTO 31-104-001,002,003,004,005,006,& 008
- 07-31-105-007 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 7 NON-RENAISSANCE  
ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-  
002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-105-004 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 4B COMMENCING 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, 445.18 FEET TO  
THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID  
LINE, 979.50 FEET FOR THE PLACE OF BEGINNING OF THE LAND  
HEREINAFTER DESCRIBED; THENCE NORTH 90°-00'-00" EAST, 277.23  
FEET; THENCE SOUTH 00°-00'-01" EAST, 220.32 FEET THENCE SOUTH  
89°-57'-45" WEST, 80.98 FEET; THENCE SOUTH 00°-00'-00" WEST, 73.63  
FEET; THENCE SOUTH 90°-00'-00" WEST, 196.07 FEET TO THE  
RENAISSANCE LINE; THENCE NORTH 00°-02'-07" WEST THEREON,  
294.00 FEET TO THE PLACE OF BEGINNING. NON-RENAISSANCE ZONE  
AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-  
002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-104-004 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 4A COMMENCING AT

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- 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID LINE, 979.50 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING ALONG SAID LINE SOUTH 00°-02'-07" EAST, 294.00 FEET; THENCE SOUTH 90°-00'-00" WEST, 434.47 FEET TO THE EAST RIGHT-OF-WAY OF PARK CIRCLE DRIVE; THENCE NORTH 00°-00'-00" EAST ALONG SAID RIGHT-OF-WAY, 294.00 FEET; THENCE NORTH 90°-00'-00" EAST, 434.29 FEET TO THE PLACE OF BEGINNING. RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-043 INTO 31-104-001,002,003,004,005,006,& 008
- 07-31-105-003 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 3B COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID LINE, 450.65 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE NORTH 90°-00'-00" EAST, 277.55 FEET; THENCE SOUTH 00°-00'-01" EAST, 528.85 FEET; THENCE SOUTH 90°-00'-00" WEST, 277.23 FEET TO THE RENAISSANCE LINE; THENCE NORTH 00°-02'-07" WEST THEREON, 528.85 FEET TO THE PLACE OF BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057
- 07-31-104-003 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 3A COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE; THENCE SOUTH 00°-02'-07" EAST ALONG SAID LINE, 450.65 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING ALONG SAID LINE SOUTH 00°-02'-07" EAST, 528.85 FEET; THENCE SOUTH 90°-00'-00" WEST, 434.29 FEET TO THE EAST RIGHT-OF-WAY OF PARK CIRCLE DRIVE; THENCE NORTH 00°-00'-00" EAST ALONG SAID RIGHT-OF-WAY, 334.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHWESTERLY 79.99 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 456.23 FEET AND A CHORD BEARING NORTH 05°-01'-21" WEST, 79.88 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 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 CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°-
- 07-31-104-001 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 1 RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-043 INTO 31-104-001,002,003,004,005,006,& 008
- 07-31-104-002 31-2-10 MIDLINK INDUSTRIAL SITE CONDO UNIT 2B COMMENCING 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, 445.18 FEET TO THE RENAISSANCE LINE AND THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 89°-57'-45"

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07-31-102-046

EAST ALONG SAID NORTH LINE, 277.80 FEET; THENCE SOUTH 00°-00'-01" EAST, 450.83 FEET; THENCE SOUTH 90°-00'-00" WEST, 277.55 FEET TO THE RENAISSANCE LINE; THENCE NORTH 00°-02'-07" WEST THEREON, 450.65 FEET TO THE PLACE OF BEGINNING. NON-RENAISSANCE ZONE AREA SPLIT ON 12/26/05 FROM 31-102-055 INTO 31-105-002,003,004,005,006,007,008,009 010,011,012,013,016 & 31-102-057 SEC 31-2-10 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; THENCE SOUTH 00°-00'-00" EAST, 50.00 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE NORTH 90°-00'-00" EAST, 920.00 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 390.23 FEET AND A CHORD BEARING SOUTH 05°-01'-21" EAST, 68.33 FEET; THENCE SOUTH 00°-00'-00" EAST, 1,469.53 FEET; THENCE SOUTH 89°-59'-35" WEST, 1,041.79 FEET; THENCE NORTHERLY 430.31 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1,000.00 FEET AND A CHORD BEARING NORTH 12°-19'-39" EAST, 427.00 FEET; THENCE NORTH 00°-00'-00" WEST, 1,647.72 FEET TO THE PLACE OF BEGI

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**ATTACHMENT B**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF A PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD REDEVELOPMENT PLAN RELATED TO THE SITE COMMONLY KNOWN AS MIDLINK LOCATED IN THE SOUTHWEST CORNER (SECTION 31) OF COMSTOCK TOWNSHIP IN KALAMAZOO COUNTY**

TO: The Residents of Kalamazoo County and all other interested persons.

**PLEASE TAKE NOTICE** that on September 2, 2008, the Kalamazoo County Board of Commissioners will hold a Public Hearing in regards to the ADOPTION of a Brownfield Redevelopment Plan related to the site commonly known as Midlink located in the Southwestern corner (Section 31) of Comstock Township in Kalamazoo County.

**Project Title:** Kalamazoo County Brownfield Redevelopment Plan 2008  
**Purpose of Project:** Creation of the Kalamazoo County Brownfield Redevelopment Plan under the Public Act 381 (1996).

**Purpose of the Hearing:** This hearing is to inform the public and all affected taxing jurisdictions of the project and to gather input from the public and all affected taxing jurisdictions.

Reviewing the Plan: Maps, plats, and a description of the brownfield plan are available in the Office of Planning and Community Development, Kalamazoo County Government or may be requested electronically at: [dearth@kalamazoo.org](mailto:dearth@kalamazoo.org).

The Public Hearing shall take place on September 2, 2008 in the Chambers of the Kalamazoo County Board of Commissioners located in Room 204 of the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan 49007. The Public Hearing shall commence at 7:00 p.m. and is open to all members of the public. Individuals and organizations who intend to present written statements or documents are asked, but not required, to provide the Board of Commissioners with copies of the statements or documents in advance of the Public Hearing.

**KALAMAZOO COUNTY WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES, SUCH AS SIGNERS FOR THE HEARING IMPAIRED AND AUDIO TAPES OF PRINTED MATERIALS BEING CONSIDERED AT THE HEARING TO INDIVIDUALS WITH DISABILITIES AT THE HEARING UPON FOUR (4) BUSINESS DAYS' NOTICE TO THE COUNTY. INDIVIDUALS WITH DISABILITIES REQUIRING AUXILIARY AIDS OR SERVICES SHOULD CONTACT THE COUNTY BY WRITING OR CALLING:**

Dina Sutton  
 KALAMAZOO COUNTY GOVERNMENT  
 201 West Kalamazoo Avenue  
 Kalamazoo, Michigan 49007  
 TELEPHONE: (269) 384-8111  
 TDD PHONE: (269) 383-4164

STATE OF MICHIGAN )  
 County of Kalamazoo ) ss. *S. Matthews*

Being duly sworn deposes and says he/she is Principal Clerk of

**THE KALAMAZOO GAZETTE**  
 DAILY EDITION

a newspaper published and circulated in the County of Kalamazoo and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day (days) .....

*Aug. 21 Aug. 22* A.D. 20 *08*

Sworn to and subscribed before me this *31<sup>st</sup>* day of *September* 20 *08*

*Wendy Katrik*

Wendy Katrik  
 Notary Public, Kalamazoo County, Michigan  
 My commission expires 1/7/2012

**ATTACHMENT C**  
**NOTICE TO TAXING JURISDICTIONS**

NOTICE OF A PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD REDEVELOPMENT PLAN RELATED TO THE SITE COMMONLY KNOWN AS MIDLINK LOCATED IN THE SOUTHWEST CORNER (Section 31) OF COMSTOCK TOWNSHIP IN KALAMAZOO COUNTY

TO: The Residents of Kalamazoo County and all other interested persons.

PLEASE TAKE NOTICE that on September 2, 2008, the Kalamazoo County Board of Commissioners will hold a Public Hearing, in regards to the ADOPTION of a Brownfield Redevelopment Plan related to the site commonly known as Midlink located in the Southwestern Corner (Section 31) of Comstock Township in Kalamazoo County:

**Project Title:** Kalamazoo County Brownfield Redevelopment Plan 2008.

**Purpose of Project:** Creation of the Kalamazoo County Brownfield Redevelopment Plan under the Public Act 381 (1996).

**Purpose of the Hearing:** This hearing is to inform the public and all affected taxing jurisdictions of the project and to gather input from the public and all affected taxing jurisdictions.

**Reviewing the Plan:** A copy of the plan is available in the Office of Planning and Community Development, Kalamazoo County Government or may be requested electronically at [dpartl@kalcountry.com](mailto:dpartl@kalcountry.com)

The Public Hearing shall take place on September 2, 2008 in the Chambers of the Kalamazoo County Board of Commissioners, located in Room 204 of the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan 49007. The Public Hearing shall commence at 7:00 p.m. and is open to all members of the public. Individuals and organizations who intend to present written statements or documents are asked, but not required, to provide the Board of Commissioners with copies of the statements or documents in advance of the Public Hearing.

KALAMAZOO COUNTY WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES, SUCH AS SIGNERS FOR THE HEARING IMPAIRED AND AUDIO TAPES OF PRINTED MATERIALS BEING CONSIDERED AT THE HEARING, TO INDIVIDUALS WITH DISABILITIES AT THE HEARING UPON FOUR (4) BUSINESS DAYS' NOTICE TO THE COUNTY. INDIVIDUALS WITH DISABILITIES REQUIRING AUXILIARY AIDS OR SERVICES SHOULD CONTACT THE COUNTY BY WRITING OR CALLING:

Dina Sutton  
KALAMAZOO COUNTY GOVERNMENT  
201 West Kalamazoo Avenue  
Kalamazoo, Michigan 49007  
TELEPHONE: (269) 384-8111  
TDD PHONE: (269) 383-6464

**ATTACHMENT D**

**RESOLUTION APPROVING A BROWNFIELD PLAN**

**RESOLUTION APPROVING A BROWNFIELD PLAN  
BY THE COUNTY OF KALAMAZOO  
PURSUANT TO AND IN ACCORDANCE WITH  
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS  
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

WHEREAS, at a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Ave., Kalamazoo, Michigan, on the 2<sup>nd</sup> day of September, 2008 at 7:00 p.m.

PRESENT: Commissioners Alford, Ansari, Balkema, Barnard, Biby, Buchholtz-Hiemstra, Buskirk, Crabtree, Drabik, Heppler, Johnson, Nieuwenhuis, Taylor, Thompson, Urban and Zull.  
ABSENT: None.

MOTION BY: Commissioner Jack Urban

SUPPORTED BY: Commissioner Leroy Crabtree

WHEREAS, the Kalamazoo County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Charter Township of Comstock, relating to the potential redevelopment project proposed by 5200 E. Cork Street Investors, LLC (Midlink Business Park) on the former General Motors property located at 5200 E. Cork Street located in the Charter Township of Comstock, (the "Site"), as more particularly described and shown in Figures 1 & 2 and Attachment "A" contained within the attached Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 13(13) of the Act; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed and held a public hearing in accordance with Section 13(10,11,12 and 13) of the Act; and

WHEREAS, the Charter Township of Comstock has passed a resolution supporting adoption of the Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. School taxes will be captured in accordance with Plan; and

WHEREAS, as a result of its review of the Plan, the Kalamazoo County Board of Commissioners concur with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Kalamazoo County Board of Commissioners, by the Act, the Plan is hereby approved in the form attached to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

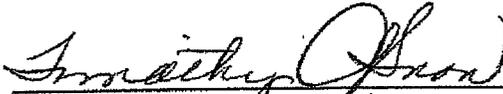
AYES: 17

NAYES: 0

ABSTAINED: 0

STATE OF MICHIGAN            )  
   ) SS  
 COUNTY OF KALAMAZOO    )

I, Timothy A. Snow, County Clerk Register, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo County Board of Commissioners at a regular session held on September 2, 2008.

  
 Timothy A. Snow  
 County Clerk/Register

# ENVIRONMENTAL TECHNOLOGIES, INC.

## SITE NO. 2

### **Brown Family Holdings, LLC, 2700 N. Pitcher Street, Kalamazoo Twp., Michigan**

#### *Introduction*

The Brown Family Holdings, LLC Site is a rectangular-shaped property consisting of one parcel of land occupying approximately 7.3 acres in Kalamazoo Township.

The subject property was initially developed by the Upjohn Company sometime between 1938 and 1950. Based upon city directory listings and sanborn map depictions, it would appear that Upjohn utilized the site primarily for warehousing activities. The site continued to be utilized for the warehousing of materials by Upjohn until Goodwill Industries of SW Michigan purchased the site in approximately 1960. From 1960 until June of 2009, Goodwill Industries of SW Michigan owned and occupied the site. Goodwill Industries of SW Michigan, a not-for-profit organization, provides education, training and employment services to people who live with disabling conditions and other special needs to maximize their employment potential. Goodwill utilized the subject property in support of their Industrial Services operations. Historic activities conducted in support of Industrial Services include: product assembly and light manufacturing; corrugated die-cutting; chip board die-cutting and shearing; sewing; drilling; deburring; sorting; inspecting and manual rework operations.

Historic Goodwill activities also included dry cleaning operations and the use of an underground storage tank (UST) containing gasoline for the fueling of fleet vehicles. Dry cleaning operations on the subject property reportedly took place from 1966 until 1982. Dry cleaning activities were conducted in south-central portions of the subject building.

The subject property was purchased by Brown Family Holdings, LLC on June 11, 2009. Brown Family Holdings, LLC intends to lease the subject property to Beckan Industries, Inc. Beckan Industries, Inc. will occupy the subject property to conduct precision machining activities primarily in support of the energy industry. Redevelopment activities have included renovation to the building to provide additional electrical service. In addition, precision CNC machining equipment, saws, and lathes will be installed within the building.

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Inclusion of Site No. 2 within the Brownfield Plan allows the Kalamazoo County Brownfield Redevelopment Authority and Brown Family Holdings, LLC to capture tax increment created by the redevelopment and investment for the purposes of reimbursing eligible expenses. Specifically, this Plan will allow for the reimbursement of Baseline Environmental Assessment and “Due Care” activities funded by the Kalamazoo County Brownfield Redevelopment Authority as well as response activities conducted by Brown Family Holdings, LLC. Adoption of this Brownfield Plan may also allow Brown Family Holdings, LLC to pursue a Michigan Business Tax Brownfield Redevelopment Tax Credit for the site.

The relocation of Brown Family Holdings, LLC/Beckan Industries, Inc. to the subject property will retain twenty-three jobs within Kalamazoo County.

### *Basis of Eligibility*

Multiple investigations into the environmental integrity of the subject property have been conducted. Results of the investigations have identified petroleum based volatile organic compounds and chlorinated hydrocarbons in soil and groundwater on the subject property at concentrations in excess of Residential/Industrial Cleanup criteria. The subject property is identified as an “open” Leaking Underground Storage Tank site (LUST Site ID # 00003454; Release # C-0148-07) based upon the concentrations of petroleum based compounds in soil/groundwater associated with a former gasoline UST that has been removed from the subject property. Chlorinated hydrocarbons have been identified in soil/groundwater in association with former dry cleaning operations. Chlorinated hydrocarbon impact to groundwater in the western portions of the property has been attributed to contaminant migration from an off-site source.

The site assessment data demonstrates that the subject property meets the definition of a “facility” as defined by Part 201 of NREPA. Refer to the Baseline Environmental Assessment (BEA) completed on behalf of Brown Family Holdings, LLC/Beckan Industries, Inc. for further details on the contaminant conditions associated with the subject property.

### *The Plan*

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

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The inclusion of Site No. 2 to this Plan focuses on the “due diligence” activities conducted on behalf of Brown Family Holdings, LLC/Beckan Industries, Inc. in support of their acquisition/operation of the site. Specifically, inclusion of Site No. 2 to this plan was completed to reimburse the costs incurred by the Kalamazoo County Brownfield Redevelopment Authority for Baseline Environmental Assessment and Section 7a Compliance Analysis (“due care”) activities completed in support of acquisition of the site by Brown Family Holdings, LLC. Additionally, the inclusion of Site No. 2 in this Plan will allow Brown Family Holdings, LLC to be reimbursed for costs associated with replacement of impervious cover over the former UST area. Finally, inclusion of Site No. 2 in this Plan will also allow Brown Family Holdings, LLC to be reimbursed for potential Operation & Maintenance (O&M) costs associated with the Soil Vapor Extraction (SVE) remedial system that is in operation on the site. On-going operation of the SVE system is necessary in order to satisfy “due care” obligations for Brown Family Holdings, LLC associated with safe occupancy of the building relative to the potential volatilization of contaminants from beneath the building to indoor air.

The Plan anticipates that Brown Family Holdings, LLC/Beckan Industries, Inc. will redevelop the site for precision machining operations which will create a tax increment on the property.

Refer to Table 1 for a detailed listing of anticipated eligible activities that may be completed for Site No. 2 under this Brownfield Plan.

Adoption of this Brownfield Plan may also allow Brown Family Holdings, LLC/Beckan Industries, Inc. to pursue a Michigan Business Tax Brownfield Redevelopment Tax Credit.

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

As indicated, the eligible activities associated with Site No. 2 consist primarily of “due diligence” activities funded by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) on behalf of Brown Family Holdings, LLC/Beckan Industries, Inc. Eligible activities that have been identified for Brown Family Holdings, LLC consist of the replacement of impervious cover over a former gasoline underground storage tank location, and Soil Vapor Extraction System (SVE) O&M costs that could potentially be

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incurred in the future. The cost incurred by the County Brownfield Redevelopment Authority for adoption of Site No. 2 into the Brownfield Plan is also included. A summary of the specific eligible activities and associated costs is presented below.

- Completion of Project Initiation financed by the KCBRA (\$3,000);
- Completion of a Phase I ESA financed by the KCBRA (\$2,500);
- Completion of a Phase II ESA financed by the KCBRA (\$33,674);
- Completion of a Baseline Environmental Assessment financed by the KCBRA (\$2,000);
- Completion of a Section 7a Compliance Analysis financed by the KCBRA (\$2,500);
- Completion of a Brownfield Plan financed by the KCBRA (\$4,000);
- Completion of impervious cover over the former UST vault area to be financed by Brown Family Holdings, LLC (\$4,000);
- Soil Vapor Extraction (SVE) Operation & Maintenance financed by Brown Family Holdings, LLC (\$15,000).

Refer to Table 1 for a detailed listing of anticipated eligible activities that may be completed for Site No. 2 under this Brownfield Plan.

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

Based upon the fact that the subject property was historically owned by the not-for-profit Goodwill Industries of SW Michigan; the site has zero (0) initial taxable value. Brown Family Holdings, LLC/Beckan Industries, Inc. anticipates future renovation activities, primarily related to improvements/expansion of electrical service within the building, with an investment of \$100,000. In addition, the property was purchased for \$475,000. Finally, relocation of precision machining equipment from Beckan Industries, Inc. to the subject property is anticipated to create an additional \$210,000 in personal property value. Based upon estimates provided by the Kalamazoo Township Assessor, the acquisition of the site by Brown Family Holdings, LLC and the relocation of Beckan Industries, Inc. personal property would be expected to create an additional \$426,300 in taxable value (Captured Taxable Value) relative to the previous not-for-profit status. The captured taxable value may be more or less depending upon what percent of the

# ENVIROLOGIC TECHNOLOGIES, INC.

renovation costs translates into future taxable value. Utilizing this projected Captured Taxable Value, an annual tax increment revenue of \$10,800.82 is anticipated. Refer to Tables 2 through 5.

**(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))**

Baseline Environmental Assessment and “Due Care” costs were incurred by the Kalamazoo County Brownfield Redevelopment Authority. Additionally, Brown Family Holdings, LLC will incur costs in the future associated with the placement of impervious cover over the former UST vault area. Additionally, the potential exists that costs could be incurred in the future by Brown Family Holdings, LLC in association with Operation & Maintenance of the Soil Vapor Extraction (SVE) system. The Authority and Brown Family Holdings, LLC will be reimbursed from the tax increment revenues for the eligible activities subject to the terms of the Brownfield Plan. Table 6 provides the estimated schedule for payback of Kalamazoo County Brownfield Redevelopment Authority (KCBRA) costs and Brown Family Holdings, LLC costs.

**(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 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 Plan will remain in effect for as many years as is required to fully reimburse the County Brownfield Redevelopment Authority and Brown Family Holdings, LLC for their costs. Additionally, the Plan will remain in effect another five full years to allow the County Brownfield Redevelopment Authority to capture tax increment revenues for the Local Site Remediation Revolving Fund (LSRRF), or thirty years, whichever is less. It is intended that tax increment capture will begin no later than January 1, 2010. As detailed in Table 5, the Plan is currently estimated to remain in effect for Site No. 2 through 2021.

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**TABLE 1**

Table 1

## Summary of Eligible Costs

Brown Family Holdings, LLC  
 2700 N. Pitcher St.  
 Kalamazoo Twp., Michigan

<b>Eligible Activities</b>	<b>Estimated Cost</b>
<u>BEA Activities</u>	
Project Initiation (KCBRA)	\$ 3,000.00
Phase I ESA (KCBRA)	\$ 2,500.00
Phase II ESA (KCBRA)	\$ 33,674.00
Baseline Environmental Assessment (KCBRA)	\$ 2,000.00
<u>Due Care Activities</u>	
Section 7a Compliance Analysis (KCBRA)	\$ 2,500.00
Impervious Cover - former UST area (Brown Family Holdings, LLC)	\$ 4,000.00
Soil Vapor Extraction System (SVE) Operation & Maintenance (Brown Family Holdings, LLC)	\$ 15,000.00
<u>Additional Response Activities</u>	
Brownfield Plan (KCBRA)	\$ 4,000.00
<b>TOTAL ELIGIBLE ACTIVITY COSTS</b>	<b>\$ 66,674.00</b>
<b>TOTAL REIMBURSEMENT TO KCBRA</b>	<b>\$ 47,674.00</b>
<b>TOTAL REIMBURSEMENT TO Brown Family Holdings, LLC</b>	<b>\$ 19,000.00</b>
<b>TOTAL REIMBURSEMENT TO LSRRF</b>	<b>\$ 62,935.86</b>
<b>TOTAL REIMBURSEMENT FROM CAPTURED TAX INCREMENT</b>	<b>\$ 129,609.86</b>

**TABLE 2**

Table 2

Estimate of Total Captured Incremental Taxes

Brown Family Holdings, LLC  
 2700 N. Pitcher St.  
 Kalamazoo Twp., Michigan

Year	Annual Total Millage*	Initial Taxable Value	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Available for Capture ( Annual)
2009	25.3362	\$0.00	\$0.00	\$ 426,300.00	\$ 10,800.82	\$ 10,800.82	\$ 10,800.82
<b>Total</b>							<b>\$ 10,800.82</b>

**Future Taxable Value Calculation**

Building	\$215,900	
Renovations	\$100,000	Assumes 0% of renovation translates to Future Taxable Value
Personal Property	\$210,400	Relocation of all equipment and aged one year per Kalamazoo Twp. Assessor
Estimated Future Taxable Value	\$426,300	Based upon preliminary estimate provided by Kalamazoo Twp. Assessor

\*Does not include capture of the following millages:

- Schools - Operating = 18.00
- Schools - Debt = 7.00
- State Education Tax = 6.00000
- Kzoo Twp. - Street Light/Police/Fire = 1.7000

**TABLE 3**

Table 3

Taxing Jurisdictions and Corresponding Millages

Brown Family Holdings, LLC  
 2700 N. Pitcher St.  
 Kalamazoo Twp., Michigan

TAXES						
Taxing Jurisdiction	Kalamazoo County	Kalamazoo Twp.	K-RESA	KVCC	Parchment Library	Total
Millage	6.7312	8.9691	4.8316	2.8135	1.9908	25.3362

Does not include capture of the following millages:

- Schools - Operating = 18.00
- Schools - Debt = 7.00
- State Education Tax = 6.00000
- Kzoo Twp. - Street Light/Police/Fire = 1.7000

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- (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 3, 4 and 5.

- (h) A legal description of each parcel of 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))**

The parcel identification number and legal description, as provided by Kalamazoo County, are presented below.

2700 N. Pitcher St. (Parcel ID # 06-03-460-010)

*1002300 3906 03 460 010 G3-51 2B SEC 3-2-11 COM AT S1/4 POST SEC 3 TH W ALG S LI SD SEC 45.13 FT TO CTR LI PITCHER ST TH N 10DEG 39MIN W THEREON 870.84 FT TH S 89DEG 48MIN E 33.58FT TO E LI SD ST FOR PL BEG TH S 89 DEG 48MIN E 1172.49 FT TO W LI GTW RR ROW TH S 0DEG 31 MIN W THEREON 279.01 FT TH N 89 DEG 48 MIN W 1117.53 FT TO E LI SD ST TH N 10 DEG 39 MIN W THEREON 283.89 FT TO BEG ..... 7.33A CELL TOWER ON 3-904-010*

A map showing the location of the property is presented as Figure 1 in Attachment A. A site plan detailing the dimensions of the property is presented as Figure 2 in Attachment A.

The presence of contamination above residential cleanup criteria has been identified on the subject parcel. Thus, the parcel is considered an “eligible property” due to the presence of contaminants that make it a “facility”, as defined by Part 201 of NREPA.

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.

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- (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 Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund (LSRRF) will not be used for this project. However, the County Brownfield Redevelopment Authority intends to capture five full years of the tax increment and place those funds in the LSRRF.

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

Not applicable.

**TABLE 4**

Table 4

Estimate of Total Captured Incremental Taxes

Brown Family Holdings, LLC  
 2700 N. Pitcher St.  
 Kalamazoo Twp., Michigan

Year	Captured Taxable Value	Kalamazoo County	Kalamazoo Twp.	K-RESA	KVCC	Parchment Library	Total
Millage		6.73120	8.96910	4.83160	2.81350	1.99080	25.33620
Annual	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
<b>TOTAL CAPTURED TAXES</b>		\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82

Does not include capture of the following millages:

Schools - Operating = 18.00

Schools - Debt = 7.00

State Education Tax = 6.00000

Kzoo Twp. - Street Light/Police/Fire = 1.7000

**TABLE 5**

Table 5

Captured Taxable Value and Tax Increment Revenue by Year and Aggregate for Each Taxing Jurisdiction

Brown Family Holdings, LLC  
 2700 N. Pitcher St.  
 Kalamazoo Twp., Michigan

Year	Captured Taxable Value	Kalamazoo County	Kalamazoo Twp.	K-RESA	KVCC	Parchment Library	Total
Millage		6.73120	8.96910	4.83160	2.81350	1.99080	25.33620
2010	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2011	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2012	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2013	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2014	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2015	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2016	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2017	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2018	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2019	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2020	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
2021	\$ 426,300.00	\$ 2,869.51	\$ 3,823.53	\$ 2,059.71	\$ 1,199.40	\$ 848.68	\$ 10,800.82
<b>TOTAL CAPTURED TAXES</b>		<b>\$ 34,434.13</b>	<b>\$ 45,882.33</b>	<b>\$ 24,716.53</b>	<b>\$ 14,392.74</b>	<b>\$ 10,184.14</b>	<b>\$ 129,609.86</b>

Does not include capture of the following millages:

- Schools - Operating = 18.00
- Schools - Debt = 7.00
- State Education Tax = 6.00000
- Kzoo Twp. - Street Light/Police/Fire = 1.7000

**TABLE 6**

Table 6

Reimbursement Schedule

Brown Family Holdings, LLC  
 2700 N. Pitcher St.  
 Kalamazoo Twp., Michigan

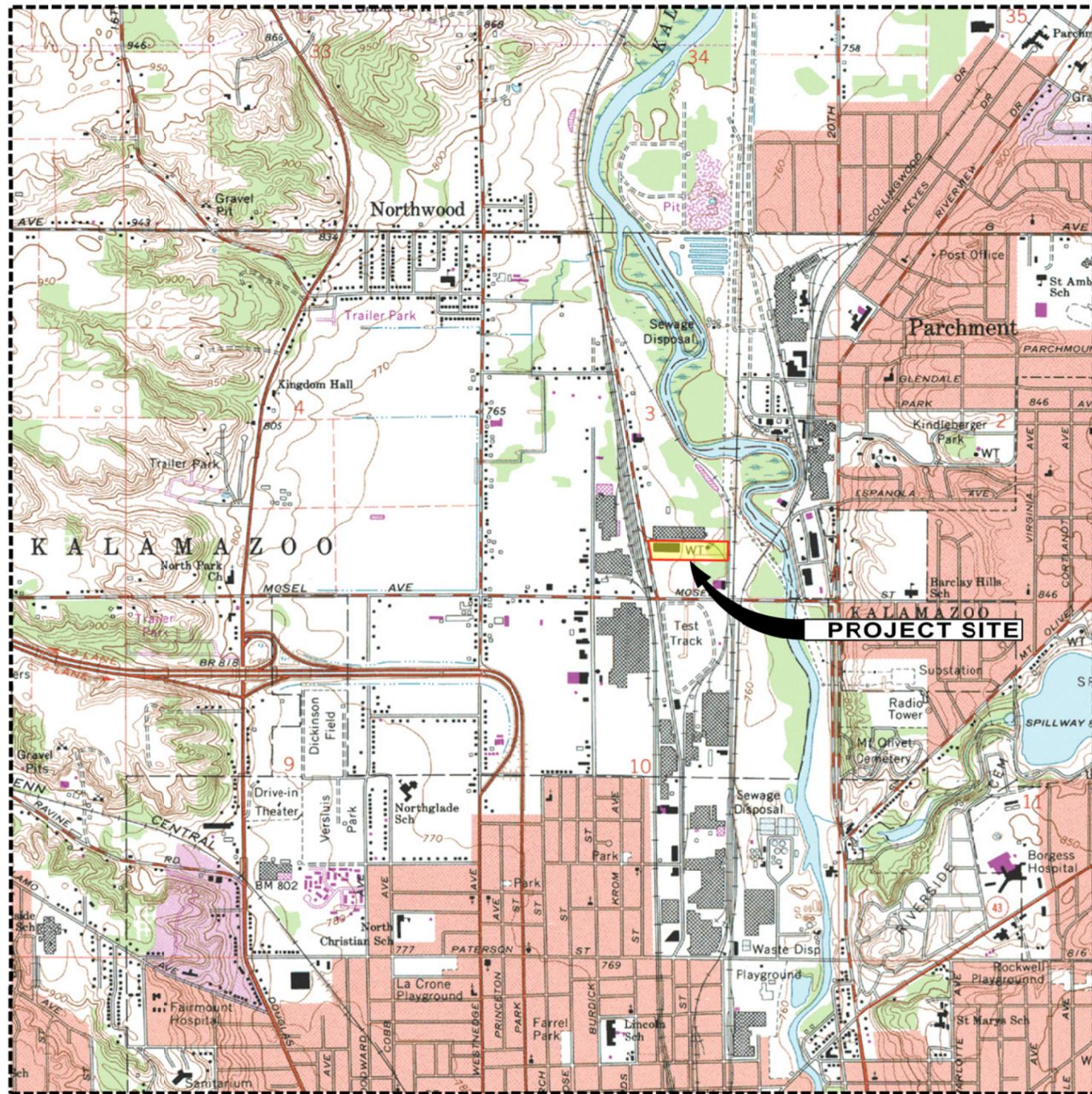
Year	Incremental Taxes Captured	Reimbursement to KCBRA		Reimbursement to Brown Family Holdings, LLC		LSRRF Capture
		Annual	Aggregate	Annual	Aggregate	
2010	\$ 10,800.82	\$ 10,800.82	\$ 10,800.82			
2011	\$ 10,800.82	\$ 10,800.82	\$ 21,601.64			
2012	\$ 10,800.82	\$ 10,800.82	\$ 32,402.47			
2013	\$ 10,800.82	\$ 10,800.82	\$ 43,203.29			
2014	\$ 10,800.82	\$ 4,470.71	\$ 47,674.00	6,330.11	6,330.11	
2015	\$ 10,800.82			10,800.82	17,130.93	
2016	\$ 10,800.82			1,869.07	19,000.00	\$ 8,931.75
2017	\$ 10,800.82					\$ 10,800.82
2018	\$ 10,800.82					\$ 10,800.82
2019	\$ 10,800.82					\$ 10,800.82
2020	\$ 10,800.82					\$ 10,800.82
2021	\$ 10,800.82					\$ 10,800.82
<b>Total</b>			<b>\$ 47,674.00</b>		<b>\$ 19,000.00</b>	<b>\$ 62,935.86</b>

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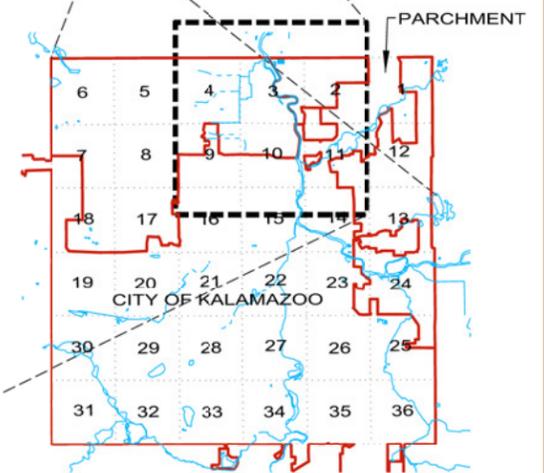
**ATTACHMENT A**

**FIGURES**

**Location Map: USGS Topographic Map  
Site Plan**



SOURCE: CONSTANTINE, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH1© U.S. TERRAIN SERIES™ ©MAPTECH©, INC. 606-433-8500



T 2 S. R. 11 W.  
 KALAMAZOO TOWNSHIP  
 KALAMAZOO COUNTY, MICHIGAN



**FORMER  
 GOODWILL INDUSTRIES  
 OF SOUTHWEST MICHIGAN**  
 2700 NORTH PITCHER STREET  
 KALAMAZOO, MICHIGAN 49009  
**LOCATION MAP**

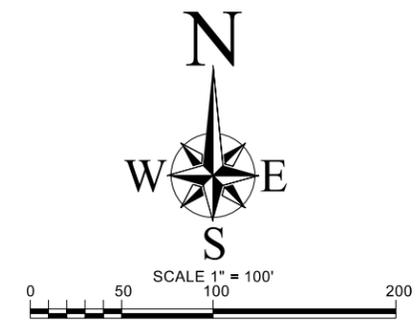
**ENVIROLOGIC  
 TECHNOLOGIES, INC.**  
 2960 INTERSTATE PARKWAY  
 KALAMAZOO, MICHIGAN 49048  
 PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.  
 080503  
 FIGURE NO.  
**1**



NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY, PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION. BOUNDARIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

NOTE: AERIAL PHOTOGRAPHY: 2007 COLOR ORTHOPHOTO, OBTAINED FROM THE CITY OF KALAMAZOO ON LINE GIS VIEWER.



**FORMER  
GOODWILL INDUSTRIES  
OF SOUTHWEST MICHIGAN**  
2700 NORTH PITCHER STREET  
KALAMAZOO, MICHIGAN 49004

**SITE PLAN**

**ENVIROLOGIC  
TECHNOLOGIES, INC.**  
2960 INTERSTATE PARKWAY  
KALAMAZOO, MICHIGAN 49048  
PH: (269) 342-1100 FAX: (269) 342-4945

PROJECT NO.  
080503  
FIGURE No.  
**2**

**ENVIROLOGIC  
TECHNOLOGIES, INC.**

**ATTACHMENT B**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF A PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD REDEVELOPMENT PLAN, AMENDMENT #1, SITE #2 RELATED TO THE SITE COMMONLY KNOWN AS THE FORMER GOODWILL SITE (NOW BECKAN INDUSTRIES/ BROWN FAMILY HOLDINGS, LLC) AS LOCATED AT 2700 N. PITCHER ST. IN THE NORTHERN SIDE (SECTION 3) OF KALAMAZOO TOWNSHIP IN KALAMAZOO COUNTY**

TO: The Residents of Kalamazoo County, All Taxing Jurisdictions and all other interested persons.

PLEASE TAKE NOTICE that on September 15, 2009, the Kalamazoo County Board of Commissioners will hold a Public Hearing, in regards to the ADOPTION of a Brownfield Redevelopment Plan, Amendment #1, Site #2 related to the site commonly known as the former Goodwill Site (now Beckan Industries/ Brown Family Holdings, LLC) located at 2700 N. Pitcher St. in the Northern Side (Section 3) of Kalamazoo Township in Kalamazoo County, near the northwest intersection of Mosel Ave. and Pitcher St. as reviewed, adopted and recommended for approval by the Brownfield Redevelopment Authority (Authority):

**Project Title:** Kalamazoo County Brownfield Redevelopment Plan 2009, Amendment #1, Site #2.

**Purpose of Project:** Creation of the Kalamazoo County Brownfield Redevelopment Plan under the Public Act 381 (1996), as amended (the Act).

**Purpose of the Hearing:** This hearing is to inform the public and all affected taxing jurisdictions of the project and to gather input from the public and all affected taxing jurisdictions. All aspects of the Brownfield Redevelopment Plan are open for discussion. As the Act permits, the Brownfield Redevelopment Plan, as amended for Site #2 intends on using tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in Amendment #1 of the Plan.

**Reviewing the Plan:** Maps, plats, and a description of the Brownfield Plan, Amendment #1, Site #2 are available in the Office of Planning and Community Development, 201 W. Kalamazoo Ave., Kalamazoo County Government, may be requested electronically at [dpart1@kalcounty.com](mailto:dpart1@kalcounty.com) or via telephone at 269-384-8304.

STATE OF MICHIGAN )  
County of Kalamazoo

ss Janet Bogema

Being duly sworn deposes and says he/she is Principal Clerk of

**THE KALAMAZOO GAZETTE**  
DAILY EDITION

a newspaper published and circulated in the County of Kalamazoo and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(day(s)) .....

August 14 & 15 A.D. 20 09

Sworn to and subscribed before me this 30<sup>th</sup> day of October 20 09

Wendy Karrick

Wendy Karrick  
Notary Public, Kalamazoo County, Michigan  
My commission expires 1/7/2012

**ENVIROLOGIC  
TECHNOLOGIES, INC.**

**ATTACHMENT C**

**NOTICE TO TAXING JURISDICTIONS**

NOTICE OF A PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD REDEVELOPMENT PLAN, AMENDMENT #1, SITE #2 RELATED TO THE SITE COMMONLY KNOWN AS THE FORMER GOODWILL SITE (NOW BECKAN INDUSTRIES/ BROWN FAMILY HOLDINGS, LLC) AS LOCATED AT 2700 N. PITCHER ST. IN THE NORTHERN SIDE (SECTION 3) OF KALAMAZOO TOWNSHIP IN KALAMAZOO COUNTY

TO: The Residents of Kalamazoo County, All Taxing Jurisdictions and all other interested persons.

PLEASE TAKE NOTICE that on September 15, 2009, the Kalamazoo County Board of Commissioners will hold a Public Hearing, in regards to the ADOPTION of a Brownfield Redevelopment Plan, Amendment #1, Site #2 related to the site commonly known as the former Goodwill Site (now Beckan Industries/ Brown Family Holdings, LLC) located at 2700 N. Pitcher St. in the Northern Side (Section 3) of Kalamazoo Township in Kalamazoo County, near the northwest intersection of Mosel Ave. and Pitcher St. as reviewed, adopted and recommended for approval by the Brownfield Redevelopment Authority (Authority):

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**Purpose of the Hearing:** This hearing is to inform the public and all affected taxing jurisdictions of the project and to gather input from the public and all affected taxing jurisdictions. All aspects of the Brownfield Redevelopment Plan are open for discussion. As the Act permits, the Brownfield Redevelopment Plan, as amended for Site #2 intends on using tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in Amendment #1 of the Plan.

**Reviewing the Plan:** Maps, plats, and a description of the Brownfield Plan, Amendment #1, Site #2 are available in the Office of Planning and Community Development, 201 W. Kalamazoo Ave., Kalamazoo County Government, may be requested electronically at [dpartl@kalcounty.com](mailto:dpartl@kalcounty.com) or via telephone at 269-384-8304.

The Public Hearing shall take place on September 15, 2009 in the Chambers of the Kalamazoo County Board of Commissioners, located in Room 204 of the Kalamazoo County Administration Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan 49007. The Public Hearing shall commence at 7:00 p.m. and is open to all members of the public. Individuals and organizations who intend to present written statements or documents are asked, but not required, to provide the Board of Commissioners with copies of the statements or documents in advance of the Public Hearing.

KALAMAZOO COUNTY WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES, SUCH AS SIGNERS FOR THE HEARING IMPAIRED AND AUDIO TAPES OF PRINTED MATERIALS BEING CONSIDERED AT THE HEARING, TO INDIVIDUALS WITH DISABILITIES AT THE HEARING UPON FOUR (4) BUSINESS DAYS' NOTICE TO THE COUNTY. INDIVIDUALS WITH DISABILITIES REQUIRING AUXILIARY AIDS OR SERVICES SHOULD CONTACT THE COUNTY BY WRITING OR CALLING:

Dina Sutton  
KALAMAZOO COUNTY GOVERNMENT  
201 West Kalamazoo Avenue  
Kalamazoo, Michigan 49007  
TELEPHONE: (269) 384-8111  
TDD PHONE: (269) 383-6464

**ENVIROLOGIC  
TECHNOLOGIES, INC.**

**ATTACHMENT D**

**RESOLUTION APPROVING A BROWNFIELD PLAN**

**KALAMAZOO COUNTY, MICHIGAN**  
**RESOLUTION APPROVING A BROWNFIELD REDEVELOPMENT PLAN**  
**BY THE COUNTY OF KALAMAZOO**  
**PURSUANT TO AND IN ACCORDANCE WITH**  
**THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS**  
**OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Commissioners of Kalamazoo County, Michigan, held in the Board of Commissioners Room, County Administration Building located at 201 W. Kalamazoo Ave., Kalamazoo, Michigan, on the 15th day of September, 2009 at 7:00 p.m.

PRESENT: Commissioners Alford, Ansari, Barnard, Buskirk, Johnson, Maturer, Ann Nieuwenhuis, John Nieuwenhuis, Taylor, Thompson & Urban.

ABSENT: Commissioners Balkema, Biby, Buchholtz, Heppler & Zull.

MOTION BY: Commissioner Taylor

SUPPORTED BY: Commissioner Quinn

WHEREAS, the Kalamazoo County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Kalamazoo County Board of Commissioners, the Brownfield Redevelopment Plan, Amendment #1, Site#2 (the "Plan") attached hereto, to be carried out within the Charter Township of Kalamazoo, redevelopment project proposed by Brown Family Holdings, LLC (Beckan Industries) on the former Goodwill Site property located at 2700 N. Pitcher St. located in the Charter Township of Kalamazoo, (the "Site#2"), as more particularly described and shown in the Site#2 Section Figures 1 & 2 and Attachment "A" contained within the attached Plan; and

WHEREAS, the Kalamazoo County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 13(13) of the Act; and

WHEREAS, the Kalamazoo County Board of Commissioners have noticed and held a public hearing in accordance with Section 13(10,11,12 and 13) of the Act, and

WHEREAS, the Charter Township of Kalamazoo has passed a resolution supporting adoption of the Plan;

WHEREAS, the Kalamazoo County Board of Commissioners have made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. School taxes will not be captured in accordance with Plan; and

WHEREAS, as a result of its review of the Plan, the Kalamazoo County Board of Commissioners concur with approval of the Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

- 1. **Plan Approved.** Pursuant to the authority vested in the Kalamazoo County Board of Commissioners, by the Act, the Plan is hereby approved in the form attached to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES: Commissioners Alford, Ansari, Barnard, Buskirk, Johnson, Matwen, Ann Nieuwenhuis, John Nieuwenhuis, Taylor, Thompson & Urban.

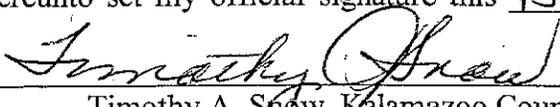
NAYES: None.

ABSTAINED: None.

STATE OF MICHIGAN                    )  
  )SS.  
COUNTY OF KALAMAZOO            )

I, the undersigned, the fully qualified Clerk of Kalamazoo County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Kalamazoo County at a regular meeting held on the 15th day of September, 2009, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 15<sup>th</sup> day of September, 2009.

  
\_\_\_\_\_  
Timothy A. Snow, Kalamazoo County Clerk