

**MERIDIAN TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN***

**Pine Village of Meridian  
1673 Haslett Road  
Haslett, Michigan 48840**

Meridian Township Brownfield Redevelopment Authority  
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Okemos, Michigan 48864  
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August 17, 2020  
*Revised September 18, 2020*

Approved by the Meridian Township BRA on August 20, 2020  
Approved by the Meridian Charter Township Board of Trustees on September 22, 2020

**TABLE OF CONTENTS**

**1.0 PROJECT SUMMARY .....1**

**2.0 INTRODUCTION AND PURPOSE .....2**

**3.0 ELIGIBLE PROPERTY INFORMATION .....3**

**4.0 PROPOSED REDEVELOPMENT .....4**

**5.0 BROWNFIELD CONDITIONS.....5**

**6.0 BROWNFIELD PLAN .....6**

6.1 Description of Costs to Be Paid With Tax Increment Revenues and Summary of Eligible Activities ..... 6

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions..... 8

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality ..... 10

6.4. Maximum Amount of Note or Bonded Indebtedness ..... 10

6.5 Duration of Brownfield Plan ..... 10

6.6 Legal Description, Property Map, Property Characteristics and Personal Property ..... 11

6.7 Estimates of Residents and Displacement of Families ..... 11

6.8 Plan for Relocation of Displaced Persons ..... 11

6.9 Provisions for Relocation Costs ..... 11

6.10 Strategy for Compliance with Michigan’s Relocation Assistance Law ..... 11

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund ..... 11

6.12 Other Material that the Authority or Governing Body Considers Pertinent..... 11

**FIGURES**

- Figure 1: Property Location Map
- Figure 2: Property Boundary Diagram
- Figure 3: Approximate Soil Boring and Sample Locations

**TABLES**

- Table 1: Brownfield Eligible Activities
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Revenue Reimbursement Allocation Table

**ATTACHMENTS**

- Attachment A: ALTA/NSPS Land Title Survey and Legal Description

## **1.0 PROJECT SUMMARY**

<b>Project Name:</b>	Pine Village of Meridian
<b>Developer:</b>	Hudson Senior Living, LLC (the “Developer”) 280 W. Maple Road, Suite 230 Birmingham, Michigan 48009 Michael Parks
<b>Property Location:</b>	1655-1673 Haslett Road and 1659 Raby Road Haslett, Michigan 48840
<b>Parcel Information:</b>	33-02-02-10-401-003, 33-02-02-10-402-001, 33-02-02-10-401-005 (partial)
<b>Type of Eligible Property:</b>	“Facility” and “adjacent and contiguous”
<b>Project Description:</b>	<p>A redevelopment of the subject property located on the south side of Haslett Road in Meridian Charter Township. The project includes the demolition of an approximately 23,415-square foot, single-story multi-tenant commercial building located at 1673 Haslett Road and the adjacent shopping center building located at 1655 Haslett Road. The developer will construct a four-story, 147,721 square foot, mixed-use building consisting of a senior apartment building with a total of 132 residential units and 9,114 square feet of leasable commercial space. A new parking lot and site improvements will be constructed on the east, south, and west sides of the building.</p> <p>Brownfield eligible activities include pre-approved activities, department specific activities, asbestos survey and abatement activities, demolition, and preparation and implementation of a Brownfield Plan.</p>
<b>Total Capital Investment:</b>	Total capital investment is estimated at \$12,000,000 of which \$2,595,332 is currently proposed for Brownfield Reimbursement to the Developer.
<b>Estimated Job Creation/Retention:</b>	The redevelopment is anticipated to generate 55 new full-time equivalent (FTE) jobs.

**Duration of Plan:** The duration of this Brownfield Plan is 15 years and includes capture of Tax Increment Revenue (TIR) for: 1) reimbursement to the Developer for eligible activities, 2) BRA administration of the Plan and 3) deposits into the BRA’s Local Brownfield Revolving Fund (LBRF).

**Total Captured Tax Increment Revenue:** \$2,883,702

<b>Distribution of New Taxes Paid</b>	
Developer Reimbursement	\$2,595,332
<b><i>Sub-Total Developer Reimbursement</i></b>	<b><i>\$2,595,332</i></b>
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$144,185
Local Brownfield Revolving Fund (LBRF)	\$144,185
<b><i>Sub-Total Administrative Fees, LBRF Deposits</i></b>	<b><i>\$288,370</i></b>
<b>Grand Total</b>	<b><i>\$2,883,702</i></b>

**2.0 INTRODUCTION AND PURPOSE**

The Meridian Township Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the Meridian Charter Township Board of Trustees (the “Township”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within Meridian Charter Township, Michigan.

The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.



### 3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the subject property situated on the south side of Haslett Road in Haslett, an unincorporated community in Meridian Charter Township, Ingham County, Michigan (the “Property”). The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
1673 Haslett Road	33-02-02-10-401-003	“Facility”
1655 Haslett Road	33-02-02-10-401-005 (partial)	“Adjacent and Contiguous”
1659 Raby Road	33-02-02-10-402-001	“Adjacent and Contiguous”

The parcels listed above that comprise of the eligible property as of July 2020 and will be split and combined as outlined in Attachment A. Attachment A illustrates the intended future division for the eligible property.

The Property is zoned C-2, Commercial District and is located within the Meridian Charter Township.

The Property is surrounded by undeveloped land and active commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) one parcel of the Property is a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (“NREPA”), P.A. 451 of 1994, as amended; and (c) two parcels are adjacent and contiguous to the “facility” parcel and development of the adjacent and continuous parcels is estimated to increase the captured taxable value of the “facility” parcel. Figure 3 depicts environmental impact on the Property.

#### **4.0 PROPOSED REDEVELOPMENT**

The Project includes the demolition of two commercial buildings and the construction of a new approximately 147,721 square foot, four-story mixed-use commercial and residential building.

The new building will include 9,114 square feet of business retail units on the first floor and a total of 132 residential units, a leasing office, lobby, residential community kitchen and dining. A new parking lot will be constructed along the east, south, and west sides of the building. The development will include 295 parking spaces.

The total anticipated investment into the redevelopment project is estimated at \$12,000,000. The development will result in the redevelopment of one contaminated parcel and removal of a blighted, functionally obsolete building on the adjacent and contiguous parcel to the east. This development will dramatically improve the appearance of the Property. The Project will significantly increase density to the area and provide additional support to existing retail establishments in the township, as well as create jobs.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local incentives outlined in Section 6.12.

The redevelopment is anticipated to generate 55 new full-time equivalent jobs.

## **5.0 BROWNFIELD CONDITIONS**

The existing building on the 1673 Haslett Road parcel was constructed in 1985 and has since been used for various commercial purposes, including offices, retail, and restaurants. According to historical documents, a dry cleaner operated on the Property from at least 1990 to 2001. At least one underground storage tank (UST) once used for the storage of dry-cleaning product (i.e. chlorinated cleaning solvent) was reported to have existed on the parcel. The UST may have been removed from the ground or abandoned onsite. Subsurface investigations conducted on the Property in 1996 and 2020 identified various volatile organic compounds (VOCs), including tetrachloroethene, in soil above the Michigan Department of Environment, Great Lakes, Energy (EGLE) Part 201 Residential Generic Cleanup Criteria (GCC). The parcel therefore meets the definition of a “facility”, as defined by Section 20101(s) of PA 451, Part 201, as amended. In addition, soil gas samples collected from the parcel in June 2020 revealed various VOCs above method detection limits, including tetrachloroethene above the Media-Specific Recommended Indoor Air Screening Levels (RIASLs), which indicates a vapor encroachment condition on the Property. Refer to Figure 3 to review environmental impact at the 1673 Haslett Road parcel.

The existing building on the 1655 Haslett Road parcel portion was constructed in 1980 and has since been used for commercial purposes. The 1659 Raby Road parcel portion is undeveloped.

**6.0 BROWNFIELD PLAN**

**6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities**

The Developer will be reimbursed with the new local taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include EGLE pre-approved activities, EGLE department specific activities; asbestos assessment and abatement activities; demolition; and preparation and implementation of the Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). This Plan is a “Local-only” Plan and does not include or propose capture of state tax revenues for reimbursement to the Developer or BRA

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$2,595,332. The eligible activities are summarized below:

<b>Summary of Eligible Activities</b>	
<b>EGLE Eligible Activities</b>	<b>Cost</b>
Pre-Approved Activities	\$18,510
Department Specific Activities	\$1,119,763
<b>Total Environmental Eligible Activities</b>	<b>\$1,138,273</b>
<b>MSF Eligible Activities</b>	<b>Cost</b>
Asbestos and Lead Activities	\$117,850
Demolition	\$566,500
<b>Total Non-Environmental Eligible Activities</b>	<b>\$684,350</b>
Contingency (15%) *	\$270,549
Brownfield Plan Preparation	\$15,000
Brownfield Plan Implementation	\$15,000
Interest (up to 3%, simple) **	\$472,160
<b>Total Eligible Cost for Reimbursement</b>	<b>\$2,595,332</b>

- \* Contingency calculation excludes costs for pre-approved activities, asbestos survey, Brownfield Plan preparation and implementation.
- \*\* Interest is calculated annually at up to 3% simple interest on Developer eligible activities, except cost for Brownfield Plan preparation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The BRA will reimburse the Developer for costs of eligible activities with interest if the buildings on the eligible Property are demolished and all building debris removed with appropriate restoration as approved by the BRA as provided below:

- Three percent (3.0%) simple interest if completed on or before May 1, 2021;
- Two- and one-half percent (2.5%) simple interest if completed on or before July 1, 2021;
- Two percent (2.0%) simple interest if completed on or before September 1, 2021;
- One- and one-half percent (1.5%) interest if completed on or before November 1, 2021; or
- Without interest if completed after November 1, 2021.
- Building demolition activities undertaken by any person, including Developer, after November 1, 2021 shall be reimbursed without interest.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Plan is approved by the Meridian Charter Township Board of Trustees.

**6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions**

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The base taxable value for this Plan is \$914,054, which is based on the following.

<b>Eligible Property – Base Taxable Value</b>		
<b>Address</b>	<b>Tax ID</b>	<b>2020 Taxable Value</b>
1673 Haslett Road	33-02-02-10-401-003	\$269,111
1655 Haslett Road	33-02-02-10-401-005 (partial)	\$571,705 (85% of the parent parcel)
1659 Raby Road	33-02-02-10-402-001	\$73,238
<b>TOTAL</b>		<b>\$914,054</b>

The projected new taxable value is phased over 2 years with an estimated taxable value of \$6,000,000 in 2022. The actual taxable value will be determined by the Township Assessor after the development is completed. It is estimated that the BRA will capture tax increment revenues from 2021 through 2035 for BRA administrative fees and for deposits into the BRA’s Local Brownfield Revolving Fund (LBRF).

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Plan. These are estimations based on the residential and commercial components of the proposed redevelopment.

<b>Projected Impact to Taxing Jurisdictions</b>			
<b>Taxing Unit</b>	<b>New Taxes to Taxing Units*</b>	<b>New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement</b>	<b>Total New Taxes</b>
School Operating	\$1,403,068		\$1,403,068
State Education Tax (SET)	\$467,689		\$467,689
Haslett Bldg/Site		\$155,476	\$155,476
Meridian Operating		\$324,810	\$324,810
Rec/Srs/Hum Serv		\$11,591	\$11,591
Meridian Bikepath		\$25,848	\$25,848
Meridian Fire		\$49,520	\$49,520
Meridian Parks		\$51,539	\$51,539
Meridian Police		\$47,003	\$47,003
Land Preserve		\$25,512	\$25,512
Police and Fire		\$115,395	\$115,395
CATA/Regular		\$234,390	\$234,390
CADL-Library		\$121,599	\$121,599
Ingham County		\$883,496	\$883,496
Ingham Intermediate		\$486,272	\$486,272
Airport Authority		\$54,486	\$54,486
Lansing Community College		\$296,764	\$296,764
Haslett Debt	\$649,309		\$649,309
Road Improvement Debt	\$151,446		\$151,446
Firestation Debt	\$15,590		\$15,590
<b>Total</b>	<b>\$2,687,101 (48%)</b>	<b>\$2,883,702 (52%)</b>	<b>\$5,570,803</b>

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the Township Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment

captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

### **6.3 Method of Financing Plan Costs and Description of Advances by the Municipality**

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

The BRA will capture 5% of the new local taxes per year for the duration of the Plan to cover its cost to administer the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

### **6.4. Maximum Amount of Note or Bonded Indebtedness**

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

### **6.5 Duration of Brownfield Plan**

The duration of this Plan is projected to be 15 years after the first year of tax capture, which is anticipated as 2021.

The Property will become a part of this Plan on the date this Plan is approved by the governing body. In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.



## **6.6 Legal Description, Property Map, Property Characteristics and Personal Property**

An ALTA/NSPS Land Title Survey and legal description of the Property is provided in Attachment A. The general Property location and boundaries described in Section 3.0 and depicted on Figures 2 and 3 comprise eligible property as of July 2020. These parcels will be split and combined as outlined in Attachment A. Attachment A illustrates the intended future division for the eligible property.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

## **6.7 Estimates of Residents and Displacement of Families**

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

## **6.8 Plan for Relocation of Displaced Persons**

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

## **6.9 Provisions for Relocation Costs**

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

## **6.10 Strategy for Compliance with Michigan's Relocation Assistance Law**

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

## **6.11 Description of the Proposed Use of Local Brownfield Revolving Fund**

The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

The LBRA will capture 5% of new local taxes generated from the Property per year for the duration of the Plan for deposit into the BRA's its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

## **FIGURES**

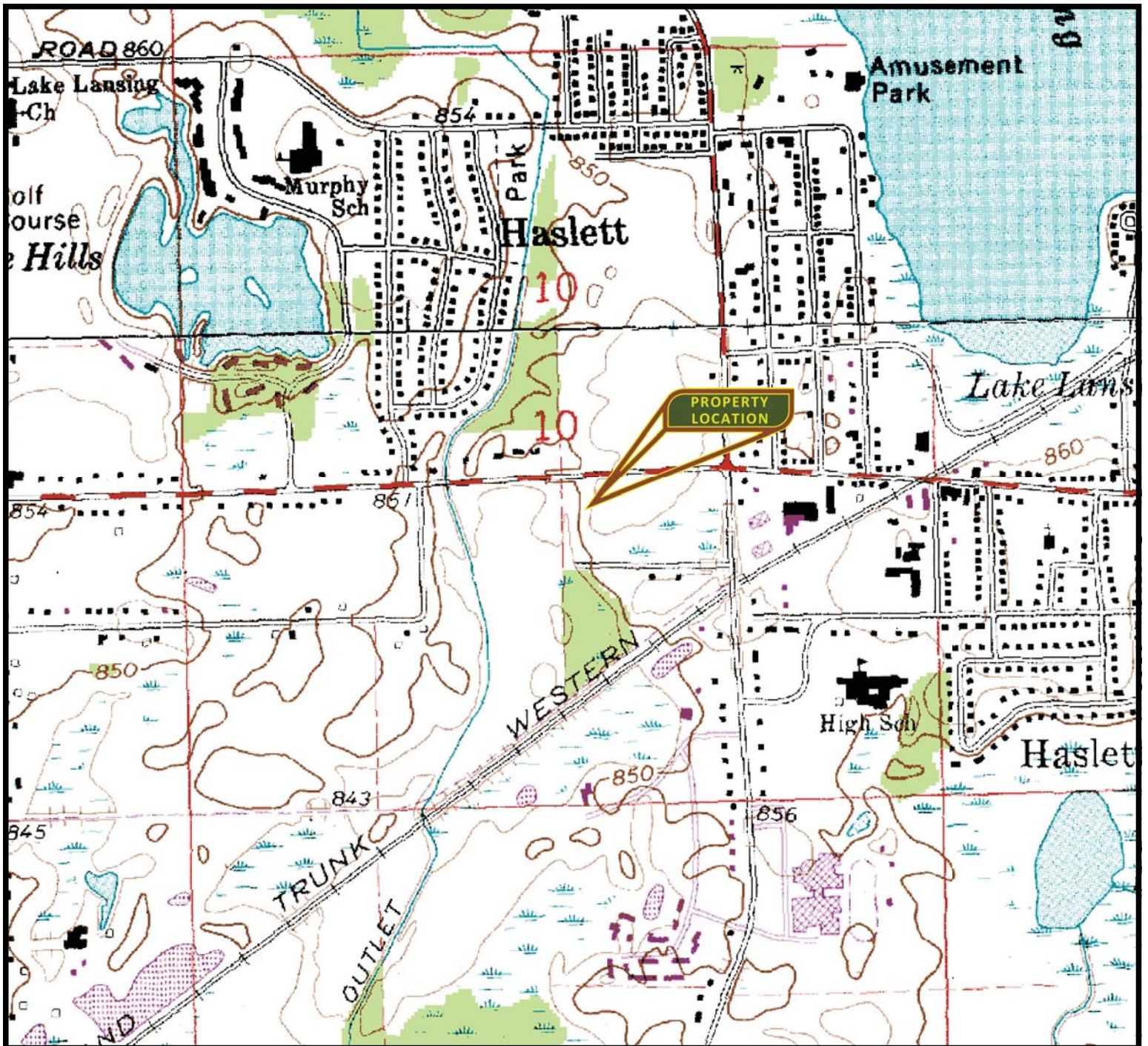
**Figure 1: Property Location Map**

**Figure 2: Eligible Property Boundary Map**

**Figure 3: Demolition Boundary**

**Figure 4: 2020 Soil Boring Locations & Analytical Results**

**Figure 5: Soil Gas Sample Locations & Analytical Results**



**FIGURE 1**  
**PROPERTY LOCATION DIAGRAM**

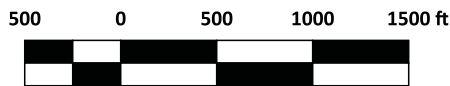


**1673 Haslett Road**  
**Haslett, Michigan 48840**

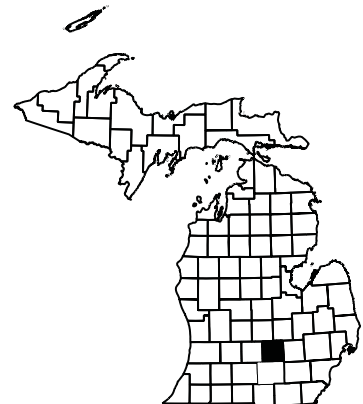
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**T4N, R1W, Section 10**

**Project Number: 19-2321**

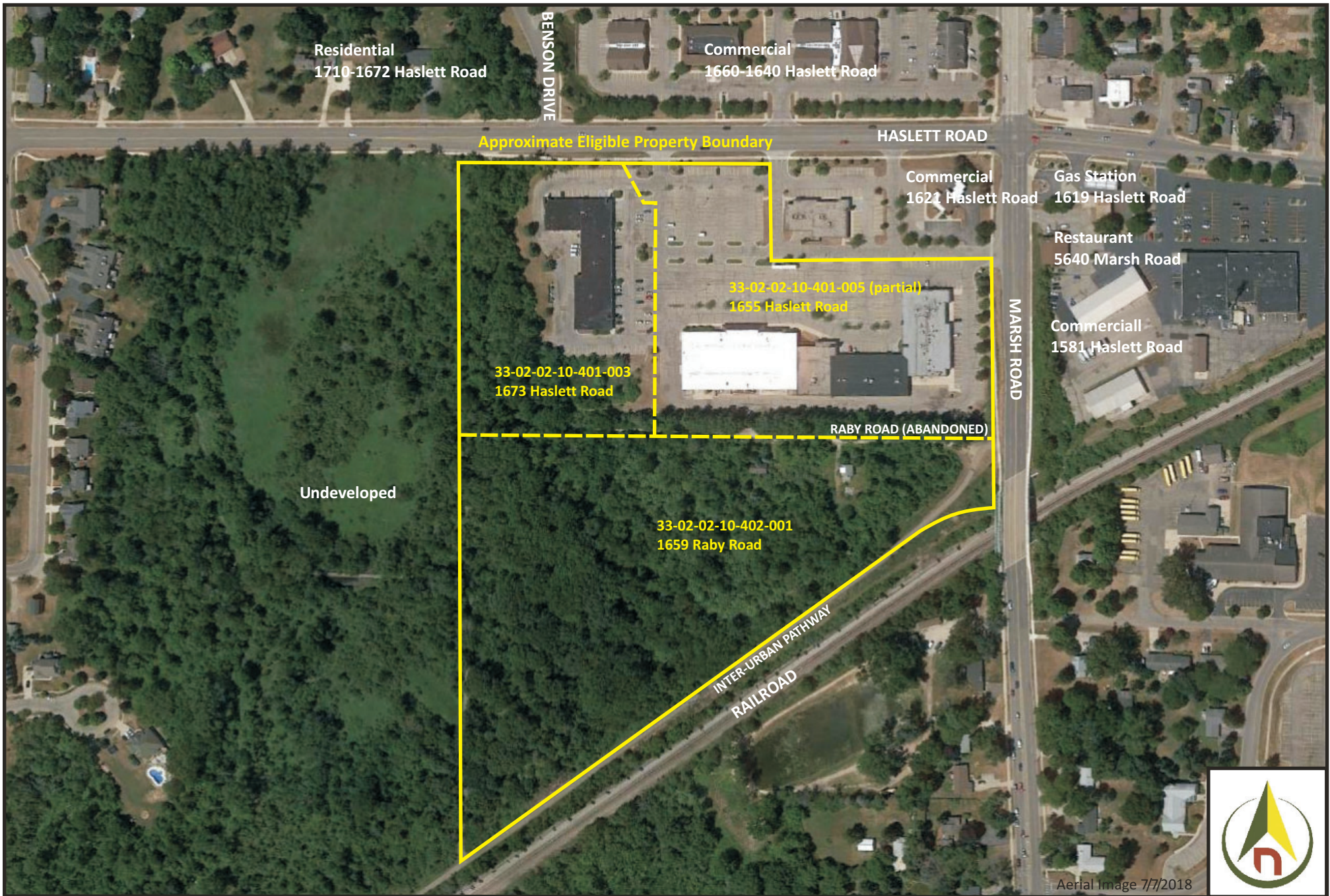
**Adapted From MI Geographic Data Library DRG**



**1:12000**







**TRITERRA**

**FIGURE 2**

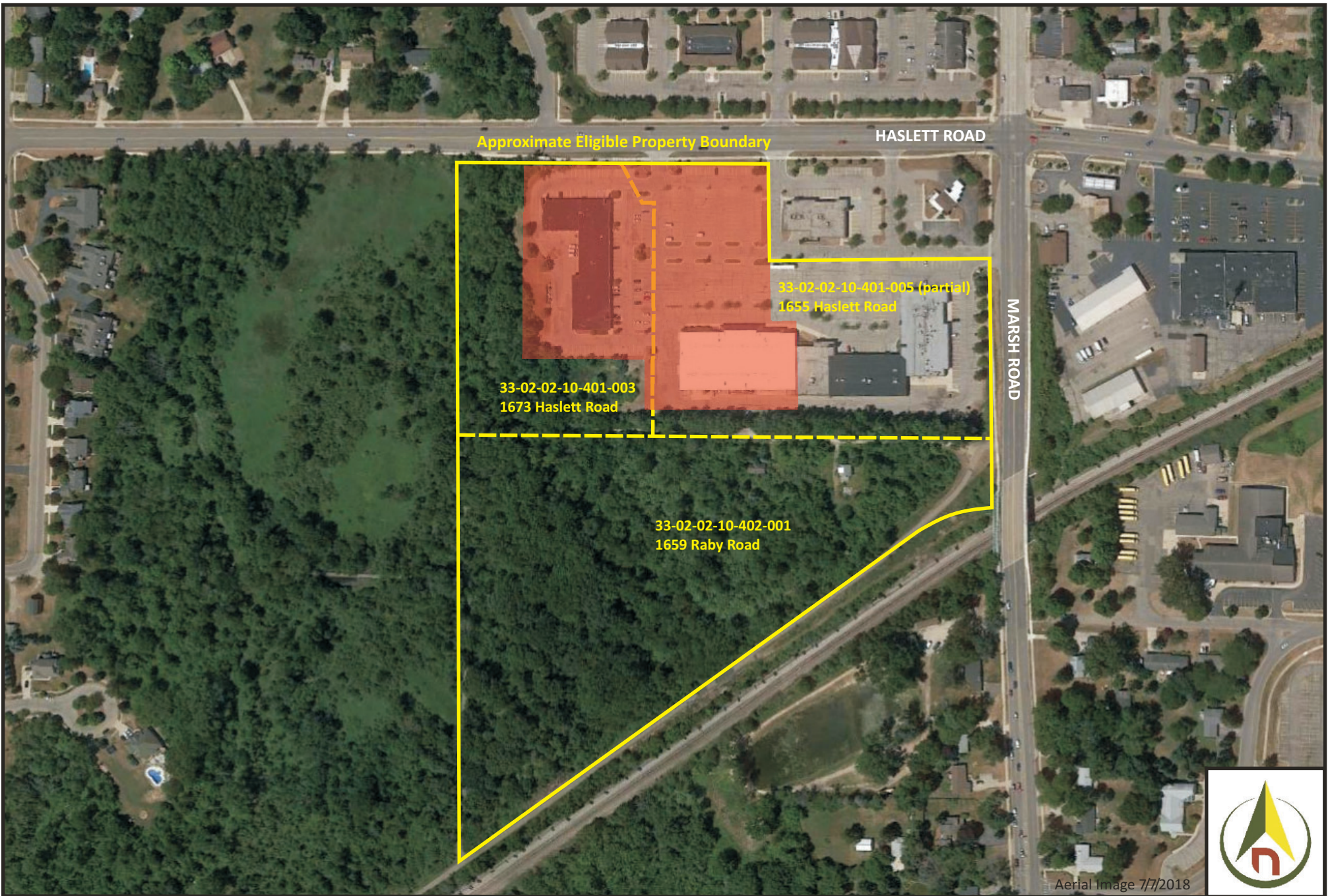
**ELIGIBLE PROPERTY BOUNDARY**

PROJECT NUMBER: 19-2321

**1673 HASLETT ROAD  
HASLETT, MICHIGAN 48840**

DIAGRAM CREATED BY: RD      DATE: 7/27/2020





Aerial Image 7/7/2018



**TRI TERRA**

**FIGURE 3**

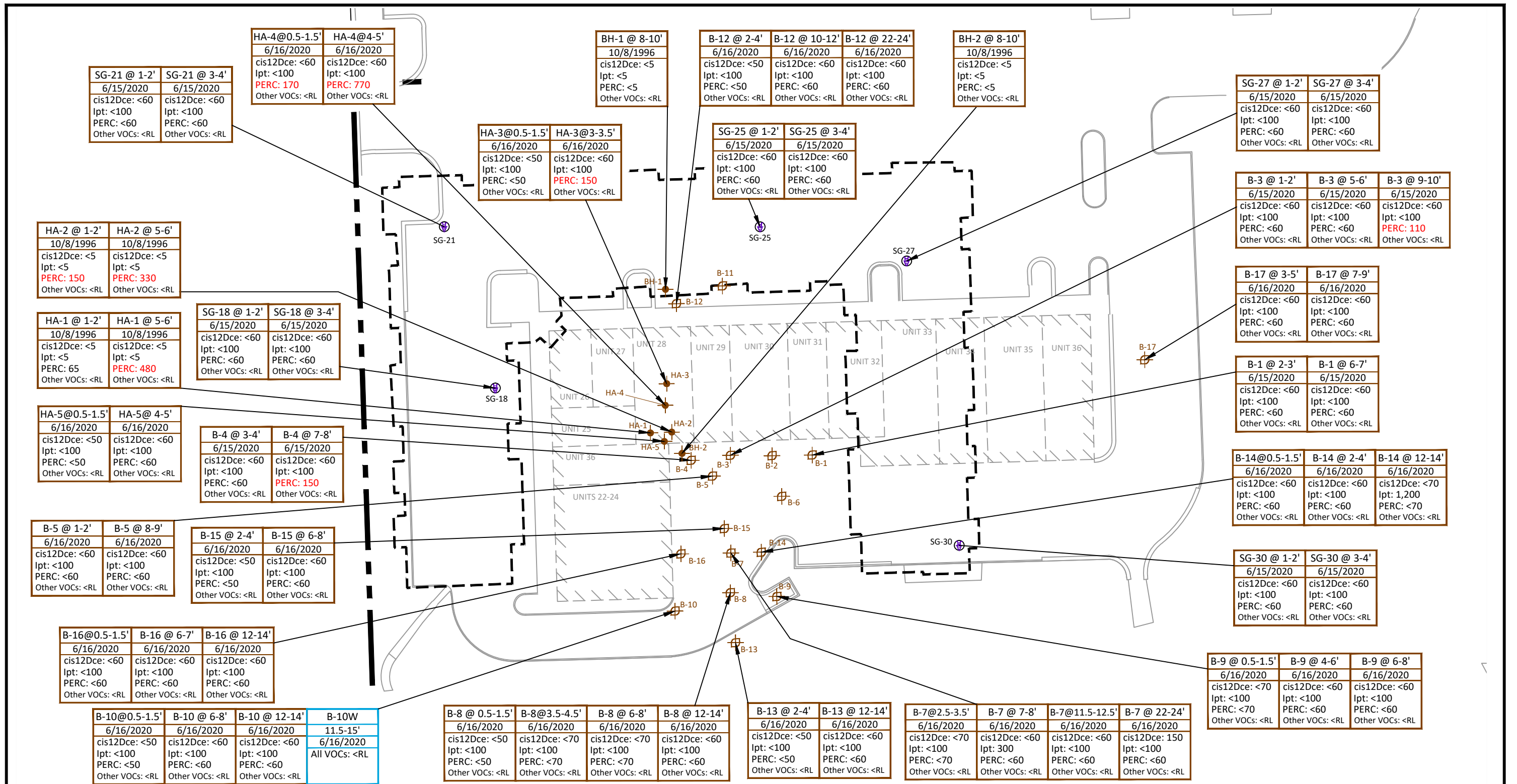
**DEMOLITION BOUNDARY**

PROJECT NUMBER: 19-2321

**1673 HASLETT ROAD  
HASLETT, MICHIGAN 48840**

DIAGRAM CREATED BY: RD      DATE: 7/27/2020





**CONSTITUENTS LEGEND**

**VOLATILES (VOCs)**  
 cis12Dce: cis-1,2-Dichloroethylene  
 lpt: Isopropyltoluene  
 PERC: Tetrachloroethylene

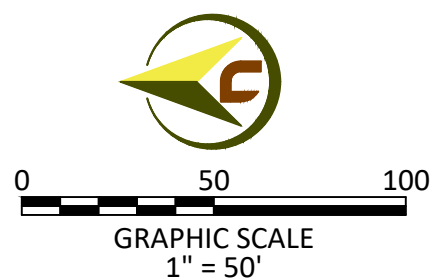
<RL: Result was below the laboratory reporting limits.

**NOTES**

1. Soil concentrations are in µg per kg (ppb).
2. GW concentrations are in µg per L (ppb).
3. All exceedances are highlighted in red.

**SYMBOLS LEGEND**

- SB-4 SOIL BORING LOCATION
- HA-4 SOIL SAMPLE LOCATION



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Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 7/18/2020	DRAWN BY: JWJ
DATE: 7/28/2020	REVISED BY: JWJ

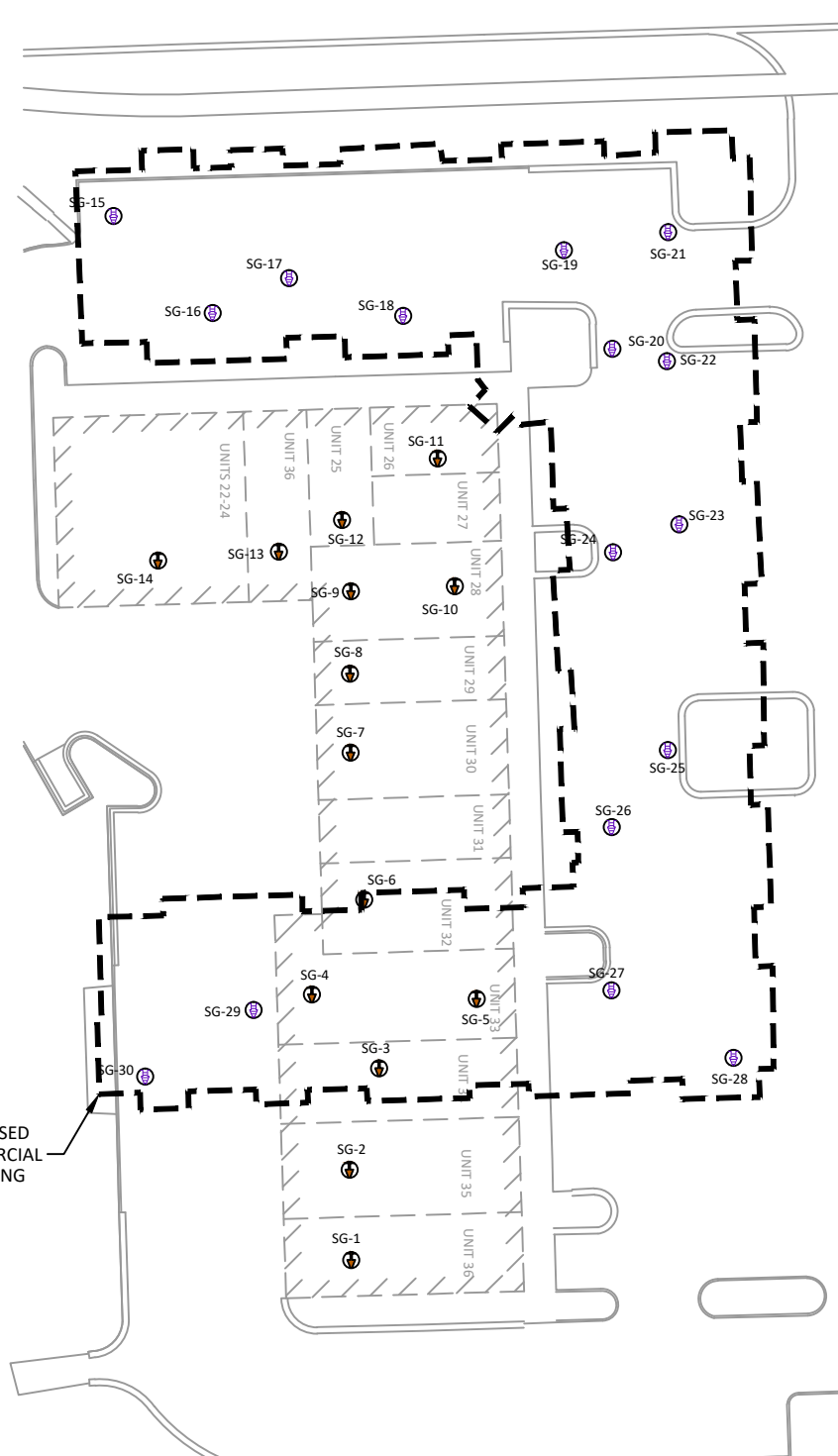
**SOIL SAMPLE LOCATIONS WITH ANALYTICAL RESULTS**

1673 HASLETT ROAD & 1659 RABY ROAD  
 HASLETT, MICHIGAN 48840

PROJECT NUMBER: 20-2340-05	FIGURE 3
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SG-1	SG-2	SG-3	SG-4	SG-5	SG-6	SG-7	SG-8	SG-9 + DUP.	SG-10	SG-11	SG-12	SG-13	SG-14
6/15/2020	6/15/2020	6/16/2020	6/15/2020	6/15/2020	6/15/2020	6/15/2020	6/15/2020	6/16/2020	6/16/2020	6/15/2020	6/15/2020	6/15/2020	6/15/2020
DMK: 62 B: <6.4 CS2: <19 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: 5,375 13Dcb: <12 EtOH: 75 E: <8.7 Hep: 16 Hex: 182 Hxn: <25 IPA: <59 MEK: <35 MIBK: <25 N: 16 PP: <100 124TMB: <45 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 19 TCE: <11 TCFMA: <11 VC: <5.1 X: <30 Others: <RL	DMK: 170 B: <16 CS2: <6.4 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 6.9 DCDFMA: 2,530 13Dcb: <12 EtOH: 87 E: 13 Hep: 16 Hex: 18 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: 26 PP: <88 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 45 TCE: 16 TCFMA: 17 VC: <5.1 X: 22 Others: <RL	DMK: 290 B: <16 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 17 DCDFMA: 1,330 13Dcb: <12 EtOH: 140 E: 13 Hep: 25 Hex: 35 2Hxn: <20 IPA: <49 MEK: 59 MIBK: <20 N: 26 PP: <86 124TMB: 9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 53 TCE: <11 TCFMA: <11 VC: <5.1 X: 35 Others: <RL	DMK: <640 B: <96 CS2: <220 CE: <5.3 CL: <150 CMA: <62 Cyhex: <100 DCDFMA: 9,000 13Dcb: <180 EtOH: <640 E: <130 Hep: <120 Hex: <110 2Hxn: <290 IPA: <660 MEK: <380 MIBK: <290 N: <160 PP: <1,200 124TMB: <150 135TMB: <150 224TMP: <140 PERC: <200 THF: <88 T: <110 TCE: <160 TCFMA: <170 VC: <5.1 X: <350 Others: <RL	DMK: <48 B: <6.4 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: 1,700 13Dcb: <12 EtOH: <47 E: <8.7 Hep: <8.2 Hex: <7.0 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: 20 THF: <5.9 T: <7.5 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	DMK: 170 B: 16 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 17 DCDFMA: 1,890 13Dcb: 12 EtOH: 280 E: 17 Hep: 29 Hex: 46 2Hxn: <20 IPA: <74 MEK: <29 MIBK: <20 N: 21 PP: <89 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: 27 THF: <5.9 T: 45 TCE: <11 TCFMA: 11 VC: <5.1 X: 35 Others: <RL	DMK: 120 B: 16 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 6.9 DCDFMA: 2,200 13Dcb: 18 EtOH: <730 E: 13 Hep: 12 Hex: <110 2Hxn: <330 IPA: <760 MEK: <440 MIBK: <330 N: <160 PP: <1,300 124TMB: <150 135TMB: <150 224TMP: <140 PERC: 450 THF: <5.9 T: <110 TCE: <160 TCFMA: <170 VC: <77 X: <390 Others: <RL	DMK: <740 B: <96 CS2: <250 CE: <5.3 CL: <150 CMA: <62 Cyhex: <100 DCDFMA: 1,600 13Dcb: <180 EtOH: <680 E: <130 Hep: <120 Hex: <110 2Hxn: <290 IPA: <710 MEK: <410 MIBK: <290 N: <160 PP: <1,200 124TMB: <150 135TMB: <150 224TMP: <140 PERC: 71,900 THF: <88 T: 190 TCE: <160 TCFMA: <170 VC: <77 X: <390 Others: <RL	DMK: <620 B: <96 CS2: <220 CE: <5.3 CL: <150 CMA: <62 Cyhex: <100 DCDFMA: 4,100 13Dcb: <180 EtOH: <620 E: <130 Hep: <120 Hex: <1102 Hxn: <290 IPA: <640 MEK: <380 MIBK: <290 N: <160 PP: <1,100 124TMB: <150 135TMB: <150 224TMP: <140 PERC: 14,200 THF: <88 T: <110 TCE: <160 TCFMA: <170 VC: <77 X: <350 Others: <RL	DMK: 120 B: 35 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 10 DCDFMA: 2,650 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 25 Hex: 35 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: 21 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: 88 THF: <5.9 T: 23 TCE: <11 TCFMA: 17 VC: <5.1 X: <26 Others: <RL	DMK: 310 B: 96 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 52 DCDFMA: 623 13Dcb: <12 EtOH: <47 E: 78 Hep: 160 Hex: 270 2Hxn: <20 IPA: <49 MEK: 29 MIBK: <20 N: 52 PP: <243 124TMB: 49 135TMB: <9.8 224TMP: <9.3 PERC: 480 THF: <5.9 T: 190 TCE: <11 TCFMA: 34 VC: <5.1 X: 110 Others: <RL	DMK: 740 B: 96 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 24 DCDFMA: 811 13Dcb: <12 EtOH: <89 E: 17 Hep: 100 Hex: 220 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: 16 PP: <179 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: 180 THF: <5.9 T: 60 TCE: <11 TCFMA: 28 VC: <5.1 X: 35 Others: <RL	DMK: 48 B: <6.4 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: 2,790 13Dcb: <12 EtOH: <47 E: <8.7 Hep: <8.2 Hex: <7.0 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: <7.5 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	

SG-15	SG-16	SG-17	SG-18	SG-19	SG-20	SG-21
6/16/2020	6/22/2020	6/16/2020	6/16/2020	6/22/2020	6/16/2020	6/22/2020
DMK: 590 B: 86 CS2: 427 CE: <5.3 CL: <9.8 CMA: 47 Cyhex: 86 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: 13 Hep: 140 Hex: 340 2Hxn: <20 IPA: <49 MEK: 120 MIBK: <20 N: <10 PP: <1,040 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 57 TCE: <11 TCFMA: <11 VC: <5.1 X: 35 Others: <RL	DMK: 400 B: 67 CS2: 110 CE: <5.3 CL: 15 CMA: <4.1 Cyhex: 14 DCDFMA: <9.9 13Dcb: <12 EtOH: 49 E: 65 Hep: 29 Hex: 53 2Hxn: <20 IPA: <49 MEK: 120 MIBK: <20 N: <10 PP: 120 124TMB: 39 135TMB: 15 224TMP: 19 PERC: <14 THF: <5.9 T: 110 TCE: <11 TCFMA: <11 VC: <5.1 X: 130 Others: <RL	DMK: 550 B: 67 CS2: 638 CE: <5.3 CL: <9.8 CMA: 43 Cyhex: 34 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 57 Hex: 160 2Hxn: <20 IPA: <49 MEK: 59 MIBK: <20 N: <10 PP: <639 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: 8.8 T: 45 TCE: <11 TCFMA: <11 VC: 20 X: 43 Others: <RL	DMK: 450 B: 26 CS2: 78 CE: <5.3 CL: <9.8 CMA: 14 Cyhex: 34 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 41 Hex: 120 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <604 124TMB: 9.8 135TMB: <9.8 224TMP: <19 PERC: <14 THF: <5.9 T: 26 TCE: <11 TCFMA: <11 VC: <5.1 X: 17 Others: <RL	DMK: 550 B: 29 CS2: 25 CE: <5.3 CL: <9.8 CMA: 21 Cyhex: 28 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 37 Hex: 170 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <595 124TMB: 9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 26 TCE: <11 TCFMA: <11 VC: 10 X: <26 Others: <RL	DMK: 290 B: 19 CS2: 100 CE: <5.3 CL: <9.8 CMA: 45 Cyhex: 45 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: 17 Hep: 25 Hex: 21 2Hxn: 53 IPA: <49 MEK: 29 MIBK: 33 N: <10 PP: <86 124TMB: 20 135TMB: <9.8 224TMP: 14 PERC: <14 THF: <5.9 T: 72 TCE: <11 TCFMA: <11 VC: <5.1 X: 82 Others: <RL	DMK: 480 B: 19 CS2: <16 CE: <5.3 CL: 9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: 17 Hep: 25 Hex: 21 2Hxn: 53 IPA: <49 MEK: 29 MIBK: 33 N: <10 PP: <86 124TMB: 20 135TMB: <9.8 224TMP: 14 PERC: <14 THF: <5.9 T: 72 TCE: <11 TCFMA: <11 VC: <5.1 X: 82 Others: <RL



### CONSTITUENTS LEGEND

- VOLATILES (VOCs)**  
DMK: Acetone  
B: Benzene  
CS2: Carbon disulfide  
CE: Chloroethane  
CL: Chloroform  
CMA: Chloromethane  
Cyhex: Cyclohexane  
DCDFMA: Dichlorodifluoromethane  
13Dcb: 1,3-Dichlorobenzene  
EtOH: Ethanol  
E: Ethylbenzene  
Hep: Heptane  
Hex: Hexane  
2Hxn: 2-Hexanone  
IPA: Isopropyl Alcohol  
MEK: 2-Butanone (MEK)  
MIBK: 4-Methyl-2-pentanone (MIBK)  
N: Napthalene  
PP: Propylene  
124TMB: 1,2,4-Trimethylbenzene  
135TMB: 1,3,5-Trimethylbenzene  
224TMP: 2,2,4-Trimethylpentane  
PERC: Tetrachloroethene  
THF: Tetrahydrofuran  
T: Toluene  
TCE: Trichloroethene  
TCFMA: Trichlorofluoromethane  
VC: Vinyl chloride  
X: Xylenes, Total

<RL: Result was less than the laboratory reporting limits.

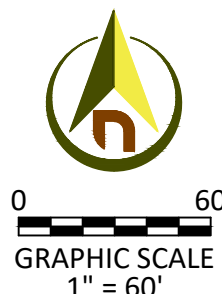
### NOTES

- Soil concentrations are in µg per kg (ppb).
- Groundwater concentrations are in µg per L (ppb).
- All exceedances are highlighted in red.

### SYMBOLS LEGEND

- SUB-SLAB VAPOR PIN LOCATION
- VAPOR SCREEN LOCATION

SG-22 + DUP.	SG-23	SG-24	SG-25	SG-26	SG-27	SG-28	SG-29	SG-30
6/16/2020	6/16/2020	6/16/2020	6/22/2020	6/16/2020	6/22/2020	6/16/2020	6/16/2020	6/16/2020
DMK: 120 B: 51 CS2: 19 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: 18 EtOH: <47 E: 35 Hep: <12 Hex: 11 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 1,120 TCE: <11 TCFMA: <11 VC: <5.1 X: 150 Others: <RL	DMK: 480 B: 19 CS2: 69 CE: 5.3 CL: <9.8 CMA: 23 Cyhex: 52 DCDFMA: <9.9 13Dcb: 18 EtOH: <47 E: <8.7 Hep: 74 Hex: 210 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <1,220 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 23 TCE: <11 TCFMA: <11 VC: <5.1 X: 30 Others: <RL	DMK: 430 B: 22 CS2: 84 CE: <5.3 CL: <9.8 CMA: 17 Cyhex: 21 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 33 Hex: 100 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <828 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 19 TCE: <11 TCFMA: <11 VC: <5.1 X: 17 Others: <RL	DMK: 380 B: 9.6 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 16 Hex: 21 2Hxn: 20 IPA: <49 MEK: 29 MIBK: <20 N: <10 PP: <86 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 26 TCE: <11 TCFMA: <11 VC: <5.1 X: 48 Others: <RL	DMK: 190 B: 22 CS2: 34 CE: <5.3 CL: <9.8 CMA: 29 Cyhex: 62 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 70 Hex: 240 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <2,136 124TMB: <9.8 135TMB: <9.8 224TMP: <23 PERC: <14 THF: 5.9 T: 19 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	DMK: 570 B: 61 CS2: <16 CE: <5.3 CL: 15 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: 8.7 Hep: 20 Hex: 28 2Hxn: 29 IPA: <49 MEK: <29 MIBK: 25 N: <10 PP: <86 124TMB: 20 135TMB: <9.8 224TMP: 14 PERC: <14 THF: <5.9 T: 30 TCE: <11 TCFMA: <11 VC: <5.1 X: 61 Others: <RL	DMK: 380 B: 29 CS2: 140 CE: <5.3 CL: <9.8 CMA: 23 Cyhex: 52 DCDFMA: <9.9 13Dcb: 18 EtOH: <47 E: <8.7 Hep: 53 Hex: 220 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <897 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: 8.8 T: 23 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	DMK: 640 B: 61 CS2: 140 CE: <5.3 CL: <9.8 CMA: 27 Cyhex: 59 DCDFMA: 59 13Dcb: <12 EtOH: 120 E: 26 Hep: 130 Hex: 340 2Hxn: <20 IPA: <49 MEK: 120 MIBK: <20 N: <10 PP: <1,170 124TMB: 15 135TMB: <9.8 224TMP: <19 PERC: <14 THF: 8.8 T: 94 TCE: <11 TCFMA: <11 VC: <5.1 X: 22 Others: <RL	DMK: 120 B: <6.4 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: <8.2 Hex: <7.02 Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: <7.5 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL



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Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 7/21/2020  
DRAWN BY: JWL  
REVISION BY: JWL

PROJECT NUMBER: 19-2321

DATE: 7/21/2020  
DRAWN BY: JWL  
REVISION BY: JWL

FIGURE 5

**SOIL GAS SAMPLE LOCATIONS  
& ANALYTICAL**

1673 HASLETT ROAD  
HASLETT, MICHIGAN 48840

## **TABLES**

**Table 1: Brownfield Eligible Activities**

**Table 2: Tax Increment Revenue Capture Estimates**

**Table 3: Tax Increment Revenue Reimbursement Allocation Table**



**Table 1  
Brownfield Eligible Activities  
1673 Haslett Road  
Haslett, MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
<b>EGLE ELIGIBLE ACTIVITIES</b>							
<b>Pre-Approved Activities</b>							
Phase I Environmental Site Assessments	2	LS	\$ 1,950	\$ 3,900			\$ 3,900
Phase II Site Investigations (10% of EPA Grant)	1	LS	\$ 4,000	\$ 4,000			\$ 4,000
Baseline Environmental Assessments (10% of EPA Grant)	1	LS	\$ 360	\$ 360			\$ 360
Due Care Investigation	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Due Care Planning to meet Compliance with Section 2017a (10% of EPA Grant)	1	LS	\$ 250	\$ 250			\$ 250
<b>Department Specific Activities</b>							
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Gas Vapor Mitigation System - Design	37,350	SF	\$ 0.50	\$ 18,675			\$ 18,675
Gas Vapor Mitigation System - Installation	37,350	SF	\$ 5	\$ 168,075			\$ 168,075
Gas Vapor Mitigation System - Oversight & Testing	37,350	SF	\$ 0.75	\$ 28,013			\$ 28,013
Engineering Controls - Stormwater Management Controls	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Engineering Controls - Gaskets on Waterlines	1	LS	\$ 8,000	\$ 8,000			\$ 8,000
Soil Management - Transportation and Disposal (Non-Hazardous)	4,500	CY	\$ 45	\$ 202,500			\$ 202,500
Soil Management - Transportation and Disposal (Hazardous)	1,500	TN	\$ 425	\$ 637,500			\$ 637,500
Environmental Project Management and Oversight	1	LS	\$ 25,200	\$ 25,200			\$ 25,200
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 16,800	\$ 16,800			\$ 16,800
<b>EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 1,138,273</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,138,273</b>
<b>MSF ELIGIBLE ACTIVITIES</b>							
<b>Asbestos and Lead Activities</b>							
Asbestos - Survey/Assessment (10% of EPA Grant)	1	LS	\$ 450	\$ 450			\$ 450
Asbestos - Abatement	1	LS	\$ 114,000	\$ 114,000			\$ 114,000
Asbestos Abatement - Soft Costs	1	LS	\$ 3,400	\$ 3,400			\$ 3,400
<b>Subtotal Asbestos and Lead Activities</b>				<b>\$ 117,850</b>		<b>\$ -</b>	<b>\$ 117,850</b>
<b>Demolition</b>							
Demolition - Building & Site	1	LS	\$ 550,000	\$ 550,000			\$ 550,000
Demolition - Soft Costs	1	LS	\$ 16,500	\$ 16,500			\$ 16,500
<b>Subtotal Demolition Activities</b>				<b>\$ 566,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 566,500</b>
<b>MSF ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 684,350</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 684,350</b>
<b>MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 1,822,623</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,822,623</b>
Contingency (15%)				\$ 270,549	\$ -	\$ -	\$ 270,549
Brownfield Plan Preparation	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Brownfield Plan Implementation	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Interest (2%, simple)				\$ 472,160			\$ 472,160
<b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT</b>				<b>\$ 2,595,332</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,595,332</b>
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 144,185			
Local Brownfield Revolving Fund (LBRF)				\$ 144,185			
<b>GRAND TOTAL</b>				<b>\$ 2,883,702</b>			
					0.00%	0.00%	100.00%

**NOTES:**

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.

Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

**Table 2**  
**Tax Increment Revenue Capture Estimates**  
**1673 Haslett Road**  
**Haslett, MI**

Estimated Taxable Value (TV) Increase Rate: 1% per year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Base Taxable Value (TV)	\$	914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054	\$ 914,054
Estimated New TV	\$	2,000,000	\$ 6,000,000	\$ 6,060,000	\$ 6,120,600	\$ 6,181,806	\$ 6,243,624	\$ 6,306,060	\$ 6,369,121	\$ 6,432,812	\$ 6,497,140	\$ 6,562,112	\$ 6,627,733	\$ 6,694,010	\$ 6,760,950	\$ 6,828,560
Incremental Difference (New TV - Base TV)	\$	1,085,946	\$ 5,085,946	\$ 5,145,946	\$ 5,206,546	\$ 5,267,752	\$ 5,329,570	\$ 5,392,006	\$ 5,455,067	\$ 5,518,758	\$ 5,583,086	\$ 5,648,058	\$ 5,713,679	\$ 5,779,956	\$ 5,846,896	\$ 5,889,000

<b>School Capture (Not-Captured)</b>		<b>Millage Rate</b>															<b>Total New Taxes</b>	<b>Pass-Through</b>	<b>Captured</b>																			
School Operating	18.0000	\$	19,547	\$	91,547	\$	92,627	\$	93,718	\$	94,820	\$	95,932	\$	97,056	\$	98,191	\$	99,338	\$	100,496	\$	101,665	\$	102,846	\$	104,039	\$	105,244	\$	106,002	\$	1,403,068	\$	1,403,068	\$	-	
State Education Tax (SET)	6.0000	\$	6,516	\$	30,516	\$	30,876	\$	31,239	\$	31,607	\$	31,977	\$	32,352	\$	32,730	\$	33,113	\$	33,499	\$	33,888	\$	34,282	\$	34,680	\$	35,081	\$	35,334	\$	467,689	\$	467,689	\$	-	
School Total:	24.0000	#####	\$	26,063	\$	122,063	\$	123,503	\$	124,957	\$	126,426	\$	127,910	\$	129,408	\$	130,922	\$	132,450	\$	133,994	\$	135,553	\$	137,128	\$	138,719	\$	140,326	\$	141,336	\$	1,870,757	\$	1,870,757	\$	-

<b>Local Capture</b>		<b>Millage Rate</b>															<b>Total New Taxes</b>	<b>Pass-Through</b>	<b>Captured</b>																			
Haslett Bldg/Site	1.9946	\$	2,166	\$	10,144	\$	10,264	\$	10,385	\$	10,507	\$	10,630	\$	10,755	\$	10,881	\$	11,008	\$	11,136	\$	11,266	\$	11,397	\$	11,529	\$	11,662	\$	11,746	\$	155,476	\$	-	\$	155,476	
Meridian Operating	4.1670	\$	4,525	\$	21,193	\$	21,443	\$	21,696	\$	21,951	\$	22,208	\$	22,468	\$	22,731	\$	22,997	\$	23,265	\$	23,535	\$	23,809	\$	24,085	\$	24,364	\$	24,539	\$	324,810	\$	-	\$	324,810	
Rec/Srs/Hum Serv	0.1487	\$	161	\$	756	\$	765	\$	774	\$	783	\$	793	\$	802	\$	811	\$	821	\$	830	\$	840	\$	850	\$	859	\$	869	\$	876	\$	11,591	\$	-	\$	11,591	
Meridian Bikepath	0.3316	\$	360	\$	1,686	\$	1,706	\$	1,726	\$	1,747	\$	1,767	\$	1,788	\$	1,809	\$	1,830	\$	1,851	\$	1,873	\$	1,895	\$	1,917	\$	1,939	\$	1,953	\$	25,848	\$	-	\$	25,848	
Meridian Fire	0.6353	\$	690	\$	3,231	\$	3,269	\$	3,308	\$	3,347	\$	3,386	\$	3,426	\$	3,466	\$	3,506	\$	3,547	\$	3,588	\$	3,630	\$	3,672	\$	3,715	\$	3,741	\$	49,520	\$	-	\$	49,520	
Meridian Parks	0.6612	\$	718	\$	3,363	\$	3,402	\$	3,443	\$	3,483	\$	3,524	\$	3,565	\$	3,607	\$	3,649	\$	3,692	\$	3,734	\$	3,778	\$	3,822	\$	3,866	\$	3,894	\$	51,539	\$	-	\$	51,539	
Meridian Police	0.6030	\$	655	\$	3,067	\$	3,103	\$	3,140	\$	3,176	\$	3,214	\$	3,251	\$	3,289	\$	3,328	\$	3,367	\$	3,406	\$	3,445	\$	3,485	\$	3,526	\$	3,551	\$	47,003	\$	-	\$	47,003	
Land Preserve	0.3273	\$	355	\$	1,665	\$	1,684	\$	1,704	\$	1,724	\$	1,744	\$	1,765	\$	1,785	\$	1,806	\$	1,827	\$	1,849	\$	1,870	\$	1,892	\$	1,914	\$	1,927	\$	25,512	\$	-	\$	25,512	
Police and Fire	1.4804	\$	1,608	\$	7,529	\$	7,618	\$	7,708	\$	7,798	\$	7,890	\$	7,982	\$	8,076	\$	8,170	\$	8,265	\$	8,361	\$	8,459	\$	8,557	\$	8,656	\$	8,718	\$	115,395	\$	-	\$	115,395	
CATA/Regular	3.0070	\$	3,265	\$	15,293	\$	15,474	\$	15,656	\$	15,840	\$	16,026	\$	16,214	\$	16,403	\$	16,595	\$	16,788	\$	16,984	\$	17,181	\$	17,380	\$	17,582	\$	17,708	\$	234,390	\$	-	\$	234,390	
CADL-Library	1.5600	\$	1,694	\$	7,934	\$	8,028	\$	8,122	\$	8,218	\$	8,314	\$	8,412	\$	8,510	\$	8,609	\$	8,710	\$	8,811	\$	8,913	\$	9,017	\$	9,121	\$	9,187	\$	121,599	\$	-	\$	121,599	
Ingham County	11.3344	\$	12,309	\$	57,646	\$	58,326	\$	59,013	\$	59,707	\$	60,407	\$	61,115	\$	61,830	\$	62,552	\$	63,281	\$	64,017	\$	64,761	\$	65,512	\$	66,271	\$	66,748	\$	883,496	\$	-	\$	883,496	
Ingham Intermediate	6.2384	\$	6,775	\$	31,728	\$	32,102	\$	32,481	\$	32,862	\$	33,248	\$	33,637	\$	34,031	\$	34,428	\$	34,830	\$	35,235	\$	35,644	\$	36,058	\$	36,475	\$	36,738	\$	486,272	\$	-	\$	486,272	
Airport Authority	0.6990	\$	759	\$	3,555	\$	3,597	\$	3,639	\$	3,682	\$	3,725	\$	3,769	\$	3,813	\$	3,858	\$	3,903	\$	3,948	\$	3,994	\$	4,040	\$	4,087	\$	4,116	\$	54,486	\$	-	\$	54,486	
Lansing Community College	3.8072	\$	4,134	\$	19,363	\$	19,592	\$	19,822	\$	20,055	\$	20,291	\$	20,528	\$	20,769	\$	21,011	\$	21,256	\$	21,503	\$	21,753	\$	22,005	\$	22,260	\$	22,421	\$	296,764	\$	-	\$	296,764	
Local Total:	36.9951	#####	\$	40,175	\$	188,155	\$	190,375	\$	192,617	\$	194,881	\$	197,168	\$	199,478	\$	201,811	\$	204,167	\$	206,547	\$	208,950	\$	211,378	\$	213,830	\$	216,307	\$	217,864	\$	2,883,702	\$	-	\$	2,883,702
Total Capturable Taxes:	60.9951	#####	\$	66,237	\$	310,218	\$	313,877	\$	317,574	\$	321,307	\$	325,078	\$	328,886	\$	332,732	\$	336,617	\$	340,541	\$	344,504	\$	348,506	\$	352,549	\$	356,632	\$	359,200	\$	4,754,459	\$	1,870,757	\$	2,883,702

<b>Non-Capturable Millages</b>		<b>Millage Rate</b>															<b>Total New Taxes</b>	<b>Pass-Through</b>	<b>Captured</b>																		
Haslett Debt	8.3300	\$	9,046	\$	42,366	\$	42,866	\$	43,371	\$	43,880	\$	44,395	\$	44,915	\$	45,441	\$	45,971	\$	46,507	\$	47,048	\$	47,595	\$	48,147	\$	48,705	\$	49,055	\$	649,309	\$	649,309	\$	-
Road Improvement Debt	1.9429	\$	2,110	\$	9,881	\$	9,998	\$	10,116	\$	10,235	\$	10,355	\$	10,476	\$	10,599	\$	10,722	\$	10,847	\$	10,974	\$	11,101	\$	11,230	\$	11,360	\$	11,442	\$	151,446	\$	151,446	\$	-
Firestation Debt	0.2000	\$	217	\$	1,017	\$	1,029	\$	1,041	\$	1,054	\$	1,066	\$	1,078	\$	1,091	\$	1,104	\$	1,117	\$	1,130	\$	1,143	\$	1,156	\$	1,169	\$	1,178	\$	15,590	\$	15,590	\$	-
Total Non-Capturable Taxes:	10.4729	\$	11,373	\$	53,265	\$	53,893	\$	54,528	\$	55,169	\$	55,816	\$	56,470	\$	57,130	\$	57,797	\$	58,471	\$	59,152	\$	59,839	\$	60,533	\$	61,234	\$	61,675	\$	816,344	\$	816,344	\$	-

Notes:

Total New Taxes	Pass-Through	Captured
\$ 1,403,068	\$ 1,403,068	\$ -
\$ 467,689	\$ 467,689	\$ -
\$ 1,870,757	\$ 1,870,757	\$ -

\$ 155,476	\$ -	\$ 155,476
\$ 324,810	\$ -	\$ 324,810
\$ 11,591	\$ -	\$ 11,591
\$ 25,848	\$ -	\$ 25,848
\$ 49,520	\$ -	\$ 49,520
\$ 51,539	\$ -	\$ 51,539
\$ 47,003	\$ -	\$ 47,003
\$ 25,512	\$ -	\$ 25,512
\$ 115,395	\$ -	\$ 115,395
\$ 234,390	\$ -	\$ 234,390
\$ 121,599	\$ -	\$ 121,599
\$ 883,496	\$ -	\$ 883,496
\$ 486,272	\$ -	\$ 486,272
\$ 54,486	\$ -	\$ 54,486
\$ 296,764	\$ -	\$ 296,764
\$ 2,883,702	\$ -	\$ 2,883,702
\$ 4,754,459	\$ 1,870,757	\$ 2,883,702

\$ 649,309	\$ 649,309	\$ -
\$ 151,446	\$ 151,446	\$ -
\$ 15,590	\$ 15,590	\$ -
\$ 816,344	\$ 816,344	\$ -

\$ 5,570,803	\$ 2,687,101	\$ 2,883,702
--------------	--------------	--------------

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**1673 Haslett Road**  
**Haslett, MI**

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 2,595,332	\$ 2,595,332
<b>TOTAL</b>		\$ -	\$ 2,595,332	\$ 2,595,332
EGL	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: **15**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 144,185
Local Brownfield Revolving Fund	\$ 144,185

\* During the life of the Plan

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
<b>Available Tax Increment Revenue (TIR)</b>																	
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ 40,175	\$ 188,155	\$ 190,375	\$ 192,617	\$ 194,881	\$ 197,168	\$ 199,478	\$ 201,811	\$ 204,167	\$ 206,547	\$ 208,950	\$ 211,378	\$ 213,830	\$ 216,307	\$ 217,864		
Capture for BRA Administrative Fees (5%)	\$ 2,009	\$ 9,408	\$ 9,519	\$ 9,631	\$ 9,744	\$ 9,858	\$ 9,974	\$ 10,091	\$ 10,208	\$ 10,327	\$ 10,448	\$ 10,569	\$ 10,692	\$ 10,815	\$ 10,893	\$ 144,185	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 2,009	\$ 9,408	\$ 9,519	\$ 9,631	\$ 9,744	\$ 9,858	\$ 9,974	\$ 10,091	\$ 10,208	\$ 10,327	\$ 10,448	\$ 10,569	\$ 10,692	\$ 10,815	\$ 10,893	\$ 144,185	
Local TIR Available for Reimbursement to Developer	\$ 36,157	\$ 169,340	\$ 171,337	\$ 173,355	\$ 175,393	\$ 177,451	\$ 179,530	\$ 181,630	\$ 183,750	\$ 185,892	\$ 188,055	\$ 190,240	\$ 192,447	\$ 194,676	\$ 196,078		
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ 36,157</b>	<b>\$ 169,340</b>	<b>\$ 171,337</b>	<b>\$ 173,355</b>	<b>\$ 175,393</b>	<b>\$ 177,451</b>	<b>\$ 179,530</b>	<b>\$ 181,630</b>	<b>\$ 183,750</b>	<b>\$ 185,892</b>	<b>\$ 188,055</b>	<b>\$ 190,240</b>	<b>\$ 192,447</b>	<b>\$ 194,676</b>	<b>\$ 196,078</b>		
<b>DEVELOPER</b>	<b>Beginning Balance</b>																
	\$ 2,595,332	\$ 2,559,175	\$ 2,389,835	\$ 2,218,498	\$ 2,045,143	\$ 1,869,750	\$ 1,692,299	\$ 1,512,769	\$ 1,331,139	\$ 1,147,389	\$ 961,497	\$ 773,441	\$ 583,201	\$ 390,754	\$ 196,078	\$ 0	
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGL Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL-ONLY Activities	\$ 2,595,332	\$ 2,559,175	\$ 2,389,835	\$ 2,218,498	\$ 2,045,143	\$ 1,869,750	\$ 1,692,299	\$ 1,512,769	\$ 1,331,139	\$ 1,147,389	\$ 961,497	\$ 773,441	\$ 583,201	\$ 390,754	\$ 196,078	\$ 0	
Local-Only Tax Reimbursement	\$ -	\$ 36,157	\$ 169,340	\$ 171,337	\$ 173,355	\$ 175,393	\$ 177,451	\$ 179,530	\$ 181,630	\$ 183,750	\$ 185,892	\$ 188,055	\$ 190,240	\$ 192,447	\$ 194,676	\$ 196,078	\$ 2,595,332
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ 36,157</b>	<b>\$ 169,340</b>	<b>\$ 171,337</b>	<b>\$ 173,355</b>	<b>\$ 175,393</b>	<b>\$ 177,451</b>	<b>\$ 179,530</b>	<b>\$ 181,630</b>	<b>\$ 183,750</b>	<b>\$ 185,892</b>	<b>\$ 188,055</b>	<b>\$ 190,240</b>	<b>\$ 192,447</b>	<b>\$ 194,676</b>	<b>\$ 196,078</b>		
<b>LOCAL BROWNFIELD REVOLVING FUND (LBRF)</b>																	
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
																\$ 2,883,702	

**ATTACHMENT A**

**Certified Boundary Survey and Legal Descriptions  
(Existing and Future Parcel Configuration)**

# CERTIFIED BOUNDARY SURVEY EXISTING PARCEL CONFIGURATION

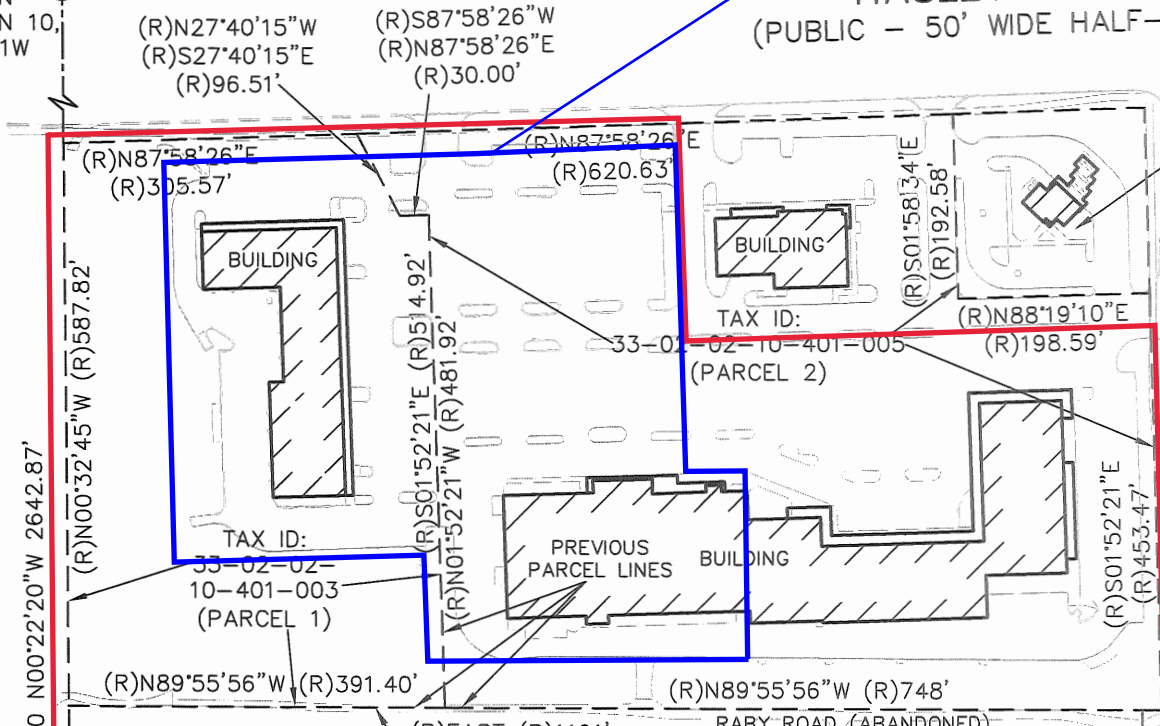
FOR: CYPRESS PARTNERS, LLC  
HASLETT VILLAGE SQUARE, LLC

Approximate  
Demolition  
Boundary

CENTER OF SECTION  
SECTION 10,  
T4N, R1W

HASLETT ROAD  
(PUBLIC - 50' WIDE HALF-R.O.W.)

TAX ID:  
33-02-02-10  
-401-006  
(PARCEL 3)



MARSH ROAD  
(PUBLIC - R.O.W. WIDTH VARIES)

NORTH-SOUTH 1/4 LINE SECTION 10 N00°22'20"W 2642.87'  
(R)N00°32'45"W (R)587.82'  
(R)N01°52'21"E (R)481.92'  
(R)N01°52'21"W (R)481.92'

SOUTH 1/4 CORNER  
SECTION 10, T4N, R1W

Approximate  
Eligible Property  
Boundary



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



### LEGEND

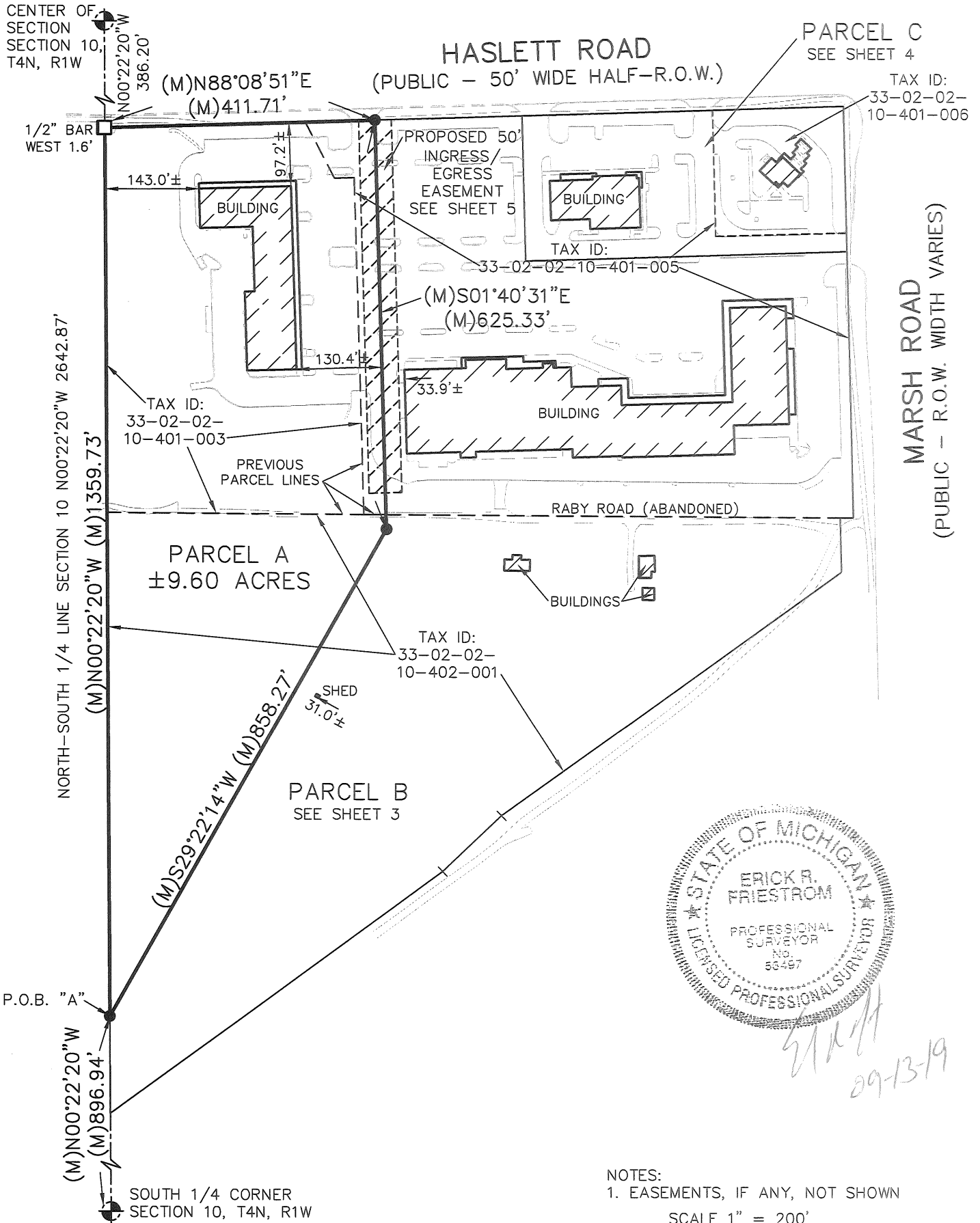
- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014    FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800    FAX. 269-781-9805
DRAWN BY <b>SSF</b>	SECTION 10, T4N, R1W
FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET    1    OF    8	<b>95688.BND</b>

# CERTIFIED BOUNDARY SURVEY PARCEL A DETAIL

FOR: CYPRESS PARTNERS, LLC  
HASLETT VILLAGE SQUARE, LLC



*ERK*  
29-13-19

NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



### LEGEND

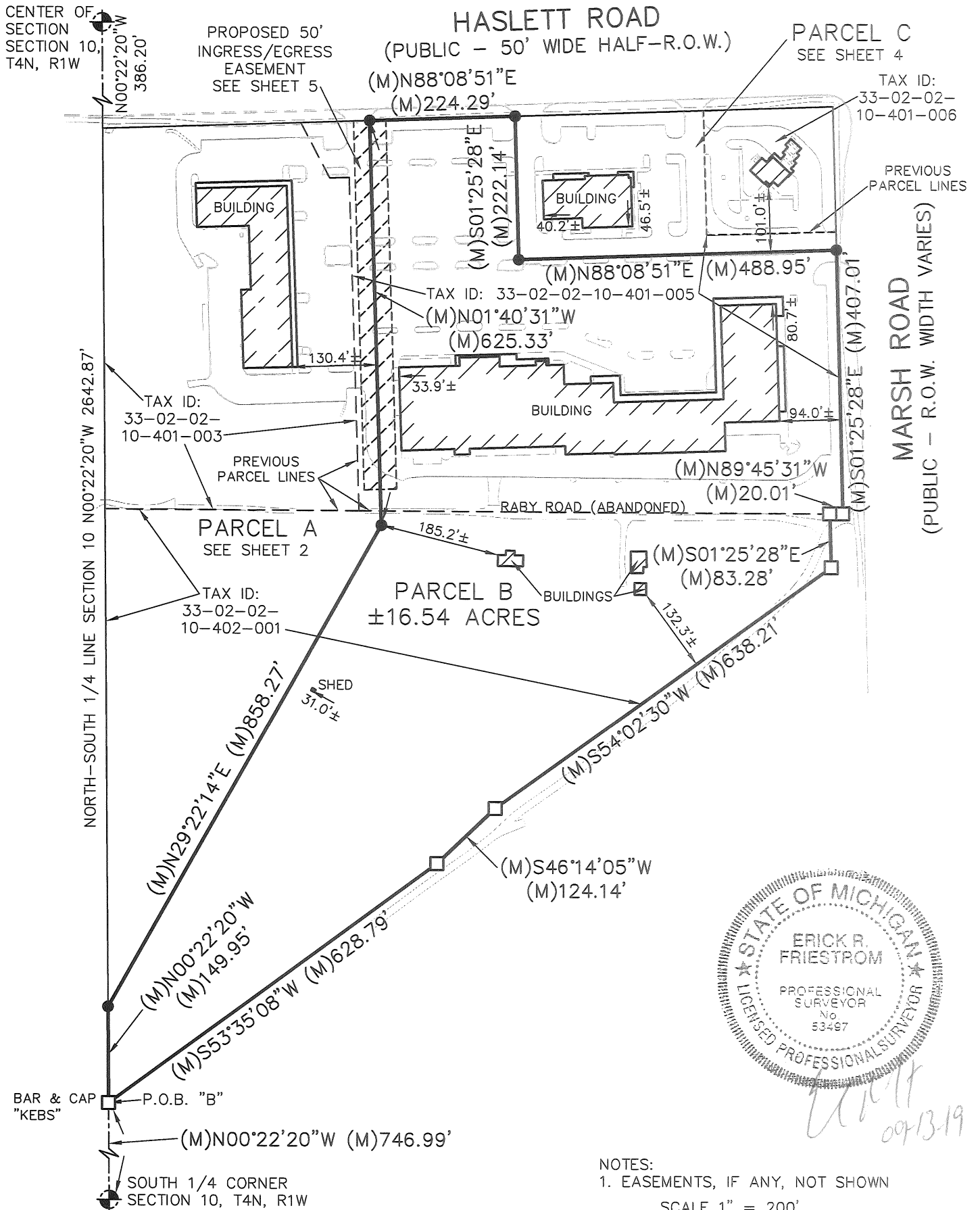
- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × × = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY <b>SSF</b>	SECTION 10, T4N, R1W
FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET    2    OF    8	<b>95688.BND</b>

# CERTIFIED BOUNDARY SURVEY PARCEL B DETAIL

FOR: CYPRESS PARTNERS, LLC  
HASLETT VILLAGE SQUARE, LLC



*Handwritten signature and date: 09/13/19*

NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



### LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

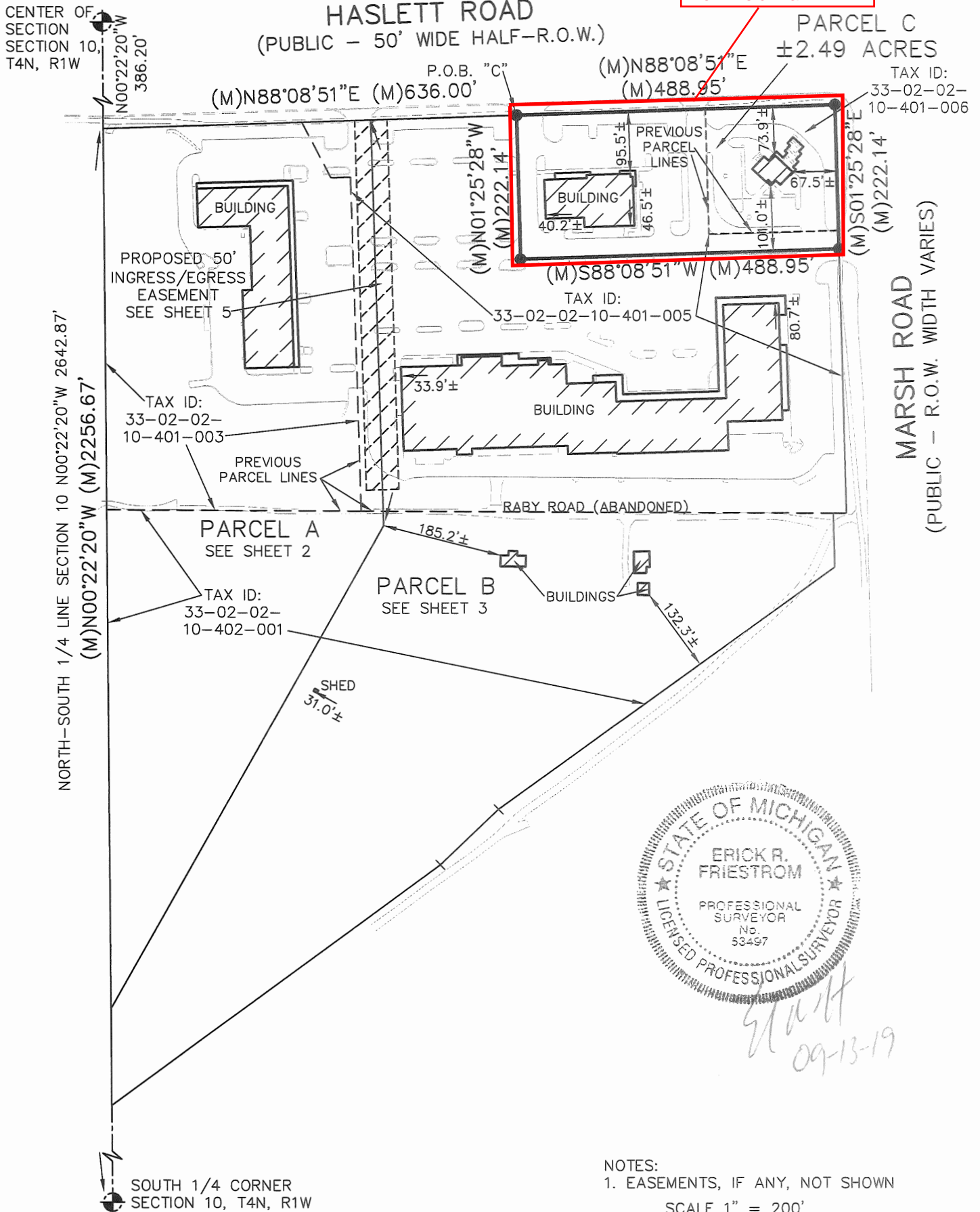
	<b>KEBS, INC.</b>	<b>KYES ENGINEERING</b> <b>BRYAN LAND SURVEYS</b>
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	3 OF 8	95688.BND



# CERTIFIED BOUNDARY SURVEY PARCEL C DETAIL

FOR: CYPRESS PARTNERS, LLC  
HASLETT VILLAGE SQUARE, LLC

Parcel C boundary is not included within the Brownfield Plan



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



### LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × — × = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

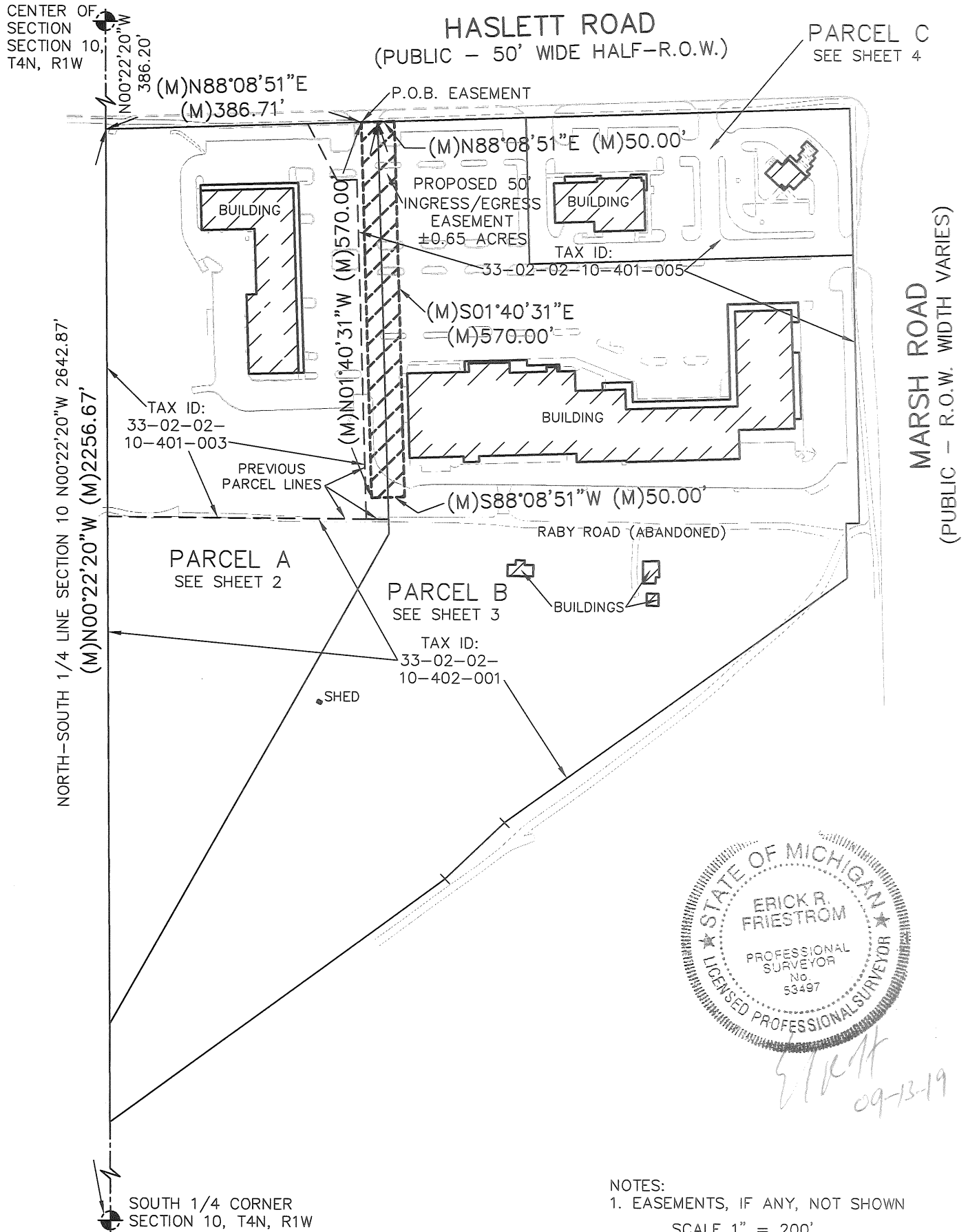
13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY <b>SSF</b>	SECTION <b>10, T4N, R1W</b>
FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET <b>4 OF 8</b>	<b>95688.BND</b>



# CERTIFIED BOUNDARY SURVEY INGRESS/EGRESS EASEMENT DETAIL

FOR: CYPRESS PARTNERS, LLC  
HASLETT VILLAGE SQUARE, LLC



*E.R.F.*  
09-13-19

NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



### LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × — × = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY <b>SSF</b>	SECTION <b>10, T4N, R1W</b>
FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET <b>5 OF 8</b>	<b>95688.BND</b>

# CERTIFIED BOUNDARY SURVEY

**CERTIFICATE OF SURVEY:**

I hereby certify only to the parties named hereon that we have surveyed and divided into two parcels, at the direction of said parties, three parcels of land previously described as:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 183976LANS, dated June 13, 2016)

PARCEL 1 (33-02-02-10-401-003): included in the Brownfield Plan  
 A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Commencing at the center of Section 10, Town 4 North, Range 1 West; thence South 00°32'45" East 386.20 feet along the North-South 1/4 line of said Section 10 to the point of beginning, said point being on the Southerly right of way line of Haslett Road; thence North 87°58'26" East 305.57 feet along said right of way line of Haslett Road; thence South 27°40'15" East 96.51 feet; thence North 87°58'26" East 30.00 feet parallel with said right of way line of Haslett Road; thence South 01°52'21" East 514.92 feet to a point on the centerline of Raby Road; thence North 89°55'56" West 391.40 feet along said centerline of Raby Road to the North-South 1/4 line of said Section 10; thence North 00°32'45" West 587.82 feet along said North-South 1/4 line to the point of beginning.

PARCEL 2 (33-02-02-10-401-005): A portion of the parcel is included in the Brownfield Plan  
 Commencing at the center of Section 10, South 00°32'45" East 386.2 feet along the North-South 1/4 line of Section 10; thence North 87°58'26" East 305.57 feet along the Southerly right of way line of Haslett Road to point of beginning; thence North 87°58'26" East 620.63 feet along said right of way; thence South 01°58'34" East 192.58 feet; thence North 88°19'10" East 198.59 feet to the Westerly right of way line of Marsh Road; thence South 01°52'21" East 453.47 feet along said right of way line to a point on the centerline of Raby Road; thence North 89°55'56" West 748 feet on said right of way line; thence North 01°52'21" West 481.92 feet; thence South 87°58'26" West 30 feet; thence North 27°40'15" West 96.51 feet to beginning, in Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan. ALSO that part of abandoned Raby Road right of way recorded in Liber 2594, Page 568.

PARCEL 3 (33-02-02-10-401-006): not included in the Brownfield Plan  
 Commencing at the center of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, South 00°32'45" East 386.2 feet along the North-South 1/4 line of said Section 10 to the South right of way line of Haslett Road, being 50 feet South of the centerline of said road, North 87°58'26" East 1125.14 feet on said South right of way line of Haslett Road to its intersection with the West right of way of Marsh Road, being 60 feet West of the centerline of said Road, said intersection of right of way's being point of beginning; thence South 01°52'21" East 193.78 feet on the West right of way line of Marsh Road; thence South 88°19'10" West 198.59 feet along the back of a curb of a Private Drive; thence North 01°58'34" West 192.58 feet along the back of the curb of the Private Drain to said South right of way line of Haslett Road; thence North 87°28'26" East 198.94 feet along said South right of way line to the point of beginning.

PARCEL 4 (33-02-02-10-402-001): included in the Brownfield Plan  
 A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Beginning at a point on the North and South 1/4 line of said Section 1650 feet North of the South 1/4 post thereof; thence East 1191 feet to the center of the Okemos-Haslett Road; thence South in the center of said Road to the Northerly line of the Old M.U.R. right of way; thence Southwesterly along the Northerly line of said right of way to its intersection with the North and South 1/4 line; thence North to the place of beginning. EXCEPT: The East 80 feet thereof. ALSO EXCEPT: Easement for tower line granted to Consumers Power Company.

(Continued on Page 7)



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DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	6 OF 8	95688.BND

# CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

**PARCEL A: FUTURE PARCEL CONFIGURATION - "Eligible Property" in the Brownfield Plan**

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 896.94 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 411.71 feet; thence S01°40'31"E 625.33 feet; thence S29°22'14"W 858.27 feet to the point of beginning; said parcel containing 9.60 acres more or less; said parcel subject to all easements and restrictions if any.

**PARCEL B: FUTURE PARCEL CONFIGURATION - "Eligible Property" in the Brownfield Plan**


A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 149.95 feet; thence N29°22'14"E 858.27 feet; thence N01°40'31"W 625.33 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 224.29 feet; thence S01°25'28"E parallel with the West right-of-way line of Marsh Road 222.14 feet; thence N88°08'51"E parallel with said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence along said West line S01°25'28"E 407.01 feet to the centerline of former Raby Road and a jog in the West right-of-way line of said Marsh Road; thence N89°45'31"W along said centerline and jog in right-of-way 20.01 feet to a point being West of and 80.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 83.28 feet to the Northerly line of a Consumers Energy tower line easement; thence along said Northerly line the following three courses: S54°02'30"W 638.21 feet, S46°14'05"W 124.14 feet; S53°35'08"W 628.79 feet to the point of beginning; said parcel containing 16.54 acres more or less; said parcel subject to all easements and restrictions if any.

**Parcel C: NOT part of the "Eligible Property" in the Brownfield Plan**

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 636.00 feet to the point of beginning; thence N88°08'51"E continuing along said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 222.14 feet; thence S88°08'51"W parallel with said South line 488.95 feet; thence N01°25'28"W parallel with said West line 222.14 feet to the point of beginning; said parcel containing 2.49 acres more or less; said parcel subject to all easements and restrictions if any.

(Continued on Page 8)



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FIELD WORK BY	NAW	JOB NUMBER:
SHEET	7 OF 8	95688.BND



# CERTIFIED BOUNDARY SURVEY

(Continued from Page 7)

PROPOSED INGRESS/EGRESS EASEMENT: included within the Eligible Property in the Brownfield Plan

A area of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 386.71 feet to the point of beginning; thence N88°08'51"E continuing along said South line 50.00 feet; thence S01°40'31"E 570.00 feet; thence S88°08'51"W 50.00 feet; thence N01°40'31"W 570.00 feet to the point of beginning; said area containing 0.65 acre more or less; said area subject to all other easements and restrictions if any.

## WITNESSES TO SECTION CORNERS:


South 1/4 corner, Section 10, T4N, R1W, Liber 7, Page 49  
Found bar & cap #16053  
Found bar & cap #16053, N80°W, 36.42'  
Northeast corner, building foundation, S88°W, 6.11'  
Found nail & cap #53497, East side 12" pine, North, 26.84'  
Found nail & cap #53497, East side 13" pine, S20°E, 26.34'


Center of section, Section 10, T4N, R1W, Liber 7, Page 47  
Found bar & cap  
Found nail & tag, North side 16" cherry, S45°E, 65.21'  
Found nail & tag, South side 10" oak, West, 41.42'  
Found nail & tag, East side 8" oak, N30°W, 5.23'  
Found nail & tag, East side 8" cherry, N05°W, 29.69'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.



  
Erick R. Friestrom  
Professional Surveyor No. 53497  
Date: 09-13-19

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FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET <b>8</b> OF <b>8</b>	<b>95688.BND</b>