

DELHI CHARTER TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

Meeting location – Community Services Center

2074 Aurelius Road, Holt, MI

Tuesday, April 26, 2016

Immediately following DDA Board Meeting

AGENDA

Call to Order

Roll Call

Comments from the Public

ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME. PERSONS ADDRESSING THE BOARD MUST STATE THEIR NAME AND ADDRESS FOR THE RECORD AND WILL BE GIVEN FOUR (4) MINUTES.

Set/Adjust Agenda

Business

1. Resolution No. 2016-001: Brownfield Plan #6 (Willoughby Estates)

Limited Comments

MEMBERS OF THE PUBLIC MAY TAKE THE OPPORTUNITY TO ADDRESS THE BOARD REGARDING ANY ITEM ON THE AGENDA AT THE TIME SUCH ITEM IS OPEN FOR DISCUSSION BY THE BOARD. ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME.

Adjournment



**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**
2045 NORTH CEDAR STREET, SUITE 2
TELEPHONE (517) 699-3866
FACSIMILE (517) 699-3878
www.delhidda.com

April 19, 2016

To: Brownfield Redevelopment Authority

From: C. Howard Haas, Executive Director

Re: Resolution No. 2016-001: Brownfield Plan #6 Willoughby Estates

Earlier this evening, the DDA approved the sale and Escrow Agreement for property located at 4136 and 4184 Willoughby Road for redevelopment by Willoughby Estates.

Before redevelopment can take place, a Brownfield Plan must be adopted to facilitate the clean-up of the site. To that end, Township Attorney Chuck Barbieri has drafted a resolution for adoption and reviewed a proposed Brownfield plan submitted by Advanced Redevelopment Solutions on behalf of Willoughby Estates, LLC. Following this step, the Township Board of Trustees will hold a public hearing and formally adopt Brownfield Plan #6 on May 4, 2016.

RECOMMENDED MOTION:

I move to adopt Resolution No. 2016-001, a resolution recommending the adoption of Brownfield Plan #6.

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY
RESOLUTION NO. 2016-001**

At a regular meeting of the Delhi Charter Township Brownfield Redevelopment Authority, held in the Community Services Center, 2074 North Aurelius, Holt, Michigan 48842 on the 26th day of April, 2016, at _____ p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____:

WHEREAS, the Delhi Charter Township Brownfield Redevelopment Authority ("Brownfield Authority") has received and reviewed the Brownfield Plan #6 for the proposed redevelopment of 4136 and 4184 Willoughby Road, as attached.

WHEREAS, the Brownfield Authority desires to recommend the adoption of the Brownfield Plan #6 in accordance with the attached;

NOW, THEREFORE, the Delhi Charter Township Brownfield Redevelopment Authority hereby resolves as follows:

1. The Brownfield Authority recommends that the Board of Trustees of the Delhi Charter Township Board adopt the Brownfield Plan #6, in accordance with the attached Plan.
2. The Brownfield Authority submits that the Brownfield Plan #6 constitutes a public purpose under Act 381 of the Public Acts of 1996 as amended ("Act"); that the Plan meets all requirements set forth in Section 13 of that Act; that the proposed method of financing the cost of eligible activities is feasible and the Authority has the ability to arrange financing; that the cost of eligible activities proposed in the Plan is reasonable and necessary to carry out the purposes of the Act; and that the amount of taxable value that may result from the adoption of the Plan is reasonable.

ADOPTED:

YEAS: _____

NAYS: _____

ABSTAIN: _____

The foregoing Resolution declared and adopted on the day written above.

Dated: _____

Nanette Miller, Secretary
Brownfield Redevelopment Authority

WILLOUGHBY ESTATES

4184 E. Willoughby Road, Tax ID 33-25-05-11-452-001
4136 E. Willoughby Road, Tax ID 33-25-05-11-452-005
0 E. Willoughby Road, Tax ID 33-25-05-11-452-004
Delhi Charter Township, Holt, MI 48842

Brownfield Plan No.6

April 11, 2016



Delhi Charter Township Brownfield Redevelopment Authority

2045 North Cedar Street
Holt, Michigan 48842
Contact: Howard Haas, Executive Director
Phone: (517) 699-3866

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Approved by the Delhi Charter Township Brownfield Redevelopment Authority – TBD/TBD/2016

Approved by the Delhi Charter Township Board of Trustees – TBD/TBD/2016

Table of Contents

PROJECT SUMMARY SHEET: BROWNFIELD PLAN NO.6 – WILLOUGHBY ESTATES..... 2

Introduction..... 6

1. Description of the Eligible Property (Section 13(1)(h)) 7
2. Basis of Eligibility (Section 13 (1)(h), Section 2 (m)), Section 2(r)12
3. Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b)).....13
4. Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c))17
5. Method of Brownfield Plan Financing (Section 13(1)(d)).....18
6. Amount of Note or Bonded Indebtedness Incurred (Section 13(1)(e))19
7. Duration of the Brownfield Plan AND EFFECTIVE DATE (Section 13(1)(f))19
8. Estimated Impact on Taxing Jurisdictions (Section 13(1)(g), Section 2(ee)).....19
9. Displacement of Persons (Section 13(1)(i-l))21
10. Authority Revolving Fund (Section 8; Section 13(1)(m))21
11. Other Information (Section 8; Section 13(1)(n)).....21

Tables

Table 1 – Eligible Activities..... 15 and 16

 Table 1a – Itemized Eligible Activities

 Table 1b – Summary of Eligible Activities

Table 2 – Captured Incremental Taxable Values &
 Tax Increment Revenues Captured..... 18

Table 3 – Impact to Taxing Jurisdictions20

Table 4 – Tax Increment Financing Estimates Exhibit C

 Table 4a1 – Base Year/Initial Taxable Value (ITV) Information

 Table 4a2 – Total Estimated Taxes Paid to All Taxing Jurisdictions on the
 Base Year Taxable Value/Initial Taxable Value (ITV)

 Table 4b – Estimated Future Taxable Value (FTV) Information

 Table 4c – Impact of Tax Capture on Taxing Jurisdictions

 Table 4d – Reimbursement of Eligible Activities & Disbursements

Exhibits

- A. Legal Descriptions And Eligible Property Boundary Maps
- B. Basis of Eligibility Supportive Environmental and Non-Environmental Brownfield Information
- C. Table 4 – Tax Increment Financing Estimates

PROJECT SUMMARY SHEET: BROWNFIELD PLAN NO.6 – WILLOUGHBY ESTATES

Project Name: Willoughby Estates

Applicant/Developer: Entity Name: Willoughby Estates, LLC
Contact: Scott Wieland
Mailing Address: 4162 English Oak Dr., Lansing, MI 48911
Phone: (517) 719-7416
Email: Scott.Wieland@wieland-davco.com

Eligible Property Location: The eligible property (“Property”) consists of three (3) parcels located at:
4184 E. Willoughby Road, Tax ID 33-25-05-11-452-001;
4136 E. Willoughby Road, Tax ID 33-25-05-11-452-005;
0 E. Willoughby Road, Tax ID 33-25-05-11-452-004
Delhi Charter Township, Holt, Michigan 48842

Property Size: Approximately 38.51 acres
(16.86 acres {-001} + 1.34 acres {-005} + 20.31 acres {-004})

Type of Eligible Property: Facility (Contaminated)

Project Description: Willoughby Estates Project

This Brownfield Plan (the “Plan”) anticipates approximately \$35.5 million in future investments by Willoughby Estates, LLC, a Lansing-based Developer that primarily manages and builds residential and rental housing. This Plan contemplates redevelopment upon all three (3) Eligible Properties. 4184 E. Willoughby Road (Tax ID 33-25-05-11-452-001), 4136 E. Willoughby Road (Tax ID 33-25-05-11-452-005) and 0 E. Willoughby Road (Tax ID 33-25-05-11-452-004) have been vacant for approximately 13 years (since 2003) and are blighted, underutilized and contaminated property.

The project is on the east side of Holt and will occur on approximately 21.6 acres of the 38.51 acre Property north of Willoughby Road and east of the Jackson & Lansing Railroad (former Michigan Central Railroad) tracks. The applicant proposes to raze the remaining portions of above grade buildings/structures, prior site improvements, address the extensive subsurface debris/fill and construct the proposed project.

The Property features a large pond and direct access to the new River Trail. The Trail connects the residents to over 20 miles of walkway through Michigan State University (“MSU”), Potter Park Zoo to Downtown Lansing. Shopping and restaurants are located less than a mile away. Willoughby Estates is a residential redevelopment project with 269 Class A+ rental units, open space, a club house, pavilion, dog park, kids play area, grilling stations and pool area. The club house will figure a great room for meetings or family gatherings, a game room and business center. The pool will have an infinity element that feels like the pool flows into the large pond. The pavilion is also another family gathering space. There will also be a coin operated single car wash down and vacuum area on the premises for all residents to use. The

project will be a complimentary development to the surrounding residential areas and consists of 243 apartments, 8 townhouses and 18 cottage style home rentals. The units will have a mix of attached and detached garages, covered parking and open-air parking. Storage units will also be available to the residents.

Construction is scheduled to begin in the spring 2016, with occupancy available by August 2017. However, environmental contamination and increased costs threaten the redevelopment planned. The completion of this project represents a unique opportunity to accomplish long term environmental benefits and redevelop this blighted Property. The project is seeking tax increment financing through the Brownfield Redevelopment Financing Act (Public Act 381 of 1996), which is the subject of this Plan, to allow for a successful redevelopment and environmental cleanup at this site.

Estimated Job Creation: Once complete, up to 3 immediate on-site new full time jobs will be created.

Estimated Gain in Taxes:
(after Project completion)

| | Current Taxable Value | Future Taxable Value | Increased/ Taxable Value (Increment) |
|--------------------------|-----------------------|----------------------|--------------------------------------|
| | (2016) | (2018) | (2018) |
| | \$0 | \$8,316,150 | \$8,316,150 |
| Annual Taxes Paid | \$0 | \$563,552 | \$563,552 |

Duration of Plan: 18 years (2034) Total estimated Plan duration with tax capture for reimbursement of Eligible Activities, Brownfield Plan Preparation, Contingency, Interest, Authority Administrative Fees, and Local Site Remediation Revolving Fund.

Total Plan Capture Breakdown:

| | | |
|-------------------------|---|--------------------|
| (Capture Years in Plan) | Developer Reimbursement (13 Years) | \$3,194,346 |
| | Township Administrative Reimbursement (<i>adds 1.5 Years</i>) | \$325,000 |
| | <u>Township LSRRF Deposits (5 Years)</u> | <u>\$1,860,171</u> |
| | TOTAL CAPTURE (18 Years Plan Duration) | \$5,379,516 |

Gain in Taxes Breakdown:
(Total Plan Duration)

| Gain In Taxes Breakdown | | | |
|--|---|------------------------------|---------------------------|
| | Notes | Total/ Cumulative | Annual Average |
| Total Taxes Paid During Brownfield Plan Tax Capture Period | | \$ 11,506,938 | \$ 639,274 |
| | Capture Period in # of Years | 18 | - |
| Total New Tax Revenue Received by each Taxing Unit/ Entity | - | Total/ Cumulative | Annual Average |
| DELHI CHARTER TOWNSHIP | | | |
| Operating - Delhi Township | | \$ - | \$ - |
| Fire/EMS | | \$ - | \$ - |
| Police | | \$ - | \$ - |
| <i>Subtotal to Above</i> | - | \$ - | \$ - |
| INGHAM COUNTY | | | |
| County Operating - General Operations & Indigent Veterans Support | | \$ - | \$ - |
| Potter Park Zoo & Potter Park | | \$ - | \$ - |
| Public Transportation | | \$ - | \$ - |
| 911 System - Emergency Telephone Services | | \$ - | \$ - |
| Juvenile Justice | | \$ - | \$ - |
| Farmland/ Open Space Preservation | | \$ - | \$ - |
| Health Care Services | | \$ - | \$ - |
| Parks/Trails | | \$ - | \$ - |
| <i>Subtotal to Above</i> | - | \$ - | \$ - |
| Capital Region Airport Authority - CRAA | | \$ - | \$ - |
| Capital Area Transportation Authority - CATA | | \$ - | \$ - |
| LIBRARY | | | |
| Capital Area District Libraries - CADL | | \$ - | \$ - |
| COMMUNITY COLLEGE | | | |
| Lansing Community College - LCC | | \$ - | \$ - |
| <i>Subtotal to Above</i> | - | \$ - | \$ - |
| LOCAL SCHOOL MILLAGES: excludes State School millages | | | |
| Holt School District Debt (District #33070) | | \$ 1,738,261 | \$ 96,570 |
| <i>Subtotal to Above</i> | - | \$ 1,738,261 | \$ 96,570 |
| <i>Added taxes not captured but redistributed from the final year(s) of capture*</i> | - | \$ 217,335 | \$ - |
| <i>Subtotal of All of the Above</i> | - | \$ 1,955,596 | \$ - |
| STATE SCHOOL MILLAGES: excludes Local School millages | | | |
| State Education Tax - SET | | \$ 1,042,956 | \$ 57,942.02 |
| Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property. | | \$ 3,128,869 | \$173,826.06 |
| <i>Subtotal to Above</i> | - | \$ 4,171,825 | \$ 231,768 |
| <i>Added taxes not captured but redistributed from the final year(s) of capture</i> | - | \$ - | \$ - |
| GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE | - | \$ 6,127,421 | - |

*Excluding any Taxing Unit levying a millage not allowed for tax capture (e.g. debt millages)

Total Taxes Captured:
(Total Plan Duration)

| Total Taxes Captured During Brownfield Plan Tax Capture Period | Total/ Cumulative | Annual Average |
|---|------------------------------|-----------------------|
| Brownfield Redevelopment Authority (BRA) Administration | \$ 325,000 | \$ 18,056 |
| BRA Local Site Remediation Revolving Fund (LSRRF) | \$ 1,860,171 | \$ 103,343 |
| State of Michigan Brownfield Redevelopment Fund (MBRF) | \$ - | \$ - |
| Local Taxes To Developer (Reimburse Eligible Activities) | \$ 3,194,346 | \$ 177,464 |
| State School Taxes To Developer (Reimburse Eligible Activities) | \$ - | \$ - |
| Total New Tax Capture (See Table 1a) | \$ 5,379,516 | \$ 298,862 |

Distribution of Total New Taxes Paid:
(Total Plan Duration)

| | |
|---|----------------------|
| Total New Taxes Received by Taxing Units | \$ 6,127,421 |
| Total New Taxes Captured | \$ 5,379,516 |
| Total New Taxes | \$ 11,506,938 |

Eligible Activities and Eligible Costs:

| Eligible Activities | Eligible Costs |
|--|-----------------------|
| Baseline Environmental Assessment (BEA) Activities | \$ 2,009 |
| Due Care Activities | \$ 312,058 |
| Additional Response Activities | \$ 96,700 |
| Demolition Activities | \$ 1,719,992 |
| <i>Subtotal</i> | \$ 2,130,759 |
| Contingency (15%) | \$ 319,614 |
| <i>Subtotal</i> | \$ 2,450,373 |
| Interest (5% Simple) | \$ 722,972 |
| <i>Subtotal</i> | \$ 3,173,346 |
| Brownfield Plan & Work Plan Preparation (and application fees, if any) | \$ 21,000 |
| <i>Subtotal (to Developer)</i> | \$ 3,194,346 |
| BRA Administration | \$ 325,000 |
| BRA LSRRF | \$ 1,860,171 |
| State of Michigan Brownfield Redevelopment Fund | \$ - |
| <i>Subtotal (to Others)</i> | \$ 2,185,171 |
| GRAND TOTAL | \$ 5,379,516 |

INTRODUCTION

Delhi Charter Township, Michigan (the “Township”), established the Delhi Charter Township Brownfield Redevelopment Authority (the “Authority”) on October 5, 2001 (Secretary of State filing date), 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 Delhi Charter Township, Michigan.

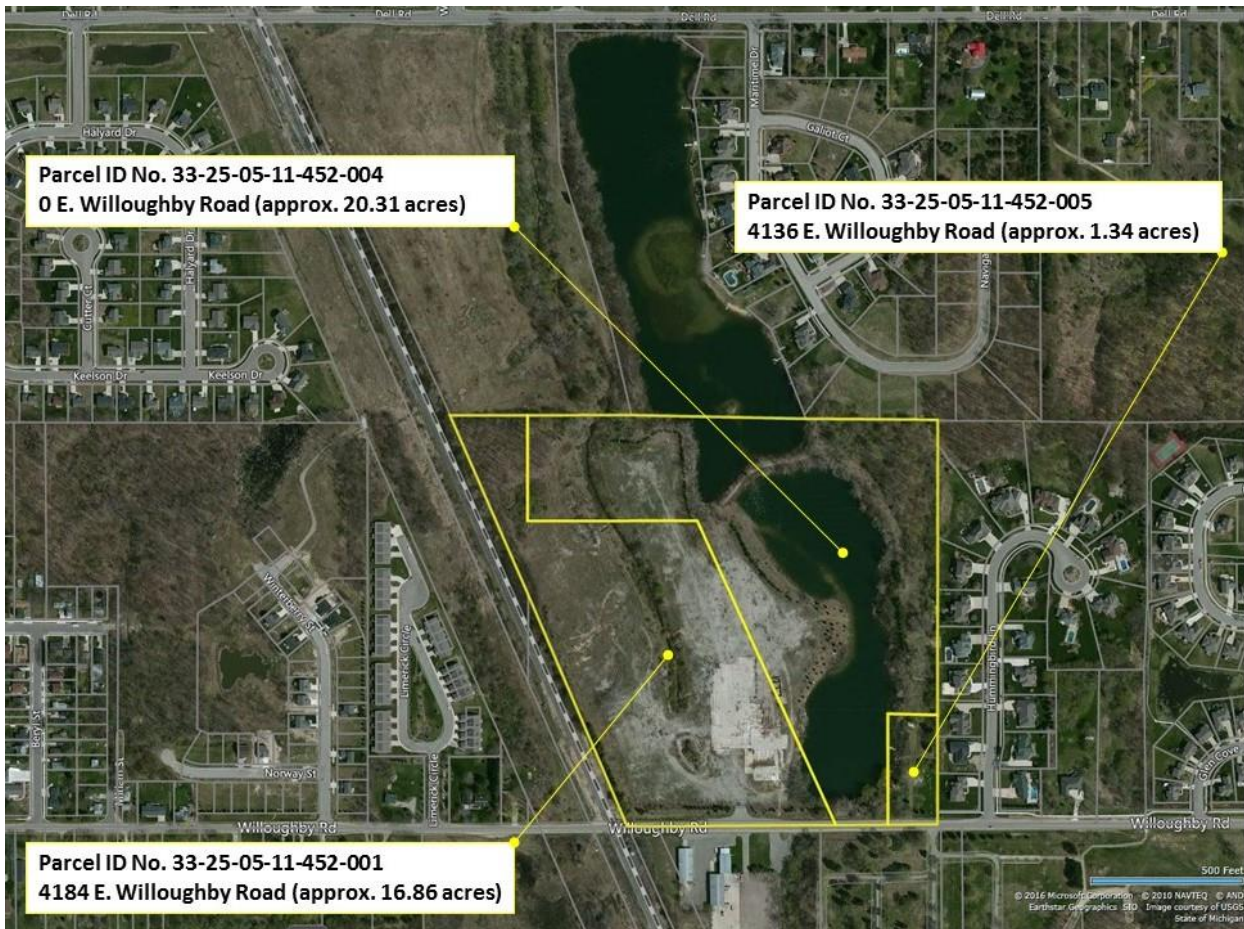
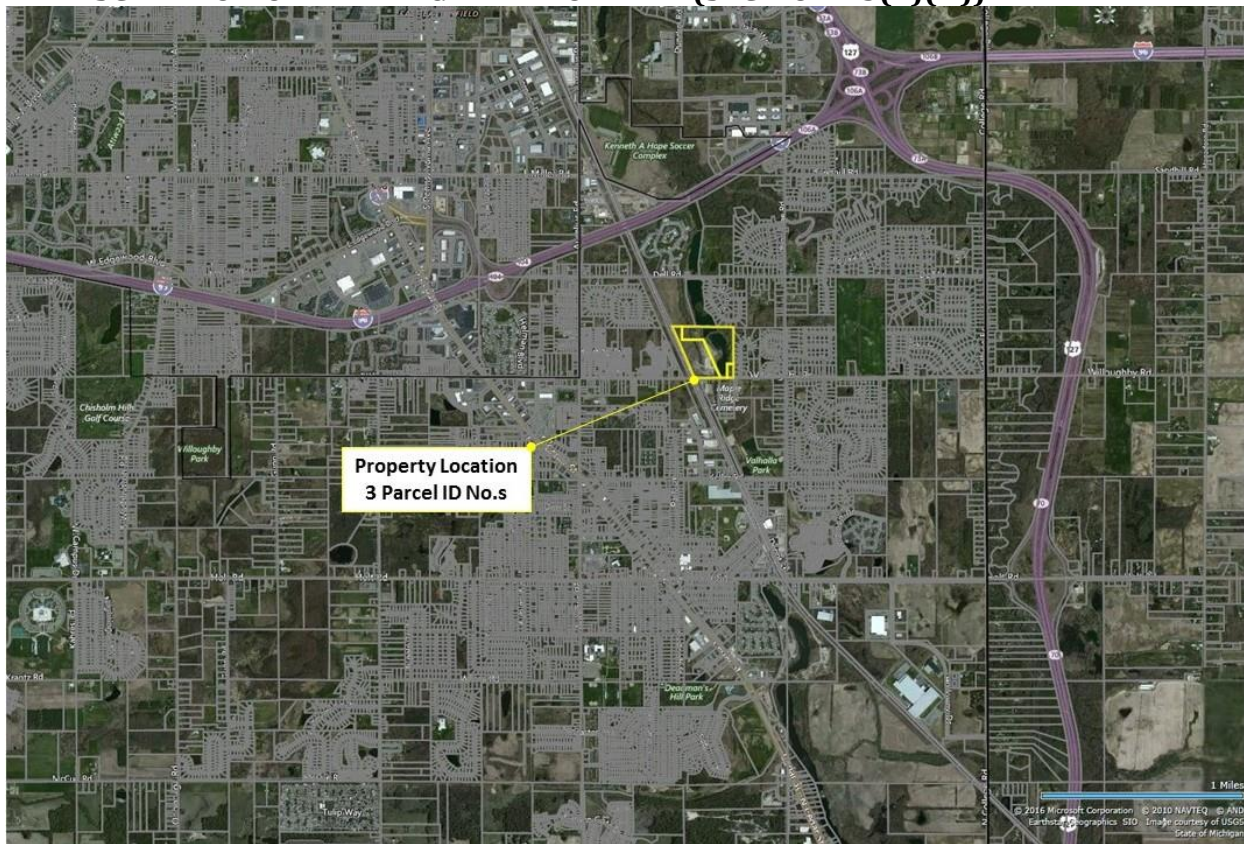
The purpose of this Brownfield Plan (the “Plan”) to be implemented by the Authority, is to satisfy the requirements of Act 381 for including the eligible property described below in a Plan. This Plan promotes the redevelopment of and investment in the eligible “Brownfield” Property within the Township, to facilitate financing of eligible activities at the Property. Inclusion of Property within any Plan in the Township will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of the Property, this Plan is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(1)(H))



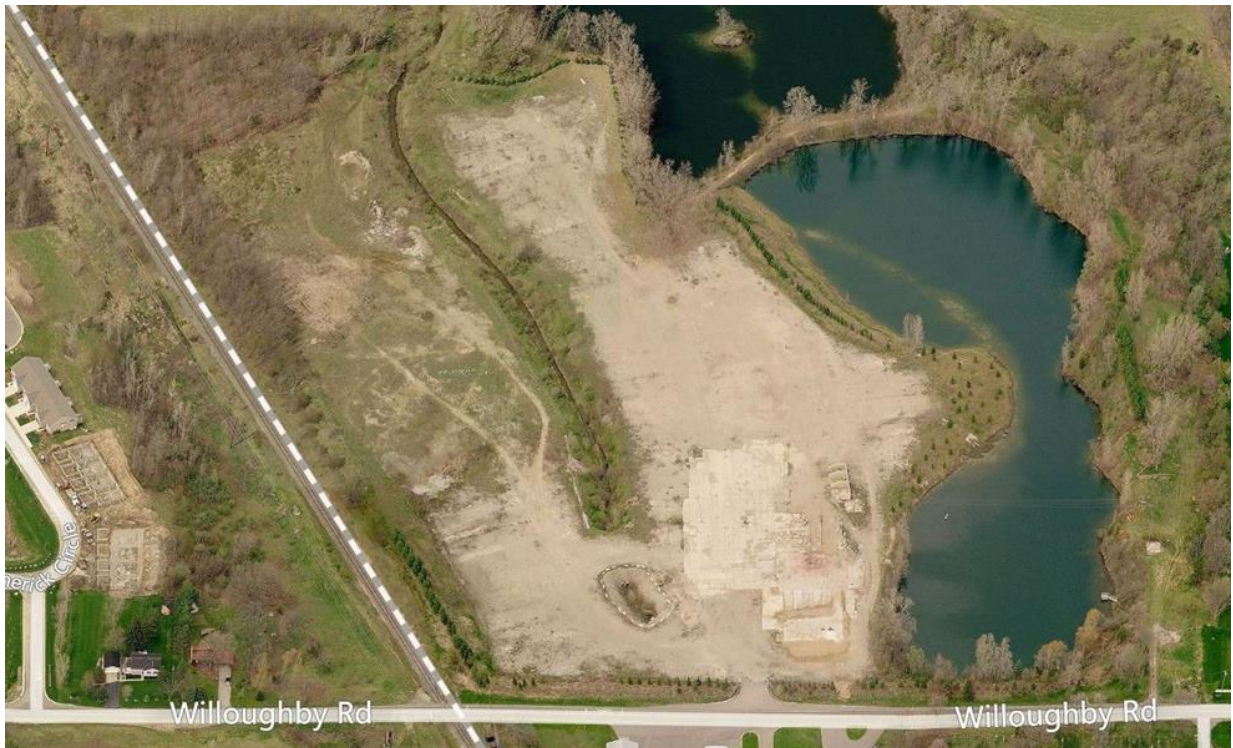
The Eligible Property is located in the southwest quarter of the southeast quarter of Section 11 (T.3N., R.2W), Delhi Township, Ingham County, Michigan. The Eligible Property (“Property”) consists of three parcels and is located at 4184 E. Willoughby Road (Tax ID 33-25-05-11-452-001), 4136 E. Willoughby Road (Tax ID 33-25-05-11-452-005) and 0 E. Willoughby Road (Tax ID 33-25-05-11-452-004), Delhi Charter Township, Ingham County, Michigan. The Property is situated to the north of E. Willoughby Road and east of the Jackson & Lansing Railroad (former Michigan Central Railroad) tracks. The Property contains approximately 38.51 acres in Delhi Charter Township (“Township”).

The Property is surrounded by the PD District (Planned Development District) and TC District (Town Center District) to the south, R-1B District (One-family low-density residential) to the east, R-1C District (One-family medium-density residential) and RM District (Multiple-family residential) to the north, and C-1 District (Low-impact commercial) and PD District (Planned development) to the west. Two large ponds comprise the east side of the Property, the west side of the Property is bordered by the Jackson & Lansing Railroad (former Michigan Central Railroad) tracks, and the Property is abutted by a Primary County roadway (Willoughby Road), municipal water & sanitary sewer services, and electrical and gas utilities to the south. The Green Drain runs through the Property in a north/south direction.

The existing Property contains numerous portions of above grade buildings/structures, prior site improvements and extensive subsurface debris/fill from the original industrial operations on-site. Early records identified that mining operations may have begun on-site as early as sometime in the 1940’s and continued through approximately 2003. The manufacturing plant buildings were razed in 2006. During this timeframe, numerous other activities occurred such as concrete production and manufacturing operations, block plant operations and manufacturing, and significant filling of the Property. These activities left the Property in a blighted and contaminated state with an uncertain future for its reuse or redevelopment options.



1986 Aerial Photo



2015 (approximately) Aerial Photo

See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. The Eligible Property Map & Topographic Survey serve together to describe the Eligible Property Boundary.

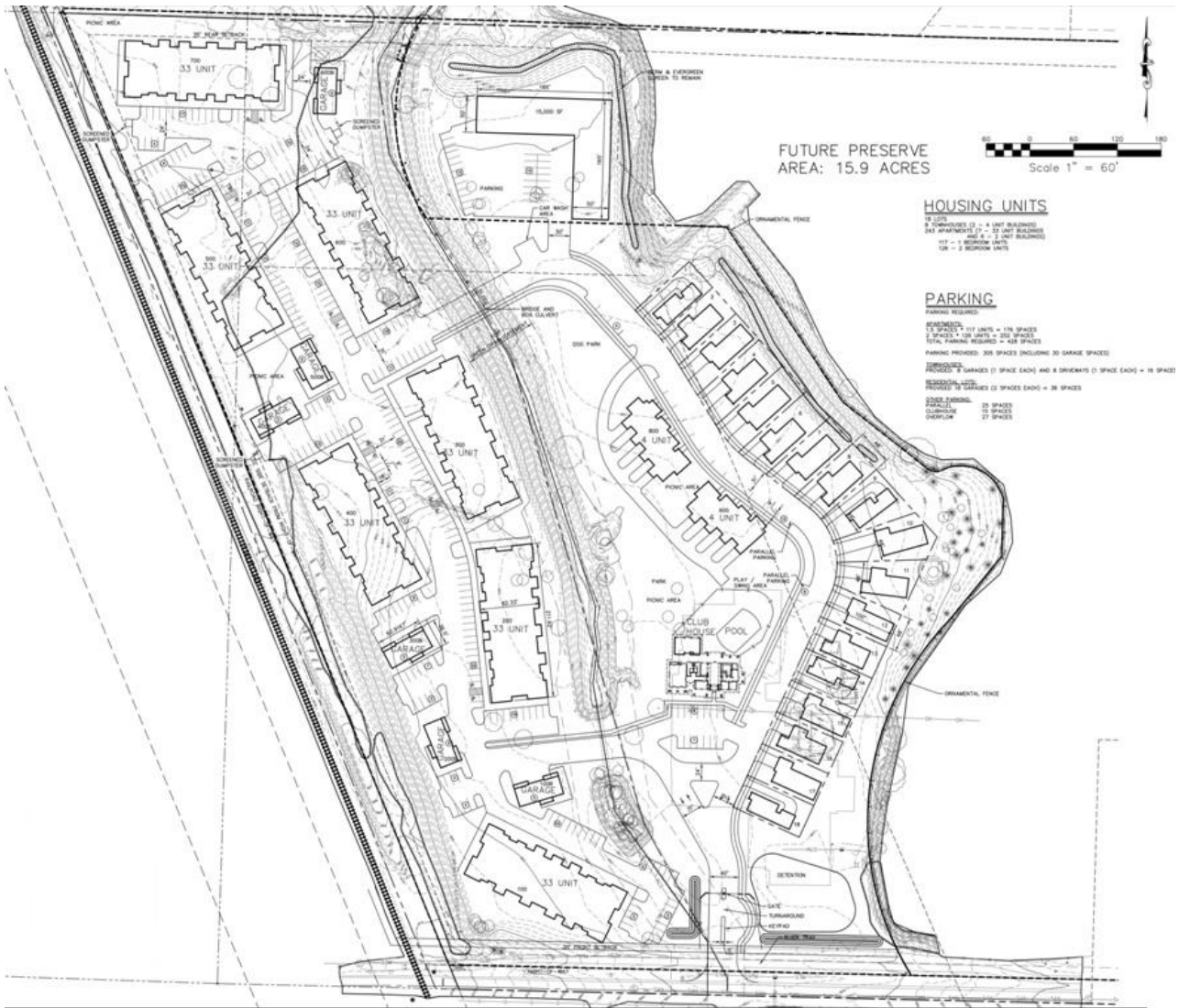
| Eligible Property | | | | |
|---|---------------------|---|----------------------------|-----------------------|
| Address | Tax ID | Basis of Eligibility | Approximate Acreage | Current Zoning |
| 4184 E. Willoughby Road | 33-25-05-11-452-001 | Facility | 16.86 | RM District |
| 4136 E. Willoughby Road | 33-25-05-11-452-005 | Adjacent or Contiguous to Facility Property | 1.34 | RM District |
| 0 E. Willoughby Road | 33-25-05-11-452-004 | Facility | 20.31 | RM District |
| RM District = Multiple-family residential | | | | |

The Property consists of three parcels of land. Two of the three parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). In accordance with Act 381, the remaining parcel included in this Plan is adjacent or contiguous to the facility-designated properties and is estimated to increase the captured taxable value of the facility-designated parcels. The parcels are located within the boundaries of the Township.

The Property is zoned RM District (Multiple-family residential) but is in the process of a rezoning to PD District (Planned development). The PD District permits the proposed Projects Site Plan. Mixture of residential uses proposed on Property is consistent with the Township's Master Plan Future Land Use Map 4 approved by the Township Planning Commission on 10/28/13 identifying High Density Residential for this Property. This Property is also located in the Downtown Development Authority District.

The Project proposes to redevelop underutilized and vacant Property into a multi-family residential development. The redevelopment integrates design elements, environmental response activities, and economic development to further goals of the Township, the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a multi-family redevelopment project. The applicant has a strong desire to put this vacant property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Authority.



Proposed Site Plan



Proposed Club House



Proposed 4 Unit



Proposed 33 Unit

2. BASIS OF ELIGIBILITY (SECTION 13 (1)(H), SECTION 2 (M)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or residential purpose; (b) two of the three parcels comprised by the Property has been determined to be a “facility”; (c) includes parcels that are adjacent or contiguous to that Property because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property; and, (d) the subject property is in Delhi Charter Township, which is not a qualified local governmental unit under Act 381.

| Eligible Property | | | |
|--------------------------|---------------------|---|----------------------------|
| Address | Tax ID | Basis of Eligibility | Approximate Acreage |
| 4184 E. Willoughby Road | 33-25-05-11-452-001 | Facility | 16.86 |
| 4136 E. Willoughby Road | 33-25-05-11-452-005 | Adjacent or Contiguous to Facility Property | 1.34 |
| 0 E. Willoughby Road | 33-25-05-11-452-004 | Facility | 20.31 |

Exhibit B includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (1)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, demolition (building and site), and preparation of a Brownfield Plan. Exhibit B includes an overview of the Brownfield eligible activities that are contemplated for the Property.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

Focus of specific environmental eligible activities anticipated will involve: contaminated material repurposing; removal of contaminated fill/debris and soil; soil management (demarcation liner and topsoil cap or protective cap/direct contact barrier); potential excavation, transportation, disposal, sampling & analysis verification, and; special construction in areas of restricted access along with special stormwater design criteria (if required). Transportation and disposal of fill and debris is currently anticipated to be treated as non-hazardous (contaminated) material and will be disposed of at a licensed Class II landfill as an environmental eligible activity if it cannot be repurposed on-site. If any material is deemed non-contaminated, in an effort to significantly reduce costs, the fill and debris will be managed appropriately on-site or off-site under the demolition eligible activity category as permitted by state non-environmental eligible activity guidance.

For Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement or Work Plan (if applicable).

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted after the date the Plan is approved by the Brownfield Redevelopment Authority and/or

Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement or Work Plan (if applicable).

Furthermore, costs in this Plan are subject to approval by the Brownfield Redevelopment Authority and/or Governing Body for the use of local-only tax increment revenues from locally levied millages. The Authority may adjust specific eligible activities amongst environmental and non-environmental eligible activities. These adjustments are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified in Table 1a, \$5,379,516, are not exceed.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan and the associated Development Reimbursement Agreement (the "Agreement") with the Authority, the amount advanced by the Developer will be repaid by the Authority solely from the tax increment revenues realized from the eligible property.

Tax increment revenues will first be used to pay or reimburse Administrative expenses for the Authority and second to reimburse eligible costs incurred by the Developer. Local Site Remediation Revolving Fund (LSRRF) capture will occur briefly in the first year of capture and then again at the end of Developer reimbursement for a full five (5) years as described in the tables. Local-only tax capture was assumed to reimburse eligible activity costs in this Plan.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual 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 of the Authority from the Property shall be governed by the terms of the 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 Agreement.

| Table 1a - Itemized Eligible Activities | Notes | Eligible Activity Amount Supported in Brownfield Plan | Local Tax Capture | State School Tax Capture |
|--|-------------------|---|---------------------|--------------------------|
| | | | 100.00% | 0.00% |
| Baseline Environmental Assessment (BEA) Activities | | \$ 2,009 | \$ 2,009 | \$ - |
| Due Care Activities | | \$ 312,058 | \$ 312,058 | \$ - |
| Additional Response Activities | | \$ 96,700 | \$ 96,700 | \$ - |
| Total Environmental | | \$ 410,767 | \$ 410,767 | \$ - |
| Demolition Activities | | \$ 1,719,992 | \$ 1,719,992 | \$ - |
| Total Non Environmental | | \$ 1,719,992 | \$ 1,719,992 | \$ - |
| | Percentage / Rate | | | |
| Contingency Environmental | 15.0% | \$ 61,615 | \$ 61,615 | \$ - |
| Contingency Non-Environmental | 15.0% | \$ 257,999 | \$ 257,999 | \$ - |
| <i>Sub Total: Contingencies</i> | | \$ 319,614 | \$ 319,614 | \$ - |
| Interest Environmental | 5.0% | \$ 139,374 | \$ 139,374 | \$ - |
| Interest Non-Environmental | 5.0% | \$ 583,598 | \$ 583,598 | \$ - |
| <i>Sub Total: Interest</i> | | \$ 722,972 | \$ 722,972 | \$ - |
| <i>Sub Total: EAs + Contingencies + Interest</i> | | \$ 3,173,346 | \$ 3,173,346 | \$ - |
| Brownfield Plan & Work Plan Preparation | | \$ 21,000 | \$ 21,000 | \$ - |
| Local Application Fees | | \$ - | \$ - | \$ - |
| Total Administrative: Brownfield Plan + Work Plan + Application Fees | | \$ 21,000 | \$ 21,000 | \$ - |
| <i>Sub Total: EAs + Contingencies + Interest + Administrative</i> | | \$ 3,194,346 | \$ 3,194,346 | \$ - |
| Brownfield Redevelopment Authority (BRA) Administration | | \$ 325,000 | \$ 325,000 | \$ - |
| BRA Local Site Remediation Revolving Fund (LSRRF) | | \$ 1,860,171 | \$ 1,860,171 | \$ - |
| Total BRA: BRA Administration + LSRRF | | \$ 2,185,171 | \$ 2,185,171 | \$ - |
| <i>Sub Total: EAs + Contingencies + Interest + Administrative + BRA</i> | | \$ 5,379,516 | \$ 5,379,516 | \$ - |
| State of Michigan Brownfield Redevelopment Fund (MBRF) | | \$ - | \$ - | \$ - |
| GRAND TOTAL: EAs + Contingencies + Interest + Administrative + BRA + MBRF | | \$ 5,379,516 | \$ 5,379,516 | \$ - |

| Table 1b - Summary of Eligible Activities | Eligible Activity Amount Supported in Brownfield Plan |
|--|--|
| Total Local Taxes to Developer Eligible Activities, Contingency and Interest | \$ 3,194,346 |
| Total Local Taxes to BRA Eligible Activities, Contingency and Interest | \$ - |
| Total Local Tax Capture Eligible Activities, Contingency and Interest | \$ 3,194,346 |
| Total Local Taxes to BRA Administration | \$ - |
| Total Local Taxes to Local Site Remediation Revolving Fund (LSRRF) | \$ - |
| Total Local Taxes to BRA | \$ - |
| Total School Taxes to Developer Eligible Activities, Contingency and Interest | \$ - |
| Total School Taxes to BRA Eligible Activities, Contingency and Interest | \$ - |
| Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF) | \$ - |
| Total School Tax Capture Eligible Activities | \$ - |
| Total Capture by Brownfield Redevelopment Authority (BRA) | \$ - |
| Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF) | \$ - |
| Total Capture by Developer | \$ 3,194,346 |
| GRAND TOTAL | \$ 3,194,346 |

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(1)(C))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2016 tax values. Tax increment revenue capture will begin when tax increment is generated by redevelopment on the Property; this is expected to begin in 2017. Estimates project that the Authority is expected to capture the tax increment revenues from 2017 through 2034 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payment of Authority Administrative fees will occur first. Local Site Remediation Revolving Fund (LSRRF) capture will occur briefly in the first year of capture and then again at the end of Developer reimbursement for a full five (5) years as described in the tables.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (real property) on the Property set through the property assessment process by the local unit of government and equalized by the County. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

| Table 2 - Captured Incremental Taxable Values & Tax Increment Revenues Captured | | |
|--|--|--|
| Tax Year | Captured Incremental Taxable Values | Tax Increment Revenues Captured |
| 2016 - Base Year | \$ - | \$ - |
| 2017 - Start of Tax Capture | \$ 2,160,713 | \$ 69,571 |
| 2018 | \$ 8,316,150 | \$ 267,763 |
| 2019 | \$ 8,513,124 | \$ 274,106 |
| 2020 | \$ 8,714,825 | \$ 280,600 |
| 2021 | \$ 8,921,368 | \$ 287,250 |
| 2022 | \$ 9,132,867 | \$ 294,060 |
| 2023 | \$ 9,349,442 | \$ 301,033 |
| 2024 | \$ 9,571,215 | \$ 308,174 |
| 2025 | \$ 9,798,311 | \$ 315,486 |
| 2026 | \$ 10,030,856 | \$ 322,974 |
| 2027 | \$ 10,268,983 | \$ 330,641 |
| 2028 | \$ 10,512,825 | \$ 338,492 |
| 2029 | \$ 10,762,520 | \$ 346,532 |
| 2030 | \$ 11,018,206 | \$ 354,764 |
| 2031 | \$ 11,280,030 | \$ 363,194 |
| 2032 | \$ 11,548,137 | \$ 371,827 |
| 2033 | \$ 11,822,679 | \$ 380,667 |
| 2034 | \$ 12,103,809 | \$ 389,718 |
| | | |
| Total | - | \$ 5,596,851 |
| <i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i> | | \$ 217,335 |
| Total Tax Increment Revenues Captured | | \$ 5,379,516 |

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(1)(D))

Eligible activities are to be financed by the Developer. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the Developer and Authority for costs in this Plan is \$5,379,516 (includes contingency, interest, Brownfield Plan preparation, Authority Administrative fees and LSRRF deposits).

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. 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 Agreement contemplated by this Plan.

The Authority anticipates collecting \$325,000 in Administrative costs and \$1,860,171 in LSRRF deposits under this Plan. Administrative costs and LSRRF deposits are reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(1)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(1)(F))

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 subsection (4) and (5) of Section 13 of Act 381 or 30 years. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(1)(G), SECTION 2(EE))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment project is completed).

Table 3 - Impact to Taxing Jurisdictions

| Taxing Unit | Incremental Taxes Paid | Taxes Returned to Taxing Unit | Impact to Taxing Jurisdiction |
|---|-------------------------------|--------------------------------------|--------------------------------------|
| DELHI CHARTER TOWNSHIP | - | - | - |
| Operating - Delhi Township | \$ 749,086 | \$ - | \$ 749,086 |
| Fire/EMS | \$ 260,739 | \$ - | \$ 260,739 |
| Police | \$ 260,739 | \$ - | \$ 260,739 |
| INGHAM COUNTY | - | - | - |
| County Operating - General Operations & Indigent Veterans Support | \$ 1,109,740 | \$ - | \$ 1,109,740 |
| Potter Park Zoo & Potter Park | \$ 71,269 | \$ - | \$ 71,269 |
| Public Transportation | \$ 20,859 | \$ - | \$ 20,859 |
| Special Transportation | \$ 83,437 | \$ - | \$ 83,437 |
| 911 System - Emergency Telephone Services | \$ 146,553 | \$ - | \$ 146,553 |
| Juvenile Justice | \$ 104,296 | \$ - | \$ 104,296 |
| Farmland/ Open Space Preservation | \$ 24,336 | \$ - | \$ 24,336 |
| Health Care Services | \$ 60,839 | \$ - | \$ 60,839 |
| Parks/Trails | \$ 86,913 | \$ - | \$ 86,913 |
| Capital Region Airport Authority - CRAA | \$ 121,504 | \$ - | \$ 121,504 |
| Capital Area Transportation Authority - CATA | \$ 522,695 | \$ - | \$ 522,695 |
| LIBRARY | - | - | - |
| Capital Area District Libraries - CADL | \$ 271,169 | \$ - | \$ 271,169 |
| INTERMEDIATE SCHOOL DISTRICTS (ISD) | - | - | - |
| RESA Operating | \$ 32,923 | \$ - | \$ 32,923 |
| RESA Special Education | \$ 783,295 | \$ - | \$ 783,295 |
| RESA Vocational Education | \$ 224,670 | \$ - | \$ 224,670 |
| COMMUNITY COLLEGE | - | - | - |
| Lansing Community College - LCC | \$ 661,791 | \$ - | \$ 661,791 |
| LOCAL SCHOOL MILLAGES: excludes State School millages | - | - | - |
| Holt School District Debt (District #33070) | \$ 1,738,261 | \$ 1,738,261 | \$ - |
| STATE SCHOOL MILLAGES: excludes Local School millages | - | - | - |
| State Education Tax - SET | \$ 1,042,956 | \$ 1,042,956 | \$ - |
| Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property. | \$ 3,128,869 | \$ 3,128,869 | \$ - |
| Totals | \$ 11,506,938 | \$ 5,910,086 | \$ 5,596,851 |
| <i>"Surplus Revenue/Surplus Incremental Taxes Paid" from Local Millages (all but State School Millages) to be returned to the applicable Taxing Jurisdictions on a pro-rata basis (excluding any millages not allowed for tax capture)</i> | | | \$ 217,335 |
| <i>"Surplus Revenue/Surplus Incremental Taxes Paid" from State School Millages to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i> | | | \$ - |
| Total Tax Increment Revenues Captured | | | \$ 5,379,516 |

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(1)(I-L))

There is currently no persons or businesses residing on the Property. Additionally no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Plan.

10. AUTHORITY REVOLVING FUND (SECTION 8; SECTION 13(1)(M))

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF may be used to reimburse the Township, the Authority, or private parties for eligible costs at eligible properties as identified in other Brownfield Plans adopted by the Township. It may also be used for eligible activities on eligible properties for which there are no other means to capture tax increment revenues, or where there are insufficient tax increment revenues to fund all eligible activities. The LSRRF provides additional flexibility to the Township and its Authority in facilitating redevelopment of Brownfield properties by providing another source of financing for eligible activities.

For this Plan, the Authority will capture incremental local taxes to fund the LSRRF briefly in the first year of capture up to \$21,035 for the benefit of a grant received for the Project from funding made possible through the Lansing Regional Brownfields Coalition (LRBC). In 2015, the LRBC received a Brownfield Assessment Grant from the U.S. Environmental Protection Agency (EPA). The grant is administered by the Lansing Economic Area Partnership (LEAP). LSRRF capture will again resume starting in Year 14 (first full year) through the life of the Plan, to the extent allowed by law. The LSRRF will capture approximately on average \$372,034 per year (see Table 4d for LSRRF distribution). The Authority anticipates depositing \$1,860,171 of local captured taxes into its LSRRF if the redevelopment project is completed and all eligible activities are incurred as summarized in Table 1a.

The funds deposited in the LSRRF as part of this and other Brownfield Plans will be used in a manner consistent with the requirements of Act 381 of 1996, as amended.

11. OTHER INFORMATION (SECTION 8; SECTION 13(1)(N))

The Authority, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

Exhibit A

Legal Descriptions And Eligible Property Boundary Maps

Legal Descriptions from Assessing Records

The Eligible Property consists of three adjoining parcels at 4184 and 4136 Willoughby Road, Delhi Charter Township, Michigan, comprising approximately 38.51 acres as follows:

Parcel Identification No. 33-25-05-11-452-001 located at 4184 E. Willoughby Road (16.86 acres):

(D 11-40-1 11-30-1) BEG ON S SEC LN AT PT 1700 FT W OF SE COR SEC 11, TH W 685 FT ALG SEC LN TO TNT W/ ELY LN MCRR R/W, TH NWLY 823 FT ALG ELY R/W LN TO INT W/ N-S 1/4 LN, TH N 236 F, TH ELY 558 FT TH SELY TO BEG; ALSO SE 1/4 OF SW 1/4 LYING N & E OF MCRR R/W; SEC 11, T3NR2W.

Parcel Identification No. 33-25-05-11-452-004 no address therefore 0 E. Willoughby Road (20.31 acres):

(D 11-40) SW 1/4 OF SE 1/4 OF SEC 11, EXC BEG ON S SEC LN 1700 FT W OF SE COR OF SEC 11, TH W 685 FT ALG S SEC LN TO ELY LN OF MCRR R/W, TH NW'LY 823 FT ALG ELY RIW LN TO N-S 1/4 LN SEC 11, TH N 236 Fr, TH ELY 558 FT, TH SE'LY TO POB; ALSO EXC A PCL IN SE COR OF SW 1/4 OF SE 1/4 OF SEC 11 BEING 363 FT N & S BY 160 FT E & W; ALSO EXC THAT PT OF SW 1/4 OF SE 1/4 OF SEC 11 LYING SW OF NE'LY LN OF MCRR R/W; SEC 11 T3N R2W.

Parcel Identification No. 33-25-05-11-452-005 located at 4136 E. Willoughby Road (1.34 acres):

D 11-40-3 A PCL OF LAND IN SE COR OF SW 1/4 OF SE 1/4 OF SEC 11 BEING 363 FT N & S BY 160 FT E & W, SEC 11, T3NR2W. 1.34 AC M/L.

Eligible Property Boundary Maps

(Eligible Property Map & Topographic Survey serve together to describe the Eligible Property Boundary)

Eligible Property Map

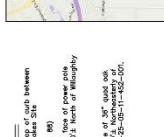


Topographic Survey

Project Number: 1508 – Date of Survey 1/19/2016
(See next page)

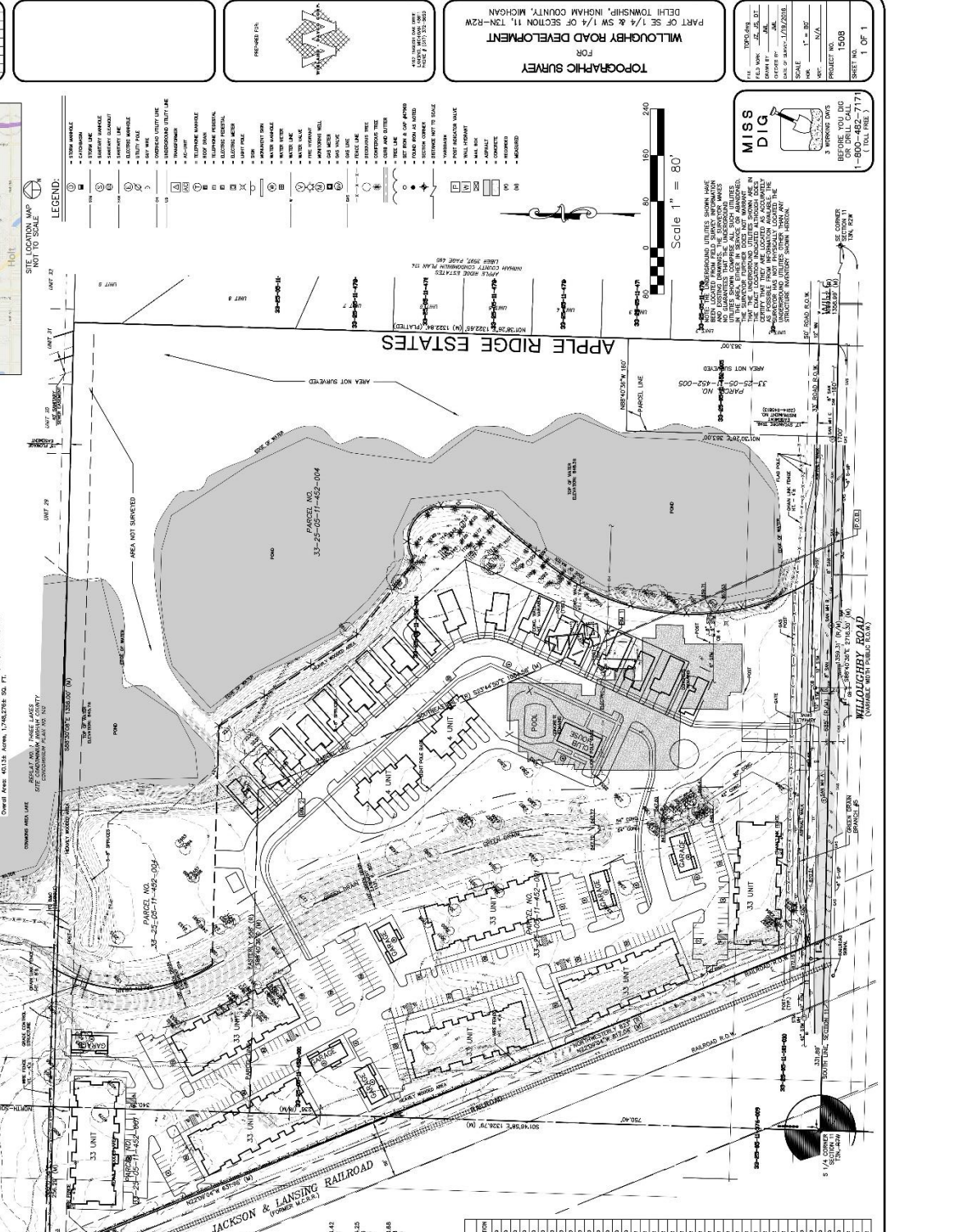
REGIONS

| | | | |
|---|---|---|---|
| 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 |



GENERAL NOTES:
1. The owner warrants that the plat of the development is correct and that the boundaries shown are true and correct.
2. The boundaries shown are those of the land shown and do not constitute an endorsement or approval of any other party's work.
3. The boundaries shown are those of the land shown and do not constitute an endorsement or approval of any other party's work.
4. A vertical boundary survey has not been performed by this office.
5. The boundaries shown are those of the land shown and do not constitute an endorsement or approval of any other party's work.

BENCHMARK:
CROSSHAIR MARKER IS THE POINT OF BEGINNING OF THE PLAT OF THE WILLOUGHBY ROAD DEVELOPMENT. THE BENCHMARK IS A 6 INCH DIAMETER IRON PIPE SET IN CONCRETE WITH AN ELEVATION OF 864.60 (NGVD) 865.17 (NAVD 80).
CROSSHAIR MARKER IS THE POINT OF BEGINNING OF THE PLAT OF THE WILLOUGHBY ROAD DEVELOPMENT. THE BENCHMARK IS A 6 INCH DIAMETER IRON PIPE SET IN CONCRETE WITH AN ELEVATION OF 864.60 (NGVD) 865.17 (NAVD 80).



STRUCTURE INVENTORY:

| STRUCTURE NO. | TYPE | SIZE | CONDTN |
|---------------|-------|---------|--------|
| 001 | PORCH | 4' x 8' | 0000 |
| 002 | PORCH | 4' x 8' | 0000 |
| 003 | PORCH | 4' x 8' | 0000 |
| 004 | PORCH | 4' x 8' | 0000 |
| 005 | PORCH | 4' x 8' | 0000 |
| 006 | PORCH | 4' x 8' | 0000 |
| 007 | PORCH | 4' x 8' | 0000 |
| 008 | PORCH | 4' x 8' | 0000 |
| 009 | PORCH | 4' x 8' | 0000 |
| 010 | PORCH | 4' x 8' | 0000 |
| 011 | PORCH | 4' x 8' | 0000 |
| 012 | PORCH | 4' x 8' | 0000 |
| 013 | PORCH | 4' x 8' | 0000 |
| 014 | PORCH | 4' x 8' | 0000 |
| 015 | PORCH | 4' x 8' | 0000 |
| 016 | PORCH | 4' x 8' | 0000 |
| 017 | PORCH | 4' x 8' | 0000 |
| 018 | PORCH | 4' x 8' | 0000 |
| 019 | PORCH | 4' x 8' | 0000 |
| 020 | PORCH | 4' x 8' | 0000 |
| 021 | PORCH | 4' x 8' | 0000 |
| 022 | PORCH | 4' x 8' | 0000 |
| 023 | PORCH | 4' x 8' | 0000 |
| 024 | PORCH | 4' x 8' | 0000 |
| 025 | PORCH | 4' x 8' | 0000 |
| 026 | PORCH | 4' x 8' | 0000 |
| 027 | PORCH | 4' x 8' | 0000 |
| 028 | PORCH | 4' x 8' | 0000 |
| 029 | PORCH | 4' x 8' | 0000 |
| 030 | PORCH | 4' x 8' | 0000 |
| 031 | PORCH | 4' x 8' | 0000 |
| 032 | PORCH | 4' x 8' | 0000 |
| 033 | PORCH | 4' x 8' | 0000 |
| 034 | PORCH | 4' x 8' | 0000 |
| 035 | PORCH | 4' x 8' | 0000 |
| 036 | PORCH | 4' x 8' | 0000 |
| 037 | PORCH | 4' x 8' | 0000 |
| 038 | PORCH | 4' x 8' | 0000 |
| 039 | PORCH | 4' x 8' | 0000 |
| 040 | PORCH | 4' x 8' | 0000 |
| 041 | PORCH | 4' x 8' | 0000 |
| 042 | PORCH | 4' x 8' | 0000 |
| 043 | PORCH | 4' x 8' | 0000 |
| 044 | PORCH | 4' x 8' | 0000 |
| 045 | PORCH | 4' x 8' | 0000 |
| 046 | PORCH | 4' x 8' | 0000 |
| 047 | PORCH | 4' x 8' | 0000 |
| 048 | PORCH | 4' x 8' | 0000 |
| 049 | PORCH | 4' x 8' | 0000 |
| 050 | PORCH | 4' x 8' | 0000 |
| 051 | PORCH | 4' x 8' | 0000 |
| 052 | PORCH | 4' x 8' | 0000 |
| 053 | PORCH | 4' x 8' | 0000 |
| 054 | PORCH | 4' x 8' | 0000 |
| 055 | PORCH | 4' x 8' | 0000 |
| 056 | PORCH | 4' x 8' | 0000 |
| 057 | PORCH | 4' x 8' | 0000 |
| 058 | PORCH | 4' x 8' | 0000 |
| 059 | PORCH | 4' x 8' | 0000 |
| 060 | PORCH | 4' x 8' | 0000 |
| 061 | PORCH | 4' x 8' | 0000 |
| 062 | PORCH | 4' x 8' | 0000 |
| 063 | PORCH | 4' x 8' | 0000 |
| 064 | PORCH | 4' x 8' | 0000 |
| 065 | PORCH | 4' x 8' | 0000 |
| 066 | PORCH | 4' x 8' | 0000 |
| 067 | PORCH | 4' x 8' | 0000 |
| 068 | PORCH | 4' x 8' | 0000 |
| 069 | PORCH | 4' x 8' | 0000 |
| 070 | PORCH | 4' x 8' | 0000 |
| 071 | PORCH | 4' x 8' | 0000 |
| 072 | PORCH | 4' x 8' | 0000 |
| 073 | PORCH | 4' x 8' | 0000 |
| 074 | PORCH | 4' x 8' | 0000 |
| 075 | PORCH | 4' x 8' | 0000 |
| 076 | PORCH | 4' x 8' | 0000 |
| 077 | PORCH | 4' x 8' | 0000 |
| 078 | PORCH | 4' x 8' | 0000 |
| 079 | PORCH | 4' x 8' | 0000 |
| 080 | PORCH | 4' x 8' | 0000 |
| 081 | PORCH | 4' x 8' | 0000 |
| 082 | PORCH | 4' x 8' | 0000 |
| 083 | PORCH | 4' x 8' | 0000 |
| 084 | PORCH | 4' x 8' | 0000 |
| 085 | PORCH | 4' x 8' | 0000 |
| 086 | PORCH | 4' x 8' | 0000 |
| 087 | PORCH | 4' x 8' | 0000 |
| 088 | PORCH | 4' x 8' | 0000 |
| 089 | PORCH | 4' x 8' | 0000 |
| 090 | PORCH | 4' x 8' | 0000 |
| 091 | PORCH | 4' x 8' | 0000 |
| 092 | PORCH | 4' x 8' | 0000 |
| 093 | PORCH | 4' x 8' | 0000 |
| 094 | PORCH | 4' x 8' | 0000 |
| 095 | PORCH | 4' x 8' | 0000 |
| 096 | PORCH | 4' x 8' | 0000 |
| 097 | PORCH | 4' x 8' | 0000 |
| 098 | PORCH | 4' x 8' | 0000 |
| 099 | PORCH | 4' x 8' | 0000 |
| 100 | PORCH | 4' x 8' | 0000 |

TREE INVENTORY:

| TREE NO. | TYPE | SIZE | CONDTN |
|----------|------|------|--------|
| 001 | HAWK | 12" | 0000 |
| 002 | HAWK | 12" | 0000 |
| 003 | HAWK | 12" | 0000 |
| 004 | HAWK | 12" | 0000 |
| 005 | HAWK | 12" | 0000 |
| 006 | HAWK | 12" | 0000 |
| 007 | HAWK | 12" | 0000 |
| 008 | HAWK | 12" | 0000 |
| 009 | HAWK | 12" | 0000 |
| 010 | HAWK | 12" | 0000 |
| 011 | HAWK | 12" | 0000 |
| 012 | HAWK | 12" | 0000 |
| 013 | HAWK | 12" | 0000 |
| 014 | HAWK | 12" | 0000 |
| 015 | HAWK | 12" | 0000 |
| 016 | HAWK | 12" | 0000 |
| 017 | HAWK | 12" | 0000 |
| 018 | HAWK | 12" | 0000 |
| 019 | HAWK | 12" | 0000 |
| 020 | HAWK | 12" | 0000 |
| 021 | HAWK | 12" | 0000 |
| 022 | HAWK | 12" | 0000 |
| 023 | HAWK | 12" | 0000 |
| 024 | HAWK | 12" | 0000 |
| 025 | HAWK | 12" | 0000 |
| 026 | HAWK | 12" | 0000 |
| 027 | HAWK | 12" | 0000 |
| 028 | HAWK | 12" | 0000 |
| 029 | HAWK | 12" | 0000 |
| 030 | HAWK | 12" | 0000 |
| 031 | HAWK | 12" | 0000 |
| 032 | HAWK | 12" | 0000 |
| 033 | HAWK | 12" | 0000 |
| 034 | HAWK | 12" | 0000 |
| 035 | HAWK | 12" | 0000 |
| 036 | HAWK | 12" | 0000 |
| 037 | HAWK | 12" | 0000 |
| 038 | HAWK | 12" | 0000 |
| 039 | HAWK | 12" | 0000 |
| 040 | HAWK | 12" | 0000 |
| 041 | HAWK | 12" | 0000 |
| 042 | HAWK | 12" | 0000 |
| 043 | HAWK | 12" | 0000 |
| 044 | HAWK | 12" | 0000 |
| 045 | HAWK | 12" | 0000 |
| 046 | HAWK | 12" | 0000 |
| 047 | HAWK | 12" | 0000 |
| 048 | HAWK | 12" | 0000 |
| 049 | HAWK | 12" | 0000 |
| 050 | HAWK | 12" | 0000 |
| 051 | HAWK | 12" | 0000 |
| 052 | HAWK | 12" | 0000 |
| 053 | HAWK | 12" | 0000 |
| 054 | HAWK | 12" | 0000 |
| 055 | HAWK | 12" | 0000 |
| 056 | HAWK | 12" | 0000 |
| 057 | HAWK | 12" | 0000 |
| 058 | HAWK | 12" | 0000 |
| 059 | HAWK | 12" | 0000 |
| 060 | HAWK | 12" | 0000 |
| 061 | HAWK | 12" | 0000 |
| 062 | HAWK | 12" | 0000 |
| 063 | HAWK | 12" | 0000 |
| 064 | HAWK | 12" | 0000 |
| 065 | HAWK | 12" | 0000 |
| 066 | HAWK | 12" | 0000 |
| 067 | HAWK | 12" | 0000 |
| 068 | HAWK | 12" | 0000 |
| 069 | HAWK | 12" | 0000 |
| 070 | HAWK | 12" | 0000 |
| 071 | HAWK | 12" | 0000 |
| 072 | HAWK | 12" | 0000 |
| 073 | HAWK | 12" | 0000 |
| 074 | HAWK | 12" | 0000 |
| 075 | HAWK | 12" | 0000 |
| 076 | HAWK | 12" | 0000 |
| 077 | HAWK | 12" | 0000 |
| 078 | HAWK | 12" | 0000 |
| 079 | HAWK | 12" | 0000 |
| 080 | HAWK | 12" | 0000 |
| 081 | HAWK | 12" | 0000 |
| 082 | HAWK | 12" | 0000 |
| 083 | HAWK | 12" | 0000 |
| 084 | HAWK | 12" | 0000 |
| 085 | HAWK | 12" | 0000 |
| 086 | HAWK | 12" | 0000 |
| 087 | HAWK | 12" | 0000 |
| 088 | HAWK | 12" | 0000 |
| 089 | HAWK | 12" | 0000 |
| 090 | HAWK | 12" | 0000 |
| 091 | HAWK | 12" | 0000 |
| 092 | HAWK | 12" | 0000 |
| 093 | HAWK | 12" | 0000 |
| 094 | HAWK | 12" | 0000 |
| 095 | HAWK | 12" | 0000 |
| 096 | HAWK | 12" | 0000 |
| 097 | HAWK | 12" | 0000 |
| 098 | HAWK | 12" | 0000 |
| 099 | HAWK | 12" | 0000 |
| 100 | HAWK | 12" | 0000 |

EXHIBIT B
Basis of Eligibility
Supportive Environmental and Non-Environmental Information

A. HISTORY

According to historical documents summarized in a Phase I Environmental Site Assessment (ESA) prepared by Triterra on March 14, 2016, on behalf of Willoughby Estates, LLC prior to their acquisition of the Property, the Property was a gravel mine prior to 1950 until it began use as a masonry and concrete production plant in 1965. A house was built in the southeast Property corner in 1951, and an increase in mining operations influenced the formation of the 9-acre pond. By 1996, Décor Precast of Michigan occupied the Property and produced concrete landscaping products and concrete patio blocks. The production plant operations involved mixing raw materials (i.e. various grades of sand and graded gravel) and casting cement to molds. The product was then stacked, washed, and stored before shipment. Materials and chemical substances stored and used at the facility included diesel fuel, hydraulic oil, motor oil, gear oil, boiler chemicals, concrete mixtures, and cement dyes. A manufacturing building was consequently built for the concrete production activities. A warehouse building was constructed in 1972 but blew down in 1996. In 1989, a modular office was placed south from the manufacturing building. In 1999, a storage building was constructed onto to the north side of the modular office. Operations continued until approximately 2003. In 2004, the house was removed from the Property and the basement backfilled. The manufacturing plant and office buildings were razed in 2006. The Property has since been vacant land aside from paved parking and concrete slab foundations left behind from the demolished buildings.

The Eligible Property (“Property”) consists of the three parcels listed below. For the purpose of this document and according to Triterra’s Phase I ESA, the Property will hereinafter be referred to as 4184 E. Willoughby Road.

| Eligible Property | | |
|--------------------------|---------------------|----------------------------|
| Address | Tax ID | Approximate Acreage |
| 4184 E. Willoughby Road | 33-25-05-11-452-001 | 16.86 |
| 4136 E. Willoughby Road | 33-25-05-11-452-005 | 1.34 |
| 0 E. Willoughby Road | 33-25-05-11-452-004 | 20.31 |

B. ENVIRONMENTAL FINDINGS

Phase I Environmental Site Assessment Findings - March 14, 2016

Triterra performed a Phase I Environmental Site Assessment on March 14, 2016 and in conformance with the scope and limitations of ASTM Designation: E 1527-13 for 4184 E. Willoughby Road in Holt, Michigan. The assessment revealed the following recognized environmental concerns (RECs) in connection with the Property:

- **The documented presence of soil and groundwater contamination from historical operations at the Property (Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004).** Subsurface investigations were conducted on the Property in 1996, 2001, and 2008. According to the most recent data, aluminum, iron, magnesium, and manganese were present in subsurface fill material at concentrations above MDEQ Part 201 generic Residential Cleanup Criteria (RCC). The fill material included concrete block debris, brick debris, wood pallets, sand, and gravel. Impacted subsurface fill and debris material was located in banks along the Green Drain, berms near the railroad and East Willoughby Road, and banks adjacent to the west-central side of quarry pond, however, the extent of subsurface fill and debris material has not been delineated at the Property. In addition, aluminum, chromium (total), iron, lead, manganese, and vanadium were detected in shallow groundwater at concentrations above Part 201 MDEQ RCC. Ammonia from soil and groundwater was found to impact the Green Drain and pond above groundwater surface interface (GSI) for cold surface water bodies. Based on the laboratory analytical results, the Property for Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004 meets the definition of a "facility", as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended.

- **The potential for additional contamination associated with additional subsurface fill material at the former residential building located on the Property (Tax ID No. 33-25-05-11-452-005).** From 1951 to 2004, a house existed on the southeast portion of the Property. According to historical records, the house was transported to a new location. The basement was then backfilled with fill material (source and nature of fill is unknown). Triterra observed fill and debris material at the location of the former house and sheds. The debris included wood boards, concrete block, brick, tires, and miscellaneous metal items. Based on Triterra's experience, subsurface fill materials may contain metals and PAHs at concentrations above Part 201 RCC, however, there currently is no evidence to determine that Tax ID No. 33-25-05-11-452-005 meets the facility definition. Tax ID No. 33-25-05-11-452-005 is however adjacent or contiguous to that facility Property described above and because the development of this adjacent and contiguous parcel is estimated to increase the captured taxable value of that property it is deemed an Eligible Property.

| Eligible Property | | | |
|--------------------------|---------------------|---|----------------------------|
| Address | Tax ID | Basis of Eligibility | Approximate Acreage |
| 4184 E. Willoughby Road | 33-25-05-11-452-001 | Facility | 16.86 |
| 4136 E. Willoughby Road | 33-25-05-11-452-005 | Adjacent or Contiguous to Facility Property | 1.34 |
| 0 E. Willoughby Road | 33-25-05-11-452-004 | Facility | 20.31 |

Historical Documents Reviewed and Known Property Contamination

Triterra reviewed the following historical documents pertaining to the Property during its March 14, 2016 Phase I ESA:

- Baseline Environmental Assessment (BEA) prepared by AKT Peerless on December 4, 2013 on behalf of Delhi Township prior to their acquisition of the Property;
- Documentation of Due Care Plan Compliance Report prepared by AKT Peerless on December 4, 2013 on behalf of Delhi Township prior to their acquisition of the Property;
- Phase I Environmental Site Assessment (ESA) prepared by AKT Peerless on December 2, 2013 on behalf of Delhi Township prior to their acquisition of the Property;
- Phase II ESA prepared by AKT Peerless, dated November 24, 2008 on behalf of a prospective purchaser at that time, Prairie Hills Management, LLC;
- Phase I ESA prepared by Tetra Tech EM, Inc. (Tetra Tech) on April 24, 2008 on behalf of a prospective purchaser at that time, Prairie Hills Operations;
- Phase II ESA prepared by Tetra Tech EM, Inc. on March 27, 2001 on behalf of Oldcastle Architectural Products Group prior to their acquisition of the Property; and
- Phase I ESA prepared by Tetra Tech EM, Inc. on March 14, 2001 on behalf of Oldcastle Architectural Products Group prior to their acquisition of the Property.

It was reported in Tetra Tech's 2001 Phase I ESA that Strata Environmental Services (Strata) conducted a Phase I ESA and a Phase II ESA on the Property in 1996. Copies of Strata's Phase I and Phase II ESA reports were not provided in Tetra Tech's Phase I ESA nor in other historical reports reviewed during the course of Triterra's Phase I ESA. Tetra Tech indicated Strata reported an oil-leaking air compressor in one of the buildings and parts washer fluid used on site. In addition, Strata reported that two USTs containing gasoline and/or diesel formerly existed on the Property but were removed in 1991 by Snell Environmental Group (SEG). Tetra Tech reported SEG collected four soil samples from the UST excavation area and in accordance with minimum requirements of MDEQ regulations. Laboratory analytical results indicated no petroleum constituents present in the soil. However, a "Closure Letter" or "No Further Action Required" letter was not filed with the MDEQ.

In 2001, Tetra Tech conducted a subsurface investigation on the Property to evaluate the potential for contamination from the former UST area, area of staining proximal to the air compressor, and a 500-gallon diesel AST. Tetra Tech advanced three soil borings and collected six soil samples. Samples were analyzed for diesel range organics (DRO), polynuclear aromatic hydrocarbons (PAHs), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Laboratory analytical results were non-detect for PAHs and BTEX and below cleanup criteria for DRO. Tetra Tech also observed large piles of debris on the Property that consisted of sand, gravel, concrete block, and wood pallets. Some of the debris appeared to be eroding into Green Drain. According to previous Property owner, Cheney Block, excess concrete and waste products were used as fill on the Property and dumped in areas behind the block plant and adjacent to the quarry pond.

By approximately 2003 the Property operations stopped and in 2006 the buildings were demolished.

In 2008, AKT Peerless (AKT) conducted a subsurface investigation on the Property in order to assess potential for impact from observed fill and reported subsurface fill material, potential impact from historical Property operations and potential impact at the Property due to migration from the south-adjointing LUST site. AKT advanced 12 soil borings and installed two temporary monitoring wells. Twelve soil samples, three groundwater, and two surface water samples were collected and submitted for analysis of one or more of the following constituents: volatile organic compounds (VOCs), base neutral acids (BNAs), PAHs, polychlorinated biphenyls (PCBs), inorganic anions, pH, leaded gasoline parameters, distillate oils, and Target Analyte List (TAL) 23 metals. Laboratory analytical results revealed levels of aluminum, iron, magnesium, and manganese in soil above MDEQ Part 201 RCC. In addition, laboratory analytical results revealed aluminum, chromium (total), iron, lead, manganese, and vanadium in shallow groundwater above MDEQ Part 201 RCC. Environmental impact was identified in subsurface fill and debris material located in banks along the Green Drain, berms near the railroad and East Willoughby Road, and banks adjacent to the west-central side of quarry pond. The subsurface fill material included concrete block, brick, wood pallets, sand, and gravel. Significant subsurface fill and debris material was reported to depths of 4.0 to 5.0 feet below ground surface.

Based on the historical laboratory analytical results, the Property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended.

Attachment A includes excerpts from the Baseline Environmental Assessment (BEA) prepared by AKT Peerless on December 4, 2013 on behalf of Delhi Township prior to their acquisition of the Property evidencing the facility status of the two aforementioned parcels, Tax ID No.s 33-25-05-11-452-001 and 33-25-05-11-452-004:

- BEA Report Pages 6 and 7
- Figure 3 - Site Map with Soil Results Above MDEQ Cleanup Criteria
- Figure 4 - Site Map with Groundwater Results Above MDEQ Cleanup Criteria
- Table 1 - Summary of Soil Analytical Results
- Table 2 - Summary of Groundwater Analytical Results

Next Steps – Supplemental Phase II ESA and Due Care Investigation

Triterra plans to conduct supplemental Phase II ESA and Due Care Investigation activities on April 11, 2016 based on their completed Phase I ESA dated March 14, 2016. The purpose of the investigation is to collect and analyze soil samples and further evaluate for the presence of environmental contamination as a result historical operations and the known placement of fill and debris material at the Property. Sample locations for the investigation have been selected based on the following rationale:

- 1) characterize areas of the Property not fully evaluated by previous investigations, and
- 2) characterize areas of the Property where development plans include subsurface excavation and/or earthwork.

As illustrated in Attachment B (Figure 3, Sampling Plan) Triterra plans to advance up to 15 soil borings (B1 through B15) on the Property using hydraulically driven, direct-push coring equipment and/or hand auger. Up to 21 soil samples will be collected for visual classification, field screening, and laboratory analyses of Target Analyte List 23 Metals (Aluminum, Antimony, Arsenic, Barium, Beryllium, Cadmium, Calcium, Chromium, Cobalt, Copper, Iron, Lead, Magnesium, Manganese, Mercury, Nickel, Potassium, Selenium, Silver, Sodium, Thallium, Vanadium, Zinc). The depth to which soil borings are advanced will be dependent on the soil conditions encountered during drilling and the depth to native sediments. Data collected during field activities and from analyses of soil samples will be used to evaluate current soil conditions at the Property.

Environmental Brownfield Eligible Activities

The principal activities and costs for the environmental eligible activities involve Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, Due Care Activities {Due Care Plans and activities}, potential Additional Response Activities, and Brownfield Plan preparation.

Current environmental conditions and environmental eligible activities will be further discussed in future environmental reports upon completion of the supplemental Phase II ESA and Due Care Investigation activities planned for April 11, 2016. Specific environmental eligible activities anticipated include: completion of other assessments/supplemental investigations; survey for contaminated material repurposing; removal of contaminated fill/debris and soil; soil management (demarcation liner and topsoil cap or protective cap/direct contact barrier; potential excavation, transportation, disposal, sampling & analysis verification; special construction in areas of restricted access along with special stormwater design criteria (if required), and; Brownfield Plan preparation. Transportation and disposal of fill and debris is currently anticipated to be treated as non-hazardous (contaminated) material and will be disposed of at a licensed Class II landfill as an environmental eligible activity if it cannot be repurposed on-site. If any material is deemed non-contaminated, in an effort to reduce costs, the fill and debris will be managed appropriately on-site or off-site under the demolition eligible activity category (see Non-Environmental Brownfield Eligible Activities below) as permitted by state non-environmental eligible activity guidance. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking & supervision, and; construction management.

C. OTHER FINDINGS

In addition to the Property being a “facility” (contaminated), several tons of buried debris and fill are estimated to exist across Tax ID No’s 33-25-05-11-452-001 and 33-25-05-11-452-004. To further investigate the aforementioned fill and debris encountered, a geotechnical investigation followed by a spot test pit investigation was conducted at the Property. Additional geotechnical investigations are planned for April 2016. As a result of the previous studies, including environmental work,

significant above grade and subsurface fill and debris were identified consisting of general junk and construction debris along with excess concrete and waste products dumped across the Property from former operations. Significant subsurface fill and debris material was reported to depths of 4 to 5 feet below ground surface. It is anticipated based upon the topography that areas exist with extensive fill beyond 5 feet below ground surface. Additionally, significant existing site improvements from past operations remain on the Property from surface concrete pavement, bollard's and loading/storage areas, and former foundations and partial building remnants. This material and debris extends across the surface of the two main Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004 west of the ponds. The remaining site conditions, fill and debris may have been the impediment to redevelopment for the last 13 years.

Non-Environmental Brownfield Eligible Activities

The principal activities and costs for the non-environmental eligible activities involve demolition (site demolition) activities and Brownfield Plan preparation. The largest demolition costs are associated with material management of wide-spread fill and debris found across most of the two main Tax ID No's 33-25-05-11-452-001 and 33-25-05-11-452-004. The approach is to perform site demolition activities by through material management (excavation/pulverize/repurpose) all possible material (concrete, block, brick) encountered. A large percentage of the excavated fill and debris areas will be replaced with imported, compacted engineered fill to "green" the Property and allow for construction by bring the Property back up to a buildable condition. Material testing during repurposing operations and backfilling will be conducted. Any material that cannot be repurposed and that requires transportation and disposal because it is deemed as non-hazardous (contaminated) material, will be disposed of at a licensed Class II landfill as an environmental eligible activity, as described above. If any material is deemed non-contaminated, in an effort to significantly reduce costs, the fill and debris will be managed appropriately on-site or off-site under the demolition eligible activity category as permitted by state non-environmental eligible activity guidance. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking & supervision, and; construction management.

Exhibit B

Attachment A

**Excerpts from Baseline Environmental Assessment (BEA) prepared by
AKT Peerless on December 4, 2013 on behalf of Delhi Township**

- **BEA Report Pages 6 and 7**
- **Figure 3 - Site Map with Soil Results Above MDEQ Cleanup Criteria**
- **Figure 4 - Site Map with Groundwater Results Above MDEQ Cleanup Criteria**
- **Table 1 - Summary of Soil Analytical Results**
- **Table 2 - Summary of Groundwater Analytical Results**

Latitude (North): 42.65662

Longitude (West): -84.51201

3.0 Facility Status

3.1 Summary of Known Hazardous Substances

Hazardous substances known to exceed Part 201 RCC, Chemical Abstract Service (CAS) registration numbers, sample location, depths, and media affected are summarized in the following table:

Table 3-1 Summary of Soil Analytical Results

| Parameter | CAS Number | Sample Identification with Criteria Exceedance | Part 201 Residential Criteria Exceeded/ Established Criteria (ug/kg) | Maximum Concentration (ug/kg)/Sample Location |
|-----------|------------|---|--|---|
| Aluminum | 7429-90-5 | B-1 (7-8') and B-5A (3-4') | DWP/1,000 | 7,900,000/B-1 (7-8') |
| Iron | 7439-89-6 | B-1 (7-8') | DWP/6,000 | 14,000,000/ B-1 (7-8') |
| Magnesium | 7439-95-4 | B-1 (7-8'); B-4 (0.5-2'); B-5 (3-4'); and B-5A (3-4') | DWP/8,000,000 | 19,000,000/B-4 (0.5-2') |
| Manganese | 7439-96-5 | B-1 (7-8') | DWP/1,000 | 750,000/B-1 (7-8') |

Table Notes:

ug/kg – microgram per kilogram

DWP – Drinking Water Protection Criteria

Table 3-2 Summary of Groundwater Analytical Results

| Parameter | CAS Number | Sample Identification with Criteria Exceedance | Part 201 Residential Criteria Exceeded/ Established Criteria (ug/kg) | Maximum Concentration (ug/L)/Sample Location |
|-----------|------------|--|--|--|
| Aluminum | 7429-90-5 | B-1 TMW; FD; and B-6 TMW | DW/50 | 5,200/B-6 TMW |
| Chromium | 7440-47-3 | B-6 TMW | GSI/11 | 36/B-6 TMW |
| Iron | 7439-89-6 | B-6 TMW | DW/300 | 8,000/B-6 TMW |
| Lead | 7439-92-1 | B-6 TMW | DW/4.0 | 4.9/B-6 TMW |
| Manganese | 7439-96-5 | B-6 TMW | DW/50 | 230/B-6 TMW |

| Parameter | CAS Number | Sample Identification with Criteria Exceedance | Part 201 Residential Criteria Exceeded/ Established Criteria (ug/kg) | Maximum Concentration (ug/L)/Sample Location |
|-----------|------------|--|--|--|
| Vanadium | 7440-62-2 | B-6 TMW | DW/4.5 | 16/B-6 TMW |

Table Notes:

ug/L – microgram per liter

DW – Drinking Water Criteria

GSI – Groundwater Surface Water Interface Criteria

Also refer to Tables 1 and 2 in the attachments for a complete summary of hazardous substances detected at the subject property and a comparison to current Part 201 RCC.

3.2 Laboratory Analytical Data

Laboratory analytical data sheets and chain of custody documents are included in AKT Peerless’ Phase II ESA findings, which are incorporated in their BEA provided in Appendix C of this report.

4.0 Signatures of Environmental Professionals and Qualifications

The following individuals contributed to the completion of this BEA. Copies of their resumes are provided as Appendix D.



Tim Skrotzki, RG, LEED AP
 Senior Project Manager – Due Diligence
 AKT Peerless
 Mid & West Michigan Region
 Phone: 517.588.1630
 E-mail: skrotzkit@aktpeerless.com



Douglas S. Kilmer, PG
 Senior Geologist – Group Leader
 AKT Peerless
 Mid & West Michigan Region
 Phone: 616.916.4129
 E-mail: kilmerd@aktpeerless.com

5.0 All Appropriate Inquiry Report

A copy of the AKT Peerless Phase I ESA, dated December 2, 2013 is included in Appendix B.



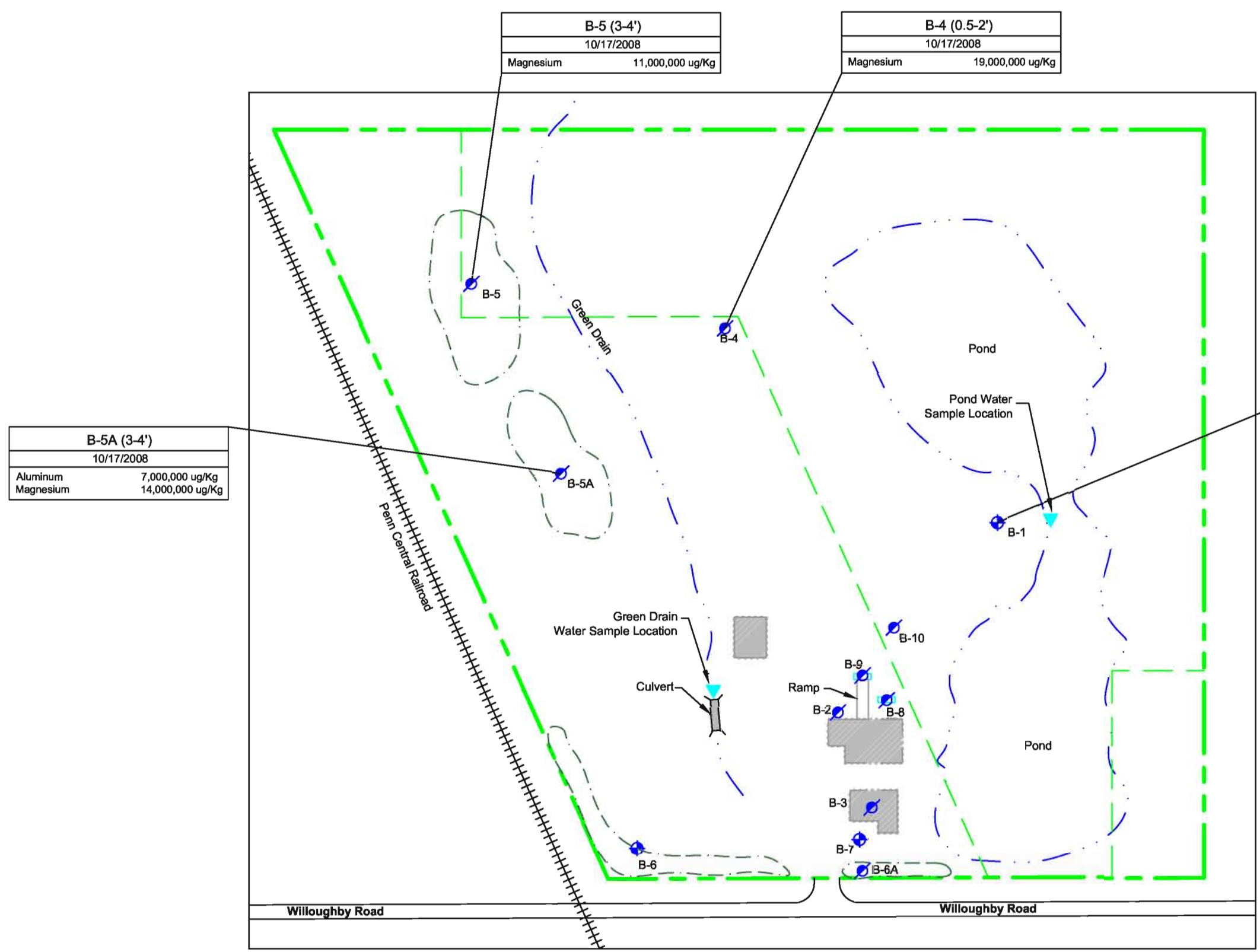
DRAWN BY: JWB
DATE: 11/14/2013

0 90 180
SCALE: 1" = 180'-0"

FIGURE 3

SITE MAP WITH SOIL ANALYTICAL RESULTS ABOVE MDEQ CLEANUP CRITERIA

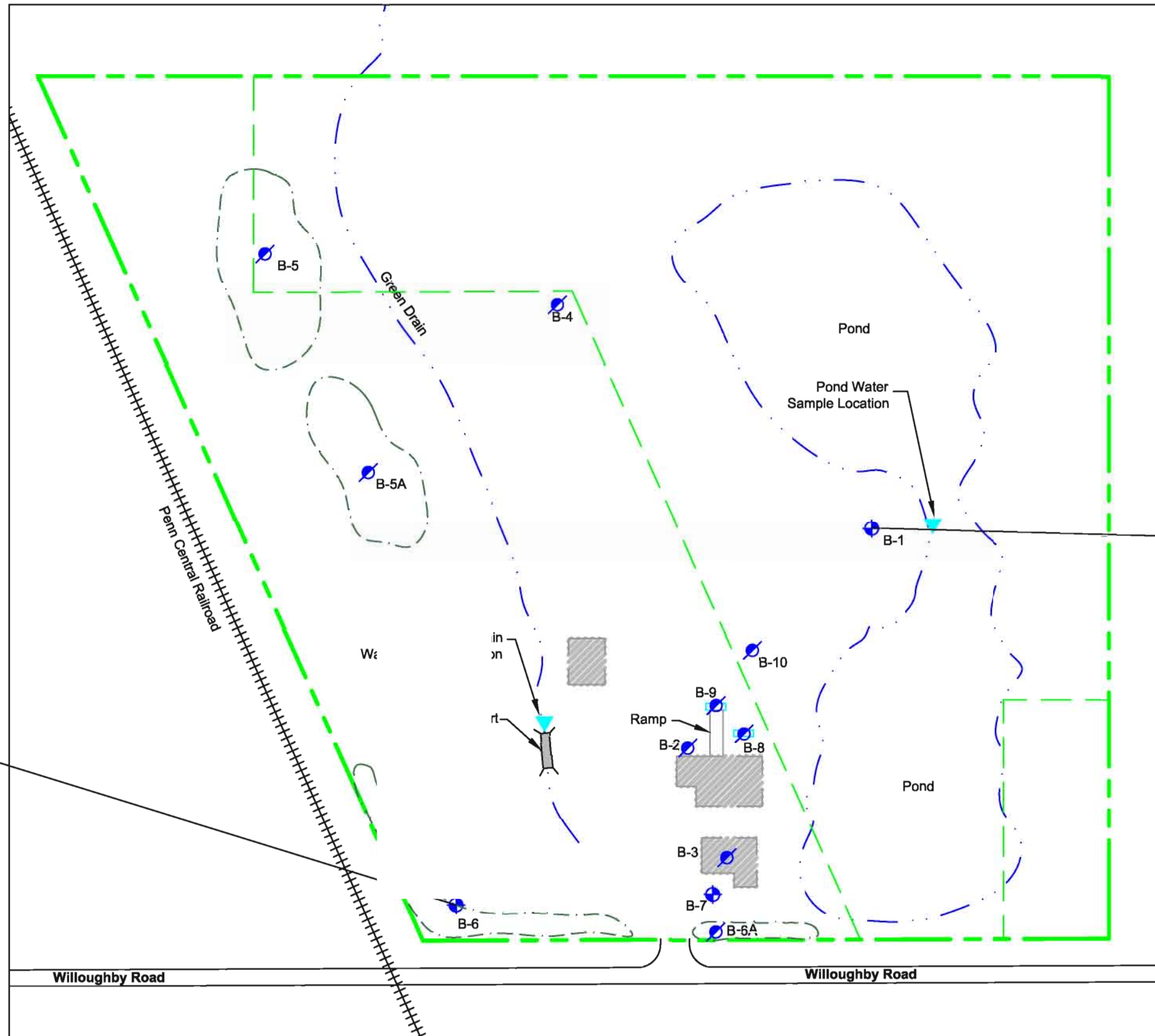
4184 WILLOUGHBY ROAD
DELHI CHARTER TOWNSHIP, MICHIGAN
PROJECT NUMBER : 604613-2-26



- LEGEND**
- = APPROXIMATE PROPERTY LINE
 - = APPROXIMATE PARCEL LINE
 - = WATER LINE
 - = FORMER BUILDING
 - = BERM
 - = SOIL BORING
 - = TEMPORARY MONITORING WELL
 - = FORMER UST EXCAVATION AREA
 - = SURFACE WATER SAMPLE LOCATION

AKTPEERLESS

ILLINOIS MICHIGAN OHIO
www.akteerless.com



| Green Drain | |
|-------------------------------|-------------|
| 10/17/2008 | |
| Ammonia, Deionized, Cold Body | 37.488 ug/L |

| B-1/TMW | |
|------------|----------|
| 10/17/2008 | |
| Aluminum | 170 ug/L |

| FD - Field Duplicate | |
|----------------------|----------|
| 10/17/2008 | |
| Aluminum | 190 ug/L |

| B-6 | |
|------------|------------|
| 10/17/2008 | |
| Aluminum | 5,200 ug/L |
| Chromium | 36 ug/L |
| Iron | 8,000 ug/L |
| Lead | 4.9 ug/L |
| Manganese | 230 ug/L |
| Vanadium | 16 ug/L |

- LEGEND**
- = APPROXIMATE PROPERTY LINE
 - = APPROXIMATE PARCEL LINE
 - = WATER LINE
 - = FORMER BUILDING
 - = BERM
 - = SOIL BORING
 - = TEMPORARY MONITORING WELL
 - = FORMER UST EXCAVATION AREA
 - = SURFACE WATER SAMPLE LOCATION

DRAWN BY: JWB
DATE: 11/14/2013
SCALE: 1" = 180'-0"
0 90 180

SITE MAP WITH GROUNDWATER ANALYTICAL RESULTS ABOVE MDEQ CLEANUP CRITERIA

4184 WILLOUGHBY ROAD
DELHI CHARTER TOWNSHIP, MICHIGAN
PROJECT NUMBER : 6046L3-2-26

AKTPEERLESS
ILLINOIS MICHIGAN OHIO
www.akteerless.com

Table 1, Summary of Soil Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26

| Parameters* | Chemical Abstract Service Number | Statewide Default Background Levels | Residential Drinking Water Protection Criteria and RBSLs | Groundwater Surface Water Interface Protection Criteria & RBSLs | Groundwater Contact Protection Criteria & RBSLs | Residential Soil Volatilization to Indoor Air Inhalation Criteria and RBSLs | Residential Infinite Source Volatile Soil Inhalation Criteria (VSIC) and RBSLs | Residential Finite VSIC for 5 Meter Source Thickness | Residential Finite VSIC for 2 Meter Source Thickness | Residential Particulate Soil Inhalation Criteria and RBSLs | Residential Direct Contact Criteria and RBSLs | Residential Soil Saturation Concentration Screening Levels | Sample Location | B-1 (7-8') | B-2 (5-6) | B-3 (0.5-1.5) | B-4 (0.5-2) | B-5 (3-4) |
|--|----------------------------------|-------------------------------------|--|---|---|---|--|--|--|--|---|--|------------------|------------|------------|---------------|-------------|------------|
| | | | | | | | | | | | | | Collection Date | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 |
| | | | | | | | | | | | | | Depth (feet bgs) | 7-8' | 5-6' | 0.5-1.5' | 0.5-2' | 3-4' |
| Metals ug/Kg | | | | | | | | | | | | | | | | | | |
| Aluminum (B) | 7429-90-5 | 6.9E+6 | 1,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 5.0E+7 (DD) | NA | | 7,900,000 | NT | NT | 3,000,000 | 5,600,000 |
| Antimony | 7440-36-0 | NA | 4,300 | 94,000 (X) | 4.9E+7 | NLV | NLV | NLV | NLV | 1.3E+7 | 1.8E+5 | NA | | <300 | NT | NT | <300 | <300 |
| Arsenic | 7440-38-2 | 5,800 | 4,600 | 4,600 | 2,000,000 | NLV | NLV | NLV | NLV | 720,000 | 7,600 | NA | | 5,800 | NT | NT | 3,100 | 3,400 |
| Barium (B) | 7440-39-3 | 75,000 | 1,300,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 330,000,000 | 37,000,000 | NA | | 63,000 | NT | NT | 12,000 | 27,000 |
| Beryllium | 7440-41-7 | NA | 51,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 1,300,000 | 410,000 | NA | | <200 | NT | NT | <200 | <200 |
| Cadmium (B) | 7440-43-9 | 1,200 | 6,000 | (G,X) | 230,000,000 | NLV | NLV | NLV | NLV | 1,700,000 | 550,000 | NA | | 120 | NT | NT | 78 | 100 |
| Chromium, Total | 7440-47-3 | 18,000 (total) | 30,000 | 3,300 | 140,000,000 | NLV | NLV | NLV | NLV | 260,000 | 2,500,000 | NA | | 11,000 | NT | NT | 6,400 | 8,900 |
| Cobalt | 7440-48-4 | 6,800 | 800 | 2,000 | 48,000,000 | NLV | NLV | NLV | NLV | 13,000,000 | 2,600,000 | NA | | 4,800 | NT | NT | 2,600 | 2,900 |
| Copper (B) | 7440-50-8 | 32,000 | 5,800,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 130,000,000 | 20,000,000 | NA | | 10,000 | NT | NT | 5,700 | 5,900 |
| Iron (B) | 7439-89-6 | 12,000,000 | 6,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 160,000,000 | NA | | 14,000,000 | NT | NT | 6,500,000 | 11,000,000 |
| Lead (B) | 7439-92-1 | 21,000 | 700,000 | (G,X) | ID | NLV | NLV | NLV | NLV | 100,000,000 | 400,000 | NA | | 7,200 | NT | NT | 3,800 | 5,500 |
| Magnesium (B) | 7439-95-4 | NA | 8,000,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 6,700,000,000 | 1.0E+9 (D) | NA | | 17,000,000 | NT | NT | 19,000,000 | 11,000,000 |
| Manganese (B) | 7439-96-5 | 440,000 | 1,000 | (G,X) | 180,000,000 | NLV | NLV | NLV | NLV | 3,300,000 | 25,000,000 | NA | | 750,000 | NT | NT | 170,000 | 220,000 |
| Mercury, Total | 7439-97-6 | 130 | 1,700 | 50 (M); 1.2 | 47,000 | 48,000 | 52,000 | 52,000 | 52,000 | 20,000,000 | 160,000 | NA | | <50 | NT | NT | <50 | <50 |
| Nickel (B) | 7440-02-0 | 20,000 | 100,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 13,000,000 | 40,000,000 | NA | | 13,000 | NT | NT | 7,000 | 7,900 |
| Selenium (B) | 7782-49-2 | 410 | 4,000 | 400 | 78,000,000 | NLV | NLV | NLV | NLV | 130,000,000 | 2,600,000 | NA | | <200 | NT | NT | <200 | <200 |
| Silver (B) | 7440-22-4 | 1,000 | 4,500 | 100 (M); 27 | 200,000,000 | NLV | NLV | NLV | NLV | 6,700,000 | 2,500,000 | NA | | <100 | NT | NT | <100 | <100 |
| Sodium | 7440-23-5 | NA | 2,500,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 1.0E+9 (D) | NA | | 140,000 | NT | NT | 370,000 | 630,000 |
| Thallium (B) | 7440-28-0 | NA | 2,300 | 4,200 (X) | 15,000,000 | NLV | NLV | NLV | NLV | 13,000,000 | 35,000 | NA | | <500 | NT | NT | <500 | <500 |
| Vanadium | 7440-62-2 | NA | 72,000 | 430,000 | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 7.5E+5 (DD) | NA | | 17,000 | NT | NT | 9,300 | 13,000 |
| Zinc (B) | 7440-66-6 | 47,000 | 2,400,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 170,000,000 | NA | | 26,000 | NT | NT | 42,000 | 29,000 |
| Nitrogen Forms ug/Kg | | | | | | | | | | | | | | | | | | |
| Ammonia | 7664-41-7 | NA | ID | (CC) | ID | ID | ID | ID | ID | 6,700,000,000 | ID | 10,000,000 | | 12,000 | NT | NT | NT | NT |
| Nitrate (B,N) | 14797-55-8 | NA | 2.0E+5 (N) | ID | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | ID | NA | | 1,100 | NT | NT | NT | NT |
| Nitrite (B,N) | 14797-65-0 | NA | 20,000 (N) | NA | 380,000,000 | NLV | NLV | NLV | NLV | ID | ID | NA | | ND | NT | NT | NT | NT |
| PCBs ug/Kg | | | | | | | | | | | | | | | | | | |
| Polychlorinated biphenyls (PCBs) (J,T) | 1336-36-3 | NA | NLL | NLL | NLL | 3,000,000 | 240,000 | 7,900,000 | 7,900,000 | 5,200,000 | (T) | NA | | ND | NT | ND | NT | NT |
| Semivolatiles, PNAs ug/Kg | | | | | | | | | | | | | | | | | | |
| 2-Methylnaphthalene | 91-57-6 | NA | 57,000 | 4,200 | 5,500,000 | 2,700,000 | 1,500,000 | 1,500,000 | 1,500,000 | 670,000,000 | 8,100,000 | NA | | <330 | <330 | <330 | NT | <330 |
| Naphthalene | 91-20-3 | NA | 35,000 | 730 | 2,100,000 | 250,000 | 300,000 | 300,000 | 300,000 | 200,000,000 | 16,000,000 | NA | | <330 | <330 | <330 | <330 | <330 |
| Remaining PNAs | various | NA | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | | | | | |
| Volatiles, VOCs ug/Kg | | | | | | | | | | | | | | | | | | |

**Table 1, Summary of Soil Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26**

| Parameters* | Chemical Abstract Service Number | Statewide Default Background Levels | Residential Drinking Water Protection Criteria and RBSLs | Groundwater Surface Water Interface Protection Criteria & RBSLs | Groundwater Contact Protection Criteria & RBSLs | Residential Soil Volatilization to Indoor Air Inhalation Criteria and RBSLs | Residential Infinite Source Volatile Soil Inhalation Criteria (VSIC) and RBSLs | Residential Finite VSIC for 5 Meter Source Thickness | Residential Finite VSIC for 2 Meter Source Thickness | Residential Particulate Soil Inhalation Criteria and RBSLs | Residential Direct Contact Criteria and RBSLs | Residential Soil Saturation Concentration Screening Levels | Sample Location | B-1 (7-8') | B-2 (5-6) | B-3 (0.5-1.5) | B-4 (0.5-2) | B-5 (3-4) | |
|----------------------------|----------------------------------|-------------------------------------|--|---|---|---|--|--|--|--|---|--|------------------|------------|------------|---------------|-------------|------------|--|
| | | | | | | | | | | | | | Collection Date | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | |
| | | | | | | | | | | | | | Depth (feet bgs) | 7-8' | 5-6' | 0.5-1.5' | 0.5-2' | 3-4' | |
| Benzene (l) | 71-43-2 | NA | 100 | 4,000 (X) | 220,000 | 1,600 | 13,000 | 34,000 | 79,000 | 380,000,000 | 180,000 | 400,000 | | <50 | <50 | NT | NT | <50 | |
| Ethylbenzene (l) | 100-41-4 | NA | 1,500 | 360 | 1.4E+5 (C) | 87,000 | 720,000 | 1,000,000 | 2,200,000 | 10,000,000,000 | 1.4E+5 (C) | 140,000 | | <50 | <50 | NT | NT | <50 | |
| 2-Methylnaphthalene | 91-57-6 | NA | 57,000 | 4,200 | 5,500,000 | 2,700,000 | 1,500,000 | 1,500,000 | 1,500,000 | 670,000,000 | 8,100,000 | NA | | <330 | <330 | <330 | NT | <330 | |
| Naphthalene | 91-20-3 | NA | 35,000 | 730 | 2,100,000 | 250,000 | 300,000 | 300,000 | 300,000 | 200,000,000 | 16,000,000 | NA | | <330 | <330 | <330 | NT | <330 | |
| Toluene (l) | 108-88-3 | NA | 16,000 | 5,400 | 2.5E+5 (C) | 2.5E+5 (C) | 2,800,000 | 5,100,000 | 12,000,000 | 27,000,000,000 | 2.5E+5 (C) | 250,000 | | <50 | <50 | NT | NT | <50 | |
| 1,2,3-Trimethylbenzene | 526-73-8 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | <100 | <100 | NT | NT | <100 | |
| 1,2,4-Trimethylbenzene (l) | 95-63-6 | NA | 2,100 | 570 | 1.1E+5 (C) | 1.1E+5 (C) | 21,000,000 | 500,000,000 | 500,000,000 | 82,000,000,000 | 1.1E+5 (C) | 110,000 | | <100 | <100 | NT | NT | <100 | |
| 1,3,5-Trimethylbenzene (l) | 108-67-8 | NA | 1,800 | 1,100 | 94,000 (C) | 94,000 (C) | 1.6E+7 | 3.8E+8 | 3.8E+8 | 8.2E+10 | 94,000 (C) | 94,000 | | <100 | <100 | NT | NT | <100 | |
| Xylenes (l) | 1330-20-7 | NA | 5,600 | 820 | 1.5E+5 (C) | 1.5E+5 (C) | 46,000,000 | 61,000,000 | 130,000,000 | 290,000,000,000 | 1.5E+5 (C) | 150,000 | | <150 | <150 | NT | NT | <150 | |
| Remaining VOCs | various | NA | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | ND | NT | NT | NT | ND | |
| Water Quality | | | | | | | | | | | | | | | | | | | |
| pH | PH | | | | | | | | | | | | | 8.56 * | 8.82 * | 8.6 * | 8.81 * | 11.38 * | |

Table 1, Summary of Soil Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26

| Parameters* | Chemical Abstract Service Number | Statewide Default Background Levels | Residential Drinking Water Protection Criteria and RBSLs | Groundwater Surface Water Interface Protection Criteria & RBSLs | Groundwater Contact Protection Criteria & RBSLs | Residential Soil Volatilization to Indoor Air Inhalation Criteria and RBSLs | Residential Infinite Source Volatile Soil Inhalation Criteria (VSIC) and RBSLs | Residential Finite VSIC for 5 Meter Source Thickness | Residential Finite VSIC for 2 Meter Source Thickness | Residential Particulate Soil Inhalation Criteria and RBSLs | Residential Direct Contact Criteria and RBSLs | Residential Soil Saturation Concentration Screening Levels | Sample Location | B-5 A (3-4) | B-6 (0.5-1.5) | B-6 A (3-4) | B-7 (14-15) | B-8 (13-15') |
|--|----------------------------------|-------------------------------------|--|---|---|---|--|--|--|--|---|--|------------------|-------------|---------------|-------------|-------------|--------------|
| | | | | | | | | | | | | | Collection Date | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 11/3/2008 |
| | | | | | | | | | | | | | Depth (feet bgs) | 3-4' | 0.5-1.5' | 3-4' | 14-15' | 13-15' |
| Metals ug/Kg | | | | | | | | | | | | | | | | | | |
| Aluminum (B) | 7429-90-5 | 6.9E+6 | 1,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 5.0E+7 (DD) | NA | | 7,000,000 | 3,200,000 | 4,700,000 | NT | NT |
| Antimony | 7440-36-0 | NA | 4,300 | 94,000 (X) | 4.9E+7 | NLV | NLV | NLV | NLV | 1.3E+7 | 1.8E+5 | NA | | <300 | <300 | <300 | NT | NT |
| Arsenic | 7440-38-2 | 5,800 | 4,600 | 4,600 | 2,000,000 | NLV | NLV | NLV | NLV | 720,000 | 7,600 | NA | | 3,800 | 2,700 | 3,300 | NT | NT |
| Barium (B) | 7440-39-3 | 75,000 | 1,300,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 330,000,000 | 37,000,000 | NA | | 39,000 | 13,000 | 24,000 | NT | NT |
| Beryllium | 7440-41-7 | NA | 51,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 1,300,000 | 410,000 | NA | | <200 | <200 | <200 | NT | NT |
| Cadmium (B) | 7440-43-9 | 1,200 | 6,000 | (G,X) | 230,000,000 | NLV | NLV | NLV | NLV | 1,700,000 | 550,000 | NA | | 110 | 60 | 140 | NT | NT |
| Chromium, Total | 7440-47-3 | 18,000 (total) | 30,000 | 3,300 | 140,000,000 | NLV | NLV | NLV | NLV | 260,000 | 2,500,000 | NA | | 12,000 | 6,300 | 8,000 | NT | NT |
| Cobalt | 7440-48-4 | 6,800 | 800 | 2,000 | 48,000,000 | NLV | NLV | NLV | NLV | 13,000,000 | 2,600,000 | NA | | 3,400 | 2,300 | 3,400 | NT | NT |
| Copper (B) | 7440-50-8 | 32,000 | 5,800,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 130,000,000 | 20,000,000 | NA | | 6,200 | 4,700 | 6,500 | NT | NT |
| Iron (B) | 7439-89-6 | 12,000,000 | 6,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 160,000,000 | NA | | 11,000,000 | 8,500,000 | 8,400,000 | NT | NT |
| Lead (B) | 7439-92-1 | 21,000 | 700,000 | (G,X) | ID | NLV | NLV | NLV | NLV | 100,000,000 | 400,000 | NA | | 5,900 | 2,900 | 8,300 | 3,400 | 3,700 |
| Magnesium (B) | 7439-95-4 | NA | 8,000,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 6,700,000,000 | 1.0E+9 (D) | NA | | 14,000,000 | 7,800,000 | 7,600,000 | NT | NT |
| Manganese (B) | 7439-96-5 | 440,000 | 1,000 | (G,X) | 180,000,000 | NLV | NLV | NLV | NLV | 3,300,000 | 25,000,000 | NA | | 350,000 | 200,000 | 200,000 | NT | NT |
| Mercury, Total | 7439-97-6 | 130 | 1,700 | 50 (M); 1.2 | 47,000 | 48,000 | 52,000 | 52,000 | 52,000 | 20,000,000 | 160,000 | NA | | <50 | <50 | <50 | NT | NT |
| Nickel (B) | 7440-02-0 | 20,000 | 100,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 13,000,000 | 40,000,000 | NA | | 9,100 | 6,800 | 8,000 | NT | NT |
| Selenium (B) | 7782-49-2 | 410 | 4,000 | 400 | 78,000,000 | NLV | NLV | NLV | NLV | 130,000,000 | 2,600,000 | NA | | <200 | <200 | 230 | NT | NT |
| Silver (B) | 7440-22-4 | 1,000 | 4,500 | 100 (M); 27 | 200,000,000 | NLV | NLV | NLV | NLV | 6,700,000 | 2,500,000 | NA | | <100 | <100 | <100 | NT | NT |
| Sodium | 7440-23-5 | NA | 2,500,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 1.0E+9 (D) | NA | | 960,000 | 260,000 | 70,000 | NT | NT |
| Thallium (B) | 7440-28-0 | NA | 2,300 | 4,200 (X) | 15,000,000 | NLV | NLV | NLV | NLV | 13,000,000 | 35,000 | NA | | <500 | <500 | <500 | NT | NT |
| Vanadium | 7440-62-2 | NA | 72,000 | 430,000 | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 7.5E+5 (DD) | NA | | 15,000 | 8,600 | 11,000 | NT | NT |
| Zinc (B) | 7440-66-6 | 47,000 | 2,400,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 170,000,000 | NA | | 26,000 | 14,000 | 24,000 | NT | NT |
| Nitrogen Forms ug/Kg | | | | | | | | | | | | | | | | | | |
| Ammonia | 7664-41-7 | NA | ID | (CC) | ID | ID | ID | ID | ID | 6,700,000,000 | ID | 10,000,000 | | NT | NT | NT | NT | NT |
| Nitrate (B,N) | 14797-55-8 | NA | 2.0E+5 (N) | ID | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | ID | NA | | NT | NT | NT | NT | NT |
| Nitrite (B,N) | 14797-65-0 | NA | 20,000 (N) | NA | 380,000,000 | NLV | NLV | NLV | NLV | ID | ID | NA | | NT | NT | NT | NT | NT |
| PCBs ug/Kg | | | | | | | | | | | | | | | | | | |
| Polychlorinated biphenyls (PCBs) (J,T) | 1336-36-3 | NA | NLL | NLL | NLL | 3,000,000 | 240,000 | 7,900,000 | 7,900,000 | 5,200,000 | (T) | NA | | NT | NT | NT | NT | NT |
| Semivolatiles, PNAs ug/Kg | | | | | | | | | | | | | | | | | | |
| 2-Methylnaphthalene | 91-57-6 | NA | 57,000 | 4,200 | 5,500,000 | 2,700,000 | 1,500,000 | 1,500,000 | 1,500,000 | 670,000,000 | 8,100,000 | NA | | <330 | <330 | <330 | <330 | <330 |
| Naphthalene | 91-20-3 | NA | 35,000 | 730 | 2,100,000 | 250,000 | 300,000 | 300,000 | 300,000 | 200,000,000 | 16,000,000 | NA | | <330 | <330 | <330 | <330 | <330 |
| Remaining PNAs | various | NA | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | | | | | |
| Volatiles, VOCs ug/Kg | | | | | | | | | | | | | | | | | | |

**Table 1, Summary of Soil Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26**

| Parameters* | Chemical Abstract Service Number | Statewide Default Background Levels | Residential Drinking Water Protection Criteria and RBSLs | Groundwater Surface Water Interface Protection Criteria & RBSLs | Groundwater Contact Protection Criteria & RBSLs | Residential Soil Volatilization to Indoor Air Inhalation Criteria and RBSLs | Residential Infinite Source Volatile Soil Inhalation Criteria (VSIC) and RBSLs | Residential Finite VSIC for 5 Meter Source Thickness | Residential Finite VSIC for 2 Meter Source Thickness | Residential Particulate Soil Inhalation Criteria and RBSLs | Residential Direct Contact Criteria and RBSLs | Residential Soil Saturation Concentration Screening Levels | Sample Location | B-5 A (3-4) | B-6 (0.5-1.5) | B-6 A (3-4) | B-7 (14-15) | B-8 (13-15') |
|----------------------------|----------------------------------|-------------------------------------|--|---|---|---|--|--|--|--|---|--|------------------|-------------|---------------|-------------|-------------|--------------|
| | | | | | | | | | | | | | Collection Date | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 11/3/2008 |
| | | | | | | | | | | | | | Depth (feet bgs) | 3-4' | 0.5-1.5' | 3-4' | 14-15' | 13-15' |
| Benzene (l) | 71-43-2 | NA | 100 | 4,000 (X) | 220,000 | 1,600 | 13,000 | 34,000 | 79,000 | 380,000,000 | 180,000 | 400,000 | | <50 | <50 | <50 | <50 | <50 |
| Ethylbenzene (l) | 100-41-4 | NA | 1,500 | 360 | 1.4E+5 (C) | 87,000 | 720,000 | 1,000,000 | 2,200,000 | 10,000,000,000 | 1.4E+5 (C) | 140,000 | | <50 | <50 | <50 | <50 | <50 |
| 2-Methylnaphthalene | 91-57-6 | NA | 57,000 | 4,200 | 5,500,000 | 2,700,000 | 1,500,000 | 1,500,000 | 1,500,000 | 670,000,000 | 8,100,000 | NA | | <330 | <330 | <330 | <330 | <330 |
| Naphthalene | 91-20-3 | NA | 35,000 | 730 | 2,100,000 | 250,000 | 300,000 | 300,000 | 300,000 | 200,000,000 | 16,000,000 | NA | | <330 | <330 | <330 | <330 | <330 |
| Toluene (l) | 108-88-3 | NA | 16,000 | 5,400 | 2.5E+5 (C) | 2.5E+5 (C) | 2,800,000 | 5,100,000 | 12,000,000 | 27,000,000,000 | 2.5E+5 (C) | 250,000 | | <50 | <50 | <50 | <50 | <50 |
| 1,2,3-Trimethylbenzene | 526-73-8 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | <100 | <100 | <100 | <100 | <100 |
| 1,2,4-Trimethylbenzene (l) | 95-63-6 | NA | 2,100 | 570 | 1.1E+5 (C) | 1.1E+5 (C) | 21,000,000 | 500,000,000 | 500,000,000 | 82,000,000,000 | 1.1E+5 (C) | 110,000 | | <100 | <100 | <100 | <100 | <100 |
| 1,3,5-Trimethylbenzene (l) | 108-67-8 | NA | 1,800 | 1,100 | 94,000 (C) | 94,000 (C) | 1.6E+7 | 3.8E+8 | 3.8E+8 | 8.2E+10 | 94,000 (C) | 94,000 | | <100 | <100 | <100 | <100 | <100 |
| Xylenes (l) | 1330-20-7 | NA | 5,600 | 820 | 1.5E+5 (C) | 1.5E+5 (C) | 46,000,000 | 61,000,000 | 130,000,000 | 290,000,000,000 | 1.5E+5 (C) | 150,000 | | <150 | <150 | <150 | <150 | <150 |
| Remaining VOCs | various | NA | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | ND | ND | ND | NT | NT |
| Water Quality | | | | | | | | | | | | | | | | | | |
| pH | PH | | | | | | | | | | | | | 10.26 * | 11.53 * | 8.20 * | 8.59 * | NT |

Table 1, Summary of Soil Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26

| Parameters* | Chemical Abstract Service Number | Statewide Default Background Levels | Residential Drinking Water Protection Criteria and RBSLs | Groundwater Surface Water Interface Protection Criteria & RBSLs | Groundwater Contact Protection Criteria & RBSLs | Residential Soil Volatilization to Indoor Air Inhalation Criteria and RBSLs | Residential Infinite Source Volatile Soil Inhalation Criteria (VSIC) and RBSLs | Residential Finite VSIC for 5 Meter Source Thickness | Residential Finite VSIC for 2 Meter Source Thickness | Residential Particulate Soil Inhalation Criteria and RBSLs | Residential Direct Contact Criteria and RBSLs | Residential Soil Saturation Concentration Screening Levels | Sample Location | B-9 (8-9') | B-10 (5-6') | Methanol Blank |
|--|----------------------------------|-------------------------------------|--|---|---|---|--|--|--|--|---|--|------------------|------------|-------------|----------------|
| | | | | | | | | | | | | | Collection Date | 11/3/2008 | 11/3/2008 | 10/17/2008 |
| | | | | | | | | | | | | | Depth (feet bgs) | 8-9' | 5-6' | na |
| Metals ug/Kg | | | | | | | | | | | | | | | | |
| Aluminum (B) | 7429-90-5 | 6.9E+6 | 1,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 5.0E+7 (DD) | NA | | NT | NT | NT |
| Antimony | 7440-36-0 | NA | 4,300 | 94,000 (X) | 4.9E+7 | NLV | NLV | NLV | NLV | 1.3E+7 | 1.8E+5 | NA | | NT | NT | NT |
| Arsenic | 7440-38-2 | 5,800 | 4,600 | 4,600 | 2,000,000 | NLV | NLV | NLV | NLV | 720,000 | 7,600 | NA | | NT | NT | NT |
| Barium (B) | 7440-39-3 | 75,000 | 1,300,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 330,000,000 | 37,000,000 | NA | | NT | NT | NT |
| Beryllium | 7440-41-7 | NA | 51,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 1,300,000 | 410,000 | NA | | NT | NT | NT |
| Cadmium (B) | 7440-43-9 | 1,200 | 6,000 | (G,X) | 230,000,000 | NLV | NLV | NLV | NLV | 1,700,000 | 550,000 | NA | | NT | NT | NT |
| Chromium, Total | 7440-47-3 | 18,000 (total) | 30,000 | 3,300 | 140,000,000 | NLV | NLV | NLV | NLV | 260,000 | 2,500,000 | NA | | NT | NT | NT |
| Cobalt | 7440-48-4 | 6,800 | 800 | 2,000 | 48,000,000 | NLV | NLV | NLV | NLV | 13,000,000 | 2,600,000 | NA | | NT | NT | NT |
| Copper (B) | 7440-50-8 | 32,000 | 5,800,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 130,000,000 | 20,000,000 | NA | | NT | NT | NT |
| Iron (B) | 7439-89-6 | 12,000,000 | 6,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 160,000,000 | NA | | NT | NT | NT |
| Lead (B) | 7439-92-1 | 21,000 | 700,000 | (G,X) | ID | NLV | NLV | NLV | NLV | 100,000,000 | 400,000 | NA | | 4,300 | NT | NT |
| Magnesium (B) | 7439-95-4 | NA | 8,000,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 6,700,000,000 | 1.0E+9 (D) | NA | | NT | NT | NT |
| Manganese (B) | 7439-96-5 | 440,000 | 1,000 | (G,X) | 180,000,000 | NLV | NLV | NLV | NLV | 3,300,000 | 25,000,000 | NA | | NT | NT | NT |
| Mercury, Total | 7439-97-6 | 130 | 1,700 | 50 (M); 1.2 | 47,000 | 48,000 | 52,000 | 52,000 | 52,000 | 20,000,000 | 160,000 | NA | | NT | NT | NT |
| Nickel (B) | 7440-02-0 | 20,000 | 100,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | 13,000,000 | 40,000,000 | NA | | NT | NT | NT |
| Selenium (B) | 7782-49-2 | 410 | 4,000 | 400 | 78,000,000 | NLV | NLV | NLV | NLV | 130,000,000 | 2,600,000 | NA | | NT | NT | NT |
| Silver (B) | 7440-22-4 | 1,000 | 4,500 | 100 (M); 27 | 200,000,000 | NLV | NLV | NLV | NLV | 6,700,000 | 2,500,000 | NA | | NT | NT | NT |
| Sodium | 7440-23-5 | NA | 2,500,000 | NA | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 1.0E+9 (D) | NA | | NT | NT | NT |
| Thallium (B) | 7440-28-0 | NA | 2,300 | 4,200 (X) | 15,000,000 | NLV | NLV | NLV | NLV | 13,000,000 | 35,000 | NA | | NT | NT | NT |
| Vanadium | 7440-62-2 | NA | 72,000 | 430,000 | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 7.5E+5 (DD) | NA | | NT | NT | NT |
| Zinc (B) | 7440-66-6 | 47,000 | 2,400,000 | (G) | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | 170,000,000 | NA | | NT | NT | NT |
| Nitrogen Forms ug/Kg | | | | | | | | | | | | | | | | |
| Ammonia | 7664-41-7 | NA | ID | (CC) | ID | ID | ID | ID | ID | 6,700,000,000 | ID | 10,000,000 | | NT | NT | NT |
| Nitrate (B,N) | 14797-55-8 | NA | 2.0E+5 (N) | ID | 1.0E+9 (D) | NLV | NLV | NLV | NLV | ID | ID | NA | | NT | NT | NT |
| Nitrite (B,N) | 14797-65-0 | NA | 20,000 (N) | NA | 380,000,000 | NLV | NLV | NLV | NLV | ID | ID | NA | | NT | NT | NT |
| PCBs ug/Kg | | | | | | | | | | | | | | | | |
| Polychlorinated biphenyls (PCBs) (I,T) | 1336-36-3 | NA | NLL | NLL | NLL | 3,000,000 | 240,000 | 7,900,000 | 7,900,000 | 5,200,000 | (T) | NA | | NT | NT | NT |
| Semivolatiles, PNAs ug/Kg | | | | | | | | | | | | | | | | |
| 2-Methylnaphthalene | 91-57-6 | NA | 57,000 | 4,200 | 5,500,000 | 2,700,000 | 1,500,000 | 1,500,000 | 1,500,000 | 670,000,000 | 8,100,000 | NA | | <330 | <330 | <330 |
| Naphthalene | 91-20-3 | NA | 35,000 | 730 | 2,100,000 | 250,000 | 300,000 | 300,000 | 300,000 | 200,000,000 | 16,000,000 | NA | | <330 | <330 | <330 |
| Remaining PNAs | various | NA | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | | | |
| Volatiles, VOCs ug/Kg | | | | | | | | | | | | | | | | |

**Table 1, Summary of Soil Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26**

| Parameters* | Chemical Abstract Service Number | Statewide Default Background Levels | Residential Drinking Water Protection Criteria and RBSLs | Groundwater Surface Water Interface Protection Criteria & RBSLs | Groundwater Contact Protection Criteria & RBSLs | Residential Soil Volatilization to Indoor Air Inhalation Criteria and RBSLs | Residential Infinite Source Volatile Soil Inhalation Criteria (VSIC) and RBSLs | Residential Finite VSIC for 5 Meter Source Thickness | Residential Finite VSIC for 2 Meter Source Thickness | Residential Particulate Soil Inhalation Criteria and RBSLs | Residential Direct Contact Criteria and RBSLs | Residential Soil Saturation Concentration Screening Levels | Sample Location | B-9 (8-9') | B-10 (5-6') | Methanol Blank |
|----------------------------|----------------------------------|-------------------------------------|--|---|---|---|--|--|--|--|---|--|------------------|------------|-------------|----------------|
| | | | | | | | | | | | | | Collection Date | 11/3/2008 | 11/3/2008 | 10/17/2008 |
| | | | | | | | | | | | | | Depth (feet bgs) | 8-9' | 5-6' | na |
| Benzene (l) | 71-43-2 | NA | 100 | 4,000 (X) | 220,000 | 1,600 | 13,000 | 34,000 | 79,000 | 380,000,000 | 180,000 | 400,000 | | <50 | <50 | <50 |
| Ethylbenzene (l) | 100-41-4 | NA | 1,500 | 360 | 1.4E+5 (C) | 87,000 | 720,000 | 1,000,000 | 2,200,000 | 10,000,000,000 | 1.4E+5 (C) | 140,000 | | <50 | <50 | <50 |
| 2-Methylnaphthalene | 91-57-6 | NA | 57,000 | 4,200 | 5,500,000 | 2,700,000 | 1,500,000 | 1,500,000 | 1,500,000 | 670,000,000 | 8,100,000 | NA | | <330 | NT | <330 |
| Naphthalene | 91-20-3 | NA | 35,000 | 730 | 2,100,000 | 250,000 | 300,000 | 300,000 | 300,000 | 200,000,000 | 16,000,000 | NA | | <330 | <330 | <330 |
| Toluene (l) | 108-88-3 | NA | 16,000 | 5,400 | 2.5E+5 (C) | 2.5E+5 (C) | 2,800,000 | 5,100,000 | 12,000,000 | 27,000,000,000 | 2.5E+5 (C) | 250,000 | | <50 | <50 | <50 |
| 1,2,3-Trimethylbenzene | 526-73-8 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | <100 | <100 | <100 |
| 1,2,4-Trimethylbenzene (l) | 95-63-6 | NA | 2,100 | 570 | 1.1E+5 (C) | 1.1E+5 (C) | 21,000,000 | 500,000,000 | 500,000,000 | 82,000,000,000 | 1.1E+5 (C) | 110,000 | | <100 | <100 | <100 |
| 1,3,5-Trimethylbenzene (l) | 108-67-8 | NA | 1,800 | 1,100 | 94,000 (C) | 94,000 (C) | 1.6E+7 | 3.8E+8 | 3.8E+8 | 8.2E+10 | 94,000 (C) | 94,000 | | <100 | <100 | <100 |
| Xylenes (l) | 1330-20-7 | NA | 5,600 | 820 | 1.5E+5 (C) | 1.5E+5 (C) | 46,000,000 | 61,000,000 | 130,000,000 | 290,000,000,000 | 1.5E+5 (C) | 150,000 | | <150 | <150 | <150 |
| Remaining VOCs | various | NA | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | | NT | NT | ND |
| Water Quality | | | | | | | | | | | | | | | | |
| pH | PH | | | | | | | | | | | | | NT | NT | NT |

Table 2, Summary of Groundwater Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26

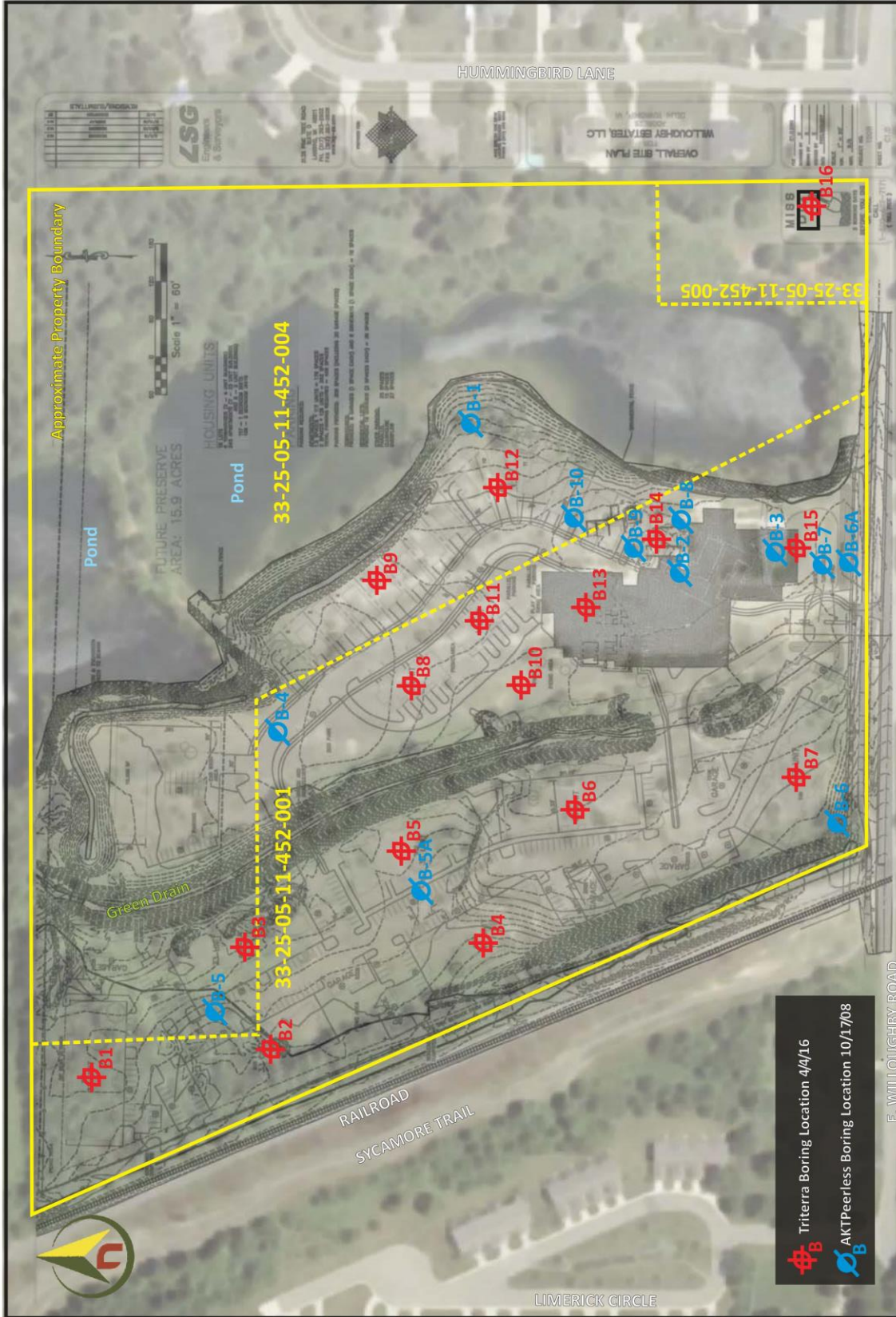
| Parameters* | Chemical Abstract Service Number | Residential Drinking Water Criteria & RBSLs | Non-residential Drinking Water Criteria & RBSLs | Groundwater Surface Water Interface Criteria & RBSLs | Residential Groundwater Volatilization to Indoor Air Inhalation Criteria & RBSLs | Nonresidential Groundwater Volatilization to Indoor Air Inhalation Criteria & RBSLs | Groundwater Contact Criteria & RBSLs | Water Solubility | Flammability and Explosivity Screening Level | Acute Inhalation Screening Level | Maximum Concentration Detected | Sample Location | B-1/TMW | FD | B-6/TMW | B-7/TMW | POND | GREEN DRAIN |
|--|----------------------------------|---|---|--|--|---|--------------------------------------|------------------|--|----------------------------------|--------------------------------|-----------------|------------|------------|------------|------------|------------|-------------|
| | | | | | | | | | | | | Collection Date | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 |
| *(Refer to detailed laboratory report for method reference data) | | | | | | | | | | | | | | | | | | |
| Metals ug/L | | | | | | | | | | | | | | | | | | |
| Aluminum (B) | 7429-90-5 | 50 (V) | 50 (V) | NA | NLV | NLV | 6.4E+7 | NA | ID | ID | 5,200 | | 170 | 190 | 5,200 | NT | NT | NT |
| Antimony | 7440-36-0 | 6.0 (A) | 6.0 (A) | 130 (X) | NLV | NLV | 68,000 | NA | ID | ID | <2.0 | | <2.0 | <2.0 | <2.0 | NT | NT | NT |
| Arsenic | 7440-38-2 | 10 (A) | 10 (A) | 10 | NLV | NLV | 4,300 | NA | ID | ID | 5.3 | | <5.0 | <5.0 | 5.3 | NT | NT | NT |
| Barium (B) | 7440-39-3 | 2,000 (A) | 2,000 (A) | (G) | NLV | NLV | 1.4E+7 | NA | ID | ID | <100 | | <100 | <100 | <100 | NT | NT | NT |
| Beryllium | 7440-41-7 | 4.0 (A) | 4.0 (A) | (G) | NLV | NLV | 2.9E+5 | NA | ID | ID | <1.0 | | <1.0 | <1.0 | <1.0 | NT | NT | NT |
| Cadmium (B) | 7440-43-9 | 5.0 (A) | 5.0 (A) | (G,X) | NLV | NLV | 1.9E+5 | NA | ID | ID | <1.0 | | <1.0 | <1.0 | <1.0 | NT | NT | NT |
| Chromium, Total | 7440-47-3 | 100 (A) | 100 (A) | 11 | NLV | NLV | 4.6E+5 | NA | ID | ID | 36 | | <10 | <10 | 36 | NT | NT | NT |
| Cobalt | 7440-48-4 | 40 | 100 | 100 | NLV | NLV | 2.4E+6 | NA | ID | ID | <20 | | <20 | <20 | <20 | NT | NT | NT |
| Copper (B) | 7440-50-8 | 1,000 (E) | 1,000 (E) | (G) | NLV | NLV | 7.4E+6 | NA | ID | ID | 16 | | <4.0 | <4.0 | 16 | NT | NT | NT |
| Iron (B) | 7439-89-6 | 300 (E) | 300 (E) | NA | NLV | NLV | 5.8E+7 | NA | ID | ID | 8,000 | | 220 | 240 | 8,000 | NT | NT | NT |
| Lead (B) | 7439-92-1 | 4.0 (L) | 4.0 (L) | (G,X) | NLV | NLV | ID | NA | ID | ID | 4.9 | | <3.0 | <3.0 | 4.9 | <3.0 | NT | NT |
| Magnesium (B) | 7439-95-4 | 4.0E+5 | 1.1E+6 | NA | NLV | NLV | 1.0E+9 (D) | NA | ID | ID | 15,000 | | 15,000 | 15,000 | 12,000 | NT | NT | NT |
| Manganese (B) | 7439-96-5 | 50 (E) | 50 (E) | (G,X) | NLV | NLV | 9.1E+6 | NA | ID | ID | 230 | | <50 | <50 | 230 | NT | NT | NT |
| Mercury, Total | 7439-97-6 | 2.0 (A) | 2.0 (A) | 0.0013 | 56 (S) | 56 (S) | 56 (S) | 56 | ID | ID | <0.20 | | <0.20 | <0.20 | <0.20 | NT | NT | NT |
| Nickel (B) | 7440-02-0 | 100 (A) | 100 (A) | (G) | NLV | NLV | 7.4E+7 | NA | ID | ID | <20 | | <20 | <20 | <20 | NT | NT | NT |
| Selenium (B) | 7782-49-2 | 50 (A) | 50 (A) | 5.0 | NLV | NLV | 9.7E+5 | NA | ID | ID | <5.0 | | <5.0 | <5.0 | <5.0 | NT | NT | NT |
| Silver (B) | 7440-22-4 | 34 | 98 | 0.2 (M); 0.06 | NLV | NLV | 1.5E+6 | NA | ID | ID | 0.20 | | <0.20 | <0.20 | 0.20 | NT | NT | NT |
| Sodium | 7440-23-5 | 1.2E+5 | 3.5E+5 | NA | NLV | NLV | 1.0E+9 (D) | NA | ID | ID | 35,000 | | 35,000 | 35,000 | 16,000 | NT | NT | NT |
| Thallium (B) | 7440-28-0 | 2.0 (A) | 2.0 (A) | 3.7 (X) | NLV | NLV | 13,000 | NA | ID | ID | <2.0 | | <2.0 | <2.0 | <2.0 | NT | NT | NT |
| Vanadium | 7440-62-2 | 4.5 | 62 | 27 | NLV | NLV | 9.7E+5 | NA | ID | ID | 16 | | <4.0 | <4.0 | 16 | NT | NT | NT |
| Zinc (B) | 7440-66-6 | 2,400 | 5,000 (E) | (G) | NLV | NLV | 1.1E+8 | NA | ID | ID | <50 | | <50 | <50 | <50 | NT | NT | NT |
| Nitrogen Forms ug/L | | | | | | | | | | | | | | | | | | |
| Ammonia | 7664-41-7 | 10,000 (N) | 10,000 (N) | (CC) | 3.2E+6 | 7.1E+6 | ID | 5.30E+8 | ID | 3.5E+6 | 37,488 | | NT | NT | NT | NT | 5.104 | 37,488 |
| Nitrate (B,N) | 14797-55-8 | 10,000 (A,N) | 10,000 (A,N) | ID | NLV | NLV | 3.1E+8 | NA | ID | ID | 88 | | 88 | 78 | NT | NT | NT | NT |
| PCBs ug/L | | | | | | | | | | | | | | | | | | |
| Polychlorinated biphenyls (PCBs) (I,T) | 1336-36-3 | 0.5 (A) | 0.5 (A) | 0.2 (M); 2.6E-5 | 45 (S) | 45 (S) | 3.3 (AA) | 44.7 | ID | ID | <0.20 | | <0.20 | <0.20 | NT | NT | NT | NT |
| Semivolatiles, PNAs ug/L | | | | | | | | | | | | | | | | | | |
| 2-Methylnaphthalene | 91-57-6 | 260 | 750 | 19 | 25,000 (S) | 25,000 (S) | 25,000 (S) | 24,600 | ID | ID | <5.0 | | <5.0 | <5.0 | <5.0 | <5.0 | NT | NT |
| Naphthalene | 91-20-3 | 520 | 1,500 | 11 | 31,000 (S) | 31,000 (S) | 31,000 (S) | 31,000 | NA | 31,000 (S) | <5.0 | | <5.0 | <5.0 | <5.0 | <5.0 | NT | NT |
| PNAa | Constituent Specific (CS) | CS | CS | CS | CS | CS | CS | CS | CS | CS | ND | | ND | ND | ND | NT | NT | NT |

**Table 2, Summary of Groundwater Analytical Results
4184 Willoughby Road
Delhi Charter Township, Michigan
AKT Peerless Project No. 6046L3-2-26**

| Parameters* | Chemical Abstract Service Number | Residential Drinking Water Criteria & RBSLs | Non-residential Drinking Water Criteria & RBSLs | Groundwater Surface Water Interface Criteria & RBSLs | Residential Groundwater Volatilization to Indoor Air Inhalation Criteria & RBSLs | Nonresidential Groundwater Volatilization to Indoor Air Inhalation Criteria & RBSLs | Groundwater Contact Criteria & RBSLs | Water Solubility | Flammability and Explosivity Screening Level | Acute Inhalation Screening Level | Maximum Concentration Detected | Sample Location | B-1/TMW | FD | B-6/TMW | B-7/TMW | POND | GREEN DRAIN |
|---|----------------------------------|---|---|--|--|---|--------------------------------------|------------------|--|----------------------------------|--------------------------------|-----------------|------------|------------|------------|------------|------------|-------------|
| | | | | | | | | | | | | Collection Date | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 | 10/17/2008 |
| <i>*(Refer to detailed laboratory report for method reference data)</i> | | | | | | | | | | | | | | | | | | |
| Volatiles, VOCs ug/L | | | | | | | | | | | | | | | | | | |
| Benzene (l) | 71-43-2 | 5.0 (A) | 5.0 (A) | 200 (X) | 5,600 | 35,000 | 11,000 | 1.75E+6 | 68,000 | 67,000 | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| 1,2-Dichloroethane (l) | 107-06-2 | 5.0 (A) | 5.0 (A) | 360 (X) | 9,600 | 59,000 | 19,000 | 8.52E+6 | 2.5E+6 | ID | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| Ethylbenzene (l) | 100-41-4 | 74 (E) | 74 (E) | 18 | 1.1E+5 | 1.7E+5 (S) | 1.7E+5 (S) | 1.69E+5 | 43,000 | 1.7E+5 (S) | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| Ethylene dibromide | 106-93-4 | 0.05 (A) | 0.05 (A) | 5.7 (X) | 2,400 | 15,000 | 25 | 4.20E+6 | ID | ID | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| 2-Methylnaphthalene | 91-57-6 | 260 | 750 | 19 | 25,000 (S) | 25,000 (S) | 25,000 (S) | 24,600 | ID | ID | <5.0 | | <5.0 | <5.0 | <5.0 | <5.0 | NT | NT |
| Naphthalene | 91-20-3 | 520 | 1,500 | 11 | 31,000 (S) | 31,000 (S) | 31,000 (S) | 31,000 | NA | 31,000 (S) | <5.0 | | <5.0 | <5.0 | <5.0 | <5.0 | NT | NT |
| Toluene (l) | 108-88-3 | 790 (E) | 790 (E) | 270 | 5.3E+5 (S) | 5.3E+5 (S) | 5.3E+5 (S) | 5.26E+5 | 61,000 | ID | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| 1,2,3-Trimethylbenzene | 526-73-8 | | | | | NA | NA | NA | NA | NA | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| 1,2,4-Trimethylbenzene (l) | 95-63-6 | 63 (E) | 63 (E) | 17 | 56,000 (S) | 56,000 (S) | 56,000 (S) | 55,890 | 56,000 (S) | ID | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| 1,3,5-Trimethylbenzene (l) | 108-67-8 | 72 (E) | 72 (E) | 45 | 61,000 (S) | 61,000 (S) | 61,000 (S) | 61,150 | ID | ID | <1.0 | | <1.0 | <1.0 | <1.0 | <1.0 | NT | NT |
| Xylenes (l) | 1330-20-7 | 280 (E) | 280 (E) | 41 | 1.9E+5 (S) | 1.9E+5 (S) | 1.9E+5 (S) | 1.86E+5 | 70,000 | 1.9E+5 (S) | <3.0 | | <3.0 | <3.0 | <3.0 | <3.0 | NT | NT |
| VOCs | CS | CS | CS | CS | CS | CS | CS | CS | CS | CS | ND | | ND | ND | ND | NT | NT | NT |
| Water Quality | | | | | | | | | | | | | | | | | | |
| pH | PH | 6.5 to 8.5 (E) | 6.5 to 8.5 (E) | 6.5 to 9.0 | ID | ID | ID | NA | NA | NA | 8.16 | | 8.02 * | 8.16 * | NT | 6.50 | 7.60 | 7.53 |

* indicates hold time was exceeded

Exhibit B Attachment B



| | |
|--|---|
| FIGURE 3 | 4184 E. WILLOUGHBY ROAD HOLT, MICHIGAN |
| SAMPLING PLAN | |
| PROJECT NUMBER: 15-1536-11 | |
| DIAGRAM CREATED BY: IOS DATE: 3/15/2016 | |



⊕_B Triterra Boring Location 4/4/16
⊕_B AKT Peerless Boring Location 10/17/08

Exhibit C

Table 4 - Tax Increment Financing Estimates

WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN

BROWNFIELD PLAN NO. 6

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

| Notes | Property Identification | | Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification | | | | | | Total Taxes Paid on Base Year/ ITV | | Notes |
|-------|--|---------------------|---|-------------------|----------|------------------------|-------------------|-------|------------------------------------|-------------------|---|
| | | | Land | Land Improvements | Building | Real Property Subtotal | Personal Property | Total | Real Property | Personal Property | |
| | Address | Tax Parcel Number | | | | | | | | | BASE YEAR = 2016 |
| | 4136 E. Willoughby Road | 33-25-05-11-452-005 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Actual Value for 2016 Based on Actual Taxable Value for 2016 (as of 12/31/2015) |
| | 4184 E. Willoughby Road | 33-25-05-11-452-001 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Actual Value for 2016 Based on Actual Taxable Value for 2016 (as of 12/31/2015) |
| | No Address Assigned - E. Willoughby Road | 33-25-05-11-452-004 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Actual Value for 2016 Based on Actual Taxable Value for 2016 (as of 12/31/2015) |
| | Totals | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |

**WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

| | AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs) | Millage Rate Paid on Real Property | Millage Rate Paid on Personal Property | Base Year | 2016 |
|---|--|------------------------------------|--|----------------|-------------|
| | | Annual | Annual | BP Year Number | 0 |
| - | DELHI CHARTER TOWNSHIP | - | - | - | - |
| - | Operating - Delhi Township | 4.3094 | 4.3094 | | \$ 0 |
| - | Fire/EMS | 1.5000 | 1.5000 | | \$ 0 |
| - | Police | 1.5000 | 1.5000 | | \$ 0 |
| - | <i>Subtotal of Local Government Unit (LGU): Annual</i> | <i>7.3094</i> | <i>7.3094</i> | | <i>\$ 0</i> |
| - | INGHAM COUNTY | - | - | - | - |
| - | County Operating - General Operations & Indigent Veterans Support | 6.3842 | 6.3842 | | \$ 0 |
| - | Potter Park Zoo & Potter Park | 0.4100 | 0.4100 | | \$ 0 |
| - | Public Transportation | 0.1200 | 0.1200 | | \$ 0 |
| - | Special Transportation | 0.4800 | 0.4800 | | \$ 0 |
| - | 911 System - Emergency Telephone Services | 0.8431 | 0.8431 | | \$ 0 |
| - | Juvenile Justice | 0.6000 | 0.6000 | | \$ 0 |
| - | Farmland/ Open Space Preservation | 0.1400 | 0.1400 | | \$ 0 |
| - | Health Care Services | 0.3500 | 0.3500 | | \$ 0 |
| - | Parks/Trails | 0.5000 | 0.5000 | | \$ 0 |
| - | Capital Region Airport Authority - CRAA | 0.6990 | 0.6990 | | \$ 0 |
| - | Capital Area Transportation Authority - CATA | 3.0070 | 3.0070 | | \$ 0 |
| - | LIBRARY | - | - | - | - |
| - | Capital Area District Libraries - CADL | 1.5600 | 1.5600 | | \$ 0 |
| - | INTERMEDIATE SCHOOL DISTRICTS (ISD) | - | - | - | - |
| - | RESA Operating | 0.1894 | 0.1894 | | \$ 0 |
| - | RESA Special Education | 4.5062 | 4.5062 | | \$ 0 |
| - | RESA Vocational Education | 1.2925 | 1.2925 | | \$ 0 |
| - | COMMUNITY COLLEGE | - | - | - | - |
| - | Lansing Community College - LCC | 3.8072 | 3.8072 | | \$ 0 |
| - | LOCAL SCHOOL MILLAGES: excludes State School millages | - | - | - | - |
| - | Holt School District Debt (District #33070) | 10.0000 | 10.0000 | | \$ 0 |
| - | <i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i> | <i>34.8886</i> | <i>34.8886</i> | | <i>\$ 0</i> |
| - | Total Local: Annual | 42.1980 | 42.1980 | | \$ 0 |
| - | STATE SCHOOL MILLAGES: excludes Local School millages | - | - | - | - |
| - | State Education Tax - SET | 6.0000 | 6.0000 | | \$ 0 |
| - | Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property. | 18.0000 | 6.0000 | | \$ 0 |
| - | Total State & Local School: Annual | 24.0000 | 12.0000 | | \$ 0 |
| - | TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL | 66.1980 | 54.1980 | | \$ 0 |

**WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6**

Table 4b - Estimated Future Taxable Value (FTV) Information

| Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s) & Land Improvements shown below | | | | | |
|---|---|-------------------------------|---|---|-------|
| Estimated Percentage (%) Change In Future Taxable Values (TV) of Raw Land shown below | | | | | |
| Notes | Future Taxable Value (FTV) of Building(s) & Land Improvements Upon Completion | Estimated FTV Upon Completion | Estimated True Cash Value (TCV) Upon Completion | FTV Assumptions | Notes |
| | <i>Multi-Family Housing Development</i> | \$ 8,207,250 | \$ 16,414,500 | See Data Assumptions in Separate Table | - |
| | Subtotal | \$ 8,207,250 | \$ 16,414,500 | | |
| <i>Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Any Pre-Existing Personal Property (if applicable)</i> | | | | | |
| Notes | Future Taxable Value (FTV) of Raw Land | Estimated FTV | Notes | | |
| | Address | - | | | - |
| | 4136 E. Willoughby Road | \$ 15,800 | Estimated Land Value | Based on 2013 Land Value from Township Web site when property was last assessed. Assumes future annual increase noted above for Raw Land, if any. | |
| | 4184 E. Willoughby Road | \$ 79,300 | " | | |
| | No Address Assigned - E. Willoughby Road | \$ 13,800 | " | | |
| | <i>Subtotal Future Taxable Value (FTV) of Raw Land</i> | <i>\$ 108,900</i> | | | |
| Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Raw Land & Any Pre-Existing Personal Property (if applicable) | | | | | |
| Total Captured Taxable Value: Equal to Total FTV of Building(s) and Land Improvements, Personal Property (if any) & Raw Land minus Base Year Taxable Value | | | | | |

Notes:

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

| Calendar Year | | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|-------------------------|-------------------------|-------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| BP Year Number | | 0 | 1 | 2 | 3 | 4 | 5 |
| | | 0.00% | 0.00% | 0.00% | 2.40% | 2.40% | 2.40% |
| | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| % Completed by 12/31/16 | % Completed by 12/31/17 | - | - | - | - | - | - |
| 25% | 100% | | | | | | |
| | | \$ - | \$ 2,051,813 | \$ 8,207,250 | 8,404,224 | 8,605,925 | 8,812,468 |
| | | \$ - | \$ 2,051,813 | \$ 8,207,250 | \$ 8,404,224 | \$ 8,605,925 | \$ 8,812,468 |
| | | - | 2,051,813 | 8,207,250 | 8,404,224 | 8,605,925 | 8,812,468 |
| | | - | - | - | - | - | - |
| | | - | - | - | - | - | - |
| | | \$ - | \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 |
| | | \$ - | \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 |
| | | \$ - | \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 |
| | | \$ - | \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 |
| | | \$ - | \$ 2,160,713 | \$ 8,316,150 | \$ 8,513,124 | \$ 8,714,825 | \$ 8,921,368 |
| | | \$ - | \$ 2,160,713 | \$ 8,316,150 | \$ 8,513,124 | \$ 8,714,825 | \$ 8,921,368 |

| 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|
| 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 2.40% | 2.40% | 2.40% | 2.40% | 2.40% | 2.40% | 2.40% | 2.40% |
| 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| - | - | - | - | - | - | - | - |
| 9,023,967 | 9,240,542 | 9,462,315 | 9,689,411 | 9,921,956 | 10,160,083 | 10,403,925 | 10,653,620 |
| \$ 9,023,967 | \$ 9,240,542 | \$ 9,462,315 | \$ 9,689,411 | \$ 9,921,956 | \$ 10,160,083 | \$ 10,403,925 | \$ 10,653,620 |
| 9,023,967 | 9,240,542 | 9,462,315 | 9,689,411 | 9,921,956 | 10,160,083 | 10,403,925 | 10,653,620 |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 |
| \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 |
| \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 |
| \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 |
| \$ 9,132,867 | \$ 9,349,442 | \$ 9,571,215 | \$ 9,798,311 | \$ 10,030,856 | \$ 10,268,983 | \$ 10,512,825 | \$ 10,762,520 |
| \$ 9,132,867 | \$ 9,349,442 | \$ 9,571,215 | \$ 9,798,311 | \$ 10,030,856 | \$ 10,268,983 | \$ 10,512,825 | \$ 10,762,520 |

| 2030 | 2031 | 2032 | 2033 | 2034 |
|----------------------|----------------------|----------------------|----------------------|----------------------|
| 14 | 15 | 16 | 17 | 18 |
| 2.40% | 2.40% | 2.40% | 2.40% | 2.40% |
| 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| - | - | - | - | - |
| 10,909,306 | 11,171,130 | 11,439,237 | 11,713,779 | 11,994,909 |
| \$ 10,909,306 | \$ 11,171,130 | \$ 11,439,237 | \$ 11,713,779 | \$ 11,994,909 |
| <i>10,909,306</i> | <i>11,171,130</i> | <i>11,439,237</i> | <i>11,713,779</i> | <i>11,994,909</i> |
| - | - | - | - | - |
| - | - | - | - | - |
| \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 | \$ 15,800 |
| \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 | \$ 79,300 |
| \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 | \$ 13,800 |
| \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 | \$ 108,900 |
| \$ 11,018,206 | \$ 11,280,030 | \$ 11,548,137 | \$ 11,822,679 | \$ 12,103,809 |
| \$ 11,018,206 | \$ 11,280,030 | \$ 11,548,137 | \$ 11,822,679 | \$ 12,103,809 |

**WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6**

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

| | AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJs) | Millage Summary: Millage Rate Paid on Non-Homestead/Non-PRE Real Property without any Tax Exemptions | | | Millage Rate Paid on Commercial Personal Property | Millage Rate Allowed for Capture on Commercial Personal Property | Percent (%) of Millage Rate Captured |
|---|--|--|-------------------------|---------------------------|---|--|--------------------------------------|
| | | Annual | Not Allowed for Capture | Allowed for Capture (Net) | | | |
| | | | | | BP Years: All Years | BP Years: All Years | BP Years: All Years |
| - | DELHI CHARTER TOWNSHIP | - | - | - | - | - | - |
| - | Operating - Delhi Township | 4.3094 | 0.0000 | 4.3094 | 4.3094 | 4.3094 | 100.00% |
| - | Fire/EMS | 1.5000 | 0.0000 | 1.5000 | 1.5000 | 1.5000 | 100.00% |
| - | Police | 1.5000 | 0.0000 | 1.5000 | 1.5000 | 1.5000 | 100.00% |
| - | <i>Subtotal of Local Government Unit (LGU) Millages and Tax Capture: Annual</i> | 7.3094 | 0.0000 | 7.3094 | 7.3094 | 7.3094 | |
| - | <i>Local Government Unit (LGU) Tax Capture: Cumulative</i> | | | | | | |
| - | INGHAM COUNTY | - | - | - | - | - | - |
| - | County Operating - General Operations & Indigent Veterans Support | 6.3842 | 0.0000 | 6.3842 | 6.3842 | 6.3842 | 100.00% |
| - | Potter Park Zoo & Potter Park | 0.4100 | 0.0000 | 0.4100 | 0.4100 | 0.4100 | 100.00% |
| - | Public Transportation | 0.1200 | 0.0000 | 0.1200 | 0.1200 | 0.1200 | 100.00% |
| - | Special Transportation | 0.4800 | 0.0000 | 0.4800 | 0.4800 | 0.4800 | 100.00% |
| - | 911 System - Emergency Telephone Services | 0.8431 | 0.0000 | 0.8431 | 0.8431 | 0.8431 | 100.00% |
| - | Juvenile Justice | 0.6000 | 0.0000 | 0.6000 | 0.6000 | 0.6000 | 100.00% |
| - | Farmland/ Open Space Preservation | 0.1400 | 0.0000 | 0.1400 | 0.1400 | 0.1400 | 100.00% |
| - | Health Care Services | 0.3500 | 0.0000 | 0.3500 | 0.3500 | 0.3500 | 100.00% |
| - | Parks/Trails | 0.5000 | 0.0000 | 0.5000 | 0.5000 | 0.5000 | 100.00% |
| - | Capital Region Airport Authority - CRAA | 0.6990 | 0.0000 | 0.6990 | 0.6990 | 0.6990 | 100.00% |
| - | Capital Area Transportation Authority - CATA | 3.0070 | 0.0000 | 3.0070 | 3.0070 | 3.0070 | 100.00% |
| - | LIBRARY | - | - | - | - | - | - |
| - | Capital Area District Libraries - CADL | 1.5600 | 0.0000 | 1.5600 | 1.5600 | 1.5600 | 100.00% |
| - | INTERMEDIATE SCHOOL DISTRICTS (ISD) | - | - | - | - | - | - |
| - | RESA Operating | 0.1894 | 0.0000 | 0.1894 | 0.1894 | 0.1894 | 100.00% |
| - | RESA Special Education | 4.5062 | 0.0000 | 4.5062 | 4.5062 | 4.5062 | 100.00% |
| - | RESA Vocational Education | 1.2925 | 0.0000 | 1.2925 | 1.2925 | 1.2925 | 100.00% |
| - | COMMUNITY COLLEGE | - | - | - | - | - | - |
| - | Lansing Community College - LCC | 3.8072 | 0.0000 | 3.8072 | 3.8072 | 3.8072 | 100.00% |
| - | LOCAL SCHOOL MILLAGES: excludes State School millages | - | - | - | - | - | - |
| - | Holt School District Debt (District #33070) | 10.0000 | 10.0000 | 0.0000 | 10.0000 | 0.0000 | 0.00% |
| - | <i>Subtotal of Non-LGU Local Millages and Tax Capture: Annual</i> | 34.8886 | 10.0000 | 24.8886 | 34.8886 | 24.8886 | |
| - | <i>Non-LGU Local Tax Capture: Cumulative</i> | | | | | | |
| - | Total Local Tax Capture: Annual | 42.1980 | 10.0000 | 32.1980 | 42.1980 | 32.1980 | |
| - | Total Local Tax Capture: Cumulative | | | | | | |
| - | STATE SCHOOL MILLAGES: excludes Local School millages | - | - | - | - | - | - |
| - | State Education Tax - SET | 6.0000 | 6.0000 | 0.0000 | 6.0000 | 0.0000 | 0.00% |
| - | Local School Operating (District #33070 - Holt) - LSO: Full rate for for Non-Homestead/Non-PRE Real Property; 0 mills for for Homestead/PRE Real Property; 6 mills for Commercial Personal Property. | 18.0000 | 18.0000 | 0.0000 | 6.0000 | 0.0000 | 0.00% |
| - | Total State & Local School Tax Capture: Annual | 24.0000 | 24.0000 | 0.0000 | 12.0000 | 0.0000 | |
| - | Total State & Local School Tax Capture: Cumulative | | | | | | |
| - | TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL | 66.1980 | 34.0000 | 32.1980 | 54.1980 | 32.1980 | |
| - | TOTAL LOCAL TAX AND STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE | | | | | | |
| - | Percentage of Local Millages/Taxes Available & Captured | 63.75% | - | 100.00% | - | - | |
| - | Percentage of State & Local School Millages/Taxes Available & Captured | 36.25% | - | 0.00% | - | - | |

Notes:

Unless otherwise noted, the most current available millage rates are utilized and are assumed to be in effect for the 1 duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

| Calendar Year | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|----------------|------|------|------|------|------|------|------|------|------|------|------|
| BP Year Number | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |

| | | | | | | | | | | | |
|------|-----------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| - | - | - | - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 9,311 | \$ 35,838 | \$ 36,686 | \$ 37,556 | \$ 38,446 | \$ 39,357 | \$ 40,290 | \$ 41,246 | \$ 42,225 | \$ 43,227 | \$ 43,227 |
| \$ 0 | \$ 3,241 | \$ 12,474 | \$ 12,770 | \$ 13,072 | \$ 13,382 | \$ 13,699 | \$ 14,024 | \$ 14,357 | \$ 14,697 | \$ 15,046 | \$ 15,046 |
| \$ 0 | \$ 3,241 | \$ 12,474 | \$ 12,770 | \$ 13,072 | \$ 13,382 | \$ 13,699 | \$ 14,024 | \$ 14,357 | \$ 14,697 | \$ 15,046 | \$ 15,046 |
| \$ 0 | \$ 15,794 | \$ 60,786 | \$ 62,226 | \$ 63,700 | \$ 65,210 | \$ 66,756 | \$ 68,339 | \$ 69,960 | \$ 71,620 | \$ 73,320 | \$ 73,320 |
| \$ 0 | \$ 15,794 | \$ 76,580 | \$ 138,805 | \$ 202,506 | \$ 267,715 | \$ 334,471 | \$ 402,810 | \$ 472,770 | \$ 544,390 | \$ 617,709 | \$ 617,709 |
| - | - | - | - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 13,794 | \$ 53,092 | \$ 54,349 | \$ 55,637 | \$ 56,956 | \$ 58,306 | \$ 59,689 | \$ 61,105 | \$ 62,554 | \$ 64,039 | \$ 64,039 |
| \$ 0 | \$ 886 | \$ 3,410 | \$ 3,490 | \$ 3,573 | \$ 3,658 | \$ 3,744 | \$ 3,833 | \$ 3,924 | \$ 4,017 | \$ 4,113 | \$ 4,113 |
| \$ 0 | \$ 259 | \$ 998 | \$ 1,022 | \$ 1,046 | \$ 1,071 | \$ 1,096 | \$ 1,122 | \$ 1,149 | \$ 1,176 | \$ 1,204 | \$ 1,204 |
| \$ 0 | \$ 1,037 | \$ 3,992 | \$ 4,086 | \$ 4,183 | \$ 4,282 | \$ 4,384 | \$ 4,488 | \$ 4,594 | \$ 4,703 | \$ 4,815 | \$ 4,815 |
| \$ 0 | \$ 1,822 | \$ 7,011 | \$ 7,177 | \$ 7,347 | \$ 7,522 | \$ 7,700 | \$ 7,883 | \$ 8,069 | \$ 8,261 | \$ 8,457 | \$ 8,457 |
| \$ 0 | \$ 1,296 | \$ 4,990 | \$ 5,108 | \$ 5,229 | \$ 5,353 | \$ 5,480 | \$ 5,610 | \$ 5,743 | \$ 5,879 | \$ 6,019 | \$ 6,019 |
| \$ 0 | \$ 302 | \$ 1,164 | \$ 1,192 | \$ 1,220 | \$ 1,249 | \$ 1,279 | \$ 1,309 | \$ 1,340 | \$ 1,372 | \$ 1,404 | \$ 1,404 |
| \$ 0 | \$ 756 | \$ 2,911 | \$ 2,980 | \$ 3,050 | \$ 3,122 | \$ 3,197 | \$ 3,272 | \$ 3,350 | \$ 3,429 | \$ 3,511 | \$ 3,511 |
| \$ 0 | \$ 1,080 | \$ 4,158 | \$ 4,257 | \$ 4,357 | \$ 4,461 | \$ 4,566 | \$ 4,675 | \$ 4,786 | \$ 4,899 | \$ 5,015 | \$ 5,015 |
| \$ 0 | \$ 1,510 | \$ 5,813 | \$ 5,951 | \$ 6,092 | \$ 6,236 | \$ 6,384 | \$ 6,535 | \$ 6,690 | \$ 6,849 | \$ 7,012 | \$ 7,012 |
| \$ 0 | \$ 6,497 | \$ 25,007 | \$ 25,599 | \$ 26,205 | \$ 26,827 | \$ 27,463 | \$ 28,114 | \$ 28,781 | \$ 29,464 | \$ 30,163 | \$ 30,163 |
| - | - | - | - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 3,371 | \$ 12,973 | \$ 13,280 | \$ 13,595 | \$ 13,917 | \$ 14,247 | \$ 14,585 | \$ 14,931 | \$ 15,285 | \$ 15,648 | \$ 15,648 |
| - | - | - | - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 409 | \$ 1,575 | \$ 1,612 | \$ 1,651 | \$ 1,690 | \$ 1,730 | \$ 1,771 | \$ 1,813 | \$ 1,856 | \$ 1,900 | \$ 1,900 |
| \$ 0 | \$ 9,737 | \$ 37,474 | \$ 38,362 | \$ 39,271 | \$ 40,201 | \$ 41,155 | \$ 42,130 | \$ 43,130 | \$ 44,153 | \$ 45,201 | \$ 45,201 |
| \$ 0 | \$ 2,793 | \$ 10,749 | \$ 11,003 | \$ 11,264 | \$ 11,531 | \$ 11,804 | \$ 12,084 | \$ 12,371 | \$ 12,664 | \$ 12,965 | \$ 12,965 |
| - | - | - | - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 8,226 | \$ 31,661 | \$ 32,411 | \$ 33,179 | \$ 33,965 | \$ 34,771 | \$ 35,595 | \$ 36,440 | \$ 37,304 | \$ 38,189 | \$ 38,189 |
| - | - | - | - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 53,777 | \$ 206,977 | \$ 211,880 | \$ 216,900 | \$ 222,040 | \$ 227,304 | \$ 232,695 | \$ 238,214 | \$ 243,866 | \$ 249,654 | \$ 249,654 |
| \$ 0 | \$ 53,777 | \$ 260,754 | \$ 472,634 | \$ 689,534 | \$ 911,574 | \$ 1,138,879 | \$ 1,371,573 | \$ 1,609,787 | \$ 1,853,653 | \$ 2,103,307 | \$ 2,103,307 |
| \$ 0 | \$ 69,571 | \$ 267,763 | \$ 274,106 | \$ 280,600 | \$ 287,250 | \$ 294,060 | \$ 301,033 | \$ 308,174 | \$ 315,486 | \$ 322,974 | \$ 322,974 |
| \$ 0 | \$ 69,571 | \$ 337,334 | \$ 611,440 | \$ 892,040 | \$ 1,179,290 | \$ 1,473,350 | \$ 1,774,383 | \$ 2,082,557 | \$ 2,398,043 | \$ 2,721,017 | \$ 2,721,017 |
| - | - | - | - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 69,571 | \$ 267,763 | \$ 274,106 | \$ 280,600 | \$ 287,250 | \$ 294,060 | \$ 301,033 | \$ 308,174 | \$ 315,486 | \$ 322,974 | \$ 322,974 |
| \$ 0 | \$ 69,571 | \$ 337,334 | \$ 611,440 | \$ 892,040 | \$ 1,179,290 | \$ 1,473,350 | \$ 1,774,383 | \$ 2,082,557 | \$ 2,398,043 | \$ 2,721,017 | \$ 2,721,017 |
| - | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| - | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

| 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total Tax Capture During Brownfield Plan Tax Capture Period |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | |
| - | - | - | - | - | - | - | - | - |
| \$ 44,253 | \$ 45,304 | \$ 46,380 | \$ 47,482 | \$ 48,610 | \$ 49,766 | \$ 50,949 | \$ 52,160 | \$ 749,086 |
| \$ 15,403 | \$ 15,769 | \$ 16,144 | \$ 16,527 | \$ 16,920 | \$ 17,322 | \$ 17,734 | \$ 18,156 | \$ 260,739 |
| \$ 15,403 | \$ 15,769 | \$ 16,144 | \$ 16,527 | \$ 16,920 | \$ 17,322 | \$ 17,734 | \$ 18,156 | \$ 260,739 |
| \$ 75,060 | \$ 76,842 | \$ 78,668 | \$ 80,536 | \$ 82,450 | \$ 84,410 | \$ 86,417 | \$ 88,472 | \$ 1,270,564 |
| \$ 692,769 | \$ 769,612 | \$ 848,279 | \$ 928,816 | \$ 1,011,266 | \$ 1,095,676 | \$ 1,182,093 | \$ 1,270,564 | - |
| - | - | - | - | - | - | - | - | - |
| \$ 65,559 | \$ 67,116 | \$ 68,710 | \$ 70,342 | \$ 72,014 | \$ 73,726 | \$ 75,478 | \$ 77,273 | \$ 1,109,740 |
| \$ 4,210 | \$ 4,310 | \$ 4,413 | \$ 4,517 | \$ 4,625 | \$ 4,735 | \$ 4,847 | \$ 4,963 | \$ 71,269 |
| \$ 1,232 | \$ 1,262 | \$ 1,292 | \$ 1,322 | \$ 1,354 | \$ 1,386 | \$ 1,419 | \$ 1,452 | \$ 20,859 |
| \$ 4,929 | \$ 5,046 | \$ 5,166 | \$ 5,289 | \$ 5,414 | \$ 5,543 | \$ 5,675 | \$ 5,810 | \$ 83,437 |
| \$ 8,658 | \$ 8,863 | \$ 9,074 | \$ 9,289 | \$ 9,510 | \$ 9,736 | \$ 9,968 | \$ 10,205 | \$ 146,553 |
| \$ 6,161 | \$ 6,308 | \$ 6,458 | \$ 6,611 | \$ 6,768 | \$ 6,929 | \$ 7,094 | \$ 7,262 | \$ 104,296 |
| \$ 1,438 | \$ 1,472 | \$ 1,507 | \$ 1,543 | \$ 1,579 | \$ 1,617 | \$ 1,655 | \$ 1,695 | \$ 24,336 |
| \$ 3,594 | \$ 3,679 | \$ 3,767 | \$ 3,856 | \$ 3,948 | \$ 4,042 | \$ 4,138 | \$ 4,236 | \$ 60,839 |
| \$ 5,134 | \$ 5,256 | \$ 5,381 | \$ 5,509 | \$ 5,640 | \$ 5,774 | \$ 5,911 | \$ 6,052 | \$ 86,913 |
| \$ 7,178 | \$ 7,348 | \$ 7,523 | \$ 7,702 | \$ 7,885 | \$ 8,072 | \$ 8,264 | \$ 8,461 | \$ 121,504 |
| \$ 30,879 | \$ 31,612 | \$ 32,363 | \$ 33,132 | \$ 33,919 | \$ 34,725 | \$ 35,551 | \$ 36,396 | \$ 522,695 |
| - | - | - | - | - | - | - | - | \$ 0 |
| \$ 16,020 | \$ 16,400 | \$ 16,790 | \$ 17,188 | \$ 17,597 | \$ 18,015 | \$ 18,443 | \$ 18,882 | \$ 271,169 |
| - | - | - | - | - | - | - | - | \$ 0 |
| \$ 1,945 | \$ 1,991 | \$ 2,038 | \$ 2,087 | \$ 2,136 | \$ 2,187 | \$ 2,239 | \$ 2,292 | \$ 32,923 |
| \$ 46,274 | \$ 47,373 | \$ 48,498 | \$ 49,650 | \$ 50,830 | \$ 52,038 | \$ 53,275 | \$ 54,542 | \$ 783,295 |
| \$ 13,273 | \$ 13,588 | \$ 13,911 | \$ 14,241 | \$ 14,579 | \$ 14,926 | \$ 15,281 | \$ 15,644 | \$ 224,670 |
| - | - | - | - | - | - | - | - | \$ 0 |
| \$ 39,096 | \$ 40,024 | \$ 40,975 | \$ 41,949 | \$ 42,945 | \$ 43,966 | \$ 45,011 | \$ 46,082 | \$ 661,791 |
| - | - | - | - | - | - | - | - | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 255,581 | \$ 261,650 | \$ 267,864 | \$ 274,228 | \$ 280,744 | \$ 287,417 | \$ 294,250 | \$ 301,247 | \$ 4,326,287 |
| \$ 2,358,888 | \$ 2,620,538 | \$ 2,888,402 | \$ 3,162,629 | \$ 3,443,374 | \$ 3,730,790 | \$ 4,025,040 | \$ 4,326,287 | - |
| \$ 330,641 | \$ 338,492 | \$ 346,532 | \$ 354,764 | \$ 363,194 | \$ 371,827 | \$ 380,667 | \$ 389,718 | \$ 5,596,851 |
| \$ 3,051,657 | \$ 3,390,149 | \$ 3,736,681 | \$ 4,091,445 | \$ 4,454,640 | \$ 4,826,466 | \$ 5,207,133 | \$ 5,596,851 | - |
| - | - | - | - | - | - | - | - | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | - |
| \$ 330,641 | \$ 338,492 | \$ 346,532 | \$ 354,764 | \$ 363,194 | \$ 371,827 | \$ 380,667 | \$ 389,718 | \$ 5,596,851 |
| \$ 3,051,657 | \$ 3,390,149 | \$ 3,736,681 | \$ 4,091,445 | \$ 4,454,640 | \$ 4,826,466 | \$ 5,207,133 | \$ 5,596,851 | - |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | - |
| 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | - |

**WILLOUGHBY ESTATES - DELHI CHARTER TOWNSHIP, MICHIGAN
BROWNFIELD PLAN NO. 6**

Table 4d - Reimbursement of Eligible Activities & Disbursements¹

| Notes | DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF | | |
|-------|---|-----------|--|
| - | State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured | | |
| - | Reimbursement of Local Brownfield Redevelopment Authority Administrative & Operating Expenses | \$ 25,000 | of Local Tax Capture per year during Brownfield Plan. |
| - | | 0.00% | of Local Tax Capture thereafter. |
| - | Local Brownfield Redevelopment Authority Site Remediation Revolving Fund (LSRRF) ³ | 0.00% | of Local Tax Capture during Brownfield Plan reimbursement to Developer. ³ |
| - | Note: The LSRRF may capture Local Tax Increment for not more than 5 years after the time that tax capture is required to reimburse all Eligible Activities. | 100.00% | of Local Tax Capture thereafter. LSRRF is allowed to capture an amount of Local Tax Increment \$ 1,860,171 up to: |
| - | Local Tax Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement | | |
| - | Local Tax Increment: <u>Cumulative</u> Remaining Revenue Available for Reimbursement | | |

| Notes | REIMBURSEMENT OF ELIGIBLE ACTIVITIES | Year that Expenses Identified in the Eligible Activities Table Will Be Recognized ² | | |
|-------|---|---|---------------------|-------------|
| | | 2015 | 2016 | 2017 |
| - | Environmental Activities: Michigan Department of Environmental Quality (MDEQ) | | | |
| - | Local Tax Increment Reimbursement | \$ - | \$ 611,757 | \$ - |
| - | State & Local School Tax Increment Reimbursement (LSO & SET) | \$ - | \$ - | \$ - |
| - | TOTAL MDEQ REIMBURSEMENT (Eligible Costs) | \$ 0 | \$ 611,757 | \$ 0 |
| - | Cumulative Reimbursement: MDEQ | | | |
| - | Remaining Environmental Activities to be Reimbursed: with Local Taxes | | | |
| - | Remaining Environmental Activities to be Reimbursed: with Non- Local Taxes, e.g., LSO & SET | | | |
| - | Non-Environmental Activities: Brownfield Redevelopment Authority (BRA) & Michigan Strategic Fund (MSF) | | | |
| - | Local Tax Increment Reimbursement | \$ - | \$ 2,582,589 | \$ - |
| - | State & Local School Tax Increment Reimbursement (LSO & SET) | \$ - | \$ - | \$ - |
| - | TOTAL BRA & MSF REIMBURSEMENT (Eligible Costs) | \$ 0 | \$ 2,582,589 | \$ 0 |
| - | Cumulative Reimbursement: BRDA & MSF | | | |
| - | Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes | | | |
| - | Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET | | | |
| - | TOTAL ANNUAL REIMBURSEMENT: BRA, MDEQ & MSF (Eligible Costs) | \$ 0 | \$ 3,194,346 | \$ 0 |
| - | TOTAL CUMULATIVE REIMBURSEMENT: BRA, MDEQ & MSF (Eligible Costs) | | | |
| - | <i>Remaining Unreimbursed Balance</i> | | | |
| - | <i>Surplus Revenue from Local Tax Increment =</i> | | | |
| - | <i>Surplus Revenue from State and Local School Tax Increment =</i> | | | |

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed.

² The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds (if applicable), etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

³ The Brownfield Plan prioritizes reimbursement in the first year of capture of \$21,035 into the LSRRF for use of an Environmental Protection Agency (EPA) grant fund that the Lansing Regional Brownfield Coalition (LRBC) contributed to the project. After the Developer is fully reimbursed, the local unit of government's LSRRF will capture the remaining balance available over a five-year period at the end of the Brownfield Plan.

| Totals | Calendar Year | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|----------------------------------|------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | BP Year Number | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| \$ 0 | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| \$ 325,000 | Annual: | \$ - | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 |
| | Cumulative: | \$ 0 | \$ 25,000 | \$ 50,000 | \$ 75,000 | \$ 100,000 | \$ 125,000 | \$ 150,000 | \$ 175,000 | \$ 200,000 |
| \$ 1,860,171 | Annual: | \$ - | \$ 21,035 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | Cumulative: | \$ 0 | \$ 21,035 | \$ 21,035 | \$ 21,035 | \$ 21,035 | \$ 21,035 | \$ 21,035 | \$ 21,035 | \$ 21,035 |
| | | \$ 0 | \$ 23,536 | \$ 242,763 | \$ 249,106 | \$ 255,600 | \$ 262,250 | \$ 269,060 | \$ 276,033 | \$ 283,174 |
| | | \$ 0 | \$ 23,536 | \$ 266,299 | \$ 515,405 | \$ 771,005 | \$ 1,033,255 | \$ 1,302,315 | \$ 1,578,348 | \$ 1,861,522 |
| Totals | Year of Tax Capture ² | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| \$ 611,757 | | \$ 0 | \$ 23,536 | \$ 242,763 | \$ 249,106 | \$ 96,352 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 611,757 | | \$ 0 | \$ 23,536 | \$ 242,763 | \$ 249,106 | \$ 96,352 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| | | \$ 0 | \$ 23,536 | \$ 266,299 | \$ 515,405 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 |
| | | | \$ 588,221 | \$ 345,458 | \$ 96,352 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| | | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 2,582,589 | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 159,248 | \$ 262,250 | \$ 269,060 | \$ 276,033 | \$ 283,174 |
| \$ 0 | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 2,582,589 | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 159,248 | \$ 262,250 | \$ 269,060 | \$ 276,033 | \$ 283,174 |
| | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 159,248 | \$ 421,498 | \$ 690,558 | \$ 966,591 | \$ 1,249,765 |
| | | | \$ 2,582,589 | \$ 2,582,589 | \$ 2,582,589 | \$ 2,423,341 | \$ 2,161,091 | \$ 1,892,031 | \$ 1,615,997 | \$ 1,332,823 |
| | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 3,194,346 | | \$ 0 | \$ 23,536 | \$ 242,763 | \$ 249,106 | \$ 255,600 | \$ 262,250 | \$ 269,060 | \$ 276,033 | \$ 283,174 |
| | | \$ 0 | \$ 23,536 | \$ 266,299 | \$ 515,405 | \$ 771,005 | \$ 1,033,255 | \$ 1,302,315 | \$ 1,578,348 | \$ 1,861,522 |
| | | \$ 0 | \$ 3,170,810 | \$ 2,928,047 | \$ 2,678,941 | \$ 2,423,341 | \$ 2,161,091 | \$ 1,892,031 | \$ 1,615,997 | \$ 1,332,823 |
| | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| | | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |

| Capture Period Ends for Developer Reimbursement | | | | | Capture Period Ends for Reimbursement to LSRRF | | | | | |
|---|--------------|--------------|--------------|--------------|--|--------------|--------------|--------------|--------------|--------------|
| 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Totals |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | - |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 |
| \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 325,000 |
| \$ 225,000 | \$ 250,000 | \$ 275,000 | \$ 300,000 | \$ 325,000 | \$ 325,000 | \$ 325,000 | \$ 325,000 | \$ 325,000 | \$ 325,000 | - |
| \$ - | \$ - | \$ - | \$ - | \$ 196,300 | \$ 354,764 | \$ 363,194 | \$ 371,827 | \$ 380,667 | \$ 172,383 | \$ 1,860,171 |
| \$ 21,035 | \$ 21,035 | \$ 21,035 | \$ 21,035 | \$ 217,335 | \$ 572,100 | \$ 935,294 | \$ 1,307,121 | \$ 1,687,787 | \$ 1,860,171 | - |
| \$ 290,486 | \$ 297,974 | \$ 305,641 | \$ 313,492 | \$ 125,231 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 217,335 | \$ 3,411,681 |
| \$ 2,152,008 | \$ 2,449,982 | \$ 2,755,622 | \$ 3,069,114 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,411,681 | - |
| 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Totals |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 611,757 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 611,757 |
| \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | \$ 611,757 | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | - |
| \$ 290,486 | \$ 297,974 | \$ 305,641 | \$ 313,492 | \$ 125,231 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 2,582,589 |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| \$ 290,486 | \$ 297,974 | \$ 305,641 | \$ 313,492 | \$ 125,231 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 2,582,589 |
| \$ 1,540,251 | \$ 1,838,225 | \$ 2,143,865 | \$ 2,457,357 | \$ 2,582,589 | \$ 2,582,589 | \$ 2,582,589 | \$ 2,582,589 | \$ 2,582,589 | \$ 2,582,589 | - |
| \$ 1,042,337 | \$ 744,364 | \$ 438,723 | \$ 125,231 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | - |
| \$ 290,486 | \$ 297,974 | \$ 305,641 | \$ 313,492 | \$ 125,231 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 3,194,346 |
| \$ 2,152,008 | \$ 2,449,982 | \$ 2,755,622 | \$ 3,069,114 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,194,346 | \$ 3,194,346 | - |
| \$ 1,042,337 | \$ 744,364 | \$ 438,723 | \$ 125,231 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 217,335 | - |
| \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | - |

Capture Period Ends for Developer Reimbursement

Capture Period Ends for Reimbursement to LSRRF