

**WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT  
AUTHORITY**

# **BROWNFIELD PLAN**

221 & 223 Felch Street and 214 West Kingsley Street, Ann Arbor,  
Michigan 48103

**PREPARED BY**

Washtenaw County Brownfield Redevelopment Authority  
220 North Main Street  
Ann Arbor, Michigan 48104  
Contact Person: Nathan Voght  
Email: voghtn@ewashtenaw.org  
Phone: (734) 544-3055

AKT Peerless  
22725 Orchard Lake Road  
Farmington, Michigan 48336  
Contact Person: Bret Stuntz  
Email: stuntzb@aktpeerless.com  
Phone: (248) 615-1333

**PROJECT #**

7582F2

**REVISION DATE**

January 25, 2016

**BRA APPROVAL  
CITY/COUNTY APPROVAL**

January 4, 2016  
**City/CountyApprovalDate**

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# PROJECT SUMMARY

**PROJECT NAME** Kingsley Condominiums Redevelopment Project -  
Redevelopment and Reuse of Properties Located at 221  
& 223 Felch Street and 214 West Kingsley Street, Ann  
Arbor, Michigan

**DEVELOPER** Kingsley Condominiums LLC

**ELIGIBLE PROPERTY LOCATION** The Eligible Property is located at 221 & 223 Felch  
Street and 214 West Kingsley Street, Ann Arbor,  
Michigan. Parcel ID Numbers 09-09-29-151-013, 09-09-  
29-151-016 and 09-09-29-151-014, respectively.

**TYPE OF ELIGIBLE PROPERTY** Facility and Adjacent & Contiguous

**SUBJECT PROJECT  
DESCRIPTION**

The Kingsley Condominiums Redevelopment Project (Project) consists of the redevelopment of the subject properties, which are located at 221 & 223 Felch Street and 214 West Kingsley Street in Ann Arbor. The existing two-acre site, never previously site planned under Ann Arbor Site Plan and Zoning regulations, consists of a collection of small industrial buildings constructed over the last 80 years. The existing buildings lay within the flood plain and above the Allen Creek Drain, an obsolete stormwater conduit that will probably have to be replaced and re-routed within the property to allow redevelopment. The site soils are composed almost entirely of contaminated fill material, and stormwater from the site drains directly into the storm drain system and Huron River with no environmental mitigation or stormwater controls.

Market demand for the small industrial buildings is non-existent, and improvements to the existing buildings are not economically feasible. The property must be redeveloped comprehensively, which will correct the collective building, health, safety and environmental Brownfield conditions. Redevelopment is in the best interest of the community; however, it requires a major investment in demolition, site remediation, infrastructure improvements and new construction. Only a project of significant size, such as the one proposed, justifies the comprehensive redevelopment of the site, and only with comprehensive redevelopment can both the developer's and the community's goals be achieved.

The proposed project will consist of an approximately 125,900 square foot multi-story residential building, the first level being parking and the four levels above being 51 condominium "flats". Redevelopment of the eligible property is anticipated to create approximately 250 temporary construction jobs and two full-time equivalent jobs.

The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in the third quarter of 2016.

<b>ELIGIBLE ACTIVITIES</b>	Baseline Environmental Assessment (BEA) Activities (Phase I Environmental Site Assessment (ESA), Phase II ESAs, and BEA), Due Care Activities, Additional Response Activities, Demolition, Lead and Asbestos Survey and Abatement, Site Preparation, Infrastructure Improvements and Preparation of a Brownfield Plan and Act 381 Work Plan.
<b>DEVELOPER'S REIMBURSABLE COSTS</b>	\$ 6,184,887 (Est. Eligible Activities & Contingency) <u>\$ 4,000,000 (Capped Amount for Reimbursement)</u>
<b>MAXIMUM DURATION OF CAPTURE</b>	30 years
<b>ESTIMATED TOTAL CAPITAL INVESTMENT</b>	\$40 million
<b>INITIAL TAXABLE VALUE</b>	\$534,957
<b>ANNUAL PROPERTY TAXES BEFORE REDEVELOPMENT</b>	\$ 34,394
<b>ANNUAL PROPERTY TAXES POST-BROWNFIELD TIF OBLIGATIONS</b>	\$714,355

# LIST OF ACRONYMS AND DEFINITIONS

<b>BEA</b>	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
<b>BFP OR PLAN DEVELOPER</b>	Brownfield Plan Kingsley Condominiums, LLC
<b>ELIGIBLE PROPERTY</b>	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the subject property”.
<b>ESA</b>	Environmental Site Assessment
<b>LSRRF</b>	Local Site Remediation Revolving Fund
<b>MDEQ</b>	Michigan Department of Environmental Quality
<b>MEDC</b>	Michigan Economic Development Corporation
<b>MSF</b>	Michigan Strategic Fund
<b>PHASE I ESA</b>	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
<b>PHASE II ESA</b>	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
<b>SUBJECT PROPERTY</b>	The Eligible Property, located at 221 & 223 Felch Street and 214 West Kingsley Street, southwest of the intersection of Felch Street and North Ashley Street, in Ann Arbor, Michigan. It is comprised of 3 parcels.
<b>RCC</b>	Residential Cleanup Criteria
<b>TIF</b>	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
<b>TIR</b>	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)
<b>WCBRA</b>	Washtenaw County Brownfield Redevelopment Authority

# BROWNFIELD PLAN

221 & 223 Felch Street and 214 West Kingsley Street  
Ann Arbor, Michigan 48103

## 1.0 Introduction

The County of Washtenaw, Michigan (the “County”), established the Washtenaw County Brownfield Redevelopment Authority (the “Authority”) on May 19, 1999, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the County. Inclusion of subject property within Brownfield plans will facilitate financing of environmental response and other 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.” By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Brownfield Plan (the “subject property”) shall not be integral to the effectiveness or validity of this Brownfield Plan. This Brownfield Plan is intended to apply to the subject property identified in this Brownfield Plan and, if tax increment revenues are proposed to be captured from that subject property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the subject property shall not necessitate an amendment to this Brownfield Plan, affect the application of this Brownfield Plan to the subject property, or impair the rights available to the Authority under this Brownfield Plan.

This Brownfield 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 Brownfield Plan for reference purposes.

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

## 2.0 General Provisions

The following sections detail information required by Act 381.

### 2.1 Description of Eligible Property (Section 13 (l)(h))

The Eligible Property (the “subject property”) is located at 221 & 223 Felch Street and 214 West Kingsley Street, in the northeast ¼ of Section 29 (Township 2 South/Range 6 East) in Ann Arbor, Michigan. The subject property is situated southeast of the intersection of Felch Street and the train tracks. The subject property consists of three parcels that contain approximately 2.09 acres. The subject property is located

in an area of Ann Arbor (the “City”) that is characterized by commercial and residential properties. The subject property is abutted by surface roadways, and a railroad spur line on the west.

The following table describes each parcel which comprises the subject property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

**Eligible Property Information**

Address	Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
221 Felch Street	09-09-29-151-013	Facility	1.46
223 Felch Street	09-09-29-151-016	Adjacent & Contiguous	0.43
214 West Kingsley Street	09-09-29-151-014	Adjacent & Contiguous	0.20

The subject property is zoned Limited Industrial (M1). It currently contains a 3,000 square foot single-story office building with frontage along West Kingsley Street, an approximately 28,000 square feet of light industrial/commercial buildings and a vacated right-of-way. The subject property also contains a small open storage shed. Exterior portions of the subject property are improved with gravel and asphalt parking and landscaping.

**2.2 Proposed Redevelopment**

The Kingsley Condominiums Redevelopment Project (the “Project”) includes demolition of all existing development on the subject property and construction of a 5-story, 125,900 square foot residential building with 38 parking spaces integrated into the ground floor of the building and an adjacent surface parking lot of about 39 parking spaces (about 77 total). In addition, the existing office building (located on West Kingsley Street) will be renovated into approximately 3,000 square feet of flexible commercial or office space. Refer to the attached Figure 3 for a Preliminary Site Plan. Plans include 51 condominium units. The scale of the redevelopment project is necessary to make the redevelopment economically feasible considering its many environmental, building, health and safety concerns. The site cannot be improved piecemeal, nor the existing buildings upgraded, without a new site plan. The 2-acre subject property has never before been included in a site plan under Ann Arbor Site Plan and Zoning regulations. This Project will remove existing structures from the floodplain and above the Allen Creek Drain, address stormwater management concerns, and ultimately will put underutilized properties back to productive use.

Construction is expected to begin in the third quarter of 2016.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map, Figure 2, Eligible Property Boundary Map (which includes lot dimensions) and Figure 3, Preliminary Site Plan. The legal descriptions of the parcel included in the Eligible Property are presented in Attachment B.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to herein as the “subject property.”

**2.3 Basis of Eligibility (Section 13 (1)(h) , Section 2 (m)), Section 2(r)**

The subject property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as a commercial property; (b) it is located within Ann Arbor, a



qualified local governmental unit, or “Core Community” under Act 381; and (c) each of the parcels comprised by the subject property has been determined to be a “facility” or is adjacent and contiguous to a “facility” parcel.

Historical use of the property consists of the following:

- Offices, since at least 1931
- Machinery storage sheds, from at least 1931 to 1948
- Building material warehouse, from at least 1931 to 1948
- Tool house, black smith and repair shop, from at least 1931 to 1948
- Oil house, from at least 1931 to 1948
- Roofing storage shed, from at least 1931 to 1948
- Truck repair, from 1946 until 1978-1985
- Concrete batch mixing plant, from 1948 until 1978-1985

According to previous environmental investigations conducted on the property in 2012, metals (e.g., arsenic, lead, mercury, and selenium) and polynuclear aromatic hydrocarbons (PNAs) (e.g., phenanthrene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, fluoranthene, and phenanthrene) have been identified in soil and/or groundwater on the property at concentrations exceeding historical Michigan Department of Environmental Quality (MDEQ) Residential Cleanup Criteria (RCC). Based on these findings, 221 Felch Street meets the definition of a “facility.” 223 Felch and 214 Kingsley are considered eligible properties as they lie adjacent and contiguous to 221 Felch.

## 2.4 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 subject property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include BEA Activities (Phase I ESA, Phase II ESAs, and BEA), due care activities, additional response activities, lead and asbestos survey and abatement, site and building demolition, site preparation, infrastructure improvements, and the preparation of Brownfield and Act 381 work plans (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Incremental Revenues from the subject property are shown in the table below.

### Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost*	
1.	BEA Activities	\$	25,500
2.	Due Care Activities	\$	456,800
3.	Additional Response Activities	\$	292,500
4.	Demolition	\$	201,380
5.	Lead and Asbestos Activities	\$	53,222
6.	Site Preparation	\$	149,634
7.	Site Preparation - Soil Management for Special Foundations	\$	136,125
8.	Infrastructure Improvement - Parking Level Design & Construction	\$	1,860,260

Description of Eligible Activity		Estimated Cost*	
9.	Infrastructure Improvement - Special Foundations to Support Construction	\$	503,615
10.	Infrastructure Improvement - Allen Creek Drain Stabilization	\$	500,000
11.	Infrastructure Improvement - LID Stormwater Management System	\$	668,941
12.	Public Infrastructure Improvements	\$	497,947
<b>Total Environmental and Non-Environmental Eligible Activities</b>		<b>\$</b>	<b>5,345,924</b>
13.	15% Contingency on Eligible Activities**	\$	798,964
14.	Brownfield Plan & Act 381 WP Preparation Activities	\$	40,000
<b>Total Eligible Activities Cost with 15% Contingency</b>		<b>\$</b>	<b>6,184,887</b>
<b>Capped Amount for Reimbursement***</b>		<b>\$</b>	<b>4,000,000</b>
15.	BRA Administration Fee	\$	400,000
16.	State Revolving Fund	\$	309,420
17.	Local Site Remediation Revolving Fund (LSRRF) (capped)****	\$	400,000
<b>Total Eligible Costs for Reimbursement</b>		<b>\$</b>	<b>5,109,420</b>

\*Estimated costs are subject to approval by MSF and MDEQ. If either the MSF or MDEQ decide not to approve any of the activities described in the table, the eligible activity costs will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs.

\*\*The contingency is applied to the Subtotal, excepting the BEA Activities, which have already been performed.

\*\*\*It has been agreed that the reimbursement to the Developer for the cost of eligible activities, including contingency, shall be capped at \$4,000,000.

\*\*\*\*LSRRF deposits will be made in accordance with Act 381 and subject to the agreed upon cap equal to 10% of Developer reimbursement.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property is shown in Attachment C, Table 1. It is currently anticipated that construction will begin in the third quarter of 2016 and be completed by September 2017.

Although total estimated costs of eligible activities, including contingency, is \$6,184,887, the City and the Developer have agreed to cap the maximum reimbursement to \$4,000,000. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan and an associated Reimbursement Agreement.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues of the Authority from the subject property shall be governed by the terms of a Reimbursement Agreement with the Authority ("Reimbursement Agreement"). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and/or the Development Agreement.

Tax increment revenues will first be used to pay or reimburse the Authority's administrative expenses described in the table above. The Authority will be reimbursed annually in an amount equal to 10% of the total incremental taxes captured, not to exceed 10% of the eligible activity amount cumulatively. The

amount of school tax revenues captured, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities approved by the MDEQ and the MSF. If either the MSF or MDEQ decide not to approve any of the activities, the eligible activity costs will be reimbursed with local-only tax increment revenues in the proportion that locals would support if the State were to approve the activity costs.

## **2.5 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13(1)(g), Section 2(ee))**

This Brownfield Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Brownfield Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Brownfield Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2017.

The total estimated cost of the eligible activities and other costs (including administrative fees, contingency, and LSRRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$5,109,420. The estimated effective initial taxable value for this Brownfield Plan is \$534,957, and is based on ad valorem taxes only. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2017 with the first significant increase in taxable value of approximately \$10,532,050 beginning in 2017.

It is estimated that the Authority will capture the 2017 through 2025 tax increment revenues to reimburse, the cost of the eligible activities, State Brownfield Redevelopment Fund, LSRRF and pay Authority administrative fees. An estimated schedule of tax increment revenue reimbursement is provided as Attachment C, Table 3.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment C, Tables 2 and 3. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

## **2.6 Plan of Financing (Section 13(1)(d)); Maximum Amount of Indebtedness (Section 13(1)(e))**

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities up to \$4,000,000, but only from tax increment revenues generated from the subject property as available, and subject to the Reimbursement Agreement and Development Agreement.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to: (1) authorize the Authority to fund such reimbursements; and (2) does not obligate the Authority to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Brownfield Plan, or which are permitted to be reimbursed under this Brownfield Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted

by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

## **2.7 Duration of Brownfield Plan (Section 13(1)(f))**

In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield 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. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan.

## **2.8 Effective Date of Inclusion in Brownfield Plan**

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by the Washtenaw County Board of Commissioners. 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 capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan.

## **2.9 Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(i-l))**

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Brownfield Plan.

## **2.10 Local Site Remediation Revolving Fund (“LSRRF”) (Section 8, Section 13(1)(m))**

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The Authority will capture incremental local and state school taxes to fund the LSRRF, to the extent allowed by law, not to exceed the agreed upon cap of 10% of Developer reimbursement. The Authority anticipates deposits will be made for two years following Developer reimbursement.

The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$400,000.

## **2.11 Other Information**

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 61.3438 non-homestead mills available for capture, with school millage equaling 23.9676 mills (39.1%) and local millage equaling 37.3762 mills (60.9%). There are 43.3762 homestead mills available for capture, with school millage equaling 6 mills (13.8%) and local millage equaling 37.3762 (86.2%). The anticipated end-use of the property will be multi-family, primary residence condominiums and associated office space. Therefore, for the majority of the property, only homestead mills will be available for capture. The projected tax capture for MSF and MDEQ eligible activities breaks down as follows:

### Tax Capture

State to Local Tax Capture	Eligible Activities and Contingency
MSF/MDEQ School tax capture (25.67%)	\$1,006,935
MSF/MDEQ Local tax capture (74.33%)	\$2,915,715
Local-Only tax capture	\$77,350
<b>Total</b>	<b>\$4,000,000</b>

## **Attachments**

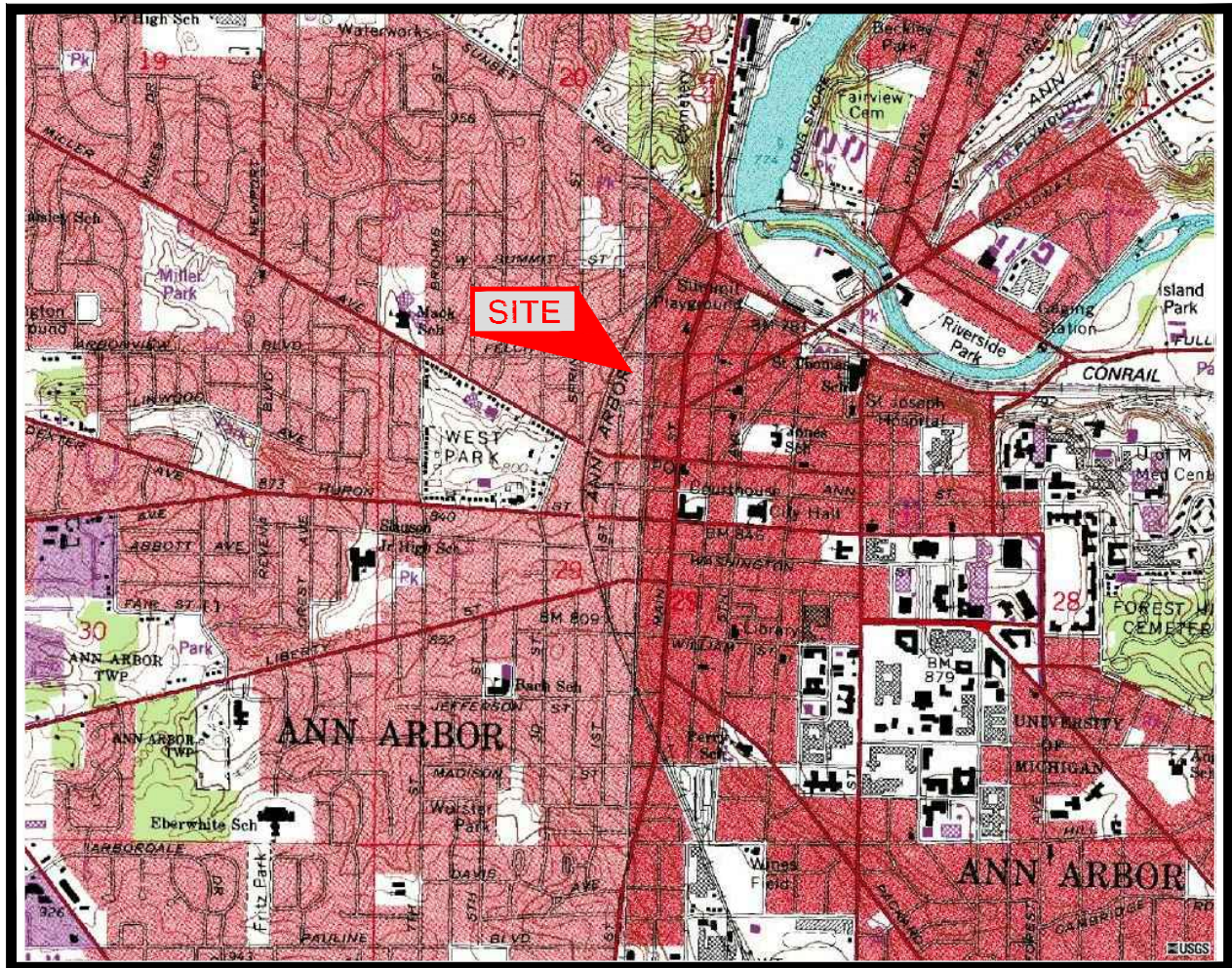
# **Attachment A**

## **Site Maps**



# ANN ARBOR WEST QUADRANGLE

MICHIGAN - WASHTENAW COUNTY  
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.2 S. - R.6 E.

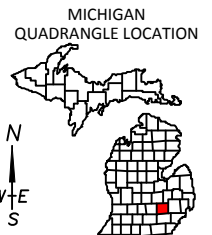
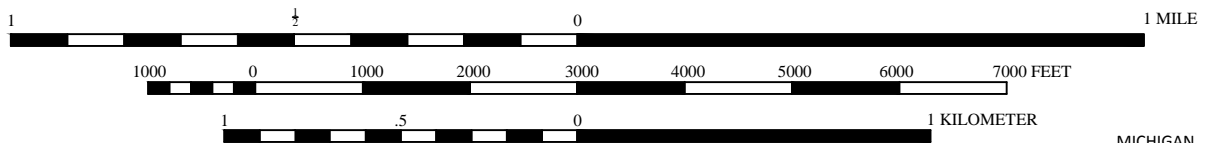


IMAGE TAKEN FROM 1965 U.S.G.S. TOPOGRAPHIC MAP  
PHOTOREVISED 1983



ILLINOIS MICHIGAN OHIO GEORGIA  
www.aktpeerless.com

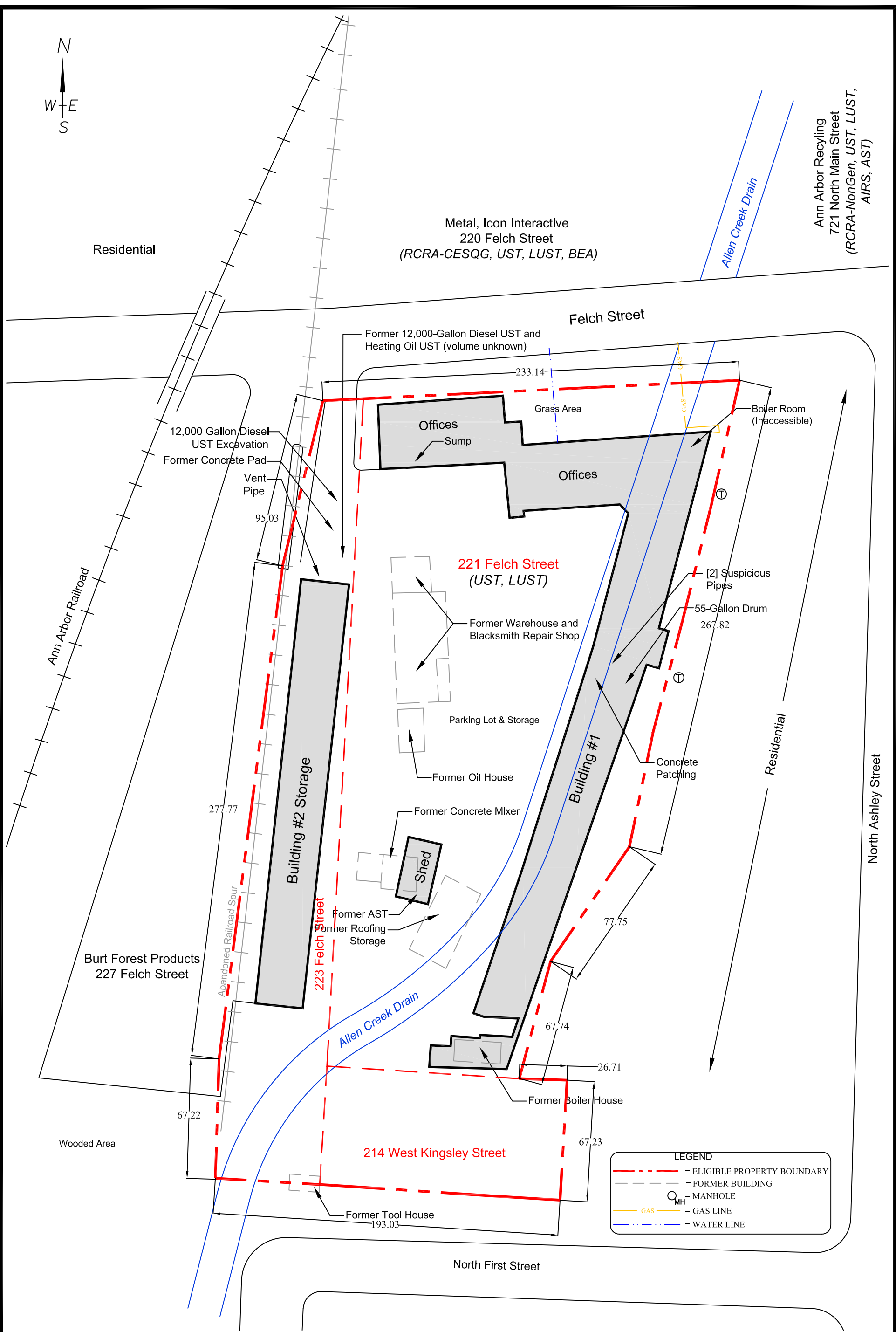
## TOPOGRAPHIC LOCATION MAP

221 AND 223 FELCH STREET AND  
214 WEST KINGSLEY STREET  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 7582F2-2-20

DRAWN BY: JWB/OGO  
DATE: 9/4/2015

FIGURE 1





**LEGEND**

- - - = ELIGIBLE PROPERTY BOUNDARY
- - - = FORMER BUILDING
- MH = MANHOLE
- = GAS LINE
- = WATER LINE

**ELIGIBLE PROPERTY BOUNDARY MAP**

221 AND 223 FELCH STREET AND 214 WEST KINGSLEY STREET  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 7582F2-1-25

DRAWN BY: ARR  
DATE: 10/29/2015

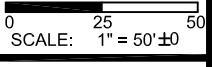


FIGURE 2



ILLINOIS MICHIGAN OHIO GEORGIA  
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**Figure 3 – Preliminary Site Plan**

NORTH ASHLEY STREET (66' WIDE)



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NOT FOR CONSTRUCTION

09 09 20 409 012  
 A2 REAL PROPERTY GROUP LLC  
 220 FELCH STREET

STORM MANHOLE  
 RIM 789.65  
 15' E 780.25  
 12' W 781.85  
 12' SW 784.85  
 12' NE 785.25

CATCHBASIN  
 RIM 789.31 GRATE  
 12' SW 786.66

STORM MANHOLE  
 RIM 790.40  
 9' E 783.14  
 12' W 787.6

CATCH BASIN  
 RIM 789.88 GRATE  
 12' NW 785.8

BENCHMARK  
 NAIL IN U.P.  
 791.04 NAVD 88

STORM MANHOLE  
 RIM 785.58  
 773.8' TO LOW  
 POINT OF 13.9' X 8.8"  
 DRAIN

STORM MANHOLE  
 RIM 780.29  
 18' NW 777.1  
 18' E 777.2  
 12' NE 777.2  
 12' SE 777.2

STORM MANHOLE  
 RIM 781.31  
 MANHOLE SITS  
 ON WEST EDGE  
 OF DRAIN PIPE  
 INV. 771.34

LIGHT HOLE  
 RIM 781.24  
 INV. 775.4

LIGHT HOLE  
 RIM 780.61  
 INV. 774.81

WATER MANHOLE  
 RIM 779.40  
 TOP OF PIPE 775.6

09 09 29 151 012  
 JOANNE BAILEY  
 539 N. ASHLEY  
 PART OF LOT 6 LYING EAST  
 OF ALLENS CREEK  
 B4N R2E

09 09 29 151 011  
 EMMA & K KOCH  
 533 N. ASHLEY  
 S 17' OF LOT 6  
 N 20.25' LOT 7 LYING EAST  
 OF ALLENS CREEK  
 B4N R2E

09 09 29 151 010  
 EMMA & K KOCH  
 525 N. ASHLEY, S 8.5'  
 LYING EAST OFF ALLENS  
 CREEK  
 B4N R2E

09 09 29 151 009  
 I. MOHEDAS & J. VELA  
 525 N. ASHLEY, S 8.5'  
 LOT 7 AND  
 N 28.75' LOT 8 LYING EAST OF  
 ALLENS CREEK B4N R2E

09 09 29 151 008  
 ROGER LELIEVRE  
 523 N. ASHLEY  
 S 37.25' LOT 8  
 LYING EAST OF ALLENS  
 CREEK B4N R2E

09 09 29 151 007  
 DAVID MERCHANT  
 521 N. ASHLEY  
 N 44.6' LOT 9 LYING  
 EAST OF ALLENS  
 CREEK B4N R2E

09 09 29 151 006  
 ROSS ORR  
 519 N. ASHLEY  
 S 21.4' AND N 22.6' LOT 10  
 LYING EAST OF ALLENS CREEK  
 B4N R2E

09 09 29 151 005  
 JAG ASHLEY, LLC  
 503 R. 2 & 11  
 LOT 2  
 LYING EAST OF ALLENS CREEK  
 B4N R2E

09 09 29 151 017  
 DAVID CROUSE  
 509 N. ASHLEY  
 LOTS 2 & 11  
 LYING EAST OF ALLENS CREEK  
 B4N R2E

09 09 29 151 018  
 MICHAEL HARDY  
 210 W. KINGSLEY

09 09 29 151 003  
 JAG ASHLEY, LLC  
 503 R. 2 & 11  
 LOT 2  
 LYING EAST OF ALLENS CREEK  
 B4N R2E

09 09 29 151 005  
 SMITH & LOMBARDINI  
 515 N. ASHLEY  
 S 43.4' LOT 10  
 LYING EAST OF ALLENS CREEK  
 B4N R2E

09 09 29 151 017  
 DAVID CROUSE  
 509 N. ASHLEY  
 LOTS 2 & 11  
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09 09 29 151 012  
 JOANNE BAILEY  
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 B4N R2E

09 09 29 151 011  
 EMMA & K KOCH  
 533 N. ASHLEY  
 S 17' OF LOT 6  
 N 20.25' LOT 7 LYING EAST  
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09 09 29 151 010  
 EMMA & K KOCH  
 525 N. ASHLEY, S 8.5'  
 LYING EAST OFF ALLENS  
 CREEK  
 B4N R2E

09 09 29 151 009  
 I. MOHEDAS & J. VELA  
 525 N. ASHLEY, S 8.5'  
 LOT 7 AND  
 N 28.75' LOT 8 LYING EAST OF  
 ALLENS CREEK B4N R2E

09 09 29 151 008  
 ROGER LELIEVRE  
 523 N. ASHLEY  
 S 37.25' LOT 8  
 LYING EAST OF ALLENS  
 CREEK B4N R2E

09 09 29 151 007  
 DAVID MERCHANT  
 521 N. ASHLEY  
 N 44.6' LOT 9 LYING  
 EAST OF ALLENS  
 CREEK B4N R2E

09 09 29 151 006  
 ROSS ORR  
 519 N. ASHLEY  
 S 21.4' AND N 22.6' LOT 10  
 LYING EAST OF ALLENS CREEK  
 B4N R2E

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09 09 29 151 018  
 MICHAEL HARDY  
 210 W. KINGSLEY

**SANITARY SEWER MITIGATION CALCULATIONS**

Existing	Proposed
Non-Medical Office Space	51
Design Dry Weather Flow Rate	350 gpd/unit
Dry Weather Flow	17,850 gpd
Design Dry Weather Flow Rate	51
Parking Spaces	27 gpd/space
Design Dry Weather Flow Rate	1,377 gpd
Dry Weather Flow	19,227 gpd
Peak Factor	4
System Recovery Factor	10%
Footing Drain Flow	4 gpm/structure

- NOTES:**
- FIRE WALLS DO NOT EXIST TO SEPARATE UNITS.
  - THE DESIGN OF ROOF DRAINAGE IS TO BE DETERMINED BY THE CONTRACTOR.
  - NO BOOSTER PUMPS ARE REQUIRED FOR THE WATER SERVICE LEAD.
  - SIDEWALKS SHALL MEET ALL REQUIREMENTS AND GUIDELINES SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND MICHIGAN BUILDING CODE.
  - CONCRETE WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MICHIGAN BUILDING CODE.
  - ALL EXISTING GRADES ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
  - ALL PROPOSED GRADES ARE TO MEET EXISTING GRADES, STREET STRUCTURES AND CURB OPENINGS. ANY AREA WHICH APPEARS TO HAVE THE POTENTIAL FOR PONDING WATER SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO PLACING OPERATIONS. ANY AREA WHICH APPEARS TO HAVE THE POTENTIAL FOR PONDING WATER SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO PLACING OPERATIONS.
  - EXPENSE SHALL BE INSTALLED WHERE EXISTING WATER MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.

1. STORRY METAL  
 LUMBER STORAGE  
 66" WIDE DRAINAGE  
 EASEMENT L. 526  
 NO. 1

CONC. STORAGE AREA

CONC. LOADING PLATFORM

CONC. LOADING PLATFORM

CONC. LOADING PLATFORM

CLIENT  
**KINGSLEY CONDOMINIUMS LLC**

DATE  
 1-3-16

SCALE  
 1"=20'

DR. K.K. CH. K.K.

SHEET NO.  
**SP-05**

SECTION 29  
 TOWN 2 SOUTH, RANGE 6 EAST  
 CITY OF ANN ARBOR  
 WASHTENAW COUNTY

Notice:  
 Construction site safety is the sole responsibility of the CONTRACTOR, neither the owner nor the engineer shall be expected to assume any responsibility for safety of the work of persons engaged in the work, of any nearby structures, or of any other persons.



PERIMETER ENGINEERING LLC  
 11245 BOYCE ROAD

**Attachment B**  
**Legal Descriptions**



## General Property Information

City of Ann Arbor

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**Parcel:** 09-09-29-151-014 **Unit:** City of Ann Arbor **Data Current As Of:** 6/12/2015 11:26:52 PM

### Property Address [collapse]

214 W KINGSLEY ST  
Ann Arbor, MI 48103

### Owner Information [collapse]

BEAL INVESTMENT I, LLC  
221 FELCH STREET  
Ann Arbor, MI 48104

**Unit:** 09

### Taxpayer Information [collapse]

SEE OWNER INFORMATION

### General Information for Tax Year 2015 [collapse]

<b>Property Class:</b>	201 - 201 Commercial	<b>Assessed Value:</b>	\$193,900
<b>School District:</b>	81010 - Ann Arbor	<b>Taxable Value:</b>	\$193,900
<b>State Equalized Value:</b>	\$193,900	<b>Map #</b>	
<b>User Num Idx</b>	3	<b>Date of Last Name Chg:</b>	06/12/2014
<b>User Alpha 1</b>	221		
<b>User Alpha 2</b>	00500	<b>Date Filed:</b>	
<b>User Alpha 3</b>		<b>Notes:</b>	N/A
<b>Historical District:</b>	NO	<b>Census Block Group:</b>	

Principal Residence Exemption	June 1st	Final
<b>2016</b>	0.0000 %	-
<b>2015</b>	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
<b>2014</b>	\$198,000	\$198,000	\$155,129
<b>2013</b>	\$189,100	\$189,100	\$152,687

### Land Information [collapse]

**Frontage**

**Depth**

<b>Lot 1:</b>	66.00 Ft.	130.00 Ft.
<b>Lot 2:</b>	0.00 Ft.	0.00 Ft.
<b>Lot 3:</b>	0.00 Ft.	0.00 Ft.
<b>Total Frontage:</b>	66.00 Ft.	<b>Average Depth:</b> 130.00 Ft.

<b>Total Acreage:</b>	0.20	
<b>Zoning Code:</b>	M1	
<b>Total Estimated Land Value:</b>	\$126,000	<b>Mortgage Code:</b>
<b>Land Improvements:</b>	\$0	<b>Lot Dimensions/Comments:</b>
<b>Renaissance Zone:</b>	NO	
<b>Renaissance Zone Expiration Date:</b>		
<b>ECF Neighborhood Code:</b>	0232 - 232 North Main Commercial	

**Legal Information for 09-09-29-151-014** [collapse]

LOT 1 EXC E 3.5 FT B4N R2E ORIGINAL PLAT OF ANN ARBOR

## Sales Information

4 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
04/24/2014	\$1.00	U	BEAL PROPERTIES, LLC	BEAL INVESTMENT I, LLC	Quit Claim Deed	5034/261
12/17/2010	\$1.00	U	BEAL FRED & WRIGHT NORA	BEAL PROPERTIES, LLC	Warranty Deed	4839/313
02/15/1995	\$40,500.00	U	ROME LOUIS & JANE	BEAL FRED & WRIGHT NORA	Warranty Deed	3102:0907
10/23/1987	\$8,800.00	U	DELCAMP JAMES R	ROME LOUIS	Warranty Deed	2192:0811

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## General Property Information

City of Ann Arbor

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**Parcel:** 09-09-29-151-013 **Unit:** City of Ann Arbor **Data Current As Of:** 6/5/2015 11:28:28 PM

### Property Address [collapse]

221 FELCH ST  
Ann Arbor, MI 48103

### Owner Information [collapse]

221 VENTURES INC  
221 FELCH ST  
Ann Arbor, MI 48103

**Unit:** 09

### Taxpayer Information [collapse]

SEE OWNER INFORMATION

### General Information for Tax Year 2015 [collapse]

<b>Property Class:</b>	201 - 201 Commercial	<b>Assessed Value:</b>	\$653,400
<b>School District:</b>	81010 - Ann Arbor	<b>Taxable Value:</b>	\$318,276
<b>State Equalized Value:</b>	\$653,400	<b>Map #</b>	
<b>User Num Idx</b>	3	<b>Date of Last Name Chg:</b>	09/09/1999
<b>User Alpha 1</b>		<b>Date Filed:</b>	
<b>User Alpha 2</b>	513.89	<b>Notes:</b>	N/A
<b>User Alpha 3</b>		<b>Census Block Group:</b>	
<b>Historical District:</b>	NO		

Principal Residence Exemption	June 1st	Final
<b>2016</b>	0.0000 %	-
<b>2015</b>	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
<b>2014</b>	\$643,800	\$643,800	\$313,264
<b>2013</b>	\$628,500	\$628,500	\$308,331

### Land Information [collapse]

**Frontage**

**Depth**

<b>Lot 1:</b>	0.00 Ft.	0.00 Ft.
<b>Lot 2:</b>	0.00 Ft.	0.00 Ft.
<b>Lot 3:</b>	0.00 Ft.	0.00 Ft.
<b>Total Frontage:</b>	0.00 Ft.	<b>Average Depth:</b> 0.00 Ft.

<b>Total Acreage:</b>	1.46	
<b>Zoning Code:</b>	M1	
<b>Total Estimated Land Value:</b>	\$396,600	<b>Mortgage Code:</b>
<b>Land Improvements:</b>	\$69,120	<b>Lot Dimensions/Comments:</b>
<b>Renaissance Zone:</b>	NO	
<b>Renaissance Zone Expiration Date:</b>		
<b>ECF Neighborhood Code:</b>	0232 - 232 North Main Commercial	

**Legal Information for 09-09-29-151-013** [collapse]

LOTS 2 THRU 7 B4N R2E LYING W OF CREEK JAMES B GOTTS ADDN

## Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
12/01/1992	\$1.00	U	B & H INVESTMENTS	221VENTURES INC	Warranty Deed	3240:0916

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### General Property Information

Parcel: 09-09-29-151-016 Unit: City of Ann Arbor Data Current As Of: 10/27/2015 11:17:17 PM

**Parcel is Vacant**

**Property Address** [collapse]

W KINGSLEY ST VACANT  
Ann Arbor, MI 48103

**Owner Information** [collapse]

221 VENTURES INC  
221 FELCH ST  
Ann Arbor, MI 48103

Unit: 09

**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

**General Information for Tax Year 2015** [collapse]

<b>Property Class:</b>	201 - 201 Commercial	<b>Assessed Value:</b>	\$59,600
<b>School District:</b>	81010 - Ann Arbor	<b>Taxable Value:</b>	\$22,781
<b>State Equalized Value:</b>	\$59,600	<b>Map #</b>	
<b>User Num Idx</b>	3	<b>Date of Last Name Chg:</b>	05/31/2001
<b>User Alpha 1</b>		<b>Date Filed:</b>	
<b>User Alpha 2</b>	513.89	<b>Notes:</b>	N/A
<b>User Alpha 3</b>		<b>Census Block Group:</b>	
<b>Historical District:</b>	NO		

<b>Principal Residence Exemption</b>	<b>June 1st</b>	<b>Final</b>
<b>2016</b>	0.0000 %	-
<b>2015</b>	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
<b>2014</b>	\$60,100	\$60,100	\$22,423
<b>2013</b>	\$59,400	\$59,400	\$22,070

**Land Information** [collapse]

	<b>Frontage</b>	<b>Depth</b>
<b>Lot 1:</b>	0.00 Ft.	0.00 Ft.
<b>Lot 2:</b>	0.00 Ft.	0.00 Ft.
<b>Lot 3:</b>	0.00 Ft.	0.00 Ft.
<b>Total Frontage:</b>	0.00 Ft.	<b>Average Depth:</b> 0.00 Ft.

<b>Total Acreage:</b>	0.43	
<b>Zoning Code:</b>	M1	
<b>Total Estimated Land Value:</b>	\$82,000	<b>Mortgage Code:</b>
<b>Land Improvements:</b>	\$36,637	<b>Lot Dimensions/Comments:</b>
<b>Renaissance Zone:</b>	NO	
<b>Renaissance Zone Expiration Date:</b>		
<b>ECF Neighborhood Code:</b>	0232 - 232 North Main Commercial	

**Legal Information for 09-09-29-151-016** [collapse]

PRT OF VAC FIRST ST, JAMES B GOTTS ADDN, COM N 1/4 COR SEC 29, T2S, R6E, TH N 87 DEG 53 MIN 50 SEC E 29.32 FT, TH S 2 DEG 06 MIN 30 SEC E 33 FT FOR POB, TH S 4 DEG 27 MIN 50 SEC W 436.08 FT, TH N 85 DEG 51 MIN 10 SEC W 57.75 FT, TH N 8 DEG 12 MIN 40 SEC E 343.86 FT, TH N 10 DEG 27 MIN 30 SEC E 90.79 FT, TH N 87 DEG 53 MIN 30 SEC E 25.97 FT TO POB

**Sales Information****1 sale record(s) found.**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
12/01/1992	\$1.00	U	B & H INVESTMENTS	221 VENTURES INC	Warranty Deed	3240:0916

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## **Attachment C**

### **Tables**

**Table 1. Eligible Activities**  
 Kingsley Condominiums  
 221 and 223 Felch St and 214 W Kingsley St  
 Ann Arbor, MI  
 AKT Peerless Project No. 7582F2  
*As of January 7, 2016*

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
BEA Activities				\$ 25,500
Due Care Activities				\$ 456,800
Additional Response Activities				\$ 292,500
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 774,800</b>
Demolition				\$ 201,380
Lead and Asbestos Activities				\$ 53,222
Site Preparation Activities				\$ 285,759
Eligible Infrastructure Improvement Activities				\$ 4,030,763
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 4,571,124</b>
<b>Total Environmental and Non-Environmental Eligible Activities</b>				<b>\$ 5,345,924</b>
			15% Contingency on Eligible Activities	\$ 798,964
Brownfield Plan & Act 381 WP Preparation Activities				\$ 40,000
<b>Total Eligible Activities Cost with 15% Contingency</b>				<b>\$ 6,184,887</b>
			Interest (calculated at 0%, simple)	\$ -
<b>Total Eligible Activities Cost, with Contingency &amp; Interest</b>				<b>\$ 6,184,887</b>
<b>Total Capped Amount for Reimbursement</b>				<b>\$ 4,000,000</b>
BRA Administration Fee				\$ 400,000
State Revolving Fund				\$ 309,420
Local Site Remediation Revolving Fund (LSRRF) (capped)				\$ 400,000
<b>Total Eligible Costs for Reimbursement</b>				<b>\$ 5,109,420</b>

**Table 2. Tax Increment Revenue Estimates**

**Kingsley Condominiums**

221 and 223 Felch St and 214 W Kingsley St

Ann Arbor, MI

AKT Peerless Project No. 7582

*As of January 7, 2016*

Estimated TV Increase rate: 1.02

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Initial Taxable Value	\$ 534,957	\$ 534,957	\$ 534,957	\$ 534,957	\$ 534,957	\$ 534,957	\$ 534,957	\$ 534,957	\$ 534,957	\$ 534,957
Estimated New TV	\$ 11,067,007	\$ 11,288,347	\$ 11,514,114	\$ 11,744,396	\$ 11,979,284	\$ 12,218,870	\$ 12,463,247	\$ 12,712,512	\$ 12,966,762	\$ 13,226,097
<b>Incremental Difference (New TV - Initial TV)</b>	<b>\$ 10,532,050</b>	<b>\$ 10,753,390</b>	<b>\$ 10,979,157</b>	<b>\$ 11,209,439</b>	<b>\$ 11,444,327</b>	<b>\$ 11,683,913</b>	<b>\$ 11,928,290</b>	<b>\$ 12,177,555</b>	<b>\$ 12,431,805</b>	<b>\$ 12,691,140</b>

<b>School Capture</b>	<b>Millage Rate</b>											
State Education Tax (SET)	6.0000	Incremental	\$ 63,192	\$ 64,520	\$ 65,875	\$ 67,257	\$ 68,666	\$ 70,103	\$ 71,570	\$ 73,065	\$ 74,591	\$ 76,147
School Operating Tax	17.9676	Incremental	\$ 88,755	\$ 90,620	\$ 92,523	\$ 94,463	\$ 96,443	\$ 98,462	\$ 100,521	\$ 102,622	\$ 104,764	\$ 106,950
<b>School Total</b>	<b>23.9676</b>		<b>\$ 151,947</b>	<b>\$ 155,140</b>	<b>\$ 158,398</b>	<b>\$ 161,720</b>	<b>\$ 165,109</b>	<b>\$ 168,565</b>	<b>\$ 172,091</b>	<b>\$ 175,687</b>	<b>\$ 179,355</b>	<b>\$ 183,097</b>

<b>Local Capture</b>	<b>Millage Rate</b>											
AAPS SUPP	4.3455	Incremental	\$ 45,767	\$ 46,729	\$ 47,710	\$ 48,711	\$ 49,731	\$ 50,772	\$ 51,834	\$ 52,918	\$ 54,022	\$ 55,149
PUBLIC LIBRARY	1.6500	Incremental	\$ 17,378	\$ 17,743	\$ 18,116	\$ 18,496	\$ 18,883	\$ 19,278	\$ 19,682	\$ 20,093	\$ 20,512	\$ 20,940
CITY OPERATING	6.1657	Incremental	\$ 64,937	\$ 66,302	\$ 67,694	\$ 69,114	\$ 70,562	\$ 72,040	\$ 73,546	\$ 75,083	\$ 76,651	\$ 78,250
CITY BENEFITS	2.0552	Incremental	\$ 21,645	\$ 22,100	\$ 22,564	\$ 23,038	\$ 23,520	\$ 24,013	\$ 24,515	\$ 25,027	\$ 25,550	\$ 26,083
CITY REFUSE	2.4660	Incremental	\$ 25,972	\$ 26,518	\$ 27,075	\$ 27,642	\$ 28,222	\$ 28,813	\$ 29,415	\$ 30,030	\$ 30,657	\$ 31,296
CITY STREETS	2.1242	Incremental	\$ 22,372	\$ 22,842	\$ 23,322	\$ 23,811	\$ 24,310	\$ 24,819	\$ 25,338	\$ 25,868	\$ 26,408	\$ 26,959
CITY PARKS MAINT	1.0996	Incremental	\$ 11,581	\$ 11,824	\$ 12,073	\$ 12,326	\$ 12,584	\$ 12,848	\$ 13,116	\$ 13,390	\$ 13,670	\$ 13,955
CITY PARKS ACQ	0.4777	Incremental	\$ 5,031	\$ 5,137	\$ 5,245	\$ 5,355	\$ 5,467	\$ 5,581	\$ 5,698	\$ 5,817	\$ 5,939	\$ 6,063
AAATA CITY	2.0552	Incremental	\$ 21,645	\$ 22,100	\$ 22,564	\$ 23,038	\$ 23,520	\$ 24,013	\$ 24,515	\$ 25,027	\$ 25,550	\$ 26,083
Act 88 AAATA COUNTY	0.7000	Incremental	\$ 7,372	\$ 7,527	\$ 7,685	\$ 7,847	\$ 8,011	\$ 8,179	\$ 8,350	\$ 8,524	\$ 8,702	\$ 8,884
WISD OPERATING	0.0984	Incremental	\$ 1,036	\$ 1,058	\$ 1,080	\$ 1,103	\$ 1,126	\$ 1,150	\$ 1,174	\$ 1,198	\$ 1,223	\$ 1,249
WISD SPEC EDUC	3.8761	Incremental	\$ 40,823	\$ 41,681	\$ 42,556	\$ 43,449	\$ 44,359	\$ 45,288	\$ 46,235	\$ 47,201	\$ 48,187	\$ 49,192
COMM COLLEGE	3.4576	Incremental	\$ 36,416	\$ 37,181	\$ 37,962	\$ 38,758	\$ 39,570	\$ 40,398	\$ 41,243	\$ 42,105	\$ 42,984	\$ 43,881
WASH COUNTY OPER	4.5493	Incremental	\$ 47,913	\$ 48,920	\$ 49,947	\$ 50,995	\$ 52,064	\$ 53,154	\$ 54,265	\$ 55,399	\$ 56,556	\$ 57,736
WASH COUNTY PARK	0.7129	Incremental	\$ 7,508	\$ 7,666	\$ 7,827	\$ 7,991	\$ 8,159	\$ 8,329	\$ 8,504	\$ 8,681	\$ 8,863	\$ 9,048
EECS	0.2000	Incremental	\$ 2,106	\$ 2,151	\$ 2,196	\$ 2,242	\$ 2,289	\$ 2,337	\$ 2,386	\$ 2,436	\$ 2,486	\$ 2,538
HCMA	0.2146	Incremental	\$ 2,260	\$ 2,308	\$ 2,356	\$ 2,406	\$ 2,456	\$ 2,507	\$ 2,560	\$ 2,613	\$ 2,668	\$ 2,724
ECON DEV	0.0920	Incremental	\$ 969	\$ 989	\$ 1,010	\$ 1,031	\$ 1,053	\$ 1,075	\$ 1,097	\$ 1,120	\$ 1,144	\$ 1,168
VET RELIEF	0.0370	Incremental	\$ 390	\$ 398	\$ 406	\$ 415	\$ 423	\$ 432	\$ 441	\$ 451	\$ 460	\$ 470
AAPS SINKING	0.9992	Incremental	\$ 10,524	\$ 10,745	\$ 10,970	\$ 11,200	\$ 11,435	\$ 11,675	\$ 11,919	\$ 12,168	\$ 12,422	\$ 12,681
<b>Local Total</b>	<b>37.3762</b>		<b>\$ 393,648</b>	<b>\$ 401,921</b>	<b>\$ 410,359</b>	<b>\$ 418,966</b>	<b>\$ 427,745</b>	<b>\$ 436,700</b>	<b>\$ 445,834</b>	<b>\$ 455,151</b>	<b>\$ 464,654</b>	<b>\$ 474,347</b>

<b>Total State &amp; Local Capture</b>	<b>61.3438</b>		<b>\$ 545,595</b>	<b>\$ 557,061</b>	<b>\$ 568,757</b>	<b>\$ 580,686</b>	<b>\$ 592,854</b>	<b>\$ 605,266</b>	<b>\$ 617,925</b>	<b>\$ 630,838</b>	<b>\$ 644,009</b>	<b>\$ 657,443</b>
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<b>Non-Capturable Millages</b>	<b>Millage Rate</b>											
AAPS DEBT (Summer)	1.2250	New TV	\$ 13,557	\$ 13,828	\$ 14,105	\$ 14,387	\$ 14,675	\$ 14,968	\$ 15,267	\$ 15,573	\$ 15,884	\$ 16,202
Act 283 COUNTY ROADS	0.5000	New TV	\$ 5,534	\$ 5,644	\$ 5,757	\$ 5,872	\$ 5,990	\$ 6,109	\$ 6,232	\$ 6,356	\$ 6,483	\$ 6,613
AAPS DEBT (Winter)	1.2250	New TV	\$ 13,557	\$ 13,828	\$ 14,105	\$ 14,387	\$ 14,675	\$ 14,968	\$ 15,267	\$ 15,573	\$ 15,884	\$ 16,202
<b>Total Non-Capturable Taxes</b>	<b>2.9500</b>											

**Table 3. Reimbursement Allocation Schedule**

Kingsley Condominiums  
 221 and 223 Felch St and 214 W Kingsley St  
 Ann Arbor, MI  
 AKT Peerless Project No. 7582  
 As of January 7, 2016

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	25.7%	\$ 1,006,935		\$ 1,006,935
Local	74.3%	\$ 2,915,715	\$ 77,350	\$ 2,993,065
<b>TOTAL</b>		<b>\$ 3,922,650</b>	<b>\$ 77,350</b>	<b>\$ 4,000,000</b>
MDEQ	15.0%	\$ 587,299		
MSF	85.0%	\$ 3,335,351		

Estimated Total Years of Plan:	9
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Estimated Capture	
Administrative Fees	\$ 400,000
State Revolving Fund	\$ 309,420
LSRRF	\$ 400,000

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Total State Incremental Revenue	\$ 151,947	\$ 155,140	\$ 158,398	\$ 161,720	\$ 165,109	\$ 168,565	\$ 172,091	\$ 175,687	\$ 179,355	\$ 183,097	\$ 186,913	\$ 190,806	\$ 194,776
State Brownfield Revolving Fund (3 mills of SET)	\$ 31,596	\$ 32,260	\$ 32,937	\$ 33,628	\$ 34,333	\$ 35,052	\$ 35,785	\$ 36,533	\$ 37,295	\$ 38,073	\$ 38,867	\$ 39,676	\$ 40,502
<b>State TIR Available for Reimbursement</b>	<b>\$ 120,351</b>	<b>\$ 122,880</b>	<b>\$ 125,460</b>	<b>\$ 128,092</b>	<b>\$ 130,776</b>	<b>\$ 133,514</b>	<b>\$ 136,306</b>	<b>\$ 139,154</b>	<b>\$ 142,060</b>	<b>\$ 145,023</b>	<b>\$ 148,046</b>	<b>\$ 151,129</b>	<b>\$ 154,274</b>
Total Local Incremental Revenue	\$ 393,648	\$ 401,921	\$ 410,359	\$ 418,966	\$ 427,745	\$ 436,700	\$ 445,834	\$ 455,151	\$ 464,654	\$ 474,347	\$ 484,233	\$ 494,318	\$ 504,604
BRA Administrative Fee	\$ 54,560	\$ 55,706	\$ 56,876	\$ 58,069	\$ 59,285	\$ 60,527	\$ 54,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local TIR Available for Reimbursement</b>	<b>\$ 339,088</b>	<b>\$ 346,215</b>	<b>\$ 353,483</b>	<b>\$ 360,898</b>	<b>\$ 368,460</b>	<b>\$ 376,174</b>	<b>\$ 390,856</b>	<b>\$ 455,151</b>	<b>\$ 464,654</b>	<b>\$ 474,347</b>	<b>\$ 484,233</b>	<b>\$ 494,318</b>	<b>\$ 504,604</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 459,440</b>	<b>\$ 469,095</b>	<b>\$ 478,944</b>	<b>\$ 488,989</b>	<b>\$ 499,236</b>	<b>\$ 509,687</b>	<b>\$ 527,162</b>	<b>\$ 594,305</b>	<b>\$ 606,713</b>	<b>\$ 619,370</b>	<b>\$ 632,279</b>	<b>\$ 645,447</b>	<b>\$ 658,878</b>

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>DEVELOPER Reimbursement Balance</b>	<b>\$ 4,000,000</b>	<b>\$ 3,540,560</b>	<b>\$ 3,071,465</b>	<b>\$ 2,592,522</b>	<b>\$ 2,103,533</b>	<b>\$ 1,604,297</b>	<b>\$ 1,094,610</b>	<b>\$ 567,447</b>	<b>\$ 2,740</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<u>STATE Reimbursement Balance</u>	<u>\$ 1,006,935</u>	<u>\$ 886,584</u>	<u>\$ 763,704</u>	<u>\$ 638,243</u>	<u>\$ 510,152</u>	<u>\$ 379,376</u>	<u>\$ 245,863</u>	<u>\$ 109,556</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Eligible Activities Reimbursement	\$ 1,006,935	\$ 120,351	\$ 122,880	\$ 125,460	\$ 128,092	\$ 130,776	\$ 133,514	\$ 136,306	\$ 109,556	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Eligible Activities	\$ 150,758	\$ 18,019	\$ 18,398	\$ 18,784	\$ 19,178	\$ 19,580	\$ 19,990	\$ 20,408	\$ 16,403	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ 856,177	\$ 102,332	\$ 104,483	\$ 106,676	\$ 108,914	\$ 111,196	\$ 113,524	\$ 115,898	\$ 93,154	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total STATE TIR Reimbursement</b>	<b>\$ 120,351</b>	<b>\$ 122,880</b>	<b>\$ 125,460</b>	<b>\$ 128,092</b>	<b>\$ 130,776</b>	<b>\$ 133,514</b>	<b>\$ 136,306</b>	<b>\$ 109,556</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<u>LOCAL Reimbursement Balance</u>	<u>\$ 2,915,715</u>	<u>\$ 2,576,627</u>	<u>\$ 2,230,412</u>	<u>\$ 1,876,929</u>	<u>\$ 1,516,031</u>	<u>\$ 1,147,571</u>	<u>\$ 771,397</u>	<u>\$ 380,541</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Eligible Activities Reimbursement	\$ 2,915,715	\$ 339,088	\$ 346,215	\$ 353,483	\$ 360,898	\$ 368,460	\$ 376,174	\$ 390,856	\$ 380,541	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Eligible Activities	\$ 436,541	\$ 50,768	\$ 51,835	\$ 52,924	\$ 54,034	\$ 55,166	\$ 56,321	\$ 58,519	\$ 56,975	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ 2,479,174	\$ 288,320	\$ 294,379	\$ 300,560	\$ 306,864	\$ 313,294	\$ 319,853	\$ 332,337	\$ 323,566	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LOCAL TIR Reimbursement</b>	<b>\$ 339,088</b>	<b>\$ 346,215</b>	<b>\$ 353,483</b>	<b>\$ 360,898</b>	<b>\$ 368,460</b>	<b>\$ 376,174</b>	<b>\$ 390,856</b>	<b>\$ 380,541</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<u>LOCAL-ONLY Reimbursement Balance</u>	<u>\$ 77,350</u>	<u>\$ 77,350</u>	<u>\$ 77,350</u>	<u>\$ 77,350</u>	<u>\$ 77,350</u>	<u>\$ 77,350</u>	<u>\$ 77,350</u>	<u>\$ 77,350</u>	<u>\$ 2,740</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Eligible Activities Reimbursement	\$ 77,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,610	\$ 2,740	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local-Only TIR Reimbursement</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,610</b>	<b>\$ 2,740</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Annual Developer Reimbursement</b>	<b>\$ 459,440</b>	<b>\$ 469,095</b>	<b>\$ 478,944</b>	<b>\$ 488,989</b>	<b>\$ 499,236</b>	<b>\$ 509,687</b>	<b>\$ 527,162</b>	<b>\$ 564,707</b>	<b>\$ 2,740</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

LOCAL SITE REMEDIATION FUND	LSRRF Year	0	0	0	0	0	0	0	0	1	0	0	0	0
LSRRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,431	\$ 395,569	\$ -	\$ -	\$ -
STATE	\$ 150,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,431	\$ 21,269	\$ -	\$ -	\$ -
LOCAL	\$ 374,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 374,299	\$ -	\$ -	\$ -