Brownfield Redevelopment Financing Act
Legislative Report - Calendar Year 2010

The Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, authorizes municipalities to create Brownfield Redevelopment Authorities to facilitate the implementation of Brownfield plans and promote revitalization of Brownfield properties through the use of tax increment financing of eligible activities.

An eligible property is a “facility” as defined in Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, (NREPA) or a “blighted” or “functionally obsolete” property in a qualified local unit of government as defined in Act 381. A municipality may establish an Authority. The Authority develops and approves a Brownfield plan that identifies properties the Authority will conduct eligible activities and from which it will capture taxes. In most cases, properties are identified by the municipality in conjunction with a developer interested in redeveloping a property.

The Michigan Economic Growth Authority’s (MEGA) approval is required for all work plans for projects in which taxes levied for school operating purposes will be captured to pay for eligible activities. Eligible development activities requiring MEGA approval include infrastructure improvements that directly benefit the eligible property, demolition of structures that is not a response activity, and lead or asbestos abatement on contaminated, blighted, or functionally obsolete properties. The Michigan Department of Environmental Quality’s activities include baseline environmental assessments, due care activities, and additional response activities under the NREPA.

This report is a summary of the information contained in Brownfield plans and work plans submitted to the MEGA for which tax increment revenues are being collected or will be collected in the future. During the period of January 1, 2010, through December 31, 2010, seventeen (17) work plans and one (1) work plan amendment were received from fifteen (15) different local units of government and a total of $17,306,393 was approved by the MEGA for eligible activities at eligible properties. Of this $17,306,393 total, $8,479,124 was approved from School Taxes and $8,827,269 was approved for Non-School Taxes.

Actual tax increment revenues received by Authorities from all taxing jurisdictions, including state and local school taxes, will be provided in a report prepared by the State Tax Commission of the Michigan Department of Treasury pursuant to Section 16 (4) of Act 381.
Plan Submitted By: City of Wyandotte
Property Name: 2704 Biddle Ave Redevelopment
Property Address: 2704 Biddle Ave
City: Wyandotte
County: Wayne
Brownfield Plan Name: 2704 Biddle Ave, Wyandotte, Michigan
Current Ownership: Oak Wyandotte LLC
Proposed Future Ownership: Oak Wyandotte LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Retail, Commercial
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: B2 - General Business District
Proposed Future Zoning: B2 - General Business District
Proposed Development: Commercial
Description of Eligible Activities: Demolition, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $118750

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Estimated Tax Capture*:

Estimated First Year of Tax Capture: 2012

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: Charter Township of Brownstown
Property Name: 18472 Allen Road
Property Address: 18472 Allen Road
City: Brownstown
County: Wayne
Brownfield Plan Name: 18472 Allen Road
Current Ownership: NWS Michigan Inc.
Proposed Future Ownership: NWS Michigan Inc.
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Agriculture, Residential, Commercial, Waste Transfer Station
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: I-1 Light Industrial
Proposed Future Zoning: I-1 Light Industrial
Proposed Development: Warehouse
Description of Eligible Activities: Demolition, Contingency, MEGA Review Cost
Approved Activity Cost: $58500

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Estimated First Year of Tax Capture: 2010

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Lansing
Property Name: Sonic Restaurant - former Governor's Inn
Property Address: 1000 Ramada Drive
City: Lansing
County: Ingham
Brownfield Plan Name: Sonic Restaurant - former Governor's Inn
Current Ownership: Citizens Bank
Proposed Future Ownership: Miller Apple L.P.
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Hotel
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: F-Commercial
Proposed Future Zoning: F-Commercial
Proposed Development: Commercial
Description of Eligible Activities: Demolition, Asbestos Abatement, Site Preparation, Contingency
Approved Activity Cost: $374000

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Estimated First Year of Tax Capture: 2012

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By:  City of Detroit

Property Name:  4625 Second Avenue

Property Address:  4625 Second Avenue

City:  Detroit

County:  Wayne

Brownfield Plan Name:  Forest Arms Redevelopment Project

Current Ownership:  4625 Second LLC

Proposed Future Ownership:  4625 Second LLC

Delinquent Taxes, Interest and Penalties:  None

Historical Use of Property:  Residential

Current Use of Property:  Vacant

Eligibility Classification:  Blighted

Existing Zoning:  B4 - General Business

Proposed Future Zoning:  B4 - General Business

Proposed Development:  Residential, Commercial

Description of Eligible Activities:  Demolition, Asbestos Abatement, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost:  $297000

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Estimated Tax Capture*

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Estimated First Year of Tax Capture:  2011
Plan Submitted By: City of Grand Rapids
Property Name: 935 Cherry Street SE and Double Barrel Partners LLC
Property Address: 925 Cherry Street SE and 930 Lake Drive SE
City: Grand Rapids
County: Kent
Brownfield Plan Name: 925 Cherry LLC and Double Barrel Partners LLC
Current Ownership: 923 Cherry LLC
Proposed Future Ownership: 925 Cherry LLC and Double Barrel Partners LLC
Delinquent Taxes, Interest and Penalties: $26,323.62 - Rectify at closing
Historical Use of Property: Commercial, Residential
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: TN-TBA (Traditional Business Area)
Proposed Future Zoning: TN-TBA (Traditional Business Area)
Proposed Development: Commercial, Residential, Retail, Restaurant
Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $296187

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Estimated First Year of Tax Capture: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Flint

Property Name: Internal Revenue Service Building

Property Address: 901 and 915 North Saginaw Street

City: Flint

County: Genesee

Brownfield Plan Name: 901 and 915 North Saginaw Street

Current Ownership: ELBA Road Development, LLC

Proposed Future Ownership: ELBA Road Development, LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Repair Shops, Commercial, Residential, Auto Sales, Warehouse, Shelter

Current Use of Property: Vacant

Eligibility Classification: Blighted

Existing Zoning: D-6 General Highway and Commercial Services

Proposed Future Zoning: D-6 General Highway and Commercial Services

Proposed Development: Office

Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $227786

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Estimated Tax Capture*:

Estimated First Year of Tax Capture: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Alpena
Property Name: Dean Arbour Ford 1001 US-23 North
Property Address: 1001 US-23 North (also known as 1700 West Chisholm)
City: Alpena
County: Alpena
Brownfield Plan Name: Dean Arbour Ford
Current Ownership: Gaffken & Barriger Fund LLC
Proposed Future Ownership: Dean Arbour Inc
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Commercial, Hotel
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: OS-1 Office Service
Proposed Future Zoning: B-2 General Business
Proposed Development: Retail
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $221500

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Estimated First Year of Tax Capture: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Wyoming

Property Name: Gordon Food Service, Inc. Redevelopment Project

Property Address: 584 50th St SW, 460 50th St SW, 650 50th St SW, 651 50th St SW

City: Wyoming

County: Kent

Brownfield Plan Name: Gordon Food Service Inc.

Current Ownership: 584 50th Properties, LLC, GRM Industries (The Harry and Jeanette Weinberg Foundation, Inc.)

Proposed Future Ownership: 584 50th Properties, LLC, GRM Industries (The Harry and Jeanette Weinberg Foundation, Inc.)

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Industrial

Current Use of Property: Vacant

Eligibility Classification: Functionally Obsolete

Existing Zoning: I-2, Industrial District - General

Proposed Future Zoning: I-2, Industrial District - General

Proposed Development: Office

Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $1830677

Estimated Tax Capture*

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Estimated First Year of Tax Capture: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Grand Rapids
Property Name: Founders Brewery
Property Address: 248 Williams St. SW and 235 Grandville Ave. SW
City: Grand Rapids
County: Kent
Brownfield Plan Name: Second Amendment Founders RE LLC, Blue Tiger, LLC, Canal Street Brewing Co., LLC
Current Ownership: Founders RE and Star Piglet, LLC
Proposed Future Ownership: Founders RE and Canal Street Brewing Co., LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Residential, Trucking Terminal
Current Use of Property: Brewery, Parking
Eligibility Classification: Facility
Existing Zoning: CC - City Center
Proposed Future Zoning: CC - City Center
Proposed Development: Commercial Brewery & Restaurant, Retail
Description of Eligible Activities: Demolition, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $154875

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Estimated First Year of Tax Capture: 2008

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Taylor

Property Name: Watson Engineering, Inc.

Property Address: 16716 Dudley, 21600 Pennsylvania, adjoining Katherine Parcel

City: Taylor

County: Wayne

Brownfield Plan Name: Watson Engineering Redevelopment

Current Ownership: 12600 Universal Properties LLC and 12650 Universal Properties LLC, both wholly owned by Watson Engineering LLC

Proposed Future Ownership: 12601 Universal Properties LLC and 12650 Universal Properties LLC, both wholly owned by Watson Engineering LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Agricultural, Commercial, Light Industrial

Current Use of Property: Vacant

Eligibility Classification: Facility

Existing Zoning: I-2 (General Industrial)

Proposed Future Zoning: I-2 (General Industrial)

Proposed Development: Industrial

Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $221220

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Estimated First Year of Tax Capture: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Submitted by the Michigan Economic Development Corporation
Plan Submitted By: County of Washtenaw
Property Name: Deli Partners, LLC
Property Address: 418, 420, 422 Detroit Street and 322 E. Kingsley Street
City: Ann Arbor
County: Washtenaw
Brownfield Plan Name: Deli Partner's, LLC - Zingerman's Delicatessen Redevelopment Project
Current Ownership: Deli Partners, LLC
Proposed Future Ownership: Deli Partners, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Grocery, Restaurant, Residential
Current Use of Property: Restaurant, Retail
Eligibility Classification: Functionally Obsolete
Existing Zoning: D2
Proposed Future Zoning: D2
Proposed Development: Restaurant, Retail
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $829291

Estimated Tax Capture*

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Estimated First Year of Tax Capture: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Port Huron
Property Name: Former Sperry Department Store
Property Address: 301 Huron Ave
City: Port Huron
County: St. Clair
Brownfield Plan Name: Former Sperry's Department Store Building
Current Ownership: Sperry Development, LLC
Proposed Future Ownership: Landmark Development, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Commercial
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: Central Business District (CBD)
Proposed Future Zoning: Central Business District (CBD)
Proposed Development: Retail, Office
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $710971

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Estimated First Year of Tax Capture: 2012

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Cheboygan

Property Name: Straits Area Federal Credit Union - South Main Redevelopment

Property Address: 201 S Locust, 206, 208 and 210 S. Main St.

City: Cheboygan

County: Cheboygan

Brownfield Plan Name: Straits Area Federal Credit Union - South Main Redevelopment

Current Ownership: Straits Area Federal Credit Union

Proposed Future Ownership: Straits Area Federal Credit Union

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Commercial, Retail, Residential

Current Use of Property: Commercial, Retail, Vacant

Eligibility Classification: Facility

Existing Zoning: Commercial

Proposed Future Zoning: Commercial

Proposed Development: Commercial

Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $486609

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Estimated First Year of Tax Capture: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Submitted by the Michigan Economic Development Corporation
Plan Submitted By: City of East Lansing

Property Name: 211 Albert Ave

Property Address: 211 Albert Ave

City: East Lansing

County: Ingham

Brownfield Plan Name: 211 Albert Avenue Redevelopment

Current Ownership: A&G Partnership LLC

Proposed Future Ownership: A&G Partnership LLC

Delinquent Taxes, Interest and Penalties: None

Historical Use of Property: Residential, Commercial

Current Use of Property: Residential, Commercial

Eligibility Classification: Facility & Functionally Obsolete

Existing Zoning: City Center Commercial District (B-3)

Proposed Future Zoning: City Center Commercial District (B-3)

Proposed Development: Mixed Use - Commercial/Retail, Residential, Restaurant

Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost

Approved Activity Cost: $3097135

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Estimated First Year of Tax Capture: 2012

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: County of Grand Traverse
Property Name: Traverse City Place – Indigo Hotel Phase
Property Address: 223, 235, and 263 Grandview Parkway
City: Traverse City
County: Grand Traverse
Brownfield Plan Name: Third Amendment West Front Street and Grandview Parkway
Current Ownership: Baywatch Properties, LLC; David Chryst; Gerald and Kathy Roster
Proposed Future Ownership: Grand Traverse Hotel Properties, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Commercial, Retail, Restaurant, Office, Automotive Repair Service
Current Use of Property: Commercial, Office, Retail, Automotive Repair Service
Eligibility Classification: Facility
Existing Zoning: C-4 Commercial
Proposed Future Zoning: C-4 Commercial
Proposed Development: Hotel, Restaurant, Residential
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Infrastructure Improvements, Site Preparation, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review costs
Approved Activity Cost: $1105547

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Estimated First Year of Tax Capture: 2003

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.

Submitted by the Michigan Economic Development Corporation
Plan Submitted By: City of Detroit
Property Name: Free Press Plaza and Apartments Redevelopment
Property Address: 321 W Lafayette Blvd and 320 W Fort St.
City: Detroit
County: Wayne
Brownfield Plan Name: Detroit Free Press House Redevelopment Project
Current Ownership: Free Press Holdings, LLC
Proposed Future Ownership: Free Press Holdings, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Residential, Commercial
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: Restricted Central Business District (PCA)
Proposed Future Zoning: Restricted Central Business District (PCA)
Proposed Development: Retail, Commercial, Residential
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Contingency, Interest, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $442989

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Estimated First Year of Tax Capture: 2013

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Lansing
Property Name: Marketplace Development
Property Address: 333 N Cedar St. and 420 E Shiawassee St.
City: Lansing
County: Ingham
Brownfield Plan Name: Marketplace Redevelopment Marketplace Partners LLC Brownfield Plan #52
Current Ownership: Marketplace Partners, LLC
Proposed Future Ownership: Marketplace Partners, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Commercial, Industrial
Current Use of Property: Vacant
Eligibility Classification: Facility
Existing Zoning: G-1 Business
Proposed Future Zoning: G-1 Business
Proposed Development: Residential, Retail, Commercial
Description of Eligible Activities: Infrastructure Improvements, Site Preparation, Contingency, Brownfield/Work Plan Preparation, MEGA Review Cost
Approved Activity Cost: $6717356

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Estimated Tax Capture*: 2011

*Estimated Tax Capture based on projected taxable value and available millage at time of approval.
Plan Submitted By: City of Hamtramck
Property Name: 10201 Joseph Campau
Property Address: 10201 Joseph Campau
City: Hamtramck
County: Wayne
Brownfield Plan Name: 10201 Jos Campau Redevelopment Project
Current Ownership: Sable Acquisitions, LLC
Proposed Future Ownership: Sable Acquisitions, LLC
Delinquent Taxes, Interest and Penalties: None
Historical Use of Property: Commercial, Manufacturing
Current Use of Property: Vacant
Eligibility Classification: Functionally Obsolete
Existing Zoning: Central Business District (CBD)
Proposed Future Zoning: Central Business District (CBD)
Proposed Development: Mixed Use - Retail, Commercial, Residential
Description of Eligible Activities: Demolition, Lead or Asbestos Abatement, Contingency, MEGA Review Cost
Approved Activity Cost: $116000

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Estimated Tax Capture*:

Estimated First Year of Tax Capture: 2012

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