

**Amended Brownfield Plan #01 for
the Redevelopment and Reuse of Lots 5, 6, 7, and Part of Lot 8,
"Hanna Lay & Co.'s Sixteenth Addition to Traverse City",
Section 10, T27N, R11W, City of Traverse City, Grand
Traverse County, Michigan**

Grand Traverse County Brownfield Redevelopment Authority
Traverse City, Grand Traverse County, Michigan

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Original Brownfield Plan Approved by the Grand Traverse County Brownfield Redevelopment Authority on March 15, 2000.

Original Brownfield Plan Approved by the Grand Traverse County Board of Commissioners on March 15, 2000.

Amended Brownfield Plan Approved by the Grand Traverse County Brownfield Redevelopment Authority on _____.

Amended Brownfield Plan Approved by the Grand Traverse County Board of Commissioners on _____.

**AMENDED BROWNFIELD PLAN #01
LOTS 5, 6, 7, AND PART OF LOT 8
"HANNA LAY & CO.'S SIXTEENTH ADDITION TO TRAVERSE CITY"
TRAVERSE CITY, MICHIGAN**

TABLE OF CONTENTS

A.	Designation of Boundaries of the Eligible Property	1
B.	Legal Description.....	1
C.	Determination and Description of the Eligible Property	2
D.	Zoning.....	3
E.	Location of Existing Public and Private Uses	4
F.	Location of Proposed Redevelopment Project.....	4
G.	Existing Buildings on the Eligible Property to be Demolished, Repaired, or Altered	4
H.	Parts of the Eligible Property to Remain as Open Space or Other Use	4
I.	Portions of the Eligible Property Which the Authority Desires to Sell, Donate, Exchange, or Lease to or from the Municipality and the Proposed Terms	5
J.	MDEQ Eligible Activities	5
L.	Proposed Method of Financing and Ability of the Authority to Arrange the Financing	7
M.	Description of Plan Costs to be Funded by Brownfield Tax Increment Revenues ...	7
N.	Description of Redevelopment Project.....	7
O.	Estimated Captured Taxable Values and Tax Increment Revenues for Project	8
P.	Method of Financing Plan Costs.....	8
Q.	Amount of Indebtedness, if Applicable	11
R.	Duration of the Plan.....	11
S.	Estimated Impact of the Tax Increment Financing on all Taxing Jurisdictions	11
T.	Estimates of the Number of Persons Residing on the Eligible Property	11
U.	Relocation Plan.....	11
V.	Provision for Costs of Relocation.....	11
W.	Compliance with Relocation Assistance Act (Act No. 227 of the Public Acts of 1972)	11
X.	Proposed Uses of Local Site Remediation Revolving Fund (Local Fund).....	11



**AMENDED BROWNFIELD PLAN #01
LOTS 5, 6, 7, AND PART OF LOT 8
"HANNA LAY & CO.'S SIXTEENTH ADDITION TO TRAVERSE CITY"
TRAVERSE CITY, MICHIGAN**

TABLE OF CONTENTS, CONTINUED

FIGURES

- Figure 1 Boundaries of Eligible Property – Provided by Gourdie/Fraser & Associates, Sheet 3 of 16
Figure 2 Proposed Development – Provided by Gourdie/Fraser & Associates, Sheet 4 of 16
Figure 3 Proposed West Boardman Lake Avenue

TABLES

- Table 1 MDEQ - Eligible Activities Estimated Costs
Table 2 MEGA – Eligible Activities Estimated Costs
Table 3 Summary Table
Table 4 Tax Increment Revenue Cash Flow

APPENDICES

- Appendix A Legal Descriptions
Appendix B BEA (text only)
Appendix C Waterfront Grant Notification
Appendix D Michigan Department of Transportation Correspondence



**AMENDED BROWNFIELD PLAN #01
LOTS 5, 6, 7, AND PART OF LOT 8,
WEST BOARDMAN LAKE AVENUE
TRAVERSE CITY, MICHIGAN**

This Amended Brownfield Plan #01 for Lots 5, 6, 7, and part of Lot 8, "Hanna, Lay & Co.'s Sixteenth Addition to Traverse City," Section 10, T27N, R11W, City of Traverse City, Grand Traverse County, Michigan serves as an amendment to the original CSXT/Boardman Lake Brownfield Plan that was approved by the Grand Traverse County Brownfield Redevelopment Authority (GTCBRA) on March 15, 2000. This Amended Brownfield Plan #01 will include Lot 7 and two Easements that will be purchased by the City of Traverse City on Lots 5 and 6 that will give access to and adjoin the Boardman Lake Waterfront for inclusion as the Eligible Property. In addition, the majority of Eligible Activities that are included in this Amended Brownfield Plan #01 for Lots 5, 6, 7, and part of Lot 8 include the proposed West Boardman Lake Avenue whose infrastructure will *directly benefit eligible property*. As referenced in Section 2 of the Public Act (P.A.) 145 of 2000, (amendments to the Brownfield Redevelopment Financing Act, Public Act 381 of 1996 identified the following categories of Eligible Activities: infrastructure improvements; demolition; asbestos and lead removal; and site preparation.

The City of Traverse City will be the owner of the two easements and the provider of West Boardman Lake Avenue that will benefit the Eligible Property. Therefore, for the purposes of this Amended Brownfield Plan #01 and for clarification throughout this document Boardman West, LLC will be commonly referred to as "Developer I" and the City of Traverse City will be commonly referred to as "Developer II". The project will redevelop contaminated property into a mixed-use commercial and residential development and will increase employment opportunities and the tax base within the City of Traverse City as well as the County of Grand Traverse, Michigan. In addition, this project will serve to redevelop contaminated property into recreational land (along the Boardman Lake) and provide historically much needed access via the proposed West Boardman Lake Avenue to downtown Traverse City. This Brownfield Plan describes the redevelopment project for this parcel and the applicability of this project under the Brownfield Plan for Grand Traverse County.

A. Designation of Boundaries of the Eligible Property

The boundaries of the Eligible Property have been defined as the property boundaries for Lots 5, 6, 7 and part of Lot 8 "Hannah, Lay & Co.'s Sixteenth Addition to Traverse City," Section 10, T27N, R11W, City of Traverse City, Traverse City, Michigan (see Figure 1 provided by Gourdie/Fraser & Associates on sheet 3 of 16). West Boardman Lake Avenue is not defined in the Eligible Property boundaries. However, since the construction of West Boardman Lake Avenue will directly benefit the Eligible Property, Eligible Activities for the construction of the Avenue have been included in Tables 1 and 2.

B. Legal Description

The legal description of the Eligible Property (Lots 5, 6, 7, and part of Lot 8 "Hanna, Lay & Co.'s Sixteenth Addition to Traverse City) is provided in Appendix A.



April 19, 2001

C. Determination and Description of the Eligible Property

The Eligible Property is located along the west shore of Boardman Lake between 12th and 16th Streets and contains approximately 13.59 acres. The Eligible Property is an irregular-shaped parcel of land bounded by vacant land and a railroad right-of-way (ROW) to the north, Boardman Lake to the east, additional vacant land and railroad ROW to the south, and a light industrial building and a railroad ROW owned by the Michigan Department of Transportation (MDOT) to the west.

Based on the review of historical documents including historical atlas maps, Sanborn FireTM Insurance Maps, aerial photographs, and city directories, it appears that the portions of the Eligible Property had been utilized for railroad purposes since at least 1904 through 1982. Additional occupants have included warehouses for storage of party supplies, an asphalt plant, a vehicle fuel area, a bulk fuel storage area, and vacant land.

The Eligible Property is currently owned by Boardman West, LLC, and Barbara J. Overholt. The adjoining railroad ROW property to the west has been owned by the MDOT since 1982. MDOT has leased the land to a railroad tenant since that time.

Various historic recognized environmental conditions (RECs) have been identified on the Eligible Property and adjoining properties identified below:

Recognized Environmental Condition (REC) #1: Railyard operations on the Eligible Property and north and west of Eligible Property.

REC #2: A large ground water plume of contamination is migrating across the Eligible Property (Lot 6) from the Cone Drive/Textron property to the Boardman Lake and has historically contaminated the ground water, surface water, Boardman Lake, and sediments on the south half of the Eligible Property.

REC #3: An asphalt plant formerly located at the Eligible Property, on Lot 6.

REC #4: Various former above and below ground storage tank areas located on or adjoining to the Eligible Property.

REC #5: Various piles of waste material located on or adjoining to the Eligible Property.

REC #7: An accumulation of used railroad ties located near the southern portion of the Eligible Property.

REC #8: Coal and clinkers from railroad operations are located on or adjoining to the Eligible Property.

REC #9: Two underground storage tanks (USTs) that were formerly located near the north end of Lot 7 adjoining Race Street. In addition, two fueling pumps were located near the west side of Lot 7 that adjoins Race Street.



April 19, 2001

REC #10: A 1,000 gallon heating oil UST was observed along the north end of Lot 7. The UST is located approximately 48 feet west of the northeast corner of the northeast warehouse building. The UST appears to contain product.

REC #11: Potential vehicle maintenance activities in the building on Lot 7.

REC#12: Former heating oil used at the buildings on Lot 7.

REC #13: Empty 55-gallon drum storage on the north boundary of Lot 7. However, the contents of some of the drums appear to have leaked which has a potential to impact the surrounding soil and ground water on the Eligible Property.

REC # 14: A former bulk fuel storage and distribution facility utilizing at least four bulk ASTs was observed on the south half of Lot 7 (aerial photograph, Polk City Directories). During the site reconnaissance, The Traverse Group observed that the ASTs had been removed; however, removed USTs were abandoned in the concrete dike containment area. The floor of the containment area was comprised of sand and vegetation. There is a potential for historic releases from former bulk storage tanks, which have a potential to impact the environmental resources on the Eligible Property.

REC #15: A large pile of sand with tar located on the adjoining west property, on Race Street. Polynuclear aromatic hydrocarbons (PNAs) and other petroleum-related contamination have a potential to leach from the tar into the surrounding soil or ground water and impact the Eligible Property.

REC #16: Various waste piles have been identified along the Boardman Lake shoreline on the Eligible Property.

The prime constituents of the contamination include various VOCs, PNAs, and metals in the ground water. The Traverse Group also reviewed numerous file documents at the MDEQ Cadillac District Office in September of 1998. The Traverse Group observed numerous exceedences of MDEQ Generic Residential Cleanup Criteria (GRCC) in the file records collected prior to September of 1998, noted in BEA contained in Appendix B.

Upon evaluation of the MDEQ file documentation noted above, it is evident that the subject property meets the definition of a "facility" as defined by Section 20101 of Part 201 (environmental remediation) of the Natural Resources and Environmental Protection Act (NREPA), Act No. 451 of the Public Acts of 1994, as amended based on the presence of various VOCs and metals in the ground water at concentrations above the MDEQ GRCC. Refer to Appendix B for additional details regarding the contaminants identified.

D. Zoning

The Eligible Property is currently zoned R-9 and R-29, Multiple Family Residential; and C-2, Neighborhood Center District.



April 19, 2001

E. Location of Existing Public and Private Uses

A figure prepared by Gourdie/Fraser and Associates sheet 3 of 16, depicts existing land uses on the Eligible Property. The Eligible Property is currently unused and vacant.

The majority of Lot 7 will remain unused, vacant land until a developer can be secured.

Two easements will be purchased by the City of Traverse City on Lots 5 and 6 that will give access to and adjoin the Boardman Lake Waterfront for inclusion as the Eligible Property. These easements tie into a recreational area that will surround the Boardman Lake and are also supplemented by the Waterfront Redevelopment Grant that was awarded to the City of Traverse City in May 2000. The waterfront easement along the Eligible Property condominium development will also allow for a continuous pedestrian pathway through the property to eventually encircle all of Boardman Lake. The pedestrian pathway will connect from the proposed West Boardman Lake Avenue and 14th Street to provide public access to the Boardman Lake and the proposed pedestrian trail that will encircle the entire lake.

Residential and commercial uses have been proposed for the majority of the Eligible Property. Boardman West, LLC is developing Lake Ridge Condominiums, which will include 174 condominiums that are to be completed in three phases on Lots 5 and 6. This use is projected to provide Tax Increment Revenue for purposes of this Plan. Please refer to Figure 2 provided by Gourdie/Fraser and Associates on Sheet 4 of 16 that depicts the proposed development on the Eligible Property.

In addition, West Boardman Lake Avenue is going to be constructed in two phases to create a much-needed north/south alternative route to downtown Traverse City. Negotiations have already begun with MDOT to acquire the land necessary to build this Avenue (see Appendix D). This Avenue will also provide access to the development and to the downtown area from the Lake Ridge Condominiums. The recommended route for the roadway parallels the existing railroad tracks (see Figure 1, proposed Boardman Lake Avenue, provided by Gourdie Fraser and Associates).

F. Location of Proposed Redevelopment Project

The redevelopment project will be completed within the Lots 5, 6, 7, the west half of Lot 8, and including the West Boardman Lake Avenue that will be constructed adjoining to the east of the proposed development as described previously herein, see Figure 3, proposed west Boardman Lake Avenue provided by Gourdie/Fraser & Associates.

G. Existing Buildings on the Eligible Property to be Demolished, Repaired, or Altered

There are two existing buildings on the Eligible Property. However, no demolition costs have been included in this Amended Brownfield Plan #01.

H. Parts of the Eligible Property to Remain as Open Space or Other Use

Approximately 0.92 acres of the Eligible Property will be owned by the City of Traverse City to be utilized for park land and trails along the Boardman Lake and access to the Boardman Lake. Landscaping will be added around the parking lots and buildings. In



April 19, 2001

addition, the majority of Lot 7 will remain vacant land (fields) until a use can be determined.

I. Portions of the Eligible Property Which the Authority Desires to Sell, Donate, Exchange, or Lease to or from the Municipality and the Proposed Terms

The Authority has no plans at the present time to sell, donate, exchange, or lease any Eligible Property to or from Grand Traverse County or the City of Traverse City.

J. MDEQ Eligible Activities

The Eligible Activities will (i) identify existing contamination and whether additional structural foundations are required to support the avenue, retaining wall, or any buildings that may be constructed, (ii) provide the necessary barriers to prevent exposures, exacerbation or third-party impacts, and (iii) enhance the redevelopment effort. Eligible Activities include, but are not limited to the following list.

Baseline Environmental Assessment ("BEA") Activities. The Redevelopment Project's Environmental Consultant will undertake a BEA in accordance with MDEQ requirements. The Environmental Consultant will identify all required activities to achieve cleanup, removal, containment or other activities necessary to protect the environment and public health and safety. The Environmental Consultant also will supply all data to MDEQ, as necessary. Upon analysis of BEA data, a detailed, site-specific cleanup, removal, containment plan will be submitted to the Grand Traverse County BRA and the MDEQ in order to determine the feasibility of implementing the Work Plan. Eligible activities may include, but are not limited to the following list.

1. Phases I & II Environmental Site Assessments (ESAs).
2. Sampling and analysis.
3. Data interpretation and reporting.
4. Disclosure or determination of BEA.
5. Petitioning for DEQ determinations (excluding the \$750 MDEQ determination fee).

Due Care (7a) Obligation Compliance Activities. The Environmental Consultant will have primary responsibility for assisting with Due Care Activities, including but not limited to the preparation of the Section 7a Compliance Analysis (Due Care Plan).

These Due Care Obligation Compliance Activities will (i) identify and evaluate existing contamination, (ii) prepare a work plan for cleanup and other Eligible Activities, and (iii) include an evaluation of the feasibility of other tasks, as applicable, to estimate Tax Incremental Revenues. Eligible Activities may include, but are not limited to the following list.

1. Investigation (sampling, analysis, interpretation, reporting) to define contamination.
2. Risk assessment of intended use with regards to contamination on site to identify 7a issues.
3. Development of a plan for response activities to meet 7a obligations.



April 19, 2001

4. Contaminant removal to prevent exposures, or exacerbation (see Additional Response Activities).
5. Alternate water supplies to prevent exposures or exacerbation.
6. Barriers to prevent exposures, exacerbation, or third party impacts.
7. Petitioning for DEQ determinations (excluding the \$750 MDEQ determination fee).
8. Land Use Plan/Alternatives Analysis including assessment of land uses in the vicinity and analysis of potential impacts and benefits from reuse and conversion, including traffic circulation on site and in the vicinity.
9. Inventory and Evaluation of the condition of facilities, structures and infrastructures.

Additional Response Activities. Other activities may be undertaken by both Developer's to maximize the effect of BEA and Due Care Activities and leverage this private sector redevelopment effort. Eligible Activities may include, but are not limited to, the following list.

1. Evaluation.
2. Soil Excavation, Transportation and Disposal of contaminated soil (if encountered)
3. Work Plans, Reports, Bid Specifications, and Environmental Construction Management
4. Other actions necessary to protect the public health, safety, welfare, or environment or the natural resources.

K. MEGA Eligible Activities. These activities are those listed in Section 2 of Public Act (P.A.) 145 of 2000, (amendments to the Brownfield Redevelopment Financing Act, Public Act 381 of 1996). These amendments identified the following categories of activities eligible for State TIR capture: infrastructure improvements, demolition, asbestos and lead removal, site preparation (that is not a response activity under Part 201 of P.A. 451 of 1994, as amended). Please reference Table 2 for all associated eligible costs.

1. "Site preparation" is all work necessary to prepare the site for building construction and site use, including, but not limited to, site planning costs, site construction plans, project management, excavation, grading, landscaping, and parking.
2. Lead and asbestos abatement.
3. "Infrastructure improvements" as defined in Act 145, Brownfield Redevelopment Financing Act, means a street; road; sidewalk; parking facility; pedestrian mall; alley bridge; sewer; sewage treatment plant; property designed to reduce, eliminate, or prevent the spread of identified soil or ground water contamination; drainage system; waterway; waterline; water storage facility; rail line; utility line or pipeline; or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety to the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way



April 19, 2001

and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

4. Necessary planning, project management, and engineering effort to develop specifications, plans, reports, and permits, along with any permit fees.

L. Proposed Method of Financing and Ability of the Authority to Arrange the Financing

The costs of Eligible Activities shall be funded primarily through Tax Increment Revenues. A key strategy of the Act is to leverage public investment with concurrent private investment. Both Developer's are proposing using Tax Increment Revenues to fund extraordinary site development costs that typically prevent contaminated sites from being reused due to environmental cleanup costs and to provide for infrastructure that will directly benefit the Eligible Property. Other sources of funding for the Redevelopment Project under this Plan include the Clean Michigan Initiative Waterfront Redevelopment Grant and other funding sources. The Waterfront Redevelopment Grant was submitted to the MDEQ on October 1, 1999, and the City of Traverse City was awarded \$487,000 on April 13, 2000 to reclaim and revitalize the Boardman Lake waterfront and the Eligible Property (see Appendix C).

M. Description of Plan Costs to be Funded by Brownfield Tax Increment Revenues

The costs of Eligible Activities outside of the Waterfront Redevelopment Grant shall be funded primarily through the capture of Tax Increment Revenues (TIR). A key strategy of the Act is to leverage public investment with concurrent private investment. The Authority is proposing the use of Tax Increment Revenues to fund extraordinary site development costs that typically prevent contaminated sites from being reused due to environmental cleanup costs; as well as, fund other high-cost activities that are necessary for the proper development of this site in accordance with the economic development initiatives of the City of Traverse City and Grand Traverse County. The costs offset with TIR capture from this development will be incurred by both Developers. Tables 1 and 2, Eligible Activity Costs, identifies estimated costs of Eligible Activities to be funded by Tax Increment Revenues. Since the project plans on using funds from a Clean Michigan Initiative Waterfront Redevelopment Grant to finance a portion of the Eligible Activities on the Redevelopment Project, the activities that are not funded through the grant will be funded through this Amended Brownfield Plan. It is anticipated that during the redevelopment, utility upgrades will be installed along the Lake Street right-of-way (ROWs), and Boardman Lake Avenue will be constructed from Cass Street (near the southwest corner of the Boardman Lake) and travel along the west side of the Lake to Seventeenth Street. These costs include the administration and operation costs of the Authority.

N. Description of Redevelopment Project

The West Boardman Lake Avenue project, undertaken by The City of Traverse City, is proposed for planning and negotiations beginning in the summer of 2001. The proposed Lake Ridge Condominium development project, scheduled for construction start in the summer of 2001, will provide significant economic benefit in the form of new jobs, increased tax base, and new development opportunity. The development project will



April 19, 2001

create an estimated 50-60 new jobs during the first 1 to 2 years. An estimated 4 to 6 new jobs will be created during subsequent years for the operation and maintenance of the development. In addition, the new commercial and residential space in the development will house an estimated 200 workers and residents.

Approximately 0.92 acres will be available to the City of Traverse City for use as park land (trail along the Boardman Lake) accessible from 14th Street. The remaining 9.0 acres will be developed as moderately priced residential condominiums and commercial buildings overlooking Boardman Lake. The waterfront easement owned by the City of Traverse City across the condominiums will also allow for a continuous pedestrian pathway through the development that will link with Boardman Lake Trail, a goal of the City's Waterfront Redevelopment Plan.

O. Estimated Captured Taxable Values and Tax Increment Revenues for Project

Table 4 projects a Summary of Tax Increment Revenues and costs for Eligible Activities. The initial taxable value for Lots 5, 6, and part of Lot 8, will be set at the taxable value as of the date of the original Brownfield Plan was approved on March 15, 2000. The initial taxable value for Lot 7 will be set at the taxable value as of the date that the Brownfield Plan will be approved by the Authority, as equalized by the state. The cost of Eligible Activities is projected to be \$4,418,915. The cost of the new Lake Ridge Condominium project is estimated to be \$15 million.

Table 4 identifies Taxable Values, for real and personal property including Specific Taxes, and Tax Increment Revenues for the Eligible Property.

It is the intention of the Brownfield Redevelopment Authority to use all of the Captured Taxable Value for Eligible Activities.

P. Method of Financing Plan Costs

Pay-As-You-Go. Comprehensive Brownfield Redevelopment Project costs cannot be determined at this time because of the uncertainty of the extent of environmental contamination on the site. Eligible Activity Redevelopment Project costs may be recovered utilizing a pay-as-you-go funding mechanism: meaning the cost for each Eligible Activity will be offset by Tax Increment Revenues. Tax Increment Revenues, therefore, may be used by the Authority to meet financial obligations of the Eligible Property Developers to accomplish all or a portion of the improvements indicated in this Amended Brownfield Plan #01.

Waterfront Redevelopment Grant. A portion of the Redevelopment project includes some acquisition of land. The acquisition costs will be paid for through the Clean Michigan Initiative Waterfront Redevelopment Grant that was awarded to the City of Traverse City in the amount of \$487,000.00 on April 13, 2000. Waterfront Grants are provided to reclaim and revitalize waterfront property throughout the state to maximize economic and public value. This grant offered provides funding to address the city's highest priorities: planning and design; environmental response activities; property acquisition; and public infrastructure improvements at the CSXT/Boardman Lake



April 19, 2001

property.

Local Site Remediation Revolving Fund. The Act confers the ability to create a Local Site Remediation Revolving Fund (Local Fund) to the Authority into which Tax Increment Revenues and other monies from public and private sources can be placed. Monies from this Local Fund may be used by the Authority to meet financial obligations of both Eligible Property Developer's to accomplish all or a portion of the improvements indicated in this Amended Brownfield Plan #01.

Q. Amount of Indebtedness, if Applicable

At the time of adoption of this Plan, the maximum amount of indebtedness to be incurred is estimated to be approximately \$4,624,887.19. However, additional costs may be discovered during the course of the BEA, Due Care and Additional Response Activities.

R. Duration of the Plan

The duration of this Plan will be no more than thirty (30) years. As shown in Table 4 initial costs of Eligible Activities can be amortized, using pay-as-you-go funding within 17 years. Other Eligible Activities may be identified during the course of the BEA, Due Care, Additional Response Activities, and MEGA Eligible Activities. Upon completion and repayment of Eligible Activities, Tax Increment Revenues may be deposited into the Local Site Remediation Revolving Fund for a period not to exceed five (5) years.

S. Estimated Impact of the Tax Increment Financing on all Taxing Jurisdictions

Table 4 identifies annual and total tax revenues projected for capture from the increase in real and personal property tax valuations from each respective taxing jurisdiction. Table 4 also identifies individual levies within each taxing jurisdiction. At the end of this Plan, all taxing jurisdictions will benefit from the enhanced tax base.

T. Estimates of the Number of Persons Residing on the Eligible Property

Not applicable.

U. Relocation Plan

Not applicable.

V. Provision for Costs of Relocation

Not applicable.

W. Compliance with Relocation Assistance Act (Act No. 227 of the Public Acts of 1972)

Not applicable.

X. Proposed Uses of Local Site Remediation Revolving Fund (Local Fund)

A Local Fund will be established to pay for the costs of Eligible Activities on Eligible Properties as Eligible Activities within this Eligible Property are completed.



TABLE 1 - MDEQ ELIGIBLE ACTIVITIES
LOTS 5,6, 7, AND PART OF LOT 8 "HANNA LAY & CO.'S SIXTEENTH ADDITION TO TRAVERSE CITY"
AMENDED BROWNFIELD PLAN #01
TRAVERSE CITY, GRAND TRAVERSE COUNTY, MICHIGAN

Eligible Activity Description	Original Brownfield Plan	Brownfield Plan Additions	Brownfield Plan Amendment #01
I. MDEQ Eligible Activities			
A. Baseline Environmental Assessment			
Phase I ESA (1)			
Phase II ESA (2)	5,000	16,900	21,900
Baseline Environmental Assessment (3)	40,000	89,000	129,000
	5,000	17,300	22,300
<i>BEA Subtotal</i>	<i>50,000</i>	<i>123,200</i>	<i>173,200</i>
B Due Care (7a) Obligation Compliance Activities			
Phase II (to define contamination) (4)			
Section 7aCA (5)	50,000	130,000	180,000
Work Plans, Reports, and Specifications and Environmental Construction Management	10,000	19,500	29,500
		80,000	80,000
<i>Due Care Subtotal</i>	<i>60,000</i>	<i>229,500</i>	<i>289,500</i>
C. Additional Response Activities			
Soil/Sediment Excavation (6)			
Soil/Sediment Transportation	0	1,869	1,869
Soil/Sediment Disposal	0	17,355	17,355
Work Plans, Reports, Bid Specifications and Environmental Construction Management	0	60,075	60,075
BRA Work Plan and Approval by the GTCBRA Construction Manager	0	80,000	80,000
BRA Administrative and Operating Costs	0	3,500	3,500
	10,000	10,000	20,000
<i>Additional Response Activities Subtotal</i>	<i>10,000</i>	<i>172,799</i>	<i>182,799</i>
MDEQ ELIGIBLE ACTIVITIES SUBTOTAL	120,000	525,499	645,499
<i>Eligible Activity Totals</i>	<i>120,000</i>	<i>525,499</i>	<i>645,499</i>
Anticipated State Review Cost (2.5% of State Total)	3,000	13,137	16,137
<i>Contingencies (15% of Total)</i>	<i>18,000</i>	<i>78,825</i>	<i>96,825</i>
GRAND TOTAL	141,000	617,461	758,461

- (1) Phase I ESA includes Phase I ESA from original Brownfield Plan, Phase I ESA for City of T.C. Easements, and a Phase I ESA Corridor report for West Boardman Lake Avenue (approximately 1.5 miles of rail property)
- (2) Phase II ESA from original Brownfield Plan, Phase II ESA on two Easements, and Phase II ESA on West Boardman Lake Avenue to define extent of contamination
- (3) BEA from original Brownfield Plan, BEA on City of T.C. Easements (possible 2), BEA on West Boardman Lake Avenue
- (4) Risk Assessment from original Brownfield Plan, additional Risk Assessment on two Easements, and Risk Assessment on West Boardman Lake Avenue for exposure pathway evaluation. In addition, sediment contamination risk assessment for sediments in and along the Boardman Lake Shoreline.
- (5) Section 7a Compliance Analysis (7aCA) or (Due Care Plans) from original Brownfield Plan, City of T.C. Easements, and West Boardman Lake Avenue
- (6) Excavation/Transport/Disposal of Contaminated soil and lake sediments. Estimated 267 cubic yards of listed material (\$7/yard excavation, \$65/yard transportation, \$225/yard disposal).

TABLE 3
BROWNFIELD REDEVELOPMENT
FINANCIAL SUMMARY

LOTS 5, 6 AND 7, PART OF LOT 8
"HANNA LAY & CO.'S SIXTEENTH ADDITION TO TRAVERS CITY"

	AMOUNT	PERCENTAGE
ELIGIBLE ACTIVITY COST		
MDEQ	\$758,461	17.16%
MEGA	<u>\$3,660,454</u>	82.84%
TOTAL	\$4,418,915	
AUTHORITY OBLIGATION (Principal & Interest)		
MDEQ	\$169,344	3.25%
MEGA	\$781,586	15.00%
LOCAL	<u>\$4,259,645</u>	81.75%
TOTAL	\$5,210,575	
LOCAL SITE REMEDIATION FUND CAPTURE		
MDEQ	\$169,344	8.71%
MEGA	\$0	0.00%
LOCAL	<u>\$1,774,219</u>	91.29%
TOTAL	\$1,943,562	
TOTAL BROWNFIELD TAX CAPTURE		
MDEQ	\$338,687	4.73%
MEGA	\$781,586	10.92%
LOCAL	<u>\$6,033,864</u>	84.34%
TOTAL	\$7,154,137	
PAYBACK		
TIF OBLIGATION	17 Years	
LOCAL REMEDIATION FUND	22 Years	
NET REVENUES TO TAXING UNITS		
STATE	\$1,212,654	76.85%
LOCAL	<u>\$365,319</u>	23.15%
	\$1,577,973	

TABLE 2- MEGA ELIGIBLE ACTIVITIES
LOTS 5,6, 7, AND PART OF LOT 8 "HANNA LAY & CO.'S SIXTEENTH ADDITION TO TRAVERSE CITY"
AMENDED BROWNFIELD PLAN #01

TRAVERSE CITY, GRAND TRAVERSE COUNTY, MICHIGAN

Eligible Activity Description	Original Brownfield Plan	Brownfield Plan Additions	Brownfield Plan Amendment #01
II. MEGA Eligible Activities			
A. Demolition			
Environmental Construction Management	0	15,000	15,000
Demolition associated with the construction of W. Boardman Lake Avenue	0	78,000	78,000
<i>Demolition Subtotal</i>	0	93,000	93,000
B. Site Preparation			
Environmental Construction Management	0	20,000	20,000
Excavation and Backfill	0	27,000	27,000
Construction Engineering Surveys and testing	0	260,000	260,000
Design Engineering/Planning	0	214,000	214,000
Site Preparation and Land Balancing (sub-base and aggregate)	0	76,500	76,500
Resortation	0	13,000	13,000
<i>Site Preparation Activities Subtotal</i>	0	610,500	610,500
C. Infrastructure Activities			
Environmental Construction Management	0	15,000	15,000
Sanitary Sewer (Boardman West, LLC)	24,000	0	24,000
Municipal Water (Boardman West, LLC)	24,000	0	24,000
Storm Water	0	145,000	145,000
Catch Basin	0	20,000	20,000
Adjust Utilities	0	13,000	13,000
Right of Way (ROW)	0	15,000	15,000
Bituminous Surfacing	0	115,000	115,000
Signaling	0	15,000	15,000
Pavement Marking	0	5,000	5,000
Access Road (Boardman West, LLC)	62,000	0	62,000
Lift Station (Boardman West, LLC)	75,000	0	75,000
Two Lane Boulevard with Median	0	531,000	531,000
Traffic Diverter Island	0	5,000	5,000
Rail Relocation	0		
1) Remove/Replace Tracks	0	465,920	465,920
2) Construction of a retaining wall	0	600,000	600,000
Pedestrian Crossing and Pathway	0	152,300	152,300
Sidewalks	0	51,000	51,000
Curb & Gutters	0	49,400	49,400
Traffic Maintenance	0	5,660	5,660
BRA Work Plan and Approval by the GTCBRA Construction Manager	0	3,500	3,500
Administration & Operating Cost of the BRA	10,000	10,000	20,000
<i>Infrastructure Activities Subtotal</i>	195,000	2,201,780	2,411,780
MEGA Eligible Activities Subtotal	195,000	2,905,280	3,115,280
<i>Eligible Activity Totals</i>	195,000	2,905,280	3,115,280
Anticipated State Review Cost (2.5% of State Total)	4,875	72,632	77,882
<i>Contingencies (15% of Total)</i>	29,250	435,792	467,292
GRAND TOTAL	229,125	3,413,704	3,660,454

CODIFIED ORDINANCES OF TRAVERSE CITY

PART THIRTEEN

TITLE TWO - ZONING CODE

- Chap. 1320. General Provisions and Definitions.
- Chap. 1322. Administration, Enforcement and Penalty.
- Chap. 1324. Board of Zoning Appeals.
- Chap. 1326. Districts, Boundaries and Zoning Map.
- Chap. 1328. OS - Open Space District
- Chap. 1330. RC - Residential Conservation District
- Chap. 1332. R-1a and R-1b-Single Family Dwelling Districts
- Chap. 1334. R-2 - Two-Family Dwelling District
- Chap. 1336. R-9, R-15 and R-29 - Multiple Family Dwelling Districts
- Chap. 1338. HR - Hotel Resort District
- Chap. 1340. C-1 - Office Service District
- Chap. 1342. C-2 - Neighborhood Center District
- Chap. 1344. C-3 - Community Center District
- Chap. 1346. C-4 - Regional Center Districts
- Chap. 1347. D - Development Districts
- Chap. 1348. T - Transportation District
- Chap. 1350. GP - Government/Public District
- Chap. 1352. PRD - Planned Redevelopment District
- Chap. 1354. I - Industrial District
- Chap. 1356. NMC-1 & NMC-2 - University Districts
- Chap. 1358. H-1 and H-2 - Hospital Districts
- Chap. 1360. Sexually Oriented Businesses
- Chap. 1362. Planned Unit Development
- Chap. 1364. Special Land Use Regulations
- Chap. 1366. Site Plans and Site Development Standards.
- Chap. 1368. Size and Area Requirements
- Chap. 1370. Nonconforming Uses
- Chap. 1372. Landscaping and Site Development
- Chap. 1374. Circulation and Parking
- Chap. 1399. Transition.
- Appendix 1 Zoning Map Changes
- Appendix 2 Figures
- Appendix 3 Approved Plant Species

APPENDIX A
LEGAL DESCRIPTIONS

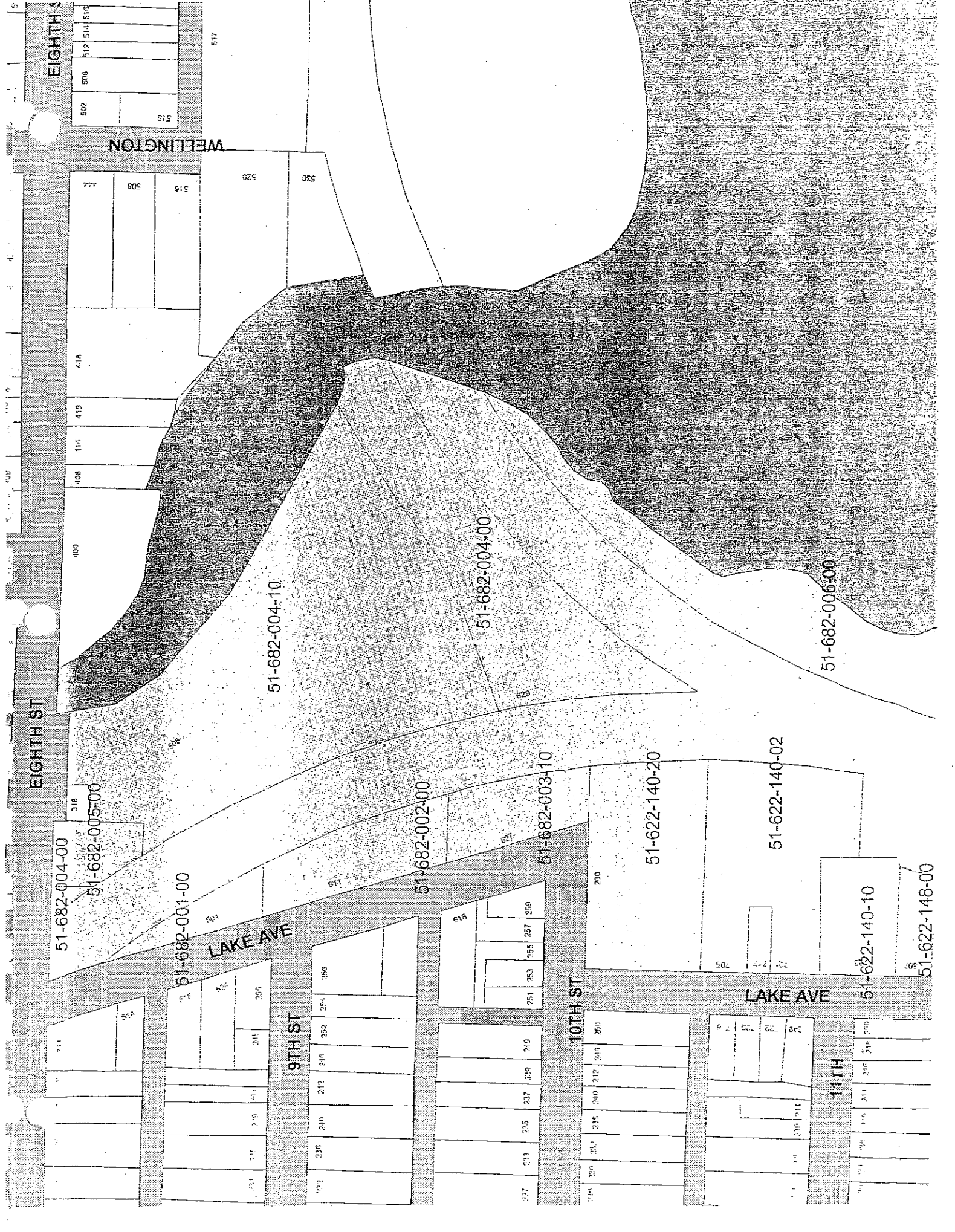
Parcel Number	Owner of Record	Class Occupancy	Zoning	Total Acres Building SQ FT	Property Address Legal	2001 Assessed	2001 Taxable
28-51-682-004-10	RIVERINE APARTMENTS LLC				505 RIVERINE DR		
505 RIVERINE DR	TRAVERSE CITY	MI		49684	THT PRT OF LOT 3 H L & CO'S 16TH ADD DES AS COM AT NW COR OF LOT 3 TH E 165 FT TH S 65 FT TO POB TH E 55 FT TH N 40 FT TH E 109.48 FT TO BDMAN RIVER TH S 11 DEG 47' 37" E 74.71 FT TH S 33 DEG 35' 50" E 82.35 FT TH S 50 DEG 7' 48" E 167.11 FT TH S 62 DEG 26' 6" E 245.11 FT TH S 61 DEG 11' 30" E 85.34 FT TH SWLY 231.34 FT (LONG CHORD = S 54 DEG 14' 4" W 231.03 FT) TH S 57 DEG 59' 26" W 123.87 FT TH S 66 DEG 51' 42" W 183.26 FT TH N 23 DEG 21' 28" W 603.27 FT TH E 52.85 FT TH N 85 FT TO POB SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD		
201			R-29	4.700			
				0			
Multiple Residence				74,755		2,329,730	1,445,076
28-51-682-005-00	GIBBARD EDWARD D & MITZI L				314 E EIGHTH ST		
4612 PAPER BIRCH LANE	TRAVERSE CITY	MI		49686	THT PRT OF LOT 3 DES AS COM ON S LINE 8TH ST 65 FT E OF NE'LY LINE OF P M R/W TH E 100 FT TH S 150 FT TH TO PM R/W TH NE'LY / LONG R/W TO PT S OF POB TH N TO POB H L & CO'S 16TH ADD		
201			R-29	.288			
				0			
Store, Retail				3,650		120,330	114,088
28-51-682-006-00	CITY OF TC BRDMAN LK ARTER CITY CLERK 400 BOARDMAN AVE				721 LAKE AVE (REAR) LOT 4 H & L CO'S 16TH ADD		
TRAVERSE CITY	MI			49684			
090			R-29	3.680			
				0			
Apartment							
28-51-682-007-00	BOARDMAN BANKS INC				550 E SIXTEENTH ST		
PO BOX 1148	TRAVERSE CITY	MI		49685	LOTS 5 & 6 & ALL OF VACATED RACE ST EXC FLOWAGE & RIPARL RIGHTS HANNAH LAY & CO'S 16TH ADD		
210			R-9	9.000			
				0			
Apartment						117,610	117,610

Parcel Number Owner of Record Class Occupancy	Zoning	Total Acres Building SQ FT	Property Address Legal	2001 Assessed	2001 Taxable
28-51-682-009-00 OVERHOLT BARBARA J 7316 EAST SHORE DR TRAVERSE CITY	MI	49686	408 E SIXTEENTH ST THT PRT OF LOT 7 H & L CO'S 16TH ADD DESC AS COM AT NW COR TH S'LY ALG W LOT LINE 250 FT TO POB TH E 200 FT TH S'LY PAR'L WITH W LOT LINE 165 FT TH W 200 FT TO W LOT LINE TH N'LY ALG W LOT LINE 165 FT TO POB		
210	C-2	.760 0			
Apartment				43,040	6,471
28-51-682-010-00 BOARDMAN WEST LLC 300 OTTAWA SUITE 400 GRAND RAPIDS	MI	49503	302 E SIXTEENTH ST THT PRT OF LOT 7 HANNAH LAY & CO'S 16TH ADD DES AS COM AT W COR TH S ALG W LOT LINE 124 FT TH S 89 DEG 26' 50" E 199.46 F T TH N PAR'L WITH W LOT LINE 126 FT TO N LOT LINE TH W 200 FT O POB		
301	C-2	.570 0			
Warehouse, Storage		9,025		66,130	66,130
51-682-011-00 OVERHOLT BARBARA J 7316 EAST SHORE DR TRAVERSE CITY	MI	49686	404 E SIXTEENTH ST THT PRT OF LOT 7 H & L CO'S 16TH ADD DES AS COM AT NW COR H S ALG W LOT LINE 124 FT TO POB TH S 89 DEG 26' 50" E 199.46 FT TH S PAR'L WITH W LOT LINE 124FT TH W 200 FT TO W LOT LINE TH N ALG W LOT LINE 126 FT TO POB		
301	R-9	.570 0			
Warehouse, Storage		2,400		34,650	11,630
28-51-682-012-00 OVERHOLT BARBARA J 7316 EAST SHORE DR TRAVERSE CITY	MI	49686	412 E SIXTEENTH ST N 50 FT OF LOT 7 LYING E OF P M SIDETRACK H L & CO'S 16TH		
210	R-29	.390 0			
Apartment				22,090	3,311

Parcel Number Owner of Record Class Occupancy	Zoning	Total Acres Building SQ FT	Property Address Legal	2001 Assessed	2001 Taxable
28-51-682-013-00 OVERHOLT BARBARA J 7316 EAST SHORE DR TRAVERSE CITY	MI	49686	408 E SIXTEENTH ST THAT PART OF LOT 7 H & L CO'S 16TH ADD LYING E OF C & O RR S UR TRACK EXC NORTH 50 FT THEREOF H & L CO'S 16TH ADD		
210	R-29	1.700 0			
Apartment				77,010	14,460
28-51-682-014-00 CITY OF TC E 15TH @BOARDM CITY CLERK 400 BOARDMAN AVE TRAVERSE CITY	MI	49684	321 E SIXTEENTH ST LOT 8 EXC THAT PART BOUNDED ON W BY E LINE OF PM ROW ON N BY S LINE 15TH ST ON E BY W LINE RACE ST ON S BY N LINE OF 6TH ST EXTENDED E H & L CO' S 16TH ADD		
090	R-29	.000 0			
Apartment					
51-682-015-00 BOARDMAN BANKS INC PO BOX 1148 TRAVERSE CITY	MI	49685	310 E FIFTEENTH ST THAT PART OF LOT 8 BOUNDED AS FOL: ON W BY E LINE OF PM ROW W ON N BY S LINE OF 15TH ST, & ON E BY W LINE OF RACE ST, EXT ENDED TO THE S TO INTERSECTION OF WLY LINE OF THIS PARCE L EXCEPT FLOWAGE RIGHTS H & L CO'S 16TH ADD		
210	R-29	.600 0			
Apartment				13,070	13,070
28-51-682-016-00 DORIOT ROBERT A & MICHAEL 9972 S WEST BAY SHORE DR TRAVERSE CITY	MI	49684	1527 CASS ST WATERFT LOTS 9 10 11 & 12 EXCEPT FLOWAGE RIGHTS H & L CO'S 16TH ADD		
210	R-9	4.900 0			
Apartment				44,820	42,737

Parcel Number Owner of Record Class Occupancy	Zoning	Total Acres Building SQ FT	Property Address Legal	2001 Assessed	2001 Taxable
28-51-787-005-01 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	713 LAKE AVE A UNIT 11 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311
28-51-787-005-02 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	713 LAKE AVE B UNIT 12 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311
28-51-787-005-03 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	713 LAKE AVE C UNIT 13 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311
28-51-787-005-04 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	713 LAKE AVE D UNIT 14 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311

Parcel Number Owner of Record Class Occupancy	Zoning	Total Acres Building SQ FT	Property Address Legal	2001 Assessed	2001 Taxable
28-51-787-006-01 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	715 LAKE AVE A UNIT 15 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311
28-51-787-006-02 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	715 LAKE AVE B UNIT 16 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311
28-51-787-006-03 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	715 LAKE AVE C UNIT 17 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311
28-51-787-006-04 @ R A DEVELOPMENT INC 1240 E EIGHTH ST TRAVERSE CITY	MI	49686	715 LAKE AVE D UNIT 18 OLD TOWN CONDOMINIUMS ACCORDING TO THE MASTER DEED OF GRAND TRAVERSE COUNTY L:1446 P:955 CONDOMINIUM SUBDIVISION NO. 141, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY MICHIGAN		
401	R-9	1.570			
		0			
Apartment				8,210	5,311
Total				5,917,380	4,225,479



WELLINGTON

EIGHTH ST

51-682-004-00

51-682-005-00

51-682-001-00

LAKE AVE

9TH ST

51-682-002-00

51-682-003-10

10TH ST

51-622-140-20

51-622-140-02

LAKE AVE

11TH

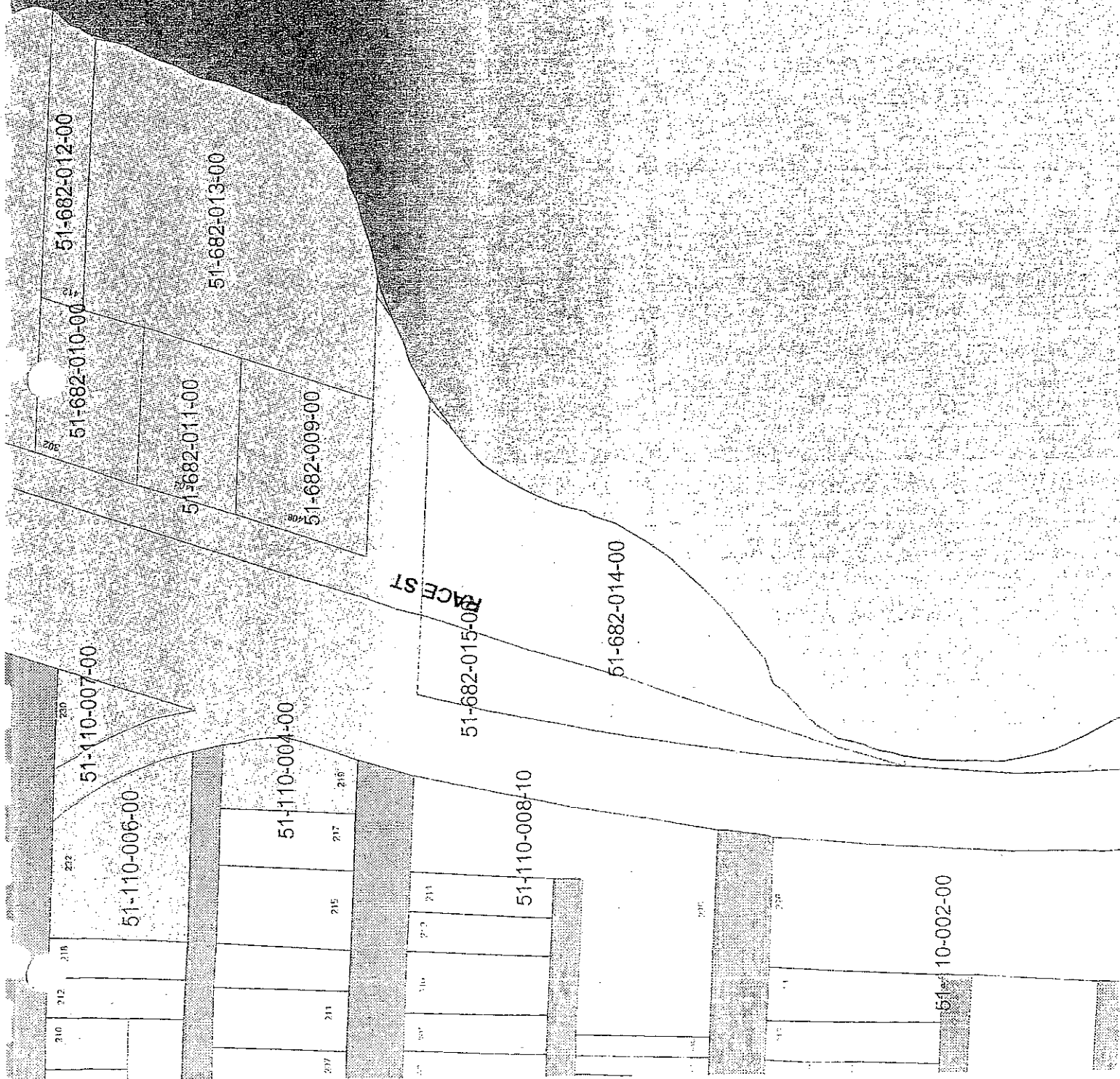
51-622-140-10

51-622-148-00

51-682-004-10

51-682-004-00

51-682-006-00



Parcel: 28-51-682-011-00

Owner's Name: OVERHOLT BARBARA J

Property Address: 404 E SIXTEENTH ST

Map #: 17

Property Class: 301

School District: 28010

Unit '51'

Prev. Class : 301

Neighborhood: 00009.9 INDUSTRIAL

Legal Description:

THT PRT OF LOT 7 H & L CO'S 16TH ADD DES
AS COM AT NW COR TH S ALG W LOT LINE 124
FT TO POB TH S 89 DEG 26' 50" E 199.46
FT TH S PAR'L WITH W LOT LINE 124FT TH W
200 FT TO W LOT LINE TH N ALG W LOT LINE
126 FT TO POB

Mailing Address:

7316 EAST SHORE DR
TRAVERSE CITY, MI 49686

Physical Property Characteristics

2001 S.E.V.: 34,650

Taxable: 11,630

Land Value: 55,866

2000 S.E.V.: 34,510

Taxable: 11,270

Acreage: 0.57

Zoning: R-9

Frontage: 0.0

Homestead: 0.000%

Land Impr. Value:

Average Depth: 0.0

Improvement Data

of Residential Buildings: 0

Year Built: 0

Occupancy: Single Family

Class: D

Style: RANCH

Exterior:

% Good (Physical): 0

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 0

of Bedrooms: 0

of Bathrooms: 0.0

Floor Area:

Ground Area:

Garage Area:

Basement Area:

Basement Walls:

Est. TCV:

of Ag. Buildings: 0

Est. TCV:

of Commercial Buildings: 1

Type: Warehouse, Storage

Desc:

Class: S

Quality: Low Cost

Built: 0 Remodeled: 0

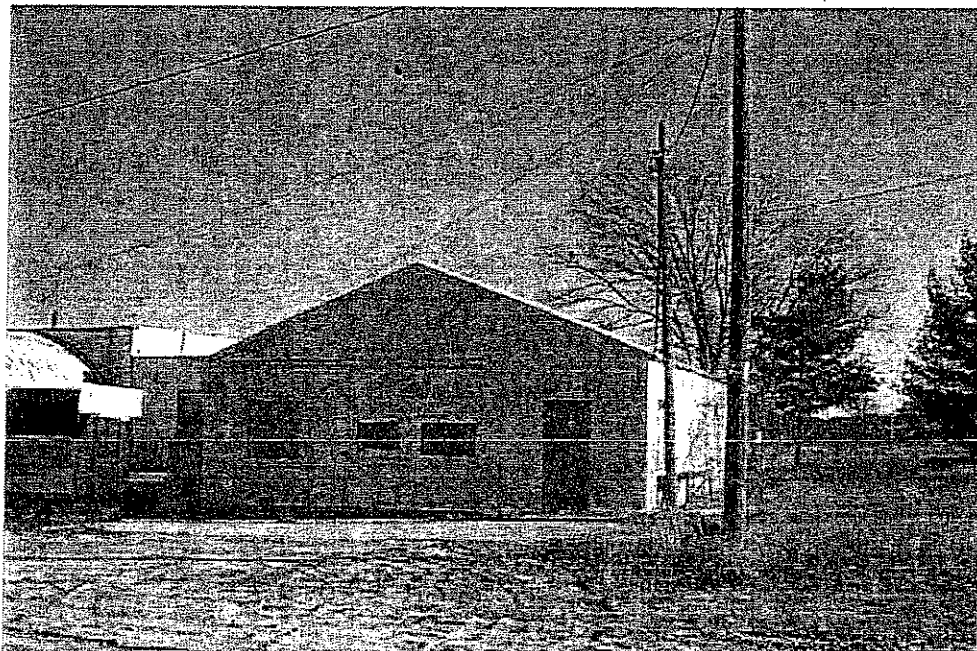
Overall Building Height: 0

Floor Area: 2,400

Sale Price/Floor Area: 0.00

Est. TCV: 13,431

Cmts:



Parcel: 28-51-682-009-00

Owner's Name: OVERHOLT BARBARA J

Property Address: 408 E SIXTEENTH ST

Map #: 17

Property Class: 210

School District: 28010

Unit '51'

Prev. Class : 210

Neighborhood: 1020.1020 BOARDMAN LAKE WESTSIDE

Legal Description:

THT PRT OF LOT 7 H & L CO'S 16TH ADD
DESC AS COM AT NW COR TH S'LY ALG W LOT
LINE 250 FT TO POB TH E 200 FT TH S'LY
PAR'L WITH W LOT LINE 165 FT TH W 200 FT
TO W LOT LINE TH N'LY ALG W LOT LINE 165
FT TO POB

Mailing Address:

7316 EAST SHORE DR
TRAVERSE CITY, MI 49686

Physical Property Characteristics

2001 S.E.V.: 43,040

Taxable: 6,471

Land Value: 86,075

2000 S.E.V.: 43,040

Taxable: 6,271

Acreage: 0.76

Zoning: R-9

Frontage: 0.0

Homestead: 0.000%

Land Impr. Value:

Average Depth: 0.0

General Information for Parcel 28-51-682-009-00
Assessing Data Current As Of: 11:30 12/21/2000**Property Address**

408 E SIXTEENTH ST
TRAVERSE CITY, MI 49684

Owner Information

OVERHOLT BARBARA J
7316 EAST SHORE DR
TRAVERSE CITY, MI 49686

General Information For Tax Year 2000

Property Class:	210	Assessed Value:	\$43,040	Homestead %:	0.000%
School District:	28010	Taxable Value:	\$6,271	Homestead Filed:	//

Land Information

Acreage:	0.76	Frontage:	0.00 Ft.	Depth:	0.00 Ft.
Zoning Code:	R-9	Mortgage Code:		Renaissance Zone:	NO

Legal Information

THT PRT OF LOT 7 H & L CO'S 16TH ADD DESC AS COM AT NW COR TH S'LY ALG W LOT
LINE 250 FT TO POB TH E 200 FT TH S'LY PAR'L WITH W LOT LINE 165 FT TH W 200 FT TO
W LOT LINE TH N'LY ALG W LOT LINE 165 FT TO POB

Sales

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
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Parcel: 28-51-682-011-00

Owner's Name: OVERHOLT BARBARA J

Property Address: 404 E SIXTEENTH ST

Map #: 17

Property Class: 301
Prev. Class : 301

School District: 28010
Neighborhood: 00009.9 INDUSTRIAL

Mailing Address:
7316 EAST SHORE DR
TRAVERSE CITY, MI 49686

Legal Description:

THT PRT OF LOT 7 H & L CO'S 16TH ADD DES
AS COM AT NW COR TH S ALG W LOT LINE 124
FT TO POB TH S 89 DEG 26' 50" E 199.46
FT TH S PAR'L WITH W LOT LINE 124FT TH W
200 FT TO W LOT LINE TH N ALG W LOT LINE
126 FT TO POB

Physical Property Characteristics

2001 S.E.V.: 34,650
2000 S.E.V.: 34,510
Zoning: R-9
Homestead: 0.000%

Taxable: 11,630
Taxable: 11,270
Land Impr. Value:

Land Value: 55,866
Acreage: 0.57
Frontage: 0.0
Average Depth: 0.0

Improvement Data

of Residential Buildings: 0
Year Built: 0
Occupancy: Single Family
Class: D
Style: RANCH
Exterior:
% Good (Physical): 0
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 0
of Bedrooms: 0
of Bathrooms: 0.0
Floor Area:
Ground Area:
Garage Area:
Basement Area:
Basement Walls:
Est. TCV:

of Ag. Buildings: 0
Est. TCV:
of Commercial Buildings: 1
Type: Warehouse, Storage
Desc:
Class: S
Quality: Low Cost
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 2,400
Sale Price/Floor Area: 0.00
Est. TCV: 13,431

Cmts:



General Information for Parcel 28-51-682-011-00
Assessing Data Current As Of: 11:30 12/21/2000**Property Address**

404 E SIXTEENTH ST
TRAVERSE CITY, MI 49684

Owner Information

OVERHOLT BARBARA J
7316 EAST SHORE DR
TRAVERSE CITY, MI 49686

General Information For Tax Year 2000

Property Class:	301	Assessed Value:	\$34,510	Homestead %:	0.000%
School District:	28010	Taxable Value:	\$11,270	Homestead Filed:	//

Land Information

Acreage:	0.57	Frontage:	0.00 Ft.	Depth:	0.00 Ft.
Zoning Code:	R-9	Mortgage Code:		Renaissance Zone:	NO

Legal Information

THT PRT OF LOT 7 H & L CO'S 16TH ADD DES AS COM AT NW COR TH S ALG W LOT LINE
124 FT TO POB TH S 89 DEG 26' 50" E 199.46 FT TH S PAR'L WITH W LOT LINE 124FT TH W
200 FT TO W LOT LINE TH N ALG W LOT LINE 126 FT TO POB

Sales

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
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Parcel: 28-51-682-012-00

Owner's Name: OVERHOLT BARBARA J

Property Address: 412 E SIXTEENTH ST

Map #: 17

Property Class: 210

School District: 28010

Unit '51'

Prev. Class : 210

Neighborhood: 1020.1020 BOARDMAN LAKE WESTSIDE

Legal Description:

N 50 FT OF LOT 7 LYING E OF P M

SIDETRACK H L & CO'S 16TH

Mailing Address:

7316 EAST SHORE DR

TRAVERSE CITY, MI 49686

Physical Property Characteristics

2001 S.E.V.: 22,090

Taxable: 3,311

Land Value: 44,170

2000 S.E.V.: 22,090

Taxable: 3,209

Acreage: 0.39

Zoning: R-9

Frontage: 0.0

Homestead: 0.000%

Land Impr. Value:

Average Depth: 0.0

APPENDIX B
BEA (TEXT ONLY)