

**BROWNFIELD REDEVELOPMENT PLAN
EAST BAY PLAZA
TRAVERSE CITY, MICHIGAN
FEBRUARY 17, 2011**

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Introduction and Purpose

Area Land Uses

East Bay Plaza is a multi-tenant, community retail and services center developed in the 1970s. It is located in the City of Traverse City, Michigan, near its northeast boundary with East Bay Township and is situated approximately 350 feet south of Grand Traverse Bay. This location is shown on Figure 1 relative to area geographic and cultural features. This area of the community includes a mixture of land uses including; Single and Multiple family Residential, Community Center Commercial, Hospital, Industrial, Hotel Resort and open space zoning districts. East Bay Plaza (Plaza) is situated within the Community Center commercial zoning district. The community essential needs are serviced in this region with; a hospital, a church, an airport, a funeral home, a grocery store, a park with beach access, gas stations, restaurants, factories, clothing and other stores, all located within walking distance of residential dwellings.

The Plaza lies at the heart of this Community Center. The Plaza is composed of five (5) properties held in common ownership. Four (4) of these properties are occupied by the current Plaza development with four (4) buildings comprising approximately 102,500 square feet of leased commercial space. The fifth Plaza property is south of the commercial center, is undeveloped and lightly forested and together with the other Plaza properties occupies 9.83 acres in this part of the City.

Historic Land Uses and Impacts

Past land uses within the Plaza include a dry cleaning operation and prior to the Plaza's development; the property included two (2) service stations fronting Munson Avenue. One (1) of the service stations reported a release from an underground storage tank (UST) and the other was demolished prior to the development of laws requiring registration of USTs or clean-ups from UST releases. The dry cleaning operation within the Plaza experienced a release of dry cleaning fluids which contaminated soil and groundwater. Some efforts to clean-up soil were advanced by the dry cleaning operator; however the operator went out of business and is now deceased. The dry cleaning fluids (solvents) clean-up is incomplete and natural groundwater movement has caused the spread of solvents to occur. Groundwater flows naturally toward East Grand Traverse Bay, causing the migration of dissolved solvents away from the west end of the Plaza toward the Bay to the northeast. This situation poses an ongoing threat to surface water quality (the source of Traverse City's potable supply) and the residents living between the plume and the Bay.

The release from the former service station once located at the intersection of Munson Avenue and Avenue B also underwent partial clean-up. Residual contamination of soil is known to remain below the building currently occupying this area of the Plaza. A deed restriction was placed on the property and recorded by the party liable for the clean-up. The restrictive covenant prohibits the use of groundwater beneath a portion of the UST release site, evidencing the fact that a continued threat to health and surface water quality remains as a result of past land use.

The other service station was formerly located in the area east of the Plaza entrance and west of the leaking UST (LUST) site described above. Some assessment of this property was recently undertaken by both the Michigan Department of Natural Resources & Environment (DNRE) and the US EPA at the request of the Grand Travers County (GTC) Brownfield Redevelopment Authority (BRA). The preliminary findings from the GTCBRA's requested assessment indicate that the former USTs associated with the service station have likely been removed. Some evidence of buried metal objects remains, though not apparently large enough to clearly indicate a UST. No obvious contamination is evident from the preliminary assessment efforts of DNRE and EPA.

Impediments to Investment and Community Development

Only about 25% of the Plaza property in this Community Center zoning district is occupied by commercial spaces. The configuration of the property and the degree of contamination present over large areas of the Plaza have rendered the fuller economic development of the property infeasible. The extraordinary costs associated with addressing known and suspected contamination is an impediment to investment in the property and diminishes the commerce and community functions of this land. The current Plaza property owner is not liable for clean-up of contamination and there are inadequate funding sources at the local, state or federal level dedicated to clean-up the orphaned contamination sites and eliminate threats to the Bay and human health.

Further, the age and physical limitations of City infrastructure in this part of the City add to the economic barriers to investment caused by contamination. Municipal water service must be extended to support fire suppression flows and any additional user taps. Sanitary sewer infrastructure is of clay-tile vintage and is reported from City Engineering's inspections to root-infested and partially plugged by accumulated organics and grease. Non-motorized pathways to this Community Center district are currently non-existent despite a proximal, demonstrated pedestrian demand. The Plaza entrances are situated remote from traffic signaling on US-31, causing challenges to motor vehicle ingress/egress and driving vehicle traffic through

residential neighborhoods to gain access to signalized and safe turning. This adds undue risks to the motoring and pedestrian public alike.

The residents living near this Community Center district and the City of Traverse City suffer substantial detriment to their welfare by the conditions of pollution, inaccessibility/disconnectivity and impaired economic development described above. The City along with all other taxing jurisdiction drawing tax revenues from this part of the community experience a direct and substantial challenge caused by these adverse conditions. These tax revenues are well below their maximum levels as result of the investment challenges. This shortfall is particularly acute when one considers that this is the only commercial area of its size (nearly 16 acres) and potential within this portion of the City that is capable of generating additional tax revenues-particularly local school taxes.

This is well demonstrated by Figure 2, which shows the Plaza property and the Community Center zoning district (pink shading) depicted relative to local residential (homestead) areas (green shading) and land that generates no property tax revenue whatsoever. The latter is shaded black for contrast. Whether the land is occupied by a hospital, cemetery, college, parkland, place of worship, Coast Guard base or airport, these lands require the support of City infrastructure and public services, yet property tax revenues to maintain and improve these features must come from tax revenues from other properties. The Plaza is notably one of the only properties capable of providing additional support.

Public Purposes Served

This Brownfield Redevelopment Plan (PLAN) is assembled to provide a tool to help eliminate the above described barriers to investment and community development. Primary among the public purposes served is the clean-up of contamination that threatens Grand Traverse Bay, human health and welfare and impedes use of the land in this Community Center zoning district for commerce and essential community uses. Secondary to restoration of our community's water quality are the ancillary public purposes that will be realized by the public through investment and redevelopment of the Plaza. These include, but are not limited to:

- Jobs Creation
- Jobs Retention
- Improved Sanitation
- Increase to Tax Base
- Improved land connectivity
- Improved Fire Suppression Capability
- Development of workforce housing units
- Development of a truly walkable Community Center
- Improve safety for the motoring and non-motoring public
- Improved water quality through smart (green) storm water management
- Increased density of development including commercial and residential (mixed) uses

Project Description

Eligible Property

The eligible properties of the PLAN include the Plaza properties described above and other properties located north and west of the Plaza. The goals of the PLAN are best served by the inclusion of these additional properties, which are adjacent and contiguous to the Plaza property or are eligible due to their condition as a Part 201 “facility” resulting from environmental contamination. The properties included in the PLAN and their qualifying characteristics designating them as “eligible properties” pursuant to the Brownfield Redevelopment Financing Act (hereinafter Act 381) are described below.

Plaza Properties

Appendix A contains Eligible Property tax records and scaled maps for each property (including property dimensions). The street addresses and property tax identification numbers are summarized in tabular form with legal descriptions for each property in Table 3.

The solvent release occurred at the former One-Hour Martinizing operation at 726 Munson Avenue. This address is within the property associated with tax identification number 51-007-001-01. The DNRE maintains a Part 201 “facility” identification number of 28000332 for this site of contamination. Solvents released from the former dry cleaning operations include tetrachloroethylene (PCE) and its associated break-down product, trichloroethylene (TCE). The possibility of NAPHTHA (petroleum) releases at this operation is also possible, based upon the duration of this business and the detection of hydrocarbons (trimethylbenzene) in past groundwater monitoring events. Groundwater flow direction to the northeast and Grand Traverse Bay has resulted in PCE and TCE being detected immediately adjacent to US-31 during a 2008 groundwater sampling event. The full nature and extent of this release remains to be characterized through further assessment. The approximate boundaries of the toxic solvent plume are depicted on Figure 3, which was prepared by DNRE from their preliminary assessment work and excerpted from their report of findings.

United Service Station #6257 was once located at the corner of US-31 and Avenue B with a street address of 752 Munson Avenue. This address is also associated with tax identification number 51-007-001-01. The DNRE identifies this Part 201 facility by its former UST registration number 0-0017005. A confirmed release (# C-0206-91) was reported from the UST system in 1991 when four (4) USTs removed from ground. Groundwater contamination had previously extended into the US-31 corridor. A portion of the property is encumbered by the deed restriction (see above) which limits land and groundwater uses due to residual contamination from the release. In addition, the owner/operator responsible for the UST

release obtained a right-of-way (ROW) permit from the Michigan Department of Transportation (MDOT) to allow contaminated groundwater to remain beneath the Munson Avenue ROW. This property is currently occupied by a building serving as funeral home.

Adjacent and Contiguous Properties

The remaining Plaza property includes the Parcels described as Parcels A through D, inclusive as shown in the Appendix. Parcel B is adjacent and contiguous to the larger Part 201 facility property, is within a qualified local governmental unit and its development under this PLAN will increase the captured taxable value of the property. Thus, Parcel B meets the definition of eligible property under Act 381. It is currently undeveloped and lightly vegetated. It is sloped, falling toward the north and it is occupied by at least two (2) sanitary sewer service leads emanating from the Eastgate Place Condominium property to the south. There is no known easement recorded that provides for this encroaching use. The sanitary sewer leads tie to the sanitary sewer main that exists on the Plaza property to the north of Parcel B.

Development of Parcel B is anticipated with the adoption of the PLAN. Workforce (affordable) housing units or rental storage spaces may be development along the east-west trending strip of Parcel B. Housing or storage units may be possible on this land, subject to existing zoning and other municipal planning requirements.

Parcels A, C and D (718, 748 and 720 Munson, respectively) also meet the definition of a Part 201 facility as the toxic solvent plume has migrated toward these properties. All three (3) properties are adjacent and contiguous to the parcel affected by the LUST and solvent releases and are all located within a qualified local governmental unit. Their development under this PLAN will increase the captured taxable value of the property. Thus, Parcels A,C and D all meets the definition of eligible property under Act 381 for one or more qualifying reasons.

This land is proposed for development of commercial land uses. The development of all three (3) parcels are currently impeded by the known or suspected presence of contamination. The solvent plume may be present under this area of the site and may affect the ability to manage storm water runoff from development. The developer must exercise “Due Care” and prevent exacerbation of existing contamination and cannot wantonly discharge or retain storm water. In addition, dewatering activities in this area of the Plaza may affect the solvent plume and cause it to spread. Finally, the service station that operated prior to the UST registration and clean-up laws was formerly located on Parcel C. Underground relics of piping and or small USTs may still exist and development of this portion of the Plaza must consider eligible activities to address such contingencies, should they be discovered during construction.

North and west of the Plaza other properties exist which are included in the PLAN. These addresses and tax identification numbers are included in the summary on Table 3. Three (3) of the properties qualify as eligible property due to their position adjacent and contiguous to the main Plaza “facility” parcel. All three (3) of these properties west and north of the Plaza are located within a qualified local governmental unit and their development under this PLAN will increase the captured taxable value of the property. These eligible properties include parcels currently developed as a restaurant, a surface parking lot servicing the restaurant and a hotel. The former two (2) front Munson Avenue (US-31) while the latter fronts Airport Access Road.

These properties are planned for redevelopment with the adoption of the PLAN. Due to the discontinuity of infrastructure and location of various buildings upon these properties, the existing structures and infrastructures on them will be demolished. Through the planned redevelopment the aggregated Plaza and adjacent properties, the objectives and public purposes of the PLAN may be realized and the highest and best use of land achieved for this Community Center zoning district.

Other “Facility” Property

Adjacent and contiguous to both the above-described hotel and restaurant is a property currently used as a gasoline retail and convenience store (C-store). This C-store is at 708 Munson Avenue and operates at the former Woodland Oil Company LUST site. The DNRE identification number for this orphaned contamination site is 0-0003488. A confirmed release (#C-0319-00) was reported in 2000, when the current property owner conducted a baseline environmental assessment (BEA) prior to its acquisition of the property. The current owner disclosed its BEA to DNRE and installed a new UST system in an area of the property unaffected by prior releases. Four (4) USTs operated by the defunct Woodland Oil Company were closed in-place, meaning they remain below ground at their installed locations and have been emptied of petroleum filled with an inert solid.

Groundwater contamination is known to emanate from the site and has migrated towards Grand Traverse Bay with natural groundwater flow. DNRE has funded a partial clean-up effort to address reduce the acute risk of groundwater contamination to residents located north of Munson Avenue and to the Bay. The clean-up effort funded by DNRE is not proposed to completely remove all contamination, but rather reduce it to “acceptable” levels. From DNRE assessment efforts, the hydrocarbon contamination groundwater plume is known to have migrated north of Munson Avenue some distance. The hydrocarbon plume has not reached the Bay.

Redevelopment plans for this property are not determined at present. Any redevelopment would be limited to those uses consistent with local zoning and land use limitations and the effects of residual contamination when the DNRE's clean-up efforts cease. Commercial redevelopment is considered in the PLAN. The property is included in the PLAN since its captured taxable value increases the ability to attain the objectives and public purposes of the PLAN. Its inclusion allows eligible activities to be conducted on the property when and if they are necessary or desirable.

Redevelopment Plans

Figure 4 provides the Conceptual Redevelopment Plan for East Bay Plaza considered in the adoption of the PLAN. Noteworthy are the increased density of land use and the improvements in connectivity and walkability that this configuration of land use supports. The increased development density is fostered by more effective array of occupations on the land which allows common parking and enhances a pedestrian commerce experience.

Increased development density is further supported by the movement of surface detention of storm water runoff to a network of subsurface detention and infiltration structures. The surface detention area for storm water is located on Parcel A, fronting Munson Avenue. This detention basin and associated storm water conveyances will be demolished and replaced with the subsurface system. Subsurface detention and infiltration provides a more sustainable storm water management design than do surface detention and release storm water systems. Treatment of storm water runoff is achieved without a conventional surface water discharge. This is accomplished through infiltration, a process that uses surface area and contact time to degrade and absorb pollutants entrained in runoff.

Development of sustainable storm water management cannot be achieved until the solvent contamination of groundwater is adequately addressed, allowing construction of infiltration systems in areas currently occupied by pollution. When the subsurface environment is restored the improvements to storm water management can begin through installation of infiltrators. With this in place, the existing surface runoff detention system can be demolished and the land filled for a development site.

The restoration of groundwater is estimated to require three (3) years following commencement of clean-up activities. Concurrent with land development activities, infrastructure improvements and connectivity improvements must be made. The substantial reshaping of land uses, site preparation activities and infrastructure improvements will occur in various phases over several years. Due to the existing groundwater pollution in the west and northwest portions of the Plaza properties initial development is limited to northeast areas where land is

currently available. In general, development enabled by the PLAN is planned to proceed from east to west across the eligible properties. As existing leases toll and pollution clean-up make western areas suitable for development, then infrastructure and denser land uses can be advanced westerly.

The development of affordable residential dwellings on Parcel B or upon the 702 Munson property (existing rental dwellings) provides an opportunity to bring worker residences in proximity to work places and enhance the Community Center zoning district's quality of life by reducing the need for motor vehicles. While much of a residential need could be provided for in a Community Center such as this, the inclusion of a public transit access site connected to residential areas within (and beyond) the Redevelopment Plan boundary provides pedestrian connectivity to the greater metropolitan area of Traverse City.

Installation of non-motorized paths to connect this Community Center zoning district to the surrounding residential community is also an essential component of the PLAN. Currently there is no safe, public, non-motorized access connecting this district to either the Traverse Area Recreational Trail or to the residential communities at the base of Old Mission Peninsula. Reducing the need for motor vehicles and improving access to public transit reduces traffic, its demands on infrastructure and the greenhouse gas emissions associated with internal combustion engines. This enhances the quality of life for residents by promoting clean-air, and a means to accomplish commerce while enjoying the fitness opportunities that walkable communities foster.

The development of all structures supported by the PLAN is intended to be undertaken using sustainable development, low-impact approaches. The development is planned to utilize the latest in energy efficiency technologies and will endeavor to attain "green" or "sustainable" certification from a third party entity, such as LEED or Energy Star. Sustainable development starts with planning and design and continues through construction and operation. The development will endeavor to accomplish certification through incorporation of established "green" technologies.

Sustainable development concepts currently being explored for application include:

- Pervious pavement to reduce storm water run-off and
- Light-emitting diode (LED) area lighting technologies
- Green roofing systems, including roof-top commercial agriculture
- Energy audits and conservation retrofits for existing buildings

Description of Plan Costs to be Paid for with Tax Incremental Revenues (TIR)

Michigan Department of Environmental Quality (MDEQ) Eligible Activities

Due Care Compliance Activities

Additional Response Activities

Michigan Economic Growth Authority (MEGA) Eligible Activities

Site Preparations

including; utilities, roads, road improvements, sidewalks and streetscapes, non-motorized vehicle / pedestrian paths

Agency Plan Review and Agency Administrative Costs

Brownfield Plan Preparation

Preparation of Act 381 Work Plans

Brownfield Authority Administrative and Operating Costs

Financing and Interest for PLAN costs funded through borrowing

Brief Summary of Eligible Activities Proposed for each Eligible Property

As identified within this PLAN, redevelopment of the site will proceed in a phased manner, currently conceived as shown on Figure 4. The following table summarizes the eligible activities that are planned for each eligible property within the plan. Narrative which elaborates summarily follows the table.

PLAN ELIGIBLE ACTIVITIES SUMMARY						
ELIGIBLE PROPERTY			MEGA		MDEQ	
TAX ID NUMBER	Address	DEMOLITION	SITE PREPARATION	INFRA-STRUCTURE	BEA	DUE CARE ADDITIONAL RESPONSE
51-112-001-50	704 Munson (& 702)	SB	Y	Y	N	N
51-007-007-00	708 Munson	SB	Y	Y	Y	N
51-007-006-00	714 Munson	SB	Y	Y	N	N
51-007-005-01	716 Munson	S	Y	Y	N	N
51-007-001-10	718 Munson	S	Y	Y	N	Y
51-007-008-01	720 Munson	S	Y	Y	N	Y
51-007-001-01	722 to 746 Munson	SB	Y	Y	N	Y
51-007-001-30	748 Munson	S	Y	Y	N	Y
51-007-001-20	850 Avenue B	S	Y	N	N	N

Notes : B = Building Demolition

S = Site Demolition

SB = Building & Site Demolition

N = None Planned

Y = Planned

The MEGA eligible activities that will be conducted on the eligible property are summarized as follows:

Demolition

Demolition will include building and site demolition activities. The PLAN includes demolition of the Jo Ann building, the Schelde building, the Travel Lodge building(s) and structures at the Marathon Station. Building demolition will include asbestos and lead abatement activities (including clearance testing) to protect construction workers, the general public and to comply with federal and state air quality regulations.

Site demolition will include pavements, curbing, storm water structures and conveyances, sanitary wastewater conveyances, and the like to accomplish the planned density and traffic flow improvements. The improvements within City and Michigan Department of Transportation (MDOT) right-of-ways (ROWs) may also require partial demolition in conjunction with construction activities.

Site Preparation

Site Preparation will take place in order to install the proposed infrastructure, construct the proposed building, re-contour grades at the site to affect a revised storm water drainage plan. The eligible activities include, but are not limited to; mobilization, leasing land for staging of materials and equipment, clearing and grubbing; removal and restoration of sheet pile along the perimeter of the property for securing sidewalks; excavation and backfilling; and foundation wall restoration.

Infrastructure Improvements

These include: water, storm sewer, sanitary sewer, natural gas, telecommunications and electrical power. In addition to the utility improvements needed to extend these lines to serve the eligible property, this plan also include sidewalk and streetscapes bordering the eligible property along the south side of Munson Avenue, from Airport Access Road eastward to Avenue B. Sidewalks will also be installed southward along avenue B, beginning at the south Plaza entrance and extending to Indian Trail Boulevard.

The PLAN calls for other connectivity improvements the benefit the eligible property. Airport Access road will gain a much-needed, north-south, aligned pedestrian/non-motorized, path/walk route to connect the Traverse Area Recreational Trail (TART) to the eligible property and to the signalized street crossing of Munson Avenue at Airport Access Road. This will be installed along the west ROW of Airport Access Road.

Another much-needed pedestrian/non-motorized, path/walk will be installed along the north Munson Avenue MDOT ROW extending from Airport Access Road westward to Eighth Street. There currently exists a crossing signal prompt button for pedestrians use on the north side of Munson Avenue at this crossing, however there is no paved path for pedestrians to utilize on the north side of Munson to get to, or depart from, this signal. Pedestrians and the non-motoring public currently risk life and health in navigating an unpaved and unsafe route between these Eighth Street and Airport Access Road. The demand for this public thoroughfare is evident from the vegetation disturbed (cattle path) by those unfortunate enough to require this mode of access to the Plaza and TART Trail system.

PLAN Financing Costs

Eligible activities may include (subject to development agreement) a modest interest rate applied to approved eligible activity reimbursement requests, pending receipt of TIR to reimburse approved expense vouchers. Finance costs associated with borrowing to advance the infrastructure improvements, MDEQ Additional Response Activities or other PLAN costs may also be set off from the PLAN's TIR funding stream. Interest cost estimates used in this PLAN utilized the compound interest concept, and considers all accruals and payments at the beginning of the calendar year as the basis for estimation.

The MDEQ eligible activities that will be conducted on the eligible property are summarized as follows:

Baseline Environmental Assessment (BEA) Activities

It is assumed that the existing Part 201 facility at 708 Munson Avenue (orphaned, leaking underground storage tank [UST] site) is acquired. To establish limitations to liability for clean-up costs, a BEA is anticipated to be necessary for the acquiring entity. The costs included in the PLAN are for eligible activities necessary to comply with the December 2010 statutory amendments to Part 201 that modified the manner in which BEAs are conducted and disclosed.

Due Care Activities

The existence of two (2) releases (former United Station #6257 UST release and the One-Hour Martinizing PCE release) currently known to affect the main Plaza property required on-going Due Care activities be undertaken by the owner and operator. With the property conditions at 748 Munson (Parcel C) incompletely documented, Due Care compliance may also be required at this property. Further, potential acquisition of 708 Munson Avenue may trigger additional Due Care obligations. Proposed Due Care Eligible Activities potentially include all Due Care Measures identified in Part 201 Administrative Rules as provided within the Michigan Administrative Code (MAC) §R 299.51001 et seq.

The due care eligible activities that may be necessary to mitigate unacceptable exposures to hazardous substances and to prevent exacerbation of pre-existing conditions may include all appropriate inquiries and quantification of hazardous substances, abandoned container response activities, soil capping or covers to prevent infiltration, removal or relocation of soil to prevent worker exposures, site-specific exposure evaluations, vapor intrusion preventative measures, universal waste or hazardous waste management activities. Additionally documentation of response activities and exposure analyses and notifications to the State or 3RD parties, as appropriate, will be required.

Additional Response Activities

PLAN Additional Response Activities include remediation of the One-Hour Martinizing (OHM) dry cleaning solvent release. Remedial investigation completed recently by MDEQ in conjunction with the OHM release identified the presence of a dry cleaning solvent plume emanating from beneath the former location of the OHM business at the western end of the Plaza. The plume consists primarily of dissolved perchloroethylene (PCE) and 1,2,4-trimethyl benzene (124-TMB). Soil sampling conducted by MDEQ identify that the plume originates from soil contamination which persists to this date despite prior efforts to remediate.

Soil remediation will be accomplished through the application of soil vapor extraction (SVE) techniques. Extracted vapor will be treated to the extent required by law and emissions from treatment equipment will be discharged to atmosphere. Groundwater remediation will be accomplished through the application of air sparging (AS) techniques. AS is an aquifer remediation technology that applies in-situ treatment of the affected groundwater. Vapor controls will be incorporated into the AS remediation plan to mitigate the potential for human exposure to hazardous vapors which arise from the exsolution of hazardous substances or petroleum from the affected groundwater. As with the vapor recovered from the SVE operation, vapors from the AS operations will be handled in accordance with State and Federal air quality regulations.

Estimated Captured Taxable Value and Tax Increment Revenues

Table 2 provides an estimate of the captured taxable value and tax increment revenues (TIR) for each year of this PLAN from the eligible properties and includes the aggregate captured TIR estimates. The initial taxable value for this PLAN is the taxable value of the eligible properties as of January 1, 2011.

Method by Which Cost of the Plan will be Financed

PLAN costs, including construction of buildings and infrastructure and remediation of contamination, will be financed privately. Developer-financed eligible activities and finance costs will be reimbursed through captured TIR. Targeted loan programs and grants will be sought by the Developer to the extent these tools are available. The Developer will also seek to employ the Brownfield Credit program to the Michigan Business Tax (MBT Credit) to assist in achieving the goals of the PLAN. The redevelopment and remediation of the eligible properties and the attainment of the public purposes served by this Brownfield Plan will pose extraordinary costs to the Developer. Achieving the goals of this PLAN will require considered application of every redevelopment incentive available to offset some of these extraordinary costs.

Private investment for eligible activities will be reimbursed through captured TIR on a pay-as-you-go basis subject to the policies and procedures of the Brownfield Redevelopment Authority. No municipal bond or public indebtedness will be incurred throughout the duration of the PLAN

Description of any Advances Made or Anticipated for the Plan from the Municipality

No advances from the City of Traverse City or Grand Traverse County are anticipated or planned as components of this Brownfield Plan (PLAN).

The Maximum Amount of Note or Bonded Indebtedness to be Incurred (if any)

No municipal bond or public indebtedness will be incurred throughout the duration of the PLAN

Estimated Impact of Tax Increment Financing on the Revenues of All Taxing Jurisdictions

Table 2 identifies annual and total tax revenues projected for capture from the increase in real property tax valuations from each respective taxing jurisdiction. Table 2 also identifies individual levies within each taxing jurisdiction. This PLAN will be no more than 24 years, ending in 2035. At the end of this PLAN, all taxing jurisdictions will benefit from the enhanced tax base. At the conclusion of the PLAN all taxing jurisdictions are expected to realize a 2-fold increase in tax revenue relative to the revenues collected during the base year of the PLAN.

Legal Descriptions of Eligible Properties

Legal descriptions for Eligible Properties are included in Table 3 with additional detail for each property located on tax record cards in the Appendix

Map of Eligible Property Locations (w/dimensions)

Figure 5 is a map depicting the locations of Eligible Properties. Property dimensions are included in the Appendix.

Statement of Characteristics Qualifying Eligible Properties

The characteristics of each property which qualify each as Eligible Property are summarized below. All properties are either Part 201 facilities or are adjacent to and contiguous with a property that is a Part 201 facility and the inclusion of the property increases the captured taxable value for the purposes of the Brownfield Plan.

ELIGIBLE PROPERTY QUALIFYING CHARACTERISTICS SUMMARY

OWNER	TAX ID NUMBER	Address	Occupation	Acres	Part 201 Facility	Adjacent / Contiguous to Facility
TC Resort Properties, LLC	112-001-50	704 & 704 Munson	Travel Lodge & Outbuilding	3.35	NO	708 Munson & Plaza Plume
Woodland Properties, LLC	007-007-00	708 Munson	Marathon Station	0.54	YES	
Schelde-Kowalewski Partnership II, LLC	007-006-00	714 Munson	Schelde's Building	0.88	NO	708 Munson & Plaza Plume
Schelde-Kowalewski Partnership II, LLC	007-005-01	716 Munson	Schelde's Parking Lot	0.45	NO	718 Munson & Plaza Plume
East Bay Plaza II, LLC	007-001-10	718 Munson	Mall Retention Basin	0.31	YES	
East Bay Plaza, LLC	007-008-01	720 Munson	Mall Drive & Vacant Land	0.46	NO	718 Munson & Plaza Plume
East Bay Plaza II, LLC	007-001-01	722 to 746 Munson	Plaza:11 addresses	8.24	YES	
East Bay Plaza II, LLC	007-001-30	748 Munson	Mall Parking Lot	0.30	YES	
East Bay Plaza II, LLC	007-001-20	850 Avenue B	Vacant Land	1.15	NO	Plaza Plume

Statement of Personal Property Inclusion/Exclusion as Eligible Property

Personal property has not been included in the estimate for tax increment revenues (TIR) that will be captured as part of this PLAN to fund costs associated with it. Grand Traverse County will capture taxes from levies on real and personal property as part of this Brownfield Plan (PLAN). As such, TIR estimates are conservative as revenues available under this PLAN should exceed the amount estimated.

Estimates of the Number of Persons Residing on Eligible Property

Less than 10 persons are estimated to be residing on one (1) of the Eligible Properties. The property at 702 Munson Avenue is an outbuilding associated with the Travel Lodge Motel which is currently serving as rental apartments. No current plans exist to demolish this structure.

The Number of Families to be Displaced

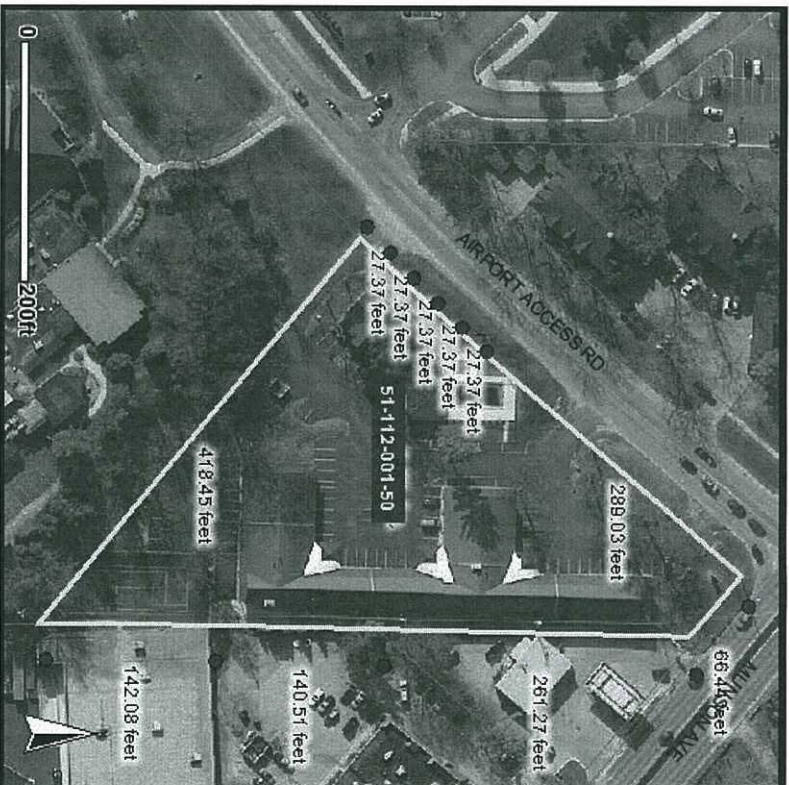
No families will be displaced in conjunction with the execution of this PLAN. Current plans call for maintaining the rental apartments for tenancy and to expand opportunities on this Eligible Property for work-force (affordable) housing.

Description of the Proposed Use of the Local Site Remediation Revolving Fund

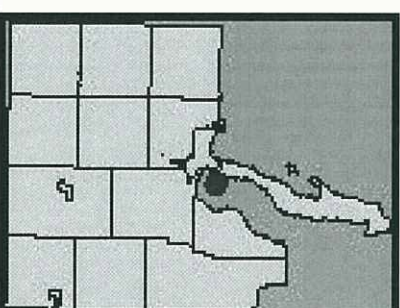
The Local Site Remediation Revolving Fund (LSRRF) will be used for the purposes authorized under Act 381, with five (5) years of capture deposited into the fund. The LSRRF may be utilized as a source of funding available to the Developer. All uses of the LSRRF will be consistent with Act 381.

APPENDIX

ELIGIBLE PROPERTY TAX RECORDS



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51-112-001-50

PROPERTY INFORMATION

PIN: 51-112-001-50
 Site Address 704 MUNSON AVE
 TRAVERSE CITY, MI 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 3.35000000

ASSESSMENT INFORMATION

Current Assessment \$1,211,400
 Previous Assessment \$1,396,200
 Equalized Value \$1,211,400

Taxable Value \$828,154

HOMESTEAD INFORMATION

Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name TC RESORT PROPERTIES LLC
 Owner Address 5061 W US 10
 LUDINGTON, MI 49431

TRANSFER INFORMATION

Instrument QCD
 Sale Date 10/07/2004
 Sale Price \$1,500,000

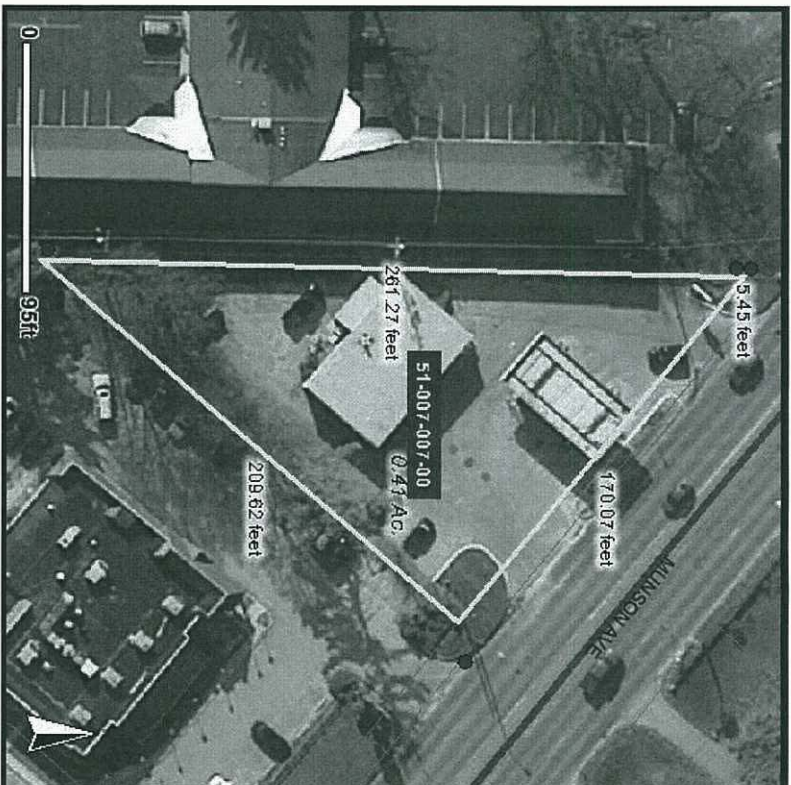
TAXPAYER INFORMATION

Taxpayer Name TC RESORT PROPERTIES LLC
 Taxpayer Addr. 5061 W US 10
 LUDINGTON, MI 49431

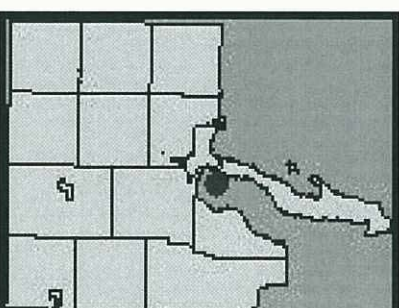
TAX DESCRIPTION

PRT OF SEC 12 T27N R11W COM AT NE COR OF SE 1/4 OF NE 1/4 TH S 0 DEG 29' E 142 FT TH N 51 DEG 06' W 418.35 FT TO SELLY LINE OF AIRPORT ACCESS RD TH ALONG A CURVE TO LEFT R 1960.08 FT BEARING N 4A CURVE TO LEFT R 1960.08 FT BEARING N 42 DEG 00' E 135.53 FT TH N 40 DEG 00' E 289.25 FT TH S 49 DEG 58' E 66.49 FT TH S 0 DEG 29' W 400.19 FT TO POB METES & BOUNDS.

END



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51-007-007-00

PROPERTY INFORMATION

PIN: 51-007-007-00
 Site Address 708 MUNSON AVE
 TRAVERSE CITY, MI 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 0.54000000

ASSESSMENT INFORMATION

Current Assessment \$228,100
 Previous Assessment \$282,600
 Equalized Value \$228,100

Taxable Value \$178,564

HOMESTEAD INFORMATION

Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name WOODLAND OIL CO #175
 Owner Address 1516 BARLOW ST
 TRAVERSE CITY, MI 49686-4388

TRANSFER INFORMATION

Instrument WD
 Sale Date 04/19/2001
 Sale Price \$1,600,000

TAXPAYER INFORMATION

Taxpayer Name
 Taxpayer Addr.

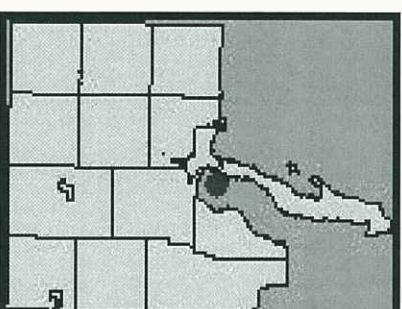
TAX DESCRIPTION

TH1 PRT OF GOV LOT 4 SEC 7 T27N R10W DESAS COM AT SW COR GOV LOT 4 TH NLY ALG LOT LINE
 141.51 FT TO POB TH N 38 DEG 51' 15" E 210.9 FT TO SLY RW US 31TH NWLY ALG RW 170 FT TO W LINE
 GOV LOT 4 TH SLY ALG LOT LINE TO POB

END



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51-007-006-00

PROPERTY INFORMATION

PIN: 51-007-006-00
 Site Address 714 MUNSON AVE
 TRAVERSE CITY, MI 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 0.88000000

ASSESSMENT INFORMATION

Current Assessment \$523,200
 Previous Assessment \$587,400
 Equalized Value \$523,200

Taxable Value \$416,952

HOMESTEAD INFORMATION

Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name SCHELDE-KOWALEWSKI
 PARTNERSHIP II
 Owner Address 741-B KENMOOR
 GRAND RAPIDS, MI 49546

TRANSFER INFORMATION

Instrument EASE
 Sale Date 09/12/2007
 Sale Price \$10

TAXPAYER INFORMATION

Taxpayer Name
 Taxpayer Addr.

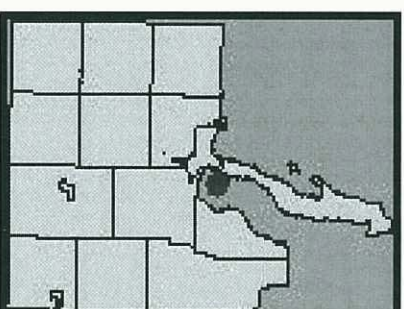
TAX DESCRIPTION

TH1 PRT OF GOV LOT 4 SEC 7 T27N R10W DESAS COM AT SW COR SAID LOT 4 TH N 0°25'15" E, 141.51 FT;
 TH N 38 DEG 51' 15" E, 210.9 FT TO SLY RW LINE OF US 31; TH S 51°1' 10" E, 140 FT; TH S 38° 51' 15" W,
 274.49 FT; TH S 86° 33' W, 70.36 FT TO POB

END



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51-007-005-01

PROPERTY INFORMATION

PIN: 51-007-005-01
 Site Address MUNSON AVE
 TRAVERSE CITY, MI 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 0.4500000

ASSESSMENT INFORMATION

Current Assessment \$83,700
 Previous Assessment \$73,900
 Equalized Value \$83,700

Taxable Value \$67,661

HOMESTEAD INFORMATION

Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name SCHELDE-KOWALEWSKI
 PARTNERSHIP II
 Owner Address 741 B KENMOOR
 GRAND RAPIDS, MI 49546

TRANSFER INFORMATION

Instrument
 Sale Date
 Sale Price \$0

TAXPAYER INFORMATION

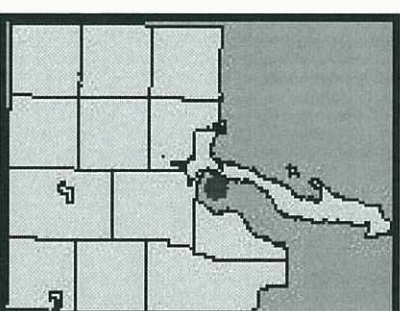
Taxpayer Name
 Taxpayer Addr.

TAX DESCRIPTION

TH1 PRT OF GOV LOT 4 SEC 7 T27N R10W DES AS COM AT SW COR GOV LOT 4 TH N 86 DEG 33' E 70.36 FT TO POB TH N 38 DEG 51' 15" E 284.49 FT TO SLY RW US 31 TH S 51 DEG 11' 10" E 82.58 FT TH S 38 DEG 51' 15" W 189.72 FT TH S 86 DEG 33' W 122.09 FT TO POB 2007 UNAUTHORIZED SPLIT RETIRED #007-005-00 AND CREATED #007-005-01 FOR 2008

END

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51-007-001-10

PROPERTY INFORMATION

PIN: 51-007-001-10
 Site Address 718 MUNSON AVE
 TRAVERSE CITY, MI 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 0.31000000

ASSESSMENT INFORMATION

Current Assessment \$52,300
 Previous Assessment \$51,200
 Equalized Value \$52,300

Taxable Value \$51,046

HOMESTEAD INFORMATION

Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name EAST BAY PLAZA II LLC
 Owner Address 116 CASS ST
 TRAVERSE CITY, MI 49684

TRANSFER INFORMATION

Instrument
 Sale Date
 Sale Price \$0

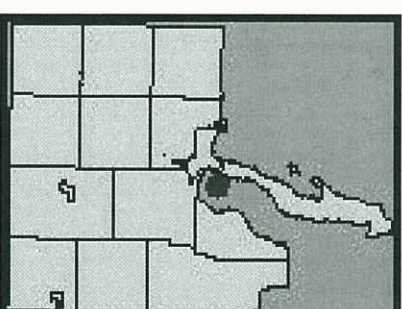
TAXPAYER INFORMATION

Taxpayer Name
 Taxpayer Addr.

TAX DESCRIPTION

PARCEL A: TH T PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W 1/4 COR TH NORTH 746.80 FT TH NORTH 152.54 FT TO POB TH NORTH 422.23 FT TH EAST 326.15 TH SOUTH 70.82 FT TH E 237.26 FEET TH SE 38.28 FT ALONG S ROW OF MUNSON AVE; TH SW 114.21 FT TH SE 118.73 FT; TH NE 109.70 FT TH SE 91.77 FT; TH SE 75 FT; TH SW 536.09 FT; TH NW 518.36 FT; TH NW 40.28 FT TH SW 80.99 FT; TH NW 43.74 FT TO POB CONT 0.31 AC SPLIT RETIRED #007-001-00 AND CREATED #007-001-01, #007-001-10, #007-001-20 AND #007-001-30 FOR 2006

END



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51-007-008-01

PROPERTY INFORMATION

PIN: 51-007-008-01
 Site Address MUNSON AVE
 TRAVERSE CITY, MI
 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 2.64000000

ASSESSMENT INFORMATION

Current Assessment \$111,400
 Previous Assessment \$112,100
 Equalized Value \$111,400

Taxable Value \$101,491

HOMESTEAD INFORMATION

Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name EAST BAY PLAZA II LLC
 Owner Address PO BOX 990
 TRAVERSE CITY, MI
 49685-0990

TRANSFER INFORMATION

Instrument EASE
 Sale Date 09/12/2007
 Sale Price \$10

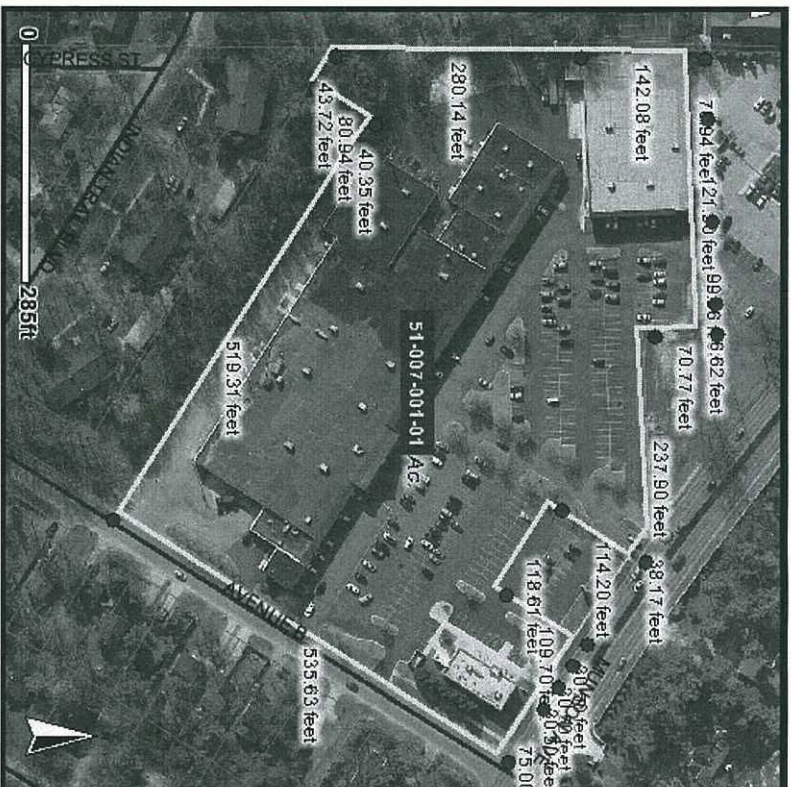
TAXPAYER INFORMATION

Taxpayer Name
 Taxpayer Addr.

TAX DESCRIPTION

TH1 PRT OF GOV LOT 4 SEC 7 T27N R10W DES AS COM AT W ¼ COR OF SEC 7; TH N00.3000W 1321.10 FT
 TH N86.3300E 192.45 FT TO POB TH N37.5545E 189.72 S51.3515E 79.42 THENCE S52.3939E 136.78 FT TH
 S86.3300W 288.12 FT TO POB CONT. 0.46 AC 2007 SPLIT PER DEED RETIRED #007-008-00 AND CREATED
 #007-008-01 FOR 2008

END



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51-007-001-01

PROPERTY INFORMATION

PIN: 51-007-001-01
 Site Address 722 MUNSON AVE
 TRAVERSE CITY, MI 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 8.24000000

ASSESSMENT INFORMATION

Current Assessment \$4,089,800
 Previous Assessment \$4,091,300
 Equalized Value \$4,089,800

HOMESTEAD INFORMATION

Taxable Value \$4,079,026
 Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name EAST BAY PLAZA LLC
 Owner Address 1320 WILLOW ROAD PASS
 CONCORD, CA 94520

TRANSFER INFORMATION

Instrument
 Sale Date
 Sale Price \$0

TAXPAYER INFORMATION

Taxpayer Name EAST BAY PLAZA LLC
 Taxpayer Addr. 116 CASS ST
 TRAVERSE CITY, MI 49684

TAX DESCRIPTION

THT PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W¼ COR TH NORTH 746.80 FT TH NORTH 152.54 FT TO POB TH NORTH 422.23 FT TH EAST 326.15 TH SOUTH 70.82 FT TH E 237.26 FEET TH SE 38.28 FT ALONG S ROW OF MUNSON AVE; TH SW 114.21 FT TH SE 118.73 FT; TH NE 109.70 FT TH SE 91.77 FT; TH SE 75 FT; TH SW 536.09 FT; TH NW 518.36 FT; TH NW 40.28 FT TH SW 80.99 FT; TH NW 43.74 FT TO POB SPLIT RETIRED #007-001-00 AND CREATED #007-001-01, #007-001-10, #007-001-20 AND #007-001-30 FOR 2006



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51-007-001-30

PROPERTY INFORMATION

PIN: 51-007-001-30
Site Address 748 MUNSON AVE
TRAVERSE CITY, MI 49686
School District 28010
Current Class 201
Previous Class 201
App. Acreage 0.31000000

ASSESSMENT INFORMATION

Current Assessment \$52,300
Previous Assessment \$51,200
Equalized Value \$52,300

Taxable Value \$51,046

HOMESTEAD INFORMATION

Homestead Percent 0%
Homestead Value \$0
Homestead Date

OWNER INFORMATION

Owner Name EAST BAY PLAZA II LLC
Owner Address 116 CASS ST
TRAVERSE CITY, MI 49684

TRANSFER INFORMATION

Instrument
Sale Date
Sale Price \$0

TAXPAYER INFORMATION

Taxpayer Name EAST BAY PLAZA II LLC
Taxpayer Addr. 116 CASS ST
TRAVERSE CITY, MI 49684

TAX DESCRIPTION

PARCEL C: TH1 PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W1/4 COR TH NORTH 746.80 FT TH NORTH 574.77 FT TH E 478.47 FT TO POB TH SE 118.82 FT TH SW 109.70 FT TH NW 118.73 FT TH NE 114.21 FT TO POB CONT 0.30 AC SPLIT RETIRED #007-001-00 AND CREATED #007-001-01, #007-001-10, #007-001-20 AND #007-001-30 FOR 2006

END



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51-007-001-20

PROPERTY INFORMATION

PIN: 51-007-001-20
 Site Address 850 AVENUE B
 TRAVERSE CITY, MI 49686
 School District 28010
 Current Class 201
 Previous Class 201
 App. Acreage 1.15000000

ASSESSMENT INFORMATION

Current Assessment \$97,100
 Previous Assessment \$89,900
 Equalized Value \$97,100

Taxable Value \$89,630

HOMESTEAD INFORMATION

Homestead Percent 0%
 Homestead Value \$0
 Homestead Date

OWNER INFORMATION

Owner Name EAST BAY PLAZA II LLC
 Owner Address 116 CASS ST
 TRAVERSE CITY, MI 49684

TRANSFER INFORMATION

Instrument
 Sale Date
 Sale Price \$0

TAXPAYER INFORMATION

Taxpayer Name
 Taxpayer Addr.

TAX DESCRIPTION

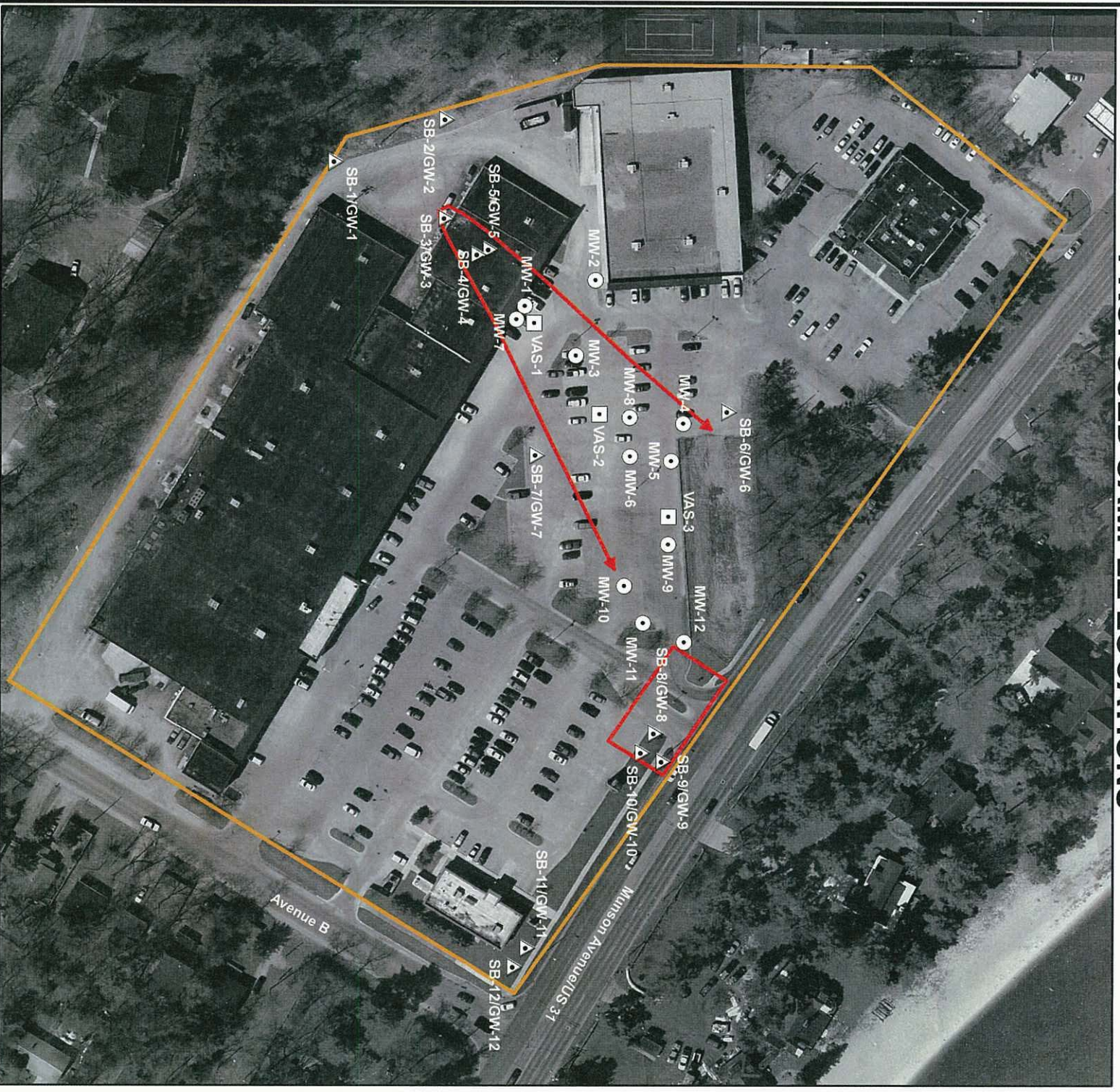
PARCEL B: TH T PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W 1/4 COR TH NORTH 746.80 FT; TH NORTH 150.40 FT TH SE 43.74 FT TO POB. TH NE 80.99 FT TH SE 40.28 FT TH SE 518.36 FT TH SW 204.55 FT TH NW 56.27 FT TH NE 130 FT TH NW 546.22 FT TO POB CONT. 1.15 AC SPLIT RETIRED #007-001-00 AND CREATED #007-001-01, #007-001-10, #007-001-20 AND #007-001-30 FOR 2006

END

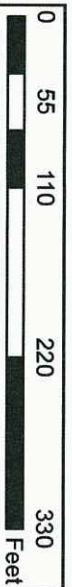
FIGURES

- | | |
|-----------------|--|
| Figure 1 | Site Location Map |
| Figure 2 | Property Tax Base Map |
| Figure 3 | FIGURE 3 from MDNRE Brownfield Report |
| Figure 4 | Phased Redevelopment Plan Layout Map |
| Figure 5 | Location of Eligible Properties Map |

FIGURE 3 PROPOSED SAMPLE LOCATIONS



Sources: MSU RS&GIS (2006 Aerial)
MI Geographic Data Library



Legend

- Monitoring Wells
- Soil Boring-Geoprobe Well
- Vertical Aquifer Sample Location
- PCE Plume
- Former Gas Station
- Property Boundary



BROWNFIELD REDEVELOPMENT ASSESSMENT WORK PLAN
748 MUNSON AVE/EAST BAY PLAZA, MIB000000163
Michigan Department of Natural Resources & Environment
Remediation and Redevelopment Division
Superfund Section, Site Evaluation Unit



Compiled by: Leni L. Steiner-Zehender
June 2010
Projected Coordinate System:
Michigan GeoRef, NAD-83, meters
Completed with ESRI ArcView 9.3.1

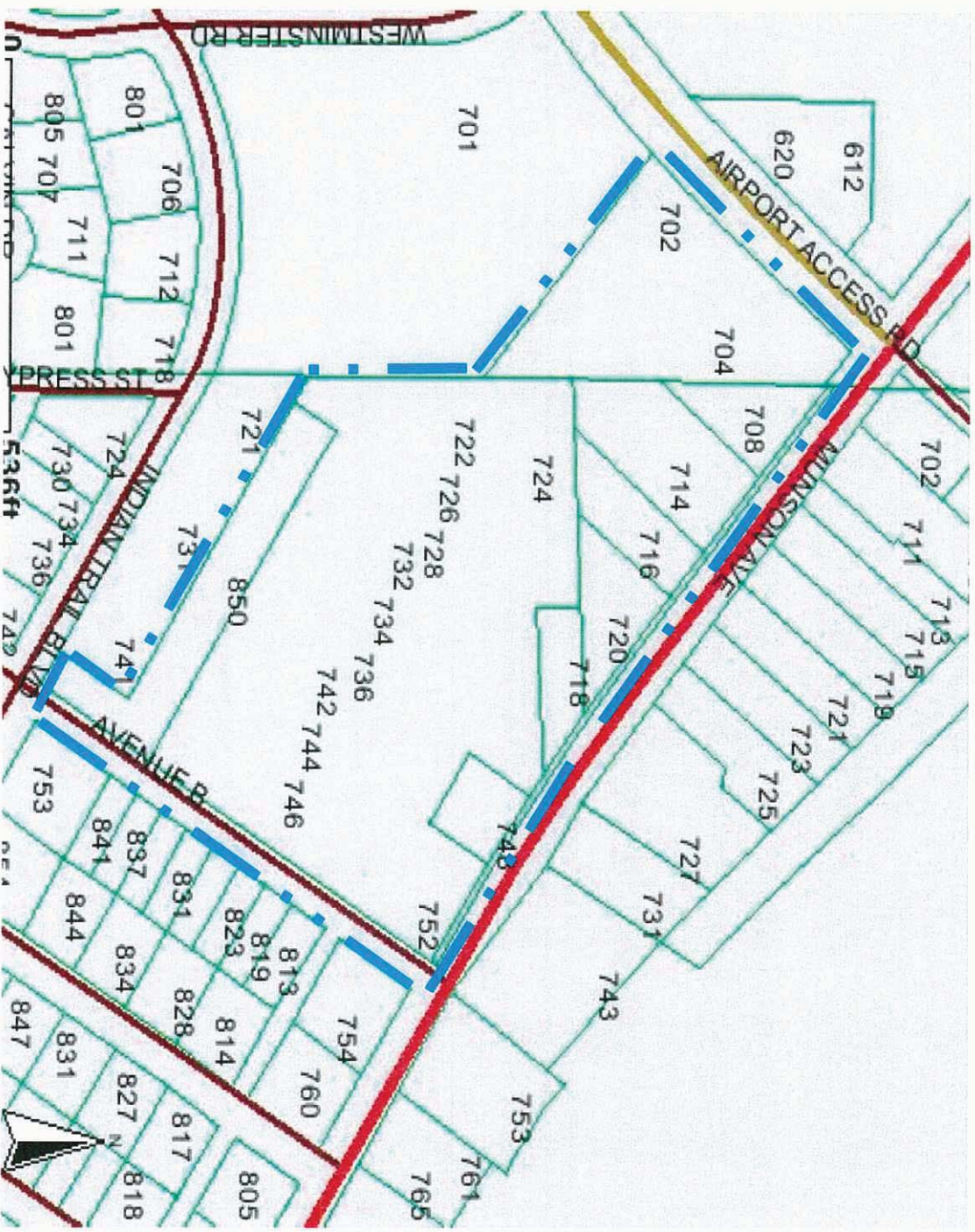


FIGURE 5

ELIGIBLE PROPERTIES LOCATION MAP

East Bay Plaza Brownfield Redevelopment Plan
Traverse City, Michigan

INLAND SEAS ENGINEERING, INC.

North

TABLES

Table 1	Part 201 and MEGA Eligible Activities
Table 2	TIF Revenue Table
Table 3	Eligible Property Legal Descriptions

TABLE 1
ELIGIBLE ACTIVITY SUMMARY
 EAST BAY PLAZA BROWNFIELD PLAN
 TRAVERSE CITY, GRAND TRAVERSE COUNTY, MICHIGAN

Eligible Activity Description	BUDGET
MEGA Eligible Activities	
I.A. Building Demolition	
JoAnne	\$75,000
Sheddes	\$35,000
Funeral Home	\$25,000
Marathon Station	\$40,000
Hotel Buildings	\$80,000
I.B. Site Demolition	
Storm Sewer- Plaza	\$6,500
Storm Sewers- Other	\$5,500
Water and Sanitary- Other	\$15,000
Pavement Curbs & Gutters- Plaza	\$35,550
Pavement Curbs & Gutters- Other	\$32,500
Unstable Fill Removal	\$11,000
Pre-Demolition ALTA Land Survey	\$8,000
Pre-Demolition Building Materials Assessments	\$11,500
Engineering Specs/Plans/Oversight (7.0% Activity Costs)	\$18,000
Demolition Subtotal	\$398,550
II. Lead and Asbestos Removal	
JoAnne	\$15,000
Sheddes	\$10,000
Funeral Home	\$1,000
Marathon Station	\$5,000
Hotel Buildings	\$20,000
Lead and Asbestos Subtotal	\$51,000
II. Site Preparation	
Geotechnical Investigation	\$6,800
Clearing & Grubbing	\$850
Temporary Facilities	\$28,050
Land Balancing Plaza	\$48,171
Land Balancing Stormwater Basin	\$8,500
Land Balancing Hotel	\$3,400
Land Balancing Marathon Station	\$1,700
Soil Compaction & Sub-base Preparation	\$17,850
Mobilization	\$25,500
Dewatering- Stormwater Infiltration System	\$12,750
Dewatering- UST Removals	\$12,750
Transaction Costs/ Fees (RCs, Easements, Stormwater Systems, Lease Mods)	\$8,500
Engineering Specs/Plans/Oversight (7.0% Activity Costs)	\$34,000
Site Preparation Subtotal	\$208,821
III. Infrastructure Activities	
MDOT ROW Curbs and Approaches	\$161,033
Public Sidewalks Streetscapes	\$292,400
Water Main Extension / Loop	\$281,053
Sanitary Sewer Lead (ROW)	\$13,260
Utility Pole Relocation / Undergrounding	\$85,000
Engineering Specs/Plans/Oversight	\$62,050
Infrastructure Activities Subtotal	\$894,795
IV. Agency Work Plan/Administrative Costs	
BRA Work Plan and Approval by the GTCBRA Construction Manager	\$6,000
BRA Administrative and Operating Costs	\$8,000
Agency Work Plan/Administrative Costs Subtotal	\$14,000
MEGA Eligible Activities Subtotal	\$1,567,166
Anticipated State Review Cost (2.5% of State Total)	\$39,179
Contingencies (10% of MEGA Subtotal)	\$156,717
MEGA EA TOTAL	\$1,763,061

TABLE 1
ELIGIBLE ACTIVITY SUMMARY
EAST BAY PLAZA BROWNFIELD PLAN
TRAVERSE CITY, GRAND TRAVERSE COUNTY, MICHIGAN

PART 201 Eligible Activities		
I. BEA Activities		
Phase I ESAs		\$2,500
Baseline Environmental Assessments (one)		\$3,500
	<i>BEA Activity Subtotal</i>	\$6,000
II. Due Care (Section 20107a) Compliance Activities		
Quantification of Hazardous Substance Activities		
Phase II Environmental Site Assessment Activities		\$18,000
Rule 299.51005(c) Universal Waste Assessment		\$4,800
Site-Specific Evaluations		
Fate/Transport Assessment		\$3,500
Exposure Assessment		\$3,500
Risk Assessment		\$3,500
Exposure Mitigation Response Activities		
Rule 299.51013 UST/Oil Water Separator Removal		\$40,000
Rule 299.51013 Transportation/Disposal of Excess Contaminated Soil & Dewatering		\$25,000
Rule 299.51013 Sheet Piling for Excavation Activities		\$10,000
Rule 299.51005(c) Universal Waste Removal		\$2,500
Excavation Prevention Activities		
Stormwater Management and Engineering Specs/Plans		\$5,000
Rule 299.51013 Building Foundation Above Contaminated Material (Mitigation System)		\$15,000
Notifications		
Rule 299.51013(6) Notifications (3rd Parties)		\$1,500
Rule 299.51017(1) Notification (Offsite)		\$1,500
Due Care Documentation		
Section 20107a Compliance Analysis		\$13,500
Meetings, Work Plans and Reports		\$4,000
	<i>Due Care Obligation Compliance Subtotal</i>	\$151,300
III. Additional Response Activities		
PCE Plume Clean-up System Install		\$200,000
PCE Plume Clean-up System Operate & Maintenance & Monitoring		\$180,000
PCE Plume Clean-up NFA Petition		\$30,000
PCE Plume Clean-up System Demobilization		\$50,000
Additional Response Activities Subtotal		\$460,000
IV. Agency Work Plan/Administrative Costs		
BRA Work Plan and Approval by the GTCBRA Construction Manager		\$7,500
BRA Administrative and Operating Costs		\$5,000
	<i>Agency Work Plan/Administrative Costs Subtotal</i>	\$12,500
	<i>Part 201 Eligible Activities Subtotal</i>	\$629,800
Anticipated State Review Cost (2.5% of State Total)		\$15,745
	<i>Contingencies (10% of Part 201 Subtotal)</i>	\$62,980
Brownfield Plan Preparation		\$5,000
ACT 381 Work Plan Preparation		\$10,000
	PART 201 EA TOTAL	\$708,525
	MEGA EA TOTAL	\$1,763,061
	ESTIMATED TOTAL COST	\$2,486,586



east bay plaza **FIGURE 4 PHASED DEVELOPMENT LAYOUT PLAN**

TABLE 2
TIF REVENUE ESTIMATE TABLE
East Bay Plaza Brownfield Plan

		PLAN YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13
		Revolving Loan Fund Year													
		CALENDAR YEAR	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
EXPENDITURES															
(Pay-As-You-Go)															
TOTAL PLAN COST			\$ 580,000	\$ 200,000	\$ 300,000	\$ -	\$ -	\$ 600,000	\$ 210,000	\$ -	\$ 57,000	\$ 57,000	\$ -	\$ 35,000	\$ 35,000
TRANSACTION COSTS (INTEREST)			\$ -	\$ 15,000	\$ 14,000	\$ 13,000	\$ 11,500	\$ 10,000	\$ 9,000	\$ 7,500	\$ 6,000	\$ 5,000	\$ 3,500	\$ 2,000	\$ 1,000
ESTIMATED TOTAL COST		\$ 2,241,500	\$ 580,000	\$ 215,000	\$ 314,000	\$ 13,000	\$ 11,500	\$ 610,000	\$ 219,000	\$ 7,500	\$ 63,000	\$ 62,000	\$ 3,500	\$ 37,000	\$ 36,000
APPRECIATION RATE (%)		0.75													
ANNUAL VALUE ADDITIONS															
Non-HS			\$ 650,000	\$ 500,000	\$ 250,000	\$ 250,000	\$ -	\$ 2,500,000	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ 500,000	\$ 500,000
HS			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CUMULATIVE VALUE			\$ 12,465,094	\$ 13,058,582	\$ 13,406,521	\$ 13,757,070	\$ 13,860,248	\$ 16,464,200	\$ 16,587,681	\$ 16,712,089	\$ 17,137,430	\$ 17,565,960	\$ 17,697,705	\$ 18,330,438	\$ 18,967,916
(Base Value)															
TAXABLE VALUE		\$ 5,863,570	\$ 6,232,547	\$ 6,529,291	\$ 6,703,261	\$ 6,878,535	\$ 6,930,124	\$ 8,232,100	\$ 8,293,841	\$ 8,356,045	\$ 8,568,715	\$ 8,782,980	\$ 8,848,853	\$ 9,165,219	\$ 9,483,958
REVENUES															
State Taxes			\$ 149,581	\$ 156,703	\$ 160,878	\$ 165,085	\$ 166,323	\$ 197,570	\$ 199,052	\$ 200,545	\$ 205,649	\$ 210,792	\$ 212,372	\$ 219,965	\$ 227,615
School Operating			\$ 112,186	\$ 117,527	\$ 120,659	\$ 123,814	\$ 124,742	\$ 148,178	\$ 149,289	\$ 150,409	\$ 154,237	\$ 158,094	\$ 159,279	\$ 164,974	\$ 170,711
School SET			\$ 37,395	\$ 39,176	\$ 40,220	\$ 41,271	\$ 41,581	\$ 49,393	\$ 49,763	\$ 50,136	\$ 51,412	\$ 52,698	\$ 53,093	\$ 54,991	\$ 56,904
Local Units of Government			\$ 142,457	\$ 149,240	\$ 153,216	\$ 157,223	\$ 158,402	\$ 188,161	\$ 189,572	\$ 190,994	\$ 195,855	\$ 200,753	\$ 202,258	\$ 209,489	\$ 216,775
BATA			\$ 2,039	\$ 2,136	\$ 2,193	\$ 2,251	\$ 2,268	\$ 2,694	\$ 2,714	\$ 2,734	\$ 2,804	\$ 2,874	\$ 2,895	\$ 2,999	\$ 3,103
County			\$ 31,062	\$ 32,541	\$ 33,408	\$ 34,281	\$ 34,538	\$ 41,027	\$ 41,335	\$ 41,645	\$ 42,705	\$ 43,773	\$ 44,101	\$ 45,678	\$ 47,266
City			\$ 82,123	\$ 86,033	\$ 88,326	\$ 90,635	\$ 91,315	\$ 108,470	\$ 109,284	\$ 110,103	\$ 112,906	\$ 115,729	\$ 116,597	\$ 120,766	\$ 124,965
Commission On Aging			\$ 3,028	\$ 3,172	\$ 3,256	\$ 3,342	\$ 3,367	\$ 3,999	\$ 4,029	\$ 4,059	\$ 4,163	\$ 4,267	\$ 4,299	\$ 4,452	\$ 4,607
Medical Care Facility			\$ 4,110	\$ 4,306	\$ 4,421	\$ 4,536	\$ 4,570	\$ 5,429	\$ 5,470	\$ 5,511	\$ 5,651	\$ 5,792	\$ 5,836	\$ 6,044	\$ 6,255
College			\$ 13,525	\$ 14,169	\$ 14,546	\$ 14,926	\$ 15,038	\$ 17,864	\$ 17,998	\$ 18,133	\$ 18,594	\$ 19,059	\$ 19,202	\$ 19,889	\$ 20,580
Library Operating			\$ 5,951	\$ 6,234	\$ 6,400	\$ 6,568	\$ 6,617	\$ 7,860	\$ 7,919	\$ 7,978	\$ 8,181	\$ 8,386	\$ 8,449	\$ 8,751	\$ 9,055
Rec Authority			\$ 620	\$ 649	\$ 666	\$ 684	\$ 689	\$ 818	\$ 824	\$ 831	\$ 852	\$ 873	\$ 880	\$ 911	\$ 943
TBA-isd			\$ 18,269	\$ 19,139	\$ 19,649	\$ 20,162	\$ 20,314	\$ 24,130	\$ 24,311	\$ 24,493	\$ 25,117	\$ 25,745	\$ 25,938	\$ 26,865	\$ 27,799
TOTAL TAXES			\$ 310,307	\$ 325,082	\$ 333,743	\$ 342,470	\$ 345,038	\$ 409,861	\$ 412,935	\$ 416,032	\$ 426,621	\$ 437,289	\$ 440,568	\$ 456,320	\$ 472,189
REVOLVING FUND ANNUAL BALANCE			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LSRRF CUMULATIVE BALANCE			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPTURED TAXES															
STATE BROWNFIELD			\$ -	\$ 7,122	\$ 11,297	\$ 15,504	\$ 16,742	\$ 47,989	\$ 49,471	\$ 50,964	\$ 56,068	\$ 61,210	\$ 62,791	\$ 70,384	\$ 78,034
LOCAL BROWNFIELD			\$ -	\$ 7,652	\$ 12,139	\$ 16,659	\$ 17,989	\$ 51,565	\$ 53,157	\$ 54,761	\$ 60,246	\$ 65,771	\$ 67,470	\$ 75,628	\$ 83,848
TOTAL			\$ -	\$ 14,774	\$ 23,436	\$ 32,163	\$ 34,731	\$ 99,554	\$ 102,628	\$ 105,725	\$ 116,314	\$ 126,981	\$ 130,261	\$ 146,012	\$ 161,882
CUMULATIVE CAPTURED TAXES			\$ -	\$ 14,774	\$ 38,210	\$ 70,373	\$ 105,104	\$ 204,658	\$ 307,286	\$ 413,011	\$ 529,325	\$ 656,307	\$ 786,568	\$ 932,580	\$ 1,094,462

TABLE 2
TIF REVENUE ESTIMATE TABLE
East Bay Plaza Brownfield Plan

	PLAN YEAR	14	15	16	17	18	19	20	21	22	23	24	25	26
	Revolving Loan Fund Year													
	CALENDAR YEAR	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
EXPENDITURES													END PLAN =>	
(Pay-As-You-Go)														
TOTAL PLAN COST		\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSACTION COSTS (INTEREST)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED TOTAL COST	\$ 2,241,500	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
APPRECIATION RATE (%)	0.75													
ANNUAL VALUE ADDITIONS														
Non-HS		\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HS		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CUMULATIVE VALUE		\$ 19,610,176	\$ 20,257,252	\$ 20,409,181	\$ 20,562,250	\$ 20,716,467	\$ 20,871,840	\$ 21,028,379	\$ 21,186,092	\$ 21,344,988	\$ 21,505,075	\$ 21,666,363	\$ 21,828,861	\$ 21,992,577
(Base Value)														
TAXABLE VALUE	\$ 5,863,570	\$ 9,805,088	\$ 10,128,626	\$ 10,204,591	\$ 10,281,125	\$ 10,358,233	\$ 10,435,920	\$ 10,514,190	\$ 10,593,046	\$ 10,672,494	\$ 10,752,538	\$ 10,833,182	\$ 10,914,431	\$ 10,996,289
REVENUES														
State Taxes		\$ 235,322	\$ 243,087	\$ 244,910	\$ 246,747	\$ 248,598	\$ 250,462	\$ 252,341	\$ 254,233	\$ 256,140	\$ 258,061	\$ 259,996	\$ 261,946	\$ 263,911
School Operating		\$ 176,492	\$ 182,315	\$ 183,683	\$ 185,060	\$ 186,448	\$ 187,847	\$ 189,255	\$ 190,675	\$ 192,105	\$ 193,546	\$ 194,997	\$ 196,460	\$ 197,933
School SET		\$ 58,831	\$ 60,772	\$ 61,228	\$ 61,687	\$ 62,149	\$ 62,616	\$ 63,085	\$ 63,558	\$ 64,035	\$ 64,515	\$ 64,999	\$ 65,487	\$ 65,978
Local Units of Government		\$ 224,115	\$ 231,510	\$ 233,246	\$ 234,996	\$ 236,758	\$ 238,534	\$ 240,323	\$ 242,125	\$ 243,941	\$ 245,771	\$ 247,614	\$ 249,471	\$ 251,342
BATA		\$ 3,208	\$ 3,314	\$ 3,339	\$ 3,364	\$ 3,389	\$ 3,415	\$ 3,440	\$ 3,466	\$ 3,492	\$ 3,518	\$ 3,545	\$ 3,571	\$ 3,598
County		\$ 48,867	\$ 50,479	\$ 50,858	\$ 51,239	\$ 51,623	\$ 52,011	\$ 52,401	\$ 52,794	\$ 53,190	\$ 53,588	\$ 53,990	\$ 54,395	\$ 54,803
City		\$ 129,197	\$ 133,460	\$ 134,461	\$ 135,469	\$ 136,485	\$ 137,509	\$ 138,540	\$ 139,579	\$ 140,626	\$ 141,681	\$ 142,743	\$ 143,814	\$ 144,893
Commission On Aging		\$ 4,763	\$ 4,920	\$ 4,957	\$ 4,995	\$ 5,032	\$ 5,070	\$ 5,108	\$ 5,146	\$ 5,185	\$ 5,224	\$ 5,263	\$ 5,302	\$ 5,342
Medical Care Facility		\$ 6,466	\$ 6,680	\$ 6,730	\$ 6,780	\$ 6,831	\$ 6,882	\$ 6,934	\$ 6,986	\$ 7,039	\$ 7,091	\$ 7,144	\$ 7,198	\$ 7,252
College		\$ 21,277	\$ 21,979	\$ 22,144	\$ 22,310	\$ 22,477	\$ 22,646	\$ 22,816	\$ 22,987	\$ 23,159	\$ 23,333	\$ 23,508	\$ 23,684	\$ 23,862
Library Operating		\$ 9,362	\$ 9,671	\$ 9,743	\$ 9,816	\$ 9,890	\$ 9,964	\$ 10,039	\$ 10,114	\$ 10,190	\$ 10,267	\$ 10,344	\$ 10,421	\$ 10,499
Rec Authority		\$ 975	\$ 1,007	\$ 1,014	\$ 1,022	\$ 1,030	\$ 1,037	\$ 1,045	\$ 1,053	\$ 1,061	\$ 1,069	\$ 1,077	\$ 1,085	\$ 1,093
TBA-ISD		\$ 28,741	\$ 29,689	\$ 29,912	\$ 30,136	\$ 30,362	\$ 30,590	\$ 30,819	\$ 31,050	\$ 31,283	\$ 31,518	\$ 31,754	\$ 31,992	\$ 32,232
TOTAL TAXES		\$ 488,178	\$ 504,286	\$ 508,068	\$ 511,879	\$ 515,718	\$ 519,586	\$ 523,483	\$ 527,409	\$ 531,364	\$ 535,349	\$ 539,365	\$ 543,410	\$ 547,485
REVOLVING FUND ANNUAL BALANCE		\$ -	\$ -	\$ -	\$ -				\$ 217,101	\$ 221,057	\$ 225,042	\$ 229,057	\$ 485,110	\$ 237,178
LSRRF CUMULATIVE BALANCE		\$ -	\$ -	\$ -	\$ -				\$ 217,101	\$ 438,158	\$ 663,201	\$ 892,258	\$ 1,377,368	\$ 1,614,546
CAPTURED TAXES														
STATE BROWNFIELD		\$ 85,741	\$ 93,506	\$ 95,329	\$ 97,166	\$ 99,016	\$ 100,881	\$ 102,759	\$ 104,652	\$ 106,559	\$ 108,480	\$ 110,415	\$ 112,365	\$ 114,330
LOCAL BROWNFIELD		\$ 92,129	\$ 100,473	\$ 102,432	\$ 104,406	\$ 106,394	\$ 108,397	\$ 110,416	\$ 112,449	\$ 114,498	\$ 116,562	\$ 118,642	\$ 120,737	\$ 122,848
TOTAL		\$ 177,870	\$ 193,979	\$ 197,761	\$ 201,571	\$ 205,411	\$ 209,278	\$ 213,175	\$ 217,101	\$ 221,057	\$ 225,042	\$ 229,057	\$ 233,103	\$ 237,178
CUMULATIVE CAPTURED TAXES		\$ 1,272,332	\$ 1,466,311	\$ 1,664,072	\$ 1,865,644	\$ 2,071,054	\$ 2,280,332	\$ 2,493,508	\$ 2,710,609	\$ 2,931,666	\$ 3,156,708	\$ 3,385,766	\$ 3,618,868	\$ 3,856,046

TABLE 3

ELIGIBLE PROPERTY LEGAL DESCRIPTIONS

OWNER	TAX ID NUMBER	Address	Occupation	Owner	Acres	Legal Description
TC Resort Properties, LLC	112-001-50	704 & 704 Munson	Travel Lodge & Outbuilding	TC Resort Properties, LLC	3.35	PRT OF SEC 12 T27N R11W COM AT NE COR OF SE 1/4 OF NE 1/4 TH S 0 DEG 29' E 142 FT TH N 51 DEG 06'W 418.35 FT TO SE'LY LINE OF AIRPORT ACCESS RD TH ALONG A CURVE TO LEFT R 1960.08 FT BEARING N 4A CURVE TO LEFT R 1960.08 FT BEARING N 42 DEG 00' E 135.53 FT TH N 40 DEG 00' E 289.25 FT TH S 49DEG 58' E 66.49 FT TH S 0 DEG 29' W 400.19 FT TO POB
Woodland Properties, LLC	007-007-00	708 Munson	Marathon Station	Woodland Properties LLC	0.54	THT PRT OF GOV LOT 4 SEC 7 T27N R10W DESAS COM AT SW COR GOV LOT 4 TH N'LY ALG LOT LINE 141.51 FT TO POB TH N 38 DEG 51' 15" E 210.9 FT TO S'LY R/W US 31TH NW'LY ALG R/W 170 FT TO W LINE GOV LOT 4 TH S'LY ALG LOT LINE TO POB
Schelde-Kowalewski Partnership II, LLC	007-006-00	714 Munson	Schelde's Building	Schelde-Kowalewski Partnership II, LLC	0.88	THT PRT OF GOV LOT 4 SEC 7 T27N R10W DESAS COM AT SW COR SAID LOT 4 TH N 0°25'15" E, 141.51 FT;TH N 38 DEG 51' 15" E, 210.9 FT TO S'LY R/W LINE OF US 31; TH S 51°11' 10" E , 140 FT; TH S 38° 51' 15" W ,274.49 FT; TH S 86° 33' W, 70.36 FT TO POB
Schelde-Kowalewski Partnership II, LLC	007-005-01	716 Munson	Schelde's Parking Lot	Schelde-Kowalewski Partnership II, LLC	0.45	THT PRT OF GOV LOT 4 SEC 7 T27N R10W DES AS COM AT SW COR GOV LOT 4 TH N 86 DEG 33' E 70.36 FT TO POB TH N 38 DEG 51' 15" E 284.49 FT TO S'LY R/W US 31 TH S 51 DEG 11' 10" E 82.58 FT TH S 38 DEG 51' 15" W 189.72 FT TH S 86 DEG 33' W 122.09 FT TO POB
East Bay Plaza II, LLC	007-001-10	718 Munson	Mall Retention Basin	East Bay Plaza 2, LLC	0.31	PARCEL A: THT PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W¼ COR TH NORTH 746.80 FT TH NORTH 152.54 FT TO POB TH NORTH 422.23 FT TH EAST 326.15 TH SOUTH 70.82 FT TH E 237.26 FEET TH SE 38.28 FT ALONG S ROW OF MUNSON AVE; TH SW 114.21 FT TH SE 118.73 FT; TH NE 109.70 FT TH SE 91.77 FT; TH SE 75 FT; TH SW 536.09 FT; TH NW 518.36 FT; TH NW 40.28 FT TH SW 80.99 FT; TH NW 43.74 FT TO POB CONT 0.31 AC
East Bay Plaza, LLC	007-008-01	720 Munson	Mall Drive & Vacant Land	East Bay Plaza 2, LLC	0.46	THT PRT OF GOV LOT 4 SEC 7 T27N R10W DES AS COM AT W ¼ COR OF SEC 7; TH N00.3000W 1321.10 FT TH N86.3300E 192.45 FT TO POB TH N37.5545E 189.72 S51.3515E 79.42 THENCE S52.3939E 136.78 FT TH S86.3300W 288.12 FT TO POB CONT. 0.46 AC
East Bay Plaza II, LLC	007-001-01	722 to 746 Munson	Plaza:11 addresses	East Bay Plaza, LLC	8.24	THT PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W¼ COR TH NORTH 746.80 FT TH NORTH 152.54 FT TO POB TH NORTH 422.23 FT TH EAST 326.15 TH SOUTH 70.82 FT TH E 237.26 FEET TH SE 38.28 FT ALONG S ROW OF MUNSON AVE; TH SW 114.21 FT TH SE 118.73 FT; TH NE 109.70 FT TH SE 91.77 FT; THSE 75 FT; TH SW 536.09 FT; TH NW 518.36 FT; TH NW 40.28 FT TH SW 80.99 FT; TH NW 43.74 FT TO POB
East Bay Plaza II, LLC	007-001-30	748 Munson	Mall Parking Lot	East Bay Plaza 2, LLC	0.30	PARCEL C: THT PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W¼ COR TH NORTH 746.80 FT TH NORTH 574.77 FT TH E 478.47 FT TO POB TH SE 118.82 FT TH SW 109.70 FT TH NW 118.73 FT TH NE 114.21 FT TO POB CONT 0.30 AC
East Bay Plaza II, LLC	007-001-20	850 Avenue B	Vacant Land	East Bay Plaza 2, LLC	1.15	PARCEL B: THT PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W COM AT W¼ COR TH NORTH 746.80 FT; TH NORTH 150.40 FT TH SE 43.74 FT TO POB. TH NE 80.99 FT TH SE 40.28 FT TH SE 518.36 FT TH SW 204.55 FT TH NW 56.27 FT TH NE 130 FT TH NW 546.22 FT TO POB CONT. 1.15 AC