

ACT 381 BROWNFIELD PLAN

**Tall Timbers Portage, LLC
3413 W. Centre Ave
Kalamazoo County, City of Portage
City of Portage Brownfield Redevelopment Authority**

June 28, 2022

Prepared by
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Approved by the Brownfield Redevelopment Authority on _____

Approved by the Portage City Council on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of a single vacant parcel totaling 13.525 acres in the City of Portage which is a qualified local governmental unit ("QLGU"). The project will involve preparing the site for development which will include a 180 unit LEED certified apartment building, the first LEED certified multi-family project in Portage, constructed above a 147 space parking deck. A proposed site plan is included as Attachment E to this brownfield plan. The project contemplated by this plan represents the next phase of continued development at this location. There may be future phases on this eligible property not currently contemplated by this plan, which would require an amendment in the future should TIR be necessary to complete the project.

Following significant expansion projects at Stryker, Pfizer and other local and regional businesses, this project will help serve the growing demand for additional housing in Portage. The project maximizes potential density on the project by constructing a vertical development on top of an underground parking structure, which will be the first parking structure in the City of Portage. 10% of the new housing units (18 units) will be rent restricted to individuals making 80-120% of AMI during the term of the incentives. The project is expected to create 3.5 new full time equivalent positions paying an average wage of \$18 per hour.

The total capital investment on the project is expected to be approximately \$42,000,000. Construction on the project is planned to begin in September, 2022 and will be completed by March, 2024.

1.2 Eligible Property Information

Basis of Eligibility

Phase I and limited Phase II environmental site assessments ("ESA") were completed by Stoltz Environmental Solutions, Inc ("SES") in September 2022. 5 number of soil samples and 3 number groundwater samples were collected from the property and submitted for laboratory analysis. A soil sampling map is included as Attachment D. Based on the results of the laboratory analysis, soil at the property is impacted with arsenic, iron and chromium, and the groundwater at the property is impacted with iron and lead at concentrations in excess of the most stringent applicable Michigan Department of Environment, Great Lakes and Energy ("EGLE"), Generic Residential Cleanup Criteria (GRCC).

Based on the findings of SES's soil and groundwater sampling, the Property is a "Facility" as defined by Part 201. Verification of Facility status is contained in

Attachment C.

Location and Legal Description

3413 W. Centre Ave
Portage, MI 49024

Parcel ID: 00019-095-C

13.525 Acres

Legal Description:

THAT PART OF THE NE 1/4 OF SEC 19 COM AT E 1/4 COR, TH N ALONG E LI OF SD SEC 516.15 FT, TH W 299.61 FT TO POB, TH W 148.67 FT, TH W 444.89 FT, TH N 804.24 FT, TH E 433.93 FT, TH N 1.00 FT TO THE S ROW LI OF CENTRE AVE, TH E 434.93 FT, TH S 311.95 FT, TH W 14.58 FT, TH W 81.96 FT, TH W 171.02 FT, TH S 267.08 FT, TH W 52.59 FT, TH S 115.00 FT TO POB. CONTAINING 589,168 SF OR 13.525 ACRES.SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORDS, IF ANY.SPLIT ON 01/24/2012 FROM 00020-131-O, 00019-095-O, 00019-096-O, 00019-105-O;SPLIT ON 12/29/2019 WITH 00019-100-O INTO 00019-095-C, 00019-095-B, 00019-096-A, 00019-100-A;

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax increment revenues will be used to reimburse Tall Timbers Portage, LLC ("Developer:") for the cost of eligible activities as authorized by the Brownfield Redevelopment Financing Act (Act 381). Michigan Strategic Fund (MSF) approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR"). The remaining eligible activities will be reimbursed with local TIR only.

The total cost of eligible activities including contingency are anticipated to be \$11,182,806. Authority administrative costs are anticipated to be \$592,080. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$815,618. Capitalization of the Local Brownfield Revolving Fund is estimated to be \$1,456,384. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department specific activities considered under this plan include a Phase I & Phase II Environmental Site Assessment ("ESA"), a Baseline Environmental Assessment ("BEA") and a Due Care Plan.

Non Environmental Activities

Because the City of Portage is a QLGU, additional non-environmental costs ("Michigan Strategic Fund ("MSF") Eligible Activities") can be reimbursed through a brownfield plan. This plan will provide for reimbursement of eligible demolition; lead, asbestos & mold abatement, site preparation and/or infrastructure improvements.

Authority Expenses

Actual eligible costs incurred by the City of Portage Brownfield Redevelopment Authority (PBRA) are included in this plan as an eligible expense. These expenses will be reimbursed with local tax increment revenues only.

2.2 Summary of Eligible Activities

2.2..1 Phase I & Phase II ESA, BEA and Due Care Plan

A Phase I and limited Phase II ESA was completed by SES in September 2022. The total cost for these services was \$15,000. This is a cost statutorily approved for reimbursement with school taxes.

2.2..2 Infrastructure Improvements

Infrastructure improvement activities will include the construction of an underground parking structure containing 147 parking spaces. Additionally new publicly owned water and sewer mains will be installed. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure improvement is anticipated to be \$7,747,372.

2.2..3 Site Preparation

Site Preparation activities are expected to include Geotechnical Engineering, Surveying, Staking, Clearing & Grubbing, Cut & Fill, Land Balancing, Temporary Soil Erosion Control and Temporary site control. Engineering and design of these activities are also included as eligible activities. The cost of site preparation activities is estimated to be \$391,379.

2.2..4 Contingency

A 6% contingency is included to account for any unanticipated costs that may be encountered while conducting the eligible activities. The contingency is \$488,325.

2.2..5 Interest

Financing costs associated with the developer's eligible activities are included as an eligible activity. Simple interest will accrue at 3% throughout the duration of the plan and will be reimbursed following reimbursement of the developer's eligible activities. The financing costs associated with eligible activities are anticipated to be \$2,527,605.

2.2..6 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$15,000.

2.2..7 Local Brownfield Revolving Fund

The Authority intends to capture school and non-school tax increments for deposit in the local brownfield revolving fund for a full five years. This capture is estimated to be \$1,456,384.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the City are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 25, plus five years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2024 and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2049. Capture of TIR is expected to begin in 2025, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 year as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property consists of a single parcel which is 13.525 acres in size and is located at 3413 W. Centre Ave in the City of Portage, Kalamazoo County (Parcel Identification Number 00019-095-C). A legal description of the property along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the presence of contaminants, specifically arsenic, chromium, iron and lead at concentrations in excess of the most stringent applicable EGLE GRCC. Therefore, the property is a "Facility" as defined by Part 201.

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property therefore this section is not applicable.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

The project promotes walkability and transit-oriented development given its location adjacent to a bus line, retail, restaurant, grocery and office businesses. It will enhance stormwater management by placing the parking for the development below the building, thus reducing impervious space as compared to other developments.

Figure 1

Legal Description and Eligible Property Map



Legal Description:

THAT PART OF THE NE 1/4 OF SEC 19 COM AT E 1/4 COR, TH N ALONG E LI OF SD SEC 516.15 FT, TH W 299.61 FT TO POB, TH W 148.67 FT, TH W 444.89 FT, TH N 804.24 FT, TH E 433.93 FT, TH N 1.00 FT TO THE S ROW LI OF CENTRE AVE, TH E 434.93 FT, TH S 311.95 FT, TH W 14.58 FT, TH W 81.96 FT, TH W 171.02 FT, TH S 267.08 FT, TH W 52.59 FT, TH S 115.00 FT TO POB. CONTAINING 589,168 SF OR 13.525 ACRES.SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORDS, IF ANY.SPLIT ON 01/24/2012 FROM 00020-131-O, 00019-095-O, 00019-096-O, 00019-105-O;SPLIT ON 12/29/2019 WITH 00019-100-O INTO 00019-095-C, 00019-095-B, 00019-096-A, 00019-100-A;

Table 1

Eligible Activity Costs

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities	\$ 13,125	Summer 2021
<i>Limited Due Care Soil Sampling</i>	\$ 7,875	
<i>Due Care Plan</i>	\$ 5,250	
EGLE Eligible Activities Subtotal	\$ 13,125	
MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Infrastructure Improvements Sub-Total	\$ 7,747,372	Winter 2023
<i>Parking Structure</i>	\$ 7,512,445	
<i>Water Mains</i>	\$ 143,480	
<i>Sewer Mains</i>	\$ 91,446	
Site Preparation Sub-Total	\$ 391,379	Fall 2022
<i>Staking</i>	\$ 13,600	
<i>Clearing and Grubbing</i>	\$ 36,230	
<i>Excavation to Support Underground Parking</i>	\$ 47,769	
<i>Land Balancing</i>	\$ 76,160	
<i>Sitework Grading</i>	\$ 76,160	
<i>Geotechnical Engineering</i>	\$ 5,440	
<i>Soil Erosion Control</i>	\$ 16,320	
<i>Temporary Facilities</i>	\$ 67,200	
<i>Site Prep Engineering and Design</i>	\$ 52,500	
MSF Eligible Activities Sub-Total	\$ 8,138,751	
Contingency (6%)	\$ 488,325	
Interest (3%)	\$ 2,527,605	
Brownfield Plan & Act 381 Work Preparation	\$ 15,000	Summer 2022
EGLE Eligible Activities Total Costs	\$ 13,125	
MSF Eligible Activities Total Costs	\$ 11,169,681	
Total Eligible Activities Total Costs	\$ 11,182,806	

Table 2

Tax Capture Schedule

Tax Increment Revenue Capture Estimates
Tall Timbers Portage
Portage, Michigan
June 2022

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
	*Base Taxable Value	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ 31,114	\$ -
	Estimated New TV	\$ 9,380,976	\$ 9,474,785	\$ 9,569,533	\$ 9,665,229	\$ 9,761,881	\$ 9,859,500	\$ 9,958,095	\$ 10,057,676	\$ 10,158,252	\$ 10,259,835	\$ 10,362,433	\$ 10,466,058	\$ -
	Incremental Difference (New TV - Base TV)	\$ 9,349,862	\$ 9,443,671	\$ 9,538,419	\$ 9,634,115	\$ 9,730,767	\$ 9,828,386	\$ 9,926,981	\$ 10,026,562	\$ 10,127,138	\$ 10,228,721	\$ 10,331,319	\$ 10,434,944	\$ -
School Capture		Millage Rate												
State Education Tax (SET)	6.0000	\$ 56,099	\$ 56,662	\$ 57,231	\$ 57,805	\$ 58,385	\$ 58,970	\$ 59,562	\$ 60,159	\$ 60,763	\$ 61,372	\$ 61,988	\$ 62,610	\$ 1,631,236
School Operating Tax	17.5695	\$ 164,272	\$ 165,921	\$ 167,585	\$ 169,267	\$ 170,965	\$ 172,680	\$ 174,412	\$ 176,162	\$ 177,929	\$ 179,714	\$ 181,516	\$ 183,337	\$ 4,776,665
School Total	23.5695	\$ 220,372	\$ 222,583	\$ 224,816	\$ 227,071	\$ 229,349	\$ 231,650	\$ 233,974	\$ 236,321	\$ 238,692	\$ 241,086	\$ 243,504	\$ 245,946	\$ 6,407,901
Local Capture		Millage Rate												
City of Portage	10.6400	\$ 99,483	\$ 100,481	\$ 101,489	\$ 102,507	\$ 103,535	\$ 104,574	\$ 105,623	\$ 106,683	\$ 107,753	\$ 108,834	\$ 109,925	\$ 111,028	\$ 2,892,724
KVCC	2.7918	\$ 26,103	\$ 26,365	\$ 26,629	\$ 26,897	\$ 27,166	\$ 27,439	\$ 27,714	\$ 27,992	\$ 28,273	\$ 28,557	\$ 28,843	\$ 29,132	\$ 759,014
KRESA Allocated	0.1444	\$ 1,350	\$ 1,364	\$ 1,377	\$ 1,391	\$ 1,405	\$ 1,419	\$ 1,433	\$ 1,448	\$ 1,462	\$ 1,477	\$ 1,492	\$ 1,507	\$ 39,258
KRESA Operating	2.8946	\$ 27,064	\$ 27,336	\$ 27,610	\$ 27,887	\$ 28,167	\$ 28,449	\$ 28,735	\$ 29,023	\$ 29,314	\$ 29,608	\$ 29,905	\$ 30,205	\$ 786,962
KRESA Enhancement	1.5000	\$ 14,025	\$ 14,166	\$ 14,308	\$ 14,451	\$ 14,596	\$ 14,743	\$ 14,890	\$ 15,040	\$ 15,191	\$ 15,343	\$ 15,497	\$ 15,652	\$ 407,809
KRESA Special ED	1.4988	\$ 14,014	\$ 14,154	\$ 14,296	\$ 14,440	\$ 14,584	\$ 14,731	\$ 14,879	\$ 15,028	\$ 15,179	\$ 15,331	\$ 15,485	\$ 15,640	\$ 407,483
KRESA CTE	1.0000	\$ 9,350	\$ 9,444	\$ 9,538	\$ 9,634	\$ 9,731	\$ 9,828	\$ 9,927	\$ 10,027	\$ 10,127	\$ 10,229	\$ 10,331	\$ 10,435	\$ 271,873
School Site SF	0.4989	\$ 4,664	\$ 4,711	\$ 4,759	\$ 4,806	\$ 4,854	\$ 4,903	\$ 4,952	\$ 5,002	\$ 5,052	\$ 5,103	\$ 5,154	\$ 5,206	\$ 135,632
County Operating	4.6514	\$ 43,490	\$ 43,926	\$ 44,367	\$ 44,812	\$ 45,262	\$ 45,716	\$ 46,174	\$ 46,638	\$ 47,105	\$ 47,578	\$ 48,055	\$ 48,537	\$ 1,264,588
CCTA Transport	0.7500	\$ 7,012	\$ 7,083	\$ 7,154	\$ 7,226	\$ 7,298	\$ 7,371	\$ 7,445	\$ 7,520	\$ 7,595	\$ 7,672	\$ 7,748	\$ 7,826	\$ 203,904
KCTA Transport	0.3124	\$ 2,921	\$ 2,950	\$ 2,980	\$ 3,010	\$ 3,040	\$ 3,070	\$ 3,101	\$ 3,132	\$ 3,164	\$ 3,195	\$ 3,228	\$ 3,260	\$ 84,933
District Library	1.4959	\$ 13,986	\$ 14,127	\$ 14,269	\$ 14,412	\$ 14,556	\$ 14,702	\$ 14,850	\$ 14,999	\$ 15,149	\$ 15,301	\$ 15,455	\$ 15,610	\$ 406,694
Library Extra	0.4986	\$ 4,662	\$ 4,709	\$ 4,756	\$ 4,804	\$ 4,852	\$ 4,900	\$ 4,950	\$ 4,999	\$ 5,049	\$ 5,100	\$ 5,151	\$ 5,203	\$ 135,556
County Public Safety	1.4380	\$ 13,445	\$ 13,580	\$ 13,716	\$ 13,854	\$ 13,993	\$ 14,133	\$ 14,275	\$ 14,418	\$ 14,563	\$ 14,709	\$ 14,856	\$ 15,005	\$ 390,953
County Housing	0.7485	\$ 6,998	\$ 7,069	\$ 7,140	\$ 7,211	\$ 7,283	\$ 7,357	\$ 7,430	\$ 7,505	\$ 7,580	\$ 7,656	\$ 7,733	\$ 7,811	\$ 203,497
County Senior	0.3477	\$ 3,251	\$ 3,284	\$ 3,317	\$ 3,350	\$ 3,383	\$ 3,417	\$ 3,452	\$ 3,486	\$ 3,521	\$ 3,557	\$ 3,592	\$ 3,628	\$ 94,530
County 911	0.6487	\$ 6,065	\$ 6,126	\$ 6,188	\$ 6,250	\$ 6,312	\$ 6,376	\$ 6,440	\$ 6,504	\$ 6,569	\$ 6,635	\$ 6,702	\$ 6,769	\$ 176,364
Local Total	31.8597	\$ 297,884	\$ 300,872	\$ 303,891	\$ 306,940	\$ 310,019	\$ 313,129	\$ 316,270	\$ 319,443	\$ 322,647	\$ 325,884	\$ 329,153	\$ 332,454	\$ 8,661,774
Non-Capturable Millages		Millage Rate												
County Juvenile Home Debt	0.1685	\$ 1,575	\$ 1,591	\$ 1,607	\$ 1,623	\$ 1,640	\$ 1,656	\$ 1,673	\$ 1,689	\$ 1,706	\$ 1,724	\$ 1,741	\$ 1,758	\$ 45,811
Portage School Debt	6.8500	\$ 64,047	\$ 64,689	\$ 65,338	\$ 65,994	\$ 66,656	\$ 67,324	\$ 68,000	\$ 68,682	\$ 69,371	\$ 70,067	\$ 70,770	\$ 71,479	\$ 1,862,327
KRESA Debt	0.3650	\$ 3,413	\$ 3,447	\$ 3,482	\$ 3,516	\$ 3,552	\$ 3,587	\$ 3,623	\$ 3,660	\$ 3,696	\$ 3,733	\$ 3,771	\$ 3,809	\$ 99,233
Total Non-Capturable Taxes	7.3835	\$ 69,035	\$ 69,727	\$ 70,427	\$ 71,133	\$ 71,847	\$ 72,568	\$ 73,296	\$ 74,031	\$ 74,774	\$ 75,524	\$ 76,281	\$ 77,046	\$ 2,007,371
Total Tax Increment Revenue (TIR) Available for Capture		\$ 518,255	\$ 523,455	\$ 528,707	\$ 534,011	\$ 539,368	\$ 544,779	\$ 550,244	\$ 555,764	\$ 561,339	\$ 566,970	\$ 572,657	\$ 578,400	\$ 15,069,675

Footnotes:

Table 3

Reimbursement Schedule

Tax Increment Revenue Reimbursement Allocation Table

Tall Timbers Portage
Portage, Michigan
June 2022

Developer Maximum Reimbursement		Proportionality	School & Local Taxes	Local-Only Taxes	Total												
State		40.9%	\$ 5,592,283		\$ 5,592,283	Estimated Total Years of Plan: 30											
Local		59.1%	\$ 8,069,693		\$ 8,069,693												
TOTAL			\$ 13,661,977		\$ 13,661,977												
EGLE		0.2%	\$ 13,125		\$ 13,125												
MSF		99.8%	\$ 8,642,076		\$ 8,642,076												
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039

Total State Incremental Revenue	\$	184,114	\$	185,963	\$	187,830	\$	189,715	\$	191,620	\$	193,543	\$	195,486	\$	197,448	\$	199,430	\$	201,432	\$	203,453	\$	205,495	\$	207,557	\$	209,640	\$	211,744	\$	213,869
State Brownfield Redevelopment Fund (50% of SET)	\$	(23,435)	\$	(23,670)	\$	(23,908)	\$	(24,148)	\$	(24,390)	\$	(24,635)	\$	(24,882)	\$	(25,132)	\$	(25,384)	\$	(25,639)	\$	(25,896)	\$	(26,156)	\$	(26,419)	\$	(26,684)	\$	(26,951)	\$	(27,222)
State TIR Available for Reimbursement	\$	160,680	\$	162,293	\$	163,922	\$	165,568	\$	167,230	\$	168,908	\$	170,604	\$	172,316	\$	174,046	\$	175,793	\$	177,557	\$	179,339	\$	181,139	\$	182,957	\$	184,793	\$	186,647
Total Local Incremental Revenue	\$	248,873	\$	251,372	\$	253,896	\$	256,444	\$	259,019	\$	261,619	\$	264,245	\$	266,897	\$	269,576	\$	272,282	\$	275,015	\$	277,775	\$	280,562	\$	283,378	\$	286,222	\$	289,094
BRA Administrative Fee (5%)	\$	(12,444)	\$	(12,569)	\$	(12,695)	\$	(12,822)	\$	(12,951)	\$	(13,081)	\$	(13,212)	\$	(13,345)	\$	(13,479)	\$	(13,614)	\$	(13,751)	\$	(13,889)	\$	(14,028)	\$	(14,169)	\$	(14,311)	\$	(14,455)
Local TIR Available for Reimbursement	\$	236,430	\$	238,803	\$	241,201	\$	243,622	\$	246,068	\$	248,538	\$	251,033	\$	253,552	\$	256,097	\$	258,668	\$	261,264	\$	263,886	\$	266,534	\$	269,209	\$	271,911	\$	274,639

Total State & Local TIR Available	\$	397,109	\$	401,096	\$	405,123	\$	409,190	\$	413,298	\$	417,446	\$	421,637	\$	425,869	\$	430,143	\$	434,461	\$	438,821	\$	443,225	\$	447,673	\$	452,166	\$	456,703	\$	461,286
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DEVELOPER	Beginning Balance																																	
DEVELOPER Eligible Activity Balance	\$	8,655,201	\$	8,258,092	\$	7,856,996	\$	7,451,873	\$	7,042,683	\$	6,629,385	\$	6,211,939	\$	5,790,302	\$	5,364,433	\$	4,934,290	\$	4,499,829	\$	4,061,008	\$	3,617,783	\$	3,170,110	\$	2,717,944	\$	2,261,241	\$	1,799,955

MSF Non-Environmental Costs	\$	8,642,076																																
State Tax Reimbursement		\$	160,436	\$	162,047	\$	163,674	\$	165,317	\$	166,976	\$	168,652	\$	170,345	\$	172,055	\$	173,782	\$	175,526	\$	177,288	\$	179,067	\$	180,864	\$	182,679	\$	184,512	\$	186,364	
Local Tax Reimbursement		\$	236,071	\$	238,441	\$	240,835	\$	243,253	\$	245,695	\$	248,161	\$	250,652	\$	253,168	\$	255,709	\$	258,276	\$	260,868	\$	263,486	\$	266,130	\$	268,801	\$	271,498	\$	274,223	
Total MSF Reimbursement Balance			\$	8,245,569	\$	7,845,081	\$	7,440,573	\$	7,032,003	\$	6,619,332	\$	6,202,519	\$	5,781,522	\$	5,356,299	\$	4,926,807	\$	4,493,006	\$	4,054,850	\$	3,612,297	\$	3,165,303	\$	2,713,823	\$	2,257,812	\$	1,797,225

EGLE Environmental Costs	\$	13,125	\$	-																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</
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Total Annual Developer Reimbursement		\$	397,109	\$	401,096	\$	405,123	\$	409,190	\$	413,298	\$	417,446	\$	421,637	\$	425,869	\$	430,143	\$	434,461	\$	438,821	\$	443,225	\$	447,673	\$	452,166	\$	456,703	\$	461,286
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LOCAL BROWNFIELD REVOLVING FUN

LBRF Deposits *																					
State Tax Capture	\$	-																			
Local Tax Capture	\$	-																			
Total LBRF Capture			\$	-												\$	-	\$	-	\$	-

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

Tax Increment Revenue Reimbursement Allocation Table
Tall Timbers Portage
Portage, Michigan
June 2022

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	TOTAL
Total State Incremental Revenue	\$ 216,015	\$ 218,182	\$ 220,372	\$ 222,583	\$ 224,816	\$ 227,071	\$ 229,349	\$ 231,650	\$ 233,974	\$ 236,321	\$ 238,692	\$ 241,086	\$ 243,504	\$ 245,946	\$ 6,407,901
State Brownfield Redevelopment Fund (50% of	\$ (27,495)	\$ (27,771)	\$ (28,050)	\$ (28,331)	\$ (28,615)	\$ (28,902)	\$ (29,192)	\$ (29,485)	\$ (29,781)	\$ (30,080)	\$ (30,381)	\$ (30,686)	\$ (30,994)	\$ (31,305)	\$ (815,618)
State TIR Available for Reimbursement	\$ 188,520	\$ 190,411	\$ 192,322	\$ 194,252	\$ 196,201	\$ 198,169	\$ 200,157	\$ 202,165	\$ 204,193	\$ 206,241	\$ 208,310	\$ 210,400	\$ 212,510	\$ 214,642	\$ 5,592,283
Total Local Incremental Revenue	\$ 291,995	\$ 294,924	\$ 297,884	\$ 300,872	\$ 303,891	\$ 306,940	\$ 310,019	\$ 313,129	\$ 316,270	\$ 319,443	\$ 322,647	\$ 325,884	\$ 329,153	\$ 332,454	\$ 8,661,774
BRA Administrative Fee (5%)	\$ (14,600)	\$ (14,746)	\$ (14,894)	\$ (15,044)	\$ (30,389)	\$ (30,694)	\$ (31,002)	\$ (31,313)	\$ (31,627)	\$ (31,944)	\$ (32,265)	\$ (32,588)	\$ (32,915)	\$ (33,245)	\$ (592,080)
Local TIR Available for Reimbursement	\$ 277,395	\$ 280,178	\$ 282,989	\$ 285,829	\$ 273,502	\$ 276,246	\$ 279,017	\$ 281,816	\$ 284,643	\$ 287,499	\$ 290,383	\$ 293,295	\$ 296,237	\$ 299,209	\$ 8,069,693
Total State & Local TIR Available	\$ 465,915	\$ 470,590	\$ 475,311	\$ 480,080	\$ 469,702	\$ 474,415	\$ 479,174	\$ 483,981	\$ 488,836	\$ 493,740	\$ 498,693	\$ 503,695	\$ 508,747	\$ 513,850	
DEVELOPER															\$ -
DEVELOPER Eligible Activity Balance	\$ 1,334,040	\$ 863,451	\$ 388,139	\$ -											\$ -
															\$ -
															\$ -
															\$ -
MSF Non-Environmental Costs															\$ -
State Tax Reimbursement	\$ 188,234	\$ 190,123	\$ 192,030	\$ 158,637	\$ -	\$ -	\$ -								\$ 3,498,609
Local Tax Reimbursement	\$ 276,974	\$ 279,753	\$ 282,560	\$ 228,914	\$ -	\$ -	\$ -								\$ 5,143,467
Total MSF Reimbursement Balance	\$ 1,332,017	\$ 862,141	\$ 387,551	\$ -	\$ -	\$ -	\$ -								
EGLE Environmental Costs															\$ -
State Tax Reimbursement	\$ 286	\$ 289	\$ 292	\$ 241											\$ 5,313
Local Tax Reimbursement	\$ 421	\$ 425	\$ 429	\$ 348											\$ 7,812
Total EGLE Reimbursement Balance	\$ 2,023	\$ 1,309	\$ 589	\$ -	\$ -	\$ -	\$ -								
Interest															\$ -
Accrued Interest	\$ 40,021	\$ 25,904	\$ 11,644												\$ 2,527,605
State Interest Reimbursement		\$ -	\$ -	\$ 35,374	\$ 196,201	\$ 198,169	\$ 200,157	\$ 202,165	\$ 204,193	\$ 16,191					\$ 1,052,449
Local Interest Reimbursement		\$ -	\$ -	\$ 56,567	\$ 273,502	\$ 276,246	\$ 279,017	\$ 281,816	\$ 284,643	\$ 23,364					\$ 1,475,156
Total Interest Reimbursement Balance	\$ 2,490,057	\$ 2,515,961	\$ 2,527,605	\$ 2,435,664	\$ 1,965,961	\$ 1,491,547	\$ 1,012,372	\$ 528,391	\$ 39,555						
Total Annual Developer Reimbursement	\$ 465,915	\$ 470,590	\$ 475,311	\$ 480,080	\$ 469,702	\$ 474,415	\$ 479,174	\$ 483,981	\$ 488,836	\$ 39,555	\$ -	\$ -	\$ -	\$ -	\$ 11,182,806
LOCAL BROWNFIELD REVOLVING FUN															
LBRF Deposits *															
State Tax Capture										\$ 13,125					\$ 13,125
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,135	\$ 290,383	\$ 293,295	\$ 296,237	\$ 299,209	\$ 1,443,259
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277,260	\$ 290,383	\$ 293,295	\$ 296,237	\$ 299,209	\$ 1,456,384

* Up to five years of capture for LBRF Deposit:

Footnotes:

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Verification of Facility Status



October 4, 2021

Greenspire Apartments
c/o Mr. Greg Dobson
AVB
4200 West Center Avenue
Portage, Michigan 49024

RE: Limited Environmental Sampling (Round 2)
10-Acre Parcel
3413 West Centre Avenue
Portage, Michigan

Dear Mr. Dobson:

Introduction

Stolz Environmental Solutions, LLC (SES) is pleased to present the findings of our limited soil and groundwater sampling for the referenced site (Property). Your objective was to perform limited environmental sampling of the Property in an attempt to establish that the Property is a facility, for the purpose of creating/amending a brownfield plan for the Property to facilitate future development of the Property.

Scope of Services

The proposed Scope of Services for the Limited Environmental Sampling was as follows:

- SES collected five near-surface soil samples from approximately 1-2 feet below grade (bg) using a hand auger. Samples were collected from areas agreed upon by you and SES.
- SES performed three shallow (three feet bg) soil borings for the purpose of installing temporary wells to collect three groundwater samples from the west portion of the east parcel of the Property near the east edge of the pond.
- SES submitted the collected samples for laboratory analysis of arsenic, lead, selenium, and iron only. One soil sample, collected from the stormwater outfall on the northwest portion of the Property, was analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and the 10 Michigan List metals.

Soil Sampling

On September 21, 2021, SES performed soil boring activities. The Sample Location Diagram, attached as Figure 1, illustrates the soil sample locations. SES selected soil sample locations based on information provided by you, historic research, and previous site visits. Soil borings were identified as SS-11 through SS-16, as well as soil borings completed as temporary monitoring wells identified as MW-1, MW-2, and MW-3. (Previous soil sampling efforts resulted in sample locations identified as SS1 through SS10, which did not indicate the Property was a Facility). The following table depicts sample locations, depths, media sampled, and rationale for the selection of the location:

TABLE 1 - SAMPLE LOCATIONS

Sample ID	Groundwater Sampled?	Boring Completion Depth (Feet bg)	Rationale/Source
SS-11	No	2	Assess fill on east portion of Property
SS-12	No	2	Assess fill on east portion of Property
SS-13	No	2	Assess fill on central portion of Property
SS-14	No	2	Assess Centre Avenue stormwater outfall on north portion of Property
SS-15	No	2	Assess area of dumped metal and concrete debris
SS-16	No	2	Assess former garage of residence on north-central portion of Property
MW-1	Yes	3	Assess groundwater near pond
MW-2	Yes	3	Assess groundwater near pond
MW-3	Yes	3	Assess groundwater near pond

Each soil boring was advanced using a stainless steel hand auger. SES continuously sampled soil from each boring to the completion depth. Soil samples from each boring were collected directly from the stainless auger bucket into a 4-ounce glass jar. The soil sample collected from SP-14 was also collected into a methanol-preserved 40 milliliter glass VOA jar. All sample containers were laboratory supplied and certified clean.

Groundwater Sampling

SES extended MW-1, MW-2, and MW-3 to a depth of three feet bg. Groundwater was encountered at a depth of 2 feet bg at MW-1, 1 foot bg at MW-2, and 1.5 feet bg at MW-3. SES collected groundwater samples from each of these boring locations.

To facilitate the collection of groundwater samples, SES installed temporary monitoring wells constructed of 5-foot-long 40-mil PVC screen attached to 40-mil PVC well points. SES installed the temporary wells to straddle the water table surface, as observed during boring activities. Using a Heron Instruments water

level indicator, SES measured groundwater levels after installation of the temporary wells to verify the screen properly straddled the water table surface prior to sampling.

Using a peristaltic pump, SES purged groundwater from the temporary wells with low flow volumes until the visual turbidity of the water appeared to stabilize. SES transferred groundwater directly into a nitric acid-preserved plastic bottle. The sample containers and preservatives were laboratory-prepared.

Decontamination Procedures

SES followed decontamination procedures during field activities. SES cleaned soil boring sampling tools with a phosphate-free detergent and distilled water solution wash and double rinsed them with distilled water between samples and prior to performing each probe. SES used new disposable gloves, well screens, points, and/or tubing for the handling and collection of each soil and/or groundwater sample.

Subsurface Conditions

With the exception of MW-1, MW-2, and MW-3, each soil boring was advanced to a depth of 2 feet bg. At each of these boring locations (SS-11 through SS-16) SES encountered sandy topsoil that was strong brown to black in color in the first horizon to a depth of approximately 16 inches. From 16 inches to 24 inches bg, soil was lighter in color with less organic content. Groundwater was not encountered at SS-11 through SS-16.

At MW-1, MW-2, and MW-3, SES encountered organic soils from the ground surface to a depth of approximately one to two feet bg. SES encountered saturated sandy soils underlying the organic soils. SES collected groundwater samples at these locations.

Analytical Testing

Samples collected for laboratory analysis were placed into an ice-containing cooler until delivery to the analytical laboratory. SES submitted the collected samples to Merit Laboratories, Inc. of East Lansing, Michigan (Merit) for laboratory analysis of arsenic, lead, iron, and selenium by EPA Methods SM2540B, SW3050B, and SW6020A. The samples collected from SS-14 were analyzed for VOCs using EPA Method 8260, PNAs using EPA Method 8270, and the 10 Michigan List metals using various EPA methodologies. The following table depicts the samples and analytical parameters assessed by Merit:

TABLE 2 - LABORATORY ANALYTICAL PARAMETERS REQUESTED BY SES

Sample	Media	Analytical Parameters
SS-11	Soil	Arsenic, Lead, Selenium, Iron
SS-12	Soil	Arsenic, Lead, Selenium, Iron
SS-13	Soil	Arsenic, Lead, Selenium, Iron
SS-14	Soil	VOCs, PNAs, 10 Michigan List Metals
SS-15	Soil	Arsenic, Lead, Selenium, Iron
SS-16	Soil	Arsenic, Lead, Selenium, Iron
MW-1	Groundwater	Arsenic, Lead, Selenium, Iron
MW-2	Groundwater	Arsenic, Lead, Selenium, Iron
MW-3	Groundwater	Arsenic, Lead, Selenium, Iron

The analytical laboratory method detection levels (MDLs) for the various compounds were reported in general accordance with the "Target Detection Limits and Designated Analytical Methods" document produced by the MDEGLE Remediation and Redevelopment Division, dated March 10, 2016.

Analytical Test Results

SES compared the reported soil analyte concentrations to the MDEGLE Part 201 Generic Residential Cleanup Criteria (GRCC) including the Statewide Default Background Levels (SDBLs), Residential Drinking Water Protection Criteria (DWPC), Groundwater Contact Protection Criteria (GCPC), Residential Soil Volatilization to Indoor Air Criteria (SVIAC), Infinite Source Volatile Soil Inhalation Criteria (SVIC), Particulate Soil Inhalation Criteria (PSIC), the Direct Contact Criteria (DCC), and the Groundwater / Surface Water Interface Protection Criteria (GSIPC).

SES compared the reported groundwater analyte concentrations to the MDEGLE Part 201 GRCC including the Drinking Water Criteria (DWC), the Groundwater Volatilization to Indoor Air Criteria (GVIAC), Water Solubility (WS), Flammability and Explosivity Screening Levels (FESL), the Acute Inhalation Screening Levels (AISL), and the Groundwater/Surface Water Interface Criteria (GSIC).

Soil

Merit's analytical report, included as an attachment to this letter, indicated arsenic, chromium, and iron were detected in the soil at concentrations in excess of the DWPC. Barium, copper, lead, and/or zinc were detected at concentrations not in excess of the most stringent applicable MDEGLE GRCC in the soil samples submitted for laboratory analysis. Additionally, PNAs, including benzo(a)anthracene, benzo(a)pyrene, benzo(k)fluoranthene, benzo(g,h,i)perylene, chrysene, fluoranthene, indeno(1,2,3-cd)pyrene, phenanthrene, and pyrene were detected in the soil sample from SS-14 at concentrations not in excess of the most stringent applicable MDEGLE GRCC. VOCs and other PNAs were not detected at concentrations in excess of the laboratory MDLs.

The following table depicts the analytes detected at concentrations in excess of the laboratory MDLs in the soil samples analyzed from the Property:

TABLE 3 - SOIL ANALYTES DETECTED IN EXCESS OF LABORATORY MDLS (UG/KG)

Analyte	Location (Feet bg) / Concentration						MDEGLE DWPC	MDEGLE DCC	MDEGLE GSIPC	MDEGLE SVIAC
	SS-11 (1-2)	SS-12 (1-2)	SS-13 (1-2)	SS-14 (1-2)	SS-15 (1-2)	SS-16 (1-2)				
Arsenic	6,520	4,130	13,500	1,380	2,160	7,010	4,600 (SDBL = 5,800)	7,600 (Non- Residential = 37,000)	4,600	NLV
Iron	9,270,000	9,780,000	43,900,000	NT	3,740,000	14,100,000	6,000 (SDBL = 12,000,000)	160,000,000	ID	NLV
Barium	NT	NT	NT	21,800	NT	NT	1,300,000	37,000,000	ID	NLV
Chromium	NT	NT	NT	25,300	NT	NT	30,000	2,500,000	3,300 (SDBL= 18,000)	NLV
Copper	NT	NT	NT	32,700	NT	NT	5,800,000	20,000,000	ID	NLV
Lead	7,900	14,800	4,250	18,200	54,700	14,800	700,000	400,000	ID	NLV
Zinc	NT	NT	NT	160,000	NT	NT	2,400,000	170,000,000	ID	NLV
Benzo(a)anthracene	NT	NT	NT	1,000	NT	NT	NLL	20,000	NLL	NLV
Benzo(a)pyrene	NT	NT	NT	1,400	NT	NT	NLL	2,000	NLL	NLV
Benzo(b)fluoranthene	NT	NT	NT	2,900	NT	NT	NLL	20,000	NLL	ID
Benzo(k)fluoranthene	NT	NT	NT	3,200	NT	NT	NLL	200,000	NLL	NLV
Benzo(ghi)perylene	NT	NT	NT	1,100	NT	NT	NLL	2,500,000	NLL	NLV
Chrysene	NT	NT	NT	1,600	NT	NT	NLL	2,000,000	NLL	ID
Fluoranthene	NT	NT	NT	3,200	NT	NT	730,000	46,000,000	5,500	46,000,000
Indeno(1,2,3-cd)pyrene	NT	NT	NT	900	NT	NT	NLL	20,000	NLL	NLV
Phenanthrene	NT	NT	NT	1,200	NT	NT	56,000	1,600,000	2,100	28,000,000
Pyrene	NT	NT	NT	2,800	NT	NT	480,000	29,000,000	ID	1.0E+09

Notes:

1. NLV = Not likely to volatilize, 2. ID = Insufficient Data to Calculate Criterion, 3. ND = Analyte not detected in excess of MDLs

Groundwater

Based on SES's review of the analytical laboratory results for the collected groundwater samples, iron and lead were detected in the groundwater at concentrations in excess of the MDEGLE GRCC. Although not detected at concentration in excess of the MDEGLE GRCC, arsenic and selenium were detected in groundwater at the Property at concentrations in excess of the laboratory MDLs. No other groundwater analytes were detected at concentrations in excess of the laboratory MDLs. The following table depicts analytes detected in the groundwater at the Property at concentrations in excess of the laboratory MDLs.

TABLE 4
GROUNDWATER ANALYTES DETECTED IN EXCESS OF LABORATORY MDLS (UG/L)

Analyte	Location (Feet bg) / Concentration			MDEGLE DWC	MDEGLE GSIC	MDEGLE GWVIAC
	MW-1 (2)	MW-2 (1)	M-3 (1.5)			
Arsenic	6	ND	ND	10	10	NLV
Iron	12,400	5,420	11,000	300	NA	NLV
Lead	25	8	28	4	ID	NLV
Selenium	ND	ND	ND	50	5	NLV

Notes:

- 1) Shaded indicate concentration in excess of applicable criteria.
- 2) NLV= No Listed Value
- 3) ND = Analyte Not Detected
- 4) ID = Insufficient Data to Calculate Criterion

Discussion

Based on information obtained during SES's limited environmental sampling, areas of adverse soil and groundwater impact were identified. Six soil samples and three groundwater samples were collected from the Property and submitted to Merit for analysis. Based on the results of the laboratory analysis performed by Merit, soil at the Property was impacted with arsenic, iron, and chromium at concentrations in excess of the MDEGLE GRCC. Groundwater at the Property was impacted with iron and lead at concentrations in excess of the MDEGLE GRCC. No other analytes were detected at concentrations in excess of the most stringent MDEGLE GRCC in the soil or groundwater samples collected from the Property. Based on the findings of SES's limited environmental sampling, the Property is a "Facility" as defined by Part 201.

General Comments

This summary letter report is an instrument of service of SES. SES intends this report to be used solely and exclusively by you and your assigns. The report's contents may not be relied upon by any other party without the express written permission of SES. The findings of the limited sampling are based on conditions that existed on the date of SES's Property visit and should not be relied upon to represent conditions at any other time. The Scope of Services executed for this project does not comprise an audit

for regulatory compliance nor does it comprise a detailed condition survey for the presence of asbestos, lead paint, PCBs, radon, or other naturally occurring materials.

SES has based the conclusions included in this report on its observations of existing Property conditions. Be aware that conditions may change at any sampled or unsampled location as a function of time in response to natural conditions, chemical reactions, and/or other events.

Conclusions about Property conditions under no circumstances comprise a warranty that conditions in all areas of the Property are of the same quality as those areas that SES has inferred from observable Property conditions and readily available Property history. This report was prepared by an Environmental Professional as defined by 40 CFR Part 312. We declare that, the best of our knowledge, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312. We have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property.

SES's findings and conclusions must be considered probabilities based on professional judgment applied to the limited data SES was able to gather during the course of the assessment. In performing this assessment, SES has endeavored to observe that degree of care and skill generally exercised by other consultants undertaking similar studies at the same time, under similar circumstances and conditions, and in the same geographical area.

The Scope of Services SES implemented was based, in part, on rules and regulations that SES understood to be current or expected at the time SES developed its proposal. Changes in regulations, interpretations, and/or enforcement policies may occur at any time and such changes could affect the extent of assessment required. Any additional information about this Property that becomes available should be provided to SES for its review, so SES can modify its recommendations as necessary.

Thank you for the opportunity to provide these services. If you have any questions regarding this report, please contact us.

Very truly yours,
Stolz Environmental Solutions, LLC

A handwritten signature in black ink, appearing to read 'T. Stolz', enclosed within a large, loopy oval shape.

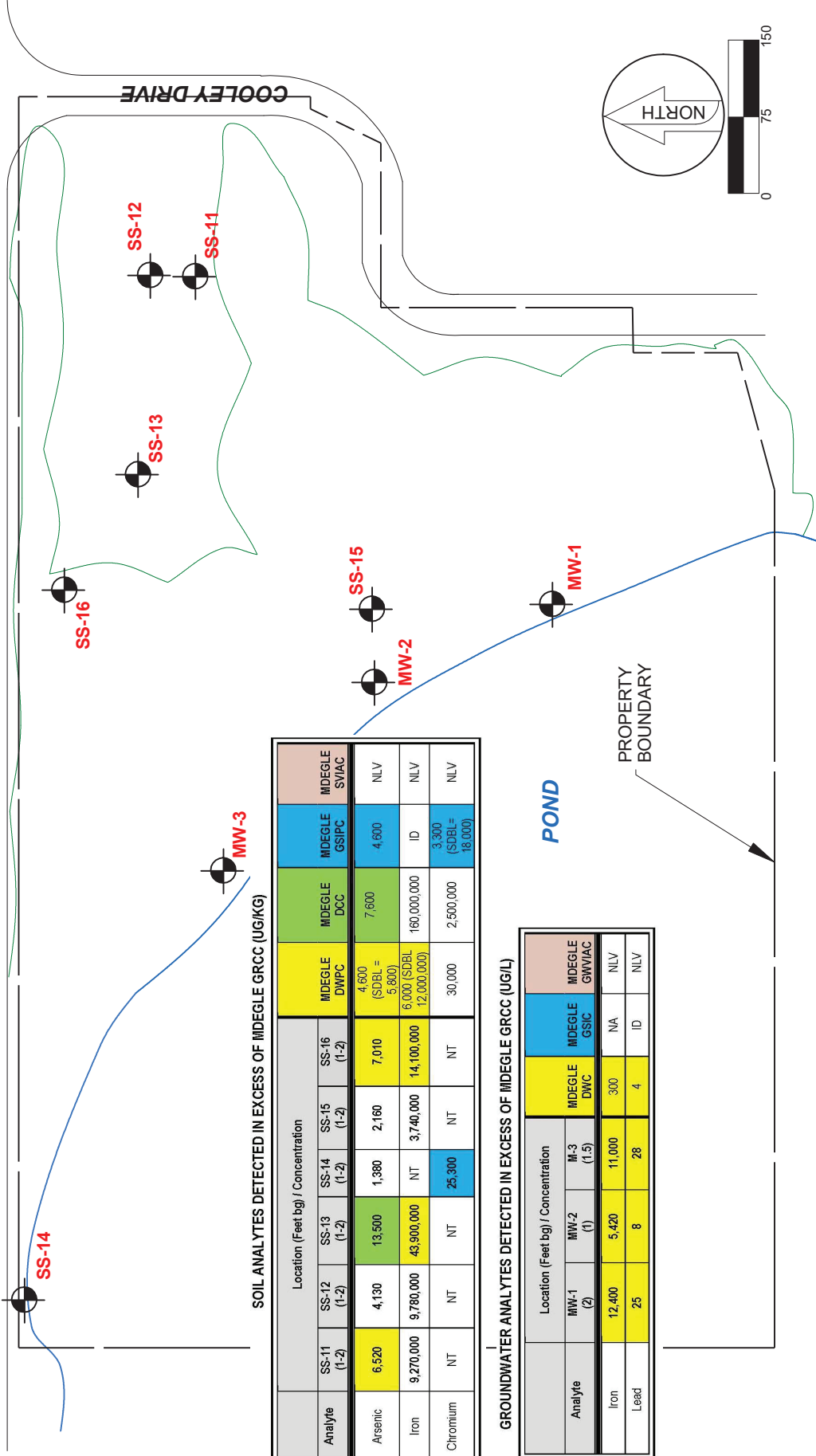
Thomas N. Stolz, CPG

Attachments: Sample Location Diagram
Laboratory Report

Attachment D

Soil Sampling Map

WEST CENTRE AVENUE



SOIL ANALYTES DETECTED IN EXCESS OF MDEGLE GRCC (UG/KG)

Analyte	Location (Feet bg) / Concentration							MDEGLE SVIAC
	SS-11 (1-2)	SS-12 (1-2)	SS-13 (1-2)	SS-14 (1-2)	SS-15 (1-2)	SS-16 (1-2)		
Arsenic	6,520	4,130	13,500	1,380	2,160	7,010	4,600 (SDBL = 5,800)	NLV
Iron	9,270,000	9,780,000	43,900,000	NT	3,740,000	14,100,000	6,000 (SDBL = 12,000,000)	NLV
Chromium	NT	NT	NT	25,300	NT	NT	30,000	NLV

GROUNDWATER ANALYTES DETECTED IN EXCESS OF MDEGLE GRCC (UG/L)

Analyte	Location (Feet bg) / Concentration					MDEGLE GWIAC
	MW-1 (2)	MW-2 (1)	M-3 (1.5)	MDEGLE DWC	MDEGLE GSIC	
Iron	12,400	5,420	11,000	300	NA	NLV
Lead	25	8	28	4	ID	NLV

LEGEND



SS-11 = SAMPLE LOCATION (SES 9/21)

SAMPLE LOCATION DIAGRAM (R2)



DRAWN TNS

DATE 9/21/21

SCALE 1" = 150' +/-

PROJECT 21-1069

FIGURE 1

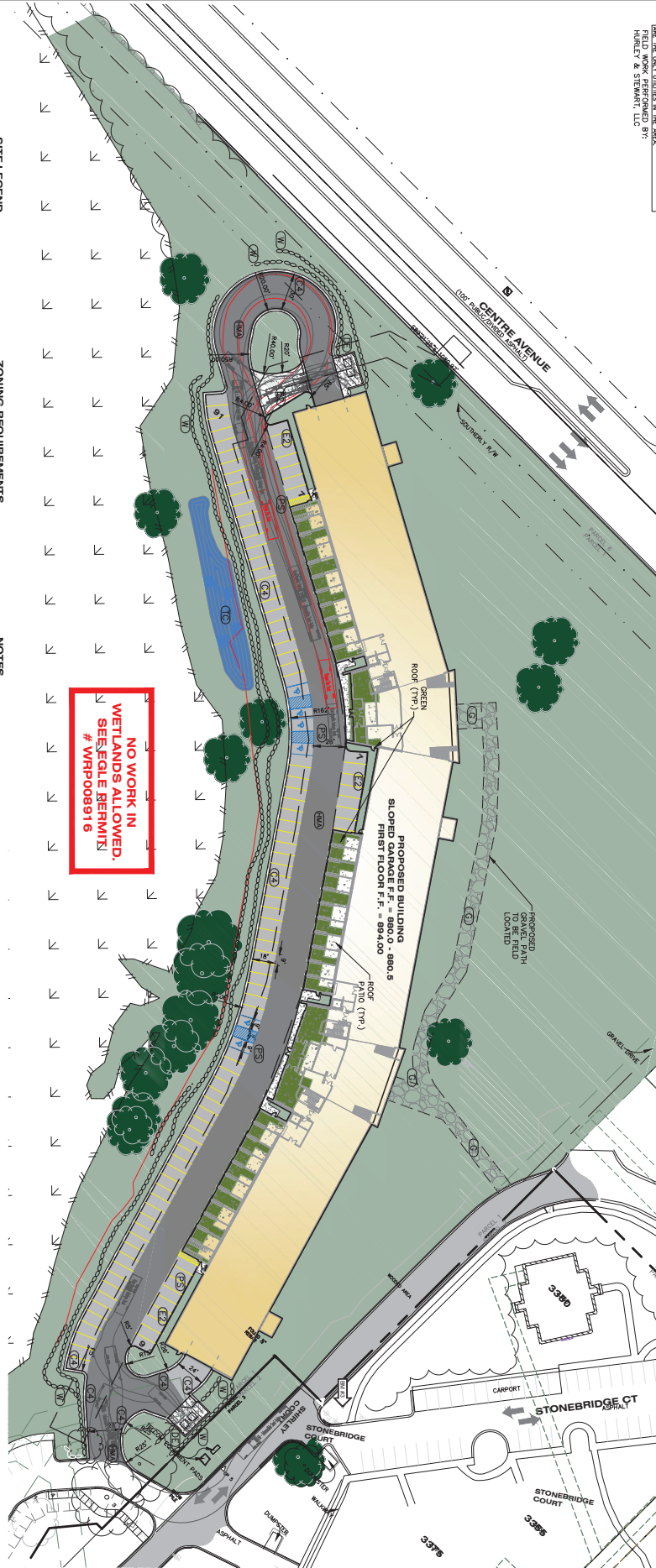
10-ACRE PARCEL
3413 W CENTRE AVE
PORTAGE, MI

Attachment E

Site Plan



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS BASED ON RECORD DRAWINGS AND FIELD SURVEY. FIELD SURVEY RECORDS, THEY SHOULD NOT BE RELIED UPON TO BE THE ONLY UTILITIES IN THE AREA. FIELD WORK FIELDWORK BY: HURLEY & STEWART, LLC



SITE LEGEND

- (1) HMA PAVEMENT
- (2) C&G AND GUTTER
- (3) C&G AND GUTTER
- (4) PAVEMENT STRIPING (8'x18')
- (5) WALL STONE
- (6) DUMPSTER ENCLOSURE
- (7) TREATMENT CELL
- (8) GRAVEL

LEGEND

- LIGHT DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- PROPOSED BUILDING
- GREEN ROOF
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE C&G AND GUTTER
- TYPE VANCES
- CONCRETE STAINING WALL
- DETERMINED IN FIELD

ZONING REQUIREMENTS

- ZONING**
THE SITE IS ZONED PD (PLANNED DEVELOPMENT)
- SETBACKS**
FRONT - 30'
SIDE - 10'
REAR - 10'
- PROPOSED USE**
MULTI-FAMILY APARTMENTS
- PARKING**
TOTAL PARKING SPACES REQUIRED - 180
TOTAL PARKING PROVIDED - 114 SURFACE LOT SPACES
TOTAL PARKING PROVIDED - 112 UNDER BUILDING
BARRIER FREE SPACES REQUIRED - 5
BARRIER FREE SPACES PROVIDED - 8
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
TYPICAL PARKING SPACE DIMENSION - 9'x18'
- BUILDING INFORMATION**
THE PROPOSED BUILDING HAS FIVE STORIES
FIRST FLOOR - 28,471 SF
SECOND FLOOR - 28,471 SF
THIRD FLOOR - 28,471 SF
FOURTH FLOOR - 28,471 SF
FIFTH FLOOR - 28,471 SF
SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.
- INTERIOR LANDSCAPING**
LANDSCAPING AREA REQUIRED - 1,298 SFT
LANDSCAPING AREA PROVIDED - 1,542 SFT

NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/PARKS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
4. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM.
5. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2012 EDITION, AND CITY OF PORTAGE SPECIFICATIONS FOR CONSTRUCTION, 2012 EDITION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE ATTENTION OF THE OWNER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REVISION MAY OCCUR.
7. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
8. ALL EXTERIOR CONCRETE SHALL BE ADOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROWN FINISHED, CORING SEAL.
9. ANY BATHROOMS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
10. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. ALL LIGHTING SHALL BE UPGRADED TO MEET CURRENT PORTAGE STANDARDS. FIXTURES TO BE SHIELDED CUT-OFF STYLE. ANY ADDITIONAL FIXTURES TO BE NO GREATER THAN 25' HIGH.

LAYOUT PLAN GREENSPIRE TALL TIMBERS H&G II, LLC

Sheet Title:
Project:
Client:

C-2
2/28/22

Job No: 19-018D	P.M.T.HI	Drt: BSC	QA/QC: 2/25/22
ISSUED FOR/REVISIONS:			
1	PRELIMINARY SITE PLAN	05/26/21	
2	OWNER REVIEW	8/31/21	
3	CITY OF PORTAGE	9/3/21	
4	CITY OF PORTAGE	2/28/22	
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