

CHARTER TOWNSHIP OF GAINES

**DIVISION AVENUE
CORRIDOR IMPROVEMENT AUTHORITY**

**DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

**Approved by the Authority Board on November 7, 2007
Adopted by the Township Board on June 9, 2008**

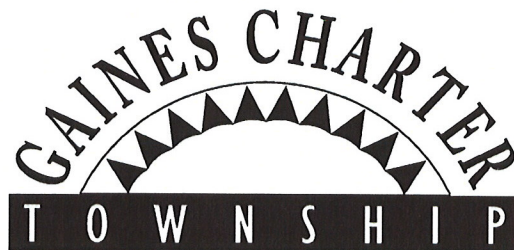


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Exhibit List

Exhibit A:	Ordinance No. 07.MAR.01.DIVISION AVENUE CIA (creating the Gaines Charter Township Division Avenue Corridor Improvement Authority), adopted May 14, 2007.
Exhibit B:	Legal Description of Properties Included within the Gaines Charter Township Development District.
Exhibit C:	Authority Bylaws adopted by the Authority Board.
Exhibit D:	Ordinance No. 08-01 approving this Development Plan and Tax Increment Financing Plan, adopted June 9, 2008.
Exhibit E:	Schedule of the Initial Assessed Value of all real and personal property in the Development District as finally equalized in May of 2008.
Exhibit F:	Estimated dollar amounts of captured assessed values and tax increment revenues to be realized from projected increases in the assessed value during the next 20 years, as well as current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the Plan.

SECTION I

INTRODUCTION

A. Creation of the Division Avenue Corridor Improvement Authority and Development District

On May 14, 2007, the Township Board of the Charter Township of Gaines adopted Ordinance No. 07.MAR.01.DIVISION AVENUE CIA, which created the Division Avenue Corridor Improvement Authority (the “Authority”). Ordinance No. 07.MAR.01.DIVISION AVENUE CIA is attached to this Plan as Exhibit A. **Exhibit A also contains a map depicting the boundaries of the Development District. A document containing the legal descriptions of all real property within the Development District is attached to the Plan as Exhibit B.** The Authority was given all of the powers and duties prescribed for a Corridor Improvement Authority pursuant to Act 280 of the Public Acts of 2005, also known as the Corridor Improvement Authority Act (“Act 280”).

On June 11, 2007, the Township Board of the Charter Township of Gaines approved the appointment of the Authority Board of Directors. On October 8, 2007, the Township Board approved Bylaws for the Authority, attached as Exhibit C to this Plan. On June 9, 2008, the Township Board adopted Ordinance No. 08-01 approving this Plan, a copy of which ordinance is attached as Exhibit D.

The intent of Act 280 is to provide a means for municipalities to address deteriorating commercial corridors that are located outside of traditional downtown areas. Those traditional downtown areas are often revitalized through the use of downtown development authorities under the provisions of Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”). Like DDAs under Act 197, Act 280 authorizes the establishment of corridor improvement authorities and the use of tax increment financing to finance and encourage the revitalization of and economic growth within existing commercial corridors.

Act 280 specifically authorizes local units of government to establish one or more corridor improvement authorities to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board and prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe the powers and duties of certain state officials; and to provide for rule promulgation.

The primary tool available to local governments to revitalize these long-established commercial corridors is tax increment financing. Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures or improvements within a development area is reinvested in the corridor and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the development area and facilitating economic growth and development.

Act 280 seeks to accomplish its goals by providing local units of government with the necessary legal, monetary and organizational tools to eliminate property value deterioration and to promote economic growth through publicly initiated projects undertaken cooperatively with privately initiated projects.

B. History of the Division Avenue Corridor and Development Plan Objectives

Division Avenue was named due to its role as the dividing line between the east and west quadrants of the metropolitan downtown of the City of Grand Rapids. Division Avenue continued south through Byron and Gaines Townships where it becomes an inter-county highway (A45).

The Division Avenue corridor performed as the historic major route between Grand Rapids and Kalamazoo and the main function of the route was to move traffic. However, this role became more and more difficult as businesses developed along it. The opening of US-131, which roughly parallels Division Avenue, removed the need for traffic movement. In the mean time, Division Avenue had become a major business route, especially to the north of both Byron and Gaines Townships.

During the 1950s, residential growth along Division Avenue brought residents in close proximity to the business development and the mix of uses began to conflict. As times and needs for various industrial, manufacturing, and service uses changed, so did Division Avenue.

In 1987, the *Division Avenue Corridor Study* was completed by the Grand Rapids and Environs Transportation Study (GRETTS), with assistance from Gaines Township, Byron Township, the City of Kentwood, the City of Wyoming, and the West Michigan Regional Planning Commission. The study area was bounded on the north by 44th Street, on the south by 84th Street and from Clyde Park Avenue on the west, to Eastern Avenue on the east, and provided an examination of existing conditions and recommendations for future changes. While the study was informative, it was not used to implement any zoning or measurable changes along Division Avenue between 60th and 84th Streets. The trend of mixed uses along Division Avenue continued into the 1990s and continues today.

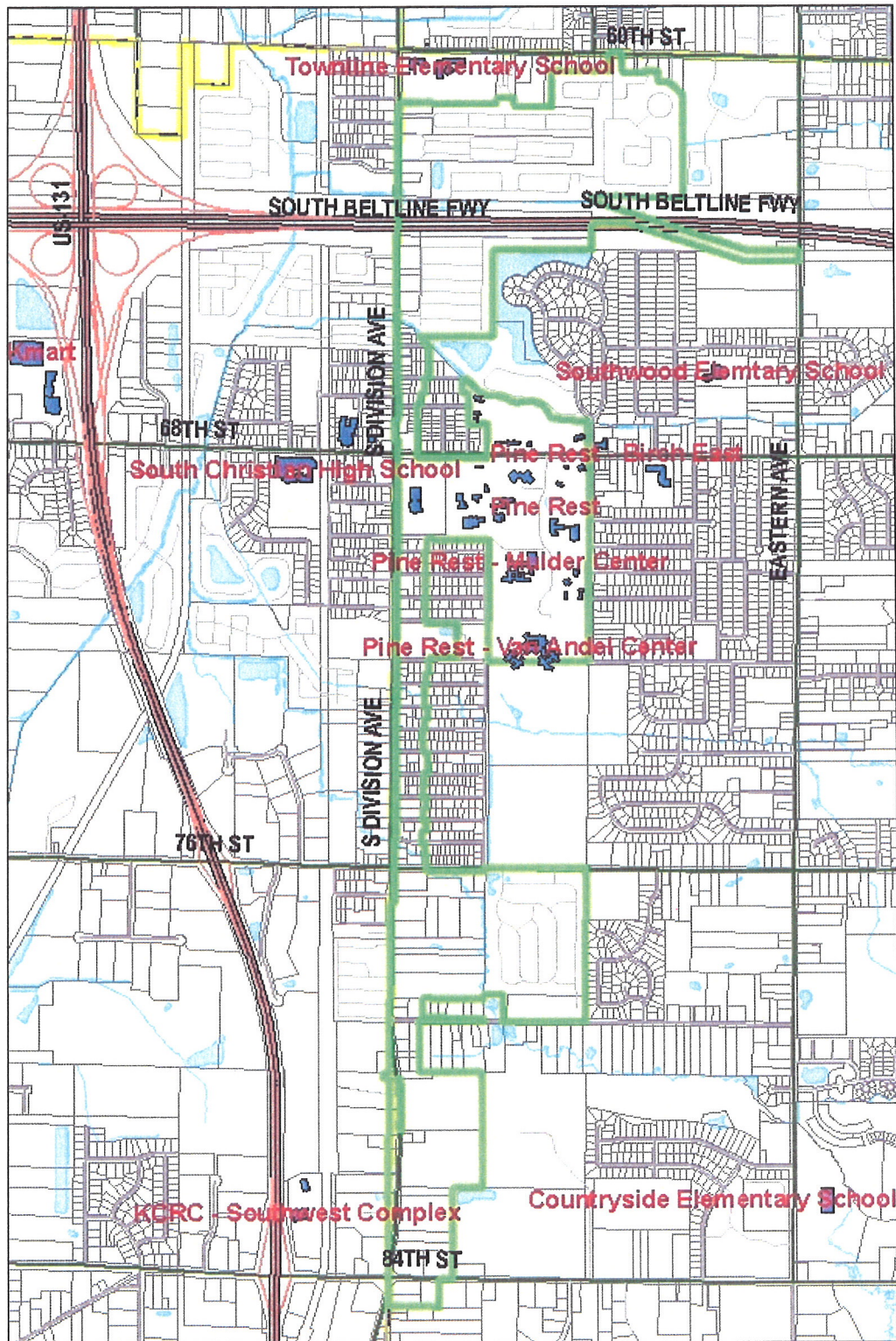
Today, the uses along this corridor range from contractors, auto-related business, industrial uses, restaurants, service, hair care, banking, and retail establishments, to single-family homes and mobile home parks.

The Authority intends to improve retail and commercial areas located within the Development District through the improvements as detailed in this Development Plan, as well as to enhance the pedestrian and transit friendly atmosphere of the Division Avenue corridor.

C. Existing Land Use

Figure 1 depicts the location and extent of existing streets, and other public facilities within the development area.

Figure 1



Division Avenue Corridor Improvement Authority (CIA)
December 11, 2006



Legend

- CIA Boundary
- Government Unit Boundary
- Private Not in CIA
- Division Avenue CIA
- Public/Government Facilities

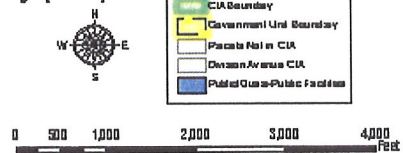
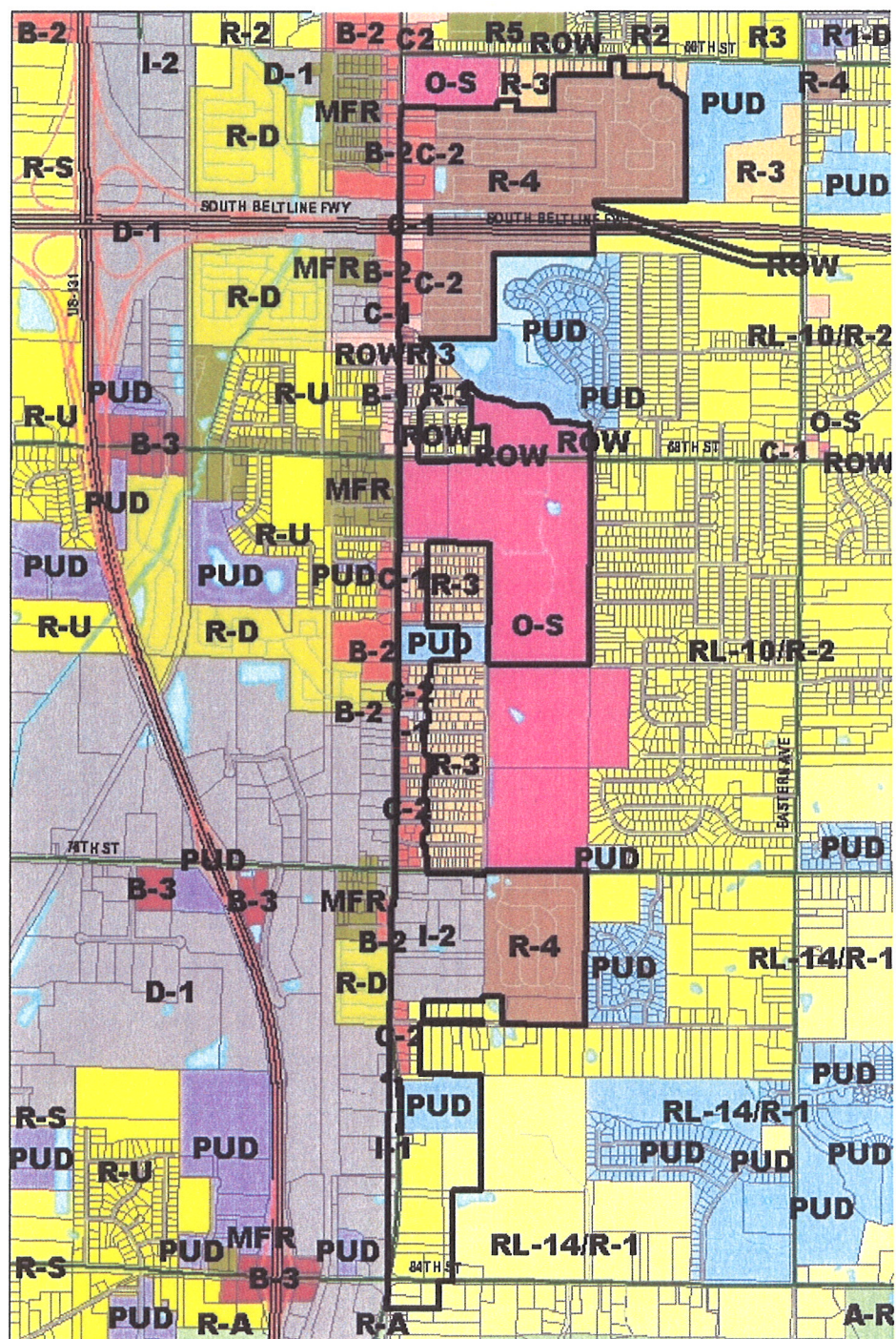
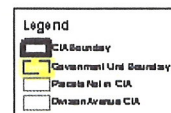


Figure 2 depicts the existing zoning districts for the development area.

Figure 2



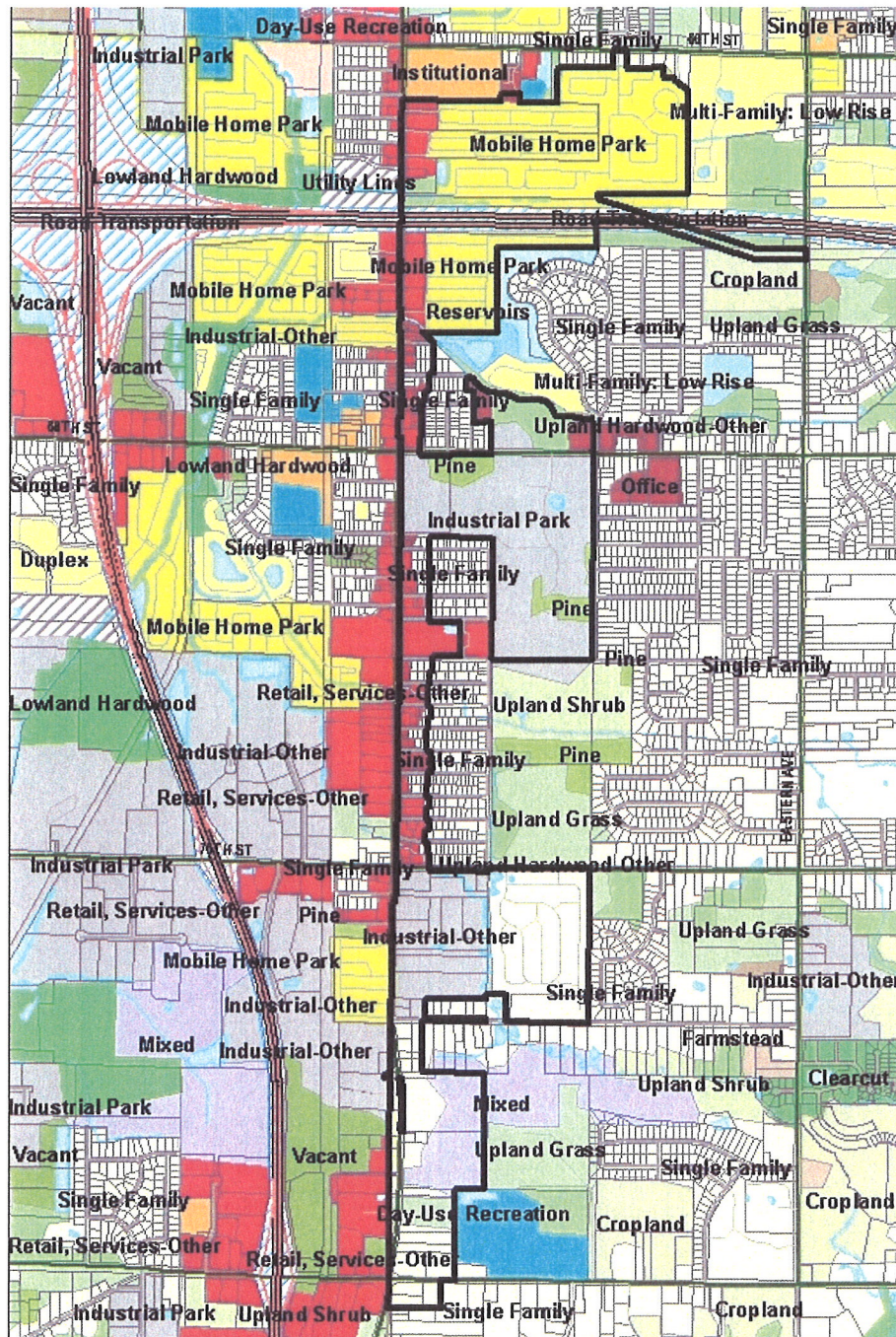
Division Avenue Corridor Improvement Authority (CIA)
December 11, 2006



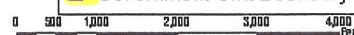
0 500 1000 2000 3000 4000 Feet

Figure 3 depicts the location, character, and extent of the existing categories of public and private land uses for the development area, including residential, recreational, commercial, industrial, educational, and other uses.

Figure 3



Division Avenue Corridor Improvement Authority (CIA)
December 11, 2006



A majority of the properties within the Development District have a commercial or industrial zoning designation. Other zoning designations within the Development District include single family residential, multi-family residential, planned unit development, office service, and industrial. The below images, taken on May 18, 2007, provide an example of the variety of uses contained within the Development District.

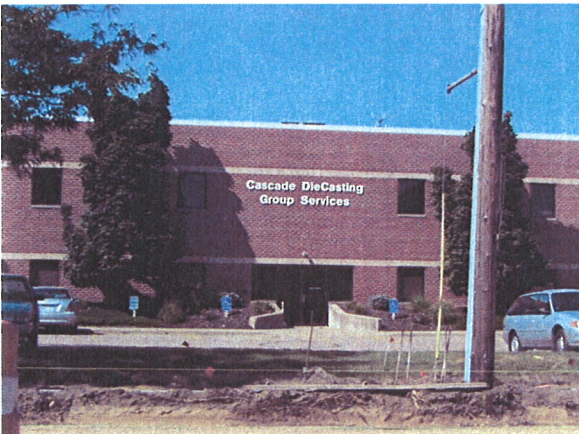
Commercial Examples



Residential Examples



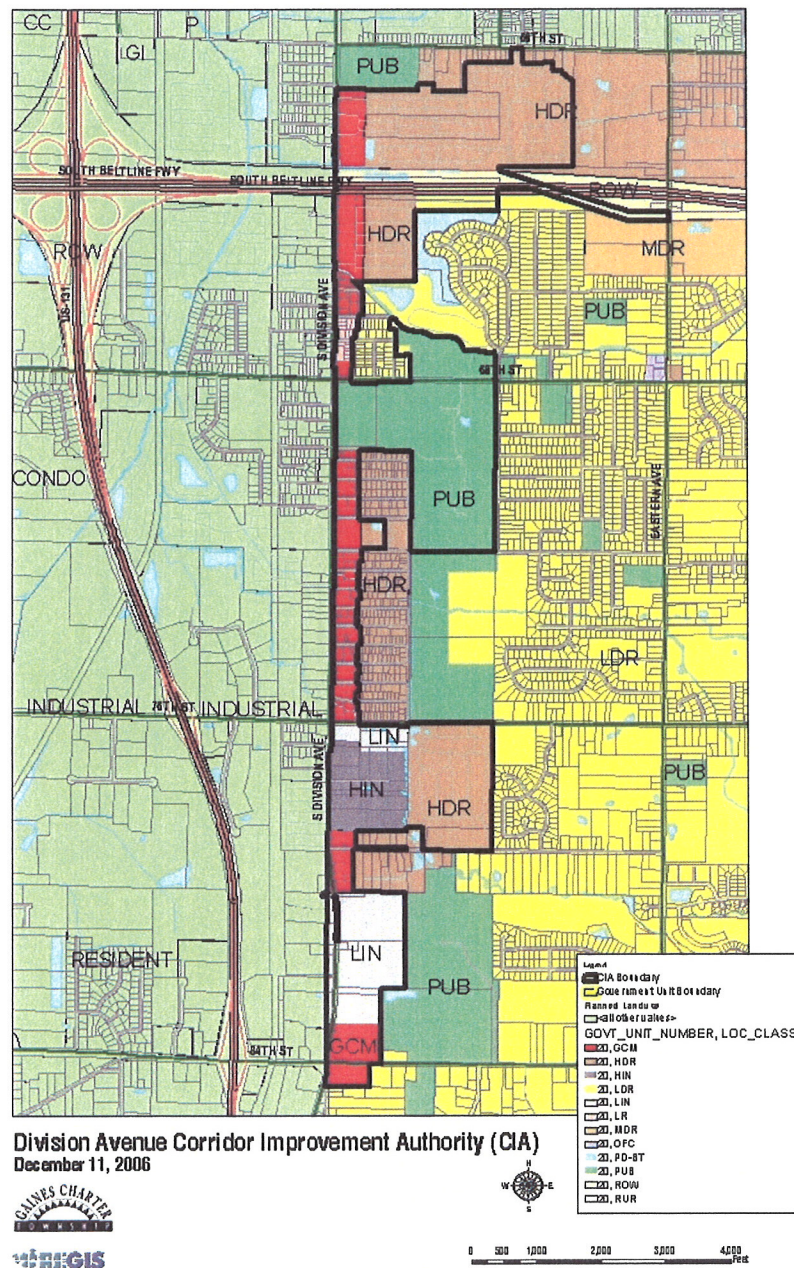
Industrial Examples



D. Proposed Zoning Changes or Changes in Street, Traffic Flow or Utilities

Figure 4 depicts the location, character, and extent of the proposed categories of public and private land uses for the development area, including residential, recreational, commercial, industrial, educational, and other uses.

Figure 4



At the time of the adoption of this Development Plan, no zoning changes are contemplated or required for redevelopment of property within the Development District.

However, in accordance with Act 280, the Township and the Authority reserve the right to make changes, if necessary, so as to accomplish the purposes set forth in Act 280 and this Plan, including improvements to intersections and streets to facilitate improved traffic flow and reduce vehicular and pedestrian conflicts, enhance the use of public transportation to, from and within the Development District, improve access to and facilities for parking, and increase facilities to encourage pedestrian and non-motorized access to and within the Development District.

E. Residential Uses and Number of Residents

Residential uses within the Development District consist of single family, two-family and multi-family housing. Multi-family housing consists of 2-, 3- and 4-plex units and mobile home parks. At the time of the adoption of this Plan, it is estimated that there are approximately 1,327 dwellings located in the Development District, with an estimated 3,440 persons residing within those dwellings within the Development District.

There is no plan to displace or relocate residents from the Development District as part of the Development Plan and as such, the Authority has not adopted a plan for establishing priority in the relocation of residents or costs associated with such relocation. If relocation is necessary during the term of this Plan, the Authority will amend the Plan to include those requirements set forth in Act 280, including the preparation of a plan for compliance with Act 149 of the Public Acts of Michigan of 1911, as amended.

F. Description of Proposed Improvements

The following is a description of the general improvements the Authority plans to undertake, with respect to the Development District:

1. **Traffic Access Improvements.** Street widening and/or reconfiguration; replacement of curb and gutter, reconfiguration of curb cuts; construction of acceleration and deceleration lanes; construction of boulevards and other street improvements; traffic signal replacement and relocation, installation of additional traffic signals where needed; arrange for cross-access easements between commercial properties to facilitate travel of vehicles and pedestrians between properties without having to use the public street to gain access to nearby properties.
2. **Street Intersection Improvements.** Improvement of street intersections to enhance safety, traffic circulation and pedestrian use, including turning lanes, crosswalks, intersection signage and other improvements.
3. **Pedestrian Access Improvements.** Construction of new sidewalks, reconstruction of existing sidewalks; revision or relocation of pedestrian crossings to minimize conflicts between vehicles and pedestrians; other improvements to enhance pedestrian use, including access by pedestrians to and from the Development District. Acquisition, operation and maintenance of snow removal equipment to clear snow from sidewalks within the Development District to facilitate pedestrian access in winter months.

4. **Utility Improvements.** Removal of existing power poles and electric and telephone lines; relocation of existing electric, telephone and cable television lines underground; other utility improvements to enhance utility services and improve the overall appearance of the Development District.

5. **Streetscape Improvements and Maintenance.** Installation of new and replacement of existing landscaping; develop regular scheduling of maintenance of new and existing landscaping and other streetscape improvements; installation of street furniture, trash receptacles, decorative street lighting and directional signage.

6. **Parking Improvements.** Installation of new off-street parking lots and other parking facilities; redesign and reconstruction of existing parking facilities, including paving, curb and gutter, storm sewers, lighting, signage; improvement of landscaping in and around off-street parking areas, including design and construction of landscaped islands; arrangements for connecting driveways between off-street parking areas on adjacent properties. Development and implementing of a schedule for the maintenance of off-street parking areas, parking lot entrances and exists, parking lot signage and other measures to maintain the appearance and convenience of off-street parking areas.

7. **Storm Water Management.** Design and construction of storm sewers, detention and retention basins, storm water runoff areas and other means of handling and disbursing storm water runoff; revision and improvement of existing storm water management facilities.

8. **Landscaping.** Installation of new tree, shrub and flower plantings and irrigation systems; removal and replacement of landscaping; add landscaped areas to portions of Development District not currently landscaped, such as entry points into the district.

9. **Site Acquisition and Redevelopment.** Acquisition of existing lands and buildings that are currently under utilized or abandoned; design and construction of infrastructure improvements necessary to serve such properties and buildings; other measures and improvements to facilitate redevelopment and/or resale of under utilized or abandoned properties and buildings.

10. **Entrances to Development District.** Design, installation, construction and maintenance of entrance areas and entrance points within the Development District, so as to identify the Division Avenue corridor and to direct and encourage vehicular and pedestrian traffic to and from land uses within the district. Additional signage may include director signs, for various businesses, identification of various segments of the corridor, lighting of such signage and landscaping associated with it; design and installation of other entry-point features to assist in identifying the corridor and to promote public awareness of the corridor as a destination for shopping and other commercial activity.

11. **Public Transportation Access Improvements.** Construction and/or improvement of new and existing facilities to bring shoppers to the Division Avenue corridor and to enable residents to travel to and from work within the corridor. Such transportation facilities could include among other things, the study and partial

participation in the implementation of additional access to/from the corridor along US-131 and M-6; new lighted and comfortable bus stop stands for bus system patrons; reconstruction and reconfiguration of approaches to bus stops to facilitate safe entry to and exit from buses at bus stops; enhancement of structures and bus stops to facilitate access to public transportation for persons with disabilities; and coordinated signage within the Development District to highlight public transportation access points and facilities.

12. Storefront Architectural Enhancement. Development and implementation of a program to review and study the architectural style and appearance of building façades within the Development District and to work toward the development and implementing of a comprehensive architectural style and building-façade appearance for existing and new buildings within the district, so as to promote and develop an aesthetically pleasing architectural design of structures in and along the corridor. Such efforts would also include the developing and implementing of schedules for maintaining building façades, entrances and building signage, including the removal of graffiti and other unsightly damage to building walls and other structures within the district.

13. Uniform Advertising and Signage Standards. Development and implementation of uniform standards for signage and other means of advertising and promoting the uses within the Development District, including among other things, the development and use of a recognizable logotype for the district.

14. Development of Small Park Areas. Design, construction and maintenance of small park areas, such as pocket parks, within the Development District to enhance the pedestrian experience, to interrupt the large extent of concrete and asphalt and to enhance the overall appearance of the Division Avenue corridor.

15. Non-motorized Trails. The development of plans for, and the design and construction of, non-motorized trails to and from the Division Avenue corridor, for pedestrian and other non-motorized use, such as bicycle trails. Acquire and maintain bike racks. Street-widening or other street improvements so as to accommodate cyclist traffic within street rights-of-way. Other measures for connecting non-motorized trails with commercial and public uses, such as pocket parks.

16. Enhancement of Existing Public Facilities and Services. Improvements of publicly owned facilities within the Development District which augment private commercial uses by encouraging vehicle or pedestrian traffic within and to and from the district; the providing of improved police, fire or emergency services; improvement of public utilities; improvement of bus services; the development of security services for public and private uses; the providing of services for the continues good appearance of the district, such as street sweeping, landscape maintenance and the like.

17. Other Improvements and Services. The planning for, design and implementing of other improvements and services in and for the Development District, to carry out and enhance the goals and purposes of the Development Plan.

G. Disposal, Conveyance or Acquisition of Interests in Real Property

At the time of the adoption of this Plan, the Authority does not propose to either: (a) acquire from or convey to the Townships any real property located within the Development District; or (b) lease, sell or convey any property to private entities or individuals. In the event that the Authority determines that it is in the best interest of the Authority and/or the Township to dispose, convey or acquire interests in real property in the Development District in furtherance of the achievement of the purposes set forth in this Plan and Act 280, the Plan will be amended by the Authority in accordance with Act 280 and such amendment will set forth the means by which such property interests will be disposed of, conveyed or acquired and any bidding procedures to be used for the lease, purchase or sale of such property interests.

H. Development Cost Estimates and Financing

The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan as set forth in Section I.F. above, and to be undertaken and financed by the Authority, is estimated to be **\$2,400,000**, which includes administrative expenses, reimbursement of preliminary costs incurred by the Township to establish the Authority, and contingencies.

A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth below.

Items *	Total **	Projected Construction Schedule *
Division Avenue – 60th to 68th		2008 - 2017
Repayment of MDOT/KCRC Streetscaping	\$275,000	
Public Transit Enhancements	\$60,000	
Sidewalk Installation/Improvements	\$25,000	
Entry Sign/Wall	\$15,000	
Traffic Signal and Utility Improvements	\$130,000	
Sub-Total	\$505,000	
Contingency (20%)	\$101,000	
Total	\$606,000	
Division Avenue – 68th to 76th		2008 - 2022
Repayment of MDOT/KCRC Streetscaping	\$275,000	
Public Transit Enhancements	\$60,000	
Sidewalk Installation/Improvements	\$25,000	
Traffic Signals and Utility Improvements	\$130,000	
Sub-Total	\$490,000	
Contingency (20%)	\$98,000	
Total	\$588,000	

Division Avenue – 76th to 84th		2008 - 2028
Streetscaping (pavers, landscaping, benches,etc)	\$300,000	
Public Transit Enhancements	\$60,000	
Traffic Signal and Utility Improvements	\$130,000	
Sidewalk Installation/Improvements	\$120,000	
Sub-Total	\$610,000	
Contingency (20%)	\$122,000	
Total	\$732,000	

Additional Improvements

Item *	Total**	Projected Construction Schedule*
Development, implementation, updating and modification of marketing plan for a corridor “identity”	\$45,000	2009 – 2010
Joint Land Use Plan between Byron Township and Gaines Charter Township	\$25,000	2010 – 2011
Development of Architectural and Signage Standards	\$30,000	2011 – 2012
Streetscape/Sidewalk Maintenance Fund	\$15,000	2008 – 2028
Building Façade Improvement Program	\$124,000	2008 – 2028
Contribution to community events in the Cutlerville area	\$20,000	2008 – 2028
Housing Rehabilitation Fund	\$75,000	2008 – 2028
Study and Promotion of Transportation Improvements	\$15,000	2008 – 2028
Real property acquisition for park, non-motorized and pedestrian access, and parking improvements	\$125,000	2008 – 2028
Total of Additional Improvements	\$474,000	
Total all phases, projects and improvements	\$2,400,000	

* The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority Board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 280.

** Estimated cost for item may be increased or decreased by the Authority Board without amending this Plan based upon then-current pre-construction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids.

All operating and planning expenditures of the Authority and the Township, as well as all advances extended by or indebtedness incurred by the Township or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State and Federal Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the Township Board
- Proceeds of bonds issued by the Township
- Proceeds of bonds issued by the Authority, including revenue bonds or tax increment bonds

The proceeds to be received from tax increment revenues in the Development District plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan.

I. Schedule to Evaluate the Effectiveness of the Plan

Annually and with the preparation of the Authority's budget, the Authority Board shall review the Development Plan, and examine the projects undertaken in the current year and those projects planned for the next fiscal year to assess whether the Authority is making progress with respect to achieving the objectives of the Development Plan and Act 280. Further, the Authority Board shall establish and review priorities for major improvements to be undertaken within the next three years within the Development District.

Every five years, the Authority Board shall review the Development Plan, the Township's Master Plan, updated property value and tax capture information within the Development District, and any changes within the Development District to evaluate the effectiveness of the Development Plan and consider any possible amendments to the Development Plan or the Development District necessary to further accomplish the objectives of the Development Plan and Act 280.

J. Amendments to Plan

In accordance with Act 280, the Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the Township Board in accordance with the requirements of Act 280.

SECTION II

TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICTS

Tax increment financing, under Act 280, is a funding technique which employs the increase in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

A. Tax Increment Financing Procedures

The tax increment financing procedure as outlined in the Act requires the adoption by the Township by ordinance of a development plan and a tax increment financing plan. Following the adoption of that ordinance, the Township Treasurer and the County Treasurer are required by law to transmit to the Authority that portion of the tax levy of all taxing bodies paid each year of the "Captured Assessed Value," defined in Act 280 as the amount in any one year by which the current assessed value of the development area, including the assessed value of the property for which specific taxes are paid in lieu of property taxes, exceeds the "Initial Assessed Value" of the development district.

"Initial Assessed Value" is defined as the assessed value of all taxable property within the boundaries of the development district at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the Township for which equalization has been completed at the time the ordinance is adopted; provided, however, that the Initial Assessed Value of property subject to a specific tax is equal to the quotient of the specific tax paid divided by the ad valorem millage rate.

When the Authority determines that it is necessary for the purpose of Act 280, the Authority prepares and submits a tax increment financing plan to the Township Board. The plan must include a development plan as provided in Section 21 of the Act, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and shall be in compliance with Section 19 of the Act. The plan must contain a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the development district is located. The plan may provide for the use of part or all of the Captured Assessed Value, but the portion intended to be used by the Authority shall be clearly stated in the plan.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 22 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together.

Presented in Exhibit E is a schedule showing the historical growth in the state equalized value and the taxable value of the properties in the Development District and the Initial Assessed Value of all real and personal property in the Development District as finally equalized in May 2007.

B. Estimates of Captured Assessed Values and Tax Increment Revenues; Amount to be Captured

The schedules beginning in Exhibit F demonstrate the estimated dollar amounts of captured assessed value and tax increment revenues to be realized from projected increases in the assessed value during the next 20 years.

Increases in assessed values within a development area, which result in the generation of tax increment revenues, can result from any of the following:

1. Construction of new developments occurring after the date establishing the “initial assessed value.”
2. Construction of new rehabilitation, remodeling alterations, or additions occurring after the date establishing the “initial assessed value.”
3. Increases in property values which occur for any other reason.

C. Use of Tax Increment Revenue

Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the “Project Fund”) and used as they accrue annually in the following manner and with the following order of priority:

First, to pay the administrative, auditing, legal and operating costs of the Authority and the Township pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.

Second, to repay amounts advanced by the Township for project costs, including costs for preliminary plans, projects, fees, and for other professional services.

Third, to pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing and reimbursing the Township for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the “Project Reserve Fund”).

Fourth, to pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the Township Board in accordance with the Act.

In accordance with Act 280, and to the extent that the Authority and the Township deem it necessary and in the best interests of the Authority, the Development District, and the Township and its residents and property owners, the Authority may enter into (a) tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the Township Board determine to be most equitable for the Authority, the Development District and the Township, and (b) intergovernmental agreements necessary to accomplish the purposes set forth in Act 280 for the revitalization of the entire Division Avenue

corridor described in this Development Plan and Tax Increment Financing Plan, including those portions of Division Avenue located within both Gaines Charter Township and Byron Township.

D. Indebtedness to be Incurred

Revenues to support these costs shall be derived from any of the following sources, or a combination of these sources:

1. The issuance of one or more series of revenue bonds by the Authority which may be supported by a limited tax pledge if authorized by resolution of the Township Board or, if authorized by the voters of the Township, the unlimited tax, full faith and credit of the Township.
2. General obligation bonds of the Township, subject to approval of Township electors.
3. Tax increment bonds which are secured by tax increment revenue generated by and received from property within the Development District, or other revenues of the Authority.
4. Funds borrowed from the Township at rates and terms to be agreed upon or as set forth elsewhere in the Development Plan and Tax Increment Financing Plan.
5. Cash.

Tax collections expected to be generated by the captured assessed value of property within the Development District are expected to be adequate to provide for payment of principal and interest on bonds issued by the Authority or the Township, or funds borrowed from the Township.

The amounts of bonded indebtedness or indebtedness to be incurred by the Authority and/or the Township for all bond issues or loans, including payments of capitalized interest, principal and required reserve, shall be determined by the Township Board, upon the recommendations of the Authority.

While the Authority intends to pay for many of the improvements and projects identified in this Development Plan and Tax Increment Financing Plan on a “pay as you go” basis utilizing the resources identified in Section H of the Development Plan and Section D of this Tax Increment Financing Plan, consistent with Act 280 and this Tax Increment Financing Plan, the Authority reserves the right to issue the types of bonds specified in Act 280 and this Plan, in a principal amount not to exceed that which is necessary to undertake and complete the improvements and projects described in the Development Plan.

As of the adoption of this Plan, the maximum estimated principal amount of bonded indebtedness which may be issued during the term of this Development Plan and Tax Increment Financing Plan is approximately **\$2,400,000**, including preliminary costs, project costs and financing expenses.

E. Duration of Program

The duration of this Tax Increment Finance Plan is 20 years.

F. Estimated Impact on all Taxing Jurisdictions

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Exhibits F demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value, the resulting tax increment revenues to be generated during the life of the Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

As of the date of the adoption of this Development Plan and Tax Increment Financing Plan, the County and the Kent District Library have adopted and filed resolutions “opting out” of the Plan. The tables in Exhibit F reflect that no millage levied by those taxing jurisdictions is subject to capture by the Authority. However, consistent with Act 280 and this Plan, the Authority may capture millage if the Authority, the Township and the taxing jurisdiction enter into a tax sharing agreement.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several taxing bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

EXHIBIT A

**ORDINANCE NO. 07.MAR.01.DIVISION AVENUE CIA (Creating Division Avenue
Corridor Improvement Authority), ADOPTED MAY 14, 2007**

**CHARTER TOWNSHIP OF GAINES
KENT COUNTY, MICHIGAN**

At a regular meeting of the Township Board of the Charter Township of Gaines, held in the Township Hall, 8555 Kalamazoo Avenue, S.E., Caledonia, Michigan, on the 14th day of May, 2007, at 7:00 p.m.

PRESENT: Members: Hilton, Pieters, Osterink, Giarmo, Fryling, Haagsma, VanLaan

ABSENT: Members: None

The following ordinance was offered by Member Pieters and supported by Member Giarmo.

ORDINANCE NO. 07-MAR. DIVISION AVENUE CIA

**AN ORDINANCE OF THE CHARTER TOWNSHIP OF GAINES TO CREATE
AND PROVIDE FOR THE OPERATION OF A CORRIDOR IMPROVEMENT
AUTHORITY AND DESIGNATE THE BOUNDARIES OF THE DEVELOPMENT
AREA WITHIN WHICH THE AUTHORITY SHALL EXERCISE ITS POWERS
IN ACCORDANCE WITH ACT 280 OF THE PUBLIC ACTS OF THE
STATE OF MICHIGAN OF 2005**

THE CHARTER TOWNSHIP OF GAINES ORDAINS:

Section 1. Purpose and Intent. The Township Board of the Township (the “Township Board”) is strongly committed to the revitalization and redevelopment of commercial properties that have historically developed along the Township’s major arterial roadways (“commercial corridors”). The Township Board believes that revitalization and redevelopment of existing commercial corridors in maturing communities is preferable to the negative effects associated with the continual consumption of vacant land for commercial purposes in growth communities. There presently exist within the Township commercial corridors which could greatly benefit from the new Corridor Improvement Authority Act, Public Act 280 of 2005 (the “Act”), through analysis, short and long-term planning, construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, and reconstruction of buildings and facilities. Tax incremental financing is one of many tools available to finance these activities under the Act. The Township Board, having heard and

considered testimony regarding the public need and potential benefits that are to be realized through the Act and having determined that it is necessary for the best interests of the public to redevelop and promote economic growth within commercial corridors, resolves to proceed with the creation and provide for the operation of a corridor improvement authority (“Authority”) within the Township pursuant to and in accordance with the provisions of the Act.

Section 2. Title. This Ordinance shall be known as “Division Avenue Corridor Improvement Authority Ordinance.”

Section 3. Creation of Authority. There is created pursuant to the Act a corridor improvement authority for the Township. The authority shall be known and exercise its powers under the name “Division Avenue Corridor Improvement Authority of the Charter Township of Gaines” (the “Authority”). The Authority shall possess all of the powers provided within this Ordinance and the Act. The enumeration of a power in this Ordinance or in the Act shall not be construed as a limitation upon the general powers of the Authority.

Section 4. Board. The Authority shall be under the supervision and control of a seven member board of directors (the “Authority Board”) consisting of the Supervisor or his or her designee and six members who shall be appointed by the Supervisor, subject to approval by the Township Board. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area. The Authority Board shall elect a chairperson from among its members. Of the members first appointed, two members shall be appointed for a term of one year, two members for a term of two years, one member for a term of three years, and one member for a term of four years. After the initial appointment terms, each member appointed in the manner provided by this section shall serve

for a term of four years. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Supervisor for the unexpired term only. After having been given notice and an opportunity to be heard, a member of the Authority Board may be removed for cause by the Township Board. Members of the Authority Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses.

Section 5. Designation of Development Area. The Authority shall exercise its powers within the "Development Area," designated as the real property particularly described on Exhibit A, and as depicted in the map on Exhibit B, attached hereto and made a part hereof, subject to such amendments as may be made in accordance with this Ordinance and the Act. Exhibits A and B shall be available for inspection at the Office of the Township Clerk during normal business hours.

Section 6. Open Meetings Act. The proceedings and rules of procedure of the Authority Board are subject to the Open Meetings Act, Public Act 267 of 1976, MCL 15.261 to 15.275, as amended. The Authority Board shall adopt rules governing its procedure and the holding of regular meetings, subject to the approval of the Township Board. Special meetings may be held if called in the manner provided in the approved rules of procedure.

Section 7. Freedom of Information Act. A writing prepared, owned, used, in the possession of, or retained by the Authority Board in the performance of an official function is subject to the Freedom of Information Act, Public Act 442 of 1976 of 1976, MCL 15.231 to 15.246, as amended. All expense items of the Authority publicized monthly and the financial records shall always be open to the public.

Section 8. Filing Ordinance with Secretary of State; Publication. The Corridor Improvement Authority Ordinance and any amendments and exhibits shall be filed with the

Secretary of State promptly after adoption and shall be published at least once in a newspaper of general circulation within the Township.

Section 9. Approval of Budget. The Authority Board shall prepare annually a budget, in the same manner and containing the same information required of all other Township departments, and shall submit it to the Township Board for approval. The Authority Board shall not adopt a budget for any fiscal year until the Township Board has approved the budget. Unless authorized by the Township Board, funds of the Township shall not be included in the budget of the Authority. The Township may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the Authority, other than those committed, which shall be paid annually by the Authority Board pursuant to an appropriate item in its budget.

Section 10. Dissolution. Upon completion of its purposes for which it was organized, the Authority shall be dissolved by ordinance of the Township Board. The property and assets of the Authority remaining after the satisfaction of the obligations of the Authority shall revert to the Township.

Section 11. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

Section 12. Publication. This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

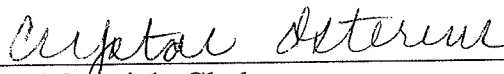
AYES: Members: Hilton, Pieters, Osterink, Giarmo, Fryling, Haagsma, VanLaan

NAYS: Members: None

ORDINANCE DECLARED ADOPTED.



Donald R. Hilton, Sr., Supervisor
Charter Township of Gaines



Crystal Osterink, Clerk
Charter Township of Gaines

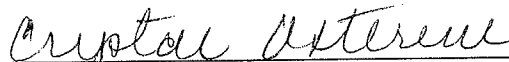
First Reading: December 11, 2006

Second Reading: May 14, 2007

Ordinance Becomes Effective: May 29, 2007

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Gaines at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.



Crystal Osterink, Clerk
Charter Township of Gaines

EXHIBIT A

LIST OF PARCELS INCLUDED WITHIN THE DIVISION AVENUE CORRIDOR IMPROVEMENT AUTHORITY DISTRICT DEVELOPMENT AREA

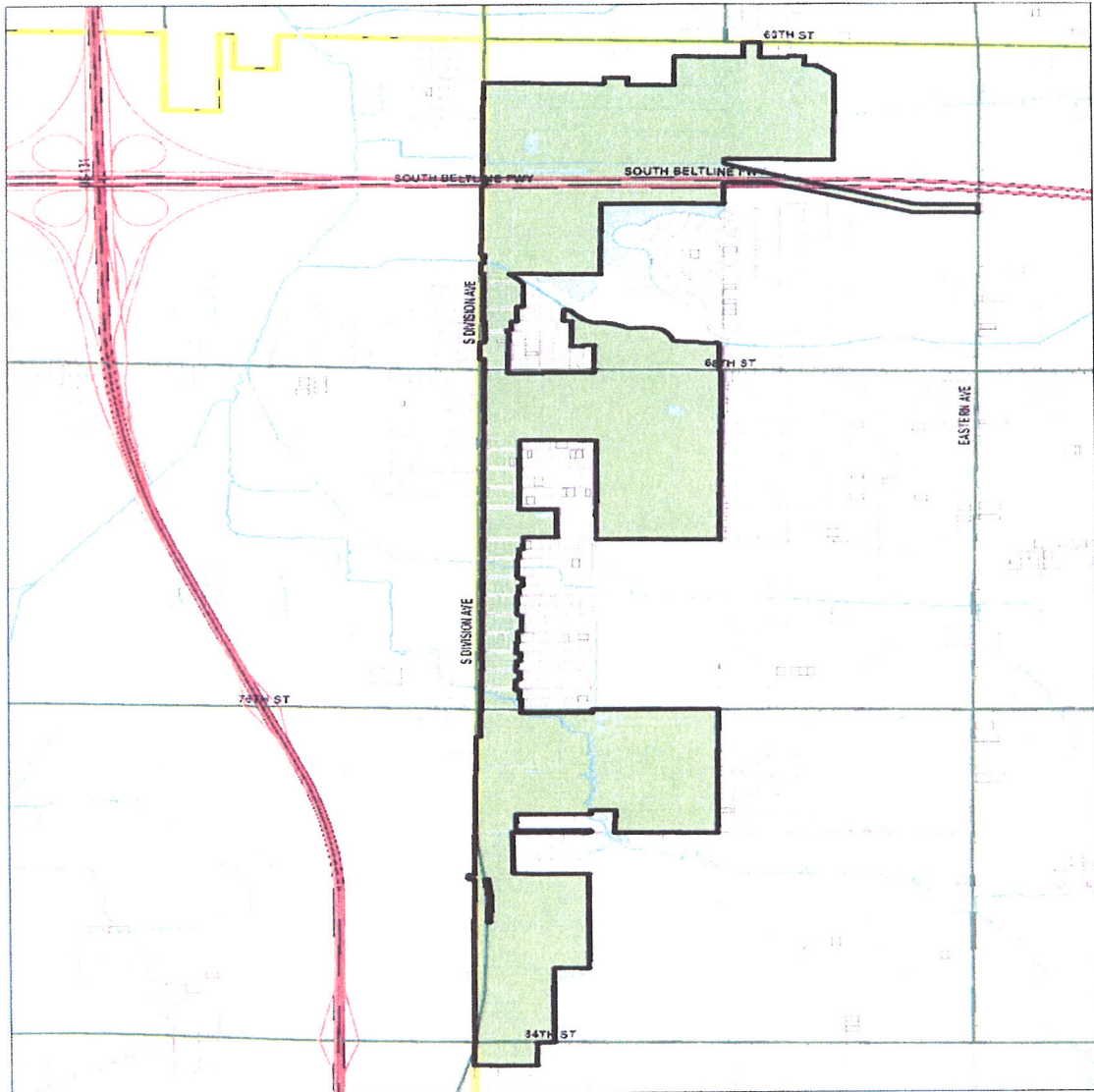
The lands included in the proposed District are described as follows:

41-22-06-100-011	41-22-06-376-005	41-22-07-304-007	41-22-18-165-001	41-22-18-303-026
41-22-06-100-013	41-22-06-376-010	41-22-07-304-008	41-22-18-165-002	41-22-18-303-027
41-22-06-100-020	41-22-07-101-002	41-22-07-304-020	41-22-18-165-004	41-22-18-303-028
41-22-06-100-025	41-22-07-101-003	41-22-07-304-041	41-22-18-165-005	41-22-18-303-029
41-22-06-100-028	41-22-07-101-004	41-22-07-304-043	41-22-18-165-013	41-22-18-303-030
41-22-06-100-033	41-22-07-101-005	41-22-07-304-044	41-22-18-165-014	41-22-18-303-031
41-22-06-100-044	41-22-07-126-006	41-22-07-305-006	41-22-18-165-015	41-22-18-303-032
41-22-06-100-045	41-22-07-126-009	41-22-07-305-024	41-22-18-165-016	41-22-18-303-033
41-22-06-100-046	41-22-07-151-006	41-22-07-305-025	41-22-18-165-017	41-22-18-303-034
41-22-06-100-053	41-22-07-151-007	41-22-07-305-026	41-22-18-300-001	41-22-18-303-035
41-22-06-100-054	41-22-07-151-008	41-22-07-305-043	41-22-18-300-003	41-22-18-303-036
41-22-06-100-055	41-22-07-151-023	41-22-07-305-050	41-22-18-300-004	41-22-18-303-037
41-22-06-200-061	41-22-07-151-024	41-22-07-305-054	41-22-18-300-005	41-22-18-303-038
41-22-06-301-018	41-22-07-151-025	41-22-07-351-006	41-22-18-300-007	41-22-18-303-039
41-22-06-301-020	41-22-07-151-026	41-22-07-351-007	41-22-18-300-008	41-22-18-303-040
41-22-06-301-021	41-22-07-151-042	41-22-07-351-008	41-22-18-300-012	41-22-18-303-041
41-22-06-301-026	41-22-07-152-001	41-22-07-351-009	41-22-18-300-013	41-22-18-303-042
41-22-06-301-027	41-22-07-152-002	41-22-07-351-010	41-22-18-300-014	41-22-18-303-043
41-22-06-302-001	41-22-07-152-003	41-22-07-351-023	41-22-18-300-015	41-22-18-303-044
41-22-06-302-002	41-22-07-152-004	41-22-07-351-026	41-22-18-300-016	41-22-18-303-045
41-22-06-302-003	41-22-07-152-015	41-22-07-351-049	41-22-18-300-022	41-22-18-303-046
41-22-06-302-004	41-22-07-152-016	41-22-07-351-061	41-22-18-300-023	41-22-18-303-047
41-22-06-302-005	41-22-07-153-008	41-22-07-352-010	41-22-18-300-024	41-22-18-303-048
41-22-06-302-006	41-22-07-153-009	41-22-07-352-030	41-22-18-300-025	41-22-18-303-049
41-22-06-302-007	41-22-07-153-027	41-22-07-352-060	41-22-18-300-026	41-22-18-303-050
41-22-06-351-002	41-22-07-153-058	41-22-07-352-062	41-22-18-300-027	41-22-18-303-051
41-22-06-351-004	41-22-07-153-060	41-22-07-353-009	41-22-18-300-031	41-22-18-303-052
41-22-06-351-005	41-22-07-153-061	41-22-07-353-050	41-22-18-300-032	41-22-18-303-053
41-22-06-351-006	41-22-07-154-001	41-22-07-353-055	41-22-18-300-033	41-22-18-303-054
41-22-06-351-007	41-22-07-301-003	41-22-07-353-058	41-22-18-300-034	41-22-18-303-055
41-22-06-351-008	41-22-07-301-005	41-22-07-354-027	41-22-18-300-035	41-22-18-303-056
41-22-06-351-009	41-22-07-301-022	41-22-07-354-045	41-22-18-303-001	41-22-18-303-057
41-22-06-351-010	41-22-07-301-042	41-22-07-354-046	41-22-18-303-002	41-22-18-303-058
41-22-06-351-012	41-22-07-301-043	41-22-07-354-056	41-22-18-303-003	41-22-18-303-059
41-22-06-351-013	41-22-07-301-045	41-22-07-354-057	41-22-18-303-004	41-22-18-303-060
41-22-06-351-014	41-22-07-301-046	41-22-07-354-058	41-22-18-303-005	41-22-18-303-061
41-22-06-351-015	41-22-07-301-048	41-22-07-354-059	41-22-18-303-006	41-22-18-303-062
41-22-06-351-020	41-22-07-301-056	41-22-07-354-060	41-22-18-303-007	41-22-18-303-063
41-22-06-351-021	41-22-07-302-001	41-22-18-101-005	41-22-18-303-008	41-22-19-100-001
41-22-06-352-001	41-22-07-302-010	41-22-18-101-006	41-22-18-303-009	41-22-19-100-002
41-22-06-352-002	41-22-07-302-044	41-22-18-101-008	41-22-18-303-010	41-22-19-100-091

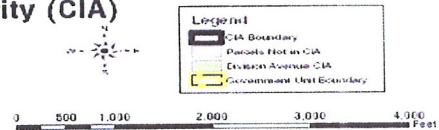
41-22-06-352-003	41-22-07-302-047	41-22-18-101-009	41-22-18-303-011
41-22-06-352-004	41-22-07-302-060	41-22-18-101-011	41-22-18-303-012
41-22-06-352-016	41-22-07-302-063	41-22-18-101-012	41-22-18-303-013
41-22-06-352-026	41-22-07-303-007	41-22-18-101-016	41-22-18-303-014
41-22-06-352-027	41-22-07-303-025	41-22-18-101-020	41-22-18-303-015
41-22-06-352-029	41-22-07-303-028	41-22-18-101-023	41-22-18-303-016
41-22-06-353-001	41-22-07-303-048	41-22-18-101-024	41-22-18-303-017
41-22-06-353-008	41-22-07-303-051	41-22-18-101-025	41-22-18-303-018
41-22-06-353-009	41-22-07-303-052	41-22-18-101-026	41-22-18-303-019
41-22-06-353-010	41-22-07-303-056	41-22-18-126-003	41-22-18-303-020
41-22-06-353-011	41-22-07-303-064	41-22-18-126-004	41-22-18-303-021
41-22-06-353-012	41-22-07-304-003	41-22-18-155-002	41-22-18-303-022
41-22-06-353-013	41-22-07-304-004	41-22-18-155-003	41-22-18-303-023
41-22-06-353-024	41-22-07-304-005	41-22-18-155-011	41-22-18-303-024
41-22-06-353-027	41-22-07-304-006	41-22-18-155-012	41-22-18-303-025

EXHIBIT B

MAP OF DEVELOPMENT AREA



Division Avenue Corridor Improvement Authority (CIA)
December 11, 2006





STATE OF MICHIGAN
TERRI LYNN LAND, SECRETARY OF STATE
DEPARTMENT OF STATE
LANSING

May 23, 2007

Gaines Charter Township
Crystal Osterink, Clerk
8555 Kalamazoo Ave. SE
Caledonia, MI 49316

Dear Ms. Osterink:

On behalf of Secretary of State Terri Lynn Land, this letter will acknowledge receipt and filing on May 18, 2007, with the Office of the Great Seal, Michigan Department of State, of an Ordinance to create and provide for the operation of a Corridor Improvement Authority in accordance with Act 280 of the Public Acts of 2005.

Sincerely,

A handwritten signature in cursive script that reads "Joanie Kolick".

Joanie Kolick
Office of the Great Seal
517-(335-0718)

CERTIFICATE OF FILING WITH MICHIGAN SECRETARY OF STATE

I, Daniel Noe, am employed by Mika Meyers Beckett Jones PLC, and hereby certify that at the direction of Don R. Hilton, Sr., Supervisor of the Charter Township of Gaines, I filed on Friday, May 18, 2007, at 11:35 a.m., in the Office of the Great Seal of the Michigan Secretary of State, a true copy of Ordinance No. 07-Mar. Division Avenue CIA, an Ordinance to Create and Provide for the Operation of a Corridor Improvement Authority and Designate the Boundaries of the Development Area within which the Authority shall Exercise its Powers in Accordance with Act 280 of the Public Acts of the State of Michigan of 2005.

Dated: May 18, 2007



Daniel Noe

h:\men\cln\gaines\division ave\filling cert.sos.doc

OFFICE OF THE GREAT SEAL

98-1117 917 1117

DEPT. OF STATE
MICHIGAN

EXHIBIT B
LEGAL DESCRIPTION OF PROPERTIES INCLUDED WITHIN THE
DEVELOPMENT DISTRICT

Parcel No.	Legal Description
41-22-06-100-011	W 435.6 FT OF S 204.25 FT OF N 1073.75 FT OF NWFRL 1/4 * SEC 6 T5N R11W 2.04 A
41-22-06-100-013	S 345.25 FT OF N 1419 FT OF NWFRL 1/4 * SEC 6 T5N R11W 19.28 A
41-22-06-100-020	N 125.0 FT OF S 324.75 FT OF W 300.0 FT OF NWFRL 1/4 * SEC 6 T5N R11W 0.86 A.
41-22-06-100-025	N 120 FT OF S 962.25 FT OF W 300 FT OF NW FRL 1/4 * SEC 6 T5N R11W 0.83 A.
41-22-06-100-028	PART NWFRL 1/4 COM 1919.5 FT S ALONG W SEC LINE FROM NW COR OF SEC TH E 2489.7 FT TO N&S 1/4 LINE AT A PT 1894.4 FT S FROM N 1/4 COR TH S ALONG N&S 1/4 LINE 132.0 FT TH W 2490.06 FT TO A PT ON W SEC LINE WHICH IS 132.0 FT S FROM BEG TH N 132.0 FT TO BEG ALSO PART OF N 1/2 S 1/4 NE 1/4 COM 1126.45 FT N 72D 55M 45S W FROM A PT ON E&W 1/4 LINE WHICH IS 660 FT S 89D 55M 15S W FROM E 1/4 COR TH N 72D 55M 45S W 966.95 FT TO A PT ON N&S 1/4 LINE WHICH IS 1894.4 FT S 0D 09M 15S E FROM N 1/4 COR TH S 0D 09M 15S E ALONG N&S 1/4 LINE 285.13 FT TO A PT WHICH IS 332.12 FT N 0D 09M 15S W FROM CEN OF SEC TH N 89D 55M 00S E 923.44 FT TO BEG ALSO PART OF NE 1/4 COM 660.0 FT S 89D 55M 15S W ALONG E&W 1/4 LINE FROM E 1/4 COR TH S 89D 55M 15S W 447.64 FT TH N 72D 55M 45S W 1126.35 FT TO N LINE OF S 1/2 S 1/2 S 1/2 NE 1/4 TH N 89D 55M 00S E ALONG N LINE OF S 1/2 S 1/2 S 1/2 NE 1/4 447.54 FT TH S 72D 55M 45S E 1126.45 FT TO BEG ALSO PART SE 1/4 COM AT E 1/4 COR TH S 0D 00M 45S W ALONG E SEC LINE 132.0 FT TH S 89D 55M 15S W PAR WITH E&W 1/4 LINE 679.7 FT TH N 72D 55M 45S W 447.64 FT TO E&W 1/4 LINE TH N 89D 55M 15S E 1107.64 FT TO BEG * SEC 6 T5N R11W 16.66 A.
41-22-06-100-033	PART NWFRL 1/4 COM 655.85 FT N 0D 00M ALONG W SEC LINE FROM W 1/4 COR TH S 89D 56M 35S E 433.0 FT PAR WITH E&W 1/4 LINE TH N 0D 00M 456.33 FT TO S LINE OF N 1419.0 FT OF NWFRL 1/4 TH N 89D 23M 56S W ALONG SD S LINE TO W SEC LINE TH S 0D 00M TO BEG EX N 120 FT OF S 306.40 FT OF W 300 FT THEREOF * SEC 6 T5N R11W 3.71 A.
41-22-06-100-044	W 700 FT OF FOL DESC - PART OF NWFRL 1/4 COM 2051.5 FT S ALONG W SEC LINE FROM NW COR OF SEC TH E 2490.06 FT TO A PT ON N&S 1/4 LINE 2026.40 FT S FROM N 1/4 COR TH S 486.21 FT TO CEN OF SEC TH W ALONG E&W 1/4 LINE 2490.40 FT TO W 1/4 COR TH N ALONG W SEC LINE 483.50 FT TO BEG EX S 20 A. * SEC 6 T5N R11W 2.15 A.
41-22-06-100-045	PART OF NWFRL 1/4 COM 2051.5 FT S ALONG W SEC LINE FROM NW COR OF SEC TH E 2490.06 FT TO A PT ON N&S 1/4 LINE 2026.40 FT S FROM N 1/4 COR TH S 486.21 FT TO CEN OF SEC TH W ALONG E&W 1/4 LINE 2490.40 FT TO W 1/4 COR TH N ALONG W SEC LINE 483.50 FT TO BEG EX S 20 A. & EX W 700 FT OF REMAINDER * SEC 6 T5N R11W 5.57 A.
41-22-06-100-046	N 176.45 FT OF S 199.75 FT OF W 300.0 FT OF NWFRL 1/4 * SEC 6 T5N R11W 1.22 A
41-22-06-100-053	S 30 FT OF N 709.5 FT OF E 807.40 FT OF W 1/2 NWFRL 1/4 ALSO W 240 FT OF S 125 FT OF N 709.5 FT OF E 1/2 NWFRL 1/4 ALSO PART OF NWFRL 1/4 COM 694.5 FT S ALONG W LINE OF E 10 A. OF N 709.5 FT OF NWFRL 1/4 FROM N SEC LINE TH S ALONG SD W LINE TO S LINE OF N 709.5 FT OF NWFRL 1/4 TH W ALONG SD S LINE TO A PT 240 FT E FROM W LINE OF E 1/2 OF N 709.5 FT OF NWFRL 1/4 TH N 15 FT TH E TO BEG ALSO S 15 FT OF FOL DESC - W 90 FT OF E 10 A. OF N 709.5 FT OF NWFRL 1/4 ALSO S 364.25 FT OF N 1073.75 FT OF NWFRL 1/4 EX N 100 FT OF W 435.6 FT & EX S 204.25 FT OF W 435.6 FT * SEC 6 T5N R11W 18.71 A.
41-22-06-100-054	S 30.0 FT OF N 709.5 FT OF W 1/2 NWFRL 1/4 EX E 807.40 FT ALSO S 100.0 FT OF N 809.5 FT OF W 435.6 FT OF NWFRL 1/4 * SEC 6 T5N R11W 1.35 A
41-22-06-100-055	THAT PART OF FOL DESC LYING NLY OF A LINE COM 141.185 FT N 0D 44M 23S E ALONG W SEC LINE FROM W 1/4 COR TH S 89D 18M 24S E 2490.13 FT TO POINT OF ENDING OF SD LINE - S 20 A. OF NWFRL 1/4 EX S 324.75 FT OF W 300.0 FT * SEC 6 T5N R11W 10.47 A
41-22-06-200-061	PART OF NWFRL 1/4 COM 615.85 FT N 0D 00M ALONG W SEC LINE FROM W 1/4 COR TH N 0D 00M 40.0 FT TH S 89D 56M 35S E 433.0 FT TH N 0D 00M 456.33 FT TO S LINE OF N 1419.0 FT OF NWFRL 1/4 TH S 89D 23M 56S E TO N&S 1/4 LINE TH SLY ALONG N&S 1/4 LINE 476.82 FT TH W TO BEG ALSO S 476.5 FT OF N 709.5 FT OF E 523.95 FT OF NWFRL 1/4 ALSO COM AT SW COR OF N 110.2 A. OF NEFRL 1/4 TH N ALONG N&S 1/4 LINE TO A PT 233 FT S FROM N SEC LINE TH E 192 FT TH N 190 FT TH E TO W LINE OF E 300 FT OF W 1/4 OF N 110.2 A. OF NEFRL 1/4 TH S 190 FT TH E 300 FT TO E LINE OF W 1/4 OF N 110.2 A. OF NEFRL 1/4 TH N TO A PT 208.0 FT S FROM N SEC LINE TH E TO W LINE LINE OF FOL DESC - E 132 FT OF W 170 FT OF E 4/5 E 1/2 W 1/2 OF N 110.2 A. OF NEFRL 1/4 TH S ALONG SD W LINE TO S LINE OF N 350 FT OF NEFRL 1/4 TH E TO SE COR OF FOL DESC - N 350 FT OF W 170 FT OF E 4/5 E 1/2 W 1/2 N 110.2 A. OF NEFRL 1/4 TH S 0D 49M 02S E 25.0 FT TH 90D 00M E 30.0 FT TH S 50D 02M 00S E 198.71 FT TO W LINE OF FOL DESC - E 1/2 OF FOL DESC - E 4/5 E 1/2 W 1/2 OF N 110.2 A. OF NEFRL 1/4 EX W 170 FT TH S ALONG SD W LINE TO S LINE OF N 110.2 A. OF NEFRL 1/4 TH W TO BEG * SEC 6 T5N R11W 74.47 A
41-22-06-301-018	N 200 FT OF S 758 FT OF W 300 FT OF N 30 A. OF WFRL 1/2 SWFRL 1/4 * SEC 6 T5N R11W 1.38 A
41-22-06-301-020	W 300 FT OF N 30 A. OF WFRL 1/2 SWFRL 1/4 EX S 758 FT & EX N 277.75 FT * SEC 6 T5N R11W 0.55 A
41-22-06-301-021	S 23.30 FT OF W 300.0 FT OF NWFRL 1/4 ALSO N 277.75 FT OF W 300.0 FT OF SWFRL 1/4 * SEC 6 T5N R11W 2.07 A

Parcel No.	Legal Description
41-22-06-301-026	PART OF SWFRL 1/4 COM AT INT OF W SEC LINE & N LINE OF S 294.30 FT OF N 30 A. OF WFRL 1/2 SWFRL 1/4 TH N 89D 25M 45S E ALONG SD N LINE 242.0 FT TH N 70D 27M 20S E 16.92 FT TH N 89D 25M 45S E 19.0 FT TH N 32D 43M 05S E 41.87 FT TO E LINE OF W 300.0 FT OF SWFRL 1/4 & BEG OF THIS DESC - TH S 32D 43M 05S W 41.87 FT TH S 89D 25M 45S W 19.0 FT TH S 70D 27M 20S W 16.92 FT TO N LINE OF S 294.30 FT OF N 30 A. OF WFRL 1/2 SWFRL 1/4 TH S 89D 25M 45S W ALONG SD N LINE 242.0 FT TO W SEC LINE TH N ALONG W SEC LINE 263.70 FT TO N LINE OF S 558.0 FT OF N 30 A. OF WFRL 1/2 SWFRL 1/4 TH E ALONG SD N LINE 300.0 FT TO E LINE OF W 300.0 FT OF SWFRL 1/4 TH S ALONG SD E LINE TO BEG * SEC 6 T5N R11W 1.70 A
41-22-06-301-027	THAT PART OF FOL DESC LYING SLY OF A LINE COM 141.185 FT N 0D 44M 23S E ALONG W SEC LINE FROM W 1/4 COR TH S 89D 18M 24S E 2490.13 FT TO POINT OF ENDING OF SD LINE - PART OF SWFRL 1/4 COM 242.0 FT N 89D 25M 45S E ALONG N LINE OF S 294.30 FT OF N 30 A. OF WFRL 1/2 SWFRL 1/4 FROM W SEC LINE & 16.92 FT N 70D 27M 20S E & 19.0 FT N 89D 25M 45S E & 41.87 FT N 32D 43M 05S E TH S 32D 43M 05S W 41.87 FT TH S 89D 25M 45S W TO A PT 242.0 FT E FROM W SEC LINE TH S TO N LINE OF S 294.30 FT OF N 30 A. WFRL 1/2 SWFRL 1/4 TH WLY ALONG SD N LINE TO W SEC LINE TH S ALONG W SEC LINE TO SLY BANK OF A CREEK TH ELY & SELY ALONG SLY BANK OF SD CREEK TO S LINE OF N 30 A. OF WFRL 1/2 SWFRL 1/4 TH E ALONG SD S LINE TO E LINE OF WFRL 1/2 SWFRL 1/4 TH N ALONG SD E LINE TO E&W 1/4 LINE TH W ALONG E&W 1/4 LINE TO NE COR OF W 300 FT OF SWFRL 1/4 TH SLY TO BEG ALSO S 20 A. OF NWFRL 1/4 EX S 324.75 FT OF W 300.0 FT * SEC 6 T5N R11W 31.23 A
41-22-06-302-001	PART WFRL 1/2 SWFRL 1/4 COM ON W SEC LN 80 FT N OF NW COR OF F D CUTLER PLAT NO.1 TH E TO W BANK OF CREEK TH NWLY ALONG SD CREEK BANK TO W SEC LN AT A PT 85 FT N OF BEG TH S TO BEG * SEC 6 T5N R11W 0.15 A
41-22-06-302-002	PART OF WFRL 1/2 SWFRL 1/4 COM ON W LINE OF SEC AT NW COR OF F D CUTLER PLAT NO.1 TH N 80 FT TH E TO W BANK OF CREEK BANK TO N LINE OF SD PLAT TH W 291 FT M/L TO BEG EX N 16 FT OF S 26 FT OF W 175 FT * SEC 6 T5N R11W 0.34 A.
41-22-06-302-003	N 16 FT OF S 26 FT OF W 175 FT OF N 30 A. OF WFRL 1/2 SWFRL 1/4 * SEC 6 T5N R11W 0.06 A
41-22-06-302-004	LOT 1 BLK 3 * F D CUTLER PLAT NO 1
41-22-06-302-005	LOT 2 BLK 3 F D CUTLER PLAT NO 1
41-22-06-302-006	LOT 3 BLK 3 F D CUTLER PLAT NO 1
41-22-06-302-007	LOT 4 BLK 3 F D CUTLER PLAT NO 1
41-22-06-351-002	E 16 FT OF LOT 6 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-004	LOTS 8 & 9 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-005	LOT 10 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-006	LOT 11 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-007	LOT 5 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-008	LOT 4 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-009	LOT 3 BLK 4 * F.D. CUTLER PLAT NO.1
41-22-06-351-010	LOT 2 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-012	LOT 12 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-013	LOT 13 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-014	LOT 14 BLK 4 * F D CUTLER PLAT NO 1
41-22-06-351-015	LOT 15 BLK 4 * F.D.CUTLER PLAT NO 1
41-22-06-351-020	S 1/2 OF LOT 7 BLK 4 * F D CUTLER PLAT NO.1
41-22-06-351-021	LOT 6 EX E 16 FT BLK 4 ALSO N 1/2 OF LOT 7 BLK 4 * F D CUTLER PLAT NO.1
41-22-06-352-001	LOT 1 BLK 5 * F D CUTLER PLAT NO 1
41-22-06-352-002	LOT 2 BLK 5 * F D CUTLER PLAT NO 1
41-22-06-352-003	LOT 3 BLK 5 * F D CUTLER PLAT NO 1
41-22-06-352-004	LOT 4 BLK 5 * F D CUTLER PLAT NO 1
41-22-06-352-016	LOTS 1 & 2 * SOUTH MOORLAND
41-22-06-352-026	LOT 3 ALSO W 4 FT OF LOT 4 * SOUTH MOORLAND
41-22-06-352-027	LOTS 4 & 5 EX W 4 FT OF LOT 4 * SOUTH MOORLAND
41-22-06-352-029	LOTS 5 & 6 BLK 5 * F D CUTLER PLAT NO.1
41-22-06-353-001	LOT 77 * SOUTH MOORLAND
41-22-06-353-008	LOT 76 * SOUTH MOORLAND
41-22-06-353-009	LOT 75 * SOUTH MOORLAND
41-22-06-353-010	LOT 74 * SOUTH MOORLAND
41-22-06-353-011	LOT 73 * SOUTH MOORLAND
41-22-06-353-012	LOT 72 * SOUTH MOORLAND
41-22-06-353-013	LOT 71 * SOUTH MOORLAND

Parcel No.	Legal Description
41-22-06-353-024	LOT 78 * SOUTH MOORLAND * ALSO W 165 FT OF N 165 FT OF S 445.3 FT OF SW 1/4 * SEC 6 T5N R11W
41-22-06-353-027	N 99 FT OF S 280.3 FT OF W 165 FT OF SW 1/4 * SEC 6 T5N R11W 0.38 A. ALSO LOTS 67 68 69 70 79 & 80 * SOUTH MOORLAND
41-22-06-376-005	N 10 FT OF E 1/2 SW 1/4 ALSO S 1109.83 FT OF N 1119.83 FT OF W 30 FT OF E 1/2 SW 1/4 * SEC 6 T5N R11W 1.07 A
41-22-06-376-010	PART OF SWFRL 1/4 & PART OF F D CUTLER PLAT NO.1 & PART OF SOUTH MOORLAND DESC AS - COM 33.0 FT S 89D 46M 23S W ALONG S SEC LINE FROM S 1/4 COR TH N 0D 23M 03S W PAR WITH N&S 1/4 LINE 329.41 FT TH NWLY 117.0 FT ALONG A 217.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 15D 49M 49S W 115.59 FT/ TO CL OF CUTLERVILLE DRAIN TH NWLY ALONG CL OF SD DRAIN TO N LINE OF LOT 15 BLK 5 OF F D CUTLER PLAT NO.1 EXT ELY TH S 89D 32M 17S W ALONG SD EXT N LOT LINE 16 FT M/L TO NELY LINE OF F D CUTLER PLAT NO.1 TH S ALONG W LINE OF SD LOT 15 TO N LINE OF SOUTH MOORLAND TH E ALONG SD N LINE TO W LINE OF LOT 17 OF SOUTH MOORLAND TH S ALONG W LINES OF LOTS 17 18 19 & 20 TO S LINE OF N 20 FT OF SD LOT 20 TH E ALONG SD S LINE TO E LINE OF SD LOT 20 TH N ALONG SD E LINE TO S LINE OF SD LOT 19 TH E ALONG SD S LINE TO W 1/8 LINE TH SLY ALONG W 1/8 LINE TO S SEC LINE TH N 89D 46M 23S E ALONG S SEC LINE TO BEG * SEC 6 T5N R11W 20.95 A.
41-22-07-101-002	LOT 685 * FONTENELLE GARDENS NO 1
41-22-07-101-003	LOTS 683 & 684 * FONTENELLE GARDENS NO 1
41-22-07-101-004	LOTS 680, 681 & 682 * FONTENELLE GARDENS NO 1
41-22-07-101-005	LOTS 677, 678 & 679 * FONTENELLE GARDENS NO 1
41-22-07-126-006	E 606 FT OF W 656 FT OF THAT PART OF NW 1/4 LYING NLY OF NLY LINE OF FONTENELLE GARDENS NO.1 EX N 50 FT & EX S 66 FT * SEC 7 T5N R11W 14.37 A
41-22-07-126-009	PART OF NW 1/4 COM AT NE COR OF W 656 FT OF NW 1/4 TH S ALONG E LINE OF SD W 656 FT TO A PT 66 FT N FROM N LINE OF FONTENELLE GARDENS NO.1 TH W PAR WITH N LINE OF SD PLAT TO E LINE OF W 50 FT OF NW 1/4 TH S ALONG SD E LINE TO N LINE OF SD PLAT TH E ALONG SD N PLAT LINE TO NE COR OF SD PLAT TH S ALONG E LINE OF SD PLAT TO SE COR OF SD PLAT TH N 89D 47M 50S E ALONG S LINE OF SD PLAT EXT E 32.96 FT TH S 0D 51M 34S E 505.17 FT TO E&W 1/4 LINE TH N 89D 57M 53S E ALONG E&W 1/4 LINE TO CEN OF SEC TH N ALONG N&S 1/4 LINE TO N 1/4 COR TH W ALONG N SEC LINE TO BEG EX COM 40.0 FT S & 10.50 FT W FROM N 1/4 COR TH S 20.0 FT TH NWLY TO A PT 20.0 FT W FROM BEG TH E 20.0 FT TO BEG * SEC 7 T5N R11W 97.76 A.
41-22-07-151-006	LOTS 635 & 636 * FONTENELLE GARDENS NO 1
41-22-07-151-007	LOTS 637 & 638 * FONTENELLE GARDENS NO 1
41-22-07-151-008	LOTS 639 & 640 * FONTENELLE GARDENS NO 1
41-22-07-151-023	LOTS 627 & 628 * FONTENELLE GARDENS NO 1
41-22-07-151-024	LOT 626 ALSO W 13 FT OF LOT 625 * FONTENELLE GARDENS NO 1
41-22-07-151-025	W 27 FT OF LOT 624 ALSO LOT 625 EX W 13 FT FONTENELLE GARDENS NO 1
41-22-07-151-026	LOT 623 & E 13 FT OF LOT 624 * FONTENELLE GARDENS NO 1
41-22-07-151-042	LOTS 629 TO 634 INCL * FONTENELLE GARDENS NO.1
41-22-07-152-001	LOTS 573 & 574 ALSO LOTS 577 TO 582 INCL * FONTENELLE GARDENS NO 1
41-22-07-152-002	LOTS 575 & 576 * FONTENELLE GARDENS NO 1
41-22-07-152-003	LOTS 583 & 584 * FONTENELLE GARDENS NO 1
41-22-07-152-004	LOTS 585 & 586 * FONTENELLE GARDENS NO 1
41-22-07-152-015	LOTS 571 & 572 * FONTENELLE GARDENS NO 1
41-22-07-152-016	LOTS 571 & 572 * FONTENELLE GARDENS NO 1
41-22-07-153-008	LOTS 529 & 530 ALSO W 10 FT OF LOT 531 * FONTENELLE GARDENS NO 1
41-22-07-153-009	LOT 531 EX W 10 ALSO LOT 532 * FONTENELLE GARDENS NO 1
41-22-07-153-027	LOTS 515 & 516 * FONTENELLE GARDENS NO 1
41-22-07-153-058	LOTS 524 525 & 526 ALSO W 15 FT OF LOT 527 * FONTENELLE GARDENS NO.1
41-22-07-153-060	LOT 527 EX W 15 FT ALSO LOT 528 * FONTENELLE GARDENS NO.1
41-22-07-153-061	LOTS 517 TO 523 INCL * FONTENELLE GARDENS NO.1
41-22-07-154-001	PART OF NW 1/4 COM AT W 1/4 COR TH N 89D 57M 53S E ALONG E&W 1/4 LINE 50.0 FT TO BEG OF THIS DESC - TH N 0D 22M 04S W 501.75 FT ALONG E LINE OF W 50 FT OF NW 1/4 TO S LINE OF FONTENELLE GARDENS NO.1 TH N 89D 47M 50S E ALONG S LINE OF SD PLAT 754.43 FT TH S 0D 51M 34S E 504.0 FT TO E&W 1/4 LINE TH S 89D 57M 53S W ALONG E&W 1/4 LINE 758.77 FT TO BEG * SEC 7 T5N R11W 8.73 A
41-22-07-301-003	LOTS 469 & 470 * FONTENELLE GARDENS
41-22-07-301-005	LOTS 473 & 474 * FONTENELLE GARDENS
41-22-07-301-022	LOTS 463 & 464 * FONTENELLE GARDENS
41-22-07-301-042	LOTS 467 & 468 EX E 7 FT * FONTENELLE GARDENS

Parcel No.	Legal Description
41-22-07-301-043	LOTS 465 & 466 ALSO E 7 FT OF LOTS 467 & 468 * FONTENELLE GARDENS
41-22-07-301-045	LOTS 471 & 472 * FONTENELLE GARDENS
41-22-07-301-046	LOTS 471 & 472 * FONTENELLE GARDENS
41-22-07-301-048	LOTS 461 & 462 * FONTENELLE GARDENS
41-22-07-301-056	LOTS 477 478 & 479 * FONTENELLE GARDENS
41-22-07-302-001	LOT 417 * FONTENELLE GARDENS
41-22-07-302-010	LOT 423 * FONTENELLE GARDENS
41-22-07-302-044	LOTS 406, 407, 408 & 409 * FONTENELLE GARDENS
41-22-07-302-047	LOTS 414 415 & 416 * FONTENELLE GARDENS
41-22-07-302-060	LOTS 410 411 412 & 413 * FONTENELLE GARDENS
41-22-07-302-063	LOTS 418 TO 422 INCL * FONTENELLE GARDENS
41-22-07-303-007	LOT 365 * FONTENELLE GARDENS
41-22-07-303-025	LOT 355 & 356 * FONTENELLE GARDENS
41-22-07-303-028	LOTS 351 & 352 * FONTENELLE GARDENS
41-22-07-303-048	LOT 366 & 367 * FONTENELLE GARDENS
41-22-07-303-051	LOTS 361 TO 364 INCL * FONTENELLE GARDENS
41-22-07-303-052	LOTS 368 & 369 * FONTENELLE GARDENS
41-22-07-303-056	LOTS 353 & 354 * FONTENELLE GARDENS
41-22-07-303-064	LOTS 357 358 359 & 360 * FONTENELLE GARDENS
41-22-07-304-003	LOT 305 * FONTENELLE GARDENS
41-22-07-304-004	LOTS 302, 303 & 304 * FONTENELLE GARDENS
41-22-07-304-005	LOT 308 & W 20 FT OF LOT 309 * FONTENELLE GARDENS
41-22-07-304-006	LOT 310 ALSO LOT 309 EX W 20 FT * FONTENELLE GARDENS
41-22-07-304-007	LOT 311 & W 20 FT OF LOT 312 * FONTENELLE GARDENS
41-22-07-304-008	LOT 313 ALSO LOT 312 EX W 20 FT * FONTENELLE GARDENS
41-22-07-304-020	LOTS 300 & 301 * FONTENELLE GARDENS
41-22-07-304-041	LOTS 306 & 307 * FONTENELLE GARDENS
41-22-07-304-043	LOTS 298 & 299 * FONTENELLE GARDENS
41-22-07-304-044	LOTS 296 & 297 * FONTENELLE GARDENS
41-22-07-305-006	LOTS 253 254 255 & 256 * FONTENELLE GARDENS
41-22-07-305-024	LOT 246 & LOT 245 EX E 30 FT * FONTENELLE GARDENS
41-22-07-305-025	W 25 FT OF LOT 244 ALSO E 30 FT OF LOT 245 * FONTENELLE GARDENS
41-22-07-305-026	LOT 243 ALSO LOT 244 EX W 25 FT * FONTENELLE GARDENS
41-22-07-305-043	LOTS 247 & 248 * FONTENELLE GARDENS
41-22-07-305-050	LOTS 249 250 251 & 252 * FONTENELLE GARDENS
41-22-07-305-054	LOTS 240 241 242 257 & 258 & 259 * FONTENELLE GARDENS
41-22-07-351-006	LOT 198 & W 11.5 FT OF LOT 199 * FONTENELLE GARDENS
41-22-07-351-007	E 28.5 FT OF LOT 199 & W 23 FT OF LOT 200 * FONTENELLE GARDENS
41-22-07-351-008	E 17 FT OF LOT 200 & W 34.5 FT OF LOT 201 * FONTENELLE GARDENS
41-22-07-351-009	LOT 202 & E 5.5 FT OF LOT 201 & W 6 FT OF LOT 203 * FONTENELLE GARDENS
41-22-07-351-010	E 34 FT OF LOT 203 & W 17.5 FT OF LOT 204 * FONTENELLE GARDENS
41-22-07-351-023	LOT 191 * FONTENELLE GARDENS
41-22-07-351-026	LOTS 186 & 187 * FONTENELLE GARDENS
41-22-07-351-049	LOTS 188 189 & 190 * FONTENELLE GARDENS
41-22-07-351-061	LOTS 192 THRU 197 INCL * FONTENELLE GARDENS
41-22-07-352-010	LOTS 93 & 94 * FONTENELLE GARDENS
41-22-07-352-050	LOTS 79 TO 85 INCL * FONTENELLE GARDENS
41-22-07-352-055	LOTS 86 87 & 88 * FONTENELLE GARDENS
41-22-07-352-058	LOTS 75 TO 78 INCL ALSO LOTS 89 90 & 91 * FONTENELLE GARDENS
41-22-07-354-027	LOT 19 & W 20 FT OF LOT 18 * FONTENELLE GARDENS
41-22-07-354-045	LOT 35 ALSO W 1/2 OF LOT 36 * FONTENELLE GARDENS
41-22-07-354-046	LOT 37 ALSO E 1/2 OF LOT 36 * FONTENELLE GARDENS
41-22-07-354-056	LOTS 30 & 31 * FONTENELLE GARDENS

Parcel No.	Legal Description
41-22-07-354-057	LOTS 27 28 & 29 * FONTENELLE GARDENS
41-22-07-354-058	LOTS 25 & 26 * FONTENELLE GARDENS
41-22-07-354-059	LOTS 32 33 & 34 * FONTENELLE GARDENS
41-22-07-354-060	LOTS 20 TO 24 INCL * FONTENELLE GARDENS
41-22-18-101-005	S 216.0 FT OF N 900.0 FT OF W 451.50 FT OF WFRL 1/2 NWFRL 1/4 * SEC 18 T5N R11W 2.24 A
41-22-18-101-006	S 525.0 FT OF N 900.0 FT OF E 150.0 FT OF W 601.5 FT OF WFRL 1/2 NWFRL 1/4 * SEC 18 T5N R11W 1.81 A.
41-22-18-101-008	S 150 FT OF N 1050 FT OF WFRL 1/2 NWFRL 1/4 * SEC 18 T5N R11W 4.07 A.
41-22-18-101-009	S 75 FT OF N 1125 FT OF W 1/2 NW 1/4 * SEC 18 T5N R11W 2.00 A.
41-22-18-101-011	E 265.0 FT OF W 866.5 FT OF S 525 FT OF N 900 FT OF WFRL 1/2 NWFRL 1/4 * SEC 18 T5N R11W 3.19 A
41-22-18-101-012	S 525 FT OF N 900 FT OF WFRL 1/2 NWFRL 1/4 EX W 866.5 FT * SEC 18 T5N R11W 3.70 A
41-22-18-101-016	S 250 FT OF N 300 FT OF E 145 FT OF W 1/2 NW 1/4 * SEC 18 T5N R11W 0.83 A
41-22-18-101-020	S 250 FT OF N 300 FT OF W 1/2 NW 1/4 EX E 726 FT & EX W 43 FT SEC 18 T5N R11W 2.32 A
41-22-18-101-023	S 309.0 FT OF N 684.0 FT OF W 451.5 FT OF WFRL 1/2 NWFRL 1/4 EX N 75 FT OF W 43 FT * SEC 18 T5N R11W 3.12 A
41-22-18-101-024	S 75 FT OF N 125 FT OF W 426 FT OF E 726 FT OF W 1/2 NW 1/4 ALSO S 250 FT OF N 300 FT OF W 155 FT OF E 300 FT OF W 1/2 NW 1/4 * SEC 18 T5N R11W 1.62 A
41-22-18-101-025	S 175 FT OF N 300 FT OF W 426 FT OF E 726 FT OF W 1/2 NW 1/4 ALSO S 75 FT OF N 375 FT OF W 1/2 NW 1/4 EX W 43 FT * SEC 18 T5N R11W 3.66 A.
41-22-18-101-026	S 225.0 FT OF N 1350.0 FT OF W 1/2 NW 1/4 * SEC 18 T5N R11W 6.00 A
41-22-18-126-003	THAT PART OF E 1/2 NWFRL 1/4 LYING N OF CL OF 79TH ST EX S 350 FT ALSO E 50 FT OF W 300 FT OF S 350 FT OF THAT PART OF E 1/2 NWFRL 1/4 LYING N OF CL OF 79TH ST * SEC 18 T5N R11W 49.29 A.
41-22-18-126-004	S 350 FT OF THAT PART OF E 1/2 NWFRL 1/4 LYING N OF CL OF 79TH ST EX W 300 FT * SEC 18 T5N R11W 8.20 A
41-22-18-155-003	S 335 FT OF N 1685 FT OF W 1/2 NW 1/4 * SEC 18 T5N R11W 8.00 A.
41-22-18-155-011	PART NWFRL 1/4 COM 186.19 FT E ALONG N LINE OF 79TH ST /66 FT WIDE/ FROM E LINE OF DIVISION AVE /66 FT WIDE/ TH W ALONG SD N LINE TO W SEC LINE TH N ALONG W SEC LINE TO A PT 1798.95 FT S FROM NW COR OF SEC TH ELY 223.0 FT TO A LINE BEARING FT N 0D 52M 10S W FROM BEG TH S 0D 52M 10S E 130.26 FT TO BEG * SEC 18 T5N R11W 0.68 A.
41-22-18-155-012	PART NWFRL 1/4 COM 186.19 FT E ALONG N LINE OF 79TH ST /66 FT WIDE/ FROM E LINE OF DIVISION AVE /66 FT WIDE/ TH E ALONG SD N LINE TO A PT 415.34 FT E FROM W SEC LINE TH N 251.91 FT TO S LINE OF N 1685 FT NW 1/4 TH W PAR WITH N SEC LINE 182.20 FT TO A PT 1685 FT S & 233 FT E FROM NW COR OF SEC TH S 121.76 FT TH WLY 10.13 FT TO A LINE BEARING N 0D 52M 10S W FROM BEG TH S 0D 52M 10S E 130.26 FT TO BEG * SEC 18 T5N R11W 1.12 A.
41-22-18-165-001	THAT PART OF S 1/2 SW 1/4 NW 1/4 LYING W OF CL OF DIVISION AVE EX S 250 FT * SEC 18 T5N R11W 0.30 A.
41-22-18-165-002	S 250 FT OF THAT PART OF S 1/2 SW 1/4 NW 1/4 LYING W OF CL OF DIVISION AVE * SEC 18 T5N R11W 0.43 A.
41-22-18-165-004	THAT PART OF N 80 FT OF S 260 FT OF W 248 FT OF SW 1/4 NW 1/4 LYING E OF CL OF DIVISION AVE * SEC 18 T5N R11W 0.33 A.
41-22-18-165-005	THAT PART OF S 180 FT OF W 248 FT OF SW 1/4 NW 1/4 LYING E OF CL OF DIVISION AVE : SEC 18 T5N R11W 0.68 A.
41-22-18-165-013	E 133.3 FT OF W 381.3 FT OF THAT PART OF SW 1/4 NW 1/4 LYING S OF CL OF 79TH ST EX S 260.0 FT * SEC 18 T5N R11W 1.21 A
41-22-18-165-014	N 80.0 FT OF S 260.0 FT OF E 133.3 FT OF W 381.3 FT OF SW 1/4 NW 1/4 * SEC 18 T5N R11W 0.24 A.
41-22-18-165-015	S 180.0 FT OF E 133.3 FT OF W 381.3 FT OF SW 1/4 NW 1/4 * SEC 18 T5N R11W 0.55 A
41-22-18-165-016	THAT PART OF W 248 FT OF SW 1/4 NW 1/4 LYING E OF CL OF DIVISION AVE & S OF CL OF 79TH ST EX S 420 FT * SEC 18 T5N R11W 1.28 A
41-22-18-165-017	THAT PART OF N 160 FT OF S 420 FT OF W 248 FT OF SW 1/4 NW 1/4 LYING E OF CL OF DIVISION AVE * SEC 18 T5N R11W 0.75 A
41-22-18-300-001	N 66 FT OF E 65 FT OF SE 1/4 * SEC 18 T5N R11W 0.10 A. ALSO N 66 FT OF THAT PART SW 1/4 W OF STL US 131 * SEC 18 T5N R11W 0.15 A
41-22-18-300-003	N 325 FT OF S 836.5 FT OF THAT PART OF NW 1/4 SW 1/4 LYING W OF CL OF DIVISION AVE * SEC 18 T5N R11W 0.97 A.
41-22-18-300-004	N 165 FT OF THAT PART NW 1/4 SW 1/4 LYING W OF CL OF STL US 131 & S OF A LINE EXT W FROM A PT MEAS 511.5 FT NLY ALONG SD CL FROM S 1/8 LINE * SEC 18 T5N R11W 0.50 A.
41-22-18-300-005	THAT PART OF NW 1/4 SW 1/4 LYING W OF CL OF STL US 131 & S OF A LINE EXT W FROM A PT MEAS 346.5 FT NLY ALONG SD CL FROM S 1/8 LINE * SEC 18 T5N R11W 1.05 A.
41-22-18-300-007	THAT PART OF S 543 FT OF SW 1/4 SW 1/4 LYING W OF CL OF STL US 131 * SEC 18 T5N R11W 0.50 A
41-22-18-300-008	N 82.5 FT OF W 528 FT OF SW 1/4 EX THAT PART W OF CL OF STL US 131 * SEC 18 T5N R11W 0.80 A

Parcel No.	Legal Description
41-22-18-300-012	THAT PART OF S 742 FT OF N 1483 FT OF WFRL 1/2 SWFRL 1/4 LYING E OF CL STL US 131 EX N 148.5 FT OF W 340.85 FT * SEC 18 T5N R11W 16.82 A.
41-22-18-300-013	THAT PART OF SW 1/4 LYING E OF CL OF DIVISION AVE EX N 1483 FT & EX S 1063.16 FT & EX E 1675 FT OF REMAINDER * SEC 18 T5N R11W 1.40 A.
41-22-18-300-014	THAT PART OF N 457.16 FT OF S 1063.16 FT OF SW 1/4 LYING E OF CL OF DIVISION AVE EX E 1675 FT * SEC 18 T5N R11W 7.61 A
41-22-18-300-015	PART OF SW 1/4 COM 468.45 FT NELY ALONG CL OF DIVISION AVE FROM S SEC LINE TH E PAR WITH & 465 FT DIST FROM S SEC LINE 760.25 FT TO A PT 1675 FT W OF N&S 1/4 LINE TH N PAR WITH N&S 1/4 LINE 141 FT TH W PAR WITH S SEC LINE 740.49 FT TO SD CL TH SWLY ALONG SD CL 142.07 FT TO BEG * SEC 18 T5N R11W 2.49 A
41-22-18-300-016	PART OF SW 1/4 COM 468.45 FT NELY ALONG CL OF STL US 131 FROM S SEC LINE SD PT BEING 465 FT N OF SD SEC LINE TH E PAR SD SEC LINE 760.25 FT TH S 115 FT TH W PAR SD SEC LINE 774.95 FT TO SD CL TH NELY ON SD CL 115.87 FT TO BEG * SEC 18 T5N R11W 2.00 A
41-22-18-300-022	THAT PART OF NW 1/4 SW 1/4 LYING W OF CL OF DIVISION AVE EX S 1036.5 FT & EX N 66 FT * SEC 18 T5N R11W 0.55 A
41-22-18-300-023	THAT PART OF N 200 FT OF S 1036.5 FT OF NW 1/4 SW 1/4 LYING W OF CL OF DIVISION AVE * SEC 18 T5N R11W 0.55 A.
41-22-18-300-024	PART SW 1/4 COM 233 FT S ALONG W LINE OF SEC 18 T5N R11W FROM INT OF W LINE OF SD SEC 18 & N LINE OF SE 1/4 SE 1/4 OF SEC 13 T5N R12W TH E TO CL OF DIVISION AVE TH NLY ALONG SD CL TO S 1/8 LINE OF SEC 18 TH W ALONG SD 1/8 LINE TO W LINE OF SD SEC 18 TH S TO BEG * SEC 18 T5N R11W 0.55 A
41-22-18-300-025	PART SW 1/4 COM 233 FT S ALONG W LINE OF SEC 18 T5N R11W FROM INT OF W LINE OF SD SEC 18 & N LINE OF SE 1/4 SE 1/4 OF SEC 13 T5N R12W TH E TO CL OF DIVISION AVE TH SLY ALONG CL OF SD AVE TO A PT 543 FT N FROM S SEC LINE TH W PAR WITH S LINE OF SD SEC 18 TO W LINE OF SD SEC TH N ALONG SD W SEC LINE TO BEG * SEC 18 T5N R11W 1.20 A
41-22-18-300-026	PART SW 1/4 COM 2050 FT W FROM S 1/4 COR TH W TO CL OF STL US 131 TH NLY ALONG SD CL 352.58 FT TO A PT 350 FT N FROM S SEC LINE TH E 399.95 FT TH S 350 FT TO BEG * SEC 18 T5N R11W 3.39 A
41-22-18-300-027	W 375 FT OF E 2050 FT OF S 350 FT OF SW 1/4 * SEC 18 T5N R11W 3.01 A.
41-22-18-300-031	E 50 FT OF S 33 FT OF THAT PART OF NW 1/4 SW 1/4 LYING WLY OF CL OF DIVISION AVE * SEC 18 T5N R11W 0.04 A
41-22-18-300-032	N 17 FT OF S 33 FT OF THAT PART OF NW 1/4 SW 1/4 LYING WLY OF CL OF DIVISION AVE EX E 50 FT * SEC 18 T5N R11W 0.02 A
41-22-18-300-033	S 16 FT OF THAT PART OF NW 1/4 SW 1/4 LYING WLY OF CL OF DIVISION AVE EX E 50 FT * SEC 18 T5N R11W 0.02 A
41-22-18-300-034	S 28.5 FT OF N 769.5 FT OF W 340.85 FT OF THAT PART OF WFRL 1/2 SWFRL 1/4 LYING E OF CL OF STL US131 ALSO S 120.0 FT OF N 889.5 FT OF E 158.85 FT OF W 340.85 FT OF THAT PART OF WFRL 1/2 SWFRL 1/4 LYING E OF CL OF STL US131 * SEC 18 T5N R11W 0.68 A
41-22-18-300-035	S 120.0 FT OF N 889.5 FT OF W 182.0 FT OF THAT PART OF WFRL 1/2 SWFRL 1/4 LYING E OF CL OF STL US131 * SEC 18 T5N R11W 0.50 A
41-22-19-100-001	W 413.44 FT OF N 205 FT OF WFRL 1/2 NWFRL 1/4 * SEC 19 T5N R11W 1.94 A
41-22-19-100-002	W 413.44 FT OF S 163.63 FT OF N 368.63 FT OF WFRL 1/2 NWFRL 1/4 * SEC 19 T5N R11W 1.55 A.
41-22-19-100-091	E 118.17 FT OF W 531.61 FT OF N 368.63 FT OF NWFRL 1/4 ALSO W 1.0 A. OF E 5.5 A. OF N 368.63 FT OF WFRL 1/2 NWFRL 1/4 * SEC 19 T5N R11W 2.00 A.

Including all rights-of-way.

EXHIBIT C
AUTHORITY BYLAWS

BYLAWS

DIVISION AVENUE CORRIDOR IMPROVEMENT AUTHORITY

ARTICLE I

Name

The name of this authority is the Division Avenue Corridor Improvement Authority of the Charter Township of Gaines.

ARTICLE II

Offices

Section 1. Registered Office. The registered office of the Authority shall be the Office of the Clerk, Charter Township of Gaines (the "Township"), 8555 Kalamazoo Ave., S.E., Caledonia, Michigan 49316.

Section 2. Principal Office. The Authority shall have its principal office at the location of the registered office and may also maintain offices at such other place or places as the Board of Trustees (the "Board") may from time to time designate.

ARTICLE III

Purpose and Powers

Section 1. Purpose and Power. The Authority was established by the Township to encourage redevelopment of Division Avenue through analysis and short- and long-term planning, and the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation and reconstruction of buildings and public improvements, facilities and infrastructures in accordance with the authorization of Act 280 of the Public Acts of Michigan of 2005, as amended ("Act 280").

Section 2. Powers. The Authority shall exercise the powers set forth in Act 280 and the ordinance establishing the Authority adopted by the Township Board on May 14, 2007 (the "Ordinance") including, but not limited to the following:

- (a) Prepare an analysis of economic changes taking place in the District.
- (b) Study and analyze the impact of metropolitan growth upon the District.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the Board, aids in the economic growth of the District.
- (d) Plan, propose, and implement an improvement to a public facility within the District to comply with the barrier free design requirements of the State Construction code promulgated under the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230.
- (e) Develop long-range plans, in cooperation with the Township's Planning Commission, designed to halt the deterioration of property values in the District and to promote the

economic growth of the District, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the District necessary to achieve the purposes of the Act in accordance with the powers of the Authority granted by the Act.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties including, but not limited to, agreements for the sharing of tax increment revenues with taxing jurisdictions, or the joint administration of the Authority by another authority established by the Township or an adjoining municipality.

(h) Acquire by purchase or otherwise, on terms and conditions and in a manner the Authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the Authority determines is reasonably necessary to achieve the purposes of the Act, and to grant or acquire licenses, easements, and options.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the District for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the Authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in the District.

(p) Employ and fix the compensation of a:

(1) director, subject to the approval of the Township Board;

(2) treasurer, who shall keep the financial records of the Authority;

(3) secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer; and

(4) other personnel considered necessary by the Board.

(q) Retain legal counsel to advise the Board in the proper performance of its duties. The legal counsel shall represent the Authority in actions brought by or against the Authority.

ARTICLE IV

Board

Section 1. General. The Authority shall be under the supervision and control of the Board which shall be appointed and serve in the manner set forth in Act 280 and the Ordinance.

Section 2. Conflict of Interest. A member of the Board who has a direct interest in any matter before the Authority shall disclose his interest prior to the Authority taking any action with respect to the matter, which disclosure shall become a part of the record of the Authority's official proceedings. Members shall be subject to the provisions of Act 317 of the Public Acts of Michigan of 1968, as amended.

ARTICLE V

Officers

Section 1. Officers. The officers of the Authority shall consist of a Chair, Vice Chair, Secretary and Treasurer, and, if desired, such other officers as may from time to time be determined by the Board, each of whom shall be elected by the Board. Two or more offices may be held by the same person but an officer shall not execute, acknowledge or verify an instrument in more than one capacity if the instrument is required to be executed, acknowledged or verified by two or more officers.

Section 2. Election and Term of Office. The officers of the Authority shall be elected annually by the Board at the first meeting of the fiscal year. If the election of officers shall not be held or made at such meeting, such election shall be held or made as soon thereafter as is convenient. Each officer so elected shall hold office for the term for which he or she is elected and until his or her successor is elected and qualified or until his or her resignation or removal.

Section 3. Removal. Any officer elected by the Board may be removed by the Board with or without cause whenever in its judgment the best interests of the Authority would be served thereby.

Section 4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled at any meeting of the Board for the unexpired portion of the term of such office.

Section 5. Chair. The Chair shall be the chief executive officer of the Authority, but he or she may from time to time delegate all or any part of his or her duties to the Vice Chair. He or she shall preside at all meetings of the Board; see that all orders and resolutions of the Board are carried into effect; execute all bonds, mortgages, contracts, conveyances and other instruments entered into pursuant to the exercise of the powers of the Authority as set forth in Act 280 or the Ordinance with the approval and authority of the Board; be ex officio a member of all standing committees, if any, of the Authority; and have and exercise such other authority as specifically granted to him or her from time to time by a resolution of the Board.

Section 6. Vice Chair. The Vice Chair shall perform such duties as are delegated to him or her by the Chair, and he or she shall, in the absence or in the event of the disability of the Chair, perform the duties and exercise the powers of the Chair, and shall perform such other duties as the Board shall prescribe by resolutions.

Section 7. Secretary. The Secretary shall attend all meetings of the Board and record all votes and the minutes of all proceedings in a book to be kept for that purpose; and shall perform like duties for the standing committees when required. The Secretary shall give, or cause to be given, notice of all meetings of the Board and shall perform such other duties as may be prescribed by the Board. The Secretary shall keep in safe custody the seal of the Authority, and when authorized by the Board, affix the same to any instrument requiring it, and when so affixed it shall be attested by his or her signature or by the signature of the Treasurer or an Assistant Secretary. The Secretary shall be sworn to the faithful discharge of his or her duties. Assistant Secretaries may be elected from time to time by the Board. Assistant Secretaries shall perform in order of their seniority the duties and exercise the power of the Secretary in the absence or in the event of the disability of the Secretary, and shall perform such other duties as the Board shall prescribe. An Assistant Secretary shall not be required to be a member of the Board.

Section 8. Treasurer. The Treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Authority and shall deposit all moneys and other valuable effects in the name and to the credit of the Authority in such depositories as may be designated by the Board. The Treasurer shall disburse the funds of the Authority as may be ordered by the Board, and together with the Chair, shall approve all vouchers for the expenditure of funds by the Authority, and shall render to the Chair and members of the Board, at the regular meetings of the Board, or whenever they may require an account, of all his or her transactions as Treasurer and of the financial condition of the Authority. The Treasurer shall give the Authority a bond if required by the Board in a sum, and with one or more sureties satisfactory to the Board, for the faithful performance of the duties of his or her office. The Treasurer shall perform such other duties as may be prescribed by the Board. The Assistant Treasurer, if one is elected, shall perform the duties and exercise the power of the Treasurer in the absence or in the event of the disability of the Treasurer. Neither the Treasurer or any Assistant Treasurer shall be required to be a member of the Board.

Section 9. Delegation of Duties of Officers. In the absence of any officer of the Authority, or for any other reason that the Board may deem sufficient, the Board may delegate, from time to time and for such time as it may deem appropriate, the powers or duties, or any of them, of such officer to any other officer, or to any member of the Board, provided a majority of the Board then in office concurs therein.

ARTICLE VI

Meetings

Section 1. Meetings. Meetings of the Board may be called by or at the request of the Chair or any two members of the Board. The meetings of the Board shall be subject to the Michigan Open Meetings Act.

Section 2. Notice. Notice of any meeting of the Board shall be given at least two (2) days prior thereto by written notice, delivered personally or by facsimile or mailed to each member

of the Board at his or her business address. Mailed notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. Any member of the Board may waive notice of any meeting either before or after the meeting. The presence of a member of the Board at any meeting shall constitute a waiver of notice of such meeting, except where a member of the Board attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless required by the Michigan Open Meetings Act.

Section 3. Quorum. A majority of the members of the Board then in office constitutes a quorum for the transaction of business at any meeting of the Board, provided, that if less than a majority of the members are present at a meeting, a majority of the members present may adjourn the meeting from time to time without further notice. The vote of the majority of members present at a meeting at which a quorum is present constitutes the action of the Board, unless the vote of a larger number is required by law, the Ordinance or these Bylaws.

Section 4. Committees. The Board may, by resolution adopted by a majority of the members then in office, establish one or more committees, each committee to consist of one or more of the members of the Board. The Chair with the advice and consent of a majority of a quorum at any meeting, shall appoint the members of each committee so established. Each member appointed to a committee shall serve until replaced by action of the Chair with the advice and consent of a majority of a quorum of the Board.

ARTICLE VII

Fiscal Year; Contracts, Loans, Checks and Deposits

Section 1. Fiscal Year. The Authority shall operate on the basis of a fiscal year beginning January 1 and ending December 31.

Section 2. Contracts. The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Authority, and such authority may be general or confined to specific, instances.

Section 3. Loans. No loan shall be contracted on behalf of the Authority and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board.

Section 4. Checks, Drafts, etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Authority, shall be signed by such officer or officers, agent or agents of the Authority and in such manner as shall from time to time be determined by resolution of the Board.

Section 5. Deposits. All funds of the Authority not otherwise employed shall be deposited from time to time to the credit of the Authority in such banks, trust companies or other depositories as the Board may select.

Section 6. Execution of Bonds and Notes; Use of Facsimile Signatures. Bonds or notes issued by the Authority shall be executed in the name and on behalf of the Authority by such officer or officers of the Authority as may be designated for such purpose in the resolution authorizing the issuance of such bonds or notes. If authorized by such resolution, any officer

designated therein (or all such officers) may execute such bonds or notes or cause them to be executed, with a facsimile signature in lieu of his or her manual signature, and may cause a facsimile of the corporate seal of the Authority to be imprinted thereon; provided that at least one signature required or permitted to be placed on such bonds or notes (which may include for this purpose, if authorized by such resolution, the signature of an authorized officer of any bank or trust company acting as bond registrar or trustee under an indenture of trust [or similar instrument] securing such bonds or notes which provides for the authentication of such bonds or notes by means of a certificate of the trustee appearing thereon) shall be manually subscribed. Any such facsimile signature and/or seal shall have the same force and effect as if the signature of such officer or officers of the Authority had been manually subscribed thereto and the corporate seal of the Authority had been impressed thereon.

ARTICLE VIII

Indemnification

Section 1. Indemnification, Judgment, Settlement, etc. The Authority shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative by reason of the fact that he or she is or was a member of the Board or officer of the Authority, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding if he or she acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Authority and with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in or not opposed to the best interests of the Authority and, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

Section 2. Reimbursement. To the extent that a member of the Board or officer of the Authority has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 of this Article or in defense of any claim, issue or matter therein, he or she shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith.

Section 3. Advancement of Expenses. Expenses incurred in defending a civil or criminal action, suit or proceeding described in Section 1 of this Article may be paid by the Authority in advance of the final disposition of such action, suit or proceeding as authorized in the manner provided in Section 2 upon receipt of an undertaking by or on behalf of the trustee or officer to repay such amount unless it shall ultimately be determined that he or she is entitled to be indemnified by the Authority.

Section 4. Insurance. The Board may, in the exercise of its discretion, from time to time authorize by resolutions duly adopted, purchase and maintain insurance on behalf of any person who is or was a member of the Board or officer of the Authority, against any liability asserted against him or her and incurred by him or her in any such capacity or arising out of his or her status

as such, whether or not the Authority would have power to indemnify him or her against such liability under Section 1 of this Article.

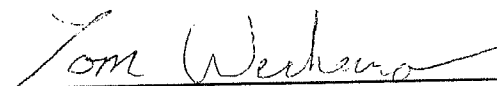
ARTICLE IX Miscellaneous

Section 1. Seal. The Board may provide a corporate seal which, if authorized, shall have inscribed thereon the name of the Authority.

ARTICLE X Amendments

These Bylaws may be altered or amended or repealed by the affirmative vote of a majority of the members of the Board then in office at any regular or special meeting called for that purpose.

I HEREBY CERTIFY that the above Bylaws were approved by the Board of the Division Avenue Corridor Improvement Authority at a regular meeting held on September 5, 2007.



Thomas Werkema, Secretary
Division Avenue Corridor Improvement Authority

EXHIBIT D
ORDINANCE NO. 08-01 APPROVING THIS DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN, ADOPTED JUNE 9, 2008

CHARTER TOWNSHIP OF GAINES

COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Gaines, held in the Township Hall, 8555 Kalamazoo Ave., S.E., Caledonia, Michigan, on the 9th day of June, 2008, at 7:00 p.m.

PRESENT: Members: Giarmo, Osterink, Hilton, Pieters, Van Laan, Haagsma, Fryling

ABSENT: Members: None.

The following ordinance was offered by Member Giarmo and supported by Member Haagsma.

ORDINANCE NO. 08-01

**AN ORDINANCE TO ADOPT A DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN FOR THE
DIVISION AVENUE CORRIDOR IMPROVEMENT AUTHORITY**

WHEREAS, in accordance with Act 280 of the Public Acts of Michigan of 2005 ("Act 280"), the Division Avenue Corridor Improvement Authority of the Charter Township of Gaines has determined it is necessary for the improvement of the Division Avenue Corridor Improvement Authority Development Area to prepare and submit a Development Plan and Tax Increment Financing Plan;

WHEREAS, the Authority has adopted a Development Plan and Tax Increment Financing Plan (the "Plan") and recommends that the Plan be adopted by the Township Board;

WHEREAS, in accordance with Act 280, the Township Board has provided a reasonable opportunity to those municipalities who levy taxes that are subject to capture to meet with the Township Board and has, after the required notice, held a public hearing regarding the Plan and has considered the Plan, other materials submitted, and the comments made at the public hearing.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GAINES ORDAINS:

Section 1. Adoption of Plan and Finding of Public Purpose. In accordance with Act 280, the Township Board hereby finds that the Plan, as proposed, constitutes a public purpose and will be a benefit to the Township and its residents. It hereby approves the Plan, and the provisions thereof, as attached to this Ordinance.

Section 2. Other Findings. The Township Board makes the following additional findings:

- (a) The proposed Plan meets the requirements of Act 280, including the requirements as set forth in Sections 21 and 23 thereof.
- (b) The Plan is reasonable and necessary to carry out the purposes of Act 280.
- (c) The Plan is in reasonable accord with the Master Plan of the Township.
- (d) Public services are or will be adequate to service the project area.
- (e) Changes in zoning, streets, street levels, intersections and utilities, to the extent such are planned, are reasonably necessary for the project and for the Township.

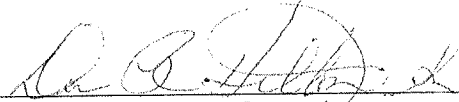
Section 2. Notification of County. The Township Clerk is hereby authorized and directed to provide copies of all necessary information to the County Treasurer so that the Township and County Treasurers are able to transmit to the Authority all tax increment revenues.

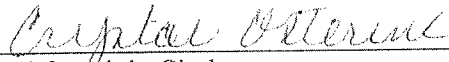
Section 3. Effective Date. This Ordinance shall be effective immediately upon its publication, or publication of a summary thereof, in a newspaper of general circulation within the Township.

AYES: Members: Giarmo, Osterink, Hilton, Pieters, Van Laan, Haagsma, Fryling.

NAYS: Members: None.

ORDINANCE DECLARED ADOPTED.


Donald R. Hilton, Sr., Supervisor
Charter Township of Gaines


Crystal Osterink, Clerk
Charter Township of Gaines

First Reading: December 10, 2007

Second Reading: June 9, 2008

Ordinance Becomes Effective: June 17, 2008

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Gaines at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

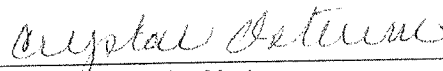

Crystal Osterink, Clerk
Charter Township of Gaines

EXHIBIT E
HISTORIC GROWTH OF SEV OF ALL PROPERTIES IN THE TOWNSHIP
AND
SCHEDULE OF THE INITIAL ASSESSED VALUE
OF ALL REAL AND PERSONAL PROPERTY IN THE
DEVELOPMENT DISTRICT AS FINALLY EQUALIZED IN
MAY 2008

YEAR	# of REAL	# of PERSONAL	# of EXEMPT	TOTAL PARCELS	TOTAL SEV	TOTAL TV	TV as % OF AV	% CHANGE IN TV
2007	7340	512	225	8077	885,852,700	794,417,249	89.68%	8.25%
2006	7167	530	221	7918	828,435,300	733,899,286	88.59%	10.83%
2005	6635	461	218	7314	758,645,800	662,163,841	87.28%	8.90%
2004	6283	461	215	6959	710,261,300	608,075,028	85.61%	7.59%
2003	6069	448	210	6727	659,579,500	565,162,012	85.69%	7.26%
2002	5795	414	198	6407	601,631,000	526,912,085	87.58%	10.42%
2001	5564	378	180	6122	535,700,500	477,173,953	89.07%	7.81%
2000	5415	338	149	5902	492,471,600	442,601,044	89.87%	15.14%
1999	5214	332	136	5682	424,553,700	384,394,695	90.54%	7.97%
1998	4976	314	133	5423	387,460,800	356,028,678	91.89%	9.48%
					Average Increase in Taxable Value			9.365%
					Quarter of Average Annual Increase			2.34125%

Gaines Charter Township			
Year	Initial Assessed Value	Taxable Value	Captured Value
May 2008	\$32,000,365.00	\$32,00,365.00	\$0.00

EXHIBIT F
ESTIMATED DOLLAR AMOUNTS OF CAPTURED ASSESSED VALUES AND
TAX INCREMENT REVENUES TO BE REALIZED FROM PROJECTED INCREASES
IN THE ASSESSED VALUE DURING THE NEXT 20 YEARS,
AS WELL AS CURRENT MILLAGE
LEVIED BY EACH JURISDICTION, THE ANTICIPATED GROWTH
IN ASSESSED VALUE AND THE RESULTING TAX INCREMENT REVENUES
TO BE GENERATED DURING THE LIFE OF THE PLAN

Exhibit F - Table 1

**Charter Township of Gaines
Division Avenue Corridor Improvement Authority**

Millage Rates Subject to Capture

	2008 Millage Rates
<u>Kent County</u>	
Operating	4.2803
Jail	0.7893
Senior Services	0.3244
Total	5.394
<u>Gaines Charter Township</u>	
Operating	0.872000
Total	0.872000
<u>Other</u>	
Kent District Library	0.8800
<u>Grand Rapids Community College</u>	1.7865
Total	8.932500

EXHIBIT F -Table 2

Charter Township of Gaines Division Avenue Corridor Improvement Authority

Tax Increment Revenue Projections

A	B	C	D	E	F
Line		Initial Assessed Value	Current Assessed Value*	Captured Assessed Value	Projected Tax Increment Revenue
0	2008	\$32,000,365.00	\$32,000,365.00	\$0.00	\$0.00
1	2009	\$32,000,365.00	\$32,640,372.30	\$640,007.30	\$1,701.46
2	2010	\$32,000,365.00	\$33,293,179.75	\$1,292,814.75	\$3,436.94
3	2011	\$32,000,365.00	\$33,959,043.34	\$1,958,678.34	\$5,207.15
4	2012	\$32,000,365.00	\$34,638,224.21	\$2,637,859.21	\$7,012.75
5	2013	\$32,000,365.00	\$35,330,988.69	\$3,330,623.69	\$8,854.46
6	2014	\$32,000,365.00	\$36,037,608.47	\$4,037,243.47	\$10,733.02
7	2015	\$32,000,365.00	\$36,758,360.64	\$4,757,995.64	\$12,649.13
8	2016	\$32,000,365.00	\$37,493,527.85	\$5,493,162.85	\$14,603.58
9	2017	\$32,000,365.00	\$38,243,398.40	\$6,243,033.40	\$16,597.11
10	2018	\$32,000,365.00	\$39,008,266.37	\$7,007,901.37	\$18,630.51
11	2019	\$32,000,365.00	\$39,788,431.70	\$7,788,066.70	\$20,704.57
12	2020	\$32,000,365.00	\$40,584,200.33	\$8,583,835.33	\$22,820.12
13	2021	\$32,000,365.00	\$41,395,884.34	\$9,395,519.34	\$24,977.99
14	2022	\$32,000,365.00	\$42,223,802.03	\$10,223,437.03	\$27,179.01
15	2023	\$32,000,365.00	\$43,068,278.07	\$11,067,913.07	\$29,424.05
16	2024	\$32,000,365.00	\$43,929,643.63	\$11,929,278.63	\$31,713.99
17	2025	\$32,000,365.00	\$44,808,236.50	\$12,807,871.50	\$34,049.72
18	2026	\$32,000,365.00	\$45,704,401.23	\$13,704,036.23	\$36,432.18
19	2027	\$32,000,365.00	\$46,618,489.26	\$14,618,124.26	\$38,862.28
20	2028	\$32,000,365.00	\$47,550,859.04	\$15,550,494.04	\$41,340.99
Total					\$406,931.01

***Assumptions:**

Annual increase in
assessed value: 2.00%

EXHIBIT F - Table 3

Charter Township of Gaines
Division Avenue Corridor Improvement Authority
Impact on Taxing Jurisdictions

	Charter Township of Gaines				Kent District Library				Grand Rapids Community College			
	Applicable Millage Rate	Current Assessed Value	Captured Assessed Value	Captured Increment	Applicable Millage Rate	Current Assessed Value	Captured Assessed Value	Captured Increment	Applicable Millage Rate	Current Assessed Value	Captured Assessed Value	Captured Increment
2008	0.872	\$32,000,365.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	1.7865	\$32,000,365.00	\$0.00	\$0.00
2009	0.872	\$32,640,372.30	\$640,007.30	\$558.09	0	\$32,640,372.30	\$640,007.30	\$0.00	1.7865	\$32,640,372.30	\$640,007.30	\$1,143.37
2010	0.872	\$33,293,179.75	\$1,292,814.75	\$1,127.33	0	\$33,293,179.75	\$1,292,814.75	\$0.00	1.7865	\$33,293,179.75	\$1,292,814.75	\$2,309.61
2011	0.872	\$33,959,043.34	\$1,958,678.34	\$1,707.97	0	\$33,959,043.34	\$1,958,678.34	\$0.00	1.7865	\$33,959,043.34	\$1,958,678.34	\$3,499.18
2012	0.872	\$34,638,224.21	\$2,637,859.21	\$2,300.21	0	\$34,638,224.21	\$2,637,859.21	\$0.00	1.7865	\$34,638,224.21	\$2,637,859.21	\$4,712.54
2013	0.872	\$35,330,988.69	\$3,330,623.69	\$2,904.30	0	\$35,330,988.69	\$3,330,623.69	\$0.00	1.7865	\$35,330,988.69	\$3,330,623.69	\$5,950.16
2014	0.872	\$36,037,608.47	\$4,037,243.47	\$3,520.48	0	\$36,037,608.47	\$4,037,243.47	\$0.00	1.7865	\$36,037,608.47	\$4,037,243.47	\$7,212.54
2015	0.872	\$36,758,360.64	\$4,757,995.64	\$4,148.97	0	\$36,758,360.64	\$4,757,995.64	\$0.00	1.7865	\$36,758,360.64	\$4,757,995.64	\$8,500.16
2016	0.872	\$37,493,527.85	\$5,493,162.85	\$4,790.04	0	\$37,493,527.85	\$5,493,162.85	\$0.00	1.7865	\$37,493,527.85	\$5,493,162.85	\$9,813.54
2017	0.872	\$38,243,398.40	\$6,243,033.40	\$5,443.93	0	\$38,243,398.40	\$6,243,033.40	\$0.00	1.7865	\$38,243,398.40	\$6,243,033.40	\$11,153.18
2018	0.872	\$39,008,266.37	\$7,007,901.37	\$6,110.89	0	\$39,008,266.37	\$7,007,901.37	\$0.00	1.7865	\$39,008,266.37	\$7,007,901.37	\$12,519.62
2019	0.872	\$39,788,431.70	\$7,788,066.70	\$6,791.19	0	\$39,788,431.70	\$7,788,066.70	\$0.00	1.7865	\$39,788,431.70	\$7,788,066.70	\$13,913.38
2020	0.872	\$40,584,200.33	\$8,583,835.33	\$7,485.10	0	\$40,584,200.33	\$8,583,835.33	\$0.00	1.7865	\$40,584,200.33	\$8,583,835.33	\$15,335.02
2021	0.872	\$41,395,884.34	\$9,395,519.34	\$8,192.89	0	\$41,395,884.34	\$9,395,519.34	\$0.00	1.7865	\$41,395,884.34	\$9,395,519.34	\$16,785.10
2022	0.872	\$42,223,802.03	\$10,223,437.03	\$8,914.84	0	\$42,223,802.03	\$10,223,437.03	\$0.00	1.7865	\$42,223,802.03	\$10,223,437.03	\$18,264.17
2023	0.872	\$43,068,278.07	\$11,067,913.07	\$9,651.22	0	\$43,068,278.07	\$11,067,913.07	\$0.00	1.7865	\$43,068,278.07	\$11,067,913.07	\$19,772.83
2024	0.872	\$43,929,643.63	\$11,929,278.63	\$10,402.33	0	\$43,929,643.63	\$11,929,278.63	\$0.00	1.7865	\$43,929,643.63	\$11,929,278.63	\$21,311.66
2025	0.872	\$44,808,236.50	\$12,807,871.50	\$11,168.46	0	\$44,808,236.50	\$12,807,871.50	\$0.00	1.7865	\$44,808,236.50	\$12,807,871.50	\$22,881.26
2026	0.872	\$45,704,401.23	\$13,704,036.23	\$11,949.92	0	\$45,704,401.23	\$13,704,036.23	\$0.00	1.7865	\$45,704,401.23	\$13,704,036.23	\$24,482.26
2027	0.872	\$46,618,489.26	\$14,618,124.26	\$12,747.00	0	\$46,618,489.26	\$14,618,124.26	\$0.00	1.7865	\$46,618,489.26	\$14,618,124.26	\$26,115.28
2028	0.872	\$47,550,859.04	\$15,550,494.04	\$13,560.03	0	\$47,550,859.04	\$15,550,494.04	\$0.00	1.7865	\$47,550,859.04	\$15,550,494.04	\$27,780.96
				\$133,475.19				\$0.00				\$273,455.82

\$406,931.01

Total Captured Increment (2008-2028)

Exhibit F - Table 3 (cont.)

Charter Township of Gaines
Division Avenue Corridor Improvement Authority
Impact on Taxing Jurisdictions

	Kent County - Operating Millage *				Kent County - Jail Millage				Kent County - Senior Millage			
	Applicable Millage Rate	Current Assessed Value	Captured Assessed Value	Captured Increment	Applicable Millage Rate	Current Assessed Value	Captured Assessed Value	Captured Increment	Applicable Millage Rate	Current Assessed Value	Captured Assessed Value	Captured Increment
2006	0.0000	\$32,000,365.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	0	\$32,000,365.00	\$0.00	\$0.00
2007	0.0000	\$32,640,372.30	\$640,007.30	\$0.00	0	\$32,640,372.30	\$640,007.30	\$0.00	0	\$32,640,372.30	\$640,007.30	\$0.00
2008	0.0000	\$33,293,179.75	\$1,292,814.75	\$0.00	0	\$33,293,179.75	\$1,292,814.75	\$0.00	0	\$33,293,179.75	\$1,292,814.75	\$0.00
2009	0.0000	\$33,959,043.34	\$1,958,678.34	\$0.00	0	\$33,959,043.34	\$1,958,678.34	\$0.00	0	\$33,959,043.34	\$1,958,678.34	\$0.00
2010	0.0000	\$34,638,224.21	\$2,637,859.21	\$0.00	0	\$34,638,224.21	\$2,637,859.21	\$0.00	0	\$34,638,224.21	\$2,637,859.21	\$0.00
2011	0.0000	\$35,330,988.69	\$3,330,623.69	\$0.00	0	\$35,330,988.69	\$3,330,623.69	\$0.00	0	\$35,330,988.69	\$3,330,623.69	\$0.00
2012	0.0000	\$36,037,608.47	\$4,037,243.47	\$0.00	0	\$36,037,608.47	\$4,037,243.47	\$0.00	0	\$36,037,608.47	\$4,037,243.47	\$0.00
2013	0.0000	\$36,758,360.64	\$4,757,995.64	\$0.00	0	\$36,758,360.64	\$4,757,995.64	\$0.00	0	\$36,758,360.64	\$4,757,995.64	\$0.00
2014	0.0000	\$37,493,527.85	\$5,493,162.85	\$0.00	0	\$37,493,527.85	\$5,493,162.85	\$0.00	0	\$37,493,527.85	\$5,493,162.85	\$0.00
2015	0.0000	\$38,243,398.40	\$6,243,033.40	\$0.00	0	\$38,243,398.40	\$6,243,033.40	\$0.00	0	\$38,243,398.40	\$6,243,033.40	\$0.00
2016	0.0000	\$39,008,266.37	\$7,007,901.37	\$0.00	0	\$39,008,266.37	\$7,007,901.37	\$0.00	0	\$39,008,266.37	\$7,007,901.37	\$0.00
2017	0.0000	\$39,788,431.70	\$7,788,066.70	\$0.00	0	\$39,788,431.70	\$7,788,066.70	\$0.00	0	\$39,788,431.70	\$7,788,066.70	\$0.00
2018	0.0000	\$40,584,200.33	\$8,583,835.33	\$0.00	0	\$40,584,200.33	\$8,583,835.33	\$0.00	0	\$40,584,200.33	\$8,583,835.33	\$0.00
2019	0.0000	\$41,395,884.34	\$9,395,519.34	\$0.00	0	\$41,395,884.34	\$9,395,519.34	\$0.00	0	\$41,395,884.34	\$9,395,519.34	\$0.00
2020	0.0000	\$42,223,802.03	\$10,223,437.03	\$0.00	0	\$42,223,802.03	\$10,223,437.03	\$0.00	0	\$42,223,802.03	\$10,223,437.03	\$0.00
2021	0.0000	\$43,068,278.07	\$11,067,913.07	\$0.00	0	\$43,068,278.07	\$11,067,913.07	\$0.00	0	\$43,068,278.07	\$11,067,913.07	\$0.00
2022	0.0000	\$43,929,643.63	\$11,929,278.63	\$0.00	0	\$43,929,643.63	\$11,929,278.63	\$0.00	0	\$43,929,643.63	\$11,929,278.63	\$0.00
2023	0.0000	\$44,808,236.50	\$12,807,871.50	\$0.00	0	\$44,808,236.50	\$12,807,871.50	\$0.00	0	\$44,808,236.50	\$12,807,871.50	\$0.00
2024	0.0000	\$45,704,401.23	\$13,704,036.23	\$0.00	0	\$45,704,401.23	\$13,704,036.23	\$0.00	0	\$45,704,401.23	\$13,704,036.23	\$0.00
2025	0.0000	\$46,618,489.26	\$14,618,124.26	\$0.00	0	\$46,618,489.26	\$14,618,124.26	\$0.00	0	\$46,618,489.26	\$14,618,124.26	\$0.00
2026	0.0000	\$47,550,859.04	\$15,550,494.04	\$0.00	0	\$47,550,859.04	\$15,550,494.04	\$0.00	0	\$47,550,859.04	\$15,550,494.04	\$0.00
				\$0.00				\$0.00				\$0.00