



ADA TOWNSHIP

DOWNTOWN DEVELOPMENT AUTHORITY

AMENDED AND RESTATED DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN

Approved by Ada Township Downtown Development Authority Board: March 7, 2016

Approved by Ada Township Board: April 11, 2016

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EXHIBIT LIST

Exhibit

- A. Ordinance No. O-11-10-08-1, creating the Ada Township Downtown Development Authority, adopted November 10, 2008.
- B. Ordinance No. O-05-11-09-1 approving the initial Development Plan and Tax Increment Financing Plan, adopted May 11, 2009
- C. Ordinance No. O-04-11-16-2, approving this Amended and Restated Development Plan and Tax Increment Financing Plan, adopted April 11, 2016
- D. Ordinance No. O-04-11-16-1, amending the Downtown Development Authority Ordinance to authorize the DDA to levy ad valorem taxes not to exceed 2.0 mills on real and property within the DDA District, adopted April 11, 2016
- E. Legal Description of Properties Included Within the Development District
- F. Map of Development District Boundary
- G. Map of Existing Land Use, Existing Streets, Public Land and Undeveloped Land.
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- J. Map Depicting Development Plan Public Improvements
- K. Concept Plan for Headley Street Community Space
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- N-3. Tax Increment Revenue Projections
- O. Impact on Taxing Jurisdictions

SECTION I DEVELOPMENT PLAN

A. Creation of the Ada Township Downtown Development Authority and District; Preparation and Adoption of Initial Development Plan and Tax Increment Financing Plan; Preparation of Amended and Restated Plan

On November 10, 2008, the Ada Township Board adopted Ordinance No. O-11-10-08-1, which created the Ada Township Downtown Development Authority (the “Authority”). Ordinance No. O-11-10-08-1 is attached to this Plan as Exhibit A. The Authority was given all of the powers and duties prescribed for a Downtown Development Authority pursuant to Act 197 of the Public Acts of 1975, as amended (Act 197), also known as the Downtown Development Authority Act, with the exception of the authority to levy an ad valorem tax on property located within the Development District, and with the exception of taking private property for public purposes.

On January 19, 2009, the Township Board approved the appointment of the Authority Board of Directors. The Board has since held monthly meetings, with its initial efforts focused on organizational matters, as well as the preparation and adoption of the Authority’s initial Development Plan and Tax Increment Financing Plan (the “Initial Plan”).

On February 9 and February 23, 2009, the Township Board approved the appointment of 9 members to a Development Area Citizens Council, which is comprised entirely of persons whose residence is located within the Development District. In accordance with Act 197, the Citizens Council is charged with advising the Authority Board and the Township Board on the development and implementation of a Development Plan and Tax Increment Financing Plan. The Citizens Council held several meetings during the development of the Initial Plan, and submitted a report to the DDA Board and the Township Board recommending the adoption of the Initial Plan.

On May 11, 2009, the Township Board adopted Ordinance No. O-05-11-09-1 approving the Initial Plan, a copy of which ordinance is attached as Exhibit B.

In 2013, the DDA initiated a major planning study of potential redevelopment in the Village area of the DDA District, referred to as the Envision Ada Planning process. The Envision Ada Final Report, dated January 13, 2014, contains recommendations for significant public facility improvements in the following areas:

- re-construction of existing streets and construction of new streets in the Village, along with associated public water and sewer facilities and streetscape improvements.
- acquisition and improvement of land for public park, civic space and civic buildings.

It is intended and anticipated that these public improvements will incentivize and be accompanied by major private investment in new development and redevelopment, for retail, restaurant, office and residential use in the Ada Village area. Much of this investment and redevelopment is to consist of the demolition and re-development of the Thornapple Village Shopping Center, located along the southeast side of Ada Drive, south of Fulton Street. The Envision Ada Plan encourages new development and re-development to be in accordance with traditional urban design principles and form, to reinforce and expand upon the existing traditional “downtown” character that exists in the historical heart of the Village on Ada Drive between Bronson Street and Thornapple River Drive.

The primary purpose of this Amended and Restated Development Plan and Tax Increment Financing Plan (the “Restated Plan”) is to update the plans, schedule, estimated costs and proposed methods of financing

for public improvements in the District, and to incorporate proposed improvements identified in the Envision Ada Plan. In addition, the Restated Plan identifies potential future public parking improvements in the District, based on analysis of future parking needs. A significant revision to the proposed methods of financing public improvements that is included in the Restated Plan is the proposed levying of an ad valorem property tax by the Authority, as authorized in the Downtown Development Authority Act.

Consultation with the Development Area Citizens Council regarding the Amended and Restated Plan took place at meetings of the Council held on February 24, 2016 and March 16, 2016.

On April 11, 2016, the Township Board adopted Ordinance No. O-04-11-16-2, approving this Restated Plan for the Development District, a copy of which ordinance is attached as Exhibit C. On the same date, the Township Board adopted Ordinance No. O-04-11-16-1, which removed the prohibition on the ability of the Authority to levy an ad valorem tax on real and personal property located within the Development District. A copy of this Ordinance is attached as Exhibit D.

The intent of Act 197 is to provide a means for municipalities to address property value deterioration and economic decline within downtown business districts. The Act authorizes the establishment of downtown development authorities and the use of tax increment financing to finance and encourage the revitalization of and economic growth within business districts. Act 197 specifically authorizes local units of government to establish a downtown development authority 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; and to provide for rule promulgation.

In addition to an ad valorem levy, a second financing tool available to local governments to revitalize their downtown business districts is tax increment financing. Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development of facilities, structures or improvements within a development area is reinvested in the area and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the development area and facilitating economic growth and development.

Act 197 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 Ada Downtown Area and Development Plan Objectives

The Ada Township Downtown Development Authority Development District is legally described in Exhibit E and shown on the map attached as Exhibit F.

The Development District is comprised of predominantly commercial and industrial-zoned lands along the Fulton Street (M-21) corridor within Ada Township, as well as the historic, unincorporated traditional town center and adjacent residential neighborhood known as the Ada Village area.

In the summer of 2006, the Township undertook an extensive, Township-wide planning process focusing on the Village area – the “Ada Village Design Charrette” process. This facilitated process engaged hundreds of citizens from the entire Township in a week-long design exercise for the Village. In this process, community members were engaged in defining the desired and valued physical characteristics of the Village, including both the public and private built environments, as well as the natural environment.

The most negatively-perceived aspects of the Village were also identified. Based on the results of this exercise, a physical plan for the Village was developed that reinforces and builds upon the valued characteristics of the Village, and lessens or removes the negatively-perceived features. The basic structure of potential new zoning regulations for the Village was also developed, based on “form-based” coding principles that encourage desired urban form in new development and redevelopment. Following the completion of the Ada Village Design Charrette, the Township Board initiated the creation of the Ada Township Downtown Development Authority to facilitate implementation of plans for public improvements and redevelopment in the Village area and along the M-21 corridor.

The public improvements recommended in the Ada Village Design Charrette Final Report became the basis for the planned public infrastructure improvements and expenditures identified in the Initial Plan approved in 2009.

In 2011, street re-construction, public parking and streetscape improvements were completed on the segment of Bronson Street west of Ada Drive, as called for in both the original 1990’s Village Restoration Plan and the Initial Plan. Funding sources for this project included Township general funds and utility system enterprise funds. Although no DDA funds were expended on the project, the DDA Board served a leadership role in the design and implementation of the project. The only public improvement project that has been completed by the DDA with use of DDA funds has been the installation in 2013 of two small pedestrian plazas consisting of benches, trash receptacles, a bicycle rack and brick pavers on Ada Drive between Bronson Street and Thornapple River Drive, with a cost of approximately \$15,000.

Following the adoption of the Initial Plan, there was relatively little progress made in implementing the public improvement and private redevelopment activities called for in that plan, other than the Ada Drive streetscape improvements mentioned above. To a large extent, the lack of plan implementation resulted from an unwillingness of several property owners to incur debt or otherwise take financial risk in making new capital investment in their properties. Fragmented ownership of property contributed to this condition, as did the national economic decline known as the “Great Recession” that began in late-2007.

This condition changed significantly in late-2012 when a single property owner, an entity created by Amway Corp., consolidated ownership of 22 acres of land in 7 parcels, primarily in the portion of the Ada Village area bordered by Ada Drive, Thornapple River Drive and the Thornapple River, including both developed property and vacant land. The largest of these acquisitions was the 34,500 square foot Thornapple Village Shopping Center, on 7.9 acres of land.

In January, 2013, the new property owner, Geld, LLC, requested that the DDA undertake a public planning process to generate new design ideas for how the newly-acquired properties might be redeveloped. After recruiting and retaining an urban design consultant, the DDA initiated the “Envision Ada” urban design planning process for the Village area, with approximately 75% of the cost of consulting services paid for by Amway Corp., and the remaining 25% paid by the DDA. The scope of the planning process called for building upon the 10 “Design Principles” that resulted from the Village Design Charrette planning process in 2006, in creating a refined design plan for the Village.

Through the summer and fall of 2013, the DDA involved the public in the planning process through a variety of stakeholder engagement methods. The final report for the Envision Ada Planning process, completed in January, 2014 (the “Envision Ada Plan”), serves as the basis for many of the public infrastructure improvements, private redevelopment activities and financing methods contained in this Restated Plan.

Following completion of the Envision Ada Plan, Ada Township, the Ada Township DDA and the Amway-affiliated real estate entity Geld, LLC negotiated and entered into an agreement (the

“Development Agreement”) which sets forth the respective financial commitments of Ada Township, the Ada Township DDA and Geld, LLC, to complete certain public improvements as called for in the Envision Ada Plan. Pursuant to the Development Agreement, Geld, LLC and Ada Township have each committed \$6.5 million toward the cost of public improvements in the Village. In addition, the Development Agreement commits Geld, LLC to convey to the Township, at no cost, ownership of specified parcels of land in the Village for public park, greenspace and civic facility use.

The Development Agreement may be modified in the future by agreement of the parties to address financing of additional public improvements identified in this Restated Plan. If so modified, such modifications shall be incorporated herein by reference.

In 2015, the first phase of public improvements as called for in the Envision Ada Plan and the Development Agreement were completed. This phase of improvements included the re-location and re-construction of a portion of Headley Street, from Ada Drive extending west to a new intersection of Headley Street, with Fulton Street/M-21. The alignment of much of the street was shifted approximately 100 feet to the north, on a new right-of-way. Both the former street right-of-way and privately-owned land located between the former right-of-way and new right-of-way were conveyed to adjoining property owners on the south side of the street, to provide those adjoining property owners with frontage on and access to the new street.

In Spring, 2016, Headley Street will be extended across Ada Drive to the southeast, to connect to Thornapple River Drive at a location immediately west of the Thornapple River Drive bridge on the Thornapple River. The estimated \$3.0 million cost of the Headley Street improvements completed in 2015 and 2016 is being financed entirely by funding from Geld, LLC, as provided in the Development Agreement.

Additional public improvements are proposed to be completed by the Township and DDA in 2016 and future years, as provided in this Restated Plan. The Authority and Ada Township intend to improve retail and commercial areas located within the Development District through the public improvements described in Section I.D., below, to stimulate economic growth, encourage redevelopment and private investment in existing buildings and businesses, and improve both vehicular and pedestrian access to businesses located within the Development District. This Restated Plan identifies improvement needs and considers how those needs will be implemented and financed.

C. Land Use

1. Existing Land Use

A map of the Development District showing existing streets, existing land uses, rivers and streams, public land and undeveloped land is shown in Exhibit G. Residential, commercial, industrial and public land uses and facilities are included.

Existing use of land in the Development District covers a broad range, from the large manufacturing, distribution and office complexes of Amway Corporation on the north side of Fulton Street and on Spaulding Avenue to small, cottage-style homes on small lots in the Village residential area.

Spaulding Avenue Area:

At the west end of the Development District, the most significant land uses include the 210-unit Stone Falls of Ada apartment community, on the east side of Spaulding Ave, south of Fulton Street, and the former Amway’s Catalog Distribution Center, with over 600,000 square feet of floor area, on the west side of Spaulding Avenue. A portion of the former Amway Catalog Distribution Center has been

converted by Amway to manufacturing use, for production of nutritional supplements under the Nutrilite brand. Approximately 245,000 square feet of the building is currently vacant.

A large, visually prominent use of land is the Consumers Energy electrical substation at the southeast corner of Fulton Street and Spaulding Avenue. Other uses in this area include a manufacturing facility, Perforated Tube, Inc., on the south side of Fulton Street, at the west edge of the Development District, a computer network systems integration and distribution business on the east side of Spaulding Ave., north of the Stone Falls of Ada apartment community and an auto body repair shop on the north side of Fulton Street. Significant vacant parcels include approximately 35 acres of industrial-zoned land southwest of Fulton Street and Spaulding Avenue, and about 25 acres of land zoned "Rural Residential" on the north side of Fulton, east of Spaulding Avenue

Fulton Street Corridor:

The Development District includes all of the industrial-zoned land on the south side of Fulton Street, between Alta Dale Avenue and Kulross Avenue, as well as commercially-zoned land between Kulross Avenue and Grand River Drive. This area contains a mix of manufacturing/processing, distribution, heavy commercial and office uses. In addition to office uses, the corridor land uses include a specialty meat processing, packaging and sales business, a specialty metal forming facility, an offset printing business, several general contractors and construction trade contractors, a paper distribution company, a book publisher and wholesaler, a church congregation housed in a converted office building, two auto repair facilities and a lumber yard. There is also one single-family home located along the south side of the Fulton Street corridor. There are no retail businesses located in this industrially-zoned area, other than the retail business conducted by the lumber yard.

Commercial uses located east of Kulross Avenue include a small grocery store/cafe at the Fulton Street/Kulross Avenue intersection, and a variety of retail, office and restaurant uses in the Ada Hillside Center, on the north side of Fulton, west of Grand River Drive.

There is little vacant land in this part of the Development District. The approved design for the Ada Hillside Center calls for one additional building to be constructed. There is also infill development potential on the vacant land east of O'Brien's Market, on the south side of Fulton Street. There is also potential for redevelopment of a number of the small, industrial-zoned parcels along the south side of Fulton Street

East Ada Area:

This part of the Development District includes the commercially-zoned parcels located east of the Fulton Street bridge over the Grand River, on Fulton Street and Pettis Avenue. Land uses in this area include several office buildings, miscellaneous commercial/service businesses, a self-service storage center, an auto repair business and a restaurant. A second former restaurant at the corner of Pettis Avenue and Honey Creek Avenue is currently vacant on the main level, with the upper level recently converted to office use. A multi-tenant commercial center with is located at the corner of Fulton Street and Pettis Avenue, with access off Pettis Avenue. Existing uses are primarily office use and a pizza parlor.

On the south side of the Fulton Street bridge, adjacent to the east bank of the Grand River, is approximately 5 acres of permanent open space land owned by Ada Township, most of which is located in the Grand River floodplain.

Ada Village Area:

Amway Corporation's world headquarters and manufacturing facilities are located on the north side of Fulton Street, across from the historic Ada Village area, on approximately 300 acres of land adjacent to the Grand River. Land use in the Village includes a variety of businesses that serve the local area, including several banks, a credit union, several cafes, restaurants and coffee shops, a hardware store, dry cleaners, hair salons and barber shop, veterinary office, dental offices, a florist, gas station/convenience stores and an auto repair facility.

There are also a few specialty retail shops in the Village, including a pottery studio, yarn shop and a bicycle shop. A building permit was recently issued for remodeling of a vacant storefront for a new liquor store on Ada Drive, and work is underway in converting a former small retail shop to a restaurant, with a new kitchen addition and outdoor seating area.

On the Ada Drive frontage to the south of the railroad trestle lies the former Ada High School. In 2013, the 11,000 square foot building was redeveloped for office space and an upper floor dwelling unit.

Public facilities in the Village include a post office, the Township government offices, a fire station and the Averill Historical Museum, which is owned by the Township and operated by the Ada Historical Society. One corner of the Ada Drive/Thornapple River Drive intersection is occupied by an AT&T switching station.

There are several large vacant sites with significant development potential in the Village, including a 5-acre site on the south side of Fulton Street, east of Ada Drive, and approximately 10 acres, on a site located south of the Grand Rapids Eastern rail line, between Ada Drive and the Thornapple River. This site recently received zoning approval for development of a 50-unit housing community called Riverpoint of Ada, consisting of 25 detached single family homes and 25 attached townhomes. Construction is expected to begin in 2016.

Zoning approval has also been granted for a 2-story, 10,000 square foot mixed use commercial building, to be constructed at the northwest intersection of re-located Headley Street and Ada Drive. This building will have office space on the 5,000 square foot upper floor, and 5,000 square feet of retail space on the first floor. Construction is expected to begin in spring 2016.

Redevelopment is also underway on approximately 5 acres of land owned by Amway Corp. on the south side of Fulton Street, west of the new Fulton Street/Headley Street intersection. Construction was recently completed on a 5,000 square foot salon/day space, and construction is imminent on new buildings to be occupied by the River Valley Credit Union and the Ortez State Farm Insurance agency. Zoning review and approval submittals are also anticipated soon for a proposed 20,000 square foot medical office building in this area.

There are approximately 35 single family homes located in the Village, on Ada Drive, Bronson Street, Thornapple River Drive, Headley Street, River Street and Teeple Avenue. There are also a small number of dwelling units located on the upper floors of 2-story buildings on Ada Drive in the heart of the Village.

Open space uses include Leonard Field Park, owned and operated by Ada Township, a Michigan DNR public boat launch site on the Grand River, north of the Fulton Street bridge, and approximately 20 acres of natural floodplain land owned by Ada Township at the confluence of the Grand and Thornapple rivers.

2. Planned Future Land Use

A map showing planned Future Land Use for the Development District is included in Exhibit H. The most significant changes in future land use that are contemplated within the DDA District are concentrated in the Ada Village area, on land that has been acquired by the Amway affiliated entity, Geld, LLC, including the existing Thornapple Village Shopping Center. In addition, new development and redevelopment are projected to occur on currently-vacant land along the south side of recently-reconstructed Headley Street, on land that was formerly the right-of-way of Headley Street and that was conveyed to adjacent property owners on the south side of the street after it was abandoned by the Kent County Road Commission.

Following is a description of the land use categories shown on the Proposed Land Use Map, and a description of new development anticipated in selected areas.

Rural Development Area:

The Rural Development Area is intended to accommodate new residential development and population growth in a rural setting. In this area, a premium is placed on designing new development to minimize impacts on site natural features, and be harmonious with a rural environment. Development density designated for this area is a maximum of 1 unit per 2 acres of land, as provided in both the Rural Residential (RR) Zoning District. The only land within the DDA District designated in this category is approximately 20 acres on the north side of Fulton Street, near the Spaulding Avenue intersection.

Medium Density Residential:

This category is intended to provide land for multiple-family residential use, compact single family development designs, or mixed single- and multiple-family development at higher densities up to 12 units per acre. Two sites are designated in this land use category – the Stone Falls of Ada apartment community, on Spaulding Avenue, and vacant land on the north side of Fulton Street, between the Country Homes of Ada condominium development and the Ada Cemetery.

Public/Semipublic:

Includes governmental facilities such as the US Post Office, Township offices, Fire Station, the Averill Historical Museum, utility facilities, churches and cemeteries.

General Commercial:

The General Commercial land use category applies to C-2-zoned commercial areas located outside of the Village area along the Fulton Street corridor, most of which is currently developed. Land in this category includes the Ada Hillside Center commercial development on the north side of Fulton Street at Grand River Drive, and the nearby O'Brien's Market at the corner of Fulton Street and Kulross Avenue.

The remaining land in this category is all located east of the Grand River, along Pettis Avenue between Honey Creek Avenue and Fulton Street, and on the south side of Fulton Street east of the river.

A broad range of commercial and office uses are accommodated in this land use category.

Office/Service/Light Warehouse:

This land use designation is applied to the existing Industrially-zoned lands on the south side of Fulton St., from Kulross Avenue west to Alta Dale Ave. This land use designation is intended to recognize the increasingly non-industrial nature of the land uses that are located in this corridor, and the Township's desire to encourage uses that are least likely to create conflicts with the adjoining residential neighborhood located

directly to the south, across the rail line. A transition to new zoning regulations for this area which classify manufacturing as a special land use is anticipated. In addition, the Township does not wish for this segment of the M-21 corridor to become a linear retail commercial strip.

Appropriate land uses in this area include professional and administrative offices, health care services, child care centers, small warehouse and distribution facilities, light fabrication, assembly and packaging operations and places of worship. New or expanded light manufacturing may also be located in this area.

Light Industrial:

The Light Industrial land use category designates a large area of vacant land located west of Spaulding Ave., between M-21 and the Grand Rapids Eastern rail line, in addition to the former Amway Catalog Distribution Facility on Spaulding Avenue, a portion of which has been converted to manufacturing of nutritional supplements. This area is suited to light industrial uses by virtue of the open and moderately sloped land in the area, availability of public utilities, proximity to the State trunk line highway, and proximity to I-96 to the west.

The intent of the Light Industrial category is to provide for industrial uses that do not involve operations likely to create objectionable noise or odors or are visually objectionable. This land use category corresponds to the Light Industrial (LI) Zoning District on the Zoning Map.

Industrial:

The Industrial land use category designates existing, large manufacturing facilities which are not in close proximity to residential areas. Amway Corp's manufacturing facilities between M-21 and the Grand River is the only property designated in the Industrial category. Appropriate zoning is the Industrial (I) District for this area.

The remaining land use categories contained on the Proposed Land Use Map apply to land in the Ada Village area, where significant redevelopment is anticipated to occur in the future, with new private development and public facility improvements based on “urban form” standards contained in the Planned Village Mixed Use (PVM) overlay district contained in the zoning regulations, and in accordance with the following design principles identified in the Envision Ada Plan:

1. Take full advantage of Ada Village’s natural assets - specifically the Thornapple River. Consider a riverwalk and potential trail connections. Identify ways for nearby commercial areas to engage the riverbank environment.
2. Create a focal point in the heart of the Village that can serve as a community hub and gathering place, and expand opportunities for civic buildings.
3. Endure roadway corridors complement Ada’s distinctive, intimate village feeling, resulting in slower traffic and improved safety.
4. Improve walkability throughout the village, and create attractive, safe, contiguous pedestrian connections between the Village core and surrounding areas.
5. Encourage building types that preserve the quaint, historic, small-scale feeling of the village.
6. Reconfigure the Thornapple Village shopping center in order to reduce the prominence of parking, provide for more trees and green spaces, reconnect to the river, and encourage pedestrian access and activity.

7. Strike a balance between residential and commercial uses within the Village, and encourage pedestrian access and activity.
8. Encourage shared parking and provide appropriate village-scale parking options.
9. Expand outdoor recreation opportunities and enhance existing parks and green spaces, connecting them with a regional network of trails and open spaces.
10. Establish standards that ensure the implementation of the community's vision for Ada Village.

Village Edge:

The Village Edge category is intended for detached single family homes that are similar in scale to adjoining neighborhoods with suburban character. Attached forms of housing may also be located in this area. Land designated for this use is located south of the rail line and east of Ada Drive, extending to the Thornapple River immediately downstream of the Ada dam. Zoning approval was recently given for the Riverpoint of Ada development, consisting of 25 detached homes and 25 attached townhomes.

Village Proper 1:

This land use category is comprised of 3 new development areas - one at the west end of Headley Street, west of the Post Office, one on the south side of Fulton Street at the east end of the Village, designated in the Envision Ada Plan as the east "residential hamlet" and land along the south side of re-located Headley Street.

The land use category is intended to support the full range of residential building types, including rowhouses, upper and lower level apartments and attached multi-family apartment homes, duplexes and detached single family "village houses". With the exception of live/work situations that could be permitted with a special use permit in certain transitional locations, the Village Proper 1 planning area is not intended for business activity.

The land designated in this category on the south side of Headley Street is intended to transition from exclusively residential use at its west end, to mixed use commercial/residential use at its east end, depending upon market demand, as shown by the irregular boundary between the Village Proper 1 land use category and the Village Core designation located at the east end of Headley Street. Multiple story buildings are anticipated on this stretch of Headley Street frontage, with ground floor commercial space at the east end, and multi-story residential buildings at the west end, and a zone of mixed-use "live-work" type buildings serving as a transition between these areas.

Village Proper 2:

Areas designated Village Proper 2 are intended to be exclusively single-family residential use. Land designated in this category includes the single family residential areas south of Thornapple River Dr. and north of Bronson St., extending from the Thornapple River at the easterly end, and extending to the corner of Bronson Street and Headley Street at the westerly end.

Village Center:

The Village Center area will have the broadest mixture of land uses and a wide variety of building types. Buildings may be attached or detached and are separated from the street with small street yards. Included are the following:

- **Mixed Use buildings.** Buildings fronting main streets are envisioned to be two to three stories in height and will accommodate offices or dwellings on upper stories and various commercial uses on the ground story. Ground floors will contain retail uses and internal access to the upper floors, with commercial, office or residential uses on upper floors. Building facades will have ample window space on the ground and upper floors. Little or no side yard and minimal front yard setbacks, will combine to create a continuous street wall. Short term parking is expected to be available on the street but because individual lots are not large enough large enough to accommodate on-site parking for each use, shared parking arrangements are necessary.
- **Village shops.** As described above and also assigned to the Village Core.
- **Village houses.** The village house is a single family residential building developed in compact and walkable blocks on narrow lots. The village house building can be up to three stories if the third story is located within the roof structure. The base of the building may be slightly elevated above grade. The buildings are also slightly set back from the property line and street. These buildings often have a pitched roof or a pitched roof with dormers. Parking is located in the rear of the lot. Private garages and accessory dwelling units are located so they cannot be visible from the street. Access is from an alley or a shared driveway from the street. On-street parking can serve as visitor parking. The intended lot size range for village houses is from 4,000 square feet to as high as 8,400 square feet.
- **Rowhouses.** Rowhouses are residential buildings with common walls on both side lot lines and a private garden to the rear. The lot sizes used to accommodate rowhouses range from 1,800 square feet to just approximately 4,000 square feet.
- **Apartment houses and lots designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other.** Apartment house lots range from 4,800 square feet to as large as 18,000 square feet.
- **Duplexes.** Detached building with small side yards and a large front yard and containing two dwellings. Duplex lots range from 5,000 square feet to approximately 11,000 square feet.

Village Core:

The Village Core is intended to be the most intensely occupied area, with predominately attached buildings that create a continuous street façade. The core is within walking distance of surrounding, primarily residential areas. As embodied in the Envision Ada Plan and the PVM District zoning provisions the Village Core is planned to consist of the following:

- **Mixed Use buildings.** Within this transect, the majority of buildings fronting Ada Drive, Thornapple River Drive and Headley Street (relocated) are envisioned to be two to three stories in height and designed to accommodate offices or dwellings on upper stories and various commercial uses on the ground story. Ground floors will contain retail uses and internal access to the upper floors, with commercial, office or residential uses on upper floors. Building facades will have ample window space on the ground and upper floors. Little or no side yard and minimal front yard setbacks, will combine to create a continuous street wall. Short term parking is expected to be available on the street but because individual lots are not large enough large enough to accommodate on-site parking for each use, shared parking

arrangements may be necessary. Lots sizes in support of mixed use buildings will range from between 5,000 and 25,000 square feet.

- Village shops. Village shops resemble a residential building but house commercial uses. Village shop buildings are intended to be two stories in height, slightly set back from the sidewalk. Parking is expected to be located in the rear and can be accessed from an alley or a front drive. Short term parking is available on the street but centrally located shared parking will also be needed to serve long term parking needs of these businesses. Sidewalk pedestrian access will be universal and block design may or may not have an alley system for vehicle access. The typical lot size for the village shop type of building will range between 4,000 to 8,400 square feet.

Park/Recreation/Open Space:

In addition to existing public parks and open space, such as Leonard Field Park and Township owned natural area at the confluence of the Grand and Thornapple Rivers, land designated in this category includes two additional sites that are planned to be developed for public park, recreation and civic use. These include land between re-located Headley Street and Fulton Street, and land along the northwest bank of the Thornapple River, extending north and east from Thornapple River Drive.

Both of these sites are scheduled to be conveyed to Ada Township at no cost by Geld, LLC, pursuant to the terms of the Development Agreement entered into between Geld, LLC and Ada Township. Concept plans have been developed for both of these sites, with improvements proposed as described in Section D, below.

A third area designated for future park/recreation/open space use is the triangular area bounded by Ada Drive, Thornapple River Drive and the planned extension of Headley Street between these two streets. This area is proposed to be acquired in the future and converted to a central Village pedestrian plaza.

3. Existing and Proposed Zoning

Existing zoning is shown on the Current Zoning map, Exhibit I. Within the Ada Village Area, an additional “overlay” zoning district, the “Planned Village Mixed Use” (PVM) district, provides an optional set of “form-based” zoning standards that may be applied to property instead of the conventional zoning district standards, at the option of the property owner. This district contains a set of sub-districts that are depicted in Exhibit I-2.

At the time of the adoption of this Restated Plan, a comparison between the sub-district boundaries in the PVM overlay zoning map shown on Exhibit I-2 to the planned future land use pattern depicted on Exhibit H indicates a lack of conformity between the current zoning and the desired future land use pattern. Specifically, the current “Village Proper 1” zoning designation of the residential neighborhood located between Thornapple River Drive and Bronson Street, both east and west of the commercial core along Ada Drive, which allows for a broad range of housing types, ranging from detached single family homes to townhomes and apartments, is inconsistent with the goal of maintaining this area as a neighborhood of single-family dwellings on compact lots.

This plan recommends that the zoning regulations be modified to correct this mismatch between current zoning and the desired future land use pattern, by re-designating this neighborhood in the Village Proper 2 PVM sub-district, rather than the current Village Proper 1 zoning designation.

Zoning map amendments should also be initiated for the areas designated as Village Proper 1 on the future land use map, to facilitate residential development on the 3 areas so designated. Minor revisions to zoning boundaries may also be needed to conform to planned street network changes in the Village. It is anticipated these revisions will be completed in 2016.

4. Proposed Changes in Street, Traffic Flow or Utilities.

The Restated Plan includes several proposed changes to the street layout and traffic flow in the Development District. These include the following:

- Completion of the balance of the Headley Street project, to extend the street southeast from its new intersection with Ada Drive to connect with Thornapple River Drive, just west of the bridge over the Thornapple River. As noted earlier, the first phase of this street re-construction, between M-21 and Ada Drive, was completed in 2015, with the balance of the project scheduled for completion in spring, 2016.
- Re-construction of Ada Drive on its current alignment between Headley Street and M-21, to elevate it above the 100-year floodplain elevation. The scope of the project will include installation of new public water, sanitary sewer and storm sewers within the public right-of-way, as well as above-ground streetscape improvements including sidewalks, lighting, street trees and irrigated planting beds. This project is to be undertaken and financed by Ada Township and the Ada Township DDA.
- Construction of several new private streets in the area located north of Headley Street, east of Ada Drive and south of Fulton Street is also proposed as part of private redevelopment of the Thornapple Village Shopping Center. The major new private street, paralleling the west bank of the Thornapple River and referred to as River Street, will be constructed and financed by Geld, LLC. An access easement for use of this street by the public will be granted by the developer.
- Installation of a landscaped median on Fulton Street (M-21).

These changes to the street network are intended to improve traffic flow and reduce vehicular and pedestrian conflicts, calm traffic and reduce traffic speeds on M-21, distribute traffic over a greater number of traffic routes, and increase facilities for safe pedestrian and non-motorized access to and within the Development District.

The Authority may also undertake installation of new public water and sewer facilities to serve existing undeveloped parcels within the Development District that do not currently have access to these services. Extension of utility services to these parcels will facilitate and incentivize the development of these properties and thereby increase the property tax base within the Development District.

The proposed street and utility system improvements are identified on the Development Plan Map, Exhibit J, and are described in more detail in Section D., Description of Proposed Improvements.

5. Residential Uses and Number of Residents

Residential uses within the Development District consist of approximately 45 detached single-family residences adjacent to the Village center, as well as 210 multiple family dwelling units in 21 apartment buildings on the east side of Spaulding Avenue, south of Fulton Street (M-21). There are also approximately 5-8 residential units located on the upper floors of 2-story commercial buildings in the Ada Village center.

At the time of the adoption of this Restated Plan, it is estimated that there are approximately 400 persons residing within the Development District.

There is no plan to displace or relocate residents from the Development District as part of the Restated 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

Restated Plan, the Authority will amend the Restated Plan to include those requirements set forth in Act 197, including the preparation of a plan for compliance with Act 227 of the Public Acts of Michigan of 1972, as amended.

D. Description of Proposed Improvements

The following is a description of the general improvements the Authority plans to undertake, with respect to the Development District. These improvements are graphically depicted on the Development Plan Map, attached as Exhibit J. It should be noted that most of the public improvements included in this Restated Plan originated from the Envision Ada Plan, as documented in the Envision Ada Final Report dated January 13, 2014. The proposed improvements and their relative timing and priorities are also based on input from the Development Area Citizens Council.

1. Expansion of Local Street Network / Street Re-Construction / Traffic Controls.

The Restated Plan proposes to expand the local street network in the Ada Village area, to distribute traffic over a larger number of streets and provide greater connectivity in the street network. New streets proposed include the following:

- Extension of Headley Street southeast from the recently-completed Ada Drive intersection, to connect to Thornapple River Drive just west of the bridge over the Thornapple River.
- Reconstruction of Ada Drive between Headley Street and Fulton Street (M-21), including placement of fill to raise the street above the 100-year flood elevation.
- A secondary street connection is also proposed between Thornapple River Drive and Headley Street, west of The Community Church. This connection would likely be a private street subject to a public access easement.
- Reconfiguration of Fulton St (M-21) to incorporate a landscaped median, between Bronson Street and the Grand River.

2. Pedestrian Access Improvements.

Proposed pedestrian access improvements in the District include installation of sidewalks meeting (Americans with Disabilities Act (ADA) accessibility requirements on all newly-constructed public and private streets, construction of additional non-motorized trails, construction of a pedestrian/bicycle bridge over the Thornapple River, and construction of paved trails and boardwalks along the Thornapple River frontage.

Non-motorized trails proposed to be installed include the following:

- a trail along the Thornapple River between Thornapple River Drive and the Fulton Street bridge over the Grand River. This trail will pass underneath the M-21 bridge over the Grand River, and connect to the dedicated pedestrian/bicycle lane located on the north side of the bridge.
- a pedestrian/bicycle bridge across the Thornapple River, located behind the current Thornapple Village Shopping Center. This bridge will create a non-motorized connection between the future public green space along the northwest bank of the river and a Township-planned trail located outside of the Development District boundary. This trail would extend to the existing Grand River Nature Preserve owned by Ada Township, upstream on the Grand River. It should be noted that Ada Township has not yet

acquired property on the opposite bank of the Thornapple River from the Development District boundary that would permit construction of the non-motorized bridge and trail.

- a trail and boardwalk that would extend from the west end of the Covered Bridge south underneath the Grand Rapids Eastern Railroad trestle along the west bank of the Thornapple River, to a river overlook on the site of the planned Riverpoint of Ada residential development.

3. Public Parking Facilities

A parking study was conducted for the Village area in 2015 by Rich & Associates, Inc., from Southfield, MI. The Parking Study Preliminary Report dated January, 2016 shows that there is currently a total parking supply of 892 spaces within the area that was studied. Of that total, only 24% is public parking. If the 80 parking spaces in a privately-owned lot that are available for public use through a short-term license agreement with the Township are excluded, this percentage falls to 15%. This is in contrast to the parking consultant's recommendation that in order to effectively manage parking and obtain efficiency in the use of the total parking supply, at least 50% of the parking supply should be publicly-accessible and under municipal control and management. The parking study findings include a conclusion that there is currently an overall surplus of parking within the study area, but that a deficit of parking exists during the peak daytime period in the area between Bronson Street and Thornapple River Drive. In addition, based on projected future growth in building square footage and overall higher levels of economic activity in the Village, an overall parking supply deficit will exist in the future.

To address future parking needs, the DDA may undertake public parking improvements based on evaluation of future parking demand in relation to supply, both in the DDA District overall and in targeted subareas of the District. Future parking improvements may include the following:

- installation of signage and development/distribution of printed media (brochures and display maps) to identify and direct the public to public parking facilities.
- developing additional public surface parking that is committed to long-term public use.

Alternatives for providing additional surface public parking supply that are being evaluated include the following:

- 1) Expansion of head-in parking on Bronson Street adjacent to the railroad right-of-way, extending further west to Teeple Street.
 - 2) Acquisition of land for development of new surface public parking in the Village, in a location that will effectively serve the commercial area between Thornapple River Drive and Bronson Street.
 - 3) Securing a long-term public parking easement for public use of the existing parking area at The Community Church site on Thornapple River Drive.
- construction of a multi-level parking structure on land currently owned by Geld, LLC, on property currently occupied by the Thornapple Village Shopping Center. As part of the planned redevelopment of the shopping center, consideration is being given to construction of a parking structure. At the time of adoption of this Restated Plan, it is not known whether the structure, if constructed, would be privately owned and operated, or whether it would be owned and operated by the DDA or Ada Township. In either case, the DDA and/or Township may participate in the costs of developing a parking structure, provided that a specified number of spaces in the structure are available for use by the public, subject to reasonable rules and restrictions.

4. Parks and Civic Spaces

Acquisition of several properties for park and civic space is proposed in the following areas:

- A Township civic space and building are proposed on land located between M-21 and Headley Street. This site is currently privately-owned and used for several annual civic events by Ada Township, through a license agreement with the owner. Under the terms of the Development Agreement with the Township, Geld, LLC has committed to convey this land to Ada Township, at no cost. Proposed improvements include a combined civic building/Farmers' Market pavilion, with public restrooms and adjacent public parking. Specific uses of the civic building will be determined through stakeholder input as part of the building design process. Among the potential uses under consideration in addition to a Market pavilion are the following:

- multi-purpose meeting/event space.
- public restrooms
- a public library

Site improvements to this public open space are planned to include landscaping, lighting, paved paths and public gathering space, a plaza for re-location of the Rix Robinson monument that was formerly located on the south side of M-21 and a portable refrigerated ice system for a seasonal ice rink. A concept plan for proposed improvements to this site is attached as Exhibit K.

- Land along the west bank of the Thornapple River, east of the planned River Street, is proposed to be acquired for public open space use, extending north from Thornapple River Drive to connect to existing publicly-owned open space land at the confluence of the Grand and Thornapple Rivers. Improvements planned for this space include an informal gathering space that may be used for small outdoor performances, public restrooms, children's playground, a river overlook, and paved trails. This land is also currently owned by Geld, LLC. Pursuant to the Development Agreement, Geld, LLC has agreed to convey the land to the Township at no cost. A concept plan for the above improvements is attached as Exhibit L.

- Acquisition of the site of the Speedway gas station/convenience store and two adjacent properties is proposed, for a planned civic plaza in the triangular space bounded by Ada Drive, Thornapple River Drive and the new extension of Headley Street. All 3 of these parcels are currently privately owned. A proposed improvements plan has not yet been developed for this site, but could include benches, landscaping, a sculpture or fountain plaza, decorative lighting and other pedestrian amenities.

5. Utility Improvements.

New public water, sanitary sewer and storm sewer infrastructure will be installed as part of all new street construction and existing street re-construction proposed in this Restated Plan. Private redevelopment will also require installation of new utility infrastructure on public easements across private property, particularly in the Thornapple Village Shopping Center area, which is anticipated to be completely redeveloped with new private streets. The DDA may consider paying for some or all of these costs on a case-by-case basis, as a means of encouraging new investment and re-development in the District, and the incorporation of desired design features in new development and redevelopment.

6. Streetscape Improvements and Landscaping.

Installation of new and replacement of existing landscaping and irrigation, installation of street furniture, trash receptacles, decorative street lighting, directional signage (wayfinding signs) and other streetscape furnishings planned at multiple locations in the Development District are included in the Restated Plan.

Design, installation, construction and maintenance of “gateway” improvements at entrance points within the Development District are proposed, to provide a stronger identity and more attractive appearance to the major entrances to the Development District. Planned locations for these improvements are near the intersection of Fulton Street and Spaulding Avenue, and near the Fulton Street/Pettis Avenue intersection. Gateway improvements may include landscaping, signage and public art or sculpture. At the Spaulding Avenue “gateway,” landscaping may be used to provide visual screening of the Consumers Energy electrical substation. Additional signage may include directory signs, identification of major public destinations within the Development District, lighting of such signage and landscaping associated with it; design and installation of other entry-point features to assist in identifying the Development District and to promote public awareness of the District as a destination for shopping and other commercial activity.

7. Site Acquisition and Redevelopment.

The Authority may participate with the Township to acquire real property for use as public park land, public open space land and land for public parking facilities within the Development District, as described in Section D.3., above, or to acquire interests in land and/or easements for road right-of-way and/or utility purposes or for the construction of publicly-accessible non-motorized trails. Other than the above, the Authority does not expect to acquire real property within the Development District for redevelopment purposes.

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

In accordance with Act 197, the Authority may acquire real property in furtherance of this Restated Plan, however, consistent with Section 9 of Ordinance No. 11-10-08-1, which established the Authority, the Authority cannot acquire property by eminent domain. If the Authority acquires any real property in furtherance of this Restated Plan, the Authority will do so by negotiated purchase, exchange or donation. However, at the time of adoption of this Restated Plan and except as otherwise provided in Section D.3 and Section D.6 of this Restated Plan, the Authority does not propose to either: (a) acquire from or convey to the Township any specific real property located within the Development District; or (b) lease, sell or convey any specific 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 or convey interests in real property in the Development District in furtherance of the achievement of the purposes set forth in this Restated Plan and Act 197, the Restated Plan will be amended by the Authority in accordance with Act 197 and such amendment will set forth the means by which such property interests will be disposed of or conveyed and any bidding procedures to be used for the lease or sale of such property interests. If real property is to be acquired by the Authority in furtherance of this Restated Plan and Act 197 other than through negotiated purchase, exchange or donation, the Restated Plan will be amended to set forth the means by which the real property is to be acquired.

F. Development Cost Estimates and Financing.

The total cost of completing all activities, projects and improvements proposed in the Restated Plan as set forth in Section I.D. above and to be undertaken and financed by the Authority is estimated to be approximately \$24,375,000, which includes administrative expenses, reimbursement of preliminary costs incurred by the Township to prepare this Restated Plan, and contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in Table 1. Map reference numbers for each line item correspond to label numbers on the Development Plan Map, Exhibit J.

The Authority expects to finance the activities and projects set forth in the Restated Plan including, but not limited to, the Authority's operating and planning expenditures, and any Authority-related expenditures by the Township, 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 Ada Township
- Proceeds of bonds issued by the Authority, including revenue bonds or tax increment bonds
- Proceeds of tax sharing agreements with affected taxing jurisdictions.
- Proceeds of ad valorem taxes levied by the Authority in accordance with Act 197 and Ordinance No. O-11-10-08-1, as amended by Ordinance No. O-04-11-16-1.

It is anticipated that the costs to prepare, adopt, and implement the Restated Plan will be paid from tax increment revenues and ad valorem taxes levied by the Authority as received.

Projections of future tax increments revenues (including tax increment revenues paid to the Authority pursuant to tax sharing agreements with the various taxing jurisdictions) are contained in Section II of this Plan. In comparing these projected revenues to the total cost of planned public improvements as set forth in Table 1, it is clear, based upon the conservative assumptions underlying the projections, that tax increment revenues alone will generate only a portion of the total funds needed to implement this Restated Plan, recognizing also that a portion of the tax increment revenues generated will be used to finance the ongoing operational costs of the Authority (including, but not limited to, staffing costs (either through direct employment or contracting for services), marketing and promotion of the District, and other costs of operation of the District), thereby reducing the amount of tax increment revenues available to finance planned public improvements.

The difference between projected tax increment revenues and estimated public improvement costs underscores the need for the Authority to establish partnerships with key property owners within the District and with other parties, including Ada Township, the Kent County Road Commission, Michigan Department of Transportation, public and private foundations, corporations and individuals, to provide supplemental sources of funding for various public improvement projects in the District. Efforts will also be needed to identify sources of State and Federal grant funds that can be used to "leverage" locally-generated funds for these projects.

The timeframe, estimated costs, prioritization of projects, and potential funding sources for the projects identified in Table 1 are all tentative at the time of adoption of this Restated Plan and subject to revision by the Authority Board without further amendment to this Restated Plan. The Authority Board reserves the right to modify the timeframe, estimated cost, prioritization and potential funding sources for those projects based upon various factors including, but not limited to, tax increment and ad valorem tax revenues, construction bids, new developments within the District, and other improvement projects by other governmental entities (i.e., the Township, Kent County, Kent County Road Commission or the State of Michigan).

ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY
TABLE 1 - DEVELOPMENT PLAN PUBLIC IMPROVEMENTS
April 11, 2016

Public Improvements	Map Label No.	Timeframe	Quantity	Units	Unit Cost	Estimated Cost	Funding Sources
Street Network Expansion and Improvements							
Headley St. Extension, from Ada Drive east to Thornapple River Dr., including utilities	1	2016	1	Lump Sum		\$635,000	Private Funds
Ada Dr. Re-construction, from Headley St. to M-21, including utilities	2	2016-2017	1	Lump Sum		\$1,980,000	DDA, Township, Water and Sewer Enterprise Funds
River St. (private street with public access easement), including utilities	3	2017-2018	1	Lump Sum		\$2,240,000	Private Funds
Convert Fulton St. to a Landscaped Boulevard Cross-Section - Bronson to the Grand River	4	10-15 years	1	Lump Sum		\$2,300,000	DDA, MDOT, Private Funds
Pedestrian Access/Trail Improvements							
Thornapple River non-motorized trail - from Settlers' Grove Park to M-21 bridge, asphalt trail and elevated boardwalk	5	3-5 Years	3,200	Linear Ft.	\$150	\$480,000	DDA, Ada Twp., MDNR
Pedestrian bridge across Thornapple River	6	5-10 years	1	Lump Sum		\$900,000	DDA, MDNR
Parks and Civic Spaces							
Develop public park/civic building/farmers market pavilion, parking, splash pad, portable ice rink, Rix Robinson monument plaza on donated land between Headley St. and M-21.	7	2-3 years	1	Lump Sum		\$4,000,000	DDA, Grant Funds, Private Funds
Develop Settlers' Grove Park on donated Thornapple River frontage land.	8	2-3 years	1	Lump Sum		\$1,740,000	DDA, Grant Funds, Private Funds
"Gateway" landscaping/signage at east and west ends of the Fulton St. corridor.	9	3-5 years	2	Each	\$50,000	\$100,000	DDA, Private Funds
Acquire 3 properties bounded by Ada Drive, Thornapple River Dr and Headley St. (Speedway corner), for public park use.	10	5-10 years	1	Lump Sum		\$1,000,000	DDA, Private Funds
Develop Speedway corner as public park/civic space	11	5-10 years	1	Lump Sum		\$1,200,000	DDA, Private Funds
Public Parking Improvements							
Parking deck in redeveloped Thornapple Village Shopping Center area	12	1-3 years				\$7,000,000	DDA, Township, Private Funds
Develop and/or acquire additional surface public parking to effectively serve the commercial area between Thornapple River Dr. and Bronson St.	13	1-3 years	1	Lump Sum		\$800,000	DDA, Township
TOTAL PUBLIC IMPROVEMENT COST						\$24,375,000	

G. Other Planned Activities of the Authority

In addition to undertaking and financing the public improvements identified in this Restated Plan, the Authority may develop and carry out programs, studies and projects of a non-capital nature for the overall improvement of the living conditions, business conditions and property tax base in the District. Among the programs of this type that the Authority may develop and implement are the following:

- studies of the existing retail market and potential growth of the retail market in the District.
- development and implementation of marketing, promotion and business recruitment plans for the District.
- studies of the market demand for various types of residential, commercial and industrial development in the District.
- organization, promotion and carrying out of special events in the District, with the goal of attracting customer traffic to the businesses within the District.
- operating and maintaining public facilities within the District, to include such functions as:
 - maintenance of parking space striping within on-street parking areas within the District.
 - removal of snow from public sidewalks and public parking areas within the District.
 - operation and maintenance of public off-street parking facilities within the District, including surface parking and structured parking.
 - maintenance of landscaping, decorative lighting and streetscape furnishings within the District.

In addition, the financing sources identified in this Restated Plan may be used to pay ongoing administrative and operational costs of the DDA, including the cost of part-time or full-time staff, either employed directly by the DDA or through contracted staff services from Ada Township.

The costs of these potential ongoing activities and programs of the Authority are unknown at this time, but will be included in the annual operating budget of the Authority.

H. Amendments to Plan

In accordance with Act 197, 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 197.

SECTION II

TAX INCREMENT FINANCING PLAN FOR THE DEVELOPMENT DISTRICT

Tax increment financing, under Act 197, 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 Downtown Development 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 a development plan and a tax increment financing plan by Township ordinance.

When the Authority determines that it is necessary for the purpose of Act 197, 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 17 of the Act, and include a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred and the duration of the program, and 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.

The tax increment financing plan may be included as part of the development plan. When combined into one plan document, only one hearing and approval procedure is required to adopt both the development plan and the tax increment financing plan.

Once a development plan and tax increment financing plan have been approved and recommended by the Authority Board, the Township Board conducts a public hearing on the proposed plan after providing notice of such public hearing by mail, posting and publication in accordance with Act 197. If required by Act 197, a development area citizens council must be established and appointed and be provided an opportunity to review and comment on the development plan and tax increment financing plan prior to adoption of the plan by ordinance.

Following the adoption of the ordinance to approve the Plan, 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 197 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.

Presented in Exhibit M is a schedule showing the initial assessed value of all real and personal property in the Development District as finally equalized in May, 2008. Exhibit N-1 provides the historical growth in state equalized value and taxable value of the properties in the Development District, between 2003 and 2016. Data for 2016 is prior to Board of Review determinations.

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

The schedules in Exhibit N-2 through Exhibit O demonstrate the estimated dollar amounts of captured assessed values and tax increment revenues to be realized from projected increases in the assessed value during the 20-year duration of this Restated Plan. Increases in assessed values within a development area, which result in the generation of tax increment revenues, can result from any of the following:

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

C. Use of Tax Increment Revenue.

Tax increment revenues transmitted to the Authority must be deposited in a separate Authority fund (the “Project Fund”) and used as funds 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 Restated Plan and the Development District, including planning, promotion and operations, 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 Restated 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 identified in the Restated Plan that are determined necessary by the Authority and approved by the Township Board in accordance with the Act.

In accordance with Act 197, 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 new tax sharing agreements or extend or amend existing tax sharing agreements 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. At the time of the adoption of this Restated Plan, the Authority and Township have entered into a tax sharing agreement with each other, and with Kent County. The Authority reserves the right to enter into other tax sharing agreements with other affected taxing jurisdictions or amend existing tax sharing agreements without the need to amend this Restated Plan.

D. Indebtedness to be Incurred.

Revenues to support these costs and projects included within the Restated Plan 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 Restated Plan;
5. The levy of an ad valorem tax on applicable real and personal property within the District as authorized by Act 197 and Ordinance No. O-04-11-16-1 (the "Authority Millage").
6. Grant funds from federal, state or local sources; and/or
7. Cash or donations to the Authority.

Tax increment revenues expected to be generated by the captured assessed value of property within the Development District and proceeds from the levy of the Authority Millage 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 Restated Plan on a "pay as you go" basis utilizing the resources identified in Sections I.F. and II.D. of this Restated Plan, consistent with Act 197 and this Tax Increment Financing Plan, the Authority reserves the right to issue the types of bonds specified in Act 197 and this Restated Plan (or request the Township issue bonds for the Authority's purposes), in a principal amount not to exceed that which is necessary to undertake and complete the improvements and projects described in this Restated Plan.

As of the adoption of this Restated Plan, the maximum estimated principal amount of bonded indebtedness which may be issued during the term of this Restated Plan is approximately \$7,000,000, 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.

Based on the projects and estimates of cost included in Section I of the Restated Plan, the Authority anticipates that all revenues derived from increases in assessed value of the real and personal property

located within the Development District will be utilized for the development program set forth herein. At such time as adequate increments have been generated to pay for the development projects and operations of the Authority, excess tax increment will be returned to the taxing jurisdictions in accordance with Act 197.

Exhibits N-2, N-3 and O demonstrate the 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 Restated Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Restated Plan and capture of millage by the Authority. In preparing such schedules and projections, the Authority has assumed that any millages expiring during the duration of the Restated Plan will be renewed at the rates set forth in the Exhibits.

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 Restated Plan. When this Restated 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. O-11-10-08-1, (creating the Ada Township Downtown Development Authority)

EXHIBIT B

**ORDINANCE NO. O-05-11-09-1, approving the initial Development Plan and Tax Increment
Financing Plan, adopted May 11, 2009**

EXHIBIT C

**ORDINANCE NO. O-04-11-16-2, approving the Amended and Restated Development Plan and Tax
Increment Financing Plan, adopted April 11, 2016**

EXHIBIT D

Ordinance No. O-04-11-16-1, amending the Downtown Development Authority Ordinance to authorize the DDA to levy ad valorem taxes not to exceed 2.0 mills on real and property within the DDA District, adopted April 11, 2016

EXHIBIT E

**LEGAL DESCRIPTION OF PROPERTIES INCLUDED WITHIN THE DEVELOPMENT
DISTRICT**

EXHIBIT F

MAP OF DEVELOPMENT DISTRICT BOUNDARY

EXHIBIT G

**MAP OF EXISTING LAND USE, EXISTING STREETS, PUBLIC LAND AND UNDEVELOPED
LAND**

EXHIBIT H

MAP OF PLANNED FUTURE LAND USE WITHIN THE DEVELOPMENT DISTRICT

EXHIBIT I

MAP OF CURRENT ZONING WITHIN THE DEVELOPMENT DISTRICT

EXHIBIT I-2

MAP OF CURRENT OPTIONAL PVM OVERLAY ZONING SUB-DISTRICT BOUNDARIES

EXHIBIT J

MAP DEPICTING DEVELOPMENT PLAN PUBLIC IMPROVEMENTS

EXHIBIT K

CONCEPT PLAN FOR HEADLEY STREET COMMUNITY SPACE

EXHIBIT L

CONCEPT PLAN FOR SETTLERS GROVE PARK

EXHIBIT M

**SCHEDULE OF INITIAL ASSESSED VALUE OF ALL REAL AND PERSONAL PROPERTY IN
THE DEVELOPMENT DISTRICT**

EXHIBIT N-1

HISTORY OF ASSESSED AND TAXABLE VALUE IN THE DEVELOPMENT DISTRICT

EXHIBIT N-2

**TOWNSHIP OF ADA, DOWNTOWN DEVELOPMENT AUTHORITY
MILLAGE RATES SUBJECT TO CAPTURE**

EXHIBIT N-3

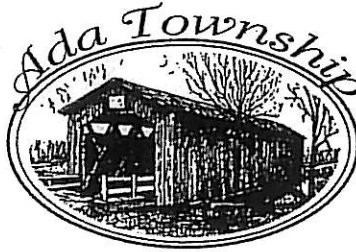
**TOWNSHIP OF ADA, DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT REVENUE PROJECTIONS**

EXHIBIT O

**TOWNSHIP OF ADA, DOWNTOWN DEVELOPMENT AUTHORITY
IMPACT ON TAXING JURISDICTIONS**

EXHIBIT A

ORDINANCE NO. O-11-10-08-1, (creating the Ada Township Downtown Development Authority)



ORDINANCE NO. O-111008-1

AN ORDINANCE CREATING A DOWNTOWN DEVELOPMENT AUTHORITY FOR THE TOWNSHIP OF ADA, DESIGNATING BOUNDARIES OF THE DOWNTOWN DISTRICT AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

THE TOWNSHIP OF ADA ORDAINS:

Section 1. Title. This ordinance shall be known as the "Downtown Development Authority Ordinance" of Ada Township.

Section 2. Determination of Necessity. The Township Board hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to prevent property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the Township, and promote economic growth, pursuant to Act 197 of the Public Acts of Michigan, 1975, as amended.

Section 3. Definitions. The terms used in this ordinance shall have the same meaning as given to them in Act 197 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this ordinance:

"Authority" means the Ada Township Downtown Development Authority created by this ordinance.

"Act 197" means Act No. 197 of the Public Acts of Michigan of 1975, as amended.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Township" means the Township of Ada, Kent County, Michigan.

"Township Board" means the governing body of Ada Township.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

Establishment.

(a) A downtown development authority, designated the Ada Township Downtown Development Authority (the "Authority"), is hereby established, pursuant to and in accordance with Public Act No. 197 of 1975 (MCL 125.1651 et seq.). The Authority shall be a public body corporate which may sue and be sued in any court of the state.

(b) The Authority is established in order to accomplish the public purposes enumerated in section 1 of Act 197 (MCL 125.1651a) including, without limitation, the use of tax increment financing and other permitted means to prevent property value deterioration, to increase property tax valuation where possible in the district, to eliminate the causes of property value deterioration and to promote economic growth in the District.

(c) The Authority shall be deemed an instrumentality of a political subdivision for purposes of Public Act No. 227 of 1972 (MCL 213.321 et seq.).

Section 4. Downtown District Boundaries. The boundaries of the district within which the Authority shall exercise its powers are described in the attached Exhibits A and B. The district shall be known as Ada Township Downtown Development Authority District No. 1 (the "District"). The Township shall not incorporate additional property into the district without notice and public hearing pursuant to Act 197.

Section 5. Powers and Duties. To accomplish the public purposes set forth in section 4, the Board may do 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.

(e) Develop long range plans, in cooperation with the Township planning commission, designed to prevent the deterioration of property values in the District and to promote the economic growth of the District, and take such steps as may be necessary to encourage 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 Act 197, in accordance with the powers of the Authority as granted by Act 197.

(g) Make and enter into contracts necessary for or incidental to the exercise of its powers and the performance of its duties.

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

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair and operate any building or structure, including multiple family dwellings, and any necessary or desirable appurtenances thereto, within the District for uses permitted by Act 197.

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

(k) Lease any building, structure or other property under its control, or any part thereof.

(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) Issue bonds and otherwise finance the authorized activities of the Authority pursuant to the terms and conditions of Act 197.

(o) In general, exercise any other powers that are or may be conferred by law upon an authority organized pursuant to Act 197.

Section 6. No Taxing Power. The Authority shall not have the power to levy any millage whatsoever, contrary to the taxing power described in section 12 of Act 197.

Section 7. Board.

(a) *Membership.* The Authority shall be under the supervision and control of a nine (9) member board consisting of the Township Supervisor and eight (8) additional members. Members shall be appointed by the Township Supervisor, subject to the approval of the Township Board. Not less than a majority of the members shall be persons having an interest in property located in the District. If the District has 100 or more persons residing within it, at least one of the Board members shall be a resident of the District.

(b) *Terms.* Each member of the Board shall serve for a term of four (4) years except that of the members first appointed, an equal number of the members, as near as practicable, shall be appointed for one (1), two (2), three (3) and four (4) years. A member shall hold office until the member's successor is appointed. The Township

Supervisor shall serve a term that is concurrent with that person's term as Township Supervisor. The Township Board may remove a member of the Board for cause, after due notice and an opportunity to be heard.

(c) *Vacancies.* An appointment to fill a vacancy on the Board shall be made by the Township Supervisor for the unexpired portion of the term.

(d) *Compensation.* Members shall serve without compensation, but may be reimbursed for actual and necessary expenses incurred in the performance of their duties.

(e) *Chairperson.* The Board shall elect a chairperson.

(f) Before assuming the duties of office, each member shall qualify by taking and subscribing to the constitutional oath of office.

(g) *Rules of procedure.* The Board shall adopt rules governing its procedure and the convening of regular and special meetings, subject to the approval by the Township Board. Meetings of the Board shall be open to the public in accordance with the Open Meetings Act.

(h) *Public records.* Records of the Authority, including financial records, shall be open to the public in accordance with the Michigan Freedom of Information Act.

(i) *Director.* The Board, in its discretion, may employ and fix the compensation of a director, subject to the approval of the Township Board. The Director shall serve at the pleasure of the Board. The Director shall furnish bond in an amount prescribed by the Board. A member of the Board is not eligible to hold the position of Director. The Director shall be the chief executive officer of the Authority. Subject to the approval of the Board, the Director shall supervise and be responsible for the preparation of plans and the performance of the functions of the Authority in the manner authorized by this article and Act 197. Before assuming the duties of office, a Director shall qualify by taking and subscribing to the constitutional oath of office.

(j) *Treasurer.* One of the Board members may be elected treasurer of the Authority, or the Board may employ and fix the compensation of a treasurer. The treasurer shall keep the financial records of the authority and perform other duties delegated by the board (the "Treasurer"). The Treasurer shall furnish a bond in an amount prescribed by the Board.

(k) *Secretary.* One of the Board members may be elected secretary of the authority or the Board may employ and fix the compensation of a secretary. The secretary shall maintain custody of the records, books, documents and other papers not required to be maintained by the Treasurer (the "Secretary"). The Secretary shall attend meetings of the Board, keep a record of its proceedings and perform other duties delegated by the Board.

(l) Legal counsel. The Board may retain legal counsel to advise the Board in the proper performance of its duties. The legal counsel may represent the Authority in actions brought by or against the Authority.

Section 8. Taking, Transfer and Use of Private Property. The Authority has no power to take private property for public purposes. The Township has no intent to take residential property for public purposes.

Section 9. Fiscal year. The Authority shall operate on the basis of a fiscal year beginning January 1 and ending December 31.

Section 10. Budget. The Board shall prepare and approve a budget for the operation of the Authority for the ensuing fiscal year, subject to the approval of the Township Board, in accordance with Act 197. The budget shall generally contain the types of financial information included in Township budgets.

Section 11. Dissolution. Upon completion of the purposes for which the Authority 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 all obligations of the Authority shall belong to the Township.

Section 12. Section Headings; Severability; Repealer. Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 13. Publication, Recording and Filing. This ordinance shall be published once after its adoption in full in the *Cadence*, a newspaper of general circulation in the Township of Ada and the Township Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

Section 14. Effective Date. This ordinance shall take effect ten (10) days after its publication.

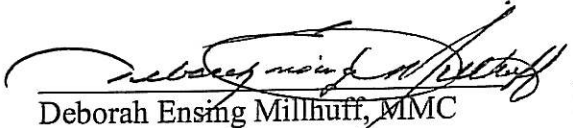
Moved by Member Westra, supported by Member Damstra.

YEAS: Sytsma, Proos, Damstra, Westra, Haga, Pratt, Ensing
Millhuff

NAYS: 0

ABSENT: None

ORDINANCE O-111008-1 ADOPTED


Deborah Ensing Millhuff, MMC
Ada Township Clerk

11-17-2008
Date

Exhibits

- A - Land/parcels included within the District
- B - Map showing District boundaries

CERTIFICATION

I, HEREBY CERTIFY that the foregoing is a true copy of the ordinance adopted by the ADA TOWNSHIP BOARD of the TOWNSHIP OF ADA at a regular meeting held on November 10, 2008.

Signed 
Deborah Ensing Millhuff, MMC
Ada Township Clerk

ORDINANCE NO. O-042610-1

AN ORDINANCE TO AMEND THE ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY ORDINANCE, TO CHANGE THE BEGINNING AND ENDING DATES OF THE FISCAL YEAR OF THE AUTHORITY.

FINDINGS:

1. Sec. 2-79 of the Code of Ordinances currently provides that the fiscal year of the Ada Township Downtown Development Authority shall begin on January 1 and end on December 31.
2. The Township Board believes that the efficient and effective operation, financing and administration of the Authority would be best facilitated and provided for through the use of a fiscal year for the Authority that coincides with the April 1 to March 31 fiscal year of the Township.
3. The Township Board desires to change the fiscal year of the authority to coincide with the Township fiscal year, now therefore

THE TOWNSHIP OF ADA ORDAINS:

Section 1. Amendment to Sec. 2-79. Fiscal Year, of the Ada Township Downtown Development Authority Ordinance.

Sec. 2-79 of the Ada Township Code of Ordinances shall be amended to read as follows:

Sec. 2-79. Fiscal Year. The Authority shall operate on the basis of a fiscal year beginning April 1 and ending March 31.

Section 2. Section Headings; Severability; Repealer. Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3. Publication, Recording and Filing. This ordinance shall be published once after its adoption in full in a newspaper of general circulation in the Township of Ada and the Township Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.


Section 4. Effective Date. This ordinance shall take effect thirty (30) days after its publication.

Moved by Member Sytsma, supported by Member Westra.

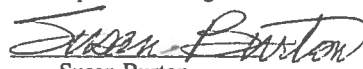
YEAS: 7
NAYS: 0
ABSENT: 0

ORDINANCE 0-042610-1 ADOPTED


Susan Burton
Ada Township Clerk


George Haga
Ada Township Supervisor

I hereby certify that this ordinance was adopted by the Ada Township Board in regular session held on April 26, 2010, and that it was published in the Cadence on May 4, 2010.


Susan Burton
Ada Township Clerk

Ada Township Downtown Development Authority
Amended and Restated Development Plan and Tax Increment Financing Plan
Adopted _____, 2016

EXHIBIT B

**ORDINANCE NO. O-_____, approving the initial Development Plan and Tax Increment
Financing Plan, adopted _____, 2009**

TOWNSHIP OF ADA
KENT COUNTY, MICHIGAN

Minutes of a regular meeting of the Township Board of the Township of Ada, Kent County, Michigan, held at the Township Hall located at 7330 Thornapple River Drive, S.E., Ada Michigan, on the 11th day of May, 2009, at 7:30 p.m. Local Time.

PRESENT: Members: Burton, Haga, Rhoades, Smith, Westra

ABSENT: Members: Proos, Systma

It was moved by Member Westra and seconded by Member Burton that the following Ordinance be adopted under the authority of Act 197 of the Public Acts of Michigan of 1975, as amended ("Act 197"):

ORDINANCE NO. O-051109-1

**AN ORDINANCE TO APPROVE THE DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN OF THE TOWNSHIP OF ADA
DOWNTOWN DEVELOPMENT AUTHORITY**

WHEREAS, the Township of Ada (the "Township"), pursuant to the provisions of Act 197 of the Public Acts of Michigan of 1975, as amended ("Act 197"), adopted Ordinance No. O-11-10-08-1 on November 10, 2008, to establish the Township of Ada Downtown Development Authority (the "Authority") and designate the boundaries of the Authority's development area (the "Development Area"); and

WHEREAS, pursuant to Act 197, the Authority prepared and reviewed, and by resolution adopted March 23, 2009, approved, recommended and submitted a Development Plan and Tax Increment Financing Plan (the "Plan") to the Township Board; and

WHEREAS, in accordance with Act 197, the Township Board established the Township of Ada Downtown Development Authority Development Area Citizens Council (the "Citizens Council"); and

WHEREAS, pursuant to Act 197, the Citizens Council, by resolution adopted April 23, 2009, approved and recommended the Plan to the Authority and the Township Board; and

WHEREAS, the Township Board held a public hearing on May 11, 2009, to consider the Plan, after the giving of public notice as required by Act 197, including notice by publication, in the *Cadence*, a newspaper of general circulation within the Township, and also by first-class mail to all property taxpayers of record within the Development Area, by posting in at least 20 conspicuous and public places in the Development Area, and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Plan is approved;

WHEREAS, the notice contained a description of the Development Area, as well as a statement that maps, the Plan and the method of relocating families and individuals who may be displaced from the area were available for public inspection at the Township Hall, and that all aspects of the Plan would be open for discussion at the public hearing; and

WHEREAS, prior to the public hearing, the Township Board provided reasonable opportunity to the taxing jurisdictions levying taxes that would be subject to capture under the Plan to meet with the Township Board, and it fully informed the taxing jurisdictions of the fiscal and economic implications of the Plan; and

WHEREAS, the Township Board has provided the fullest opportunity for interested persons to be heard, whether in person or in writing, for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Plan.

THE TOWNSHIP OF ADA ORDAINS:

Section 1. *Finding of Public Purpose and Approval of Plan.* In accordance with Act 197, the Township Board finds that the Plan constitutes a public purpose and will be a

benefit to the Township and its residents, and accordingly, the Township Board hereby approves the Plan.

Section 2. *Findings in Accordance with Act 197.* In approving the Plan, the Township Board makes the following additional findings, in accordance with Section 19 of Act 197:

- (a) The Plan meets the requirements set forth in Section 17(2) of Act 197.
- (b) The proposed method of financing the activities, projects and improvements proposed in the Plan is feasible, and the Authority has the ability to arrange the financing.
- (c) The activities, projects and improvements proposed in the Plan are reasonable and necessary to carry out the purposes of Act 197.
- (d) The acquisition of any land within the development area by the Authority, if accomplished in accordance with the Plan would be reasonably necessary to carry out the purposes of the Plan and of Act 197 in an efficient and economically satisfactory manner.
- (e) The activities, projects and improvements proposed in the Plan are in accord with the Township's Master Plan.
- (f) Public services will be adequate to service the development area.
- (g) All changes in zoning, streets, street levels, intersections and utilities proposed in the Plan are reasonably necessary for the project and for the Township.

Section 3. *Transmission of Tax Increment Revenues to the Authority.* The Township Clerk is hereby authorized and directed to provide to the County Treasurer copies of all information necessary to enable the Township and County Treasurers to transmit tax increment revenues to the Authority in accordance with Section 15 of Act 197.


Section 4. ***Effective Date.*** This Ordinance shall be effective immediately upon its publication, or the publication of a summary of its provisions, in a local newspaper of general circulation within the Township.

AYES: Members: Rhoades, Smith, Burton, Westra, Haga

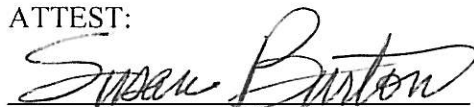
NAYS: Members: None

ABSENT: Members: Proos, Systma

Passed and adopted by the Township Board of the Township of Ada on May 11, 2009,
and approved by me on May 11, 2009.


George Haga, Supervisor
Township of Ada

ATTEST:


Susan Burton, Clerk
Township of Ada

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Township of Ada, County of Kent, State of Michigan, at a regular meeting held on May 11, 2009, and a public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and such recording has been authenticated by the signatures of the Township Supervisor and the Township Clerk.



Susan Burton, Clerk
Township of Ada

CERTIFICATE OF PUBLICATION

I, the undersigned, Township Clerk of the Township of Ada, County of Kent, Michigan, hereby certify pursuant to MCL 66.4 that Ordinance No. O-051109-1 or a summary thereof was published in the *Cadence* on Tuesday, May 19, 2009.

Dated: May 19, 2009



Susan Burton, Clerk
Township of Ada

Ada Township Downtown Development Authority
Amended and Restated Development Plan and Tax Increment Financing Plan
Adopted _____, 2016

EXHIBIT C

**ORDINANCE NO. O-_____, approving the Amended and Restated Development Plan and
Tax Increment Financing Plan, adopted _____, 2016**

EXHIBIT D

Ordinance No. O-_____, amending the Downtown Development Authority Ordinance to authorize the DDA to levy ad valorem taxes not to exceed 2.0 mills on real and property within the DDA District

EXHIBIT E

**LEGAL DESCRIPTION OF PROPERTIES INCLUDED WITHIN THE DEVELOPMENT
DISTRICT**

PARCEL NUMBER	LEGAL DESCRIPTION
41-15-27-352-001	COM 39.6 FT W OF SE COR OF SEC 28 TH N TO STL M 21 TH SELY ALONG SD HWY TO A PT 136 FT E OF E LINE OF SEC 28 TH S TO CL OF HEADLEY ST TH W 175.6 FT ALONG SD CL TH N 48 FT TO BEG * SEC'S 27, 28, 33 & 34 T7N R10W; CONT 1.00 AC
41-15-27-352-002	E 147 FT OF W 283.1 FT OF SW 1/4 SW 1/4 OF SEC 27 S OF STL M 21 ALSO E 33 FT OF W 169 FT OF NW 1/4 NW 1/4 OF SEC 34 N OF HEADLEY ST * SEC'S 27 & 34 T7N R10W 0.50 A.
41-15-27-477-010	PART OF SE 1/4 SE 1/4 OF SEC 27 & PART OF NE 1/4 NE 1/4 OF SEC 34 COM ON N LINE OF STL M21 /100 FT WIDE/ IN SEC 34 AT A PT 1031 FT W & 14.8 FT S OF NE COR OF SEC 34 TH WLY ALONG SD HWY LINE 125.4 FT TH N AT RT ANGLES WITH SD SEC LINE TO S LINE OF SEC 27 TH E 25.4 FT TO A PT 1131 FT W OF SE COR OF SEC 27 TH N 89.3 FT TH ELY 100 FT TO A PT 85.2 FT N OF S LINE OF SEC 27 TH N 14.8 FT TH E 55 FT TO A PT 976 FT W & 100 FT N OF SE COR OF SEC 27 TH S 80 FT TH W 55 FT TH S 34.8 FT TO BEG * SEC'S 27 & 34 T7N R10W 0.35 A.
41-15-27-477-011	S 20 FT OF W 55 FT OF E 1031 FT OF SE 1/4 SE 1/4 * SEC 27, T7N-R10W; CONT 0.02 AC
41-15-27-477-021	PART SE 1/4 SE 1/4 COM AT INT OF S SEC LINE & CL OF HONEY CREEK AVE TH NELY ALONG CL OF SD AVE TO N LINE OF S 10 A. OF THAT PART OF SE 1/4 SE 1/4 LYING ELY OF SD AVE TH ELY ALONG N LINE OF SD S 10 A. TO A PT 976 FT W FROM E SEC LINE TH S TO A PT 100 FT N FROM S SEC LINE TH W 55 FT TH S 14.8 FT TO A PT 100 FT N FROM N LINE OF FORMER STL M21 /100 FT WIDE/ TH WLY PAR WITH N LINE OF SD HWY 100 FT TH S 89.3 FT TO S SEC LINE TH W TO BEG ALSO PART NE 1/4 COM 1156.4 FT W ALONG N SEC LINE FROM SE COR OF SEC 27 TH S 14.2 FT TO N LINE OF FORMER STL M21 TH WLY ALONG SD HWY TO CL OF HONEY CREEK AVE TH NLY ALONG SD CL TO N SEC LINE TH E TO BEG * SEC'S 27 & 34 T7N R10W 2.00A.
41-15-27-477-022	W 286 FT OF E 976 FT OF S 10 A. OF THAT PART OF SE 1/4 SE 1/4 OF SEC 27 LYING ELY OF HONEY CREEK AVE EX S 131 FT OF E 112 FT ALSO THAT PART OF NE 1/4 OF SEC 34 COM ON N SEC LINE 799.4 FT W FROM NE COR OF SEC TH W ALONG N SEC LINE 231.6 FT TH S 14.8 FT TO N LINE OF FORMER STL M21 /100 FT WIDE/ TH SELY ALONG SD HWY TO A PT S 27D 07M W FROM BEG TH N 27D 07M E 95.9 FT TO BEG * SEC'S 27 & 34 T7N R10W 2.12 A.
41-15-28-100-007	SELY 165 FT OF NWLY 362 FT OF FOLLOWING DESC - COM ON CL OF GRAND RIVER DR 1183 FT SELY ALONG SD CL FROM W SEC LINE TH SELY ALONG SD CL TO A PT 1591.3 FT NWLY ALONG SD CL FROM S 1/8 LINE TH N 40D 36M E 1305 FT M/L TO LT BANK OF GRAND RIVER TH NWLY ALONG SD RIVER BANK TO A PT N 38D E FROM BEG TH S 38D W TO BEG * SEC 28 T7N R10W; CONT 5.00 AC;
41-15-28-100-008	SELY 125 FT OF NWLY 487 FT OF FOLLOWING DESC - COM ON CL OF GRAND RIVER DR 1183 FT SELY ALONG SD CL FROM W SEC LINE TH SELY ALONG SD CL TO A PT 1591.3 FT NWLY ALONG SD CL FROM S 1/8 LINE TH N 40D 36M E 1305 FT M/L TO LT BANK OF GRAND RIVER TH NWLY ALONG SD RIVER BANK TO A PT N 38D E FROM BEG TH S 38D W TO BEG * SEC 28 T7N R10W; CONT 3.75 AC
41-15-28-100-009	COM ON CL OF GRAND RIVER DR 1183 FT SELY ALONG SD CL FROM W SEC LINE TH SELY ALONG SD CL TO A PT 1591.3 FT NWLY ALONG SD CL FROM S 1/8 LINE TH N 40D 36M E 1305 FT M/L TO LT BANK OF GRAND RIVER TH NWLY ALONG SD RIVER BANK TO A PT N 38D E FROM BEG TH S 38D W TO BEG EX NWLY 487 FT * SEC 28 T7N R10W 5.58 A.
41-15-28-100-010	COM 1591.3 NWLY ALONG CL OF GRAND RIVER DR FROM S 1/8 LINE TH S 50D 09M E ALONG SD CL 170 FT TH N 40D 36M E 1306.5 FT M/L TO LT BANK OF GRAND RIVER TH NWLY ALONG SD RIVER BANK 170 FT M/L TO A LINE BEARING N 40D 36M E FROM BEG TH S 40D 36M W 1305 FT M/L TO BEG * SEC 28 T7N R10W; CONT 5.10AC
41-15-28-100-011	COM 1251.3 FT NWLY ALONG CL OF GRAND RIVER DR FROM S 1/8 LINE TH N 44D 12M W ALONG SD CL 170 FT TH N 40D 36M E 1306.5 FT M/L TO LT BANK OF GRAND RIVER TH SELY ALONG SD RIVER BANK 170 FT M/L TO A LINE BEARING N 40D 36M E FROM BEG TH S 40D 36M W 1318 FT M/L TO BEG * SEC 28 T7N R10W; CONT 5.12 AC
41-15-28-100-012	NWLY 197 FT OF FOLLOWING DESC - COM ON CL OF GRAND RIVER DR 1183 FT SELY ALONG SD CL FROM W SEC LINE TH SELY ALONG SD CL TO A PT 1251.3 FT NWLY ALONG SD CL FROM S 1/8 LINE TH N 40D 36M E 1318 FT TO LT BANK OF GRAND RIVER TH NWLY ALONG SD RIVER BANK TO A PT N 38D E FROM BEG TH S 38D W TO BEG EX COM AT INT OF CL OF GRAND RIVER DR & W SEC LINE TH N 89D E ALONG SD CL 240 FT TH S 65D 30M E ALONG SD CL 943 FT TO BEG OF THIS DESC - TH N 39D E 677.6 FT TH S 41D E 150.0 FT TH S 39D W 641.5 FT TO SD CL TH N 65D 30M W ALONG SD CL 154.28 FT TO BEG * SEC 28 T7N R10W; CONT 3.18 AC; DIMEN:154.28 x 641.50 x 150.00 x 677.60
41-15-28-100-013	PART OF W 1/2 OF SEC COM AT INT OF CL OF GRAND RIVER DR & W SEC LINE TH N 89D E ALONG SD CL 240 FT TH S 65D 30M E ALONG SD CL 943 FT TO BEG OF THIS DESC - TH N 39D E 677.6 FT TH S 41D E 150.0 FT TH S 39D W 641.5 FT TO SD CL TH N 65D 30M W ALONG SD CL 154.28 FT TO BEG * SEC 28 T7N R10W 2.27 A.
41-15-28-100-601	
41-15-28-315-007	PART SW 1/4 COM 488.36 FT N 88D 19M 05S E ALONG E&W 1/4 LINE FROM W 1/4 COR TH N 88D 19M 05S E 511.64 FT TH S 0D 34M 51S E PAR WITH W SEC LINE 220.0 FT TH N 88D 19M 05S E 362.0 FT TH S 46D 38M 30S W 291.85 FT TH S 41D 35M 35S W 411.04 FT TO A PT 33 FT W FROM W 1/8 LINE TH SLY PAR WITH W 1/8 LINE TO CL OF M-21 TH NWLY ALONG SD CL TO A LINE BEARING S 7D 00M 00S W FROM BEG TH N 7D 00M 00S E TO BEG * SEC 28 T7N R10W 14.00 A.

41-15-28-324-001	PART SW 1/4 COM 1229.11 FT WLY ALONG S LINE OF FORMER STL M21 /100 FT WIDE/ FROM W 1/8 LINE TH WLY ALONG SD HWY R/W LINE TO W SEC LINE TH S ALONG W SEC LINE TO N LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W /100 FT WIDE/ TH ELY ALONG SD RR R/W LINE TO A PT 1238.20 FT WLY ALONG SD RR R/W LINE FROM W 1/8 LINE TH NLY 432.5 FT M/L TO BEG EX THAT PART LYING NLY OF SLY LINE OF HWY M21 RELOCATED * SEC 28 T7N R10W 0.68 A.
41-15-28-324-003	PART OF SW 1/4 COM 752.80 FT WLY ALONG N LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ FROM W 1/8 LINE TH WLY ALONG NLY LINE OF SD RR R/W 200 FT TH NLY PERP TO NLY LINE OF SD RR R/W 280 FT TO SLY LINE OF HWY M21 RELOCATED TH ELY ALONG SLY LINE OF SD RELOCATED HWY 200.16 FT TO A LINE BEARING NLY PERP TO SD RR R/W FROM BEG TH SLY PERP TO SD RR R/W 272.23 FT TO BEG * SEC 28 T7N R10W; CONT 1.27 AC; LOT DIMEN: 200.16 x 272.23 x 200.00 x 280.00
41-15-28-324-004	PART SW 1/4 COM 752.80 FT WLY ALONG N LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W /100 FT WIDE/ FROM W 1/8 LINE TH ELY ALONG N LINE OF SD RR R/W 162.31 FT TH NLY ALONG A LINE WHEN EXT NLY WOULD INT FORMER SLY LINE OF HWY M21 AT A PT 518 FT WLY ALONG FORMER SLY LINE OF SD HWY FROM W 1/8 LINE TO SLY LINE OF HWY M21 RELOCATED TH W ALONG SLY LINE OF SD RELOCATED HWY TO A LINE BEARING NLY PERP TO SD RR R/W FROM BEG TH SLY PERP TO SD RR R/W 272.23 FT TO BEG * SEC 28 T7N R10W 1.03 A.
41-15-28-324-005	PART SW 1/4 COM 452.92 FT WLY ALONG NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W /100 FT WIDE/ FROM W 1/8 LINE TH WLY ALONG SD R/W LINE 137.57 FT TH NELY 342.55 FT TO SLY LINE OF FULTON ST /100 FT WIDE/ AT A PT 518 FT WLY ALONG SLY LINE OF SD ST FROM W 1/8 LINE TH ELY ALONG SLY LINE OF SD ST 135.0 FT TH SWLY TO BEG EX THAT PART LYING NLY OF SLY LINE OF HWY M21 RELOCATED * SEC 28 T7N R10W; CONT 0.80 AC; LOT DIMEN: 135.00 x 308.73 x 137.57 x 342.55
41-15-28-324-007	W 1/2 OF FOL DESC - PART SW 1/4 COM 1238.20 FT WLY ALONG N LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ FROM W 1/8 LINE TH ELY ALONG SD RR R/W 285.30 FT TH NELY PERP TO SD RR R/W 399.15 FT TO S LINE OF STL M21 /100 FT WIDE/ AT A PT 943.04 FT WLY ALONG SD HWY LINE FROM W 1/8 LINE TH WLY ALONG SD HWY LINE 286.07 FT TH SWLY 432.5 FT M/L TO BEG EX THAT PART LYING NLY OF SLY LINE OF HWY M21 RELOCATED * SEC 28 T7N R10W; CONT 0.83 AC; LOT DIMEN: 145.00 x 260.00~ x 142.65 x 270.00~
41-15-28-324-008	E 1/2 OF FOL DESC - PART SW 1/4 COM 1238.20 FT WLY ALONG N LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ FROM W 1/8 LINE TH ELY ALONG SD RR R/W 285.30 FT TH NELY PERP TO SD RR R/W 399.15 FT TO S LINE OF STL M21 /100 FT WIDE/ AT A PT 943.04 FT WLY ALONG SD HWY LINE FROM W 1/8 LINE TH WLY ALONG SD HWY LINE 286.07 FT TH SWLY 432.5 FT M/L TO BEG EX THAT PART LYING NLY OF SLY LINE OF HWY M21 RELOCATED * SEC 28 T7N R10W; CONT 0.84 AC
41-15-28-324-009	PART SW 1/4 COM AT INT OF SLY LINE OF RELOCATED HWY M21 & WLY LINE OF KULROSS AVE /120 FT WIDE/ TH SLY 207.72 FT ALONG WLY LINE OF SD AVE ON A 1560 FT RAD CURVE TO LT /LONG CHORD BEARS S 10D 44M 45S W 207.57 FT/ TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W /100 FT WIDE/ TH N 82D 38M 40S W 335.20 FT ALONG SD NLY LINE TH N 17D 11M 20S E 249.26 FT TO SLY LINE SD HWY TH ELY 307.34 FT ALONG SD SLY LINE ON A 6818.50 FT RAD CURVE TO RT /LONG CHORD BEARS S 75D 28M 07S E 307.32 FT/ TO BEG * SEC 28 T7N R10W 1.67 A.
41-15-28-330-002	PART OF SW 1/4 COM ON CL OF GRAND RIVER DR 1131.75 FT NWLY FROM INT OF S 1/8 LINE TH NWLY ON SD CL 421.23 FT TH S 42D 11M W TO A PT 33 FT W AT RT ANGLES FROM W 1/8 LINE TH S PAR WITH & 33 FT DIST FROM W 1/8 LINE TO N LINE OF STL M21 TH SELY ON SD HWY LINE TO A PT 288.5 FT ELY ON SD HWY LINE FROM W 1/8 LINE TH N 70D 17M E 82.55 FT TH N 43D 56M E 492 FT TO BEG * SEC 28, T7N- R10W; CONT 5.00 AC
41-15-28-330-004	PART SW 1/4 COM 931.74 FT N 46D 20M W ALONG CL OF GRAND RIVER DR FROM N LINE OF S 1/2 S 1/2 OF SEC TH N 46D 20M W 200.01 FT TH S 43D 56M W 492 FT TH S 70D 17M W TO NLY LINE OF HWY M-21 RELOCATED /150 FT WIDE/ TH SELY ALONG SD NLY LINE TO A LINE BEARING S 43D 56M W FROM BEG TH N 43D 56M E TO BEG * SEC 28 T7N R10W 2.27 A.
41-15-28-330-005	PART SW 1/4 COM AT S 1/4 COR TH N 0D 19M 57S W ALONG N&S 1/4 LINE 1347.88 FT TH N 74D 44M 42S W 226.43 FT TH N 15D 15M 18S E 139.15 FT TO BEG OF THIS DESC - TH NWLY ALONG A 506.55 FT RAD CURVE LT /LONG CHORD BEARS N 36D 13M 38.6S W 191.63 FT/ TH N 42D 52M 10S E TO CL OF GRAND RIVER DR TH NWLY ALONG SD CL TO A PT 931.74 FT N 46D 20M W ALONG SD CL FROM N LINE OF S 1/2 S 1/2 SW 1/4 TH S 43D 56M W TO NLY LINE OF HWY M-21 RELOCATED /150 FT WIDE/ TH SELY ALONG SD NLY LINE TO A LINE BEARING S 64D 32M 58S W FROM BEG TH N 64D 32M 58S E TO BEG * SEC 28 T7N R10W 3.50 A.
41-15-28-335-002	PART SW 1/4 COM AT S 1/4 COR OF SEC TH N 1D 36M 30S E 1270.17 FT ALONG N&S 1/4 LINE TH N 72D 48M W 1060.22 FT ALONG SLY LINE OF HWY M21 RELOCATED TO BEG THIS DESC - TH S 12D 00M W 141.45 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH N 82D 38M 40S W 273.97 FT ALONG SD R/W TH NLY 188.94 FT ON A 1440 FT RAD CURVE TO RT /LONG CHORD BEARS N 10D 39M 17S E 188.8 FT/ TO SLY LINE SD HWY TH ELY ALONG SD SLY LINE 278.63 FT TO BEG * SEC 28 T7N R10W; CONT 1.04 AC

41-15-28-335-003	PART SW 1/4 COM AT S 1/4 COR OF SEC TH N 1D 36M 30S E 1270.17 FT ALONG N&S 1/4 LINE TH N 72D 48M W 1060.22 FT ALONG SLY LINE OF HWY M21 RELOCATED TO BEG THIS DESC - TH S 12D 00M W 141.45 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH ELY ALONG SD R/W TO SLY LINE SD HWY TH NWLY ALONG SD SLY LINE TO BEG * SEC 28 T7N R10W 1.30 A.
41-15-28-401-016	PART OF SEC'S 27 28 & 34 T7N R10W COM 1251.3 FT NWLY ALONG CL OF GRAND RIVER DR FROM INT OF CL OF SD DR & N LINE OF S 1/2 S 1/2 OF SEC 28 TH N 40D 36M E TO LT BANK OF GRAND RIVER TH ELY & SELY ALONG SD RIVER BANK TO N LINE OF SD SEC 34 TH E ALONG SD N SEC LINE TO CL OF SD RIVER TH SELY ALONG SD CL TO NLY LINE OF FORMER STL M-21 EXT NELY TH SWLY ALONG SD NLY LINE TO A LINE BEARING S 22D 29M E FROM A PT 517 FT S 9D 25M E & 330 FT N 80D 35M E FROM N 1/4 COR OF SEC 34 TH S 9D 25M E TO NLY LINE OF STL M-21 RELOCATED /200 FT WIDE/ TH NWLY ALONG SD RELOCATED HWY LINE TO A PT ON SD HWY LINE WHICH IS 1458.67 FT S 88D 11M 03S W ALONG S LINE OF SEC 28 & 955.60 FT N 1D 48M 57S W & 50.0 FT S 68D 39M 34S E FROM SE COR OF SEC 28 TH N 21D 14M 27S W 836.61 FT TH S 68D 45M 33S E 25.0 FT TH N 21D 14M 27S E 100.0 FT TH S 68D 45M 33S E 75.0 FT TH N 21D 14M 27S E 112.0 FT TH S 68D 45M 33S E TO A PT 1458.67 FT S 88D 11M 03S W & 955.60 FT N 1D 48M 57S W & 1048.52 FT N 21D 14M 27S E & 288.0 FT S 68D 45M 33S E FROM SE COR OF SEC 28 TH N 21D 14M 27S E 250.0 FT TH N 68D 45M 33S W 250.0 FT TH S 21D 14M 27S W 125.0 FT TH N 68D 45M 33S W 78.0 FT TH S 21D 14M 27S W 165.0 FT TH S 68D 45M 33S E 40.0 FT TH S 21D 14M 27S W TO NLY LINE
41-15-28-426-002	PART SE 1/4 COM AT A PT ON N LINE OF STL M-21 /200 FT WIDE/ RELOCATED WHICH IS 1458.67 FT S 88D 11M 03S W ALONG S SEC LINE & 955.60 FT N 1D 48M 57S W FROM SE COR OF SEC TH S 68D 39M 34S E 50.0 FT TH N 21D 14M 27S E 836.61 FT TH S 68D 45M 33S E 25.0 FT TH N 21D 14M 27S E 100.0 FT TH S 68D 45M 33S E 75.0 FT TH N 21D 14M 27S E 112.0 FT TH N 68D 45M 33S W 112.0 FT TH N 21D 14M 27S E 125.0 FT TH N 68D 45M 33S W 78.0 FT TH S 21D 14M 27S W 165.0 FT TH S 68D 45M 33S E 40.0 FT TH S 21D 14M 27S W TO BEG * SEC 28 T7N R10W; CONT 1.78 AC
41-15-28-426-003	PART SE 1/4 COM 1458.67 FT S 88D 11M 03S W ALONG S SEC LINE & 955.60 FT N 1D 48M 57S W & 1048.52 FT N 21D 14M 27S E & 288.0 FT S 68D 45M 33S E FROM SE COR OF SEC TH N 21D 14M 27S E 250.0 FT TH N 68D 45M 33S W 250.0 FT TH S 21D 14M 27S W 250.0 FT TH S 68D 45M 33S E TO BEG * SEC 28 T7N R10W; CONT 1.43 AC
41-15-28-426-601	41-15-28-426-003; BUILDING ON LEASED LAND; LEGAL DESC: PART SE 1/4 COM 1458.67 FT S 88D 11M 03S W ALONG S SEC LINE & 955.60 FT N 1D 48M 57S W & 1048.52 FT N 21D 14M 27S E & 288.0 FT S 68D 45M 33S E FROM SE COR OF SEC TH N 21D 14M 27S E 250.0 FT TH N 68D 45M 33S W 250.0 FT TH S 21D 14M 27S W 250.0 FT TH S 68D 45M 33S E TO BEG * SEC 28 T7N R10W, 1.43 AC
41-15-28-477-009	PART OF SE 1/4 COM ON CL OF ANGLING HWY AT A PT 888.5 FT W & 263.6 FT N 47D 32M W OF SE COR OF SEC TH N 47D 32M W ALONG CL OF SD RD 42.27 FT TH N 5D 06M E 177.1 FT TH S 47D 32M E 148.7 FT TH S 42D 48M W 140 FT TO BEG * SEC 28, T7N-R10W, CONT 0.50 AC; LOT DIMEN:42.27x140.00x148.70x177.10
41-15-28-477-010	PART OF SE 1/4 COM ON THE CL OF ANGLING HWY AT A PT 888.5 FT W OF SE COR OF SEC TH N 47D 32M W 203.6 FT TO PLACE OF BEG TH N 47D 32M W ALONG CL OF SD HWY 60 FT TH N 42D 28M E 140 FT TH SELY PAR WITH HWY 60 FT TH SWLY TO PLACE OF BEG * SEC 28 T7N R10W 0.19 A.
41-15-28-477-023	PART SE 1/4 OF SEC 28 & PART NE 1/4 OF SEC 33 COM 605.59 FT W ALONG S LINE OF SEC 28 FROM SE COR THEREOF & 179.74 FT N PERP TO SD S SEC LINE FROM N LINE OF HEADLEY ST /66 FT WIDE/ TH S PERP TO SD S SEC LINE TO CL OF SD ST TH W ALONG CL OF SD ST TO A LINE BEARING S 47D 32M E FROM A PT 663.38 FT W ALONG S LINE OF SEC 28 FROM SE COR THEREOF TH N 47D 32M W TO A PT 57.02 FT N 47D 32M W FROM S LINE OF SEC 28 TH 23D 19M E TO A PT 213 FT SWLY FROM /MEAS PERP TO/ SLY LINE OF HWY M21 /FULTON ST 110 FT WIDE/ TH SELY PAR WITH SLY LINE OF SD HWY TO A LINE BEARING N 21D 20M 26S E FROM BEG TH S 21D 20M 26S W TO BEG * SEC'S 28 & 33 T7N R10W; CONT 0.19 AC
41-15-28-477-027	PART OF SE 1/4 OF SEC 28 & PART OF NE 1/4 OF SEC 33 COM 156 FT N & 444.84 FT W FROM SE COR OF SEC 28 TH SELY TO A PT 385.59 FT W ALONG S LINE OF SEC 28 & 129.10 FT N PERP TO SD S SEC LINE FROM SE COR OF SD SEC 28 TH S PERP TO SD S SEC LINE TO CL OF HEADLEY ST TH W ALONG SD CL 220.0 FT TO A LINE BEARING S PERP TO S LINE OF SEC 28 FROM A PT 605.59 FT W ALONG S LINE OF SEC 28 FROM SE COR THEREOF TH N PERP TO SD S LINE A PT 179.74 FT N PERP TO SD S LINE FROM N LINE OF HEADLEY ST /66 FT WIDE/ TH N 21D 20M 26S E TO A PT 213 FT S 23D 19M W FROM SLY LINE OF FULTON ST /110 FT WIDE/ TH SELY TO BEG * SEC'S 28 & 33 T7N R10W 0.88 A.
41-15-28-477-031	PART SE 1/4 OF SEC 28 & PART NE 1/4 OF SEC 33 COM 383.59 FT W ALONG S LINE OF SEC 28 & 129.10 FT N PERP TO S SEC LINE FROM SE COR OF SEC 28 TH S PERP TO SD S SEC LINE TO CL OF HEADLEY ST TH ELY ALONG CL OF SD ST TO W LINE OF E 39.6 FT OF SE 1/4 OF SEC 28 EXT S TH N ALONG SD EXT LINE & SD W LINE TO N LINE OF S 156 FT OF SE 1/4 OF SEC 28 TH W ALONG SD N LINE TO A LINE WHICH EXT NWLY FROM BEG TO A PT 213 FT SWLY /MEAS PERP TO CL/ FROM SLY LINE OF FULTON ST /100 FT WIDE/ FROM A PT 563.3 FT NWLY ALONG CL OF SD ST FROM E LINE OF SEC 28 TH SELY ALONG SD EXT LINE TO BEG * SEC'S 28 & 33 T7N R10W 1.63 A.
41-15-28-477-033	PART OF SE 1/4 COM AT A PT ON N LINE OF HEADLEY ST /66 FT WIDE/ SD PT BEING 737.66 FT S 87D 05M 33S W ALONG S SEC LINE & 33.0 FT N 2D 54M 27S W FROM SE COR OF SEC TH S 87D 05M 33S W ALONG N LINE OF HEADLEY ST 100.97 FT TO NELY LINE OF BRONSON ST TH N 51D 28M 36S W ALONG NELY LINE OF SD ST 100.97 FT TH SELY 193.07 FT ALONG A 267.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 72D 11M 31.50S E 188.889 FT/ TO BEG * SEC 28 T7N R10W 0.03 A.

41-15-28-477-035	PART SE 1/4 COM AT SE COR OF SEC TH S 88D 11M 03S W ALONG S SEC LINE 731.35 FT TH N 21D20M 26S E 249.28 FT TO BEG OF THIS DESC - TH N 73D 32M 40S W 406.48 FT TH S 21D 20M 26S W 36.05 FT TH N 49D 21M 00S W 47.68 FT TH N 21D 20M 26S E 323.28 FT TO FORMER CL OF FULTON ST /STL M-21 / TH S 68D 39M 34S E ALONG SD FORMER CL 450.0 FT TH S 21D 20M 26S W 268.39 FT TO BEG * SEC 28; T7N-R10W; CONT 3.00 AC; Split on 05/28/2003 from 41-15-28-477-008, 41-15-28-477-015, 41-15-28-477-018, 41-15-28-477-019, 41-15-28-477-030, & 41-15-28-477-032;
41-15-28-477-036	PART OF SE 1/4 COM AT SE COR OF SEC TH S 88D 11M 03S W ALONG S SEC LINE 39.60 FT TH N 1D 58M 00S W ALONG W LINE OF E 39.6 FT OF SE 1/4 156.0 FT TO N LINE OF S 156.0 FT OF SE 1/4 & TO BEG OF THIS DESC - TH S88D 11M 03S W 408.47 FT ALONG SD N LINE TO A LINE WHICH EXT SELY WOULD INT A POINT 385.59 FT W ALONG S SEC LINE & 129.10 FT PERP TO S SEC LINE FROM SE COR OF SEC TH N 68D 39M 34S W ALONG SD EXT LINE 188.79 FT TH S 21D 20M 26S W 208.73 FT N 49D 21M 00S W 105.96 FT TH N21D 20M 26S E 160.63 FT TH S73D 32M 40S E 90.33 FT TH S 73D 32M 40S E 268.39 FT TO FORMER CL OF FULTON ST /STL M- 21 /TH S 68D 39M 34S E ALONG SD FORMER CL 530.19 FT TO W LINE OF E 39.6 FT OF SE 1/4 TH S 1D 58M 00S E ALONG SD W LINE 111.48 FT TO BEG * SEC 28, T7N-R10W, CONT 3.14 AC; Split on 05/28/2003 from 41-15-28-477-008, 41-15-28-477-015, 41-15-28-477-018, 41-15-28-477-019, 41-15-28-477-030, 41-15-28-477-032; LOT DIMEN: 530.19 X 111.48 X 408.47 X 188.79 X 268.39
41-15-28-477-037	PART SE 1/4 COM AT SE COR OF SEC TH S88D11'03 W AL'G S SEC LINE 662.25 FT TO BEG OF THIS DESC - TH S88D11'03 W AL'G S SEC LINE 244.69 FT TO CL OF BRONSON AVE; TH N50D24' 53W AL'G CL OF SD AVE 189.61 FT; TH N40D39'00 E 156.73 FT; TH N49D21'00 W 122.17 FT; TH N21D20'26E 36.05 FT; TH S73D32'40E 316.15 FT; TH S21D20'26 W 160.63 FT; TH S49D 21'00E 162.68 FT TO BEG EX COM AT A PT ON N LINE OF HEADLEY ST /66 FT WIDE/ SD PT BEING 737.66 FT S87D05'33 W AL'G S SEC LINE & 33.0 FT N02D54'27 W FROM SE COR OF SEC; TH S87D05'33 W AL'G N LINE OF HEADLEY ST 100.97 FT TO NELLY LINE OF BRONSON ST TH; N51D28'36 W AL'G NE'LY LINE OF SD ST 100.97 FT TH; SE'LY 193.07 FT AL'G A 267.0 FT RAD CURVE TO LT /LONG CHORD BEARS S72D11'31.50 E 188.889 FT/ TO BEG * SEC 28, T7N-R10W, CONT 1.77 AC; Split on 05/28/2003 from 41-15-28-477-008, 41-15-28-477-015, 41-15-28-477-018, 41-15-28-477-019, 41-15-28-477-030, 41-15-28-477-032;
41-15-28-477-039	PART OF SE 1/4 COM 906.94 FT S 88D 11M 03S W ALONG S SEC LINE & 277.21 FT N 50D 24M 53S W ALONG CL OF BRONSON ST FROM SE COR OF SEC TH N 3D 17M 36S E 199.22 FT TH S 49D 21M 00S E 38.61 FT TH N 21D 20M 26S E 323.28 FT TO FORMER CL OF FULTON ST /STL M-21/ TH N 68D 39M 34S W ALONG SD FORMER CL 379.78 FT TH S 0D 31M 26S W 165.49 FT TH S 89D 28M 34S E 70.0 FT TH S 0D 31M 26S W 339.48 FT TO CL OF BRONSON ST TH S 50D 24M 53S E ALONG SD CL 168.66 FT TO BEG * SEC 28 T7N R10W; SPLIT 2.55 AC; Split on 05/28/2003 from 41-15-28-477-008, 41-15-28-477-015, 41-15-28-477-018, 41-15-28-477-019, 41-15-28-477-030, & 41-15-28-477-032; Boundary Line Adjustment (Split) on 05/28/2003 from 41-15-28-477-034 into 41-15-28-477-038 & 41-15-28-477-039
41-15-28-477-040	PART OF SE 1/4 COM AT SE COR OF SEC TH N ALONG E SEC LINE 250.5 FT TH N 66D 41M W ALONG CL OF FULTON ST /100 FT WIDE/ 1402.9 FT TH S 2D 29M W TO SLY LINE OF SD ST & BEG OF THIS DESC - TH S 2D 29M W TO NELLY LINE OF BRONSON ST /66 FT WIDE/ TH NLY ALONG NELLY & ELY LINE OF BRONSON ST RELOCATED TO SLY LINE OF FULTON ST TH SELY ALONG SLY LINE OF FULTON ST TO BEG * ALSO PART OF SE 1/4 COM 906.94 FT S 88D 11M 03S W ALONG S SEC LINE & 445.87 FT N 50D 24M 53S W ALONG CL OF BRONSON ST FROM SE COR OF SEC TH N 50D 24M 53S W ALONG SD CL 90.15 FT TH N 0D 31M 26S E 282.67 FT TH S 89D 28M 34S E 70.0 FT TH S 0D 31M 26S W 339.48 FT TO BEG * SEC 28, T7N-R10W; CONT 1.57 AC; Split on 05/28/2003 from 41-15-28-477-008, 41-15-28-477-015, 41-15-28-477-018, 41-15-28-477-019, 41-15-28-477-030, & 41-15-28-477-032; Split on 05/28/2003 from 41-15-28-477-034 into 41-15-28-477-038 & 41-15-28-477-039; Combine on 05/23/2006 from 41-15-28-477-038, 41-15-28-477-001;
41-15-28-477-601	41-15-28-477-027; BUILDING ON LEASED LAND; LEGAL DESC: PART OF SE 1/4 OF SEC 28 & PART OF NE 1/4 OF SEC 33 COM 156 FT N & 444.84 FT W FROM SE COR OF SEC 28 TH SELY TO A PT 385.59 FT W ALONG S LINE OF SEC 28 & 129.10 FT N PERP TO SD S SEC LINE FROM SE COR OF SD SEC 28 TH S PERP TO SD S SEC LINE TO CL OF HEADLEY ST TH W ALONG SD CL 220.0 FT TO A LINE BEARING S PERP TO S LINE OF SEC 28 FROM A PT 605.59 FT W ALONG S LINE OF SEC 28 FROM SE COR THEREOF TH N PERP TO SD S LINE A PT 179.74 FT N PERP TO SD S LINE FROM N LINE OF HEADLEY ST /66 FT WIDE/ TH N 21D 20M 26S E TO A PT 213 FT S 23D 19M W FROM SLY LINE OF FULTON ST /110 FT WIDE/ TH SELY TO BEG * SEC'S 28 & 33 T7N R10W 0.88 AC
41-15-29-327-001	PART E 1/4 SW 1/4 COM 643.94 FT S ALONG W LINE OF E 1/4 SW 1/4 FROM NW COR THEREOF TH E PAR WITH E&W 1/4 LINE 258.71 FT TH N PAR WITH W LINE OF E 1/4 SW 1/4 289.23 FT TH W PAR WITH E&W 1/4 LINE 70.82 FT TH N PAR WITH SD W LINE 66.0 FT TO SLY LINE OF STL M21 RELOCATED TH WLY ALONG SD SLY LINE 75.0 FT TH SWLY 154.97 FT TO A PT ON W LINE OF E 1/4 SW 1/4 WHICH IS 200.0 FT S ALONG SD W LINE FROM CL OF EAST BOUND LANE OF SD HWY TH S 259.97 FT TO BEG * SEC 29 T7N R10W 1.84 A.
41-15-29-327-002	PART NE 1/4 SW 1/4 COM 55 FT NWLY ALONG FORMER SLY LINE OF STL M21 /100 FT WIDE/ FROM N&S 1/4 LINE TH S PAR WITH N&S 1/4 LINE 400 FT TH NWLY PAR WITH SD SLY HWY LINE 217.8 FT TH N PAR WITH N&S 1/4 LINE 400 FT TO SD SLY HWY LINE TH SELY 217.8 FT TO BEG EX THAT PART LYING NLY OF SLY LINE OF STL M21 RELOCATED * SEC 29 T7N R10W; CONT 1.11 AC
41-15-29-327-003	S 208.71 FT OF N 852.65 FT OF W 258.71 FT OF E 1/4 SW 1/4 * SEC 29 T7N R10W 1.24 A.

41-15-29-327-004	PART E 1/4 SW 1/4 COM 852.65 FT S ALONG W LINE OF E 1/4 SW 1/4 FROM E&W 1/4 LINE TH E PAR WITH E&W 1/4 LINE 258.71 FT TH N PAR W SD W LINE 497.94 FT TH W PAR WITH E&W 1/4 LINE 70.82 FT TH N PAR WITH SD W LINE TO SLY LINE OF STL M21 RELOCATED TH ELY ALONG SD SLY LINE TO N&S 1/4 LINE TH S ALONG N&S 1/4 LINE TO A PT 658.27 FT N ALONG N&S 1/4 LINE FROM N LINE OF G.T.W. RR R/W /100 FT WIDE/ TH SWLY TO A PT ON W LINE OF E 1/4 SW 1/4 670.62 FT N ALONG SD W LINE FROM N LINE OF SD RR R/W TH N TO BEG EX COM 55 FT NWLY ALONG FORMER SLY LINE OF SD HWY & 400 FT S PAR WITH N&S 1/4 LINE FROM INT OF SD SLY LINE & N&S 1/4 LINE TH NWLY PAR WITH SD HWY LINE 217.8 FT TH N PAR WITH N&S 1/4 LINE TO SLY LINE OF SD RELOCATED HWY TH ELY ALONG SD SLY LINE TO A LINE BEARING N PAR WITH N&S 1/4 LINE FROM BEG TH S PAR WITH N&S 1/4 LINE TO BEG * SEC 29 T7N R10W 6.18 A.
41-15-29-327-005	PART OF E 1/4 SW 1/4 COM 268.27 FT N ALONG N&S 1/4 LINE FROM N LINE OF CENTRAL MICHIGAN RR R/W /100 FT WIDE/ TH WLY TO A PT ON W LINE OF E 1/4 SW 1/4 459.55 FT N ALONG SD W LINE FROM N LINE OF SD RR R/W TH N 211.07 FT TH NELY 684.67 FT TO A PT ON N&S 1/4 LINE 658.27 FT N ALONG N&S 1/4 LINE FROM N LINE OF SD RR R/W TH S ALONG N&S 1/4 LINE 390.0 FT TO BEG * SEC 29 T7N R10W; CONT 4.57 AC
41-15-29-327-006	PART OF E 1/4 SW 1/4 COM 268.27 FT N ALONG N&S 1/4 LINE FROM N LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH S ALONG N&S 1/4 LINE 268.27 FT TO N LINE OF SD RR R/W TH WLY ALONG SD RR R/W 688.15 FT TO W LINE OF E 1/4 SW 1/4 TH N ALONG SD W LINE 459.55 FT TH ELY 660.97 FT TO BEG * SEC 29 T7N R10W 5.52 A.
41-15-29-420-001	THAT PART OF W 155 FT OF SE 1/4 LYING NLY OF NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ & SLY OF SLY LINE OF RELOCATED HWY M21 ALSO PART SW 1/4 COM 240 FT S ALONG N&S 1/4 LINE FROM FORMER S LINE OF HWY M21 TH W 55 FT TH N PAR WITH N&S 1/4 LINE TO S LINE OF RELOCATED HWY M21 TH ELY ALONG SD S LINE TO N&S 1/4 LINE TH S TO BEG * SEC 29 T7N R10W 4.23 A.
41-15-29-420-004	PART OF W 1/2 SE 1/4 COM AT CEN OF SEC TH S 0D 47M 37S E ALONG N&S 1/4 LINE 264.05 FT TH S 84D 00M 26S E 279.86 FT TH S 51D 18M 05S E 368.51 FT TH N 61D 30M 39S E TO ELY LINE OF RIPPLING DR /66 FT WIDE/ TH N 62D 19M 05S E 162.49 FT TO SLY LINE OF RELOCATED FULTON ST /HWY M-21/ TH S 83D 12M E ALONG SLY LINE OF SD HWY TO A PT WHICH IS 1261.40 FT S 83D 12M E ALONG FORMER CL OF SD HWY & 225.0 FT S 6D 48M W & 312.0 FT N 83D 12M W FROM N&S 1/4 LINE TH S 10D 45M W 235.0 FT TH SWLY 95.82 FT ALONG A 450 FT RAD CURVE TO LT /LONG CHORD BEARS S 4D 39M W 95.64 FT/ TH SELY 158.12 FT ALONG A 450 FT RAD CURVE TO LT /LONG CHORD BEARS S 11D 31M E 157.31 FT/ TH S 21D 35M E 372.10 FT TO A PT ON NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ WHICH IS 1074.60 FT N 73D 53M E ALONG SD NLY LINE FROM N&S 1/4 LINE TH S 73D 53M W ALONG SD NLY LINE 509.02 FT TO A PT ON SD NLY LINE WHICH IS 1040.60 FT N 0D 00M ALONG N&S 1/4 LINE & 565.58 FT ALONG NLY LINE OF SD RR R/W FROM S 1/4 COR TO BEG OF THIS DESC - TH S 73D 53M W ALONG SD NLY LINE 404.24 FT TO E LINE OF W 155.0 FT OF SE 1/4 AT A PT 161.34 FT N 73D 53M E ALONG NLY LINE OF SD RR R/W FROM N&S 1/4 LINE TH N 0D 00M ALONG SD E LINE
41-15-29-420-005	PART OF W 1/2 SE 1/4 COM AT CEN OF SEC TH S 0D 47M 37S E ALONG N&S 1/4 LINE 264.05 FT TH S 84D 00M 26S E 279.86 FT TH S 51D 18M 05S E 368.51 FT TH N 61D 30M 39S E TO ELY LINE OF RIPPLING DR /66 FT WIDE/ TH N 62D 19M 05S E 162.49 FT TO SLY LINE OF RELOCATED FULTON ST /HWY M-21/ TH S 83D 12M E ALONG SLY LINE OF SD HWY TO A PT WHICH IS 1261.40 FT S 83D 12M E ALONG FORMER CL OF SD HWY & 225.0 FT S 6D 48M W & 312.0 FT N 83D 12M W FROM N&S 1/4 LINE TH S 10D 45M W 235.0 FT TH SWLY 95.82 FT ALONG A 450 FT RAD CURVE TO LT /LONG CHORD BEARS S 4D 39M W 95.64 FT/ TH SELY 158.12 FT ALONG A 450 FT RAD CURVE TO LT /LONG CHORD BEARS S 11D 31M E 157.31 FT/ TH S 21D 35M E 215.60 FT TH N 83D 12M W 222.58 FT TO BEG OF THIS DESC - TH S 83D 12M E 222.58 FT TH S 21D 35M E 156.50 FT TO A PT ON NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ WHICH IS 1074.60 FT N 73D 53M E ALONG SD NLY LINE FROM N&S 1/4 LINE TH S 73D 53M W ALONG SD NLY LINE 509.02 FT TO A PT ON SD NLY LINE WHICH IS 565.58 FT N 73D 53M E ALONG SD NLY LINE FROM N&S 1/4 LINE TH N 4D 40M 30S E 394.60 FT TO A PT ON WLY LINE O
41-15-29-420-008	PART SE 1/4 COM 1261.40 FT S 83D 12M E ALONG FORMER CL OF HWY M21 & 225.0 FT S 6D 48M W FROM N&S 1/4 LINE TH N 83D 12M W 312.0 FT TH S 10D 45M W 235.0 FT TH SELY 253.94 FT ON A 450 FT RAD CURVE TO LT /LONG CHORD BEARS S 5D 25M E 250.59 FT/ TH S 21D 35M E 371.81 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH N 73D 53M E ALONG SD RR R/W 106.85 FT TO A LINE BEARING S 6D 48M W FROM BEG TH N 6D 48M E 764.87 FT TO BEG * SEC 29 T7N R10W 5.48 A.
41-15-29-420-009	PART SE 1/4 COM 1261.40 FT S 83D 12M E ALONG FORMER CL OF HWY M21 & 225.0 FT S 6D 48M W FROM N&S 1/4 LINE TH S 83D 12M E 255.80 FT TH S 6D 48M W 882.45 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH S 73D 53M W ALONG NLY LINE OF SD RR R/W TO A LINE BEARING S 6D 48M W FROM BEG TH N 6D 48M E 764.87 FT TO BEG * SEC 29 T7N R10W 4.53 A.
41-15-29-420-010	THAT PART OF LOT 1 LYING WLY OF WLY LINE OF RIPPLING DR /66 FT WIDE/ EX THAT PART LYING NLY OF SLY LINE OF HWY M-21 RELOCATED ALSO LOT 2 ALSO THAT PART OF LOT 3 LYING NLY OF A LINE WHICH EXTS FROM A PT 15 FT SLY ALONG E LOT LINE FROM NE COR OF SD LOT TO A PT 81.68 FT S ALONG W LOT LINE FROM NW COR OF SD LOT * TWIN BROOK INDUSTRIAL PARK
41-15-29-420-011	LOT 3 EX THAT PART LYING NLY OF A LINE WHICH EXTS FROM A PT 15 FT SLY ALONG E LOT LINE FROM NE COR OF SD LOT TO A PT 81.68 FT S ALONG W LOT LINE FROM NW COR OF SD LOT * TWIN BROOK INDUSTRIAL PARK

41-15-29-420-013	PART OF SE 1/4 COM AT S 1/4 COR TH N 0D 00M 00S ALONG N&S 1/4 LINE 1040.60 FT TO NLY LINE OF GRAND RAPIDS EASTERN RR /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W - 100.0 FT WIDE/ TH N 73D 53M 00S E ALONG SD NLY RR R/W LINE 1074.60 FT TH N 21D 35M 00S W 372.10 FT TH NWLY 164.62 FT ALONG A 450.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 11D 06M 11S E 163.71 FT/ TO BEG OF THIS DESC - TH N 82D 36M 27S W 138.14 FT TH N 7D 20M 14S E 19.44 FT TH N 82D 36M 27S W 124.29 FT TO ELY LINE OF RIPPLING DR TH N 3D 12M 00S W ALONG ELY LINE OF SD DR 178.78 FT TH NWLY 33.63 FT ALONG ELY LINE OF SD DR ON A 323.85 FT RAD CURVE TO RT /LONG CHORD BEARS N 0D 13M 54S W 33.61 FT/ TH N 62D 19M 05S E 162.49 FT TO SLY LINE OF RELOCATED FULTON ST /HWY M-21/ TH S 83D 12M 00S E ALONG SLY LINE OF SD HWY 176.94 FT TH S 10D 45M 00S W 235.0 FT TH SLY 89.32 FT ALONG A 450.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 5D 03M 47S W 89.17 FT/ TO BEG * SEC 29 T7N R10W 1.93 A.
41-15-29-420-014	PART OF SE 1/4 COM AT S 1/4 COR TH N 0D 00M 00S ALONG N&S 1/4 LINE 1040.60 FT TO NLY LINE OF GRAND RAPIDS EASTERN RR /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W - 100.0 FT WIDE/ TH N 73D 53M 00S E ALONG SD NLY RR R/W LINE 1074.60 FT TH N 21D 35M 00S W 372.10 FT TO BEG OF THIS DESC - TH N 74D 01M 50S W 117.49 FT TH S 4D 59M 58S W 18.71 FT TH N 83D 07M 55S W 154.68 FT TO ELY LINE OF RIPPLING DR TH NWLY 38.60 FT ALONG ELY LINE OF SD DR ON A 66.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 19D 57M 15S W 38.05 FT/ TH N 3D 12M 00S W ALONG ELY LINE OF SD DR 145.97 FT TH S 82D 36M 27S E 124.29 FT TH S 7D 20M 14S W 19.44 FT TH S 82D 36M 27S E 138.14 FT TH SELY 164.62 FT ALONG A 450.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 11D 06M 11S E 163.71 FT/ TO BEG * SEC 29 T7N R10W 0.98 A.
41-15-29-420-015	PART OF SE 1/4 COM AT S 1/4 COR TH N 0D 00M 00S ALONG N&S 1/4 LINE 1040.60 FT TO NLY LINE OF GRAND RAPIDS EASTERN RR /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W - 100.0 FT WIDE/ TH N 73D 53M 00S E ALONG SD NLY RR R/W LINE 1074.60 FT TH N 21D 35M 00S W 156.50 FT TO BEG OF THIS DESC - TH N 83D 12M 00S W 222.58 FT TH N 34D 12M 00S W 126.74 FT TO ELY LINE OF RIPPLING DR TH NWLY 96.42 FT ALONG ELY LINE OF SD DR ON A 66 FT RAD CURVE TO LT /LONG CHORD BEARS N 21D 21M 00S W 88.07 FT/ TH NWLY 30.52 FT ALONG ELY LINE OF SD DR ON A 66.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 49D 57M 22S W 30.25 FT/ TH S 83D 07M 55S E 154.68 FT TH N 4D 59M 58S E 18.71 FT TH S 74D 01M 50S E 117.49 FT TH S 21D 35M 00S E 215.60 FT TO BEG * SEC 29, T7N-R10W; CONT 1.08 AC
41-15-29-444-001	UNIT NO.1 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-444-002	UNIT NO.2 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-444-003	UNIT NO.3 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-444-004	UNIT NO.4 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-444-005	UNIT NO.5 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-444-006	UNIT NO.6 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-444-007	UNIT NO.7 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-444-008	UNIT NO.8 * FULTON WOODS CORPORATE PARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.675 INSTRUMENT NO. 20040817-0112418; Split on 02/15/2005 from 41-15-29-445-002, 41-15-29-445-005;
41-15-29-445-001	PART SE 1/4 COM 1517.2 FT S 83D 12M E ALONG FORMER CL OF STL M21 FROM N&S 1/4 LINE TH S 83D 12M E 155.0 FT ALONG SD CL TH S 6D 48M W 817.0 FT TO N LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH S 73D 53M W ALONG SD R/W 168.30 FT TO A LINE BEARING S 6D 48M W FROM BEG TH N 6D 48M E 882.45 FT TO BEG EX THAT PART LYING NLY OF SLY LINE OF RELOCATED HWY M21 * SEC 29 T6N R10W 2.23 AC
41-15-29-445-004	PART SE 1/4 COM 166 FT ELY ALONG NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W /100 FT WIDE/ FROM W LINE OF E 1/4 NE 1/4 SE 1/4 TH NLY TO A PT ON SLY LINE OF HWY M21 RELOCATED WHICH IS 172.5 FT ELY ALONG SD SLY HWY LINE FROM W LINE OF E 1/4 NE 1/4 SE 1/4 TH ELY ALONG SD HWY LINE TO E SEC LINE TH S ALONG E SEC LINE TO NLY LINE OF SD RR R/W TH WLY TO BEG * SEC 29 T7N R10W 1.12 A.

41-15-29-445-008	PART OF SE 1/4 COM AT E 1/4 COR TH S 87D 49M 43S W ALONG E&W 1/4 LINE 332.05 FT TO E LINE OF W 3/4 E 1/2 SE 1/4 TH S 0D 36M 32S E ALONG SD E LINE 682.33 FT TO SLY LINE OF HWY M-21 TH N 84D 07M 15S W ALONG SD SLY LINE 34.01 FT TO BEG OF THIS DESC - TH S 2D 26M 24S W 239.29 FT TH N 87D 46M 56S E 27.70 FT TH S 2D 51M 47S E 103.24 FT TO NLY LINE OF GRAND TRUNK RR RW /100 FT WIDE/ TH WLY 350.52 FT ALONG SD NLY LINE ON A 3210.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 79D 35M 35S W 350.34 FT/ TH N 0D 36M 32S E 438.05 FT TO SLY LINE OF HWY M-21 TH S 84D 07M 15S E ALONG SD SLY LINE 328.31 FT TO BEG * SEC 29, T7N-R10W; CONT 2.91 AC; Boundary Line Adjustment on 11/17/2006 from 41-15-29-445-007, 41-15-29-445-006 into 41-15-29-445-008 & 41-15-29-445-009
41-15-29-445-009	PART OF SE 1/4 COM AT E 1/4 COR TH S 87D 49M 43S W ALONG E&W 1/4 LINE 332.05 FT TO E LINE OF W 3/4 E 1/2 SE 1/4 TH S 0D 36M 32S E ALONG SD E LINE 682.33 FT TO SLY LINE OF HWY M-21 & BEG OF THIS DESC - TH N 84D 07M 15S W 34.01 FT TH S 2D 26M 24S W 239.29 FT TH N 87D 46M 56S E 27.70 FT TH N 2D 51M 47S E 103.24 FT TO NLY LINE OF GRAND TRUNK RR RW /100 FT WIDE/ TH ELY 181.50 FT ALONG SD NLY LINE ON A 3210.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 84D 20M 28S E 181.47 FT/ TH N 0D 24M 53S E 302.07 FT TO SLY LINE OF HWY M-21 TH N 84D 07M 15S W ALONG SD SLY LINE 172.50 FT TO BEG * SEC 29, T7N-R10W; CONT 1.49 AC; Boundary Line Adjustment on 11/17/2006 from 41-15-29-445-007, 41-15-29-445-006 into 41-15-29-445-008 & 41-15-29-445-009
41-15-30-251-001	PART NE 1/4 COM AT NW COR OF S 1435.26 FT OF E 1/2 W 1/2 NE 1/4 TH E ALONG N LINE OF S 1435.26 FT OF E 1/2 W 1/2 NE 1/4 363.63 FT TH S PAR WITH E 1/8 LINE 1207.10 FT TH W PAR WITH E&W 1/4 LINE 37.24 FT TH S PAR WITH E 1/8 LINE 173.06 FT TO N LINE OF HWY M21 RELOCATED TH W ALONG SD N LINE TO W LINE OF E 1/2 W 1/2 NE 1/4 TH N TO BEG * SEC 30 T7N R10W; CONT 11.57 AC
41-15-30-251-002	PART NE 1/4 COM 363.63 FT N 87D 42M E ALONG N LINE OF S 1435.26 FT OF NE 1/4 FROM NW COR OF S 1435.27 FT OF E 1/2 W 1/2 NE 1/4 TH S 0D 02M W PAR WITH E 1/8 LINE 1073.54 FT TH N 89D 33M 45S E 118.44 FT TH S 0D 59M 37S E 52.98 FT TH S 7D 47M 45S W 101.72 FT TH S 2D 18M E TO NLY LINE OF CARL DR /66 FT WIDE/ TH NELY ALONG NLY LINE OF SD DR TO W LINE OF E 493.89 FT OF W 1/2 E 1/2 NE 1/4 TH N ALONG SD W LINE TO N LINE OF S 1435.26 FT OF NE 1/4 TH W TO BEG * SEC 30 T7N R10W; CONT 12.54 AC
41-15-30-251-005	PART NE 1/4 COM 363.63 FT N 87D 42M E ALONG N LINE OF S 1435.26 FT OF NE 1/4 & 1073.54 FT S 0D 02M W PAR WITH E 1/8 LINE FROM NW COR OF S 1435.26 FT OF E 1/2 W 1/2 NE 1/4 TH N 89D 33M 45S E 118.44 FT TH S 0D 59M 37S E 52.98 FT TH S 7D 47M 45S W 101.72 FT TH S 2D 18M E TO NLY LINE OF CARL DR /66 FT WIDE/ TH SWLY ALONG SD NLY LINE TO N LINE OF FULTON ST /275 FT WIDE/ TH W ALONG SD N LINE TO A LINE BEARING S 2D 18M E FROM A PT 133.56 FT S 0D 02M W & 37.24 FT S 87D 42M W FROM BEG TH N 2D 18M W 173.06 FT TH N 87D 42M E 37.24 FT TH N 0D 02M E 133.56 FT TO BEG * SEC 30 T7N R10W; CONT 0.97 AC
41-15-30-300-004	E 249 FT OF S 175 FT OF N 850 FT OF SWFRL 1/4 * SEC 30 T7N R10W; CONT 1.00 AC
41-15-30-300-012	PART SWFRL 1/4 COM 331.60 FT S 0D 23M 29S E ALONG N&S 1/4 LINE FROM CEN OF SEC TH N 58D 09M 37S W TO SLY LINE OF STL M21 RELOCATED TH WLY ALONG SLY LINE OF SD HWY TO A PT 405.29 FT ELY ALONG SD HWY LINE FROM E LINE OF W 660 FT OF SWFRL 1/4 TH S PAR WITH W SEC LINE 651.23 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W /100 FT WIDE/ TH SELY ALONG NLY LINE OF SD RR R/W TO N&S 1/4 LINE TH N TO BEG EX E 249 FT OF S 175 FT OF N 850 FT OF SWFRL 1/4 * SEC 30 T7N R10W 30.97 A.
41-15-30-300-013	THAT PART OF SWFRL 1/4 LYING SLY OF SLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W * SEC 30 T7N-R11W; CONT 106.95 AC EASEMENT TO MICH BELL TELEPHONE CO AND CONSUMERS POWER COMPANY
41-15-30-300-014	PART SW 1/4 COM 191.08 FT SELY ALONG SLY LINE OF FULTON ST RELOCATED FROM E&W 1/4 LINE TH NWLY ALONG SD SLY LINE TO E&W 1/4 LINE TH W TO W 1/4 COR TH S ALONG W SEC LINE TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /399 FT WIDE/ TH SELY ALONG SD RR R/W TO E LINE OF W 360 FT OF SW 1/4 TH N ALONG SD E LINE 413.90 FT TH E PERP TO SD E LINE 96.54 FT TH NWLY TO BEG * SEC 30, T7N-R10W; CONT 5.41 AC
41-15-30-300-016	411530300016 PART OF SWFRL 1/4 COM AT W 1/4 COR TH N 87D 20M 26S E ALONG E&W 1/4 LINE 660.0 FT TO E LINE OF W 660 FT OF SWFRL 1/4 TH S 0D 09M 35S E ALONG SD E LINE 80.47 FT TO SLY LINE OF STL M-21 TH N 79D 58M 24S W ALONG SD SLY LINE 175.0 FT TH S 10D 01M 36S W 173.0 FT TO BEG OF THIS DESC - TH S 89D 50M 25S W 96.54 FT TH S 0D 09M 35S E 413.90 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W / 100 FT WIDE/ TH SELY ALONG SD NLY LINE TO E LINE OF W 660 FT OF SWFRL 1/4 TH N 0D 09M 35S W ALONG SD E LINE 377.82 FT TO A LINE BEARING S 62D 38M 26S E FROM BEG TH N 62D 38M 26S W 228.71 FT TO BEG * SEC 30 T7N R10W 2.84 A. SPLIT ON 07/31/2007 FROM 41-15-30-300-011, 41-15-30-300-015; Split on 12/04/2007 from 41-15-30-300-011, 41-15-30-300-015;

41-15-30-300-017	411530300017 PART OF SWFRL 1/4 COM AT W 1/4 COR TH N 87D 20M 26S E ALONG E&W 1/4 LINE 660.0 FT TO E LINE OF W 660 FT OF SWFRL 1/4 TH S 0D 09M 35S E ALONG SD E LINE 80.47 FT TO SLY LINE OF STL M-21 & BEG OF THIS DESC - TH S 79D 58M 24S E ALONG SD SLY LINE 170.98 FT TH ELY 234.30 FT ALONG SD SLY LINE ON A 3905.22 FT RAD CURVE TO LT /LONG CHORD BEARS S 81D 41M 32S E 234.27 FT/ TH S 0D 09M 35S E 561.08 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W / 100 FT WIDE/ TH N 77D 04M 20S W ALONG SD NLY LINE 410.67 FT TO E LINE OF W 660 FT OF SWFRL 1/4 TH N 0D 09M 35S W ALONG SD E LINE 377.82 FT TH N 62D 38M 26S W 228.71 FT TH N 10D 01M 36S E 173.0 FT TO SLY LINE OF STL M-21 TH S 79D 58M 24S E ALONG SD SLY LINE 175.0 FT TO BEG * SEC 30 T7N R10W 6.75 A. SPLIT ON 07/31/2007 FROM 41-15-30-300-011, 41-15-30-300-015; Split on 12/04/2007 from 41-15-30-300-011, 41-15-30-300-015;
41-15-30-401-008	PART SE 1/4 COM 331.60 FT S 0D 23M 29S E ALONG N&S 1/4 LINE FROM CEN OF SEC TH N 43D 11M 16S E TO SLY LINE OF STL M21 RELOCATED TH ELY ALONG SD SLY LINE TO A PT 660 FT ELY FROM N&S 1/4 LINE TH S PAR WITH N&S 1/4 LINE TO A PT 330 FT SLY FROM E&W 1/4 LINE TH E PAR WITH E&W 1/4 LINE 109.74 FT TH S 0D 26M 35S W 573.53 FT TH S 24D 30M 53S E 509.54 FT TH S 0D 26M 35S W 207.55 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W TH WLY ALONG SD NLY LINE TO N&S 1/4 LINE TH N TO BEG ALSO E 290 FT OF W 920 FT OF THAT PART W 1/2 SE 1/4 LYING S OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W * SEC 30, T7N-R10W; CONT 25.59 AC
41-15-30-401-009	PART SE 1/4 COM 331.60 FT S 0D 23M 29S E ALONG N&S 1/4 LINE FROM CEN OF SEC TH N 43D 11M 16S E TO SLY LINE OF STL M21 RELOCATED TH ELY ALONG SD SLY LINE TO A PT 660 FT ELY FROM N&S 1/4 LINE TH S PAR WITH N&S 1/4 LINE TO A PT 330 FT SLY FROM E&W 1/4 LINE TH E PAR WITH E&W 1/4 LINE 109.74 FT TO BEG OF THIS DESC - TH S 0D 26M 35S W 573.53 FT TH S 24D 30M 53S E 509.54 FT TH S 0D 26M 35S W 207.55 FT TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W TH SELY ALONG NLY LINE OF SD R/W 118.19 FT TO A PT 1100 FT ELY FROM N&S 1/4 LINE TH N PAR WITH N&S 1/4 LINE 1283.45 FT TH W PAR WITH E&W 1/4 LINE 330.26 FT TO BEG * SEC 30 T7N R10W 7.34 A.
41-15-30-451-003	N 50.0 FT OF S 768.50 FT OF W 83.0 FT * SEC 30 T7N R10W 0.10 A.
41-15-30-451-005	PART OF W 1/2 SW 1/4 COM AT S 1/4 COR OF SEC TH N 0D 23M 07S W ALONG N&S 1/4 LINE 768.50 FT TH N 0D 23M 07S W ALONG N&S 1/4 LINE 434.19 FT TO SLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH S 77D 02M 10S E ALONG SD SLY LINE 647.06 FT TO E LINE OF W 630.0 FT OF W 1/2 SW 1/4 TH S 0D 23M 07S E ALONG SD E LINE 552.61 FT TH N 66D 10M 00S W 599.38 FT TH N 0D 23M 07S W 25.0 FT TH S 87D 30M 18S W 83.0 FT TO BEG * SEC 30 T7N R10W 7.34 A.
41-15-30-502-001	THAT PART OF S 1/2 OF SEC USED FOR GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W * SEC 30 T7N R10W 16.06 A.
41-15-31-201-060	PART OF W 1/2 SE 1/4 OF COM AT S 1/4 COR OF SEC 30 TH N 0D 23M 07S W ALONG N&S 1/4 LINE 33.0 FT TH N 87D 30M 18S E 380.0 FT TH N 0D 23M 07S W 230.0 FT TH S 87D 30M 18S W 380.0 FT TO N&S 1/4 LINE TH N 0D 23M 07S W ALONG N&S 1/4 LINE 455.50 FT TO N LINE OF S 718.50 FT TH N 87D 30M 18S E 83.0 FT TH N 0D 23M 07S W 25.0 FT TH S 66D 10M 00S E 599.38 FT TO E LINE OF W 630.0 FT OF W 1/2 SE 1/4 TH S 0D 23M 07S E ALONG SD E LINE TO S LINE OF SEC 30 TH S 87D 30M 18S W ALONG S SEC LINE TO BEG ALSO N 780 OF W 660.0 FT OF NE 1/4 OF SEC 31 * SEC'S 30&31 T7N R10W; CONT 20.39 AC; Split on 06/14/2004 from 41-15-31-201-023 & 41-15-31-201-024; PENDING COMBINATION WITH 41-15-31-201-055 FOR 2005; Split on 09/21/2004 from 41-15-31-201-057, 41-15-31-201-055;
41-15-33-228-002	PART OF LOT 6 BLK 3 OF VILLAGE OF ADA & PART OF NE 1/4 OF SEC 33 T7N R10W DESC AS - COM 66 FT NWLY ALONG SWLY LINE OF SD LOT FROM MOST SLY COR OF SD LOT TH NELY PERP TO NELY LINE OF BRONSON ST 111 FT TH NWLY PAR WITH NELY LINE OF SD ST 92 FT TH SWLY PERP TO NELY LINE OF SD ST 111 FT TH SELY ALONG SWLY LINE OF SD LOT 92 FT TO BEG *
41-15-33-228-003	PART OF LOT 6 BLK 3 OF VILLAGE OF ADA & PART OF NE 1/4 OF SEC 33 T7N R10W DESC AS - COM AT MOST SLY COR OF SD LOT 6 TH NELY ALONG SELY LINE OF SD LOT & SD SELY LOT LINE EXT TO EXT CL OF ALLEY IN SD BLK 3 TH NWLY ALONG SD EXT CL TO S LINE OF HEADLEY ST TH WLY ALONG S LINE OF SD ST TO A LINE EXT NELY PERP TO BRONSON ST FROM A PT 158 FT NWLY ALONG SWLY LINE OF SD LOT FROM MOST SLY COR OF SD LOT TH SWLY PERP TO BRONSON ST TO A PT 111 FT NELY FROM /MEAS PERP TO/ NELY LINE OF BRONSON ST TH SELY PAR WITH NELY LINE OF BRONSON ST 92 FT TH SWLY PERP TO BRONSON ST 111 FT TH SELY ALONG NELY LINE OF BRONSON ST 66 FT TO BEG *
41-15-33-228-004	LOT 5 BLK 3 * VILLAGE OF ADA; LOT DIMEN: 66.00 x 159.50+8.00
41-15-33-228-005	LOT 4 BLK 3 * VILLAGE OF ADA LOT DIMEN: 66.00 x 159.50+8.00
41-15-33-228-006	LOT 3 BLK 3 * VILLAGE OF ADA LOT DIMEN: 66.00 x 159.50+8.00

41-15-33-228-009	LOTS 1 & 2 BLK 3 OF VILLAGE OF ADA ALSO PART OF NE 1/4 OF SEC 33 T7N R10W DESC AS - COM AT INT OF N LINE OF SD LOT 1 & WLY LINE OF THORNAPPLE RIVER DR TH WLY ALONG N LINE OF SD BLK 3 TO CL OF ALLEY IN SD BLK 3 TH NWLY ALONG EXT CL OF SD ALLEY TO S LINE OF HEADLEY ST TH ELY ALONG SLY LINE OF SD ST TO A PT 101.48 FT WLY ALONG SLY LINE OF SD ST FROM SWLY LINE OF THORNAPPLE RIVER DR TH SELY 193.94 FT ALONG A 267.0 FT RAD CURVE TO RT TO A PT ON SWLY LINE OF THORNAPPLE RIVER DR WHICH PT IS 101.48 FT SELY ALONG SWLY LINE OF SD DR FROM SLY LINE OF HEADLEY ST TH SELY ALONG WLY LINE OF SD DR 42.97 FT TO BEG *; DIMEN: 136.70 x 193.94 x 43.13 x 159.07 x 323.39
41-15-33-228-011	PART OF LOT 6 BLK 3 OF VILLAGE OF ADA & PART OF NE 1/4 OF SEC 33 T7N R10W DESC AS - COM 158 FT NWLY ALONG NELY LINE OF BRONSON ST /66 FT WIDE/ FROM MOST SLY COR OF SD LOT 6 TH NELY PERP TO SD ST TO S LINE OF HEADLEY ST /66 FT WIDE/ TH WLY ALONG S LINE OF SD ST TO A PT 35.0 FT E ALONG S LINE OF SD ST FROM NELY LINE OF BRONSON ST TH SWLY TO A PT ON NELY LINE OF BRONSON ST 35.0 FT SELY ALONG NELY LINE OF SD ST FROM S LINE OF HEADLEY ST TH SELY ALONG NELY LINE OF SD ST TO BEG *; LOT DIMEN: 145.00 +/- x 130.00 +/- x 190.00 +/-
41-15-33-229-003	COM ON NLY LINE OF ROBINSON ST 662.5 FT N 48D 30M W FROM MOST WLY COR OF LOT 16 OF LAMPERTS ADD TH N 48D 30M W ALONG SD ST LINE 56 FT TH N 41D 07M E 164.5 FT TO S LINE OF HEADLEY ST TH S 85D 06M E ALONG SD ST LINE 68.39 FT M/L TO A PT 204.15 FT N 40D 41M E FROM BEG TH S 40D 41M W TO BEG * SEC'S 33 & 34 T7N R10W 0.25 A.
41-15-33-229-005	PART OF NE 1/4 OF SEC 33 & PART OF NW 1/4 OF SEC 34 COM 718.50 FT N 48D 30M W ALONG NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ FROM MOST WLY COR OF LOT 16 OF LAMPERT'S ADD TH N 41D 07M E 164.50 FT TO SLY LINE OF HEADLEY ST TH N 85D 06M W ALONG SLY LINE OF SD ST 24.81 FT TH S 41D 30M W 148.61 FT TO NELY LINE OF THORNAPPLE RIVER DR TH S 48D 30M E ALONG NELY LINE OF SD DR 22.02 FT TO BEG * SEC'S 33 & 34, T7N-R10W; CONT 0.07 AC
41-15-33-229-006	PART NE 1/4 COM 40.0 FT E ALONG S LINE OF HEADLEY ST /49.5 FT WIDE/ FROM NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ TH W ALONG SD S LINE 40.0 FT TH SELY ALONG NELY LINE OF SD DR 40.0 FT TH NELY TO BEG * SEC 33 T7N R10W 0.01 A.
41-15-33-229-007	PART NE 1/4 SEC 33 & PART NW 1/4 SEC 34 COM 740.52 FT N 48D 30D W ALONG NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ FROM MOST WLY COR OF LOT 16 OF LAMPERT'S ADD TH NELY ALONG NELY LINE OF SD DR TO A PT 40.0 FT SELY ALONG SD NELY LINE FROM S LINE OF HEADLEY ST /49.5 FT WIDE/ TH NELY TO A PT 40.0 FT E ALONG S LINE OF SD ST FROM NELY LINE OF SD DR TH E ALONG S LINE OF SD ST TO A LINE BEARING N 41D 30M E FROM BEG TH S 41D 30M W TO BEG * SEC'S 33 & 34 T6N R10W 0.33 A.
41-15-33-230-001	LOTS 11 & 12 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 132.00 x 158.25
41-15-33-230-002	LOTS 9 & 10 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 132.00 x 158.25
41-15-33-230-003	LOTS 7 & 8 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 132.00 x 158.25
41-15-33-230-004	LOTS 13 & 14 ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 132.00 x 158.25+8.00
41-15-33-230-005	LOTS 15 & 16 ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE N BLK 2 * CITIZEN'S PLAT OF THE VILLAGE OF ADA LOT DIMEN: 132.00 x 158.25
41-15-33-230-006	LOTS 17 & 18 ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 132.00 x 158.25
41-15-33-230-007	LOT 19 ALSO SLY 1/2 OF THAT PART OF VAC ALLEY ADJ THERETO ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 132.00 x 158.25
41-15-34-101-007	LOTS 1 2 & 3 * LAMPERTS ADDITION
41-15-34-101-009	PART OF NW 1/4 COM ON NLY LINE OF THORNAPPLE DR /66 FT WIDE/ AT MOST WLY COR OF LOT 16 OF LAMPERTS ADD TH N 48D 30M W ALONG NLY LINE OF SD DR 247.5 FT TH N 41D 07M E 136 FT TH S 48D 30M E 247.5 FT TH S 41D 07M W ALONG WLY LINE OF SD LOT 136 FT TO BEG * SEC 34 T7N R10W 0.77 A.
41-15-34-101-010	LOT 16 * LAMPERTS ADDITION
41-15-34-101-013	LOTS 11 & 12 ALSO E 20 FT OF LOT 13 * LAMPERTS ADDITION
41-15-34-101-016	PART OF NW 1/4 NW 1/4 COM 134 FT N 41D 07M E FROM A PT ON NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ WHICH IS 495.0 FT N 48D 30M W ALONG NELY LINE OF SD DR FROM MOST WLY COR OF LOT 16 OF LAMPERTS ADD TH N 41D 07M E 134 FT TO SWLY LINE OF HEADLEY ST /49.5 FT WIDE/ TH N 48D 30M W ALONG SWLY LINE OF SD ST 82.5 FT TH S 41D 07M W 134 FT TH S 48D 30M E PAR WITH NWLY LINE OF SD DR 82.5 FT TO BEG * SEC 34 T7N R10W 0.25 A.
41-15-34-101-018	PART N 1/2 OF SEC COM ON NLY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ FORMERLY ROBINSON ST 577.5 FT N 48D 30M W FROM MOST WLY COR OF LOT 16 LAMPERTS ADD TH N 48D 30M W ALONG SD DR 85 FT TH N 40D 41M E 204.15 FT TO S LINE OF HEADLEY ST /49.5 FT WIDE/ TH S 85D 06M E ALONG S LINE OF SD ST 107.09 FT TO A PT 330 FT N 48D 30M W FROM MOST NLY COR OF LOT 1 OF SD PLAT TH S 41D 03M W 268 FT TO BEG * SEC 34 T7N R10W, 0.41 AC; LOT DIMEN: 107.09 x 268.00 x 85.00 x 204.15
41-15-34-101-020	PART NW 1/4 NW 1/4 COM 412.5 FT N 48D 30M W ALONG NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ FROM MOST WLY COR OF LOT 16 OF LAMPERTS ADD TH N 41D 07M E 134 FT TH N 48D 30M W 65 FT TH S 41D 07M E 134 FT TH S 48D 30M E 65 FT TO BEG * SEC 34 T7N R10W 0.20 A.

41-15-34-101-024	PART NW 1/4 COM 134 FT N 41D 07M E & 412.5 FT N 48D 30M W ALONG NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ FROM MOST WLY COR OF LOT 16 OF LAMPERTS ADD TH N 41D 07M E TO SWLY LINE OF HEADLEY ST /49.5 FT WIDE/ TH N 48D 30M W ALONG SD SWLY LINE 82.5 FT TH S 41D 07M W 134 FT TH N 48D 30M W 82.5 FT TO A LINE BEARING N 41D 07M E FROM A PT 577.5 FT N 48D 30M W ALONG NLY LINE OF SD THORNAPPLE RIVER DR FROM MOST WLY COR OF SD LOT 16 TH S 48D 30M E 100 FT TH N 41D 07M E 134 FT TH S 48D 30M E TO BEG * SEC 34 T7N R10W 0.56 A.
41-15-34-101-029	SELY 32.5 FT OF LOT 8 ALSO LOT 9 ALSO LOT 10 ALSO LOT 13 EX E 20 FT ALSO LOT 14 * LAMPERTS ADDITION
41-15-34-101-030	PART NW 1/4 COM AT MOST WLY COR OF LOT 16 LAMPERT'S ADDITION TH N 48D 30M W ALONG NLY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ 247.5 FT TH N 41D 07M E PAR WITH NWLY LINE OF SD ADDITION TO SLY LINE OF HEADLEY ST /49.5 FT WIDE/ TH N 48D 30M W ALONG SLY LINE OF SD ST 165 FT TO BEG OF THIS DESC - TH S 41D 07M W 136.0 FT TH S 48D 30M E 100.0 FT TH N 41D 07M E TO SLY LINE OF HEADLEY ST TH NWLY TO BEG * SEC 34 T7N R10W 0.31 A.
41-15-34-101-033	PART NW 1/4 COM 247.5 FT N 48D 30M W ALONG NLY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ FROM MOST WLY COR OF LOT 16 LAMPERT'S ADDITION TH N 48D 30M W 74.5 FT TH N 41D 07M E 75.0 FT TH N 48D 30M W 8.0 FT TH N 41D 07M E 57 FT TH S 48D 30M E 17.5 FT TH N 41D 07M E TO SLY LINE OF HEADLEY ST /49.5 FT WIDE/ TH SELY TO MOST NLY COR OF LOT 1 OF SD ADD TH SWLY TO BEG * SEC 34 T7N R10W 0.42 A.
41-15-34-101-036	LOTS 4 THRU 6 * LAMPERTS ADDITION
41-15-34-101-038	LOT 7 ALSO LOT 8 EX SELY 32.5 FT ALSO LOT 15 * LAMPERTS ADDITION
41-15-34-101-039	411534101039 PART OF NW 1/4 COM 322.0 FT NWLY ALONG NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ & 75.0 FT N 41D 07M E FROM MOST WLY COR OF LOT 16 LAMPERT'S ADDITION TH S 41D 07M W 75.0 FT TO NELY LINE OF THORNAPPLE RIVER DR TH NWLY ALONG SD NELY LINE 90.50 FT TH NELY PAR WITH NWLY LINE OF SD PLAT 132.0 FT TH SELY PAR WITH NELY LINE OF SD DR 82.50 FT TH SWLY TO A LINE BEARING N 48D 30M W FROM BEG TH S 48D 30M E 8.0 FT TO BEG * SEC 34 T7N R10W 0.27 A. SPLIT ON 10/04/2007 FROM 41-15-34-101-005, 41-15-34-101-032; Split on 12/04/2007 from 41-15-34-101-005, 41-15-34-101-032;
41-15-34-102-001	COM 169.1 FT E OF NW COR OF SEC 34 T7N R10W TH E 114 FT TH SWLY 105 FT TH WLY 80 FT TH N 80 FT TO BEG * SEC 34 T7N R10W 0.15 A.
41-15-34-102-002	COM 169 FT E OF NW COR OF SEC 34 TH S TO CL OF HEADLEY ST TH ELY & SELY ALONG SD CL 251.2 FT TH N 35D 45M E TO STL M21 TH NWLY ALONG SD HWY TO A PT 283 FT E OF W LINE OF SEC 27 TH S TO S LINE OF SD SEC TH W 114 FT TO BEG EX COM 169.1 FT E OF NW COR OF SEC 34 TH E 114 FT TH SWLY 105 FT TH WLY 80 FT TH N 80 FT TO BEG * SEC'S 27 & 34, T7N-R10W; CONT 0.85 AC
41-15-34-102-005	PART OF NW 1/4 COM AT NE COR OF HEADLEY ST & ADA DR BEING 49.5 FT NELY FROM SE COR OF LOT 11 OF LAMPERTS ADD TH NWLY ALONG E LINE OF HEADLEY ST /49.5 FT WIDE/ 167 FT TO AN ANGLE IN SD ST LINE TH CONTINUING NWLY ON SD ST LINE 84.5 FT TH N 39D 44M E 243 FT TH S 10D 13M E 388 FT TO NLY LINE OF ADA DR AT A PT 131 FT NELY FROM BEG TH SWLY ON N LINE OF ADA DR 131 FT TO BEG * SEC 34 T7N R10W 1.15 AC LOT DIMEN: 243.00 x 388.00 x 131.00 x 167.00 x 84.50
41-15-34-102-009	PART OF NW 1/4 COM AT INT OF CL OF ADA DR & EXT CL OF HEADLEY ST TH N 79D 45M E ALONG CL OF SD DR 557.74 FT TH N 10D 15M W 33.0 FT TO BEG OF THIS DESC - TH N 10D 15M W 173 FT TH N 39D 44M E 55 FT M/L TO SWLY LINE OF STL M21 TH SELY ALONG SD SWLY LINE TO NWLY LINE OF ADA DR /66 FT WIDE/ TH S 79D 45M W 181.41 FT TO BEG * SEC 34 T7N R10W 0.82 A.
41-15-34-102-010	PART NW 1/4 COM 84.05 FT S 65D 43M E ALONG S LINE OF STL M21 FROM N LINE OF SEC TH S 39D 44M W 197.95 FT TO N LINE OF HEADLEY ST /49.5 FT WIDE/ TH S 47D 18M E ALONG N LINE OF SD ST 616.5 FT TH N 39D 44M E 243 FT TH N 10D 13W 21.53 FT TH N 39D 44M E 140 FT TO S LINE OF STL M21 TH N 65D 43M W 622.4 FT TO BEG * SEC 34 T7N R10W 5.09 AC; LOT DIMEN: 600.00 x 396.00 x 622.40 x 197.95
41-15-34-102-011	PART NW 1/4 COM AT NW COR OF SEC TH E ALONG N SEC LINE 440.3 FT TH S 65D 43M E PAR WITH FORMER CL OF STL M21 706.45 FT TO A PT 50.0 FT S 24D 17M W FROM SD CL TO BEG OF THIS DESC- TH S 39D 44M W 140 FT TO A PT 256.0 FT N 39D 44M E FROM N LINE OF HEADLEY ST /49.5 FT WIDE/ TH S 10D 13M E 79.53 FT TH N 78D 48M E PAR WITH CL OF ADA DR TO A LINE BEARING N 11D 12M W FROM A PT ON CL OF ADA DR WHICH IS 287.75 FT N 78D 48M E ALONG SD CL FROM INT OF SD CL & EXT CL OF HEADLEY ST TH N 38D 47M E 84 FT M/L TO SWLY LINE OF STL M21 TH NWLY 150 FT M/L TO BEG * SEC 34 T7N R10W 0.49 A.
41-15-34-102-012	PART NW 1/4 COM AT INT OF CL OF ADA DR & HEADLEY ST TH N 79D 45M E ALONG CL OF ADA DR 287.75 FT TH N 10D 15M W 216.0 FT TO BEG OF THIS DESC - TH N 10D 15M W 147.0 FT TH N 39D 44M E 84.12 FT TO SWLY LINE OF STL M21 TH S 64D 41M E 309.96 FT TH S 39D 44M W 40 FT M/L TO A PT 557.74 FT N 79D 45M E ALONG CL OF ADA DR & 206.0 FT N 10D 15M W & 15.55 FT N 39D 44M E FROM CL OF HEADLEY ST TH S 79D 45M W PAR WITH CL OF ADA DR 281.90 FT TO BEG * SEC 34, T7N-R10W, CONT 0.87 AC; LOT DIMEN: 309.96 x 35.73 x 281.90 x 147.00 x 34.12
41-15-34-102-013	PART NW 1/4 COM AT INT OF CL OF ADA DR & HEADLEY ST TH N 79D 45M E ALONG CL OF ADA DR 287.75 FT TH N 10D 15M W 216.0 FT TO BEG OF THIS DESC - TH S 10D 15M E 183.0 FT TO NLY LINE OF ADA DR /66 FT WIDE/ TH N 79D 45M E ALONG NLY LINE OF SD DR 269.99 FT TH N 10D 15M W 173.0 FT TH N 39D 44M E 15.55 FT TH S 79D 45M W PAR WITH CL OF ADA DR 281.90 FT TO BEG * SEC 34 T7N R10W; CONT 1.13 AC LOT DIMEN: 269.99 x 173.00 x 281.90 x 183.00

41-15-34-102-014	PART OF NW 1/4 COM AT INT OF CL OF ADA DR & EXT ELY LINE OF LOT 11 OF LAMPERTS ADD TH N 75D 46M00S E 180.5 FT TH N 14D 14M 00S W 188.0 FT TO BEG OF THIS DESC - TH N 14D 14M 00S W 175.0 FT TH N 75D 46M 00S E 132.0 FT TH S 14D 14M 00S E 175.0 FT TH S 75D 46M 00S W 132.0 FT TO BEG * SEC 34, T7N-R10W, CONT 0.53 AC; Split on 10/01/2003 from 41-15-34-102-006 into 41-15-34-102-014 & 41-15-34-102-015; LOT DIMEN: 132.00 X 175.00; SUBJECT TO ESMT OF RECORD INGRESS/EGRESS; PT OF NW1/4 SEC 34, COM @ CNTRLN ADA DR & EXTENDED E'LY LINE OF LOT 11, LAMPERTS ADDITION; TH N75*46'E 292.50FT AL'G CNTRLN; TH N14*14'W 33.00FT TO PT ON N'LY LINE OF ADA DR & POB; TH S75*46'W 30.00FT AL'G N'LY LINE; TH N14*14'W 155.00FT; TH N75*46'E 30.00FT, PARALLEL WITH SD CNTRLN; TH S14*14'E 155.00FT TO POB
41-15-34-102-015	PART OF NW 1/4 COM AT INT OF CL OF ADA DR & EXT ELY LINE OF LOT11 OF LAMPERTS ADD TH N 75D 46M00S E 180.5 FT TO BEG OF THIS DESC - TH N 14D 14M 00S W 188.0FT TH N 75D 46M 00S E 132.0 FT TH S 14D 14M 00S E 188.0 FT TO CL OF ADA DR TH S 75D 46M 00S W ALONG CL OF SD DR TO BEG * SEC 34, T7N-R10W, CONT 0.57 AC; Split on 10/01/2003 from 41-15-34-102-006 into 41-15-34-102-014 & 41-15-34-102-015 LOT DIMEN: 188.00 X 132.00
41-15-34-103-002	LOTS 3 & 4 EX SELY 74 FT OF LOT 3 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 73.00 x 158.25
41-15-34-103-003	SELY 74 FT OF LOT 3 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 74.00 x 158.25
41-15-34-103-004	LOT 2 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 60.00 x 158.25
41-15-34-103-005	LOT 1 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 66.00 x 158.25
41-15-34-103-006	LOT 34 EX E 10 FT OF N 100 FT ALSO THAT PART OF LOT 33 LYING SWLY OF NELY LINE OF LOT 30 PRODUCED NWLY ACROSS SD LOT 33 EX THAT PART LYING SELY OF FOL DESC LINE - COM 26 FT SELY ON SWLY LOT LINE FROM MOST WLY COR OF LOT 33 & EXT NELY TO A PT 35 FT SELY ON NELY LOT LINE FROM MOST NLY COR OF LOT 33 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ TO THE ENTIRE FOREGOING DESC ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 60.00 x 100.00 x 50.25 x 96.00 x 150.25
41-15-34-103-007	LOT 33 BLK 2 EX THAT PART LYING S OF N LINE OF LOT 30 EXTENDED W TO W LINE OF SD LOT 33 ALSO E 10 FT OF N 100 FT OF LOT 34 BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 106.58 x 101.08 x 90.00~ x 100.00~
41-15-34-103-011	LOT 23 & 30 FT OF EVEN WIDTH OFF NWLY SIDE OF LOT 24 ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 96.00 x 150.25
41-15-34-103-012	LOT 24 EX 30 FT OF EVEN WIDTH OFF NWLY SIDE ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 36.00 x 150.25
41-15-34-103-013	LOT 25 ALSO SLY 1/2 OF THAT PART OF VAC ALLEY ADJ THERETO ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 60.00 x 151.62
41-15-34-103-014	PART OF LOT 26 COM AT MOST WLY COR OF SD LOT TH SELY ALONG SWLY LOT LINE 51.4 FT TO MOST SLY COR OF SD LOT TH NELY ALONG SELY LOT LINE 98.91 FT TH NWLY PAR WITH SWLY LOT LINE 35.29 FT TH NELY PAR WITH NWLY LOT LINE 52.23 FT TO NELY LOT LINE TH NWLY ALONG NELY LOT LINE 30 FT TO MOST NLY COR OF SD LOT TH SWLY ALONG NWLY LOT LINE 150.25 FT TO BEG ALSO SLY 1/2 OF THAT PART OF VAC ALLEY ADJ THERETO ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-103-018	LOT 30 ALSO THAT PART OF LOT 33 LYING SWLY OF THE NELY LINE OF LOT 30 PRODUCED NWLY ACROSS LOT 33 EX THAT PART LYING NWLY OF FOL DESC LINE - COM 26 FT SELY ON SWLY LOT LINE FROM MOST WLY COR OF LOT 33 & EXT NELY TO A PT 35 FT SELY ON NELY LOT LINE FROM MOST NLY COR OF LOT 33 ALSO NLY 1/2 OF THAT PART OF VACATED ALLEY ADJ TO THE ENTIRE FOREGOING DESC ON THE S BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-103-019	LOT 29 ALSO NELY 2 1/6 FT OF LOT 28 ALSO THAT PART OF LOT 26 LYING DIRECTLY BACK OF & ADJ THERETO EX 30 FT OFF THE NWLY SIDE OF SD LOT 26 ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ TO THE ENTIRE FOREGOING DESC ON THE N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-103-020	LOTS 27 & 28 EX NELY 2.17 FT OF LOT 28 BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-103-021	LOTS 31 & 32 BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 101.08 x 100.00
41-15-34-103-023	LOT 6 BLK 2 ALSO NLY 1/2 OF THAT PART OF VACATED PORTION OF ALLEY ADJ SD LOT ON THE S * CITIZENS PLAT OF THE VILLAGE OF ADA LOT DIMEN: 66.00 x 158.25
41-15-34-103-024	LOT 5 BLK 2 ALSO NLY 1/2 OF THAT PART OF VACATED PORTION OF ALLEY ADJ SD LOT ON THE S * CITIZENS PLAT OF THE VILLAGE OF ADA LOT DIMEN: 66.00 x 158.25
41-15-34-103-026	LOT 22 BLK 2 ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ TO SD LOT ON THE N * CITIZENS PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 81.00 x 150.25
41-15-34-103-027	LOT 20 ALSO SLY 1/2 OF THAT PART OF VACATED ALLEY ADJ THERETO ON THE N BLK 2 ALSO NWLY 8.70 FT OF NLY 40.0 FT OF LOT 21 & INCLUDED THEREIN THE VACATED PORTION OF ALLEY ADJ ON N BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 66.00 x 158.25 x 74.70 x 40.00 x 8.70 x 118.25

41-15-34-103-028	LOT 21, BLK 2, ALSO SLY 1/2 OF THAT PART OF A 16.0 FT VACATED ALLEY ADJ THERETO ON THE N BLK 2, EXCEPT NW'LY 8.70 FT OF NLY 40.0 FT, SUBJECT TO ESMT: COMM E COR OF LOT 21; TH NE'LY 7.00 FT FROM NW LN OF LOT 21; TH NW'LY 7.00 FT TO NW LN OF LOT 21; TH SW'LY TO POB; THEREOF; CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 66.00 x 118.25 x 8.70 x 40.00 x 57.30
41-15-34-105-003	LOT 13 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 56.54 x 100.00
41-15-34-105-004	LOT 14 ALSO THAT PART OF LOT 17 LYING SELY OF & ADJ TO LOT 14 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA; SUBJECT TO ESMTS INGRESS/EGRESS OF RECORD; LIBER 2807/ PAGE 394
41-15-34-105-005	LOT 15 EX SWLY 12.46 FT BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-105-006	LOT 16 & SWLY 12.46 FT OF LOT 15 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-105-009	LOT 8 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 66.00 x 150.25
41-15-34-105-010	LOT 7 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 66.00 x 150.25
41-15-34-105-011	LOT 6 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 66.00 x 150.25
41-15-34-105-016	LOT 20 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 50.00 x 150.25
41-15-34-105-017	LOT 21 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 50.00 x 150.25
41-15-34-105-018	LOTS 22 & 23 ALSO LOT 24 EX SELY 25 FT BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 141.00x150.25
41-15-34-105-019	LOT 25 ALSO SELY 25 FT OF LOT 24 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 85.00 x 150.25
41-15-34-105-020	LOTS 4 & 5 BLK 1 * CITIZENS PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 116.00 x 150.25
41-15-34-105-023	PART OF LOT 10 BLK 1 COM AT MOST ELY COR THEREOF TH S 62D 46M 44S W 23.04 FT TH S 53D 11M 59S W 39.40 FT TH S 39D 39M 03S W 40.74 FT TO NLY LINE OF SWLY 50.54 FT OF SD LOT TH NWLY ALONG SD NLY LINE TO WLY LINE OF SD LOT TH NELY ALONG WLY LOT LINE TO MOST NLY COR OF SD LOT TH SELY TO BEG ALSO LOTS 11 & 12 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-105-024	LOT 9 BLK 1 ALSO PART OF LOT 10 BLK 1 COM AT MOST ELY COR OF SD LOT TH S 62D 46M 44S W 23.04 FT TH S 53D 11M 59S W 39.40 FT TH S 39D 39M 03S W 40.74 FT TO NLY LINE OF SWLY 50.54 FT OF SD LOT TH NWLY ALONG SD NLY LINE TO WLY LINE OF SD LOT TH SWLY TO MOST WLY COR OF SD LOT TH SELY TO MOST SLY COR OF SD LOT TH NELY TO BEG ALSO THAT PART OF LOT 17 BLK 1 LYING SELY OF & ADJ TO LOTS 15 & 16 OF BLK 1 ALSO LOTS 18 & 19 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-126-004	PART OF NW 1/4 COM ON NELY LINE OF THORNAPPLE RIVER DR 260.37 FT S 46D 30M E ALONG SD ST LINE FROM SLY LINE OF ADA DR TH N 43D 30M E 152.55 FT TH S 14D 11M E 9.90 FT TH S 46D 30M E 129.63 FT TH S 43D 30M W 147.25 FT TO A PT 138 FT S 46D 30M E ALONG NELY LINE OF THORNAPPLE RIVER DR FROM BEG TH N 46D 30M W ALONG SD HWY LINE TO BEG * SEC 34 T7N R10W; CONT 0.45 AC; LOT DIMEN: 138.00 x 147.25 x 126.63+9.90 x 152.55
41-15-34-126-005	PART OF NW 1/4 COM 398.37 FT SELY ALONG NLY LINE OF ROBINSON ST FROM SLY LINE OF CASCADE ST TH NLY PERP TO ROBINSON ST 175 FT TH SELY PAR WITH ROBINSON ST 298 FT M/L TO LOW WATER LINE OF THORNAPPLE RIVER TH SWLY ALONG SD LOW WATER LINE TO NLY LINE OF ROBINSON ST TH NWLY ALONG SD ST LINE 232 FT M/L TO BEG * SEC 34 T7N R10W; CONT 1.06 AC; LOT DIMEN: 175.00 x 298.00 +/- x 232.00 +/- x 175.00 +/- RIVER FRGTG
41-15-34-126-007	PART NW 1/4 COM 177.37 FT N 80D 30M E ALONG SLY LINE OF ADA DR /66 FT WIDE/ FROM INT OF SD SLY LINE & NLY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ TH N 80D 30M E 90 FT TH S 14D 11M E 120.1 FT TH S 43D 30M W 52.55 FT TH N 46D 30M W 50 FT TH NWLY TO A PT 59.55 FT S 14D 11M E FROM BEG TH N 14D 11M W TO BEG * BEG 34 T7N R10W 0.23 A. LOT DIMEN: 90.00 x 120.10 x 55.52 x 50.00 x 59.55
41-15-34-126-008	PART OF NW 1/4 COM ON SLY LINE OF ADA DR 267.37 FT N 80D 30M E ALONG SAME FROM ELY LINE OF THORNAPPLE RIVER DR TH N 80D 30M E 120 FT TH S 14D 11M E 130 FT TH S 80D 30M W 120 FT TH N 14D 11M W 130 FT TO BEG * SEC 34 T7N R10W 0.34 A.
41-15-34-126-009	PART OF NW 1/4 COM ON SLY LINE OF ADA DR 487.37 FT N 80D 30M E ALONG SAME FROM ELY LINE OF THORNAPPLE RIVER DR TH S 80D 30M W 100 FT TH S 14D 11M E 130 FT TH S 80D 30M W 120 FT TH S 46D 30M E PAR WITH THORNAPPLE RIVER DR 129.63 FT TH N 43D 30M E 27.75 FT TH S 46D 30M E TO A LINE WHICH BEARS S 9D 30M E FROM BEG TH N 9D 30M W TO BEG * SEC 34, T7N-R10W, CONT 1.08 AC
41-15-34-126-010	PART OF NW 1/4 COM ON SLY LINE OF ADA DR 587.37 FT N 80D 30M E ALONG SAME FROM ELY LINE OF THORNAPPLE RIVER DR TH S 80D 30M W 100 FT TH S 9D 30M E TO A PT BEING 175 FT N 43D 30M E FROM NELY LINE OF ROBINSON ST TH S 46D 30M E TO LT BANK OF THORNAPPLE RIVER TH ELY ALONG SD RIVER BANK TO A LINE WHICH BEARS S 9D 30M E FROM BEG TH N 9D 30M W TO BEG * SEC 34, T7N-R10W; CONT 0.92 AC
41-15-34-126-011	PART OF NW 1/4 COM AT INT OF SELY LINE OF ADA DR /66 FT WIDE/ & SWLY LINE OF STL M21 /200 FT WIDE/ TH S 80D 30M W ALONG SELY LINE OF SD DR 150.0 FT TH S 9D 30M E 150.0 FT TH S 85D 36M E 222.09 FT TH N 17D 12M E 149.32 FT TO SWLY LINE OF SD HWY TH WLY ALONG SWLY LINE OF SD HWY 150.0 FT TO BEG * SEC 34 T7N R10W 1.05 A.
41-15-34-126-012	PART OF NW 1/4 COM 150.0 FT ELY ALONG SWLY LINE OF STL M21 /200 FT WIDE/ FROM SELY LINE OF ADA DR /66 FT WIDE & BEARING N 80D 30M E/ TH S 17D 12M W 160.0 FT TH S 72D 48M E 145.0 FT TH N 17D 12M E 162.67 FT TO SWLY LINE OF SD HWY TH WLY ALONG SWLY LINE OF SD HWY 145 FT M/L TO BEG * SEC 34 T7N R10W 0.53 A. LOT DIMEN: 145.00+/- x 162.27 x 145.00 x 160.00

41-15-34-126-016	PART NW 1/4 COM AT SE COR OF ADA DR /66 FT WIDE/ & THORNAPPLE RIVER DR /66 FT WIDE / TH N 79D 41M E ALONG SLY LINE OF ADA DR 177.37 FT TH S 15D 00M E 59.55 FT TH S 43D 30M W 111.73 FT TO ELY LINE OF THORNAPPLE RIVER DR TH N 46D 30M W 155.37 FT TO BEG * SEC 34 T7N R10W 0.33 A.
41-15-34-126-017	PART NW 1/4 COM 150 FT S 80D 30M W ALONG SELY LINE OF ADA DR /66 FT WIDE/ FROM SWLY LINE OF STL M21 /200 FT WIDE/ TH S 9D 30M E 150.0 FT TH S 85D 36M E 222.09 FT TH S 17D 12M W TO LT BANK OF THORNAPPLE RIVER TH NLY ALONG SD RIVER BANK TO A LINE BEARING S 9D 30M E FROM A PT ON SLY LINE OF ADA DR /66 FT WIDE/ WHICH IS 587.37 FT N 80D 30M E ALONG SLY LINE OF SD DR FROM NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ TH N 9D 30M W TO SLY LINE OF ADA DR TH N 80D 30M E ALONG SD SLY LINE 529.55 FT M/L TO BEG * SEC 34 T7N R10W 7.86 A.
41-15-34-126-019	PART NW 1/4 COM 155.37 FT SELY ALONG NELY LINE OF THORNAPPLE RIVER DR /66 FT WIDE/ FROM SELY LINE OF ADA DR /66 FT WIDE/ TH SELY ALONG NELY LINE OF THORNAPPLE RIVER DR 105.0 FT TH NELY PERP TO SD NELY LINE 100 FT TH NWLY PAR WITH SD NELY LINE 50.0 FT TH NWLY TO A PT 111.73 FT NELY PERP TO NELY LINE OF SD DR FROM BEG TH SWLY PERP TO SD NELY LINE 111.73 FT TO BEG * SEC 34 T7N R10W; CONT 0.24 AC;
41-15-34-126-020	411534126020 PART OF N 1/2 COM 150.0 FT ELY ALONG SLY LINE OF STL M-21 & 160.0 FT S 17D 12M 00S W FROM INT OF SLY LINE OF ADA DR & STL M-21 TH S 17D 12M 00S W 466.41 FT TH S 71D 40M 01S E 322.25 FT TH N 80D 02M 04S E 76.90 FT TH N 3D 09M 05S E 162.37 FT TH S 89D 36M 40S E 204.56 FT TH S 20D 40M 30S E 45.61 FT TH N 60D 15M 48S E 146.45 FT TH N 41D 38M 38S E 241.66 FT TH S 79D 05M 26S E 127.77 FT TH S 52D 56M 12S E 12.76 FT TH N 55D 44M 02S E 271.32 FT TO SLY LINE OF STL M-21 TH N 83D 01M 00S W ALONG SD SLY LINE 392.77 FT TH WLY 555.15 FT ALONG SD SLY LINE ON A 3919.83 FT RAD CURVE TO RT /LONG CHORD BEARS N 78D 57M 53S W 554.69 FT/ TH S 17D 12M 00S W 162.67 FT TH N 72D 48M 00S W 145.0 FT TO BEG * SEC 34 T7N R10W 9.37 A. SPLIT ON 10/08/2007 FROM 41-15-34-126-018, 41-15-34-200-041; Split on 01/03/2008 from 41-15-34-126-018, 41-15-34-200-041;
41-15-34-151-006	NELY 60 FT OF LOTS 15 & 16 BLK 7 * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 60.00 x [132.50 + 16.50]
41-15-34-151-007	LOTS 13 & 14 BLK 7 * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 132.00 x 141.90
41-15-34-151-009	LOTS 15 & 16 EX NELY 60 FT BLK 7 * VILLAGE OF ADA; LOT DIMEN: 72.00 x 166.00
41-15-34-152-001	PART OF LOTS 19, 20 & 21 BLK 8 COM ON S LINE OF ADA DR 338 FT SWLY FROM NE COR OF SD BLK TH SELY PAR WITH BRADFIELD ST 188.5 FT TH SWLY PAR WITH ADA DR TO SWLY LINE OF SD BLK TH NWLY TO NW COR THEREOF TH NELY TO BEG * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 95.00 x 198.00
41-15-34-152-003	PART OF LOTS 16 & 21 COM ON SWLY LINE OF LOT 21 AT A PT 188.5 FT SELY ALONG SWLY LINE OF BLK 8 FROM SWLY COR OF SD BLK 8 TH SELY TO SELY COR OF LOT 21 TH NELY ALONG SELY LINES OF LOTS 21 & 16 TO NELY COR OF LOT 16 TH SWLY TO BEG BLK 8 * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 30.00 x 445.00+/- x 445.00 +/-
41-15-34-152-009	PART OF LOTS 16 17 & 18 COM AT NLY COR OF LOT 18 TH SELY ALONG BRADFIELD ST 116 FT TO A PT 62 FT NWLY ALONG SD ST FROM NELY COR OF LOT 16 TH SWLY PERP TO SD ST 185 FT TH NWLY PAR WITH SD ST TO WLY LINE OF LOT 18 TH NELY TO BEG BLK & THAT PART OF ABANDONED PORTION OF BRADFIELD ST LYING NELY OF SD PARCEL * VILLAGE OF ADA
41-15-34-152-010	PART OF LOTS 16 TO 21 INCL COM AT MOST ELY COR OF LOT 16 TH NWLY ALONG BRADFIELD ST 62 FT TH SWLY PERP TO SD ST 185 FT TH NWLY PAR WITH SD ST TO WLY LINE OF LOT 18 TH SWLY ALONG WLY LINE OF LOTS 18 & 19 TO A PT 338 FT SWLY FROM NLY COR OF LOT 18 TH SELY PAR WITH BRADFIELD ST 188.5 FT TH NELY TO BEG BLK 8 & THAT PART OF ABANDONED PORTION OF BRADFIELD SD ADJ SD PARCEL ON NELY SIDE * VILLAGE OF ADA; LOT DIMEN: 160.00 x 135.00 x 185.00 x 62.00 x 185.00+160.00 x 188.50
41-15-34-153-001	LOTS 26, 27 & 28 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-153-002	LOTS 1, 2 & 3 BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA
41-15-34-154-001	LOTS 10 & 11 ALSO SELY 1/2 OF LOT 12 ALSO NELY 91 FT OF LOTS 18 & 19 ALSO NELY 91 FT OF SELY 1/2 OF LOT 17 BLK 7 * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 165.00 x 223.00
41-15-34-154-004	NELY 3/4 OF LOTS 13 & 14 EX NELY 15 FT ALSO NELY 3/4 OF SELY 1/2 OF LOT 15 BLK 8 * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 167.18 x 33.00 x 15.00 x 132.00 x 152.18 x 165.00
41-15-34-154-005	LOTS 23, 24, 25, 26 & 27 ALSO SWLY 1/4 OF LOTS 10, 11, 12, 13 & 14 ALSO SELY 1/2 OF SWLY 1/4 OF LOT 15 ALSO SELY 1/2 OF LOT 22 BLK 8 * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA ; LOT DIMEN: 363.00 x 278.62

41-15-34-154-006	PART OF BLKS 7 & 8 & PART OF VACATED PORTION OF BRADFIELD ST DESC AS - COM AT MOST NLY COR OF LOT 9 BLK 7 TH S 49D 45M E ALONG SLY LINE OF RIX ST 264.0 FT TO MOST NLY COR OF LOT 5 BLK 7 TH S 40D 15M W 170.0 FT TH SWLY 90.0 FT ON A 555.08 FT RAD CURVE TO LT /LONG CHORD BEARS S 35D 36M W 89.89 FT/ TH S 61D 30M E 185.63 FT TH S 11D 30M W 121.39 FT TH N 70D 30M W 210.0 FT TH S 16D 15M W 112.51 FT TH SWLY 23.11 FT ON A 50.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 29D 29M 30S W 22.91 FT/ TH S 47D 16M E 59.69 FT TH S 70D 30M E 175.0 FT TH S 11D 30M W 198.61 FT M/L TO N LINE OF HIGH ST /50 FT WIDE/ TH WLY & NWLY ALONG NLY LINE OF HIGH ST 535 FT M/L TO MOST WLY COR OF LOT 28 BLK 8 TH NELY 278.62 FT TO MOST SLY COR OF NELY 3/4 OF LOT 10 BLK 8 TH NWLY 198.0 FT TO MOST WLY COR OF NELY 3/4 OF LOT 12 BLK 8 TH NELY 497.18 FT TO BEG * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; CONT 7.00 AC
41-15-34-154-007	PART OF BLK 8 DESC AS - COM AT MOST NLY COR OF LOT 5 BLK 7 TH S 40D 15M W PERP TO SLY LINE OF RIX ST 170.0 FT TH SWLY 232.51 FT ON A 555.08 FT RAD CURVE TO LT /LONG CHORD BEARS S 28D 15M W 230.82 FT/ TH S 16D 15M W 7.49 FT TO BEG OF THIS DESC - TH S 16D 15M W 112.51 FT TH SLY 23.11 FT ON A 50.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 29D 29M 30S W 22.91 FT/ TH S 47D 16M E 59.69 FT TH S 70D 30M E 175.0 FT TH N 11D 30M E 160.0 FT TH N 70D 30M W 210.0 FT TO BEG * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA
41-15-34-154-008	PART OF BLKS 7 & 8 & OF VACATED PORTION OF RIX ST & OF VACATED PORTION OF BRADFIELD ST & OF VACATED PORTION OF THORNAPPLE ST DESC AS - COM AT MOST NLY COR OF LOT 5 BLK 7 TH S 40D 15M W PERP TO SLY LINE OF RIX ST 170.0 FT TH SWLY 90.0 FT ON A 555.08 FT RAD CURVE TO LT /LONG CHORD BEARS S 35D 36M W 89.89 FT/ TH S 61D 30M E 185.63 FT TH S 11D 30M W 480 FT M/L TO N LINE OF HIGH ST /50 FT WIDE/ TH ELY ALONG SLY LINE OF BLK 8 TO SE COR OF LOT 36 BLK 8 TH NELY TO SE COR OF LOT 1 BLK 8 TH SELY ALONG EXT SWLY LINE OF LOT 1 BLK 8 TO CONT 640 FT ON LT BANK OF THORNAPPLE RIVER TH NELY ALONG SD CONT LINE TO SWLY LINE OF GT RR R/W /100 FT WIDE/ TH NWLY ALONG SD RR R/W TO EXT NWLY LINE OF LOT 5 BLK 7 TH SWLY TO BEG * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; CONT 4.33 AC +/-
41-15-34-154-009	SWLY 41 FT OF SELY 1/2 OF LOT 17 BLK 7 & NLY 1/2 OF THAT PART OF ABANDONED PORTION OF BRADFIELD ST ADJ SD PART OF LOT 17 BLK 7 ON THE SWLY SIDE ALSO SWLY 41 FT OF LOTS 18 & 19 BLK 7 & THAT PART OF ABANDONED PORTION OF BRADFIELD ST ADJ SD LOTS ON SWLY SIDE * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 74.00 x 165.00
41-15-34-154-010	NELY 15 FT OF LOTS 13 & 14 BLK 8 & SLY 1/2 OF THAT PART OF ABANDONED PORTION OF BRADFIELD ST ADJ SD LOTS ON NLY SIDE * DALRYMPLE & DUNN'S PLAT OF THE VILLAGE OF ADA; LOT DIMEN: 48.00 x 132.00;
41-15-34-176-002	PART OF NW 1/4 COM AT INT OF CL OF THORNAPPLE RIVER DR & RT BANK OF THORNAPPLE RIVER TH SLY ALONG SD CL TO CL OF FASE ST TH NWLY ALONG CL OF FASE ST TO SD RIVER BANK TH NELY ALONG SD RIVER BANK TO BEG * SEC 34, T7N-R10W; 2.00 AC, ALSO BLK 5 * VILLAGE OF SOUTH ADA; CONT 2.49 AC; Split on 11/09/2005 from 41-15-34-177-001, 41-15-34-176-001;
41-15-34-200-029	PART NE 1/4 COM 1112 FT W & 99 FT S & 97.5 FT S 36D 10M E FROM NE COR OF SEC TH S 32D 40M W 245.4 FT TO GRAND RIVER TH NWLY ALONG SD RIVER 151 FT TO CL OF PETTIS AVE TH ELY ALONG SD CL TO A LINE BEARING N 32D 40M E FROM BEG TH S 32D 40M W TO BEG EX THAT PART LYING NLY OF SLY LINE OF RELOCATED PETTIS AVE /100 FT WIDE/ * SEC 34 T7N R10W 0.51 A.
41-15-34-200-031	PART NE 1/4 COM 1121 FT W & 99 FT S & 275.5 FT S 36D 10M E FROM NE COR OF SEC TH S 32D 40M W 320 FT TO GRAND RIVER TH NWLY ALONG SD RIVER 162 FT TH N 32D 40M E TO SWLY LINE OF FORMER STL M21 TH ELY ALONG SD LINE TO A PT N 32D 40M E FROM BEG TH S 32D 40M W TO BEG EX THAT PART LYING NELY OF SWLY LINE OF RELOCATED PETTIS AVE * SEC 34 T7N R10W 1.11 AC; DIMEN: 162.00 +/- x 270.00 x 162.00 +/- x 195.40
41-15-34-200-039	PART NE 1/4 COM 1121.0 FT S 88D 42M W ALONG N SEC LINE & 99.0 FT S 01D 18M E & 275.50 FT S 37D 28M E & 305.23 FT S 31D 22M W & 84.93 FT S 32D 10M E FROM NE COR OF SEC TH N 45D 56M 51S E 223.39 FT TH S 74D 03M 09S E 114.0 FT TH N 57D 26M 51S E TO SLY LINE OF PETTIS AVE /100 FT WIDE/ TH NW ALONG SD SLY LINE TO A LINE BEARING S 32D 40M W FROM A PT 1121 FT W ALONG N SEC LINE & 99 FT S & 275.5 FT S 36D 10M E FROM NE COR OF SEC TH S 32D 40M W TO RT BANK OF GRAND RIVER TH SELY ALONG RT BANK OF SD RIVER TO A LINE BEARING S 45D 56M 51S W FROM BEG TH N 45D 56M 51S E TO BEG * SEC 34 T7N R10W; CONT 1.75 AC
41-15-34-200-040	PART NE 1/4 COM 1121.0 FT S 88D 42M W ALONG N SEC LINE & 99.0 FT S 01D 18M E & 275.50 FT S 37D 28M E & 305.23 FT S 31D 22M W & 84.93 FT S 32D 10M E FROM NE COR OF SEC TH N 45D 56M 51S E 223.39 FT TH S 74D 03M 09S E 114.0 FT TH N 57D 26M 51S E TO SLY LINE OF PETTIS AVE /100 FT WIDE/ TH SELY ALONG SLY LINE OF SD AVE 471.03 FT TH S TO N LINE OF STL M21 /FULTON ST 200 FT WIDE/ TH WLY ALONG SD N LINE TO RT BANK OF GRAND RIVER TH NWLY ALONG RT BANK OF SD RIVER TO A LINE BEARING S 45D 56M 51S W FROM BEG TH N 45D 56M 51S E TO BEG * SEC 34 T7N R10W 3.51 A.
41-15-34-200-043	PART OF NE 1/4 COM ON FORMER N LINE OF PETTIS AVE AT A PT 1031.0 FT W & 14.80 FT S FROM NE COR OF SEC TH S 36D 02M 40S W 93.40 FT TO A LINE WHICH IS 60 FT NELY FROM & PAR WITH CL OF RELOCATED PETTIS AVE TH NWLY PAR WITH SD CL 70.92 FT TH SWLY PERP TO SD CL 10.0 FT TO A LINE WHICH IS 50 FT NELY FROM & PAR WITH CL OF RELOCATED PETTIS AVE TH NWLY PAR WITH SD CL 124 FT M/L TO A LINE WHICH IS 50 FT ELY FROM & PAR WITH CL OF HONEY CREEK AVE TH NELY PAR WITH CL OF HONEY CREEK AVE 16 FT M/L TO FORMER N LINE OF PETTIS AVE TH ELY ALONG N LINE OF SD AVE TO BEG * SEC 34 T7N R10W 0.25 A.

41-15-34-200-045	PART OF N 1/2 OF SEC 34 COM AT SW COR OF SEC 27 TH N ALONG W SEC LINE 281.75 FT TH S 68D 32M 15S E 2617.63 FT TH S 0D 06M 15S W 852.2 FT TH S 84D 38M 15S E 385.0 FT TH S 87D 39M 31S E 745.5 FT TO BEG OF THIS DESC - TH N 87D 39M 31S W 745.5 FT TH N 84D 38M 15S W TO A LINE BEARING N 37D 00M E FROM A PT ON CL OF FASE ST WHICH IS 451.7 FT N 54D W ALONG SD CL FROM E&W 1/4 LINE OF SD SEC 34 TH N 37D 00M E TO LT BANK OF PRESENT THORNAPPLE RIVER CHANNEL TH WLY ALONG SD LT BANK TO CL OF SD FORMER RIVER CHANNEL TH NELY ALONG SD CL TH NELY ALONG SD CL TO A LINE 150.0 FT S FROM /MEAS PERP TO/ & PAR WITH CL OF STL M-21 /200 FT WIDE/ TH ELY ALONG SD LINE TO RT BANK OF SD FORMER THORNAPPLE RIVER CHANNEL TH NELY ALONG SD RT BANK TO LT BANK OF GRAND RIVER TH E TO CL OF GRAND RIVER TH SELY ALONG CL OF GRAND RIVER TO A LINE BEARING N 71D 31M 08S E FROM BEG TH S 71D 31M 08S W TO BEG * SEC 34, T7N-R10W; CONT 20.47 AC; Combination on 11/09/2005 from 41-15-34-200-035 & 41-15-34-200-042
41-15-34-200-048	411534200048 PART OF N 1/2 COM 150.0 FT ELY ALONG SLY LINE OF STL M-21 & 626.41 FT S 17D 12M 00S W FROM INT OF SLY LINE OF ADA DR & STL M-21 TH S 71D 40M 01S E 322.25 FT TH N 80D 02M 04S E 76.90 FT TH N 3D 09M 05S E 162.37 FT TH S 89D 36M 40S E 204.56 FT TH S 20D 40M 30S E 45.61 FT TH N 60D 15M 48S E 146.45 FT TH N 41D 38M 38S E 241.66 FT TH S 79D 05M 26S E 127.77 FT TH S 52D 56M 12S E 12.76 FT TH S 35D 32M 30S W 335.66 FT TH S 73D 14M 10S W 135.74 FT TH S 80D 02M 04S W 391.0 FT TH N 71D 40M 01S W 347.99 FT TH N 17D 12M 00S E 20.0 FT TO BEG * SEC 34 T7N R10W 2.59 A. SPLIT ON 10/08/2007 FROM 41-15-34-126-018, 41-15-34-200-041; Split on 01/03/2008 from 41-15-34-126-018, 41-15-34-200-041;
41-15-34-200-049	411534200049 PART OF N 1/2 COM AT INT OF SLY LINE OF ADA DR & STL M-21 TH ELY ALONG SD SLY LINE 150.0 FT TH S 17D 12M 00S W 160.0 FT TH S 72D 48M 00S E 145.0 FT TH N 17D 12M 00S E 162.67 FT TO SLY LINE OF STL M-21 TH ELY 555.15 FT ALONG SD SLY LINE ON A 3919.83 FT RAD CURVE TO LT /LONG CHORD BEARS S 78D 57M 53S E 554.69 FT/ TH S 83D 01M 00S E ALONG SD SLY LINE 392.77 FT TO BEG OF THIS DESC - TH S 55D 44M 02S W 271.32 FT TH S 35D 32M 30S W 335.66 FT TH S 73D 14M 10S W 135.74 FT TH S 80D 02M 04S W TO LT BANK OF PRESENT THORNAPPLE RIVER CHANNEL TH ELY ALONG SD LT BANK TO CL OF FORMER THORNAPPLE RIVER CHANNEL /AS EXISTING AUGUST 1956/ TH NELY ALONG SD CL TO A LINE 150 FT S FROM /MEAS PERP TO/ & PAR WITH CL OF STL M-21 /200 FT WIDE/ TH ELY ALONG SD LINE TO RT BANK OF SD FORMER THORNAPPLE RIVER CHANNEL TH NELY ALONG SD RT BANK TO LT BANK OF GRAND RIVER TH E TO CL OF GRAND RIVER TH NWLY ALONG CL OF GRAND RIVER TO SLY LINE OF STL M-21 TH WLY ALONG SD SLY LINE TO BEG * SEC 34 T7N R10W 3.82 A. SPLIT ON 10/08/2007 FROM 41-15-34-126-018, 41-15-34-200-041; Split on 01/03/2008 from 41-15-34-126-018, 41-15-34-200-041;
41-15-34-200-050	411534200050 PART OF NE 1/4 SEC 34 & GOVT LOT 1 OF SEC 35 COM AT NE COR OF SEC 34 TH S 0D 57M 05S E ALONG E LINE OF SD SEC 905.35 FT TO FORMER CL OF STL M-21 TH S 53D 02M 05S E ALONG SD FORMER CL 630.99 FT TH S 47D 00M 40S W 50.78 FT TO SWLY LINE OF STL M-21 TH N 53D 02M 05S W ALONG SD SWLY LINE 7.46 FT TH NWLY 412.0 FT ALONG SD SWLY LINE ON A 3337.87 FT RAD CURVE TO LT /LONG CHORD BEARS N 66D 35M 22S W 411.74 FT/ TO BEG OF THIS DESC - TH NWLY ALONG SD SWLY LINE ON A 3337.87 FT RAD CURVE TO LT TO WATERS EDGE OF GRAND RIVER TH SELY ALONG SD WATER EDGE TO A LINE BEARING TH S 27D 42M 15S W FROM BEG TH N 27D 42M 15S E TO BEG * SEC'S 34 & 35 T7N R10W 5.40 A. SPLIT ON 11/09/2007 FROM 41-15-35-100-024, 41-15-34-200-015; Split on 12/18/2007 from 41-15-35-100-024, 41-15-34-200-015;
41-15-35-100-026	PART OF GOVT LOT 1 COM 1046.54 FT S 52D 05M E ALONG FORMER S LINE OF STL M21 /100 FT WIDE/ FROM A PT ON W SEC LINE 974.50 FT S OF NW COR OF SEC TH S 52D 42M E ALONG SD HWY LINE 225.70 FT TO N LINE OF S 40 A. OF THAT PART OF NW 1/4 LYING E OF GRAND RIVER AT A PT 1759.40 FT S OF N SEC LINE TH S 36D 11M W 169.20 FT TH N 52D 42M W 230.80 FT TO A LINE BEARING S 37D 55M W PERP TO S LINE OF SD HWY FROM BEG TH N 37D 55M E 169.20 FT TO BEG * SEC 35 T7N R10W; CONT 0.89 AC; LOT DIMEN: 225.00 x 169.20
41-15-35-100-075	PART OF GOVT LOT 1 & PART OF NW 1/4 COM AT N 1/4 COR TH S 00D01M 03S E ALONG N&S 1/4 LINE 2622.59 FT TO CEN OF SEC TH N 89D 21M 42S W ALONG E&W 1/4 LINE 1654.02 FT TH N 35D39M 27S E 68.50 FT TO BEG OF THIS DESC - TH N 22D 19M 00S W 244.39 FT TH N 35D 39M 27S E 560.0 FT TO SWLY LINE OF FULTON ST /100 FT WIDE/ TH S 54D 20M 33S E 170.83 FT ALONG SD SWLY LINE TH SELY 37.0 FT ALONG SD SWLY LINE ON A 3337.87 FT FT RAD CURVE TO RT /LONG CHORD BEARS S 43D 43M 28S E 37.0 FT/ TH SELY 200.0 FT ALONG SD SWLY LINE ON A 3337.87 FT FT RAD CURVE TO RT /LONG CHORD BEARS S 41D 41M 25S E 199.97 FT/ TH SELY 75.0 FT ALONG SD SWLY LINE ON A 3337.87 FT FT RAD CURVE TO RT /LONG CHORD BEARS S 39D 19M48S E 75.0 FT/ TH S 2D 14M 21SE 250.0 FT TH S 80D 34M 41S W 596.37 FT TO BEG * CONT 6.78AC; COMBINE/BOUNDARY LINE ADJ on 05/09/2003 from 41-15-35-100-059, 41-15-35-100-058, & 41-15-35-100-074;
41-15-35-100-076	PART OF GOVT LOT 1 & PART OF NW 1/4 COM AT N 1/4 COR TH S 0D 01M 03S E ALONG N&S 1/4 LINE 2622.59 FT TO CEN OF SEC TH N 89D 21M 42S W ALONG E&W 1/4 LINE 711.16 FT TO BEG OF THIS DESC - TH N 89D 21M 42S W ALONG E&W 1/4 LINE 942.86 FT TH N 35D 39M 27S E 68.50 FT TH N 80D 34M 41S E 596.37 FT TH N 02D 14M 21S W 250.0 FT TO SWLY LINE OF FULTON ST /100 FT WIDE/ TH SELY 35.33 FT ALONG SD ST ON A 3337.87 FT FT RAD CURVE TO RT /LONG CHORD BEARS S39D 19M 48S E 35.33 FT/ TH S38D 04M 48S E 490.35 FT TO BEG * SEC 35, T7N-R10W, CONT 2.95 AC; Combine/Boundary Line Adj on 05/09/2003 from 41-15-35-100-059, 41-15-35-100-058, & 41-15-35-100-074; LOT DIMEN: (35.33 + 490.35) X 942.86 X 68.5 X 596.37 X 250

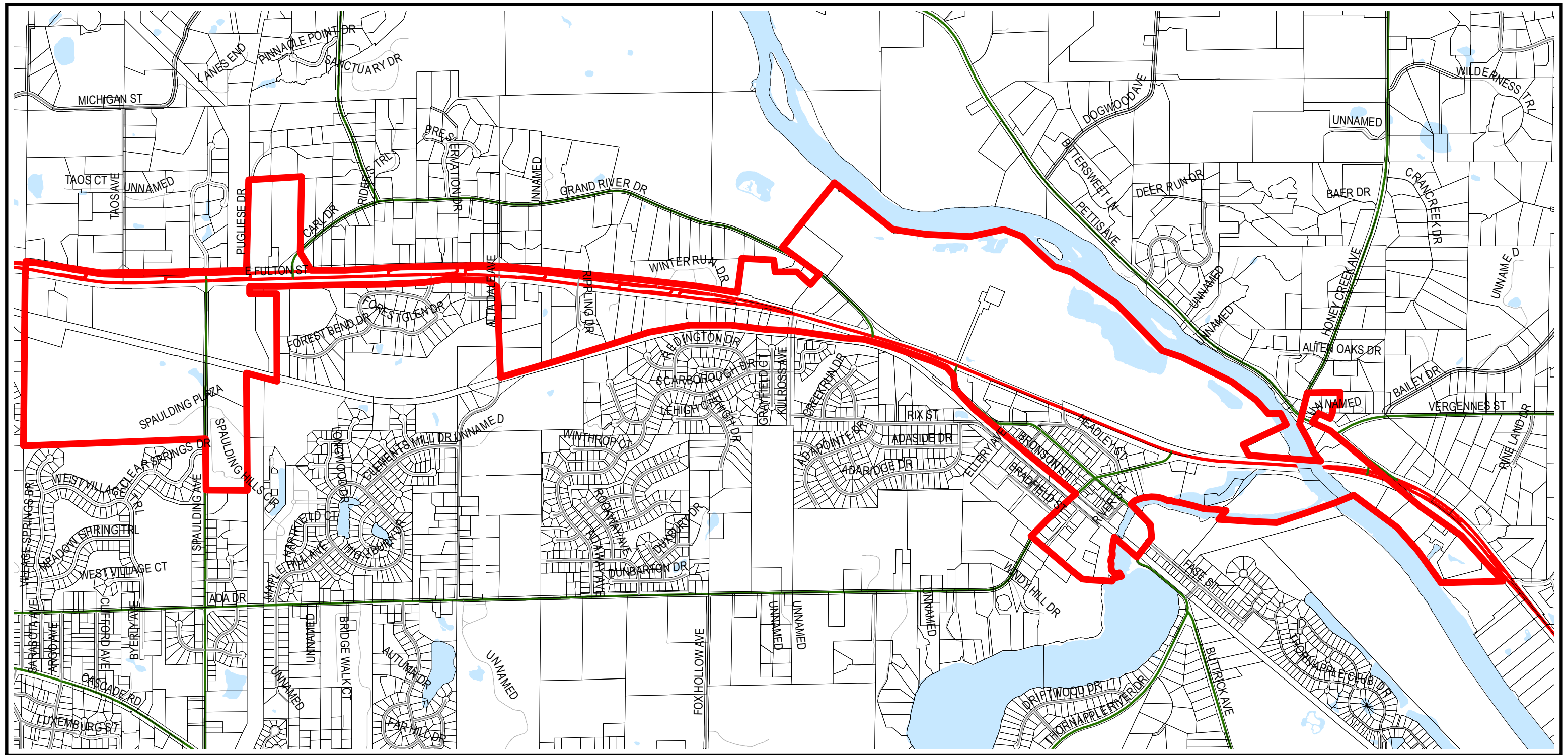
41-15-35-100-081	PART OF GOVT LOT 1 COM 582.64FT S 52D 05M E ALONG FORMER S LINE OF STL M21 /100 FT WIDE/FROM A PT ON W SEC LINE 974.50FT S FROM NW COR OF SEC TH SELY ALONG SD HWY LINE 463.90 FT TH S 37D 55M W 169.20 FT TO N LINE OF S 40 A. OF THAT PART OF NW 1/4 LYING E OF GRAND RIVER AT A PT 1759.40 FT S OF N SEC LINE TH S 37D 55M W 100.0 FT TH S 48D 08M W 296.0 FT M/L TO RT BANK OF GRAND RIVER TH NWLY ALONG SD RIVER BANK TO A LINE BEARING S 48D 08M W FROM BEG TH N 48D 08M E TO BEG * SEC 35, T7N-R10W; CONT 5.25 AC; Boundary Line Adj on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073
41-15-35-100-082	PART OF GOVT LOT 1 COM 2622.59FT S 0D 01M 03S E ALONG N&S 1/4 LINE & 1654.02 FT N 89D 21M 42S W ALONG E&W 1/4 LINE & 68.50 FT N 35D 39M 27S E & 244.39 FT N 22D 19M 00S W & 484.72 FT N 35D 39M 27S E FROM N 1/4 TH N 54D 06M 51S W 150.0 FT TH S 35D 37M 44S W 99.73 FT TH N 52D 55M 52SW 49.98 FT TH N35D37M44S E 173.70 FT TH S 54D 06M 51S E ALONG SLY LINE OF FULTON ST M-21 /100 FT WIDE/ 130.0 FT TH S 54D 20M 33S E ALONG SD SLY LINE 70.0 FT TH S 35D 39M 27S W 75.28 FT TO BEG * SEC 35, T7N-R10W, CONT 0.46 AC; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073
41-15-35-100-084	PART OF GOVT LOT 1 COM 2622.59FT S 0D 01M 03S E ALONG N&S 1/4 LINE & 1654.02 FT N 89D 21M 42S W ALONG E&W 1/4 LINE FROM N 1/4 COR TH N 35D 39M 27S E 68.50 FT TH N 22D 19M 00S W 244.39 FT TH N 35D 39M 27S E 161.72 FT TH N 54D 20M 33S W 70.0 FT TH N 35D 39M 27S E 54.08 FT TH N 9D 55M 55S E 52.70 FT TH N 59D 20M 26S W 148.52 FT TH S 36D 26S 14S W 80.0 FT TH N 63D 04M 50S W 47.0 FT TH N 20D 51M 48S W 62.28 FT TH N 63D 22M 21S W 77.42 FT TH N 43D 13M 18S W 69.42 FT TH S 47D 36M 32S W 224 FT M/L TO ELY LINE OF GRAND RIVER TH SELY ALONG SD ELY LINE TO E&W 1/4 LINE TH S 89D 21M 42S E ALONG E&W 1/4 LINE 75 FT M/L TO BEG * SEC 35, T7N-R10W, CONT 4.10 AC; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073
41-15-35-100-086	411535100086 PART OF NE 1/4 SEC 34 & GOVT LOT 1 OF SEC 35 COM AT NE COR OF SEC 34 TH S 0D 57M 05S E ALONG E LINE OF SD SEC 905.35 FT TO FORMER CL OF STL M-21 TH S 53D 02M 05S E ALONG SD FORMER CL 630.99 FT TH S 47D 00M 40S W 50.78 FT TO SWLY LINE OF STL M-21 & BEG OF THIS DESC - TH N 53D 02M 05S W ALONG SD SWLY LINE 7.46 FT TH NWLY 412.0 FT ALONG SD SWLY LINE ON A 3337.87 FT RAD CURVE TO LT /LONG CHORD BEARS N 66D 35M 22S W 411.74 FT/ TH S 27D 42M 15S W TO WATERS EDGE OF GRAND RIVER TH SELY ALONG SD WATER EDGE TO A LINE BEARING S 47D 00M 40S W FROM BEG TH N 47D 00M 40S E TO BEG * SEC'S 34 & 35 T7N R10W 3.40 A. SPLIT ON 11/09/2007 FROM 41-15-35-100-024, 41-15-34-200-015; Split on 12/18/2007 from 41-15-35-100-024, 41-15-34-200-015;
41-15-35-162-001	UNIT 1 BLDG 1 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-002	UNIT 2 BLDG 1 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-003	UNIT 3 BLDG 1 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-004	UNIT 4 BLDG 2 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-005	UNIT 5 BLDG 2 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-006	UNIT 6 BLDG 2 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-007	UNIT 7 BLDG 2 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-008	UNIT 8 BLDG 3 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-009	UNIT 9 BLDG 3 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-010	UNIT 10 BLDG 3 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-011	UNIT 11 BLDG 3 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;

41-15-35-162-012	UNIT 12 BLDG 4 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-013	UNIT 13 BLDG 4 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-014	UNIT 14 BLDG 4 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-015	UNIT 15 BLDG 4 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-016	UNIT 16 BLDG 4 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-15-35-162-017	UNIT 17 BLDG 4 * ADA LANDINGS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.670 INSTRUMENT NO. 20040727-0102949; Split (Boundary Line Adj) on 01/08/2004 from 41-15-35-100-025 & 41-15-35-100-073; Split on 12/07/2004 from 41-15-35-100-083;
41-50-11-002-005	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-025	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-050	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-110	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-220	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-222	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-282	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-313	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-370	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-002-450	PERSONAL PROPERTY; ADA TOWNSHIP
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41-50-11-002-510	PERSONAL PROPERTY; ADA TOWNSHIP
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41-50-11-020-279	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-020-284	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-020-290	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-020-291	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-020-335	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-020-347	PERSONAL PROPERTY; ADA TOWNSHIP

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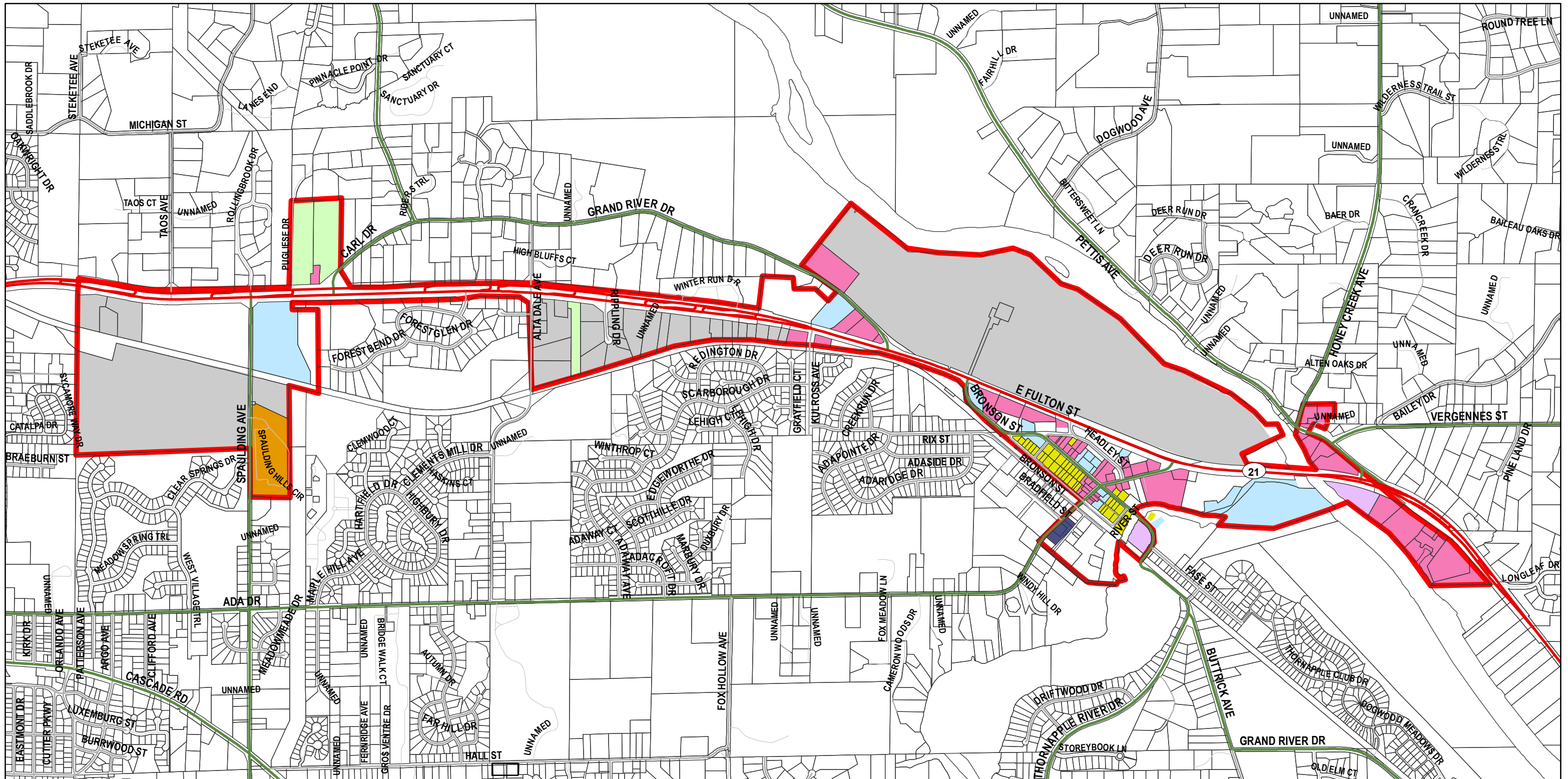
41-50-11-021-277	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-021-279	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-021-282	PERSONAL PROPERTY; ADA TOWNSHIP
41-50-11-021-285	PERSONAL PROPERTY; ADA TOWNSHIP



**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT F- DDA DISTRICT BOUNDARY**

— DDA District Boundary



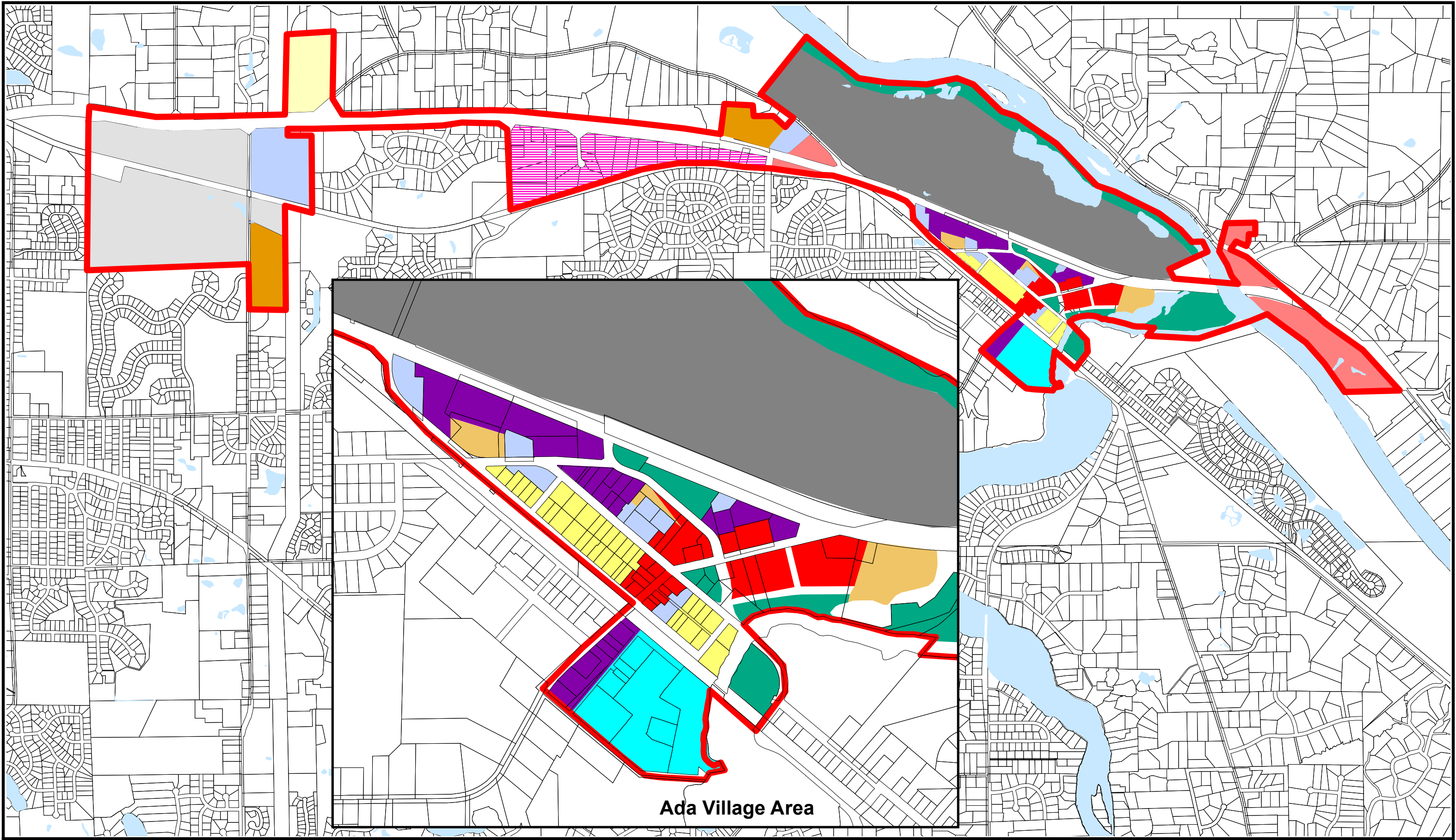


**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED**

**DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT G- EXISTING LAND USE, STREETS, AND PUBLIC LAND
FEBRUARY, 2016**



	DDA Boundary		Vacant		Low Density Residential		Multiply Family Residential
	Recreation		Rural Residential		Public/Semi-Public		Commercial
	Office/Service		Industrial		Mixed Use		

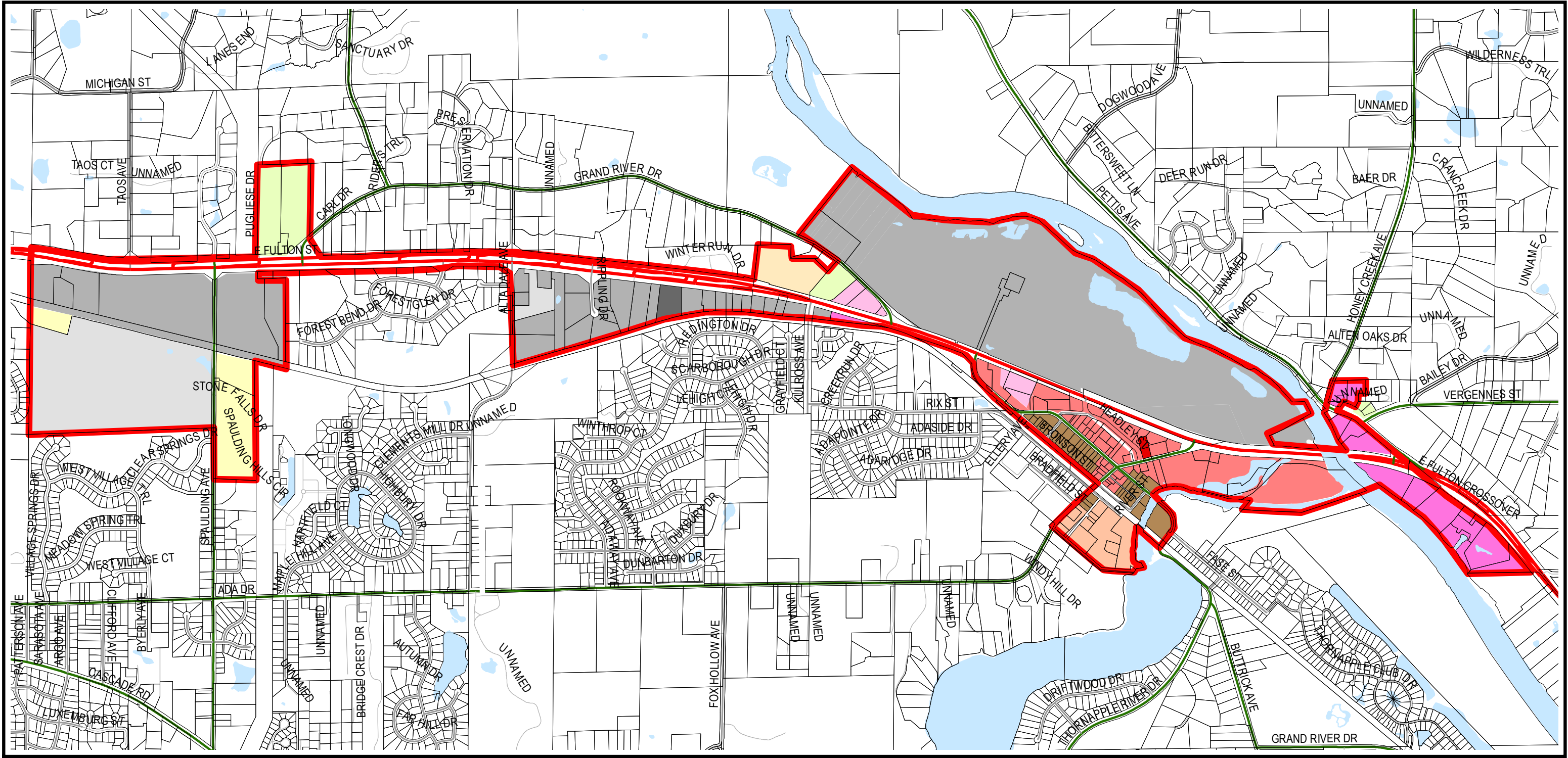


Ada Village Area







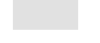






**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT H- PROPOSED LAND USE**

DDA Boundary	Public/Semi Public	Light Industrial	Village Proper-1	Village Core
Rural Development	General Commercial	Industrial	Village Proper-2	Park/Rec./Open Space
Med. Density Res.	Office/Service/Light Warehouse	Village Edge	Village Center	

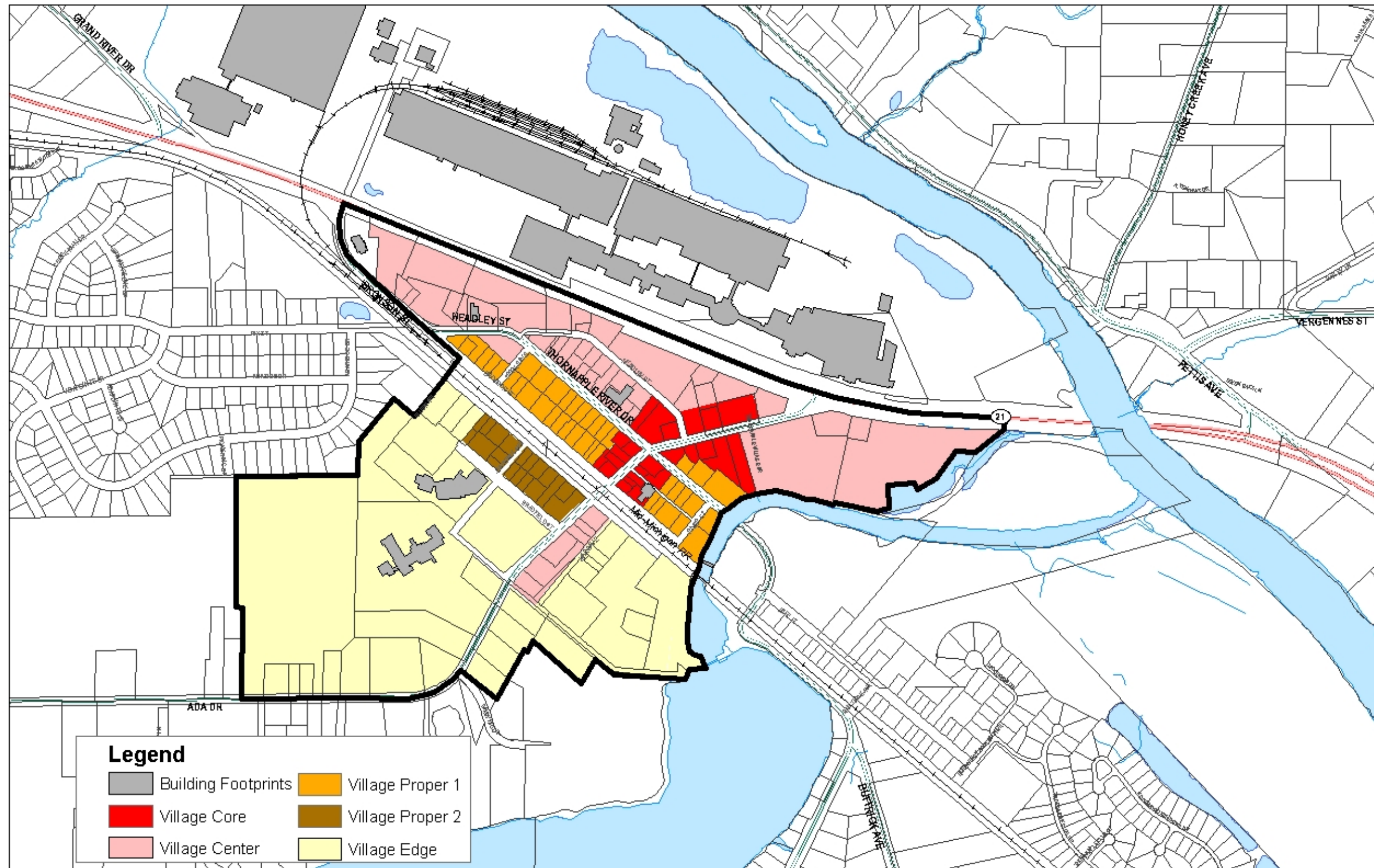




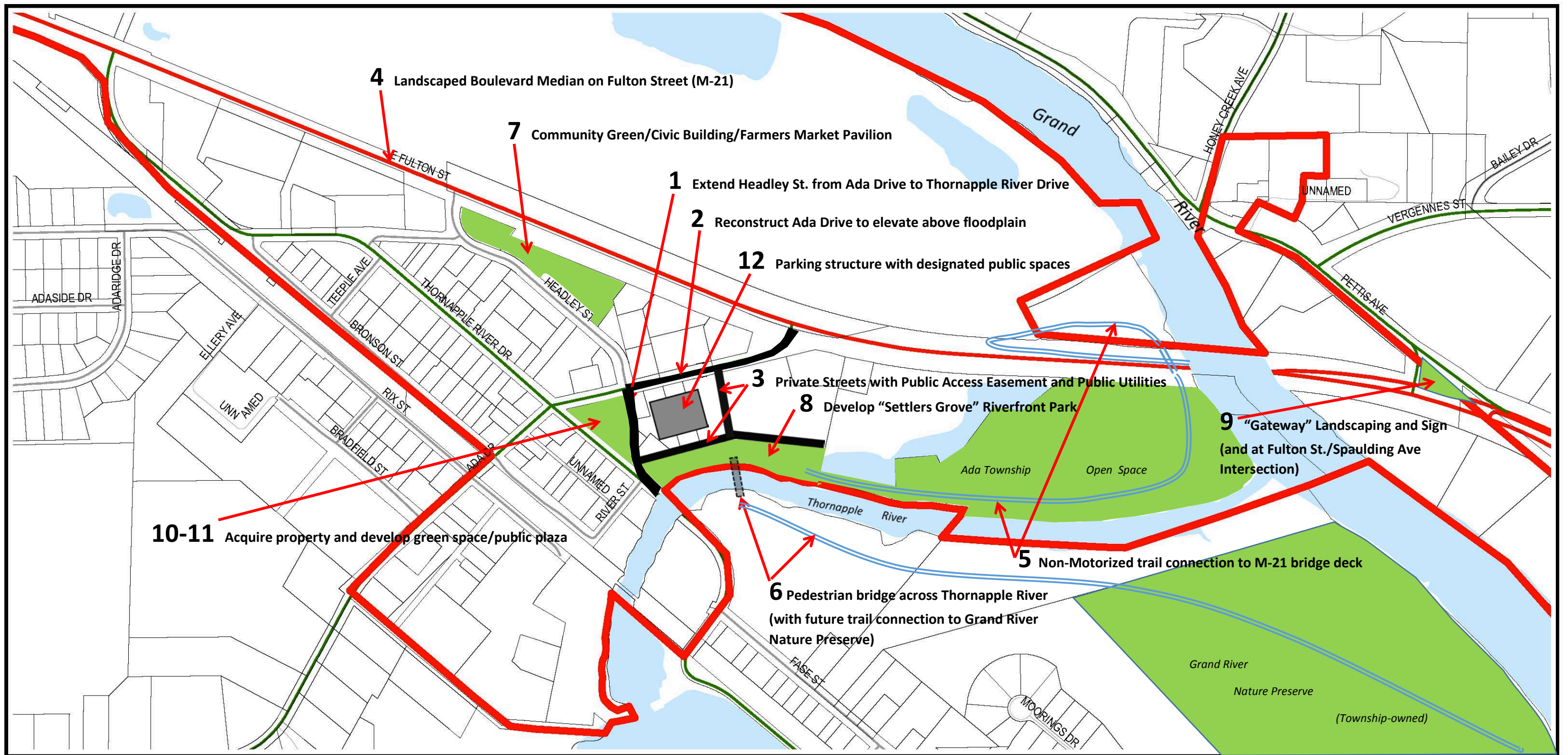
ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT I - CURRENT ZONING

	DDA Boundary	DDA Current Zoning		VR		C-1	
			Industrial		R-2		C-1 PUD
			Light Industrial		R-3		C-2
			I-PUD		R-4		C-2 PUD
			RR				





ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT I-2 – MAP OF CURRENT OPTIONAL PVM OVERLAY ZONING SUB-DISTRICT BOUNDARIES



**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT J - DEVELOPMENT PLAN MAP**

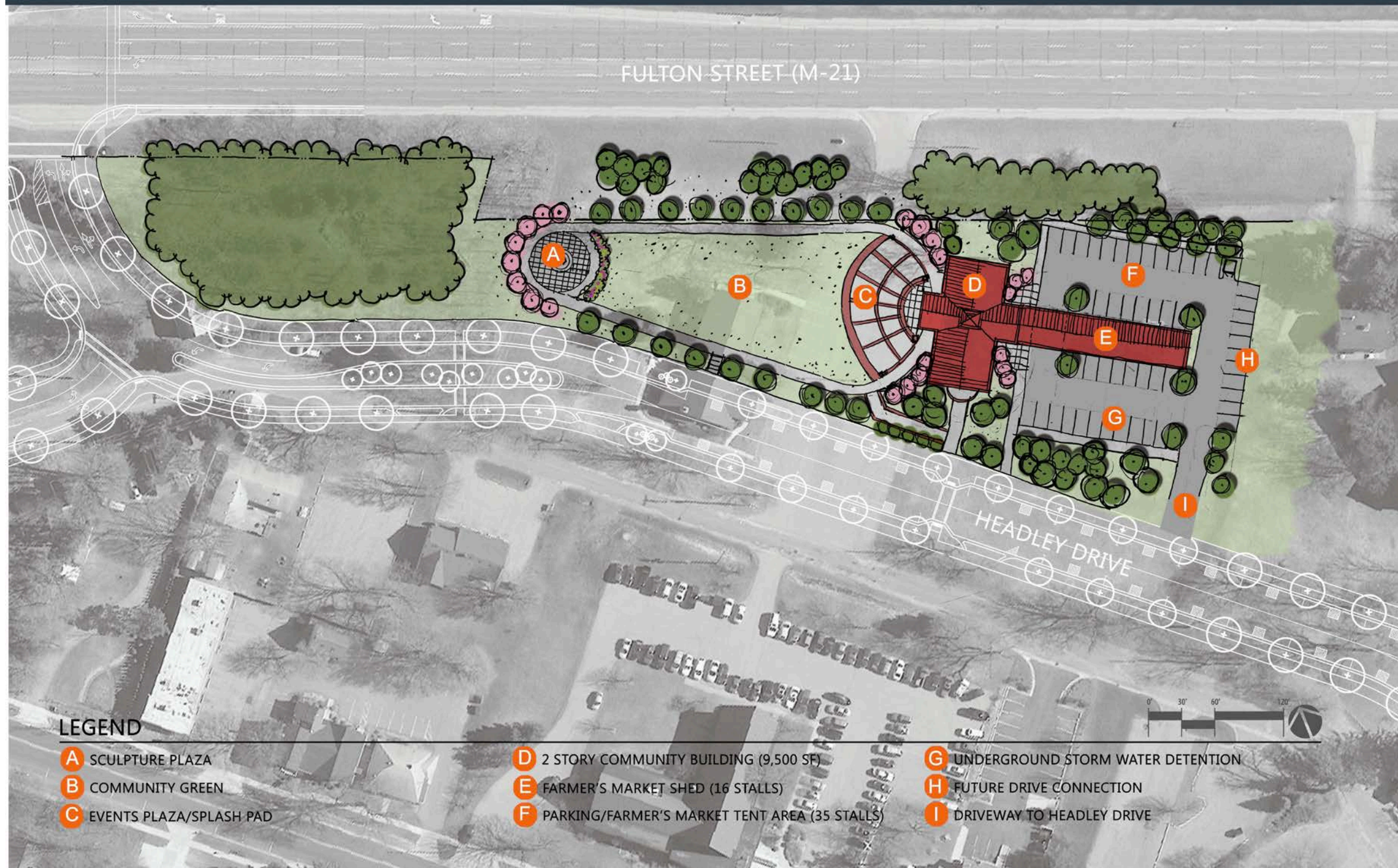
DDA District Boundary





Concept Plan For Community Space

progressive|ae



ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT K – CONCEPT PLAN FOR HEADLEY STREET COMMUNITY SPACE



Concept Plan for Settler's Grove Park

progressive|ae



ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
AMENDED AND RESTATED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
EXHIBIT L – CONCEPT PLAN FOR SETTLERS' GROVE PARK

Exhibit M

**SCHEDULE OF THE INITIAL ASSESSED AND TAXABLE VALUE OF
ALL REAL AND PERSONAL PROPERTY IN THE DEVELOPMENT DISTRICT,
AS FINALLY EQUALIZED IN MAY, 2008**

Year	Initial Assessed Value	Taxable Value
May, 2008	\$179,810,200	\$157,070,028

Source: Ada Township Assessor's Office

Exhibit N -1

History of Assessed and Taxable Value Ada Township Downtown Development Authority District

<u>Year</u>	<u>Assessed Value</u>	<u>% Increase from Prior Year</u>	<u>Taxable Value</u>	<u>% Increase from Prior Year</u>
2003	\$166,328,100		\$141,452,902	
2004	\$176,874,900	6.34%	\$150,252,323	6.22%
2005	\$185,500,450	4.88%	\$156,507,561	4.16%
2006	\$166,192,150	-10.41%	\$134,856,546	-13.83%
2007	\$176,224,300	6.04%	\$143,360,425	6.31%
2008	\$179,810,200	2.03%	\$157,070,028	9.56%
2009	\$176,337,200	-1.93%	\$163,859,541	4.32%
2010	\$170,969,600	-3.04%	\$163,140,767	-0.44%
2011	\$162,935,540	-4.70%	\$159,835,062	-2.03%
2012	\$204,618,300	25.58%	\$202,957,152	26.98%
2013	\$212,498,000	3.85%	\$210,839,730	3.88%
2014	\$223,324,400	5.09%	\$220,639,064	4.65%
2015	\$272,929,500	22.21%	\$260,884,635	18.24%
2016	\$194,442,000	-28.76%	\$186,076,938	-28.67%

% Increase, 2003-16: 31.55%

Average annual % inc., 2003-16: 0.00% 2.43%

Half of average annual increase 1.21%

Assumed annual increase in assessed value: 2%

Source: Ada Township Assessor's Office

Exhibit N - 2

Township of Ada Downtown Development Authority

Millage Rates Subject to Capture

	2015 Millage Rates*	
<u>Kent County</u>		
Operating	4.2803	
Jail	0.7893	
Senior Services	0.5	
Veterans	0.5	
Total	6.0696	
<u>Ada Township</u>		
Operating	0.873600	0.873600
Fire/Police	0.7706	0.770600
Parks	0.2408	0.240800
Lands/Parks	0.3777	0.377700
Non-motorized trails	0.4744	#
Total	2.737100	2.262700
<u>Other</u>		
Kent District Library	1.2800	
<u>Grand Rapids Community College</u>	1.7865	
Total	11.873200	

* It is assumed that all millages subject to renewal will be renewed at the rate stated above for the duration of the Plan. Unless otherwise provided in a tax sharing agreement or the Plan, if any taxing jurisdiction levies an additional millage or increases an existing millage, the Authority will capture the new additional millage or increased existing millage.

Although the non-motorized trail millage may be captured by the DDA, the DDA Board has excluded that millage from capture as that millage is needed to pay debt service on outstanding Township bonds.

EXHIBIT N - 3

Township of Ada Downtown Development Authority

Tax Increment Revenue Projections

A	B	C	D	E	F
<u>Line</u>	<u>Year</u>	<u>Initial Assessed Value</u>	<u>Current Assessed Value*</u>	<u>Captured Assessed Value</u>	<u>Projected Tax Increment Revenue</u>
0	2008	\$157,070,028.00	\$157,070,028.00	\$0.00	\$0.00
1	2009	\$157,070,028.00	\$163,859,541.00	\$6,789,513.00	\$15,362.63
2	2010	\$157,070,028.00	\$163,140,767.00	\$6,070,739.00	\$13,736.26
3	2011	\$157,070,028.00	\$159,835,062.00	\$2,765,034.00	\$6,256.44
4	2012	\$157,070,028.00	\$202,957,152.00	\$45,887,124.00	\$103,828.80
5	2013	\$157,070,028.00	\$210,839,730.00	\$53,769,702.00	\$121,664.70
6	2014	\$157,070,028.00	\$220,639,064.00	\$63,569,036.00	\$143,837.66
7	2015	\$157,070,028.00	\$260,884,635.00	\$103,814,607.00	\$234,901.31
8	2016	\$157,070,028.00	\$186,076,938.00	\$29,006,910.00	\$65,633.94
9	2017	\$157,070,028.00	\$189,798,476.76	\$32,728,448.76	\$74,054.66
10	2018	\$157,070,028.00	\$193,594,446.30	\$36,524,418.30	\$82,643.80
11	2019	\$157,070,028.00	\$197,466,335.22	\$40,396,307.22	\$91,404.72
12	2020	\$157,070,028.00	\$201,415,661.93	\$44,345,633.93	\$100,340.87
13	2021	\$157,070,028.00	\$205,443,975.16	\$48,373,947.16	\$109,455.73
14	2022	\$157,070,028.00	\$209,552,854.67	\$52,482,826.67	\$118,752.89
15	2023	\$157,070,028.00	\$213,743,911.76	\$56,673,883.76	\$128,236.00
16	2024	\$157,070,028.00	\$218,018,790.00	\$60,948,762.00	\$137,908.76
17	2025	\$157,070,028.00	\$222,379,165.80	\$65,309,137.80	\$147,774.99
18	2026	\$157,070,028.00	\$226,826,749.11	\$69,756,721.11	\$157,838.53
19	2027	\$157,070,028.00	\$231,363,284.09	\$74,293,256.09	\$168,103.35
20	2028	\$157,070,028.00	\$235,990,549.78	\$78,920,521.78	\$178,573.46

Total

\$2,200,309.50

***Assumptions:**

Annual increase in assessed value:

2%

EXHIBIT O (1 of 3)

Township of Ada
Downtown Development Authority
Impact on Taxing Jurisdictions

	Township of Ada				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	2.2627	\$157,070,028.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	0	\$157,070,028.00	\$0.00	\$0.00	
2009	2.2627	\$163,859,541.00	\$6,789,513.00	\$15,362.63	0	\$163,859,541.00	\$6,789,513.00	\$0.00	0	\$163,859,541.00	\$6,789,513.00	\$0.00	
2010	2.2627	\$163,140,767.00	\$6,070,739.00	\$13,736.26	0	\$163,140,767.00	\$6,070,739.00	\$0.00	0	\$163,140,767.00	\$6,070,739.00	\$0.00	
2011	2.2627	\$159,835,062.00	\$2,765,034.00	\$6,256.44	0	\$159,835,062.00	\$2,765,034.00	\$0.00	0	\$159,835,062.00	\$2,765,034.00	\$0.00	
2012	2.2627	\$202,957,152.00	\$45,887,124.00	\$103,828.80	0	\$202,957,152.00	\$45,887,124.00	\$0.00	0	\$202,957,152.00	\$45,887,124.00	\$0.00	
2013	2.2627	\$210,839,730.00	\$53,769,702.00	\$121,664.70	0	\$210,839,730.00	\$53,769,702.00	\$0.00	0	\$210,839,730.00	\$53,769,702.00	\$0.00	
2014	2.2627	\$220,639,064.00	\$63,569,036.00	\$143,837.66	0	\$220,639,064.00	\$63,569,036.00	\$0.00	0	\$220,639,064.00	\$63,569,036.00	\$0.00	
2015	2.2627	\$260,884,635.00	\$103,814,607.00	\$234,901.31	0	\$260,884,635.00	\$103,814,607.00	\$0.00	0	\$260,884,635.00	\$103,814,607.00	\$0.00	
2016	2.2627	\$186,076,938.00	\$29,006,910.00	\$65,633.94	0	\$186,076,938.00	\$29,006,910.00	\$0.00	0	\$186,076,938.00	\$29,006,910.00	\$0.00	
2017	2.2627	\$189,798,476.76	\$32,728,448.76	\$74,054.66	0	\$189,798,476.76	\$32,728,448.76	\$0.00	0	\$189,798,476.76	\$32,728,448.76	\$0.00	
2018	2.2627	\$193,594,446.30	\$36,524,418.30	\$82,643.80	0	\$193,594,446.30	\$36,524,418.30	\$0.00	0	\$193,594,446.30	\$36,524,418.30	\$0.00	
2019	2.2627	\$197,466,335.22	\$40,396,307.22	\$91,404.72	0	\$197,466,335.22	\$40,396,307.22	\$0.00	0	\$197,466,335.22	\$40,396,307.22	\$0.00	
2020	2.2627	\$201,415,661.93	\$44,345,633.93	\$100,340.87	0	\$201,415,661.93	\$44,345,633.93	\$0.00	0	\$201,415,661.93	\$44,345,633.93	\$0.00	
2021	2.2627	\$205,443,975.16	\$48,373,947.16	\$109,455.73	0	\$205,443,975.16	\$48,373,947.16	\$0.00	0	\$205,443,975.16	\$48,373,947.16	\$0.00	
2022	2.2627	\$209,552,854.67	\$52,482,826.67	\$118,752.89	0	\$209,552,854.67	\$52,482,826.67	\$0.00	0	\$209,552,854.67	\$52,482,826.67	\$0.00	
2023	2.2627	\$213,743,911.76	\$56,673,883.76	\$128,236.00	0	\$213,743,911.76	\$56,673,883.76	\$0.00	0	\$213,743,911.76	\$56,673,883.76	\$0.00	
2024	2.2627	\$218,018,790.00	\$60,948,762.00	\$137,908.76	0	\$218,018,790.00	\$60,948,762.00	\$0.00	0	\$218,018,790.00	\$60,948,762.00	\$0.00	
2025	2.2627	\$222,379,165.80	\$65,309,137.80	\$147,774.99	0	\$222,379,165.80	\$65,309,137.80	\$0.00	0	\$222,379,165.80	\$65,309,137.80	\$0.00	
2026	2.2627	\$226,826,749.11	\$69,756,721.11	\$157,838.53	0	\$226,826,749.11	\$69,756,721.11	\$0.00	0	\$226,826,749.11	\$69,756,721.11	\$0.00	
2027	2.2627	\$231,363,284.09	\$74,293,256.09	\$168,103.35	0	\$231,363,284.09	\$74,293,256.09	\$0.00	0	\$231,363,284.09	\$74,293,256.09	\$0.00	
2028	2.2627	\$235,990,549.78	\$78,920,521.78	\$178,573.46	0	\$235,990,549.78	\$78,920,521.78	\$0.00	0	\$235,990,549.78	\$78,920,521.78	\$0.00	
				\$2,200,309.50					\$0.00				

Total Captured Increment (2009-2028) \$2,200,309.50

EXHIBIT O (cont. 2 of 3)

Township of Ada
Downtown Development Authority
Impact on Taxing Jurisdictions

	<u>Kent County - Operating Millage *</u>				<u>Kent County - Jail Millage</u>				<u>Kent County - Senior Millage</u>			
	<u>Applicable</u> <u>Millage Rate</u>	<u>Current</u> <u>Assessed Value</u>	<u>Captured</u> <u>Assessed Value</u>	<u>Captured</u> <u>Increment</u>	<u>Applicable</u> <u>Millage Rate</u>	<u>Current</u> <u>Assessed Value</u>	<u>Captured</u> <u>Assessed Value</u>	<u>Captured</u> <u>Increment</u>	<u>Applicable</u> <u>Millage Rate</u>	<u>Current</u> <u>Assessed Value</u>	<u>Captured</u> <u>Assessed Value</u>	<u>Captured</u> <u>Increment</u>
2008	0.0000	\$157,070,028.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	0	\$157,070,028.00	\$0.00	\$0.00
2009	0.0000	\$163,859,541.00	\$6,789,513.00	\$0.00	0	\$163,859,541.00	\$6,789,513.00	\$0.00	0	\$163,859,541.00	\$6,789,513.00	\$0.00
2010	0.0000	\$163,140,767.00	\$6,070,739.00	\$0.00	0	\$163,140,767.00	\$6,070,739.00	\$0.00	0	\$163,140,767.00	\$6,070,739.00	\$0.00
2011	0.0000	\$159,835,062.00	\$2,765,034.00	\$0.00	0	\$159,835,062.00	\$2,765,034.00	\$0.00	0	\$159,835,062.00	\$2,765,034.00	\$0.00
2012	0.0000	\$202,957,152.00	\$45,887,124.00	\$0.00	0	\$202,957,152.00	\$45,887,124.00	\$0.00	0	\$202,957,152.00	\$45,887,124.00	\$0.00
2013	0.0000	\$210,839,730.00	\$53,769,702.00	\$0.00	0	\$210,839,730.00	\$53,769,702.00	\$0.00	0	\$210,839,730.00	\$53,769,702.00	\$0.00
2014	0.0000	\$220,639,064.00	\$63,569,036.00	\$0.00	0	\$220,639,064.00	\$63,569,036.00	\$0.00	0	\$220,639,064.00	\$63,569,036.00	\$0.00
2015	0.0000	\$260,884,635.00	\$103,814,607.00	\$0.00	0	\$260,884,635.00	\$103,814,607.00	\$0.00	0	\$260,884,635.00	\$103,814,607.00	\$0.00
2016	0.0000	\$186,076,938.00	\$29,006,910.00	\$0.00	0	\$186,076,938.00	\$29,006,910.00	\$0.00	0	\$186,076,938.00	\$29,006,910.00	\$0.00
2017	0.0000	\$189,798,476.76	\$32,728,448.76	\$0.00	0	\$189,798,476.76	\$32,728,448.76	\$0.00	0	\$189,798,476.76	\$32,728,448.76	\$0.00
2018	0.0000	\$193,594,446.30	\$36,524,418.30	\$0.00	0	\$193,594,446.30	\$36,524,418.30	\$0.00	0	\$193,594,446.30	\$36,524,418.30	\$0.00
2019	0.0000	\$197,466,335.22	\$40,396,307.22	\$0.00	0	\$197,466,335.22	\$40,396,307.22	\$0.00	0	\$197,466,335.22	\$40,396,307.22	\$0.00
2020	0.0000	\$201,415,661.93	\$44,345,633.93	\$0.00	0	\$201,415,661.93	\$44,345,633.93	\$0.00	0	\$201,415,661.93	\$44,345,633.93	\$0.00
2021	0.0000	\$205,443,975.16	\$48,373,947.16	\$0.00	0	\$205,443,975.16	\$48,373,947.16	\$0.00	0	\$205,443,975.16	\$48,373,947.16	\$0.00
2022	0.0000	\$209,552,854.67	\$52,482,826.67	\$0.00	0	\$209,552,854.67	\$52,482,826.67	\$0.00	0	\$209,552,854.67	\$52,482,826.67	\$0.00
2023	0.0000	\$213,743,911.76	\$56,673,883.76	\$0.00	0	\$213,743,911.76	\$56,673,883.76	\$0.00	0	\$213,743,911.76	\$56,673,883.76	\$0.00
2024	0.0000	\$218,018,790.00	\$60,948,762.00	\$0.00	0	\$218,018,790.00	\$60,948,762.00	\$0.00	0	\$218,018,790.00	\$60,948,762.00	\$0.00
2025	0.0000	\$222,379,165.80	\$65,309,137.80	\$0.00	0	\$222,379,165.80	\$65,309,137.80	\$0.00	0	\$222,379,165.80	\$65,309,137.80	\$0.00
2026	0.0000	\$226,826,749.11	\$69,756,721.11	\$0.00	0	\$226,826,749.11	\$69,756,721.11	\$0.00	0	\$226,826,749.11	\$69,756,721.11	\$0.00
2027	0.0000	\$231,363,284.09	\$74,293,256.09	\$0.00	0	\$231,363,284.09	\$74,293,256.09	\$0.00	0	\$231,363,284.09	\$74,293,256.09	\$0.00
2028	0.0000	\$235,990,549.78	\$78,920,521.78	\$0.00	0	\$235,990,549.78	\$78,920,521.78	\$0.00	0	\$235,990,549.78	\$78,920,521.78	\$0.00
				\$0.00				\$0.00				\$0.00

EXHIBIT O (cont. 3 of 3)

Township of Ada
Downtown Development Authority
Impact on Taxing Jurisdictions

	Applicable Millage Rate	<u>Kent County - Veterans Millage</u>		Captured Increment
		Current Assessed Value	Captured Assessed Value	
2008	0	\$157,070,028.00	\$0.00	\$0.00
2009	0	\$163,859,541.00	\$6,789,513.00	\$0.00
2010	0	\$163,140,767.00	\$6,070,739.00	\$0.00
2011	0	\$159,835,062.00	\$2,765,034.00	\$0.00
2012	0	\$202,957,152.00	\$45,887,124.00	\$0.00
2013	0	\$210,839,730.00	\$53,769,702.00	\$0.00
2014	0	\$220,639,064.00	\$63,569,036.00	\$0.00
2015	0	\$260,884,635.00	\$103,814,607.00	\$0.00
2016	0	\$186,076,938.00	\$29,006,910.00	\$0.00
2017	0	\$189,798,476.76	\$32,728,448.76	\$0.00
2018	0	\$193,594,446.30	\$36,524,418.30	\$0.00
2019	0	\$197,466,335.22	\$40,396,307.22	\$0.00
2020	0	\$201,415,661.93	\$44,345,633.93	\$0.00
2021	0	\$205,443,975.16	\$48,373,947.16	\$0.00
2022	0	\$209,552,854.67	\$52,482,826.67	\$0.00
2023	0	\$213,743,911.76	\$56,673,883.76	\$0.00
2024	0	\$218,018,790.00	\$60,948,762.00	\$0.00
2025	0	\$222,379,165.80	\$65,309,137.80	\$0.00
2026	0	\$226,826,749.11	\$69,756,721.11	\$0.00
2027	0	\$231,363,284.09	\$74,293,256.09	\$0.00
2028	0	\$235,990,549.78	\$78,920,521.78	\$0.00
				\$0.00