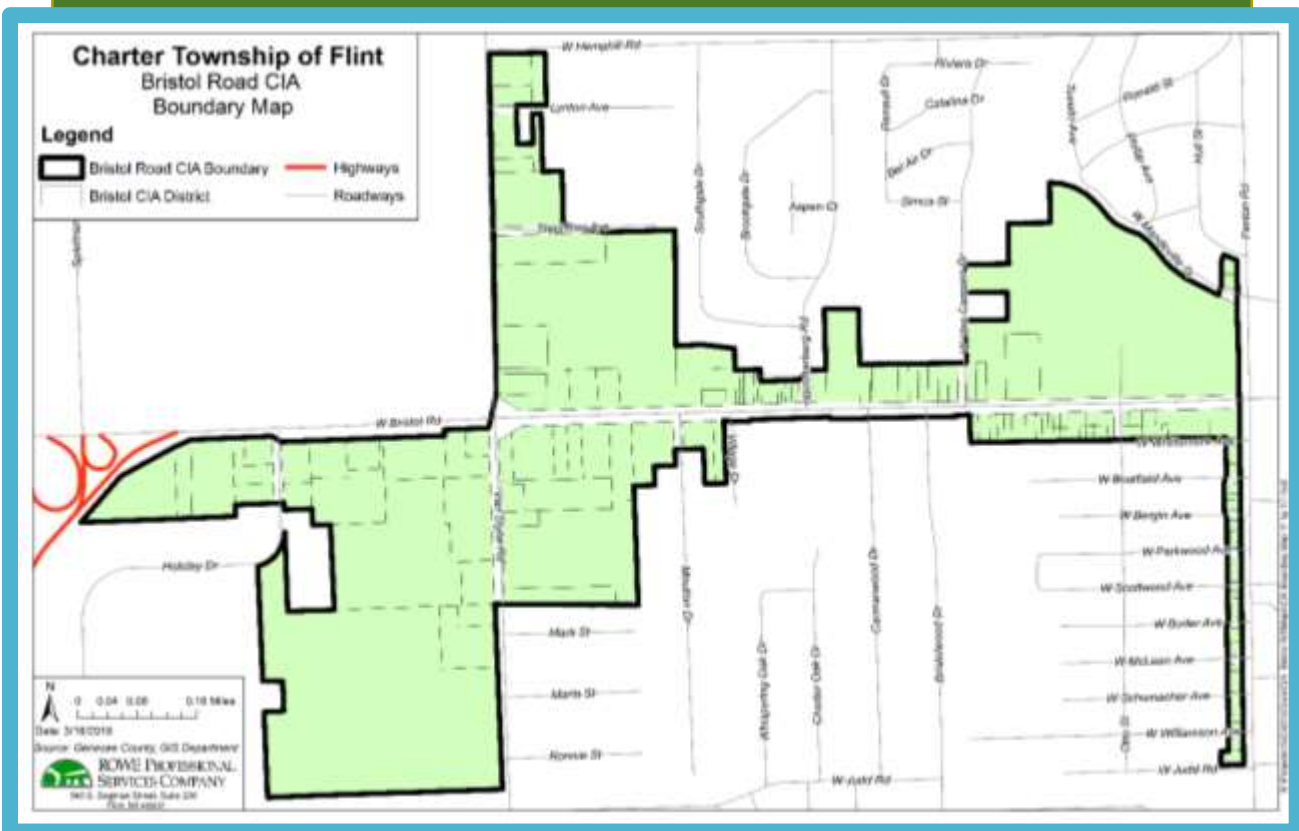


Bristol Road

Corridor Improvement Authority (CIA) Development Plan and Tax Increment Financing Plan for Charter Township of Flint



Adopted: April 16, 2018

Bristol Road CIA

Corridor Improvement Authority (CIA)
Charter Township of Flint, Genesee County, Michigan
April 16, 2018

List of Officials

CIA Board Members:

- Brad Khirfan, Chairperson
- Jennifer Thompson, Vice- Chairperson
- Kim Stoddard, Treasurer
- Alicia Gibbons, Secretary
- Randy Kilbreath
- Stephen Smith
- Carol Pfaff-Dahl

Township Board Members:

- Karyn Miller, Supervisor
- Kathy Funk, Clerk
- Lisa R. Anderson, Treasurer
- Frank Kasle, Trustee
- Tom Klee, Trustee
- Carol Pfaff-Dahl, Trustee
- Barb Vert, Trustee

With the assistance of:

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Introduction

Charter Township of Flint is establishing the Corridor Improvement Authority(CIA) in May of 2018. The CIA district is primarily located on the southeast side of the township near Interstate 75 (I-75). As the name implies, the major road acting as the major corridor for the district is Bristol Road. This area is primarily commercial and industrial uses. The major feature within the CIA district is Baker College. One of the major features near to the CIA is General Motors Flint Facility located just outside the township's limits in City of Flint.

The objectives of this CIA are:

- to correct and prevent deterioration in CIA District;
- to encourage historic preservation; and
- to promote the economic growth in the CIA District.

The Development and TIF plans are intended to be in place until 2047 and anticipated to last 30 years.

The CIA district boundaries are shown on Exhibit B following the written description, located in the Appendices section near the end of this Development Plan. This information is part of the adopted Zoning Ordinance. There are a variety of improvements that are part of the development plan for government facilities, infrastructure, and changing of land uses.

Development Plan

Criteria for Establishing a CIA

The following is an excerpt of the State of Michigan's Corridor Improvement Authority Act 280 of 2005 as amended and was used to establish the Charter Township of Flint CIA. In establishing a CIA, the Act states the following:

Development Plan District Requirements

Act 280, Public Acts of Michigan 2005 established development criteria for the development of the CIA district. From Section 5 following must be true for the CIA district:

- (a) *Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".*

As shown below in Figure 1, there are three arterial/collector roads within the Bristol CIA: Linden, Fenton, and Bristol Road. All the properties located within the CIA are located within 500 feet from the previously mentioned roadways.

Figure 1: 500 Feet Buffer Map



- (b) *Contains at least 10 contiguous parcels or at least 5 contiguous acres.*

As shown above, the parcels located within in the CIA are contiguous.

- (c) *More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.*

Through the use of assessing records, approximately 59% of the ground floor square footage in the Bristol CIA district is classified as commercial real property.

(d) *Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.*

As shown in Exhibit G Zoning Map, Exhibit H Existing Land Use Map, and Exhibit I Future Land Use Map, all the properties are classified as residential, commercial, or industrial uses.

(e) *Is presently served by municipal water or sewer.*

As shown in Exhibit C Water Lines Map and Exhibit D Sanitary Sewer Lines Map the Bristol CIA District is served by both municipal water and sewer.

(f) *Is zoned to allow for mixed use that includes high-density residential use.*

The Charter Township of Flint has a few different locations where mixed uses including high-density residential uses are allowed. In the zoning ordinance, the O-1 Office/Service District permits under a special land use missed use site condominiums (Sec 14.3-107). These uses are also allowed in the Planning Unit Development (PUD) and Open Space Community as a district. Within this district one “can mix compatible uses or residential type on a single property” (Sec. 14.3-240).

(g) *The municipality agrees to all of the following:*

- i. *To expedite the local permitting and inspection process in the development area.*
- ii. *To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.*

Within the Charter Township of Flint Master Plan, it includes to encourage nonmotorized connections, sidewalks, and streetscaping under Transportation goals the following goals illustrate the community’s commitment to nonmotorized mobility:

#2: Improve the visual appearance of the township through street and related improvements.

- b) Consider the character of the surrounding areas as part of the design of new streets or major improvements.
- c) Upgrade the appearance of key corridors through streetscape improvements, and upgraded site design standards.

#3: Provide alternatives to the automobile through multi-modal transportation options which connect neighborhoods, schools, the senior library, businesses, and other activity areas.

- a) Pursue development of a continuous system of pathways and sidewalks as an alternative travel mode and to improve the township’s quality of life.
- b) Require pedestrian and transit oriented site design including links between the public and on-site pedestrian systems.

Development Plan Requirements

Act 280, Public Acts of Michigan 2005, (the Corridor Improvement Authority Act) requires that certain information be set forth in a development plan and this Development Plan, therefore, will follow the outline of information required by Section 21 (2) of the Corridor Improvement Authority Act.

CIA Location

(a). *The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.*

The boundaries of the proposed development area are described in Exhibit A and as shown on Exhibit B Map of CIA boundaries.

The general description of the Bristol CIA boundary is as follows: Parcels with frontage along the west side of Fenton Road between Hull Street and West Judd Road. Parcels with frontage on the north side of West Bristol Road between Fenton Road and Van Slyke Road and in addition includes the parcel located at 3511 Hammerberg Road.

Parcels with frontage on the east side of Van Slyke Road between West Bristol Road and Hemphill Road and includes 1490 Lynton Avenue and 1495 Lynton Avenue and the parcel north of 1490 Lynton Avenue that has frontage on Hemphill Road.

Parcel with frontage on the south side of West Bristol Road from Fenton Road west to the parcel addressed 1193 West Bristol Road, which is located at the intersection of Bristol and West Van Campen Drive. Parcels that have frontage on the north side of West Whitemore Avenue.

Parcels with frontage on the south side of West Bristol Road from Van Slyke Road to Village Drive.

Parcels with frontage along Van Slyke Road from West Bristol Road on the west side up to and including 4150 Van Slyke Road and including the address 2051 West Bristol Road and on the east side up to and including the parcel addressed 4123 Van Slyke Road also approximately 215 feet north of Mark Street.

Parcels with frontage on the south side of West Bristol Road between interstate I-75 and Van Slyke Road. Properties with frontage on Holiday Drive include 4050 Holiday Drive, the property north of 4050 Holiday Drive, the property west of 2215 West Bristol Road, and the property south of West 2141 Bristol Road.

Existing Infrastructure and Land Use

(b). *The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.*

The district is served by water mains ranging in size from 12-inch to 6-inch as shown on Exhibit D. The Master Water Main Plan proposes a 12-inch water main on Fenton Road from Maple to Bristol Road that is in the CIA district.

The district is served by a range of 8 inch – 12-inch sanitary sewer lines as shown in Exhibit D. The 54-inch Genesee County Interceptor also runs through a portion of the district. The Master Sanitary Sewer Plan does not indicate any proposed expansion within the district

There are three different road classifications as determined by the Genesee County Road Commission within the Bristol CIA district as shown in Exhibit F Road Classification Map. There is a total of seven different road classifications determined by the Federal Highway Administration, but these can be simplified into four broad categories: interstates, arterial, collector, and local roads. Interstates are intended to handle long-distance travel/mobility range, little local traffic, or complete access control (number of entrances and exits). Arterial roads are characterized as moderate distance travel. Collector roads in the road network system funnel traffic from local roads to arterial networks. Local roads are not intended for long distance travel from people out of the area and high access to develop exits and entrances. Just outside the Bristol CIA district is I-75. There is an entrance and exit ramp onto I-75 from Bristol Road. The three county primary roads within the district include Bristol Road, Van Slyke Road, and Hemphill Road. All other roads within the district are considered local roads.

Table 1: Zoning Districts

The single-family residential zoning districts are intended to provide for single family dwelling and other related residential facilities to foster a residential living environment and ensure quality development.

The O-1 Office/Service district is intended for a variety of office uses of a business and professional nature, and personal and professional services that are compatible with office type uses.

The C-1 Local Business district is intended to be for the convenience shopping needs of nearby residential areas.

The C-2 General Business district is intended to accommodate commercial establishments that serve the community-wide shopping and service needs.

The primary zoning districts in the Bristol CIA district are C-2 General Commercial and C-1 Local Commercial shown in Exhibit G Zoning Map. Starting on the west side of the district along Bristol Road are properties zoned C-3 Highway Commercial, C-2, and C-1. Properties along Holiday Drive are zoned IND Industrial. Along Van Slyke Road from Hemphill Road to Stephens Road is zoned C-1. At the end of Stephen Street are three properties two zoned RM-1 Multiple Family Residential and one R-1C Single Family Residential. From Stephen Street to about Mark Street is zoned C-2. There is one property along Van Slyke Road across from Mark Street that is O-1 Office. On the north side of Bristol Road from Mounlton Drive to Carmanwood Drive, the property is zoned C-1. From Carmanwood Drive to Van Campen Drive the property is zoned R-1C. The property with frontage along the Bristol Road from Van Campen Drive to Otto Street is C-1. The property with frontage along Whittemore Avenue is zoned C-2. From Bristol Road to Judd Road along Fenton Road the property is zoned C-2. North of Bristol Road along Fenton Road is C-1 and O-1 property. The property on the northeast corner is zoned R-1C with frontage along Mandeville Street and Bristol Road is Baker College.

The majority of the Bristol CIA district is considered to be commercial as shown in Exhibit H Existing Land Use Map. Located east of I-75 to Village Drive is commercial. The residential classification is for all single-family or other residential dwelling. The commercial classification are uses for commercial purposes of wholesale, retail, or service. The public/semi-public classification includes churches, universities, schools, nonprofits, other jurisdictions, or other tax exempted properties. The vacant sub classification indicates there are no structures located on the property. There are two properties one in the middle of Van Slyke Road and Holiday Drive and the other is the second property from the end of the district on the east side of Van Slyke Road which are considered public/semi-public. There are two residential properties in the area one along Van Slyke Road just south of public/semi-public property just described and one just east of Van Slyke Road along Bristol Road. All the properties north of Bristol Road with frontage along Van Slyke Road are considered commercial. There are three properties in this area classified as residential that have frontage on West Hemphill Road or Lynton Avenue. On the north side of Bristol Road, from Van Slyke Road to across from Carmanwood Drive, is classified as commercial. From across from Carmanwood Drive to Van Campen Drive is occupied residential homes. There is one property between the commercial and residential property considered to be vacant public utilities. Between Van Campen Drive to Fenton Road it is predominately public/semi-public besides one property which is commercial. This is the location of Baker College. On the south side of Bristol Road, from Van Campen Drive to Fenton Road, is a mixture of commercial and residential uses. The properties with frontage along Whittemore Avenue are residential. Along Fenton Road there is a mixture of residential and commercial establishments. There is a variety of vacant residential and commercial uses that are currently under-utilized.

There are six different future land use classifications within the Bristol CIA District shown in Exhibit I Future Land Use Map. The properties with frontage on Bristol Road from I-75 to Van Campen Drive are classified as commercial. Properties that have frontage and are located west of Van Slyke Road are classified as industrial. The last three parcels within the district on the east side of Van Slyke Road are classified as low density single family. North from those parcels to Bristol Road is commercial to Hemphill

Road. Two properties with frontage along Hemphill Road and Lynton Avenue are classified as multiple family. The property on the north side of Stephens Avenue without frontage on Van Slyke Road is classified as low density single family. The property south of Stephen Avenue to Hammerberg Road is considered high density single family. Many of these properties are split and have both a commercial and high-density classification depending on the depth of the parcel from the roadway. The back portions of property from Hammeberg Road and just east of Van Campen Drive are classified as low density single family residential. On the south side of Bristol Road, from Van Campen Drive to Fenton Road and down to Judd Road, are classified as commercial. At the intersection of Fenton Road and Bristol Road, the property is classified as public.

Table 2: Future Land Uses
The low density single family classification is primarily for single-family residences on individual lots with a minimum lot area of 20,000 square feet for the R-1A and 15,000 square feet for the R-1B zoning district.
The high density single-family residential classification is for single-family neighborhoods with residences on 7,200 square foot lots.
The multiple family residential classification is for multiple family developments.
The commercial classification is for either the C-1, C-2, or C-3 zoning districts. All types of commercial uses are allowed in the three various levels based on the intended patrons (local, community, or regional) and intensity of the use.
The industrial classification includes the IND and AD zoning districts where a range of manufacturing, warehousing, and other similar uses are permitted.
The office and research overlay is to allow industrial developments with a range of uses research work, office uses, and other limited industrial activities.
The public classification does not correspond to a direct zoning district and is intended to be zoned based on the intensity and impact of the use located on the site.

CIA Improvements

(c). *A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.*

None

(d). *The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.*

1. Road Improvements

Road Improvements – Over the 30-year life of the Bristol Road CIA the authority will work with the Township, County Road Commission and MDOT to maintain and update the roads within the CIA to address the needs of existing and future development and redevelopment

Estimated time for completion: 30 years

Estimated cost of project: \$800,000

2. Sewer and Water

Over the 30-year life of the Bristol Road CIA the authority will work with the Township to maintain and update the storm and sanitary sewer and water lines within the CIA to address the needs of existing and future development and redevelopment

Estimated time for completion: 30 years

Estimated cost of project: \$600,000

3. Project Title Streetscape / Beautification

Over the 30-year life of the Bristol Road CIA the authority will work to enhance the visual character of the streets and within the district in cooperation with the Township, County Road Commission and MDOT

Estimated time for completion: 30 years

Estimated cost of project: \$200,000

4. Marketing and Branding

Over the 30-year life of the Bristol Road CIA the authority will work to enhance the awareness of the Bristol Road area and establish an identity through marketing efforts, placemaking activities and the sponsorship of events to draw people to the district.

Estimated time for completion: 30 years

Estimated cost of project: \$100,000

5. Acquisition and Rehabilitation of Property

Over the 30-year life of the Bristol Road CIA the authority will acquire parcels for redevelopment and rehabilitation when necessary to address blight or enhance the economic vitality of the district. These efforts will not include the forced relocation of residents or occupants of the properties being redeveloped

Estimated time for completion: 30 years

Estimated cost of project: \$100,000

6. Area Studies

Over the 30-year life of the Bristol Road CIA the authority will undertake studies necessary to promote the economic growth of the district. These could include public engagement activities to identify the concerns and ideas of property owners, businesses and other stakeholders in the district.

Estimated time for completion: 30 years

Estimated cost of project: \$100,000

7. Public Safety

Over the 30-year life of the Bristol Road CIA the authority will participate with the Township in funding police and fire protection within the district to ensure the safety persons and property.

Estimated time for completion: 30 years

Estimated cost of project: \$470,000

8. Façade Improvements

Over the 30-year life of the Bristol Road CIA the authority may establish and fund a program to assist businesses within the district to enhance the aesthetics of their building’s exterior

*Estimated time for completion: 30 years
Estimated cost of project: \$150,000*

9. Blight Control

Over the 30-year life of the Bristol Road CIA the authority will participate with the Township in funding efforts to address blight through enforcement of township ordinances including the zoning ordinance and building code.

*Estimated time for completion: 30 years
Estimated cost of project: \$300,000*

10. Non-motorized Transportation

Over the 30-year life of the Bristol Road CIA the authority will work with the Township and County Road Commission to develop and maintain sidewalks, crosswalks, trails and other non-motorized transportation facilities.

*Estimated time for completion: 30 years
Estimated cost of project: \$200,000*

The projected total cost of CIA projects over the 30-year life is \$3,020,000

(e). *A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.*

[SEE d ABOVE]

Land Use Changes in the CIA District

(f). *A description of any parts of the development area to be left as open space and the use contemplated for the space.*

The development of the district will control what open space would be left. There are currently no plans to designate specific open space areas.

CIA Sale/Lease of Property

(g). *A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.*

All public improvements accomplished by the authority and any and all property, equipment, etc. obtained to complete the plans set forth in this document may be conveyed to the township, at no cost, with discretion of the CIA Board of Directors.

Proposed Zoning Change

(h). *A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.*

None.

Development Financing

(i). *An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.*

(SEE d ABOVE)

Sale or Lease of Property – Designation of Persons

(j). *Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.*

If the CIA proposed to purchase property for the location of a municipal building to be leased or used by the township, this property and building will be located within the development area. This building would be used to provide services to the CIA district as well as providing services for the entire community.

Sale or Lease of Property – Procedure

(k). *The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.*

If the CIA would purchase property for resale, the CIA would request approval from the Township Board for the procedure that would be used to solicit bids for the property.

Displaced Persons

(l). *Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.*

Based on the Census Bureau, the average household size per occupied home in the Charter Township of Flint is 2.35 persons (2012-2016 American Community Survey). There is a total of 32 occupied residential properties within the Bristol CIA. The estimated number of persons residing in the development area is 75 people. No occupied residences are designated for acquisition and clearance by the authority.

Relocation Procedure

(m). *A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.*

Not applicable.

Relocation Cost

(n). *Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.*

Not applicable.

Compliance with PA 227 of 1972

(o). *A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.*

Not applicable.

(p). *The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.*

Any amendments to the adopted development plan or tax increment plan shall be submitted to the Township Board for approval.

Periodically Review

(q). *A schedule to periodically evaluate the effectiveness of the development plan.*

The CIA Board shall evaluate the plan yearly to ensure implementation of the development plan.

Other Material

(r). *Other material that the authority, local public agency, or governing body considers pertinent.*

The development area may be expanded as deemed pertinent. When and if such modifications are required, an amended or supplemental development plan and tax increment financing plan will be submitted.

Tax Increment Financing Plan

Section 18(1) of the Corridor Improvement Authority(CIA) Act provides that when the authority determines that it is necessary for the achievement of the purposes of the Corridor Improvement Authority Act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The Corridor Improvement Authority Act requires that the plan include: (1) a detailed explanation of the tax increment procedure, (2) the maximum amount of bonded indebtedness to be incurred, (3) the duration of the program. (4) a statement of the estimated impact of tax increment financing on the assessed value of all taxing jurisdictions in which the development area is located, (5) a statement of the portion of the captured assessed value intended to be used by the authority, and (6) explain the method for excluding growth in property value resulting solely from inflation.

Detailed Explanation of Tax Increment Financing Procedure

The Corridor Improvement Authority Act enables CIAs to undertake a broad range of corridor improvement activities which will contribute to the economic growth and the halting of deterioration of property values in a designated corridor district. These improvement activities include, but are not limited to, the following: plan and propose construction, renovation, repair, remodeling, rehabilitation, restoration, or reconstruction of public facilities; development of long range plans; and otherwise implement any plan of development in the corridor district necessary to achieve the purposes of the Corridor Improvement Authority Act.

In order to provide the CIA with the means of financing the planning and implementation of development proposals, the Corridor Improvement Authority Act affords the opportunity to undertake tax increment financing of the development program. These programs must be identified in a tax increment financing plan which has been approved by the governing body of municipality.

Simply stated, tax increment financing permits the authority to capture tax revenues attributable to new construction, rehabilitation, remodeling, alteration, additions, or to such other factors as the assessor may deem appropriate.

At the time, the tax increment financing plan is approved, the sum of the most recently assessed, i.e., the values as finally equalized by the State Board of Equalization of those taxable properties located within the development area is established as the "Initial Taxable Value". Property exempt from taxation at the time of determination of the Initial Taxable Value shall be included as zero.

In each subsequent year, the total taxable value of real property within the district is termed the "Current Taxable Value".

The difference in any one year between the Current Taxable Value and the Initial Taxable Value is the "Captured Taxable Value". During that period during which the tax increment financing plan is in place, local taxing jurisdictions continue to receive ad valorem taxes based on the Initial Taxable Value. Taxes paid on the Captured Taxable Value in years subsequent to the establishment of the development area, however, payable to the authority for the purposes set forth in the tax increment financing plan.

For example, in Year One a development area is created in the downtown district. An Initial Taxable Value of \$10,000,000 is established. Assuming a 50-mill tax rate, the tax revenue from the development area is \$500,000. In Year Two, new construction within the development area increases the total assessed calculation to \$11,000,000. The difference between the Current Taxable Value of \$11,000,000, and the Initial Taxable Value, 10,000,000 would be \$1,000,000. While the normal taxing jurisdictions continue to receive tax increment revenue equal to the Captured Taxable Value of \$10,000,000, times the millage. The tax increment payable to the authority in Year Two would be equal to the captured \$1,000,000 taxable value times the millage rate. Additional increases in value would augment the authority's tax increment revenues commensurately while the normal taxing jurisdictions would continue to receive \$500,000 annually for the duration of the tax increment financing program.

Preparation of Tax Roll Worksheets

Each year, within 30 days of the date that the state finally equalizes TV (fourth Monday in May), the local assessor prepares the "Tax Roll Worksheet." The tax roll worksheet is prepared in a manner similar to Table 6. It includes a complete listing of all properties within the development area (real, personal, and facilities exemptions). The tax roll worksheet shall include the following required information.

- Tax identification number
- Name of owner
- Base year Taxable Value
- Current year Taxable Value
- Total millage being levied by all applicable taxing jurisdictions
- Captured taxable value
- Tax revenue from Taxable Value

This worksheet shall be prepared again 30 days prior to the day winter taxes are due. The Tax Roll Worksheet information for the base year are included in Exhibit J.

Maximum Amount of Bonded Indebtedness to be Incurred

At this time, the authority does not intend to finance, in whole or in part, the projects identified in the development plan through the issuance of bonds. However, if the circumstances dictate the need to bond for work items, with Township Board approval, the maximum amount of bonded indebtedness over the life of the plan is not expected to exceed \$900,000. Annual estimated amount of capture by the CIA is outlined in Exhibit K. The calculations are based on the assumptions included in the Exhibit K.

The Duration of the Program

This plan is being amended so that the CIA will capture taxes through the year 2047.

Estimated Impact of Tax Increment Financing of all Taxing Jurisdictions

The tax increment financing plan is intended to increase rather than diminish the assessed values of property within the area boundaries. Local taxing jurisdictions (Charter Township of Flint, Genesee County, Mott Community College, MTA, and Bishop Airport) should therefore suffer no loss of current tax revenues. This plan will not collect taxes levied by the local or intermediate school districts or the library

For the period during which the tax increment financing plan is in effect, the assessed values of properties within the development area will effectively remain constant as far as the local taxing jurisdictions are concerned. Any increase in property values will generate tax increment revenues which will be available only to the authority during the duration of the plan unless excess funds are available and, if available, will be distributed proportionately to the taxing units.

It is anticipated that the development activities of the authority financed in whole or in part by tax increment revenues will produce a positive, material effect on the assessed values of property within and in the proximity of the development and will ultimately result in the eventual collection of greater real property tax revenues than would otherwise have been available; and that the improvements will be fully paid for in less than 30 years. The estimated revenue from the amendment to the TIF and Development Plans ending date is shown on Exhibit K Estimated Capture for Charter Township of Flint CIA (30 years).

Pursuant to Section 14 (4) of the Corridor Improvement Authority Act, the authority shall fully inform the members of the Genesee County Board of Commissioners and other taxing jurisdictions of the fiscal and economic implications of the proposed development area. For charts of estimated impact see Exhibits L - through- P.

The Township Board may choose to amend this Development and TIF Plan to extend or reduce its term as necessary to accomplish the goals of the authority, in compliance with the Corridor Improvement Authority Act.

Portion of the Captured Assessed Value Intended to be Used by the CIA

In view of the necessity of halting property value deterioration and of promoting economic growth within the development area, it is the intention of the authority to expend or otherwise obligate all tax increment revenues collected to achieve the purposes of the Corridor Improvement Authority Act.

The tax increment revenues which are generated by the Captured Assessed Value will be used to pay costs which are not financed by the issuance of bonds, in connection with the described projects or to amortize bonds if used for future projects.

Method for Excluding Growth in Property Value Resulting Solely from Inflation

This plan proposes to increase all increase in taxable value of participating properties, both due to new construction and inflation.

Exhibit A Description of the CIA Boundaries

Properties proposed to be located within the Bristol Road CIA include:

Parcels with frontage along the west side of Fenton Road between Hull Street and West Judd Road.

Parcels with frontage on the north side of West Bristol Road between Fenton Road and Van Slyke Road and in addition includes the parcel located at 3511 Hammerberg Road.

Parcels with frontage on the east side of Van Slyke Road between West Bristol Road and Hemphill Road and includes 1490 Lynton Avenue and 1495 Lynton Avenue and the parcel north of 1490 Lynton Avenue that has frontage on Hemphill Road.

Parcel with frontage on the south side of West Bristol Road from Fenton Road west to the parcel addressed 1193 West Bristol Road, which is located at the intersection of Bristol Road and West Van Campen Drive. Parcels that have frontage on the north side of West Whittimore Avenue.

Parcels with frontage on the south side of West Bristol Road from Van Slyke Road to Village Drive.

Parcels with frontage along Van Slyke Road from West Bristol Road on the west side up to and including 4150 Van Slyke Road and including the address 2051 West Bristol Road and on the east side up to and including the parcel addressed 4123 Van Slyke Road also approximately 215 feet north of Mark Street.

Parcels with frontage on the south side of West Bristol Road between I-75 and Van Slyke Road. Properties with frontage on Holiday Drive include 4050 Holiday Drive, the property north of 4050 Holiday Drive, the property west of 2215 West Bristol Road, and the property south of 2141 West Bristol Road.

Parcel ID	Property Address	Parcel Legal Description
07-25-300-001	3285 VAN SLYKE RD	S 240 FT OF N 300 FT OF NW 1/4 OF SW 1/4 EXCEPT E 60 RDS SEC 25 T7N R6E
07-25-300-002	3293 VAN SLYKE RD	S 140 FT OF N 440 FT OF NW 1/4 OF SW 1/4 EXCEPT E 60 RDS SEC 25 T7N R6E 1.06 A
07-25-300-003	LYNTON ST	W 6 RDS OF E 60 RDS OF N 26 2/3 RDS OF NW 1/4 OF SW 1/4 EXCEPT N 55 FT ALSO EXCEPT S 190 FT SEC 25 T7N R6E (73)
07-25-300-004	1490 LYNTON ST	S 190 FT OF N 26 2/3 RDS OF W 6 RDS OF E 60 RDS OF NW 1/4 OF SW 1/4 SEC 25 T7N R6E (73) FR 0725300049
07-25-300-015	3311 VAN SLYKE RD	A PARCEL OF LAND BEG 440 FT S OF W 1/4 COR OF SEC TH S 240 FT TH E 220 FT TH N 240 FT TH W 220 FT TO PL OF BEG SEC 25 T7N R6E 1.22 A
07-25-300-017	VAN SLYKE RD	S 100 FT OF N 780 FT OF NW 1/4 OF SW 1/4 EXCEPT E 60 RDS SEC 25 T7N R6E .75 A
07-25-300-018	3339 VAN SLYKE RD	S 100 FT OF N 880 FT OF NW 1/4 OF SW 1/4 EXCEPT E 60 RDS SEC 25 T7N R6E .75 A
07-25-300-019	1495 LYNTON ST	W 4 RDS OF E 60 RDS OF S 26 2/3 RDS OF N 53 1/3 RDS OF NW 1/4 OF SW 1/4 SEC 25 T7N R6E
07-25-300-029	3381 VAN SLYKE RD	S 440 FT OF NW 1/4 OF SW 1/4 EXCEPT E 60 RDS & W 12 RDS OF E 60 RDS OF NW 1/4 OF SW 1/4 EXCEPT N 53 1/3 RDS SEC 25 T7N R6E (89) FR 0700021059
07-25-300-038	3405 VAN SLYKE RD	N 209 FT OF W 833.68 FT OF SW 1/4 OF SW 1/4 SEC 25 T7N R6E 4 A (79)
07-25-300-040	1508 W BRISTOL RD	A PARCEL OF LAND BEG 300 FT E OF SW COR OF SEC TH E 60 FT TH N 180 FT TH W 276.11 FT TH N 57 DEG 39 MIN 35 SEC W 100.48 FT TH S 35.93 FT TH S 57 DEG 39 MIN 35 SEC E 359.34 FT TO PL OF BEG SEC 25 T7N R6E
07-25-300-043	1376 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 966.05 FT FROM S 1/4 COR OF SEC TH N 0 DEG 01 MIN W 160 FT TH S 89 DEG 59 MIN W 162.26 FT TH S 0* 01 MIN E 160 FT TH N 89* 59 MIN E 161.92 FT TO PLACE OF BEG SEC 25 T7N R6E (74)

Parcel ID	Property Address	Parcel Legal Description
07-25-300-044	1362 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 850.9 FT FROM S 1/4 COR OF SEC TH N 0 DEG 01 MIN W 303 FT TH S 89 DEG 59 MIN W 47.7 FT TH S 0 DEG 01 MIN E 303 FT TH N 89 DEG 59 MIN E 47.7 FT TO PL OF BEG SEC 25 T7N R6E
07-25-300-045	1358 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 826.4 FT FROM S 1/4 COR OF SEC TH N 0 DEG 01 MIN W 303 FT TH S 89 DEG 59 MIN W 24.5 FT TH S 0 DEG 01 MIN E 303 FT TH N 89 DEG 59 MIN E 24.5 FT TO PLACE OF BEG SEC 25 T7N R6E
07-25-300-046	1354 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 751.8 FT FROM S 1/4 COR OF SEC TH N 0 DEG 01 MIN W 303 FT TH S 89 DEG 59 MIN W 74.6 FT TH S 0 DEG 01 MIN E 303 FT TH N 89 DEG 59 MIN E 74.6 FT TO PL OF BEG SEC 25 T7N R6E (82) FR 0700021087
07-25-300-047	1346 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 726.8 FT FROM S 1/4 COR OF SEC TH N 0 DEG 01 MIN W 303 FT TH S 89 DEG 59 MIN W 25 FT TH S 0 DEG 01 MIN E 303 FT TH N 89 DEG 59 MIN E 25 FT TO PLACE OF BEG SEC 25 T7N R6E
07-25-300-048	1344 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 701.8 FT FROM S 1/4 COR OF SEC TH N 0 DEG 01 MIN W 303 FT TH S 89 DEG 59 MIN W 25 FT TH S 0 DEG 01 MIN E 303 FT TH N 89 DEG 59 MIN E 25 FT TO PL OF BEG SEC 25 T7N R6E
07-25-300-049	1338 W BRISTOL RD	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2019. A PARCEL OF LAND BEG S 89 DEG 59 MIN W 584.75 FT FROM S 1/4 COR OF SEC TH S 89 DEG 59 MIN W 120 FT TH N 0 DEG 01 MIN W 215.52 FT TH N 89 DEG 59 MIN E 120 FT TH S 0 DEG 01 MIN E 215.52 FT TO PL OF BEG SEC 25 T7N R6E .59 A
07-25-300-050	1332 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 552.5 FT FROM S 1/4 COR OF SEC TH S 89 DEG 59 MIN W 32.25 FT TH N 0 DEG 01 MIN W 220 FT TH N 89 DEG 59 MIN E 32.25 FT TH S 0 DEG 01 MIN E 220 FT TO PLACE OF BEG SEC 25 T7N R6E (77)
07-25-300-051	1330 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 531 FT FROM S 1/4 COR OF SEC TH S 89 DEG 59 MIN W 21.5 FT TH N 0 DEG 01 MIN W 220 FT TH N 89 DEG 59 MIN E 21.5 FT TH S 0 DEG 01 MIN E 220 FT TO PLACE OF BEG SEC 25 T7N R6E (77)
07-25-300-052	1328 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 491 FT FROM S 1/4 COR OF SEC TH S 89 DEG 59 MIN W 40 FT TH N 0 DEG 01 MIN W 220 FT TH N 89 DEG 59 MIN E 40 FT TH S 0 DEG 01 MIN E 220 FT TO PL OF BEG SEC 25 T7N R6E
07-25-300-053	1324 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 434 FT FROM S 1/4 COR OF SEC TH S 89 DEG 59 MIN W 57 FT TH N 0 DEG 01 MIN W 220 FT TH N 89 DEG 59 MIN E 57 FT TH S 0 DEG 01 MIN E 220 FT TO PL OF BEG SEC 25 T7N R6E
07-25-300-056	3511 HAMMERBERG RD	A PARCEL OF LAND BEG S 89 DEG 59 MIN W 354 FT AND N 0 DEG 01 MIN W 166 FT FROM S 1/4 COR OF SEC TH N 0 DEG 01 MIN W 127 FT TH N 89 DEG 59 MIN E 110 FT TH S 0 DEG 01 MIN E 127 FT TH S 89 DEG 59 MIN W 110 FT TO PLACE OF BEG SEC 25 T7N R6E
07-25-300-057	1306 W BRISTOL RD	A PARCEL OF LAND BEG 244 FT W OF S 1/4 COR OF SEC TH N 166 FT TH W 110 FT TH SLY ALONG HAMMERBERG RD TO S SEC LINE TH E 110 FT TO P O B SEC 25 T7N R6E
07-25-300-062	1520 W BRISTOL RD	PRT OF SW 1/4 BEG N 1 DEG 02 MIN 57 SEC W 306.39 FT FROM SW COR OF SEC TH N 1 DEG 02 MIN 57 SEC W 40 FT TH N 88 DEG 31 MIN 23 SEC E 570.22 FT TH S 1 DEG 02 MIN 57 SEC E 350 FT TH S 88 DEG 31 MIN 23 SEC W 180 FT TH N 1 DEG 02 MIN 57 SEC W 310 FT TH S 88 DEG 31 MIN 23 SEC W 390.01 FT TO POB SEC 25 T7N R6E (95) FR 07-25-300-039

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07-25-300-063	W BRISTOL RD	PRT OF SW 1/4 BEG N 1 DEG 02 MIN 57 SEC W 232.26 FT FROM SW COR TH N 1 DEG 02 MIN 57 SEC W 74.13 FT TH N 88 DEG 31 MIN 23 SEC E 390.01 FT TH S 1 DEG 02 MIN 57 SEC E 308.88 FT TH S 88 DEG 53 MIN 23 SEC W 30 FT TH N 1 DEG 02 MIN 57 SEC W 178.64 FT TH S 88 DEG 31 MIN 23 SEC W 276.11 FT TH N 57 DEG 39 MIN 35 SEC W 100.47 FT TO POB SEC 25 T7N R6E (95) FR 07-25-300-039
07-25-300-068	1460 W BRISTOL RD	A POL BEG N 1 DEG 02 MIN 57 SEC W 346.39 FT & N 88 DEG 31 MIN 23 SEC E 570.02 FT FROM SW COR OF SEC TH N 88 DEG 31 MIN 23 SEC E 200 FT TH S 1 DEG 02 MIN 57 SEC E 350 FT TO A POINT ON C/L OF BRISTOL RD WHICH IS 1.32 FT N OF SEC LINE TH S 88 DEG 31 MIN 23 SEC W 200 FT ALONG C/L OF BRISTOL RD TO A POINT WHICH IS .04 FT N OF SEC LINE TH N 1 DEG 02 MMIN 57 SEC W 350 FT TO POB SEC 25 T7N R6E (98) FR 07-25-300-061
07-25-300-070	1444 W BRISTOL RD	A POL BEG N 88 DEG 53 MIN 23 SEC E 770 FT FROM SW COR OF SEC TH N 1 DEG 02 MIN 57 SEC W 351.32 FT TH N 88 DEG 31 MIN 23 SEC E 160.01 FT TH S 1 DEG 02 MIN 57 SEC E 352.34 FT TH S 88 DEG 53 MIN 23 SEC W 160 FT TO POB SEC 25 T7N R6E 1.29 A (2000) FR 07-25-300-069
07-25-300-072	1294 W BRISTOL RD	E 244 FT OF S 715 FT OF E 1/2 OF SW 1/4 SEC 25 T7N R6E (2001) FR 07-25-300-058/-059
07-25-300-073	1370 W BRISTOL RD	A POL BEG S 89 DEG 59 MIN W 901.55 FT FROM S 1/4 COR OF SEC TH S 89 DEG 59 MIN W 64.10 FT TH N 0 DEG 01 MIN W 160 FT TH S 89 DEG 59 MIN W 98.58 FT TH N 0 DEG 15 MIN 09 SEC E 149.20 FT TH N 89 DEG 05 MIN 05 SEC E 162.97 FT TH S 0 DEG 09 MIN 55 SEC W 311.66 FT TO POB SEC 25 T7N R6E .79 A (02) FR 07-25-300-041/-042
07-25-300-074	1388 W BRISTOL RD	A POL BEG S 89 DEG 59 MIN W 1127.57 FT FROM S 1/4 COR OF SEC TH S 89 DEG 59 MIN W 177.28 FT TH N 0 DEG 50 MIN 19 SEC E 494.32 FT TH S 85 DEG 10 MIN 30 SEC E 170.29 FT TH S 81 DEG 51 MIN E 234.62 FT TH S 0 DEG 01 MIN 40 SEC W 134.90 FT TH S 89 DEG 05 MIN W 162.97 FT TH S 0 DEG 15 MIN W 149.10 FT TH S 89 DEG 59 MIN W 68.73 FT TH S 0 DEG 08 MIN 18 SEC E 160 FT TO POB SEC 25 T7N R6E 2.99 A (02) FR 07-25-300-041/-042
07-25-300-075	W BRISTOL RD	A POL BEG N 01 DEG 02 MIN 57 SEC W 646.39 FT FROM TH SW COR SEC TH N 01 DEG 02 MIN 57 SEC W 466.85 FT TH N 88 DEG 48 MIN 47 SEC E 833.68 FT TH N 1 DEG 02 MIN 57 SEC W 209.00 FT TH N 88 DEG 48 MIN 47 SEC E 497.05 FT TH S 0 DEG 12 MIN 35 SEC E 1324.18 FT TH S 88 DEG 53 MIN 23 SEC W 381.32 FT TH N 01 DEG 02 MIN 57 SEC W 352.34 FT TH S 88 DEG 31 MIN 23 SEC W 524.02 FT TH N 1 DEG 2 MIN 57 SEC W 300.00 FT TH N 1 DEG 2 MIN 57 SEC W 300.00 FT TH S 88 DEG 31 MIN 23 SEC W 406.00 FT TO POB. 25.87 AC SEC 25 T7N R6E (2016) FR 07-25-300-071
07-25-300-077	G 3483 VAN SLYKE RD	A POL BEG N 01 DEG 02 MIN 57 SEC W 346.39 FT FROM SW COR OF SEC TH N 01 DEG 02 MIN 57 SEC W 300.00 FT TH N 88 DEG 31 MIN 23 SEC E 406.00 FT TH S 01 DEG 02 MIN 57 SEC E 300.00 FT TH S 88 DEG 31 MIN 23 SEC W 406.00 FT TO POB. 2.80 AC SEC 25 T7N R6E (2016) FR 07-25-300-071 SPLIT/COMBINED ON 04/26/2016 FROM 07-25-300-076;

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07-25-400-020	1050 W BRISTOL RD	E 300.00 FT OF LOTS 29, 30, & 31, ALL OF LOTS 32, 33 & 36 AND LOTS 34 & 35 EXC THE W 300.00 FT OF HOMESTEAD ACRES NO 1, AND LOTS 1, 5, 6 & 8 OF HOMESTEAD ACRES, AND LOTS 751 & 752 OF THE BRONX, AND PT OF VACATED THE BRONX COM AT THE SE COR OF SEC, TH: S 89°27'00" W 72.89 FT ALG THE S LN OF SEC; TH LEAVING S LN N 00°34'58" W 50.00 FT TO THE S LN OF THE BRONX AND THE POB; TH ALG S LN OF THE BRONX S 89°27'00" W 125.11 FT; TH S 00°34'58" E 50.00 FT; TH S 89°27'00" W 132.00 FT; TH N 00°34'58" W 50.00 FT; TH S 89°27'00" W 1046.80 FT TO THE SE COR OF LOT 1; TH N 00°30'03" W 271.62 FT ALG THE W LN OF LOT 1; TH S 89°26'17" W 91.08 FT TO THE NW COR OF LOT 1; TH N 00°31'05" W 199.93 FT; TH N 89°26'36" E 91.17 FT TO THE SE COR OF LOT 36; TH N 00°30'03" W ALG THE E LN OF HOMESTEAD ACRES A DIST OF 791.42 FT TO THE NE COR OF LOT 29; TH N 00°22'57" W 287.14 FT TO THE NW COR OF LOT 751 OF THE BRONX; TH ALG THE N'LY LINES OF LOTS 751 AND 752 OF THE BRONX THE FOLLOWING 8 COUSES: 1) ALG A CURVE TO THE RT HAVING A RAD OF 448.78 FT, LENGTH OF 310.91 FT, AND A CHORD BEARING AND DIST OF S 70°27'33" E 304.73 FT, AND 2) ALG A CURVE TO THE RT HAVING A RAD OF 610.64 FT, LENGTH OF 159.91 FT, AND A CHORD BEARING AND DIST OF S 43°00'29" E 159.45 FT AND 3) ALG A CURVE TO THE LT HAVING A RAD OF 325.42 FT, LENGTH OF 215.29 FT, AND A CHORD BEARING AND DIST OF S 54°27'31" E 211.38 FT, AND 4) TH ALG A CURVE TO THE RT HAVING A RAD OF 349.64 FT, LENGTH OF 244.12 FT, AND A CHORD BEARING AND DIST OF S 53°25'56" E 239.19 FT, AND 5) TH ALG A CURVE TO THE LT HAVING A RAD OF 591.55 FT, LENGTH OF 210.51 FT, AND A CHORD BEARING AND DIST OF S 43°31'44" E 209.40 FT, AND 6) S 53°43'24" E 73.61 FT, AND 7) ALG A CURVE TO THE LT HAVING A RAD OF 1335.60 FT, LENGTH OF 393.33 FT, AND A CHORD BEARING AND DIST OF S 62°09'37" E 391.91 FT, AND 8) S 70°43'16" E 24.22 FT TO THE W'LY R/W LN OF FENTON RD; TH ALG SD W'LY R/W LN S 00°34'58" E 163.21 FT; TH S 89°25'02" W 23.00 FT TO THE W'LY R/W LN OF FENTON RD RELOCATED; TH ALG SD RE-LOCATED R/W LN S 00°34'58" E 503.84 FT TO THE POB. ALSO AN UNPLATTED PARCEL OF LAND LOCATED BETWEEN LOT 36 OF HOMESTEAD ACRES NO 1 AND LOTS 5, 6, 7 & 8 OF HOMESTEAD ACRES, BEG AT THE NW COR OF LOT 8 TH N 00°31'17" W ALG THE E LN OF VAN CAMPEN RD SD LN BEING THE N'LY EXTENSION OF THE W LN OF SD LOT 8 A DIST OF 199.98 FT TO THE SW COR OF LOT 36 OF HOMESTEAD ACRES NO 1; TH N 89°26'36" E ALG THE S LN OF LOT 36 A DIST OF 280.02 FT; TH LEAVING S LN OF LOT 36 S 00°31'11" E 199.96 FT TO THE NE COR OF LOT 5 OF HOMESTEAD ACRES; TH S 89°26'17" W ALG THE N LN OF LOTS 5, 6, 7 & 8 A DIST OF 280.02 FT TO THE POB SEC 25 T7N-R6E 45.26 AC (2010) FR 07-25-400-015, 07-25-400-017, 07-25-400-018, 07-25-400-019, 07-25-576-005, 07-25-576-006, 07-25-576-008, 07-25-577-014, 07-25-577-020, 07-25-577-022, 07-25-577-023
07-25-400-021	1158 W BRISTOL RD	LOTS 2, 3, & 4 OF HOMESTEAD ACRES BEG AT THE NW COR OF LOT 4 OF SD HOMESTEAD ACRES; TH N 00°31'11" E ALG THE N'LY EXTENSION OF THE W LN OF SD LOT 4 A DIST OF 199.96 FT TO ITS INT. WITH THE S LN OF LOT 36 OF SD HOMESTEAD ACRES NO 1 TH N 89°26' 36" E ALG SD S LN OF LOT 36 A DIST OF 243.27 FT; TH S 00°31'05" E ALG THE N'LY EXTENSION OF THE E LN OF LOT 2 OF SD HOMESTEAD ACRES 199.93 FT TO THE NE COR OF SD LOT 2; TH S 89°26'17" W ALG THE N LN OF SD LOTS 2, 3, & 4 OF HOMESTEAD ACRES 243.27 FT TO THE POB SEC 25 T7N-R6E (2010). FR 07-25-576-002
07-25-576-007	1184 W BRISTOL RD	LOT 7 HOMESTEAD ACRES

Parcel ID	Property Address	Parcel Legal Description
07-25-576-009	1208 W BRISTOL RD	LOT 9 HOMESTEAD ACRES
07-25-576-010	1216 W BRISTOL RD	LOT 10 HOMESTEAD ACRES
07-25-576-011	1224 W BRISTOL RD	LOT 11 HOMESTEAD ACRES
07-25-576-012	1230 W BRISTOL RD	LOT 12 HOMESTEAD ACRES
07-25-576-013	1238 W BRISTOL RD	LOT 13 HOMESTEAD ACRES
07-25-576-014	1246 W BRISTOL RD	LOT 14 HOMESTEAD ACRES
07-25-576-015	1256 W BRISTOL RD	LOTS 15 & 16 & E 54 FT OF LOT 17 HOMESTEAD ACRES (82) FR 0700161014
07-25-576-018	1274 W BRISTOL RD	LOT 18 HOMESTEAD ACRES
07-25-576-019	W BRISTOL RD	W 16 FT OF LOT 17 HOMESTEAD ACRES
07-25-579-060	3444 FENTON RD	LOTS 650 & 651 THE BRONX (73)
07-25-579-061	3438 FENTON RD	LOTS 652 AND 653 THE BRONX
07-35-200-003	W BRISTOL RD	A PARCEL OF LAND BEG 754.76 FT E OF INTERSECTION OF S LINE OF BRISTOL RD AND N AND S 1/4 LINE TH S 0 DEG 11 MIN 37 SEC E 199.93 FT (PREVIOUSLY DESCRIBED AS SOUTH 200 FT) ALONG THE EASTERLY LINE OF UNIT 1 FLINT CONDOMINIUM TO THE NORTHWEST CORNER LOT 1 HOLIDAY INDUSTRIAL PARK SUB TH S 89 DEG 57 MIN 58 SEC E 80 FT (PREVIOUSLY DESCRIBED AS EAST 80 FT) TH N 0 DEG 11 MIN 37 SEC W 200 FT (PREVIOUSLY DESCRIBED AS NORTH 200 FT) TH S 90 DEG 00 MIN 00 SEC W 80 FT TO POINT OF BEG. SEC 35 T7N R6E. Split on 02/06/2018 with 07-35-526-001, 07-35-200-004, 07-35-626-001 into 07-35-526-018;
07-35-200-004	2169 W BRISTOL RD	A PARCEL OF LAND BEG 102.98 FT S AND 835.6 FT E OF N 1/4 COR OF SEC TH E 200 FT TH S 200 FT TH W 200 FT TH N 200 FT TO PL OF BEG SEC 35 T7N R6E Split on 02/06/2018 with 07-35-526-001, 07-35-200-003, 07-35-626-001 into 07-35-526-018;
07-35-200-005	2141 W BRISTOL RD	A PARCEL OF LAND BEG 1095.6 FT E OF INTERSECTION OF S LINE OF BRISTOL RD AND N AND S 1/4 LINE TH E 200 FT TH S 0 DEG 06 MIN E 340 FT TH W 200 FT TH N 0 DEG 06 MIN W 340 FT TO PL OF BEG SEC 35 T7N R6E
07-35-200-006	HOLIDAY DR	A PARCEL OF LAND BEG 60 FT E OF SE COR OF LOT 2 HOLIDAY INDUSTRIAL PARK TH N 0 DEG 06 MIN W 140 FT TH E 200 FT TH S 0 DEG 06 MIN E 140 FT TH W 200 FT TO PL OF BEG SEC 35 T7N R6E (85) FR 0700033011
07-35-200-008	2051 W BRISTOL RD	A PARCEL OF LAND BEG 310 FT W OF INTERSECTION OF S R/W LINE OF BRISTOL RD & WLY R/W LINE OF VAN SLYKE RD TH W 440 FT TH S 300.3 FT TH E 440 FT TH N 300.3 FT TO PL OF BEG SEC 35 T7N R6E (79) Split on 01/26/2018 with 07-35-200-013, 07-35-200-029, 07-35-200-030, 07-35-200-031 into 07-35-200-034, 07-35-200-035, 07-35-200-036;
07-35-200-009	2027 W BRISTOL RD	N 403.5 FT OF E 360 FT OF NE 1/4 EXCEPT N 253.5 FT OF E 200 FT SEC 35 T7N R6E
07-35-200-010	2013 W BRISTOL RD	E 200 FT OF N 253.5 FT OF NE 1/4 SEC 35 T7N R6E
07-35-200-013	VAN SLYKE RD	A PARCEL OF LAND BEG 310 FT W & 300.3 FT S OF INTERSECTION OF S R/W LINE OF BRISTOL RD & WLY R/W LINE OF VAN SLYKE RD TH W 18 FT TH S 327 FT TH E 32.47 FT TH S 272 FT TH E 297.79 FT TH N 599.7 FT TH W 310 FT TO PLACE OF BEG SEC 35 T7N R6E Split on 01/26/2018 with 07-35-200-008, 07-35-200-029, 07-35-200-030, 07-35-200-031 into 07-35-200-034, 07-35-200-035, 07-35-200-036;
07-35-200-015	4150 VAN SLYKE RD	A PARCEL OF LAND BEG 150 FT S OF NE COR OF S 1/2 OF NE 1/4 TH W 300 FT TH N 150 FT TH W 135 FT TH S 450 FT TH E 435 FT TH N 300 FT TO PLACE OF BEG SEC 35 T7N R6E (78)
07-35-200-016	4132 VAN SLYKE RD	N 150 FT OF E 300 FT OF SE 1/4 OF NE 1/4 SEC 35 T7N R6E 1.04 A

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07-35-200-021	W BRISTOL RD	A POL BEG S 0 DEG 06 MIN E 259.98 FT & N 69 DEG 44 MIN 23 SEC E 453.38 FT & E 870 FT FROM N 1/4 COR OF SEC TH E 260 FT TH S 0 DEG 01 MIN E 300 FT TH W 260 FT TH N 0 DEG 01 MIN W 300 FT TO POB SEC 35 T7N R6E 1.79 A (2001) FR 07-35-200-007
07-35-200-024	W BRISTOL RD	A POL BEG S 0 DEG 06 MIN E 259.98 FT FROM N 1/4 COR OF SEC TH N 69 DEG 44 MIN 23 SEC E 360.76 FT TH S 0 DEG 14 MIN 49 SEC E 504.69 FT TH W 674.69 FT TH N 41 DEG 20 MIN 16 SEC E 505.80 FT TO POB SEC 35 T7N R6E 4.905 A (02) FR 07-35-200-001/-002 Split on 02/07/2018 with 07-35-526-010 into 07-35-200-037, 07-35-526-019;
07-35-200-025	W BRISTOL RD	A POL BEG S 0 DEG 06 MIN E 259.98 FT & N 69 DEG 44 MIN 23 SEC E 458.38 FT & E 1130 FT FROM N 1/4 COR OF SEC TH S 0 DEG 01 MIN E 300 FT TH W 260 FT TH S 0 DEG 01 MIN E 300 FT TH E 525.13 FT TH N 0 DEG 17 MIN 30 SEC W 600 FT TH W 26.41 FT TH S 0 DEG 17 MIN 30 SEC E 250 FT TH W 234.17 FT TH N 0 DEG 17 MIN 30 SEC W 250 FT TH W 1.67 FT TO POB SEC 35 T7N R6E (02) FR 07-35-200-022
07-35-200-026	W BRISTOL RD	A POL BEG S 0 DEG 06 MIN E 259.98 FT & N 69 DEG 44 MIN 23 SEC E 453.38 FT TH E 1131.67 FT FROM N 1/4 COR OF SEC TH E 234.17 FT TH S 0 DEG 17 MIN 30 SEC E 250 FT TH W 234.17 FT TH N 0 DEG 17 MIN 30 SEC W 250 FT TO POB SEC 35 T7N R6E (02) FR 07-35-200-022
07-35-200-029	VAN SLYKE RD	PART OF NE 1/4 OF SEC COMM AT E 1/4 COR OF SEC TH ALG E SEC LN N 0 DEG 25 MIN 58 SEC W 1323.32 FT & S 89 DEG 42 MIN 56 SEC W TO A PT ON W LINE OF VAN SLYKE RD FOR A PL OF BEG TH CONT S 89 DEG 42 MIN 56 SEC W 234.54 FT TH N 0 DEG 25 MIN 58 SEC W 318.26 FT TH S 89 DEG 59 MIN 52 SEC E 234.54 FT TH S 0 DEG 25 MIN 58 SEC E 317.09 FT TO PL OF BEG SEC 35 T7N R6E (06) 1.71 A FR 07-35-200-027 Split on 01/26/2018 with 07-35-200-008, 07-35-200-013, 07-35-200-030, 07-35-200-031 into 07-35-200-034, 07-35-200-035, 07-35-200-036;
07-35-200-030	2051 W BRISTOL RD	PART OF NE 1/4 COMM AT E 1/4 COR TH ALG E SEC LN N 0 DEG 25 MIN 58 SEC W 1323.32 FT & S 89 DEG 42 MIN 56 SEC W 284.54 FT TO PL OF BEG TH CONT S 89 DEG 42 MIN 56 SEC W 913.70 FT TH N 0 DEG 25 MIN 58 SEC W 625.88 FT TH N 89 DEG 59 IN 20 SEC E 398.25 FT TH N 0 DEG 25 MIN 58 SEC W 296.29 FT TH S 89 DEG 59 MIN 52 SEC E 422.02 FT TH S 0 DEG 25 MIN 58 SEC E 327 FT TH S 89 DEG 10 MIN 21 SEC E 30.22 FT TH S 0 DEG 25 MIN 58 SEC E 272 FT TH S 89 DEG 59 MIN 52 SEC E 63.25 FT TH S 0 DEG 25 MIN 58 SEC E 318.26 FT TO PL OF BEG SEC 35 T7N R6E (06) 15.49 A FR 07-35-200-012/027 Split on 01/26/2018 with 07-35-200-008, 07-35-200-013, 07-35-200-029, 07-35-200-031 into 07-35-200-034, 07-35-200-035, 07-35-200-036;
07-35-200-033	4109 HOLIDAY DR	PART OF NE 1/4 BEG AT E 1/4 OF SEC TH S 89 DEG 49 MIN 13 SEC W 1717.62 FT TH N 00 DEG 06 MIN 00 SEC W 599.96 FT TH S 90 DEG E 115 FT TH N 00 DEG 06 MIN W 214.73 FT TH S 90 DEG W 135 FT TH N 0 DEG 06 MIN W 827.04 FT TH ON A CURVE TO LEFT HAVING A RADIUS OF 260.04 FT WITH CENTRAL ANGLE OF 76 DEG 39 MIN 20 SEC & A CHORD BEARING & DISTANCE OF N 38 DEG 13 MIN 20 SEC E 322.49 FT TH S 00 DEG 06 MIN 00 SEC E 574.84 FT TH N 89 DEG 41 MIN 08 SEC E 1094.3 FT TH S 00 DEG 27 MIN 44 SEC E 450 FT TH S 89 DEG 53 MIN 04 SEC E 435 FT TH S 00 DEG 27 MIN 44 SEC E 871.80 FT TH N 56 DEG 02 MIN 43 SEC E 2.80 FT TO POB SEC 35 T7N R6E (05) 48.79 A FR 07-35-200-011/019/020 (2013) FR 07-35-200-028.

Parcel ID	Property Address	Parcel Legal Description
07-35-200-034	4066 VAN SLYKE RD	POL BEG N 0 DEG 25 SEC 58 SEC W 1323.32 FT TH S 89 DEG 42 MIN 56 SEC W 50 FT FROM E ¼ COR OF SECTION 35, TH CONT S 89 DEG 42 MIN 56 SEC W 749.95 FT TH N 0 DEG 25 MIN 58 SEC W 176.00 FT TH N 89 DEG 32 MIN 55 SEC E 502.25 FT TH N 01 DEG 0 MIN 40 SEC W 444.00 FT TH S 89 DEG 48 MIN 26 SEC E 252.20 FT TH S 0 DEG 25 MIN 58 SEC E 619.33 FT TO POB 5.58 AC (2018) FR 07-35-200-013, 07-35-200-029, AND 07-35-200-030 SPLIT/COMBINED ON 01/26/2018 FROM 07-35-200-008, 07-35-200-013, 07-35-200-029, 07-35-200-030, 07-35-200-031;
07-35-200-035	2051 W BRISTOL RD	POL BEG N 0 DEG 25 MIN 58 SEC W 1323.32 FT TH S 89 DEG 42 MIN 56 SEC W 799.95 FT FROM E ¼ COR OF SECTION 35, TH CONT S 89 DEG 42 MIN 56 SEC W 729.35 FT TH N 0 DEG 0 MIN 11 SEC W 574.84 FT TH N 0 DEG 06 MIN 0 SEC W 52.64 FT TH N 90 DEG 00 MIN 00 SEC E 200 FT TH N 89 DEG 59 MIN 20 SEC E 524.70 FT TH N 0 DEG 25 MIN 58 SEC W 596.59 FT TH N 89 DEG 59 MIN 52 SEC E 440.01 FT TH S 0 DEG 25 MIN 58 SEC E 300.30 FT TH S 89 DEG 52 MIN 11 SEC E 310.00 FT TH S 0 DEG 25 MIN 58 SEC E 297.23 FT TH N 89 DEG 48 MIN 26 SEC W 252.20 FT TH S 01 DEG 00 MIN 40 SEC E 444.00 FT TH S 89 DEG 32 MIN 55 SEC W 502.25 FT TH S 0 DEG 25 MIN 58 SEC E 176.00 FT TO POB 23.70 AC (2018) FR 07-35-200-008, 07-35-200-013, 07-35-200-030, AND 07-35-200-031 SPLIT/COMBINED ON 01/26/2018 FROM 07-35-200-008, 07-35-200-013, 07-35-200-029, 07-35-200-030, 07-35-200-031;
07-35-200-036	HOLIDAY	POL BEG N 0 DEG 25 MIN 58 SEC W 1323.32 FT TH S 89 DEG 42 MIN 56 SEC W 1529.30 FT TH N 0 DEG 00 MIN 11 SEC W 574.84 FT TH N 0 DEG 6 MIN 00 SEC W 52.64 FT FROM E ¼ COR OF SECTION 35, TH CONT N 0 DEG 06 MIN 00 SEC W 116.82 FT TH N 90 DEG 00 MIN 00 SEC E 200.00 FT TH S 0 DEG 06 MIN 00 SEC E 116.82 FT TH S 90 DEG 00 MIN 00 SEC W 200.00 FT TO POB .536 AC (2018) FR 07-35-200-008, 07-35-200-013, 07-35-200-029, 07-35-200-030, 07-35-200-031
07-35-200-037	W BRISTOL RD	POL BEG S 00 DEG 6 MIN 00 SEC E 259.98 FT FR N 1/4 COR SEC 35 T7N R6E TH N 69 DEG 44 MIN 23 SEC E 360.76 FT; TH S 00 DEG 14 MIN 49 SEC E 504.69 FT; TH W 359.34 FT; TH N 00 DEG 6 MIN 00 SEC W 148 FT; TH W 184.9 FT; TH N 41 DEG 20 MIN 16 SEC E 308.68 FT TO POB. 4.06 AC (2018) FR 07-35-200-024
07-35-200-038	2215 W BRISTOL RD	POL DESC AS PT OF THE N 1/2 OF SEC 35 T7N R6E DESC AS BEG AT A PT THAT IS S 0 DEG 6 MIN 0 SEC E 259.98 FT ALG THE N-S 1/4 LINE OF SEC 35 AND N 69 DEG 39 MIN 58 SEC E 360.76 FR THE NORTH 1/4 COR OF SEC 35 TH N 69 DEG 39 MIN 58 SEC E 92.42 FT; TH N 90 DEG 0 MIN 0 SEC E 12.81 FT; TH S 00 DEG 2 MIN 33 SEC E 536.79 FT; TH S 89 DEG 59 MIN 39 SEC W 97.92 FT; TH N 0 DEG 13 MIN 16 SEC W 504.69 FT TO THE POB. CONTAINING 1.19 ACRES (2018) FR 07-35-626-002.
07-35-200-039	2169 W BRISTOL RD	A POL BEG S 0 DEG 6 MIN 0 SEC E 102.99 FT AND N 90 DEG 0 MIN 0 SEC E 755.60 FT FROM NW COR OF THE NE ¼ OF SECTION 35, T7N R6E TH CONT S 0 DEG 06 MIN 0 SEC E 425.31 FT TH S 89 DEG 54 MIN 0 SEC W 45.22 FT TO POB; TH N 88 DEG 55 MIN 2 SEC W 65.72 FT; TH S 1 DEG 4 MIN 58 SEC W 45.23 FT TH S 88 DEG 55 MIN 2 SEC E 65.72 FT; TH N 1 DEG 4 MIN 58 SEC E 45.23 FT TO THE POB. .07 AC (2018) FR 07-35-526-001, 07-35-200-003, 07-35-200-004, & 07-35-626-001
07-35-526-001	HOLIDAY DR	LOT 1 HOLIDAY INDUSTRIAL PARK Split on 02/06/2018 with 07-35-200-003, 07-35-200-004, 07-35-626-001 into 07-35-526-018;
07-35-526-002	4050 HOLIDAY DR	LOT 2 HOLIDAY INDUSTRIAL PARK

Parcel ID	Property Address	Parcel Legal Description
07-35-526-018	2169 W BRISTOL RD	A POL BEG S 0 DEG 6 MIN 0 SEC E 102.99 FT AND N 90 DEG 0 MIN 0 SEC E 460.83 FT FROM NW COR OF THE NE ¼ OF SECTION 35, T7N R6E TH CONT N 90 DEG 0 MIN 0 SEC E 574.77 FT TH S 0 DEG 6 MIN 0 SEC E 340.00 FT TH N 90 DEG 0 MIN 0 SEC W 280.00 FT TH S 0 DEG 6 MIN 0 SEC E 196.76 FT TH S 90 DEG 0 MIN 0 SEC W 295.82 FT TH N 0 DEG 0 MIN 44 SEC E 536.76 FT TO POB. 5.83 AC (2018). FR 07-35-526-001, 07-35-200-003, 07-35-200-004, & 07-35-626-001
07-35-626-001	2207 W BRISTOL RD	UNIT 1 FLINT CONDOMINIUM (2008) Split on 02/06/2018 with 07-35-526-001, 07-35-200-003, 07-35-200-004 into 07-35-526-018;
07-35-626-002	2215 W BRISTOL RD	UNIT 2 FLINT CONDOMINIUM (2008) Split on 02/07/2018 into 07-35-200-038;
07-36-100-001	4021 VAN SLYKE RD	ALL THAT PART OF W 8 RDS OF N 26 2/3 RDS OF NW 1/4 OF NW 1/4 LYING SELY OF A LINE DESC AS BEG N 88 DEG 53 MIN 07 SEC E 300 FT FROM NW COR OF SEC TH S 58 DEG 09 MIN 40 SEC W 288.51 FT TH S 1 DEG 53 MIN 37 SEC E 400 FT AND POINT OF ENDING SEC 36 T7N R6E
07-36-100-002	1519 W BRISTOL RD	E 18 RDS OF W 26 RDS OF N 26 2/3 RDS OF NW 1/4 OF NW 1/4 SEC 36 T7N R6E (76)
07-36-100-003	1489 W BRISTOL RD	E 6 RDS OF W 32 RDS OF N 26 2/3 RDS OF NW 1/4 OF NW 1/4 SEC 36 T7N R6E 1.00 A
07-36-100-004	1479 W BRISTOL RD	E 6 RDS OF W 38 RDS OF N 26 2/3 RDS OF NW 1/4 OF NW 1/4 SEC 36 T7N R6E 1.00 A
07-36-100-005	1471 W BRISTOL RD	E 12 RDS OF W 50 RDS OF N 26 2/3 RDS OF NW 1/4 OF NW 1/4 SEC 36 T7N R6E 2.00 A
07-36-100-006	1445 W BRISTOL RD	A PARCEL OF LAND BEG S 89 DEG 13 MIN 30 SEC E 825 FT FROM NW COR OF SEC, TH S 544 FT TH S 89 DEG 13 MIN 30 SEC E 161.36 FT TH N 543.25 FT TH W 165.1 FT TO PLACE OF BEG SEC 36 T7N R6E (92) FR 0700033152
07-36-100-011	4055 VAN SLYKE RD	S 190 FT OF N 660 FT OF W 200 FT OF NW 1/4 OF NW 1/4 SEC 36 T7N R6E
07-36-100-012	VAN SLYKE RD	S 13 1/3 RDS OF N 40 RDS OF W 50 RDS OF NW 1/4 OF NW 1/4 EXCEPT S 190 FT OF W 200 FT SEC 36 T7N R6E (76)
07-36-100-018	4123 VAN SLYKE RD	W 50 RDS OF NW 1/4 OF NW 1/4 EXCEPT N 73 1/3 RDS SEC 36 T7N R6E 2.30 A
07-36-100-038	1377 W BRISTOL RD	E 75 FT OF N 500 FT OF W 1/4 OF NE 1/4 OF NW 1/4 SEC 36 T7N R6E .86 A
07-36-100-066	4091 VAN SLYKE RD	A POL BEG S 770 FT FROM NW COR OF SEC TH S 89 DEG 13 MIN 30 SEC E 300 FT TH N 110 FT TH S 89 DEG 13 MIN 30 SEC E 525 FT TH N 116 FT TH S 89 DEG 13 MIN 30 SEC E 161.33 FT TH S 0 DEG 23 MIN 30 SEC W 804.41 FT TH N 87 DEG 35 MIN 05 SEC W 155.96 FT TH N 135.79 FT TH N 89 DEG 18 MIN 23 SEC W 825 FT TH N 439.41 FT TO POB SEC 36 T7N R6E (2000) FR 07-36-100-014/-016
07-36-100-067	4067 VAN SLYKE RD	S 6 2/3 RODS OF N 46 2/3 RDS OF W 300 FT OF NW 1/4 OF NW 1/4 (2000) SEC 36 T7N R6E FR 07-36-100-014
07-36-100-072	1431 W BRISTOL RD	COMM AT THE NW COR OF SEC TH N 89 DEG 31 MIN 37 SEC E 990.1 FT TO THE POB TH N 89 DEG 31 MIN 37 SEC E 318.28 FT TH S 01 DEG 18 MIN 02 SEC E 365.03 FT TH S 89 DEG 31 MIN 37 SEC W 177.14 FT TH S 01 DEG 17 MIN 09 SEC E 135.02 FT TH S 89 DEG 31 MIN 37 SEC W 145.03 FT TH N 00 DEG 50 MIN 49 SEC W 500.06 FT TO TH POB SEC 36 T7N R6E (06) 3.12 A FR 07-36-100-007/008/063
07-36-100-073	1395 W BRISTOL RD	W 180 FT OF N 250 FT & E 75 FT OF W 255 FT OF N 500 FT OF W 1/4 OF NE 1/4 OF NW 1/4 SEC 36 T7N R6E (07) 1.89 A FR 07-36-100-033/034/036/037
07-36-200-004	1193 W BRISTOL RD	N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 EXCEPT W 90 FT ALSO EXCEPT E 532.50 FT SEC 36 T7N R6E .36 A
07-36-200-005	1187 W BRISTOL RD	W 80 FT OF E 532.50 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E .46 A
07-36-200-006	W BRISTOL RD	W 52.50 FT OF E 452.50 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E .30 A

Parcel ID	Property Address	Parcel Legal Description
07-36-200-007	1175 W BRISTOL RD	W 50 FT OF E 400 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E .28 A
07-36-200-008	1169 W BRISTOL RD	W 50 FT OF E 350 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E .28 A
07-36-200-009	1163 W BRISTOL RD	W 100 FT OF E 300 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E .57 A
07-36-200-010	W BRISTOL RD	W 75 FT OF E 200 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E
07-36-200-011	W BRISTOL RD	W 50 FT OF E 125 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E
07-36-200-012	1141 W BRISTOL RD	W 35 FT OF E 75 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E .20 A
07-36-200-013	1137 W BRISTOL RD	E 40 FT OF N 250 FT OF E 1/2 OF W 1/2 OF NE 1/4 SEC 36 T7N R6E (75)
07-36-527-001	4010 FENTON RD	LOTS 1 TO 10 INCL AND LOTS 50 AND 51 AND LOTS 96 AND 97 FENTONLAWN
07-36-527-002	4032 FENTON RD	LOTS 11 THRU 16 FENTONLAWN (82) FR 0700130003
07-36-527-003	4050 FENTON RD	LOTS 17 18 19 AND 20 FENTONLAWN
07-36-527-004	4062 FENTON RD	LOTS 21 22 23 & 24 FENTONLAWN (76)
07-36-527-005	4068 FENTON RD	LOTS 25 AND 26 FENTONLAWN
07-36-527-006	4070 FENTON RD	LOTS 27 THRU 30 & ALL THAT PART OF VACATED ALLEY ADJOINING LOTS 27 THRU 30 ON THE W FENTONLAWN (85) FR 0700130013
07-36-527-007	4084 FENTON RD	1024
07-36-527-008	4090 FENTON RD	LOTS 33 AND 34 FENTONLAWN
07-36-527-009	4094 FENTON RD	LOTS 35 AND 36 FENTONLAWN
07-36-527-010	4098 FENTON RD	LOTS 37 AND 38 FENTONLAWN
07-36-527-011	4102 FENTON RD	LOTS 39 AND 40 FENTONLAWN
07-36-527-012	4126 FENTON RD	LOTS 41 THRU 49 FENTONLAWN (75)
07-36-527-019	1073 W BRISTOL RD	LOTS 60 & 61 FENTONLAWN (75)
07-36-527-022	1085 W BRISTOL RD	LOT 64 FENTONLAWN
07-36-527-023	1103 W BRISTOL RD	LOTS 65 66 AND 67 FENTONLAWN
07-36-527-024	1113 W BRISTOL RD	LOT 68 FENTONLAWN
07-36-527-025	W BRISTOL RD	LOTS 69 THRU 72 FENTONLAWN (77)
07-36-527-026	1135 W BRISTOL RD	LOT 73 FENTONLAWN
07-36-527-027	1134 WHITTEMORE AVE	LOT 74 FENTONLAWN
07-36-527-028	1130 WHITTEMORE AVE	LOT 75 FENTONLAWN
07-36-527-029	1126 WHITTEMORE AVE	LOTS 76 AND 77 FENTONLAWN
07-36-527-030	1116 WHITTEMORE AVE	LOT 78 FENTONLAWN
07-36-527-031	1112 WHITTEMORE AVE	LOT 79 FENTONLAWN
07-36-527-032	1106 WHITTEMORE AVE	LOT 80 FENTONLAWN
07-36-527-033	1102 WHITTEMORE AVE	LOT 81 FENTONLAWN
07-36-527-034	1096 WHITTEMORE AVE	LOT 82 FENTONLAWN
07-36-527-035	1086 WHITTEMORE AVE	LOT 83 FENTONLAWN
07-36-527-036	1076 WHITTEMORE AVE	LOTS 84 & 85 FENTONLAWN (83) FR 0700130050

Parcel ID	Property Address	Parcel Legal Description
07-36-527-037	1072 WHITTEMORE AVE	LOT 86 FENTONLAWN
07-36-527-040	1058 WHITTEMORE AVE	LOT 89 FENTONLAWN
07-36-527-214	W BRISTOL RD	LOT 52 TO 59, 87, 88, 90 TO 95 FENTONLAWN (2014) FR 07-36-527-013, 018, 07-36-527-038, 039, 07-36-527-041-046
07-36-527-215	W BRISTOL RD	LOT 62 AND 63 FENTONLAWN (2014) FR 07-36-527-020 AND 021
07-36-528-031	4242 FENTON RD	N 1/2 OF LOT 5 AND LOTS 52 THRU 55 ROMAYNE HEIGHTS
07-36-528-032	4230 FENTON RD	LOTS 56 AND 57 AND THE E 1/2 OF VACATAED ALLOEY ADJACENT TO LOTS 56 & 57 ROMAYNE HEIGHTS (2012)
07-36-528-033	4226 FENTON RD	LOTS 58 59 AND 60 & THE E1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOTS ROMAYNE HEIGHTS (2012)
07-36-528-068	FENTON RD	LOTS 107 THRU 110 & E 1/2 OF VACATED ALLEY ADJACENT TO LOTS 107 THRU 110 ROMAYNE HEIGHTS (2012)
07-36-528-069	4194 FENTON RD	LOTS 111 & 112 & LOT 159 & E 1/2 OF VACATED ALLEY ADJACENT TO LOTS 111, 112 & 159 ROMAYNE HEIGHTS (1979 ,2012)
07-36-528-103	4188 FENTON RD	LOT 160 & E 1/2 OF VACATED ALLEY ADJACENT TO LOT 160 ROMAYNE HEIGHTS (2012)
07-36-528-104	G 4172 FENTON RD	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2016. LOTS 161 AND 162 & E 1/2 OF VACATED ALLEY ADJACENT TO LOTS 161 & 162 ROMAYNE HEIGHTS (2012) PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2016.
07-36-528-133	4162 FENTON RD	LOTS 209 AND 210 & E 1/2 OF VACATED ALLEY ADJACENT TO LOTS 209 & 210 ROMAYNE HEIGHTS (2012)
07-36-528-134	FENTON RD	LOT 211 ROMAYNE HEIGHTS
07-36-528-135	FENTON RD	LOT 212 ROMAYNE HEIGHTS
07-36-528-167	G 4142 FENTON RD	LOT 259 ROMAYNE HEIGHTS
07-36-528-168	FENTON RD	LOT 260 ROMAYNE HEIGHTS
07-36-528-175	4254 FENTON RD	LOTS 1 THRU 4 AND S 1/2 OF LOT 5 AND ALL THAT PORTION OF A VACATED ALLEY BEING 8 FT. IN WIDTH ADJOINING SAID LOTS & LOT 6 AND ALL THAT PORTION OF A VACATED ALLEY BEING 8 FT IN WIDTH ADJOINING SAID LOT ROMAYNE HEIGHTS (2015) FR 07-36-528-001 & 07-36-528-002

Exhibit D Sanitary Sewer Lines Map

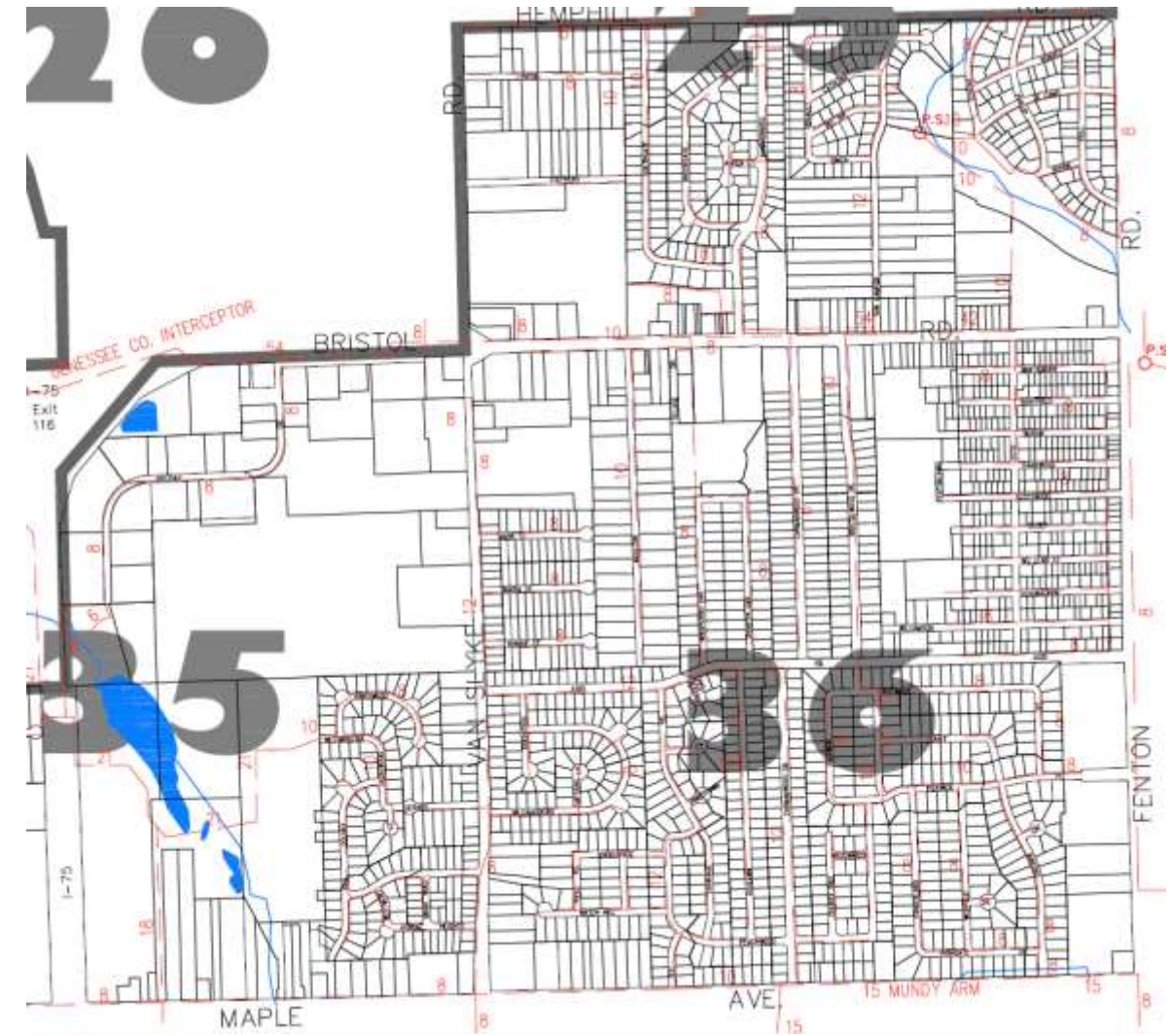
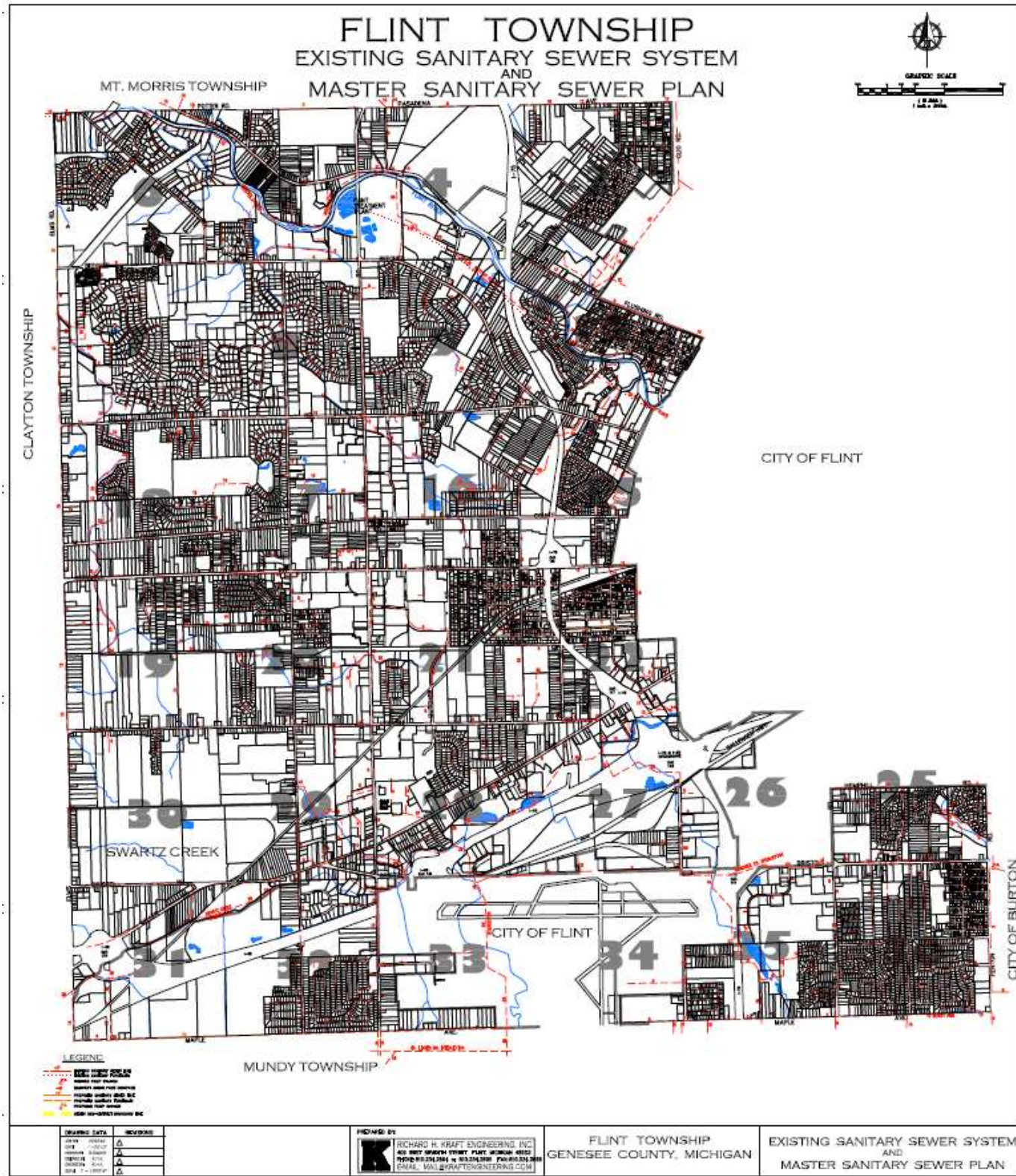


Exhibit E Storm Sewer Lines Map

Not Available

Exhibit G Zoning Map

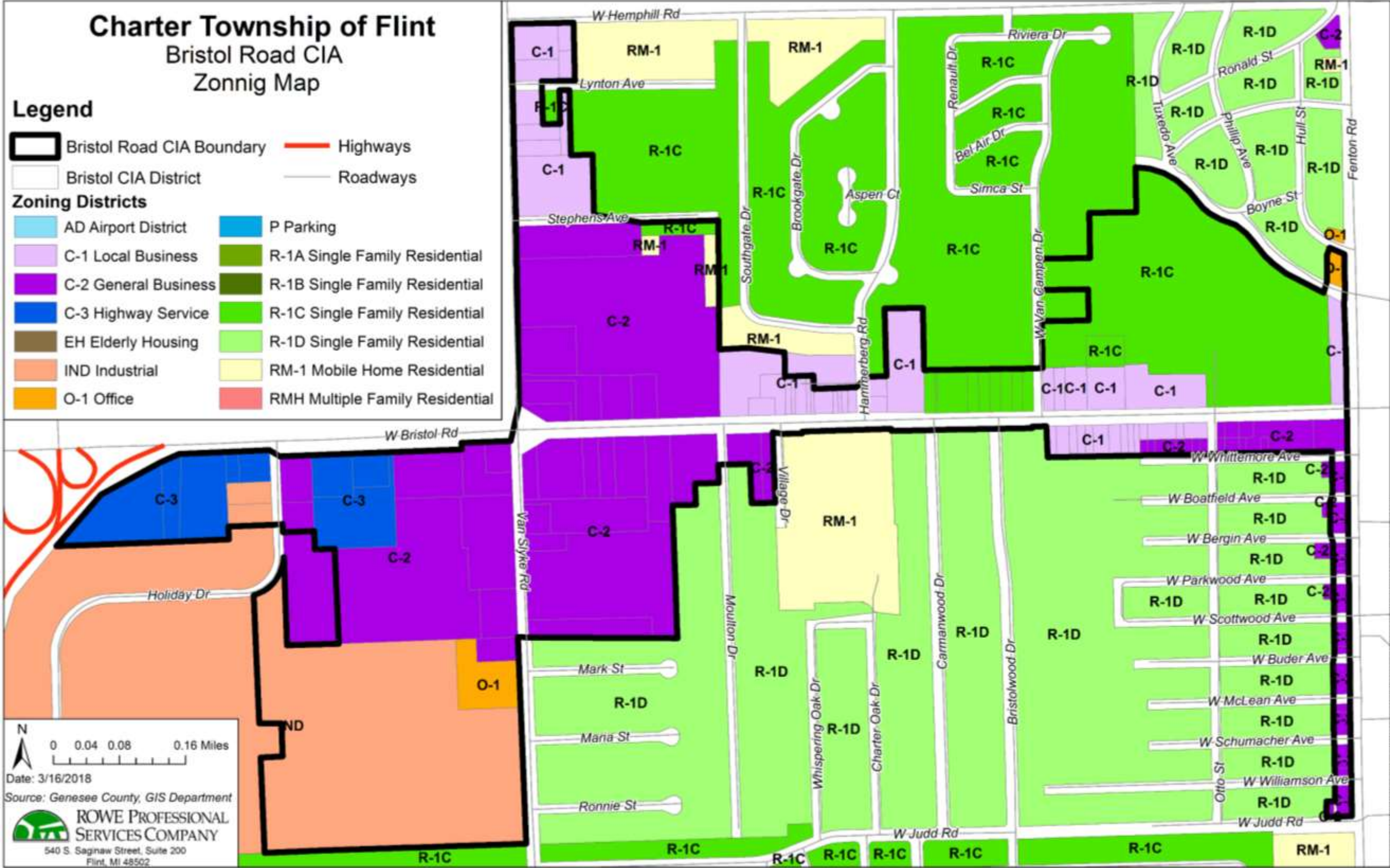


Exhibit H Existing Land Use Map

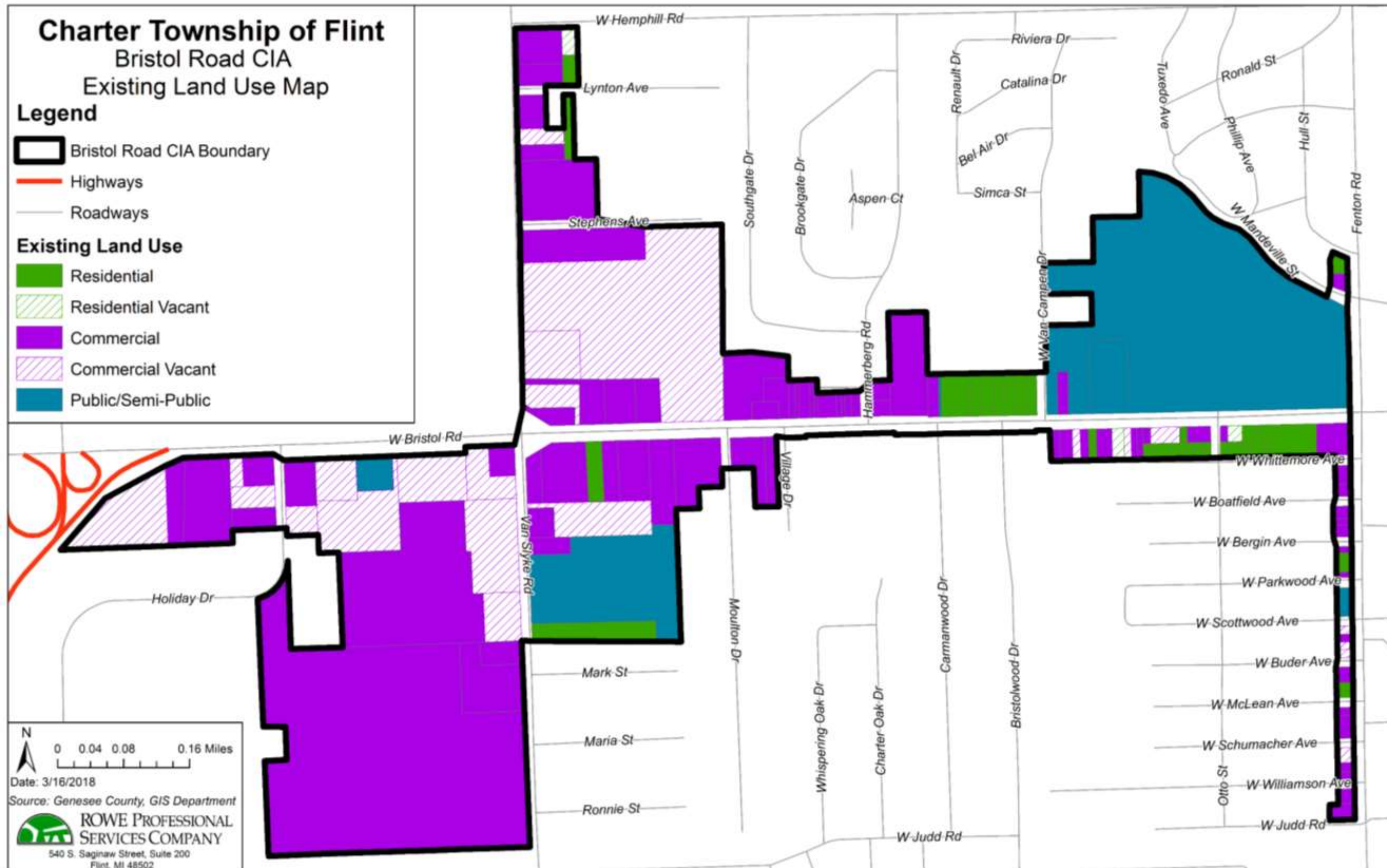


Exhibit I Future Land Use Map

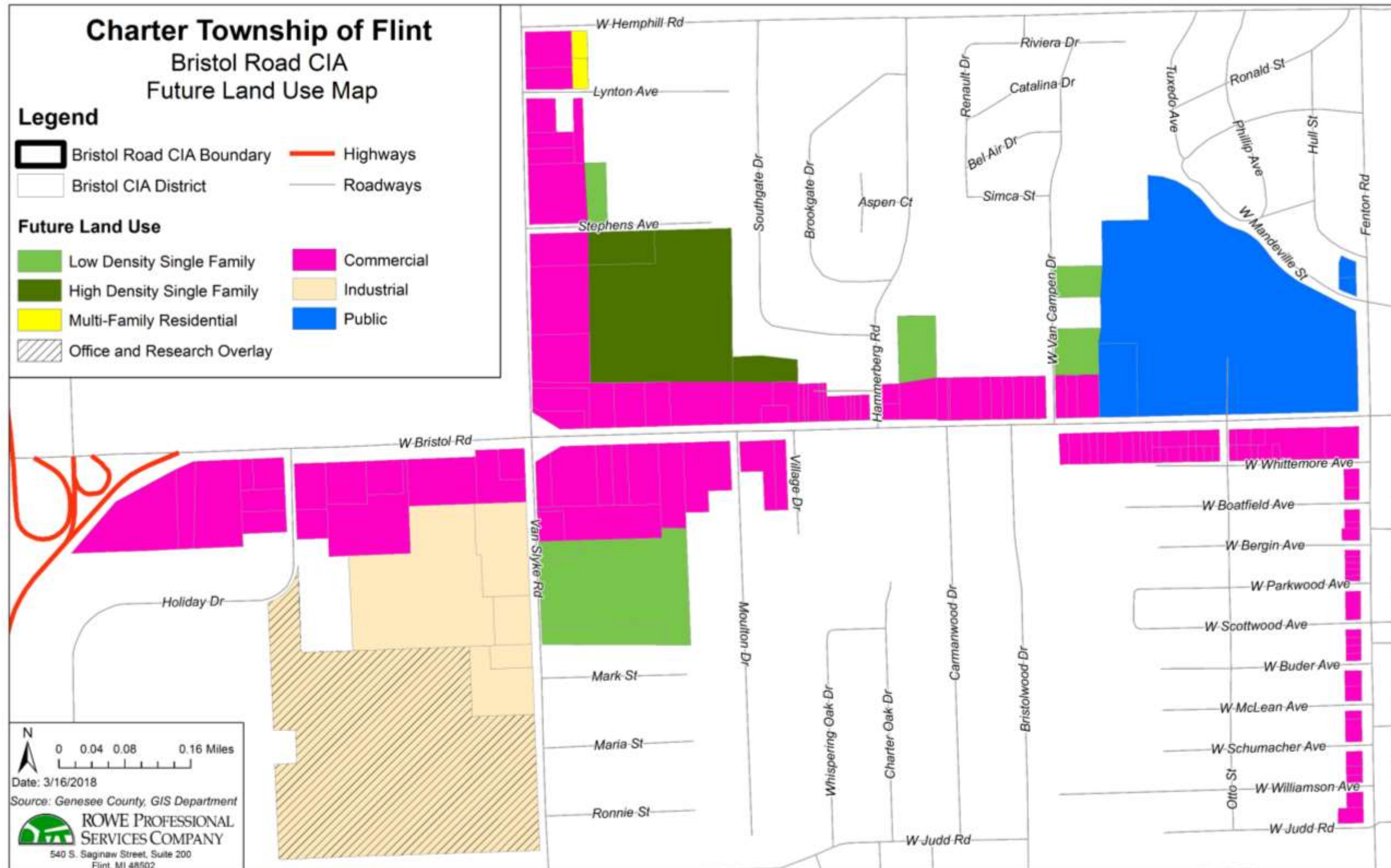


Exhibit J Preliminary 2018 Tax Increment Role within the CIA

Base Year	Property Address	Property Class	Parcel ID	Owner	2017 Taxable Value	2018 Taxable Value	Total Millage	Captured Taxable Value	Tax Revenue from TV
2017	3285 VAN SLYKE RD	201	07-25-300-001	LIBERTY BELLE LEASING LLC	\$156,284	\$159,565	22.5435	\$3,281	\$74
2017	3293 VAN SLYKE RD	201	07-25-300-002	TEMPLE ASSOC	\$128,526	\$131,225	22.5435	\$2,699	\$61
2017	LYNTON ST	400	07-25-300-003	KISE, CYNTHIA J	\$4,520	\$5,500	22.5435	\$980	\$22
2017	1490 LYNTON ST	401	07-25-300-004	KISE, CYNTHIA J	\$24,155	\$25,200	22.5435	\$1,045	\$24
2017	3311 VAN SLYKE RD	201	07-25-300-015	SAGELINK CREDIT UNION	\$221,263	\$225,909	22.5435	\$4,646	\$105
2017	VAN SLYKE RD	200	07-25-300-017	SAGELINK CREDIT UNION	\$19,300	\$19,705	22.5435	\$405	\$9
2017	3339 VAN SLYKE RD	201	07-25-300-018	YOUNG, HECK & ZIMBLER LLC	\$125,025	\$127,650	22.5435	\$2,625	\$59
2017	1495 LYNTON ST	401	07-25-300-019	BURBAR 2 LLC	\$23,400	\$23,500	22.5435	\$100	\$2
2017	3381 VAN SLYKE RD	201	07-25-300-029	FINANCIAL PLUS CREDIT UNION	\$1,047,331	\$1,069,324	22.5435	\$21,993	\$496
2017	3405 VAN SLYKE RD	201	07-25-300-038	KHIRFAN ENTERPRISES	\$88,317	\$90,171	22.5435	\$1,854	\$42
2017	1508 W BRISTOL RD	201	07-25-300-040	BRISTOL VANSLYKE LLC	\$84,503	\$86,277	22.5435	\$1,774	\$40
2017	1376 W BRISTOL RD	201	07-25-300-043	FINATECH LLC	\$126,770	\$129,432	22.5435	\$2,662	\$60
2017	1362 W BRISTOL RD	201	07-25-300-044	JENIX INVESTMENTS	\$36,697	\$37,467	22.5435	\$770	\$17
2017	1358 W BRISTOL RD	201	07-25-300-045	JENIX INVESTMENTS	\$58,905	\$60,142	22.5435	\$1,237	\$28
2017	1354 W BRISTOL RD	201	07-25-300-046	JENIX INVESTMENTS	\$108,780	\$111,064	22.5435	\$2,284	\$51
2017	1346 W BRISTOL RD	201	07-25-300-047	JENIX INVESTMENTS	\$30,320	\$30,956	22.5435	\$636	\$14
2017	1344 W BRISTOL RD	201	07-25-300-048	JENIX INVESTMENTS	\$19,725	\$20,139	22.5435	\$414	\$9
2017	1338 W BRISTOL RD	201	07-25-300-049	WASHINGTON, ROMELL	\$66,684	\$68,084	22.5435	\$1,400	\$32
2017	1332 W BRISTOL RD	201	07-25-300-050	GLENDALE BUILDERS INC	\$27,464	\$28,040	22.5435	\$576	\$13
2017	1330 W BRISTOL RD	201	07-25-300-051	GLENDALE BUILDERS INC	\$25,144	\$25,672	22.5435	\$528	\$12
2017	1328 W BRISTOL RD	201	07-25-300-052	GLENDALE BUILDERS INC	\$35,254	\$35,994	22.5435	\$740	\$17
2017	1324 W BRISTOL RD	201	07-25-300-053	GLENDALE BUILDERS INC	\$45,334	\$46,286	22.5435	\$952	\$21
2017	3511 HAMMERBERG RD	201	07-25-300-056	GLENDALE BLDRS	\$30,219	\$30,853	22.5435	\$634	\$14
2017	1306 W BRISTOL RD	201	07-25-300-057	GLENDALE BUILDERS INC	\$66,412	\$67,806	22.5435	\$1,394	\$31
2017	1520 W BRISTOL RD	201	07-25-300-062	MCDONALDS CORPORATION 21-1194	\$273,701	\$279,448	22.5435	\$5,747	\$130
2017	W BRISTOL RD	200	07-25-300-063	BRISTOL VANSLYKE LLC	\$26,800	\$27,362	22.5435	\$562	\$13
2017	1460 W BRISTOL RD	201	07-25-300-068	AUTOZONE, INC	\$240,495	\$245,545	22.5435	\$5,050	\$114
2017	1444 W BRISTOL RD	201	07-25-300-070	1444 BRISTOL VENTURES LLC	\$75,675	\$77,264	22.5435	\$1,589	\$36
2017	1294 W BRISTOL RD	201	07-25-300-072	ANDERSON, CHRISTINE	\$98,200	\$100,262	22.5435	\$2,062	\$46
2017	1370 W BRISTOL RD	201	07-25-300-073	HAWLEY, MICHAEL	\$188,662	\$192,623	22.5435	\$3,961	\$89
2017	1388 W BRISTOL RD	201	07-25-300-074	COSTANZA, MICHAEL J	\$332,970	\$339,962	22.5435	\$6,992	\$158
2017	W BRISTOL RD	200	07-25-300-075	TAYLOR INVESTMENT FLINT LLC	\$67,300	\$68,713	22.5435	\$1,413	\$32
2017	G 3483 VAN SLYKE RD	201	07-25-300-077	STORE CAPITAL ACQUISITIONS LLC	\$53,880	\$816,575	22.5435	\$762,695	\$17,194
2017	1050 W BRISTOL RD	201	07-25-400-020	BAKER COLLEGE OF FLINT	\$0	\$0	22.5435	\$0	\$0
2017	1158 W BRISTOL RD	201	07-25-400-021	COMMUNITY OF CHRIST BRISTOLWOOD	\$0	\$0	22.5435	\$0	\$0
2017	1184 W BRISTOL RD	201	07-25-576-007	CHATTERTON, PATRICK L	\$76,694	\$78,304	22.5435	\$1,610	\$36

Base Year	Property Address	Property Class	Parcel ID	Owner	2017 Taxable Value	2018 Taxable Value	Total Millage	Captured Taxable Value	Tax Revenue from TV
2017	1208 W BRISTOL RD	401	07-25-576-009	COLE, TONI L	\$23,328	\$23,817	22.5435	\$489	\$11
2017	1216 W BRISTOL RD	401	07-25-576-010	MILLER, JOSHUA & JODI	\$22,399	\$22,869	22.5435	\$470	\$11
2017	1224 W BRISTOL RD	401	07-25-576-011	GEORGE, CHRISTOPHER	\$27,900	\$28,000	22.5435	\$100	\$2
2017	1230 W BRISTOL RD	401	07-25-576-012	YAX, BERNICE & PEIFFER, AMY	\$38,937	\$39,754	22.5435	\$817	\$18
2017	1238 W BRISTOL RD	401	07-25-576-013	GACH, RICHARD	\$38,553	\$39,362	22.5435	\$809	\$18
2017	1246 W BRISTOL RD	401	07-25-576-014	BRICADA LLC	\$26,183	\$26,732	22.5435	\$549	\$12
2017	1256 W BRISTOL RD	401	07-25-576-015	MANNOR, THOMAS W & HELEN P	\$27,858	\$28,443	22.5435	\$585	\$13
2017	1274 W BRISTOL RD	201	07-25-576-018	BROWN, MARK D & ANGELINE N	\$39,572	\$40,403	22.5435	\$831	\$19
2017	W BRISTOL RD	305	07-25-576-019	CONSUMERS ENERGY CO	\$4,086	\$4,171	22.5435	\$85	\$2
2017	3444 FENTON RD	201	07-25-579-060	KOTARSKI, MICHAEL J	\$36,283	\$37,044	22.5435	\$761	\$17
2017	3438 FENTON RD	401	07-25-579-061	KOTARSKI, MICHAEL	\$21,895	\$22,354	22.5435	\$459	\$10
2017	W BRISTOL RD	888	07-35-200-003	SPEEDWAY LLC	\$20,000	\$0	22.5435	-\$20,000	-\$451
2017	2169 W BRISTOL RD	888	07-35-200-004	SPEEDWAY SUPERAMERICA LLC #8749	\$164,386	\$0	22.5435	-\$164,386	-\$3,706
2017	2141 W BRISTOL RD	201	07-35-200-005	PT5 PROPERTIES LLC	\$140,442	\$143,391	22.5435	\$2,949	\$66
2017	HOLIDAY DR	200	07-35-200-006	ADAMS, EDWARD B	\$10,500	\$10,720	22.5435	\$220	\$5
2017	2051 W BRISTOL RD	888	07-35-200-008	GFL ENVIRONMENTAL RECYCLING LLC	\$79,800	\$0	22.5435	-\$79,800	-\$1,799
2017	2027 W BRISTOL RD	200	07-35-200-009	KHIRFAN, FAYEZ	\$95,935	\$97,949	22.5435	\$2,014	\$45
2017	2013 W BRISTOL RD	201	07-35-200-010	KHIRFAN, LEONARD F	\$77,208	\$78,829	22.5435	\$1,621	\$37
2017	VAN SLYKE RD	888	07-35-200-013	GFL ENVIRONMENTAL RECYCLING LLC	\$72,900	\$0	22.5435	-\$72,900	-\$1,643
2017	4150 VAN SLYKE RD	201	07-35-200-015	LANCASTER & YORK, LLC	\$119,263	\$121,767	22.5435	\$2,504	\$56
2017	4132 VAN SLYKE RD	201	07-35-200-016	MCQUEEN INC A MICHIGAN CORP	\$98,599	\$100,669	22.5435	\$2,070	\$47
2017	W BRISTOL RD	200	07-35-200-021	BRISTOL RD LIMITED PARTNERSHIP	\$34,800	\$35,530	22.5435	\$730	\$16
2017	W BRISTOL RD	888	07-35-200-024	GARMO FLP & CORLACO INVESTMENTS LLC	\$76,700	\$0	22.5435	-\$76,700	-\$1,729
2017	W BRISTOL RD	200	07-35-200-025	BRISTOL ROAD LTD PARTNERSHIP	\$66,600	\$67,998	22.5435	\$1,398	\$32
2017	W BRISTOL RD	200	07-35-200-026	BOARD OF GENESEE COUNTY ROAD COMMIS	\$0	\$0	22.5435	\$0	\$0
2017	VAN SLYKE RD	888	07-35-200-029	FLINT LAND GROUP LLC	\$18,908	\$0	22.5435	-\$18,908	-\$426
2017	2051 W BRISTOL RD	888	07-35-200-030	GFL ENVIRONMENTAL RECYCLING LLC	\$944,202	\$0	22.5435	-\$944,202	-\$21,286
2017	4109 HOLIDAY DR	201	07-35-200-033	IBACH ENTERPRISES LLC	\$1,388,091	\$1,417,240	22.5435	\$29,149	\$657
2017	2051 W BRISTOL RD		07-35-200-034			\$115,400	22.5435	\$115,400	\$2,602
2017	2051 W BRISTOL RD		07-35-200-035			\$1,616,100	22.5435	\$1,616,100	\$36,433
2017	2051 W BRISTOL RD		07-35-200-036			\$4,400	22.5435	\$4,400	\$99
2017			07-35-200-037			\$55,800	22.5435	\$55,800	\$1,258
2017			07-35-200-038			\$258,061	22.5435	\$258,061	\$5,818
2017			07-35-200-039			\$1,500	22.5435	\$1,500	\$34
2017	HOLIDAY DR	888	07-35-526-001	TOTAL PETROLEUM INC	\$29,139	\$0	22.5435	-\$29,139	-\$657
2017	4050 HOLIDAY DR	201	07-35-526-002	ANA'S LEGACY LLC	\$93,039	\$94,992	22.5435	\$1,953	\$44

Base Year	Property Address	Property Class	Parcel ID	Owner	2017 Taxable Value	2018 Taxable Value	Total Millage	Captured Taxable Value	Tax Revenue from TV
2017			07-35-526-018			\$820,442	22.5435	\$820,442	\$18,496
2017	2207 W BRISTOL RD	888	07-35-626-001	SPEEDWAY LLC	\$147,535	\$0	22.5435	-\$147,535	-\$3,326
2017	2215 W BRISTOL RD	888	07-35-626-002	SAI HOSPITALITY INC	\$252,754	\$0	22.5435	-\$252,754	-\$5,698
2017	4021 VAN SLYKE RD	201	07-36-100-001	NSNA-05, LLC	\$126,316	\$128,968	22.5435	\$2,652	\$60
2017	1519 W BRISTOL RD	201	07-36-100-002	NSNA-05, LLC	\$311,276	\$250,200	22.5435	-\$61,076	-\$1,377
2017	1489 W BRISTOL RD	401	07-36-100-003	MARS, BRENT & LUDINGTON, KATHLEEN	\$40,500	\$40,300	22.5435	-\$200	-\$5
2017	1479 W BRISTOL RD	201	07-36-100-004	FUTURE HOLDINGS, LLC	\$94,593	\$96,579	22.5435	\$1,986	\$45
2017	1471 W BRISTOL RD	201	07-36-100-005	CASTLES HOLDING CO., LLC	\$208,096	\$212,466	22.5435	\$4,370	\$99
2017	1445 W BRISTOL RD	201	07-36-100-006	GORCHIK FLINT LLC	\$187,330	\$191,263	22.5435	\$3,933	\$89
2017	4055 VAN SLYKE RD	201	07-36-100-011	4055 VANSLYKE LLC	\$44,920	\$45,863	22.5435	\$943	\$21
2017	VAN SLYKE RD	200	07-36-100-012	NSNA-05, LLC	\$16,800	\$17,152	22.5435	\$352	\$8
2017	4123 VAN SLYKE RD	401	07-36-100-018	WILLIAMS, SHIRLEY G	\$48,100	\$48,100	22.5435	\$0	\$0
2017	1377 W BRISTOL RD	201	07-36-100-038	BRONZO-FOLLO LLC	\$55,000	\$56,155	22.5435	\$1,155	\$26
2017	4091 VAN SLYKE RD	201	07-36-100-066	SOUTH BAPTIST CHURCH	\$0	\$0	22.5435	\$0	\$0
2017	4067 VAN SLYKE RD	201	07-36-100-067	DAIG, JOHN L & LUELLA J	\$86,047	\$87,853	22.5435	\$1,806	\$41
2017	1431 W BRISTOL RD	201	07-36-100-072	SCONSET INN INC	\$436,987	\$335,200	22.5435	-\$101,787	-\$2,295
2017	1395 W BRISTOL RD	201	07-36-100-073	ZERKA'S STOP & SHOP INC #2	\$284,598	\$290,574	22.5435	\$5,976	\$135
2017	1193 W BRISTOL RD	201	07-36-200-004	HELMS, RONALD D & JUDITH A TR	\$48,421	\$49,437	22.5435	\$1,016	\$23
2017	1187 W BRISTOL RD	201	07-36-200-005	BRUISE BROTHERS LLC	\$102,817	\$104,976	22.5435	\$2,159	\$49
2017	W BRISTOL RD	200	07-36-200-006	BRUISE BROTHERS LLC	\$18,262	\$18,645	22.5435	\$383	\$9
2017	1175 W BRISTOL RD	201	07-36-200-007	BRUISE BROTHERS LLC	\$18,969	\$19,367	22.5435	\$398	\$9
2017	1169 W BRISTOL RD	401	07-36-200-008	GUENTHER, WILLIAM	\$16,386	\$16,730	22.5435	\$344	\$8
2017	1163 W BRISTOL RD	201	07-36-200-009	PATTISON, ROBERT J	\$71,100	\$72,593	22.5435	\$1,493	\$34
2017	W BRISTOL RD	400	07-36-200-010	AINSWORTH, ALTON G & BERTHA A TR	\$16,890	\$17,244	22.5435	\$354	\$8
2017	W BRISTOL RD	200	07-36-200-011	AINSWORTH, ALTON G & BERTHA A TR	\$12,915	\$13,186	22.5435	\$271	\$6
2017	1141 W BRISTOL RD	201	07-36-200-012	AINSWORTH, ALTON G & BERTHA A TR	\$36,384	\$37,148	22.5435	\$764	\$17
2017	1137 W BRISTOL RD	201	07-36-200-013	AINSWORTH, ALTON G & BERTHA A TR	\$44,204	\$45,132	22.5435	\$928	\$21
2017	4010 FENTON RD	201	07-36-527-001	AGREE BRISTOL & FENTON PROJECT, LLC	\$468,963	\$478,811	22.5435	\$9,848	\$222
2017	4032 FENTON RD	201	07-36-527-002	SABA, EDGAR E	\$90,779	\$92,685	22.5435	\$1,906	\$43
2017	4050 FENTON RD	201	07-36-527-003	LITTLE, CHRISTOPHER J	\$41,227	\$42,092	22.5435	\$865	\$20
2017	4062 FENTON RD	201	07-36-527-004	ROGERS, DAVID	\$28,776	\$29,380	22.5435	\$604	\$14
2017	4068 FENTON RD	201	07-36-527-005	ROGERS, DAVID	\$21,784	\$22,241	22.5435	\$457	\$10
2017	4070 FENTON RD	201	07-36-527-006	ROGERS, DAVID	\$24,972	\$25,496	22.5435	\$524	\$12
2017	4084 FENTON RD	201	07-36-527-007	ROBINSON, RICHARD W & CHERYL L	\$33,095	\$33,789	22.5435	\$694	\$16
2017	4090 FENTON RD	401	07-36-527-008	ROBINSON, RICHARD W & CHERYL	\$8,657	\$8,838	22.5435	\$181	\$4
2017	4094 FENTON RD	401	07-36-527-009	RIEMAN, RONNIE L	\$6,568	\$6,705	22.5435	\$137	\$3
2017	4098 FENTON RD	401	07-36-527-010	SILVA, PETER	\$9,908	\$10,116	22.5435	\$208	\$5
2017	4102 FENTON RD	201	07-36-527-011	MOREY, MICHAEL A	\$14,186	\$14,483	22.5435	\$297	\$7

Base Year	Property Address	Property Class	Parcel ID	Owner	2017 Taxable Value	2018 Taxable Value	Total Millage	Captured Taxable Value	Tax Revenue from TV
2017	4126 FENTON RD	201	07-36-527-012	INTERNATIONAL GOSPEL CENTER	\$0	\$0	22.5435	\$0	\$0
2017	1073 W BRISTOL RD	401	07-36-527-019	TATE-JOHNSON, JUSTIN	\$14,822	\$17,200	22.5435	\$2,378	\$54
2017	1085 W BRISTOL RD	201	07-36-527-022	KLEE-CARTER, CAROL & KLEE, WARREN	\$33,347	\$34,047	22.5435	\$700	\$16
2017	1103 W BRISTOL RD	201	07-36-527-023	GRAND BLANC AUTO GROUP LLC	\$51,400	\$52,479	22.5435	\$1,079	\$24
2017	1113 W BRISTOL RD	401	07-36-527-024	JORMEAG, LLC	\$14,771	\$15,081	22.5435	\$310	\$7
2017	W BRISTOL RD	200	07-36-527-025	DONNA'S DONUTS INC	\$31,000	\$31,651	22.5435	\$651	\$15
2017	1135 W BRISTOL RD	201	07-36-527-026	GIBBONS, JOHN J & MICHELLE J	\$36,283	\$37,044	22.5435	\$761	\$17
2017	1134 WHITTEMORE AVE	401	07-36-527-027	GIBBONS, ALICIA	\$10,483	\$10,703	22.5435	\$220	\$5
2017	1130 WHITTEMORE AVE	401	07-36-527-028	GIBBONS, ALICIA	\$9,200	\$9,400	22.5435	\$200	\$5
2017	1126 WHITTEMORE AVE	401	07-36-527-029	FROST, JAMES L II	\$13,046	\$13,319	22.5435	\$273	\$6
2017	1116 WHITTEMORE AVE	401	07-36-527-030	GUENTHER, ROBERT A & SUSAN H	\$8,233	\$8,405	22.5435	\$172	\$4
2017	1112 WHITTEMORE AVE	401	07-36-527-031	FROST, JAMES L JR	\$9,807	\$10,012	22.5435	\$205	\$5
2017	1106 WHITTEMORE AVE	401	07-36-527-032	LYON, LEROY A	\$8,445	\$8,622	22.5435	\$177	\$4
2017	1102 WHITTEMORE AVE	401	07-36-527-033	FROST, JAMES L II	\$10,443	\$10,662	22.5435	\$219	\$5
2017	1096 WHITTEMORE AVE	401	07-36-527-034	STACY, DAVID	\$10,846	\$11,073	22.5435	\$227	\$5
2017	1086 WHITTEMORE AVE	401	07-36-527-035	L & S HOMES INC	\$8,445	\$8,622	22.5435	\$177	\$4
2017	1076 WHITTEMORE AVE	401	07-36-527-036	ACKEN, ALFRED W	\$10,544	\$10,765	22.5435	\$221	\$5
2017	1072 WHITTEMORE AVE	401	07-36-527-037	SHAW, FREDRICK J & SHAW, JOSEPH H	\$8,213	\$8,385	22.5435	\$172	\$4
2017	1058 WHITTEMORE AVE	401	07-36-527-040	REAGAN, E J	\$10,332	\$10,548	22.5435	\$216	\$5
2017	W BRISTOL RD	401	07-36-527-214	BAKER COLLEGE OF FLINT	\$72,254	\$72,700	22.5435	\$446	\$10
2017	W BRISTOL RD	400	07-36-527-215	BAKER COLLEGE OF FLINT	\$2,700	\$2,700	22.5435	\$0	\$0
2017	4242 FENTON RD	201	07-36-528-031	BATSIOS, DIMITRIOS & ELIZABETH	\$32,700	\$33,386	22.5435	\$686	\$15
2017	4230 FENTON RD	201	07-36-528-032	MEIOU, CARL	\$23,227	\$23,714	22.5435	\$487	\$11
2017	4226 FENTON RD	201	07-36-528-033	MEIOU INC	\$29,190	\$29,802	22.5435	\$612	\$14
2017	FENTON RD	200	07-36-528-068	CHARTER TOWNSHIP OF FLINT	\$15,600	\$0	22.5435	-\$15,600	-\$352
2017	4194 FENTON RD	201	07-36-528-069	KILBRATH, RANDY W	\$35,769	\$36,520	22.5435	\$751	\$17
2017	4188 FENTON RD	201	07-36-528-103	YOUNGER, SONYA	\$25,900	\$26,443	22.5435	\$543	\$12
2017	G 4172 FENTON RD	401	07-36-528-104	HAMPTON, MICHAEL	\$7,718	\$7,880	22.5435	\$162	\$4
2017	4162 FENTON RD	201	07-36-528-133	AJEMAIN, CHARLES E	\$81,224	\$82,929	22.5435	\$1,705	\$38
2017	FENTON RD	200	07-36-528-134	JAMES, RAFEAL D	\$6,300	\$6,432	22.5435	\$132	\$3
2017	FENTON RD	200	07-36-528-135	LIGHTSOURCE HOMES LLC	\$6,300	\$6,432	22.5435	\$132	\$3
2017	G 4142 FENTON RD	201	07-36-528-167	LIGHTSOURCE HOMES LLC	\$88,085	\$89,934	22.5435	\$1,849	\$42
2017	FENTON RD	200	07-36-528-168	LIGHTSOURCE HOMES LLC	\$6,300	\$6,432	22.5435	\$132	\$3
2017	4254 FENTON RD	201	07-36-528-175	STERNBERGH H PROPERTIES LLC	\$86,784	\$88,606	22.5435	\$1,822	\$41
				TOTAL	\$12,168,041	\$14,017,451	-	\$1,849,410	\$41,692

Exhibit K Estimated Capture for Bristol Road CIA (30 years)

Assumptions used to estimate the TIF capture is on the following page

Year	TV	BASEYEAR (1989)	CAPTURED VALUE	Captured TIF Revenue
2017	\$12,168,041	\$12,168,041		
2018	\$14,017,451	\$12,168,041	\$1,849,410	\$41,692
2019	\$14,157,626	\$12,168,041	\$1,989,585	\$44,852
2020	\$14,299,202	\$12,168,041	\$2,131,161	\$48,044
2021	\$14,442,194	\$12,168,041	\$2,274,153	\$51,267
2022	\$14,586,616	\$12,168,041	\$2,418,575	\$54,523
2023	\$14,732,482	\$12,168,041	\$2,564,441	\$57,811
2024	\$14,879,807	\$12,168,041	\$2,711,766	\$61,133
2025	\$15,028,605	\$12,168,041	\$2,860,564	\$64,487
2026	\$15,178,891	\$12,168,041	\$3,010,850	\$67,875
2027	\$15,330,680	\$12,168,041	\$3,162,639	\$71,297
2028	\$15,483,987	\$12,168,041	\$3,315,946	\$74,753
2029	\$15,638,826	\$12,168,041	\$3,470,785	\$78,244
2030	\$15,795,215	\$12,168,041	\$3,627,174	\$81,769
2031	\$15,953,167	\$12,168,041	\$3,785,126	\$85,330
2032	\$16,112,698	\$12,168,041	\$3,944,657	\$88,926
2033	\$16,273,825	\$12,168,041	\$4,105,784	\$92,559
2034	\$16,436,564	\$12,168,041	\$4,268,523	\$96,227
2035	\$16,600,929	\$12,168,041	\$4,432,888	\$99,933
2036	\$16,766,939	\$12,168,041	\$4,598,898	\$103,675
2037	\$16,934,608	\$12,168,041	\$4,766,567	\$107,455
2038	\$17,103,954	\$12,168,041	\$4,935,913	\$111,273
2039	\$17,274,994	\$12,168,041	\$5,106,953	\$115,129
2040	\$17,447,744	\$12,168,041	\$5,279,703	\$119,023
2041	\$17,622,221	\$12,168,041	\$5,454,180	\$122,956
2042	\$17,798,443	\$12,168,041	\$5,630,402	\$126,929
2043	\$17,976,428	\$12,168,041	\$5,808,387	\$130,941
2044	\$18,156,192	\$12,168,041	\$5,988,151	\$134,994
2045	\$18,337,754	\$12,168,042	\$6,169,712	\$139,087
2046	\$18,521,131	\$12,168,043	\$6,353,088	\$143,221
2047	\$18,706,343	\$12,168,044	\$6,538,299	\$147,396
			TOTAL	\$2,762,802

Assumptions Used in Estimating Impact of TIF on Taxing Jurisdictions			
	2017 TV	Millage	Taxable Value Growth Rate Projections
Genesee County	\$8,962,065,523	8.7819	1.50%
Mott Community College	\$8,962,065,523	2.8096	1.50%
MTA	\$8,962,065,523	1.225	1.50%
Bishop Airport	\$8,962,065,523	0.4847	1.50%
Genesee Library	-	-	-
Flint Township	\$788,657,432	9.2423	1.00%
Bristol Road CIA	\$12,168,041	22.5435	1.00%

Exhibit L Estimated Impact of Tax Increment Financing on Flint Charter Township

PROJECTED IMPACT ON FLINT TOWNSHIP PROPERTY TAX REVENUE							
YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2017	\$788,657,432	\$12,168,041	\$12,168,041	-	\$7,289,009	-	0.00%
2018	\$796,544,006	\$12,168,041	\$14,017,451	\$1,849,410	\$7,361,899	\$8,964	0.12%
2019	\$804,509,446	\$12,168,041	\$14,157,626	\$1,989,585	\$7,435,518	\$9,644	0.13%
2020	\$812,554,541	\$12,168,041	\$14,299,202	\$2,131,161	\$7,509,873	\$10,330	0.14%
2021	\$820,680,086	\$12,168,041	\$14,442,194	\$2,274,153	\$7,584,972	\$11,023	0.15%
2022	\$828,886,887	\$12,168,041	\$14,586,616	\$2,418,575	\$7,660,821	\$11,723	0.15%
2023	\$837,175,756	\$12,168,041	\$14,732,482	\$2,564,441	\$7,737,429	\$12,430	0.16%
2024	\$845,547,514	\$12,168,041	\$14,879,807	\$2,711,766	\$7,814,804	\$13,144	0.17%
2025	\$854,002,989	\$12,168,041	\$15,028,605	\$2,860,564	\$7,892,952	\$13,865	0.18%
2026	\$862,543,019	\$12,168,041	\$15,178,891	\$3,010,850	\$7,971,881	\$14,594	0.18%
2027	\$871,168,449	\$12,168,041	\$15,330,680	\$3,162,639	\$8,051,600	\$15,329	0.19%
2028	\$879,880,133	\$12,168,041	\$15,483,987	\$3,315,946	\$8,132,116	\$16,072	0.20%
2029	\$888,678,935	\$12,168,041	\$15,638,826	\$3,470,785	\$8,213,437	\$16,823	0.20%
2030	\$897,565,724	\$12,168,041	\$15,795,215	\$3,627,174	\$8,295,572	\$17,581	0.21%
2031	\$906,541,381	\$12,168,041	\$15,953,167	\$3,785,126	\$8,378,527	\$18,347	0.22%
2032	\$915,606,795	\$12,168,041	\$16,112,698	\$3,944,657	\$8,462,313	\$19,120	0.23%
2033	\$924,762,863	\$12,168,041	\$16,273,825	\$4,105,784	\$8,546,936	\$19,901	0.23%
2034	\$934,010,492	\$12,168,041	\$16,436,564	\$4,268,523	\$8,632,405	\$20,690	0.24%
2035	\$943,350,596	\$12,168,041	\$16,600,929	\$4,432,888	\$8,718,729	\$21,486	0.25%
2036	\$952,784,102	\$12,168,041	\$16,766,939	\$4,598,898	\$8,805,917	\$22,291	0.25%
2037	\$962,311,943	\$12,168,041	\$16,934,608	\$4,766,567	\$8,893,976	\$23,104	0.26%
2038	\$971,935,063	\$12,168,041	\$17,103,954	\$4,935,913	\$8,982,915	\$23,924	0.27%
2039	\$981,654,414	\$12,168,041	\$17,274,994	\$5,106,953	\$9,072,745	\$24,753	0.27%
2040	\$991,470,958	\$12,168,041	\$17,447,744	\$5,279,703	\$9,163,472	\$25,591	0.28%
2041	\$1,001,385,667	\$12,168,041	\$17,622,221	\$5,454,180	\$9,255,107	\$26,436	0.29%
2042	\$1,011,399,524	\$12,168,041	\$17,798,443	\$5,630,402	\$9,347,658	\$27,291	0.29%
2043	\$1,021,513,519	\$12,168,041	\$17,976,428	\$5,808,387	\$9,441,134	\$28,153	0.30%
2044	\$1,031,728,654	\$12,168,041	\$18,156,192	\$5,988,151	\$9,535,546	\$29,025	0.30%
2045	\$1,042,045,941	\$12,168,041	\$18,337,754	\$6,169,713	\$9,630,901	\$29,905	0.31%
2046	\$1,052,466,400	\$12,168,041	\$18,521,131	\$6,353,090	\$9,727,210	\$30,793	0.32%
2047	\$1,062,991,064	\$12,168,041	\$18,706,343	\$6,538,302	\$9,824,482	\$31,691	0.32%

Exhibit M Estimated Impact of Tax Increment Financing on Genesee County

PROJECTED IMPACT ON GENESEE COUNTY PROPERTY TAX REVENUE							
YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2017	\$8,962,065,523	\$12,168,041	\$12,168,041	-	\$78,703,963	-	0.000%
2018	\$9,096,496,506	\$12,168,041	\$14,017,451	\$1,849,410	\$79,884,523	\$16,241	0.020%
2019	\$9,232,943,953	\$12,168,041	\$14,157,626	\$1,989,585	\$81,082,791	\$17,472	0.022%
2020	\$9,371,438,113	\$12,168,041	\$14,299,202	\$2,131,161	\$82,299,032	\$18,716	0.023%
2021	\$9,512,009,684	\$12,168,041	\$14,442,194	\$2,274,153	\$83,533,518	\$19,971	0.024%
2022	\$9,654,689,830	\$12,168,041	\$14,586,616	\$2,418,575	\$84,786,521	\$21,240	0.025%
2023	\$9,799,510,177	\$12,168,041	\$14,732,482	\$2,564,441	\$86,058,318	\$22,521	0.026%
2024	\$9,946,502,830	\$12,168,041	\$14,879,807	\$2,711,766	\$87,349,193	\$23,814	0.027%
2025	\$10,095,700,372	\$12,168,041	\$15,028,605	\$2,860,564	\$88,659,431	\$25,121	0.028%
2026	\$10,247,135,878	\$12,168,041	\$15,178,891	\$3,010,850	\$89,989,323	\$26,441	0.029%
2027	\$10,400,842,916	\$12,168,041	\$15,330,680	\$3,162,639	\$91,339,162	\$27,774	0.030%
2028	\$10,556,855,560	\$12,168,041	\$15,483,987	\$3,315,946	\$92,709,250	\$29,120	0.031%
2029	\$10,715,208,393	\$12,168,041	\$15,638,826	\$3,470,785	\$94,099,889	\$30,480	0.032%
2030	\$10,875,936,519	\$12,168,041	\$15,795,215	\$3,627,174	\$95,511,387	\$31,853	0.033%
2031	\$11,039,075,567	\$12,168,041	\$15,953,167	\$3,785,126	\$96,944,058	\$33,241	0.034%
2032	\$11,204,661,700	\$12,168,041	\$16,112,698	\$3,944,657	\$98,398,219	\$34,642	0.035%
2033	\$11,372,731,626	\$12,168,041	\$16,273,825	\$4,105,784	\$99,874,192	\$36,057	0.036%
2034	\$11,543,322,600	\$12,168,041	\$16,436,564	\$4,268,523	\$101,372,305	\$37,486	0.037%
2035	\$11,716,472,439	\$12,168,041	\$16,600,929	\$4,432,888	\$102,892,889	\$38,929	0.038%
2036	\$11,892,219,526	\$12,168,041	\$16,766,939	\$4,598,898	\$104,436,283	\$40,387	0.039%
2037	\$12,070,602,819	\$12,168,041	\$16,934,608	\$4,766,567	\$106,002,827	\$41,860	0.039%
2038	\$12,251,661,861	\$12,168,041	\$17,103,954	\$4,935,913	\$107,592,869	\$43,347	0.040%
2039	\$12,435,436,789	\$12,168,041	\$17,274,994	\$5,106,953	\$109,206,762	\$44,849	0.041%
2040	\$12,621,968,341	\$12,168,041	\$17,447,744	\$5,279,703	\$110,844,864	\$46,366	0.042%
2041	\$12,811,297,866	\$12,168,041	\$17,622,221	\$5,454,180	\$112,507,537	\$47,898	0.043%
2042	\$13,003,467,334	\$12,168,041	\$17,798,443	\$5,630,402	\$114,195,150	\$49,446	0.043%
2043	\$13,198,519,344	\$12,168,041	\$17,976,428	\$5,808,387	\$115,908,077	\$51,009	0.044%
2044	\$13,396,497,134	\$12,168,041	\$18,156,192	\$5,988,151	\$117,646,698	\$52,587	0.045%
2045	\$13,597,444,591	\$12,168,041	\$18,337,754	\$6,169,713	\$119,411,399	\$54,182	0.045%
2046	\$13,801,406,260	\$12,168,041	\$18,521,131	\$6,353,090	\$121,202,570	\$55,792	0.046%
2047	\$14,008,427,354	\$12,168,041	\$18,706,343	\$6,538,302	\$123,020,608	\$57,419	0.047%

Exhibit N Estimated Impact of Tax Increment Financing on Mott Community College

PROJECTED IMPACT ON MOTT COMMUNITY COLLEGE PROPERTY TAX REVENUE							
YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2017	\$8,962,065,523	\$12,168,041	\$12,168,041	-	\$25,179,819	-	0.000%
2018	\$9,096,496,506	\$12,168,041	\$14,017,451	\$1,849,410	\$25,557,517	\$5,196	0.020%
2019	\$9,232,943,953	\$12,168,041	\$14,157,626	\$1,989,585	\$25,940,879	\$5,590	0.022%
2020	\$9,371,438,113	\$12,168,041	\$14,299,202	\$2,131,161	\$26,329,993	\$5,988	0.023%
2021	\$9,512,009,684	\$12,168,041	\$14,442,194	\$2,274,153	\$26,724,942	\$6,389	0.024%
2022	\$9,654,689,830	\$12,168,041	\$14,586,616	\$2,418,575	\$27,125,817	\$6,795	0.025%
2023	\$9,799,510,177	\$12,168,041	\$14,732,482	\$2,564,441	\$27,532,704	\$7,205	0.026%
2024	\$9,946,502,830	\$12,168,041	\$14,879,807	\$2,711,766	\$27,945,694	\$7,619	0.027%
2025	\$10,095,700,372	\$12,168,041	\$15,028,605	\$2,860,564	\$28,364,880	\$8,037	0.028%
2026	\$10,247,135,878	\$12,168,041	\$15,178,891	\$3,010,850	\$28,790,353	\$8,459	0.029%
2027	\$10,400,842,916	\$12,168,041	\$15,330,680	\$3,162,639	\$29,222,208	\$8,886	0.030%
2028	\$10,556,855,560	\$12,168,041	\$15,483,987	\$3,315,946	\$29,660,541	\$9,316	0.031%
2029	\$10,715,208,393	\$12,168,041	\$15,638,826	\$3,470,785	\$30,105,450	\$9,752	0.032%
2030	\$10,875,936,519	\$12,168,041	\$15,795,215	\$3,627,174	\$30,557,031	\$10,191	0.033%
2031	\$11,039,075,567	\$12,168,041	\$15,953,167	\$3,785,126	\$31,015,387	\$10,635	0.034%
2032	\$11,204,661,700	\$12,168,041	\$16,112,698	\$3,944,657	\$31,480,618	\$11,083	0.035%
2033	\$11,372,731,626	\$12,168,041	\$16,273,825	\$4,105,784	\$31,952,827	\$11,536	0.036%
2034	\$11,543,322,600	\$12,168,041	\$16,436,564	\$4,268,523	\$32,432,119	\$11,993	0.037%
2035	\$11,716,472,439	\$12,168,041	\$16,600,929	\$4,432,888	\$32,918,601	\$12,455	0.038%
2036	\$11,892,219,526	\$12,168,041	\$16,766,939	\$4,598,898	\$33,412,380	\$12,921	0.039%
2037	\$12,070,602,819	\$12,168,041	\$16,934,608	\$4,766,567	\$33,913,566	\$13,392	0.039%
2038	\$12,251,661,861	\$12,168,041	\$17,103,954	\$4,935,913	\$34,422,269	\$13,868	0.040%
2039	\$12,435,436,789	\$12,168,041	\$17,274,994	\$5,106,953	\$34,938,603	\$14,348	0.041%
2040	\$12,621,968,341	\$12,168,041	\$17,447,744	\$5,279,703	\$35,462,682	\$14,834	0.042%
2041	\$12,811,297,866	\$12,168,041	\$17,622,221	\$5,454,180	\$35,994,622	\$15,324	0.043%
2042	\$13,003,467,334	\$12,168,041	\$17,798,443	\$5,630,402	\$36,534,542	\$15,819	0.043%
2043	\$13,198,519,344	\$12,168,041	\$17,976,428	\$5,808,387	\$37,082,560	\$16,319	0.044%
2044	\$13,396,497,134	\$12,168,041	\$18,156,192	\$5,988,151	\$37,638,798	\$16,824	0.045%
2045	\$13,597,444,591	\$12,168,041	\$18,337,754	\$6,169,713	\$38,203,380	\$17,334	0.045%
2046	\$13,801,406,260	\$12,168,041	\$18,521,131	\$6,353,090	\$38,776,431	\$17,850	0.046%
2047	\$14,008,427,354	\$12,168,041	\$18,706,343	\$6,538,302	\$39,358,077	\$18,370	0.047%

Exhibit O Estimated Impact of Tax Increment Financing on MTA

PROJECTED IMPACT ON MTA PROPERTY TAX REVENUE							
YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2017	\$8,962,065,523	\$12,168,041	\$12,168,041	-	\$10,978,530	-	0.000%
2018	\$9,096,496,506	\$12,168,041	\$14,017,451	\$1,849,410	\$11,143,208	\$2,266	0.020%
2019	\$9,232,943,953	\$12,168,041	\$14,157,626	\$1,989,585	\$11,310,356	\$2,437	0.022%
2020	\$9,371,438,113	\$12,168,041	\$14,299,202	\$2,131,161	\$11,480,012	\$2,611	0.023%
2021	\$9,512,009,684	\$12,168,041	\$14,442,194	\$2,274,153	\$11,652,212	\$2,786	0.024%
2022	\$9,654,689,830	\$12,168,041	\$14,586,616	\$2,418,575	\$11,826,995	\$2,963	0.025%
2023	\$9,799,510,177	\$12,168,041	\$14,732,482	\$2,564,441	\$12,004,400	\$3,141	0.026%
2024	\$9,946,502,830	\$12,168,041	\$14,879,807	\$2,711,766	\$12,184,466	\$3,322	0.027%
2025	\$10,095,700,372	\$12,168,041	\$15,028,605	\$2,860,564	\$12,367,233	\$3,504	0.028%
2026	\$10,247,135,878	\$12,168,041	\$15,178,891	\$3,010,850	\$12,552,741	\$3,688	0.029%
2027	\$10,400,842,916	\$12,168,041	\$15,330,680	\$3,162,639	\$12,741,033	\$3,874	0.030%
2028	\$10,556,855,560	\$12,168,041	\$15,483,987	\$3,315,946	\$12,932,148	\$4,062	0.031%
2029	\$10,715,208,393	\$12,168,041	\$15,638,826	\$3,470,785	\$13,126,130	\$4,252	0.032%
2030	\$10,875,936,519	\$12,168,041	\$15,795,215	\$3,627,174	\$13,323,022	\$4,443	0.033%
2031	\$11,039,075,567	\$12,168,041	\$15,953,167	\$3,785,126	\$13,522,868	\$4,637	0.034%
2032	\$11,204,661,700	\$12,168,041	\$16,112,698	\$3,944,657	\$13,725,711	\$4,832	0.035%
2033	\$11,372,731,626	\$12,168,041	\$16,273,825	\$4,105,784	\$13,931,596	\$5,030	0.036%
2034	\$11,543,322,600	\$12,168,041	\$16,436,564	\$4,268,523	\$14,140,570	\$5,229	0.037%
2035	\$11,716,472,439	\$12,168,041	\$16,600,929	\$4,432,888	\$14,352,679	\$5,430	0.038%
2036	\$11,892,219,526	\$12,168,041	\$16,766,939	\$4,598,898	\$14,567,969	\$5,634	0.039%
2037	\$12,070,602,819	\$12,168,041	\$16,934,608	\$4,766,567	\$14,786,488	\$5,839	0.039%
2038	\$12,251,661,861	\$12,168,041	\$17,103,954	\$4,935,913	\$15,008,286	\$6,046	0.040%
2039	\$12,435,436,789	\$12,168,041	\$17,274,994	\$5,106,953	\$15,233,410	\$6,256	0.041%
2040	\$12,621,968,341	\$12,168,041	\$17,447,744	\$5,279,703	\$15,461,911	\$6,468	0.042%
2041	\$12,811,297,866	\$12,168,041	\$17,622,221	\$5,454,180	\$15,693,840	\$6,681	0.043%
2042	\$13,003,467,334	\$12,168,041	\$17,798,443	\$5,630,402	\$15,929,247	\$6,897	0.043%
2043	\$13,198,519,344	\$12,168,041	\$17,976,428	\$5,808,387	\$16,168,186	\$7,115	0.044%
2044	\$13,396,497,134	\$12,168,041	\$18,156,192	\$5,988,151	\$16,410,709	\$7,335	0.045%
2045	\$13,597,444,591	\$12,168,041	\$18,337,754	\$6,169,713	\$16,656,870	\$7,558	0.045%
2046	\$13,801,406,260	\$12,168,041	\$18,521,131	\$6,353,090	\$16,906,723	\$7,783	0.046%
2047	\$14,008,427,354	\$12,168,041	\$18,706,343	\$6,538,302	\$17,160,324	\$8,009	0.047%

Exhibit P Estimated Impact of Tax Increment Financing on Bishop Airport

PROJECTED IMPACT ON BISHOP AIRPORT PROPERTY TAX REVENUE							
YEAR	PROJECTED TV FOR TAXING JURISDICTION	BASE TV WITHIN DDA	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE
2017	\$ 8,962,065,523	\$12,168,041	\$12,168,041	-	\$4,343,913	-	0.000%
2018	\$9,096,496,506	\$12,168,041	\$14,017,451	\$1,849,410	\$4,409,072	\$8,964	0.203%
2019	\$9,232,943,953	\$12,168,041	\$14,157,626	\$1,989,585	\$4,475,208	\$9,644	0.215%
2020	\$9,371,438,113	\$12,168,041	\$14,299,202	\$2,131,161	\$4,542,336	\$10,330	0.227%
2021	\$9,512,009,684	\$12,168,041	\$14,442,194	\$2,274,153	\$4,610,471	\$11,023	0.239%
2022	\$9,654,689,830	\$12,168,041	\$14,586,616	\$2,418,575	\$4,679,628	\$11,723	0.251%
2023	\$9,799,510,177	\$12,168,041	\$14,732,482	\$2,564,441	\$4,749,823	\$12,430	0.262%
2024	\$9,946,502,830	\$12,168,041	\$14,879,807	\$2,711,766	\$4,821,070	\$13,144	0.273%
2025	\$10,095,700,372	\$12,168,041	\$15,028,605	\$2,860,564	\$4,893,386	\$13,865	0.283%
2026	\$10,247,135,878	\$12,168,041	\$15,178,891	\$3,010,850	\$4,966,787	\$14,594	0.294%
2027	\$10,400,842,916	\$12,168,041	\$15,330,680	\$3,162,639	\$5,041,289	\$15,329	0.304%
2028	\$10,556,855,560	\$12,168,041	\$15,483,987	\$3,315,946	\$5,116,908	\$16,072	0.314%
2029	\$10,715,208,393	\$12,168,041	\$15,638,826	\$3,470,785	\$5,193,662	\$16,823	0.324%
2030	\$10,875,936,519	\$12,168,041	\$15,795,215	\$3,627,174	\$5,271,566	\$17,581	0.334%
2031	\$11,039,075,567	\$12,168,041	\$15,953,167	\$3,785,126	\$5,350,640	\$18,347	0.343%
2032	\$11,204,661,700	\$12,168,041	\$16,112,698	\$3,944,657	\$5,430,900	\$19,120	0.352%
2033	\$11,372,731,626	\$12,168,041	\$16,273,825	\$4,105,784	\$5,512,363	\$19,901	0.361%
2034	\$11,543,322,600	\$12,168,041	\$16,436,564	\$4,268,523	\$5,595,048	\$20,690	0.370%
2035	\$11,716,472,439	\$12,168,041	\$16,600,929	\$4,432,888	\$5,678,974	\$21,486	0.378%
2036	\$11,892,219,526	\$12,168,041	\$16,766,939	\$4,598,898	\$5,764,159	\$22,291	0.387%
2037	\$12,070,602,819	\$12,168,041	\$16,934,608	\$4,766,567	\$5,850,621	\$23,104	0.395%
2038	\$12,251,661,861	\$12,168,041	\$17,103,954	\$4,935,913	\$5,938,381	\$23,924	0.403%
2039	\$12,435,436,789	\$12,168,041	\$17,274,994	\$5,106,953	\$6,027,456	\$24,753	0.411%
2040	\$12,621,968,341	\$12,168,041	\$17,447,744	\$5,279,703	\$6,117,868	\$25,591	0.418%
2041	\$12,811,297,866	\$12,168,041	\$17,622,221	\$5,454,180	\$6,209,636	\$26,436	0.426%
2042	\$13,003,467,334	\$12,168,041	\$17,798,443	\$5,630,402	\$6,302,781	\$27,291	0.433%
2043	\$13,198,519,344	\$12,168,041	\$17,976,428	\$5,808,387	\$6,397,322	\$28,153	0.440%
2044	\$13,396,497,134	\$12,168,041	\$18,156,192	\$5,988,151	\$6,493,282	\$29,025	0.447%
2045	\$13,597,444,591	\$12,168,041	\$18,337,754	\$6,169,713	\$6,590,681	\$29,905	0.454%
2046	\$13,801,406,260	\$12,168,041	\$18,521,131	\$6,353,090	\$6,689,542	\$30,793	0.460%
2047	\$14,008,427,354	\$12,168,041	\$18,706,343	\$6,538,302	\$6,789,885	\$31,691	0.467%

Exhibit Q CIA Development Plan and TIF Resolution of Adoption

RESOLUTION

To Adopt the Bristol Road Corridor Improvement Authority Development and TIF Plan Flint Charter Township

WHERE AS Flint Charter Township established the Bristol Road Corridor Improvement Authority under the authority of the Corridor Improvement Authority Act, P.A. 280 of 2005 **and**

WHERE AS the Corridor Improvement Authority Act, authorizes a corridor improvement authority to prepare a development and a tax increment financing plan, **and**

WHERE AS the Bristol Road Corridor Improvement Authority has prepared a development and tax increment financing plan and submitted it to the Flint Charter Township Board for adoption, **and**

WHERE AS Flint Township has provided notice of a public hearing on the development and tax increment financing plan as required by the Corridor Improvement Authority Act, **and**

WHERE AS Flint Township has conducted the public hearing on the development and tax increment financing plans and find them necessary for the redevelopment and promotion of economic growth in the Bristol Road Corridor, **then**

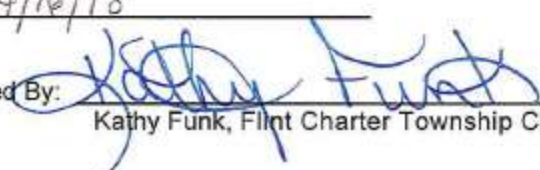
BE IT RESOLVED that the Flint Charter Township Board hereby adopts the Bristol Road Development and Tax Increment Financing Plan

Yeas 7

Nays 0

Date 4/16/18

Certified By:


Kathy Funk, Flint Charter Township Clerk