



CITY OF CHARLOTTE BROWNFIELD REDEVELOPMENT AUTHORITY **BROWNFIELD PLAN #1 AMENDMENT #2**

Spartan Motors Plant 12 New Building and Parking Lot Project
1014 and 1023 Reynolds Road, Charlotte, Michigan

City of Charlotte Brownfield Redevelopment Authority
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SME
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I. INTRODUCTION

A. PLAN PURPOSE

The City of Charlotte Brownfield Redevelopment Authority (Authority; CBRA), duly established by resolution of the City of Charlotte City Council, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of the City of Charlotte, Michigan. The purpose of this Brownfield Plan #1 Amendment #2 (the Plan), to be implemented by the CBRA, is to satisfy the requirements of Act 381 for including the eligible property, located within the City of Charlotte, described herein, in the City's amended Brownfield Plan #1.

Brownfield Plan #1 for Spartan Motors, Inc. (Spartan Motors) was approved on January 7, 2011. This plan included the following two parcels: 1055-1065 Mikesell Street (Parcel ID 200-024-100-052-00) and 1023 Reynolds Road (Parcel ID 200-024-100-081-00). Brownfield Plan #1 did not include capture of incremental local and state school operating taxes but was created to support obtaining brownfield tax credits on behalf of Spartan Motors. Brownfield Plan #1 Amendment #1 was approved on February 24, 2011. Amendment #1 updated some development information and added one additional parcel: 1549 Mikesell Street (Parcel ID 200-024-100-110-00); however, no incremental tax capture was added to the plan.

This Amendment #2 to Brownfield Plan #1 concerns the redevelopment of 1023 Reynolds Road and 1014 Reynolds Road, which is referred to as the Spartan Motors Plant 12 New Building and Parking Lot Project. The parcel located at 1014 Reynolds Road (Parcel ID 200-045-600-151-00) will be added to the Plan. The 1023 Reynolds Road parcel was previously documented to be a "facility" as defined in Part 201 of Michigan's Natural Resources and Environmental Protection Act, 1994 P.A. 451, as amended (NREPA) and the 1014 Reynolds Road parcel is also a "facility." Spartan Motors will demolish and remove the remaining structures on the 1023 Reynolds Road parcel and construct a new 87,000 square-foot manufacturing plant. They will also demolish and remove remaining buried slabs and foundations on the 1014 Reynolds Road parcel and redevelop that parcel into parking for finished product storage. This amendment will allow the CBRA to capture incremental local and state school operating taxes generated from the redevelopment to reimburse the costs of eligible activities incurred by Spartan Motors (see Section III). Spartan Motors' proposed redevelopment will only be economically viable with the support and approval of the capture and reimbursement of incremental local and state school operating taxes. This amendment does not revise or alter information related to 1055-1065 Mikesell Street or the 1549 Mikesell Street parcels; further references to "the Property" in this amendment refer specifically to the 1023 Reynolds Road and 1014 Reynolds Road parcels only.

B. PROPERTY DESCRIPTION

The Property consists of two parcels of land at 1014 Reynolds Road and 1023 Reynolds Road in the City of Charlotte, Eaton County, Michigan. The 1014 Reynolds Road parcel consists of 5.35 acres of vacant land on the west side of Reynolds Road. The foundations, floor slabs, pavements, and utilities associated with a former building remain present on that parcel. The 1023 Reynolds Road parcel consists of 14.61 acres of land currently developed with a gravel-covered vehicle storage area on the northern portion and a 100,000 square-foot vacant building on the southern portion.

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(n) because the Property is in the City of Charlotte, a qualified local governmental unit, and is considered "facility" as defined by Part 201 of NREPA. The presence of contaminants at levels greater than residential use criteria was demonstrated by the results of the environmental assessments documented in the following:

- *Baseline Environmental Assessment (BEA), 1014 Reynolds Road, Charlotte, Michigan*, prepared by NTH Consultants, Ltd., dated September 21, 2007.
- *Baseline Environmental Assessment (BEA), 1023 Reynolds Road, Charlotte, Michigan*, prepared by NTH Consultants, Ltd., dated December 12, 2011.

Copies of these reports are available for review upon request.

D. PROJECT DESCRIPTION

Spartan Motors was founded in 1975 in Charlotte, Michigan. Initial products were fire truck cab and chassis, later expanding to motorhome chassis in the 1980's. Spartan Motors acquired several companies in the 1990s and 2000s to assemble and integrate military vehicles and manufacture delivery service vehicles. Spartan Motors is continuing to expand its operations. They acquired 1014 Reynolds Road in 2007 and 1023 Reynolds Road in 2011 for future expansion opportunities.

This redevelopment is the next phase in Spartan Motors expansion. The Property location is adjacent to Spartan Motors' current operations and is ideal for redevelopment and company expansion. However, the redevelopment of the Property is hindered by the environmental and site preparation challenges created by the presence of residual floor slabs, foundations, utilities, pavements, and other remnants of the previous uses. Furthermore, the redevelopment of the Property is also hindered by environmental conditions from the historic manufacturing operations and waste disposal practices on these sites, including the use of large quantities of paints, solvents, chemicals, oils, fuels, and other chemicals.

Spartan Motors will redevelop the 1023 Reynolds Road parcel by demolishing and removing the remaining 100,000 square-foot building and associated pavements and infrastructure and constructing an 87,000 square-foot manufacturing building where approximately 2,000 Class 6/7 trucks will be manufactured and assembled per year. The remainder of the 1023 Reynolds Road parcel and the entire 1014 Reynolds Road parcel will be developed as parking areas for new production vehicle storage. The redevelopment of the 1014 Reynolds Road parcel will require the demolition and removal of the residual foundations, floor slabs, pavements, and utilities that were associated with a building formerly located on that parcel. The redevelopment will remove the blighted, vacant manufacturing building on the Property, and create new manufacturing and vehicle storage space for Spartan Motors as they continue to expand. Conceptual design drawings for the project are provided in Appendix D.

The total anticipated investment for the project is approximately \$6.64 million; creating 55 new full time manufacturing and quality engineering jobs in the City of Charlotte. The project will add significant tax base to the City of Charlotte, as well as stimulate commercial development and economic activity in the area serving Spartan Motors employees.

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

Spartan Motors will be reimbursed for the costs of eligible non-environmental and environmental activities necessary to prepare the Property for redevelopment and the costs for preparing the Brownfield Plan and Work Plan for the project. The costs of eligible activities included in, and authorized by, this Plan will be

reimbursed with incremental local and school operating tax revenues generated by the Property after redevelopment and captured by the CBRA, subject to any limitations and conditions described in this Plan, approval of the Michigan Strategic Fund (MSF) for school operating tax capture, and the terms of a Reimbursement Agreement between Spartan Motors and the Authority (the "Reimbursement Agreement"). Administrative expenses of the CBRA will be reimbursed through capture of incremental local taxes. The CBRA will also capture local taxes for their Local Site Remediation Revolving Fund (LSRRF) to the extent allowed by the Act 381. As required by Act 381, the 1014 Reynolds Road parcel was added to the Plan after January 1, 2013, and therefore 3 mills of capture from incremental state school operating taxes attributed to that parcel will be remitted to the department of treasury for the State brownfield redevelopment fund.

No personal property taxes are projected to be captured by this Plan at this time, but if incremental personal property taxes are generated on the Property in the future, they may be captured.

The estimated total cost of eligible activities for reimbursement from tax increment revenues is \$972,550. The eligible activities are summarized in Table 1 in Appendix A.

The costs of non-environmental and environmental activities eligible for reimbursement are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered. The CBRA and Spartan Motors shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1994, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item categories and costs of eligible activities may be adjusted by without Plan amendment after the date of this Plan, to the extent the adjustments do not violate the terms of Act 381.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The 2015 taxable value of the Property was \$55,640 and \$151,934 for 1014 and 1023 Reynolds Roads, respectively. The cumulative taxable value is \$207,574, which is the initial taxable value for this Plan. This value was based on the 2015 taxable values for the parcels. The anticipated taxable value at project completion is \$228,033 for the 1014 Reynolds Road parcel and \$2,061,937 for the 1023 Reynolds Road parcel, for a total cumulative taxable value at project completion for the Property of \$2,289,970. These values were provided by the City Assessor. The actual taxable value will be determined by the City Assessor upon completion of the redevelopment.

The CBRA will capture 100% the incremental local tax revenues generated from real property to reimburse Spartan Motors for the costs of eligible activities under this Plan and CBRA operating costs in accordance with the Reimbursement Agreement. The CBRA will capture 100% of the incremental school operating tax revenues generated from real property to reimburse the costs of eligible non-environmental and environmental activities pursuant to the Work Plan approved by the MSF. Estimated taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows are presented in Table 2 (Appendix B). The actual annual incremental taxable value and captured tax increment revenue will be determined by the County and City of Charlotte. The actual increased taxable value of the land and all future taxable improvements on the Property may vary.

It is the intent of this Plan to provide for the proportional capture of all eligible tax increments in whatever amounts and in whatever years they become available until all eligible costs described in the Plan are paid or 30 years, whichever is shorter. If the MSF elects not to participate in this Project, the portion of capture related to their proportionate share will be assumed by, made whole by, and become the responsibility of the other taxing entities to the extent allowed by Act 381.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

Spartan Motors is ultimately responsible for financing the costs of eligible activities included in this Plan. Neither the CBRA nor the City of Charlotte will advance any funds to finance the eligible activities. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the CBRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan, unless it is further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall not exceed the shorter of reimbursement of all eligible costs, cumulatively not to exceed \$972,550, or 30 years tax capture after the first year of tax capture under this Plan. The date for beginning tax capture shall be 2017, unless otherwise amended by the CBRA.

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

Incremental local and state tax revenues generated by the Spartan Motors Plant 12 New Building and Parking Lot Project will be captured by the CBRA until all incurred eligible brownfield redevelopment costs are reimbursed. The impact of the CBRA incremental tax capture on local taxing authorities is presented in Table 2 (Appendix B).

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY

The Property consists of two legal parcels of land at 1014 Reynolds Road (parcel identification number 200-045-600-151-00) and 1023 Reynolds Road (200-024-100-081-00). The 1014 Reynolds Road parcel consists of 5.35 acres of vacant land on the west side of Reynolds Road. The foundations, floor slabs, and pavements associated with a former building remain present on that parcel. The 1023 Reynolds Road parcel consists of 14.61 acres of land currently developed with a gravel-covered vehicle storage area on the northern portion and a 100,000 square-foot vacant building on the southern portion. A legal description of the Property and a map showing the locations and boundaries of the eligible parcels are provided in the Site Plan in Appendix C. No personal property taxes are projected to be captured by this Plan at this time, but if incremental personal property taxes are generated on the Property in the future, they may be captured.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced as a result of this development; therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

L. DESCRIPTION OF THE PROPOSED USE OF LOCAL SITE REMEDIATION REVOLVING FUND (LSRRF)

The CBRA will capture incremental local tax revenues for their LSRRF as presented in Table 2. The CBRA will capture 5% of incremental local taxes per year until the eligible activities are reimbursed and then the maximum amount allowed by the act (up to 5 years of incremental capture after the completion of the reimbursement of eligible activities less the amount already captured).

M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

There is no other material that the CBRA or governing body considers pertinent at the time of the plan approval.

APPENDIX A

TABLE 1 ELIGIBLE ACTIVITIES COST SCHEDULE

Table 1 - Brownfield Eligible Activities Cost Summary
Brownfield Plan #1 - Amendment #2
Spartan Motors Plant 12 and New Parking Lot Redevelopment
Charlotte, Michigan
SME Project No: 073765.00
2/29/2016

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST	INCREMENTAL TAX CAPTURE	
ELIGIBLE NON-ENVIRONMENTAL ACTIVITIES ⁽¹⁾		LOCAL	STATE
Demolition	\$ 255,000	\$ 141,066	\$ 113,934
Site Preparation	\$ 542,000	\$ 299,834	\$ 242,166
Infrastructure Improvements	\$ 15,000	\$ 8,298	\$ 6,702
Subtotal Non-Environmental Activities	\$ 812,000	\$ 449,198	\$ 362,802
Contingency (15%)	\$ 121,800	\$ 67,380	\$ 54,420
Total Non-Environmental Activities	\$ 933,800	\$ 516,578	\$ 417,222
ELIGIBLE ENVIRONMENTAL ACTIVITIES ⁽¹⁾		LOCAL	STATE
Due Care Planning and Assessment	\$ 25,000	\$ 13,830	\$ 11,170
Subtotal Environmental Activities	\$ 25,000	\$ 13,830	\$ 11,170
Contingency (15%)	\$ 3,750	\$ 2,075	\$ 1,675
Total Environmental Activities	\$ 28,750	\$ 15,905	\$ 12,845
BROWNFIELD PLAN AND WORK PLAN ⁽¹⁾		LOCAL	STATE
Brownfield Plan	\$ 4,000	\$ 4,000	\$ -
Act 381 Work Plan	\$ 6,000	\$ 3,319	\$ 2,681
Total Brownfield Plan and Work Plan	\$ 10,000	\$ 7,319	\$ 2,681
TOTAL ELIGIBLE ACTIVITIES	\$ 972,550	\$ 539,802	\$ 432,748

MILLAGES AVAILABLE FOR CAPTURE BY BRA ⁽²⁾	TOTAL	% TOTAL
State Millages	24.0000	44.68%
Local Millages	29.7190	55.32%
Total Millages	53.7190	100.00%

Notes:

⁽¹⁾ Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

⁽²⁾ See Table 2 for a breakdown of available local and state millages available for capture.

APPENDIX B

TABLE 2 SUMMARY OF TAX INCREMENT FINANCING AND REIMBURSEMENT OF ELIGIBLE ACTIVITIES

Table 2 - Impact to Taxing Jurisdictions Summary
Brownfield Plan #1 - Amendment #2
Spartan Motors Plant 12 and New Parking Lot Redevelopment
Charlotte, Michigan
SME Project No: 073765.00
2/29/2016

		2017 (Y1)	2018 (Y2)	2019 (Y3)	2020 (Y4)	2021 (Y5)	2022 (Y6)	2023 (Y7)	2024 (Y8)	2025 (Y9)	2026 (Y10)	2027 (Y11)	2028 (Y12)	2029 (Y13)	2030 (Y14)	2031 (Y15)	TOTALS
Initial Taxable Value - 1014 Reynolds Road	\$ 55,640																
Initial Taxable Value - 1023 Reynolds Road	\$ 151,934																
Estimated Taxable Value After Improvement - 1014 Reynolds Road		\$ 228,033	\$ 230,313	\$ 232,616	\$ 234,943	\$ 237,292	\$ 239,665	\$ 242,062	\$ 244,482	\$ 246,927	\$ 249,396	\$ 251,890	\$ 254,409	\$ 256,953	\$ 259,523	\$ 262,118	
Estimated Taxable Value After Improvement - 1023 Reynolds Road		\$ 2,061,937	\$ 2,082,556	\$ 2,103,382	\$ 2,124,416	\$ 2,145,660	\$ 2,167,117	\$ 2,188,788	\$ 2,210,676	\$ 2,232,782	\$ 2,255,110	\$ 2,277,661	\$ 2,300,438	\$ 2,323,442	\$ 2,346,677	\$ 2,370,143	
Estimated Total Taxable Value After Improvement ⁽¹⁾		\$ 2,289,970	\$ 2,312,870	\$ 2,335,999	\$ 2,359,359	\$ 2,382,953	\$ 2,406,783	\$ 2,430,851	\$ 2,455,160	\$ 2,479,712	\$ 2,504,509	\$ 2,529,554	\$ 2,554,850	\$ 2,580,399	\$ 2,606,203	\$ 2,632,265	
Estimated Total Incremental Taxable Value - 1014 Reynolds Road		\$ 172,393	\$ 174,117	\$ 175,858	\$ 177,617	\$ 179,393	\$ 181,187	\$ 182,999	\$ 184,829	\$ 186,677	\$ 188,544	\$ 190,429	\$ 192,333	\$ 194,256	\$ 196,199	\$ 198,161	
Estimated Total Incremental Taxable Value - 1023 Reynolds Road		\$ 1,910,003	\$ 1,929,103	\$ 1,948,394	\$ 1,967,878	\$ 1,987,557	\$ 2,007,433	\$ 2,027,507	\$ 2,047,782	\$ 2,068,260	\$ 2,088,943	\$ 2,109,832	\$ 2,130,930	\$ 2,152,239	\$ 2,173,761	\$ 2,195,499	
Estimated Total Incremental Taxable Value		\$ 2,082,396	\$ 2,103,220	\$ 2,124,252	\$ 2,145,495	\$ 2,166,950	\$ 2,188,620	\$ 2,210,506	\$ 2,232,611	\$ 2,254,937	\$ 2,277,487	\$ 2,300,261	\$ 2,323,263	\$ 2,346,495	\$ 2,369,960	\$ 2,393,660	
State Taxes - Millages																	
State Education Tax (SET)	6.0000	\$ 12,494	\$ 12,619	\$ 12,746	\$ 12,873	\$ 13,002	\$ 13,132	\$ 13,263	\$ 13,396	\$ 13,530	\$ 13,665	\$ 13,802	\$ 13,940	\$ 14,079	\$ 14,220	\$ 14,362	TOTALS
School Operating	18.0000	\$ 37,483	\$ 37,858	\$ 38,237	\$ 38,619	\$ 39,005	\$ 39,395	\$ 39,789	\$ 40,187	\$ 40,589	\$ 40,995	\$ 41,405	\$ 41,819	\$ 42,237	\$ 42,659	\$ 43,086	
Total State Millages Available for Capture by BRA	24.0000	\$ 49,977	\$ 50,477	\$ 50,983	\$ 51,492	\$ 52,007	\$ 52,527	\$ 53,052	\$ 53,583	\$ 54,119	\$ 54,660	\$ 55,207	\$ 55,759	\$ 56,316	\$ 56,879	\$ 57,448	
Local Taxes - Millages (2015)																	
County Operating	9.0899	\$ 18,929	\$ 19,118	\$ 19,309	\$ 19,502	\$ 19,697	\$ 19,894	\$ 20,093	\$ 20,294	\$ 20,497	\$ 20,702	\$ 20,909	\$ 21,118	\$ 21,329	\$ 21,543	\$ 21,758	
City Operating	15.3513	\$ 31,967	\$ 32,287	\$ 32,610	\$ 32,936	\$ 33,265	\$ 33,598	\$ 33,934	\$ 34,273	\$ 34,616	\$ 34,962	\$ 35,312	\$ 35,665	\$ 36,022	\$ 36,382	\$ 36,746	
REC	0.5000	\$ 1,041	\$ 1,052	\$ 1,062	\$ 1,073	\$ 1,083	\$ 1,094	\$ 1,105	\$ 1,116	\$ 1,127	\$ 1,139	\$ 1,150	\$ 1,162	\$ 1,173	\$ 1,185	\$ 1,197	
Intermediate Schools	3.8778	\$ 8,075	\$ 8,156	\$ 8,237	\$ 8,320	\$ 8,403	\$ 8,487	\$ 8,572	\$ 8,658	\$ 8,744	\$ 8,832	\$ 8,920	\$ 9,009	\$ 9,099	\$ 9,190	\$ 9,282	
Library	0.9000	\$ 1,874	\$ 1,893	\$ 1,912	\$ 1,931	\$ 1,950	\$ 1,970	\$ 1,989	\$ 2,009	\$ 2,029	\$ 2,050	\$ 2,070	\$ 2,091	\$ 2,112	\$ 2,133	\$ 2,154	
Total Local Millages Available for Capture by BRA	29.7190	\$ 61,886	\$ 62,506	\$ 63,130	\$ 63,762	\$ 64,398	\$ 65,043	\$ 65,693	\$ 66,350	\$ 67,013	\$ 67,685	\$ 68,361	\$ 69,045	\$ 69,735	\$ 70,433	\$ 71,137	
Total Available Tax Capture by BRA (Local + State Millages)	53.7190	\$ 111,863	\$ 112,983	\$ 114,113	\$ 115,254	\$ 116,405	\$ 117,570	\$ 118,745	\$ 119,933	\$ 121,132	\$ 122,345	\$ 123,568	\$ 124,804	\$ 126,051	\$ 127,312	\$ 128,585	\$
City administrative (local only - 10% of local taxes captured)		\$ 6,189	\$ 6,251	\$ 6,313	\$ 6,376	\$ 6,440	\$ 6,504	\$ 6,569	\$ 6,635	\$ 6,701	\$ 6,769	\$ 6,836	\$ 6,905	\$ 6,974	\$ 7,043	\$ 7,114	
Local Site Remediation Revolving Fund (local only)		\$ 3,094	\$ 3,125	\$ 3,157	\$ 3,188	\$ 3,220	\$ 3,252	\$ 3,285	\$ 3,318	\$ 3,351	\$ 13,927	\$ 61,525	\$ 62,140	\$ 62,761	\$ 63,390	\$ 21,106	
State Revolving Fund (3 mills on 1014 Reynolds Road only ⁽⁴⁾)		\$ 517	\$ 522	\$ 528	\$ 533	\$ 538	\$ 544	\$ 549	\$ 554	\$ 560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Annual State Increment Capture by BRA for Reimbursement		\$ 49,460	\$ 49,955	\$ 50,455	\$ 50,959	\$ 51,469	\$ 51,983	\$ 52,503	\$ 53,029	\$ 22,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Annual Local Increment Capture by BRA for Reimbursement		\$ 52,603	\$ 53,130	\$ 53,660	\$ 54,198	\$ 54,738	\$ 55,287	\$ 55,839	\$ 56,397	\$ 56,961	\$ 46,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$
Total Annual Increment Capture by BRA for Reimbursement ⁽²⁾		\$ 102,063	\$ 103,085	\$ 104,115	\$ 105,157	\$ 106,207	\$ 107,270	\$ 108,342	\$ 109,426	\$ 79,896	\$ 46,989	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Environmental Costs																	Non-Environmental
State Tax Reimbursement		\$ 47,983	\$ 48,463	\$ 48,948	\$ 49,437	\$ 49,932	\$ 50,430	\$ 50,935	\$ 51,445	\$ 19,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unreimbursed Non-Environmental Costs (State portion)	\$ 417,222	\$ 369,239	\$ 320,776	\$ 271,828	\$ 222,391	\$ 172,459	\$ 122,029	\$ 71,094	\$ 19,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement		\$ 51,032	\$ 51,543	\$ 52,057	\$ 52,579	\$ 53,103	\$ 53,636	\$ 54,171	\$ 54,713	\$ 55,260	\$ 38,484	\$ -	\$ -	\$ -	\$ -	\$ -	
Unreimbursed Non-Environmental Costs (Local portion)	\$ 516,578	\$ 465,546	\$ 414,003	\$ 361,946	\$ 309,367	\$ 256,264	\$ 202,628	\$ 148,457	\$ 93,744	\$ 38,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unreimbursed Non-Environmental Costs	\$ 933,800	\$ 834,785	\$ 734,779	\$ 633,774	\$ 531,758	\$ 428,723	\$ 324,657	\$ 219,551	\$ 113,393	\$ 38,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Environmental
Environmental Costs																	
State Tax Reimbursement		\$ 1,477	\$ 1,492	\$ 1,507	\$ 1,522	\$ 1,537	\$ 1,553	\$ 1,568	\$ 1,584	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unreimbursed Environmental Costs (State portion)	\$ 12,845	\$ 11,368	\$ 9,876	\$ 8,369	\$ 6,847	\$ 5,310	\$ 3,757	\$ 2,189	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement		\$ 1,571	\$ 1,587	\$ 1,603	\$ 1,619	\$ 1,635	\$ 1,651	\$ 1,668	\$ 1,684	\$ 1,701	\$ 1,186	\$ -	\$ -	\$ -	\$ -	\$ -	
Unreimbursed Environmental Costs (Local portion)	\$ 15,905	\$ 14,334	\$ 12,747	\$ 11,144	\$ 9,525	\$ 7,890	\$ 6,239	\$ 4,571	\$ 2,887	\$ 1,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Brownfield Plan and Work Plan
Unreimbursed Environmental Costs	\$ 28,750	\$ 25,702	\$ 22,623	\$ 19,513	\$ 16,372	\$ 13,200	\$ 9,996	\$ 6,760	\$ 3,492	\$ 1,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Brownfield Plan and Act 381 Work Plan Costs																	
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unreimbursed Environmental Costs (State portion)	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ 2,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$
Unreimbursed Environmental Costs (Local portion)	\$ 7,319	\$ 7,319	\$ 7,319	\$ 7,319	\$ 7,319	\$ 7,319	\$ 7,319	\$ 7,319	\$ 7,319	\$ 7,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unreimbursed Environmental Costs	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 7,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Annual Reimbursement to Developer																	
Annual Reimbursement to Developer		\$ 102,063	\$ 103,085	\$ 104,115	\$ 105,157	\$ 106,207	\$ 107,270	\$ 108,342	\$ 109,426	\$ 79,896	\$ 46,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$
Notes:																	

⁽¹⁾ Taxable value growth estimated at 1% per year after 2017.

⁽²⁾ This projection does not include personal property tax due to the uncertainty of availability; however, if available, personal property tax will be captured.

⁽³⁾ The maximum local portion of the LSRRF was estimated at \$313,839 based on 5 years of local capture after reimbursement of eligible activities. The BRA will capture 5% of local taxes to fund the LSRRF during the reimbursement period and then fund the remaining portion after the developer has been reimbursed for eligible investments.

⁽⁴⁾ The contribution for the State Revolving Fund will include 3 mills of the state tax capture for only the parcel newly introduced (1014 Reynolds Road) in this brownfield plan amendment.

APPENDIX C

LEGAL DESCRIPTIONS AND MAP OF THE ELIGIBLE PROPERTY DESCRIBED IN SECTION III(G) OF THIS PLAN

BM#1- FINISH FLOOR ELEVATION OF EATON COUNTY ROAD
COMMISION BUILDING AT MAIN OFFICE ENTRANCE
ELEVATION= 894.33

BM#2- RAILROAD SPIKE EAST SIDE UTILITY POLE, WEST
SIDE REYNOLDS STREET AT NORTHWEST CORNER OF
SPARTAN MOTORS SITE
ELEVATION= 890.66

BM#3- TVS HYDRANT AT THE SOUTH END OF REYNOLDS
STREET ON THE WEST SIDE OF THE STREET
ELEVATION= 894.47

BM#4- SPIKE IN SOUTH SIDE OF UTILITY POLE, WEST SIDE
OF REYNOLDS STREET AT ENTRANCE GATE TO
SPARTAN MOTORS:
ELEVATION= 893.13



THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN ACCORDANCE WITH MICHIGAN P.A. NO. 53 OF 1974.

PATRICK SALL
SPARTAN MOTORS, INC.
1541 REYNOLDS ROAD
CHARLOTTE, MICHIGAN 48813
PHONE: 517-597-3861
FAX: 517-543-9264

A. EXISTING: 1-2, GENERAL INDUSTRIAL
B. PROPOSED: 1-2, GENERAL INDUSTRIAL

- A. EXISTING: AUTOMOTIVE FACTORY WITH GRAVEL PARKING.
- B. PROPOSED: AUTOMOTIVE FACTORY WITH GRAVEL PARKING.
- C. PERFORMANCE STANDARDS ARE NOT PROJECTED TO CHANGE FROM EXISTING CONDITIONS.
- D. ENVIRONMENTAL IMPACT IS NOT PROJECTED TO CHANGE FROM EXISTING CONDITIONS OR SIGNIFICANTLY AFFECT MUNICIPAL PUBLIC SYSTEMS.

5. WETLANDS N/A

- A. ADDRESS:1014 REYNOLDS ROAD (PLANT 10)
- B. PARCEL ID: 23-200-045-600-151-00
- C. ADDRESS:1023 REYNOLDS ROAD (PLANT 12)
- D. PARCEL ID: 23-200-024-100-081-00
- E. TOTAL SITE: 863,644 S.F. = 19.82 ACRES
- F. PLANT 10 SITE: 232,743 S.F. = 5.34 ACRES
- G. PLANT 12 SITE: 630,721 S.F. = 14.48 ACRES
- H. EXISTING BUILDING AREA: 97,976 S.F.
- I. PROPOSED BUILDING AREA: 1,000 S.F.
- J. EXISTING PARKING AREA: 490,560 S.F.
- K. PROPOSED PAVEMENT: 129,325 S.F.
- L. PROPOSED GRAVEL: 565,403 S.F.
- M. DISTURBED AREA: 782,897 S.F./17.97 ACRES

THE ENTIRE SITE WILL BE CONSIDERED WITHIN THE LIMITS OF CONSTRUCTION, WITHIN THE BOUNDARIES OF THE PROPERTY LINES.

A. REQUIRED: 1 SPACE FOR 2 EMPLOYEES IN THE LARGEST WORKING SHIFT OR 1 FOR EACH 450 SQ. FT. OF USEABLE FLOOR AREA. (90 PERSONNEL PER SHIFT = 45 SPACES)

B. PROVIDED: 73 SPACES & 4 ACCESSIBLE SPACES = 77 TOTAL SPACES.

A. REQUIRED: 1 SPACE PLUS 1 SPACE FOR EACH 20,000 SQ. FT. IN EXCESS OF 20,001 SQ. FT. (89,000 SQ. FT. = 2 TOTAL SPACES.

B. PROVIDED: 11 TOTAL SPACES.

A. REQUIRED: 1 CANOPY TREE FOR EVERY 20 PARKING SPACES (MINIMUM 2 TREES) AND 10' WIDE GREENBELT WITH 1 TREE FOR EACH 75 LINEAR FEET OF STREET FRONTAGE AND 4 SHRUBS FOR EACH 20 LINEAR FEET OF STREET FRONTAGE.

B. PROVIDED: 12 TREES FOR PARKING SPACES; 33 TREES AND 237 SHRUBS IN GREENBELTS ALONG MIKESSELL AND REYNOLDS STREETS.

A. ALLOWED: (1) 80 SQ. FT. ACCESSORY GROUND SIGN, NOT TO EXCEED 8' IN HEIGHT AND WALL SIGNS NOT TO EXCEED 100 SQ. FT. OR 10% OF THE AREA OF THE STRUCTURE WHERE THE SIGN IS LOCATED.

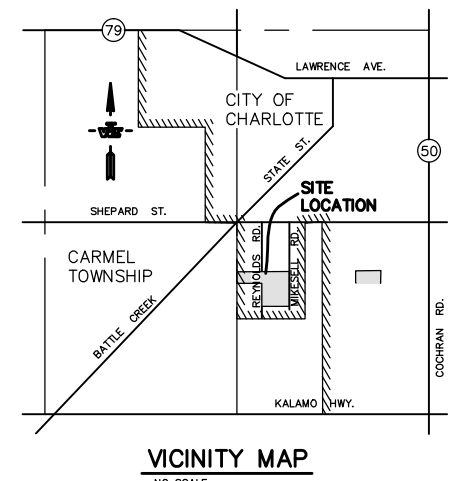
B. PROVIDED: 1 GROUND SIGN

A. SITE LIGHTING SHALL BE SHIELDED AND ARRANGED TO REFLECT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND HIGHWAYS.

A. FENCES SHALL NOT EXCEED 8' IN HEIGHT. 3 STRAND BARBED WIRE IS PERMITTED, PROVIDED IT IS LOCATED TO PROJECT OVER (INTO) THE PROPERTY BEING FENCED.

1	4" WIDE YELLOW PAINTED LINES, TYPICAL	
2	4" WIDE BLUE PAINTED LINES, TYPICAL	INSTALL 6
3	565,403 SQ. FT. GRAVEL PARKING	FENCE WITH
4	67,320 SQ. FT. HEAVY DUTY ASPHALT PAVEMENT	
5	876 SQ. FT. CONCRETE STOOPS/MECHANICAL PADS	
6	5,556 SQ. FT. CONCRETE DRIVE APPROACH	
7	39,770 SQ. FT. STANDARD DUTY ASPHALT PAVEMENT	49
8	8,889 SQ. FT. CONCRETE DOLLY PADS	DUTY
9	720 SQ. FT. CONCRETE CATCH BASIN APRONS	
10	11,750 SQ. FT. CONCRETE TRUCK DOCK	
11	940 SQ. FT. CONCRETE PUBLIC WALK	
12	705 L.F. CONCRETE CURB (COMBINED MDOT F4 / TYPE M OPENING)	

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF WALK UNLESS OTHERWISE NOTED.
2. MINIMUM RADI ARE 5' UNLESS OTHERWISE NOTED.
3. LOCATION AND SIZE OF ALL CONCRETE STOOPS, RAMPS AND PADS AT OVERHEAD DOORS ARE SHOWN ON THE ARCHITECTURAL PLANS.
4. LOCATION AND SIZE OF CONCRETE PADS FOR MECHANICAL EQUIPMENT SHALL BE COORDINATED WITH THE MECHANICAL CONTRACTOR.
5. LOCATION AND DETAILS OF ALL BOLLARDS, GUARDRAILS AND RETAINING WALLS ARE SHOWN ON THE ARCHITECTURAL PLANS.



LEGAL DESCRIPTION: (PLANT 12)

A PARCEL OF LAND ON PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 24, T2N, R5W, CITY OF CHARLOTTE; COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE N89°43'04"E 1324.96 FEET ALONG THE NORTH LINE OF SAID SECTION 24; THENCE S00°02'00"E 901.00 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24 TO THE POINT OF BEGINNING; THENCE S00°02'00"E 188.00 FEET; THENCE S89°44'10"W 30.00 FEET; THENCE S00°02'00"E 311.00 FEET; THENCE S89°44'10"W 60.00 FEET; THENCE S00°02'00"E 50.00 FEET; THENCE N89°44'10"E 60.00 FEET; THENCE S00°02'00"E 562.80 FEET; THENCE N89°44'10"W 570.00 FEET; THENCE N00°02'00"W 1111.80 FEET; THENCE N89°44'10"E 600.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION: (PARKING LOT)

LOT 15 OF DEAN INDUSTRIAL PARK, CITY OF CHARLOTTE, EATON COUNTY,
MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN
LIBER 6 OF PLATS, PAGES 18 AND 19, EATON COUNTY RECORDS.

SUBMITTAL SET - NOT FOR CONSTRUCTION

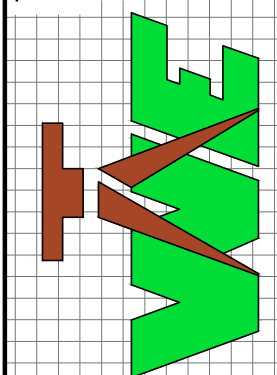
PLANT 12 NEW BUILDING & PARKING LOT
CITY OF CHARLOTTE
EATON COUNTY, MICHIGAN

SITE PLAN

WOLVERINE
Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854

Ph: 517-676-9200
F: 517-676-9396
<http://www.wolverine.com>



REVISION	DATE	DRAWN	DESCRIPTION
1	01/08/16	AMS	OWNER REVIEW
2	01/27/16	AMS	CHANGE TO BUILDING & UTILITY LOCATIONS, GRADING CHANGES
3	02/01/16	AMS	SUBMITTAL TO CITY OF CHARLOTTE & EATON COUNTY BRAIN

Parcel Number: 23200-045-600-151-00


Jurisdiction: CHARLOTTE CITY

County: EATON

Printed on

02/22/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
1111 GROUP, L.L.C.	SPARTAN MOTORS INC	600,000	09/14/2007	WD	ARMS-LENGTH	2140/772		100.0						
PPP GROUP INC	1111 GROUP, L.L.C.	262,000	07/30/1999	LC	SELLER FINANCED	1304/1035		100.0						
SAXENA, SAROJINI	PPP GROUP INC	0	07/03/1996	LC	SELLER FINANCED	1105/0291		100.0						
Property Address		Class: IND IMP		Zoning: N/A		Building Permit(s)		Date	Number	Status				
1014 REYNOLDS RD		School: Charlotte				Commercial, Demolish		11/13/2009	PB090706	Final				
		P.R.E. 0%				Addition		11/02/1999	4907	Final				
Owner's Name/Address		MAP #: DONE COMPLETE				Remodel		07/20/1999	4590	Final				
SPARTAN MOTORS INC PLANT #10 1541 REYNOLDS RD CHARLOTTE MI 48813		2016 Est TCV Tentative				Sign		11/21/1996	3623	Final				
		X	Improved		Vacant	Land Value Estimates for Land Table I-01.IND PROPERTY								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
							350.00	665.32	1.0000	0.0000	0	100*		0
						RATE TABLE PER ACRE 5.35 Acres 20800 100 111,280								
						* denotes lines that do not contribute to the total acreage calculation.								
						350 Actual Front Feet, 5.35 Total Acres Total Est. Land Value = 111,280								
		X	Water			D/W/P: Crushed Rock 1.20 1.48 170125 0 0								
		X	Sewer			/CI16/YARI/CHALF/06'/29 11.75 1.00 2030.0 0 0								
		X	Electric			/CI16/YARI/CHALF/06'/3 2.00 1.00 2030.0 0 0								
		X	Gas			/CI16/YARI/CHALF/06'/GATW20 770.00 1.00 2.0 0 0								
						Curb /CI16/YARI/OUTL/2AVG/POLS 60.00 1.00 180.0 0 0								
						Street Lights /CI16/YARI/OUTL/2AVG/FLO3 1000.00 1.00 12.0 0 0								
						Standard Utilities								
						Underground Utils.								
		Topography of Site												
		X	Level											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
						2016	Tentative	Tentative	Tentative			Tentative		
						2015	55,640	0	55,640			55,640S		
						2014	74,900	0	74,900			74,900S		
						2013	74,900	0	74,900			74,900S		



NOV 4 2003

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*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***


Parcel Number: 23200-024-100-081-00

Jurisdiction: CHARLOTTE CITY

County: EATON

Printed on

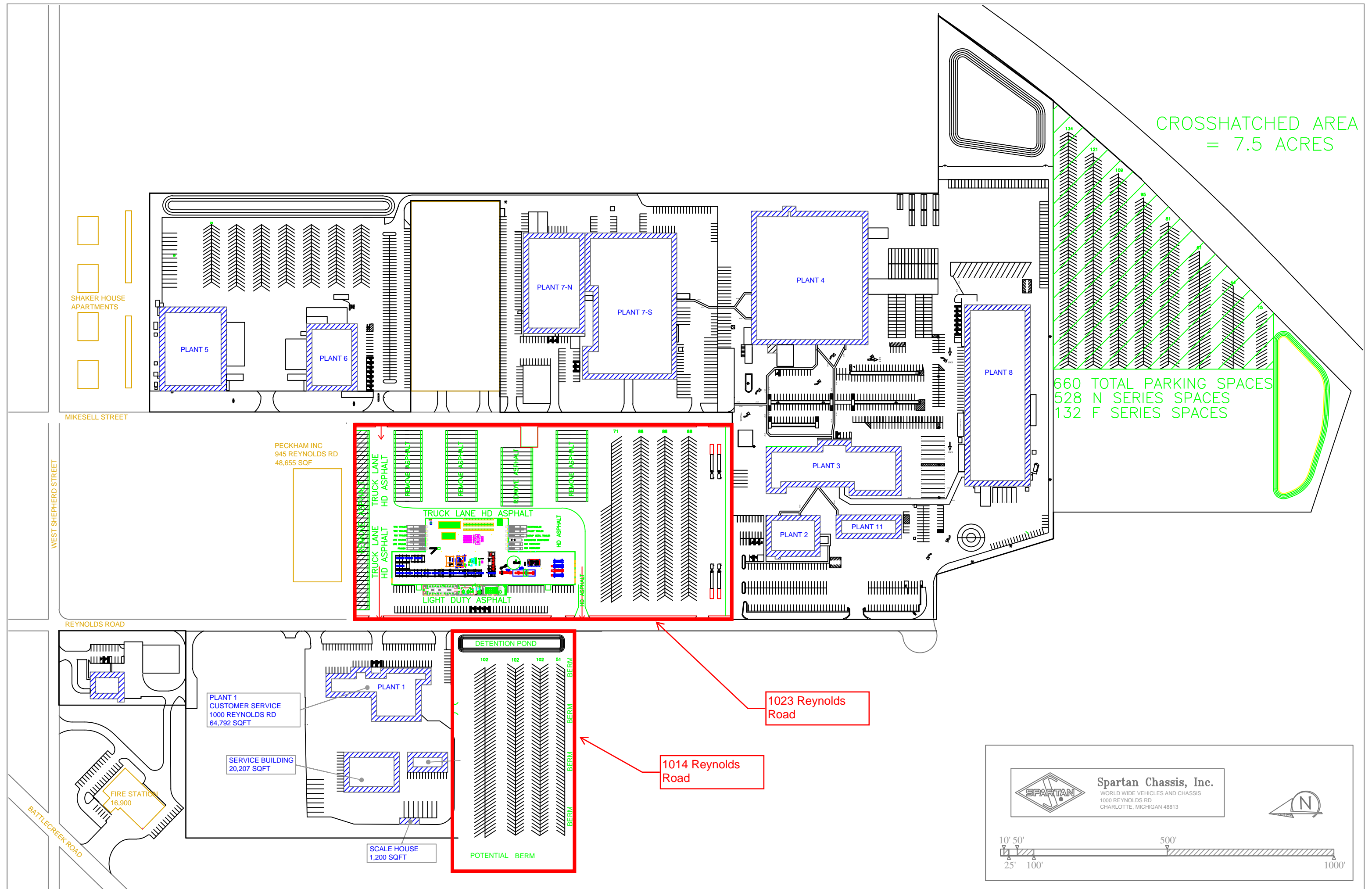
02/22/2016

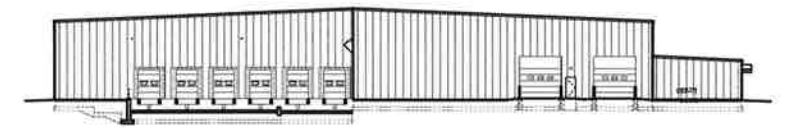
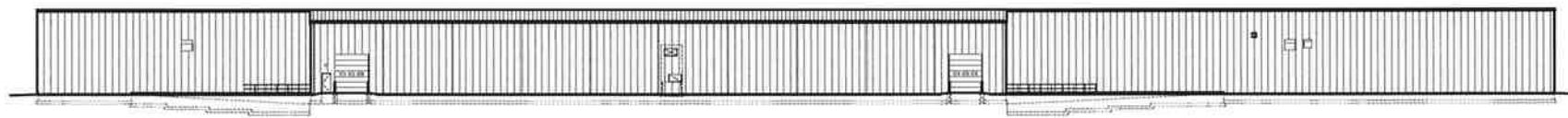
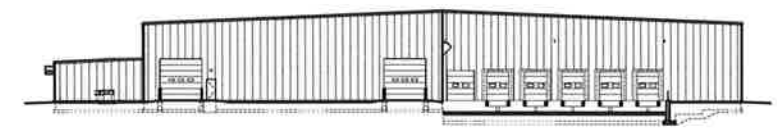
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
1023 GROUP LLC	SPARTAN MOTORS INC	1,502,698	11/29/2011	SD	FORCLOSURE	2362/1171	SD	100.0					
PHILLIPS PRODUCTS, INC	1023 GROUP LLC	2,050,000	07/27/2006	WD	ARMS-LENGTH	2054/1023		100.0					
GENERAL ALUMINUM PRODUCTS	PHILLIPS PRODUCTS, INC	4,700,000	11/02/2000	WD	ARMS-LENGTH	1375/1055		100.0					
Property Address		Class: IND IMP		Zoning: N/A		Building Permit(s)		Date	Number	Status			
1023 REYNOLDS RD		School: Charlotte			Industrial, Demolish		02/08/2012	PB120007	Final				
		P.R.E. 0%			Industrial, Add/Alter/Repa		11/13/2007	PB070350	Final				
Owner's Name/Address		MAP #:			Industrial, Add/Alter/Repa		10/29/2007	PB070255	Final				
SPARTAN MOTORS INC 1541 REYNOLDS RD CHARLOTTE MI 48813		2016 Est TCV Tentative			Industrial, Add/Alter/Repa		08/15/2007	PB070233	Final				
		X	Improved		Vacant	Land Value Estimates for Land Table I-01.IND PROPERTY							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					RATE TABLE PER ACRE				14.61 Acres		20800	100	303,867
					14.61 Total Acres				Total Est. Land Value =		303,867		
Tax Description		X	Dirt Road		D/W/P: 4in Ren. Conc. 4.21 1.44 11750 0 0								
COM 901 FT S OF NE COR OF W 1/2 OF NW 1/4 S 188 FT, W 30 FT, S 311 FT, W 60 FT, S 50 FT, E 60 FT, S 562.8 FT, W 570 FT, N 1111.8 FT, E 600 FT TO BEG. SEC.24, T2N R5W, CITY OF CHARLOTTE 1986. EASEMENT RECORDED ON L401 P57 HAS BEEN VACATED BY CITY IN L2066 P1025 IN 2006 AND L 2071 P 984			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
Comments/Influences		Street Lights											
ADDED FROM EXPIRED IFT IN 2011		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2016	Tentative	Tentative	Tentative			Tentative		
		RS	11/10/2015	INSPECTED	2015	151,934	0	151,934			151,934S		
					2014	204,526	0	204,526			204,526S		
					2013	204,526	0	204,526			204,526S		
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Desc. of Bldg/Section: PLANT #12 ESTIMATES Calculator Occupancy: Industrial, Light Manufacturing				<<<<<< Calculator Cost Computations >>>>>> Class: S Quality: Average Percent Adj: +0																			
Class: S Floor Area: 87,200 Gross Bldg Area: 87,200 Stories Above Grd: 1 Average Sty Hght : 26 Bsmnt Wall Hght				Construction Cost								Base Rate for Upper Floors = 30.90 (10) Heating system: Space Heaters, Radiant Cost/SqFt: 0.30 82% (10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 8% Combined Heating System adjustment: 0.67 100% Adjusted Square Foot Cost for Upper Floors = 31.57 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 26 Height per Story Multiplier: 1.280 Ave. Floor Area: 87,200 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 40.40 County Multiplier: 1.44, Final Square Foot Cost for Upper Floors = 58.182 Total Floor Area: 87,200 Base Cost New of Upper Floors = 5,073,510 80,000 Sq.Ft. of Sprinklers @ 1.71, County Mult.:1.44 Cost New = 196,992 Reproduction/Replacement Cost = 5,270,502 Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/0 /0.0 Total Depreciated Cost = 0 Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost											
				** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Radiant 82% Heat#2: Package Heating & Cooling 8% Ave. SqFt/Story: 87200 Ave. Perimeter Has Elevators:																			
Depr. Table : 3% Effective Age Physical %Good: 100 Func. %Good : 100 Economic %Good				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																			
		Year Built Remodeled																					
26		Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																			
Comments:																							
				* Sprinkler Info * Area: 80000 Type: Average																			
(1) Excavation/Site Prep:				(7) Interior: X Frame, Industrials, Manufacturing								(11) Electric and Lighting: X Typical, Industrials, Manufacturi				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:								Outlets:				Fixtures:							
X		Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average							
X Class S								Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Many Unfinished Typical		Many Unfinished Typical							
(3) Frame: X Steel, Class S												Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(4) Floor Structure: X Concrete, On Ground				(9) Sprinklers:								(13) Roof Structure: Slope=0 X Open Steel System for Corrugated				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:												Thickness							
				X		Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover: X Alum./Steel Corrugated or Crimped				Bsmnt Insul.							
(6) Ceiling:				X Radiant Heat, Gas, Suspended X Package Heating/Cooling, Short Ducts																			

APPENDIX D

PROJECT DRAWINGS







*Passionate People Building
and Revitalizing our World*

