

FINAL PLAN

LOCAL DEVELOPMENT FINANCE AUTHORITY

OF THE CITY OF CADILLAC

DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

FOR THE HARRY VANDERJAGT INDUSTRIAL PARK

Approved by the Local Development Finance Authority of the
City of Cadillac for submittal to the City Council of the
City of Cadillac on March 15, 1991 .

Approved by the City Council of the City of Cadillac on
April 8 , 1991, subsequent to a public hearing held
on April 8 , 1991.

City of Cadillac
County of Wexford, State of Michigan

A RESOLUTION ACKNOWLEDGING PUBLIC HEARING AND
APPROVING DEVELOPMENT PLAN AND TAX
INCREMENT FINANCING PLAN

Minutes of a special meeting of the City Council of the City of Cadillac, County of Wexford, State of Michigan, held at the Municipal Complex in said City on the 8th day of April, 1991, at 7:30 o'clock p.m., Eastern Daylight Time.

PRESENT: Members Kelley, Robinson, Gambrell, Keller, Mayor Blanchard

ABSENT: Members None

The following preamble and resolution were offered by Member Gambrell and supported by Member Robinson :

WHEREAS, the City of Cadillac (the "City") pursuant to the provisions of Act 281, Public Acts of Michigan, 1986, as amended ("Act 281") has created the Local Development Finance Authority of the City of Cadillac (the "Authority"); and

WHEREAS, the Authority pursuant to Act 281 previously adopted a Development Plan and Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Authority pursuant to Act 281 has submitted the Plan to the City Council; and

WHEREAS, on April 8, 1991, the City Council conducted a public hearing on the proposed Plan; and

WHEREAS, the City Council has reviewed the proposed Plan and has made certain findings.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council hereby makes the following determinations upon review of the proposed Plan:

- a. The Development Plan and the Tax Increment Financing Plan constitutes a public purpose.
- b. The Development Plan meets the requirements set forth in Section 15(2) of Act 281 and the Tax Increment Finance Plan meets the requirements set forth in Sections 12(2), (3) and (4) of Act 281.
- c. The proposed means of financing the Project as described in the Development Plan is feasible and the Authority has the ability to arrange the financing.
- d. The Development Plan is reasonable and it is necessary to adopt the Plan in order to achieve the purposes of Act 281.
- e. The amount of captured assessed value resulting from adoption of the Development Plan is reasonable.
- f. Any additional land to be acquired under the Development Plan is reasonable and it is necessary to acquire the land in order to achieve the purposes of the Development Plan and of Act 281.
- g. The Development Plan is in reasonable accord with the approved master plan of the City.
- h. All public services, including fire and police protection and utilities, will be adequate to service the property in the Development Plan.

i. All changes in streets, street levels, intersections and utilities required under the Development Plan are reasonably necessary for the Project and for the City.

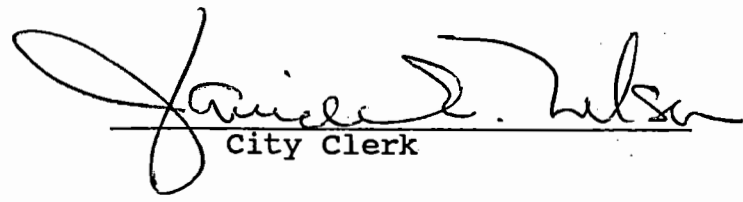
2. Based on the foregoing determinations the City hereby determines that it is in the best interest of the City and necessary for the achievement of the purposes of Act 281 to adopt the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members Kelley, Robinson, Gambrell, Keller, Mayor Blanchard

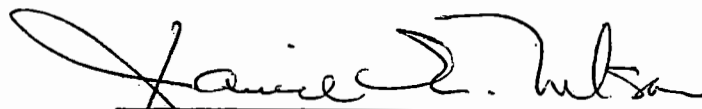
NAYS: Members None

RESOLUTION DECLARED ADOPTED.



City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Cadillac, County of Wexford, State of Michigan, at a special meeting held on April 8, 1991, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



City Clerk

Introduction

Pursuant to the provisions of Act No. 281, Public Acts of Michigan, 1986 ("Act 281"), the City of Cadillac (the "City") has established the Local Development Finance Authority of the City of Cadillac (the "Authority"). Act 281 provides that the Board of the Authority, if it determines that it is necessary for the achievement of the purposes of Act 281, shall prepare and submit a tax increment financing plan to the City Council of the City. Act 281 further provides that a tax increment financing plan shall include a development plan.

The district over which the Authority has jurisdiction (the "District") is comprised of the land described in Exhibit A attached hereto (the "Site").

Land near and adjacent to the Site has been identified as a "Superfund" site -- i.e. land on which soil and water contamination have been detected in amounts giving rise to possible action under a variety of federal and Michigan environmental laws. Due to the contamination of that land, the land comprising the Site has not been capable of development.

Cogeneration Michigan Associates Limited Partnership, a Michigan limited partnership ("CMA"), and Hager Resource Recovery Corporation, a Michigan corporation ("Hager"), have approached the City with respect to certain parcels located within the District. Hager would construct a sawmill on one parcel, and CMA would construct a small power production facility on the second parcel, burning the wood waste of the sawmill as well as wood waste and other solid waste products necessary to operate the small power

production facility, and providing the required steam to the sawmill. As a prerequisite to acquisition and development of those parcels in the District, CMA and Hager have required that the groundwater adjacent to and near the district be decontaminated. In addition, CMA and Hager have informed the City that the sawmill and the small power production facility will require water for use at their facilities.

On September 10, 1990, the City Council adopted a resolution of intent calling a public hearing regarding the establishment of the Authority. Notice of the public hearing was published twice in the Cadillac Evening News, a paper published and circulated in the County of Wexford, the first publication being September 22, 1990. A public hearing on the establishment of the Authority was held at the City Hall October 15, 1990, after which the City Council adopted a resolution establishing the Authority. The Mayor appointed seven members to the Board of the Authority, the Wexford County Commission appointed a member to the Board of the Authority, and the Cadillac Area Schools appointed two members to the Board of the Authority.

The City established the Authority for the purpose of acquiring, constructing, installing and equipping a groundwater treatment facility (the "Treatment Facility") in order to provide water to the District and simultaneously to decontaminate the groundwater found on the parcels of land adjacent to and near the District, thereby causing the remainder of the property within the District to be capable of being developed.

The purpose of this Development Plan and Tax Increment Financing Plan is to provide for the acquisition, construction and financing of the Treatment Facility. The acquisition and construction of the public facilities described herein will facilitate the further use of the park by industry and thereby create economic growth and development in the Authority District and other areas of the City for the benefit of all taxing jurisdictions within the Authority District.

The Development Plan contains the information required by Section 15(2) of Act 281 and the Tax Increment Financing Plan contains the information required by Section 12(2) of Act 281. Additional information is available from the City Administrator of the City and the Director of the Authority.

DEVELOPMENT PLAN

A DESCRIPTION OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO THE BOUNDARIES OF THE AUTHORITY DISTRICT AND A LEGAL DESCRIPTION OF THE PROPERTY.

The legal description of the District is attached hereto as Exhibit A.

THE DESCRIPTION OF BOUNDARIES OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO HIGHWAYS, STREETS, OR OTHERWISE.

Harry Vander Jagt Industrial Park, bounded on the north by 13th Street, on the east by Leeson Avenue, on the south by the Ann Arbor Railroad and on the west by Ron Wilson Street, plus the land directly west of and bounded on the east by Harry Vander Jagt Industrial Park, bounded on the north by 13th Street, on the south by the Ann Arbor Railroad, and on the west by the City limits.

THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES IN THE VICINITY OF THE PROPERTY TO WHICH THE PLAN APPLIES; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, INCLUDING RESIDENTIAL, RECREATION, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES.

The District is comprised of undeveloped land covered with Christmas trees. Eighty percent (80%) of the land is owned by the City of Cadillac. The remaining land is owned by several individual property owners. There are presently four paved streets within the project area: Ron Wilson, Edward Potthoff, Frank Miltner and Marty Paul. Part of the District is served with City water and sewer, as well as electricity and natural gas.

A DESCRIPTION OF PUBLIC FACILITIES TO BE ACQUIRED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS NECESSARY TO MAKE THOSE IMPROVEMENTS, AND AN ESTIMATE OF THE TIME REQUIRED FOR THE COMPLETION OF THE IMPROVEMENTS.

The public facilities to be installed by the LDFA in the District consist of the Treatment Facility, which will consist of a complex of wells and pumps installed on the property where the contaminated groundwater is located, piping sufficient to carry the contaminated groundwater to a cleaning facility consisting of large carbon filters, and the cleaning facility and discharge components.

THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE PUBLIC FACILITIES FOR THE PROPERTY TO WHICH THE PLAN APPLIES, AND THE ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The Treatment Facility will be located on City owned property in the District and will cost initially approximately \$4,233,000, plus financing costs. Pre-development design costs are estimated to cost approximately \$950,000. Later reequipping of the Treatment Facility (the "Phase 2 Project"), including acquisition of replacement pumps, piping, pump stations, extraordinary maintenance of air strip towers and acquisition and installation of replacement carbon is estimated to cost approximately \$3,700,000, using uninflated 1990 dollars. The LDFA's groundwater cleanup project, including installation of the Treatment Facility and the Phase 2 Project will require 30 years to complete.

A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED,
AND THE TIME OF COMPLETION OF EACH STAGE.

The estimated stages of construction will be the following:

Phase 1

Design phase	18 months
Construction and testing	18 months
Estimated completion date	December 31, 1993

Phase 2

Phase 2 is expected to begin in 1994 and is anticipated to be carried out in one to three year segments estimated to cost as follows:

1994 - 1996	\$799,200
1997 - 1999	561,300
2000 - 2002	324,600
2003 - 2005	324,600
2006 - 2008	291,000
2009 - 2011	291,000
2012 - 2014	271,000
2015 - 2017	263,000
2018 - 2020	264,000
2021 - 2023	263,300

A DESCRIPTION OF ANY PORTIONS OF THE PROPERTY TO WHICH THE PLAN APPLIES, WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS:

The Authority will donate the Treatment Facility to the City in exchange for the City's obligation to operate the Treatment Facility.

A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS,
STREET LEVELS, INTERSECTIONS, AND UTILITIES.

There will be no need to make changes in streets, street levels, intersections or utilities. Land currently zoned I-1 is being rezoned I-2.

AN ESTIMATE OF THE COST OF THE PUBLIC FACILITY OR FACILITIES, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE PUBLIC FACILITY OR FACILITIES, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

The estimated cost of the public facilities is as follows:

Phase 1

Building	\$ 300,000
Extraction system (pipes, pumps, etc.)	1,226,000
Air strip tower	840,000
Chromium treatment system	140,000
Discharge system	572,000
Engineering	308,000
Contingency	<u>847,000</u>
TOTAL	\$4,233,000

Phase 2

Activated carbon	\$ 504,000*
Replacement and reequipment	<u>3,149,000*</u>
TOTAL	\$3,653,000

Predevelopment Costs \$ 950,000

TOTAL ALL COSTS \$8,836,000

*Uninflated 1990 United States dollars

The method of financing these public facilities is as follows:

Phase 1 of the project will be funded by the issuance of LDFA Tax Increment Revenue Bonds, secured in the first instance by the Tax Increment Revenues of the LDFA derived from all eligible property in the District. The District has been designated a "certified industrial park" as that term is used under the LDFA Act. Thus, Tax Increment Revenues derived from all eligible property located in the District will be available for payment of debt service on the LDFA Bonds and accumulation in a Project Fund for payment of Phase 2 and the Predevelopment Costs. Phase 2 and the Predevelopment Costs may also be paid from proceeds of later

series of bonds issued by the LDFA, secured by the Tax Increment Revenues of the LDFA.

In addition to Tax Increment Revenues, Cogeneration Michigan Associates Limited Partnership ("CMA") has agreed to pay to the LDFA, in any year in which CMA operates its small power production facility in the District, an amount which, when added to the Tax Increment Revenues derived from CMA's payment of all real and personal property taxes, equals \$850,000.

The ability of the Authority to arrange the financing is as follows:

The LDFA has received a commitment from Robert W. Baird & Co., Incorporated, of Milwaukee, Wisconsin, to use its best efforts to place the LDFA Bonds in accordance with the terms to be specified by them.

DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE PUBLIC FACILITY OR FACILITIES IS TO BE LEASED, SOLD, OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

The Treatment Facility will be owned by the City and will benefit all industrial users of property located in the District.

THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING OF ALL OR A PORTION OF THE PUBLIC FACILITY 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 TO THOSE PERSONS.

N/A

ESTIMATES OF THE NUMBER OF PERSONS RESIDING ON THE PROPERTY IN WHICH THE PLAN APPLIES 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 OR PUBLIC UNITS IN EXISTENCE, OR UNDER CONSTRUCTION, THE CONDITION OF THOSE 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.

No parcels within the District are occupied as residences.

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS
DISPLACED BY THE DEVELOPMENT.

N/A

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 FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 U.S.C. 4601 TO 4655.

N/A

15 (2) (o)

A PLAN FOR COMPLIANCE WITH ACT NO. 227 OF THE PUBLIC ACTS OF 1972,
BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPILED LAWS.

N/A

15 (2) (p)

OTHER MATERIAL WHICH THE AUTHORITY OR GOVERNING BODY CONSIDERS
PERTINENT.

TAX INCREMENT FINANCING PLAN

A STATEMENT OF THE REASONS THAT THE PLAN WILL RESULT IN THE DEVELOPMENT OF CAPTURED ASSESSED VALUE WHICH COULD NOT OTHERWISE BE EXPECTED. THE REASONS MAY ALSO INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES OF THE MUNICIPALITY, AUTHORITY, OR OTHERS UNDERTAKEN BEFORE FORMULATION OR ADOPTION OF THE PLAN IN REASONABLE ANTICIPATION THAT THE OBJECTIVES OF THE PLAN WOULD BE ACHIEVED BY SOME MEANS.

Property near and adjacent to property located in the District has been identified by the Michigan Department of Natural Resources as containing contaminated groundwater at levels which must be cleaned up. The existence of that groundwater contamination has made the property located in the District unmarketable. CMA, together with a sawmill facility, has approached the City and has indicated that it is willing to construct a small power production woodwaste burning facility, providing steam to the sawmill and burning any available woodwaste from the sawmill, on a parcel of property located within the District if the City or an LDFA formed by the City will undertake to clean up the groundwater contamination on the adjacent and nearby property. Similarly, the prospective owners of the sawmill have indicated that they are willing to construct a sawmill facility, using steam provided by the small power production facility, on a parcel of property located within the District, if the City or an LDFA formed by the City will undertake to clean up the groundwater contamination on the adjacent and nearby property.

The sawmill facility is estimated to cost approximately \$4,500,000 to install. The small power production facility is estimated to cost approximately \$72,000,000 to install. These two facilities will, alone, cause property values to increase by the amount of the projects, subject to tax abatement for industrial facilities tax and pollution control equipment. In addition, the remaining property in the District will be developable as a result of the groundwater cleanup.

AN ESTIMATE OF THE CAPTURED ASSESSED VALUE FOR EACH YEAR OF THE PLAN. THE PLAN MAY PROVIDE FOR THE USE OF PART OR ALL OF THE CAPTURED ASSESSED VALUE, BUT THE PORTION INTENDED TO BE USED SHALL BE CLEARLY STATED IN THE PLAN. THE BOARD OR THE MUNICIPALITY CREATING THE AUTHORITY MAY EXCLUDE FROM CAPTURED ASSESSED VALUE A PERCENTAGE OF THE CAPTURED ASSESSED VALUE AS SPECIFIED IN THE PLAN OR GROWTH IN PROPERTY VALUE RESULTING SOLELY FROM INFLATION. IF EXCLUDED, THE PLAN SHALL SET FORTH THE METHOD FOR EXCLUDING GROWTH IN PROPERTY VALUE RESULTING SOLELY FROM INFLATION.

Please refer to Exhibit B for an estimate of the captured assessed value for each year of the plan.

12 (2) (c)

THE ESTIMATED TAX INCREMENT REVENUES FOR EACH YEAR OF THE PLAN.

Please refer to Exhibit C for the estimated tax increment revenues for each year of the plan.

A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

Tax increment financing permits the Authority to capture tax revenues attributable to increases in the value of real and personal property resulting from the acquisition and construction of eligible property as defined in Act 281. Property value increases, in the case of the park, will be attributable to the construction of the projects.

At the time the tax increment financing plan is approved by the City Council the value of the eligible property to which the plan pertains (the "Initial Assessed Value") is established. The Initial Assessed Value is the State Equalized Value of the eligible property on that date.

In each subsequent year for the duration of the tax increment financing plan the "Current Assessed Value" of the eligible property will be determined. The Current Assessed Value for each year is the State Equalized Value of the eligible property for that year.

The amount by which the Current Assessed Value exceeds the Initial Assessed Value in any one year is the "Captured Assessed Value." For the duration of the tax increment financing plan the local taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value. The Authority, however, (subject to the provisions of agreements for the sharing of Captured Assessed Value) receives that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Assessed Value of the eligible property included in the tax increment financing plan; provided, however, that the Authority does not receive any part of millage specifically levied for the payment of principal of and interest on obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

For example, in year one a tax increment financing plan relating to eligible property having a state equalized value of \$5,000,000 is established. The Initial Assessed Value is \$5,000,000. Assume that the tax rate applicable to the eligible property is 22 mills because of tax abatement and that of the 22 mills, 2 mills are levied for the payment of principal and interest on obligations described above. In the first year the taxes on the eligible property will be \$110,000 (22 mills times \$5,000,000). None of those taxes will be paid to the Authority. In the second year, because of the construction of eligible property, the state equalized valuation of the eligible property is \$25,000,000. The Current Assessed Value in year two is \$25,000,000 and the Captured

Assessed Value is \$20,000,000 (\$25,000,000 less the Initial Assessed Value of \$5,000,000). If there were no agreements for the sharing of Captured Assessed Value the Authority would receive tax increments of \$400,000 (20 mills times \$20,000,000). The taxing jurisdictions would receive \$150,000 (22 mills times \$5,000,000 which represents the Initial Assessed Value plus 2 mills times \$20,000,000 which represents the Captured Assessed Value). In each subsequent year for the duration of the tax increment financing plan a similar computation would be made.

THE MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS TO BE INCURRED, IF ANY.

The LDFA Bonds to be issued to finance Phase 1 will not exceed \$7,000,000. Bonds maybe issued in later years to finance Phase 2. Such bonds will not exceed \$5,000,000 in uninflated 1990 United States dollars.

THE AMOUNT OF OPERATING AND PLANNING EXPENDITURES OF THE AUTHORITY AND MUNICIPALITY, THE AMOUNT OF ADVANCES EXTENDED BY OR INDEBTEDNESS INCURRED BY THE MUNICIPALITY, AND THE AMOUNT OF ADVANCES BY OTHERS TO BE REPAID FROM TAX INCREMENT REVENUES.

In the event Tax Increment Revenues are sufficient to pay both Phases of the groundwater cleanup, additional Tax Increment Revenues may be used to reimburse Kysor Industrial Corporation and the City of Cadillac for pre-development costs of up to \$950,000.

THE COSTS OF THE PLAN ANTICIPATED TO BE PAID FROM TAX INCREMENT REVENUES AS RECEIVED.

All capital costs of Phase 1 and Phase 2 will be paid from Tax Increment Revenues.

12 (2) (h)

THE DURATION OF THE DEVELOPMENT PLAN AND THE TAX INCREMENT PLAN.

This Plan shall not expire until December 30, 2021.

12 (2) (i)

AN ESTIMATE OF THE IMPACT OF TAX INCREMENT FINANCING ON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH THE ELIGIBLE PROPERTY IS LOCATED.

Please refer to Exhibit D for the impact on the taxing jurisdictions.

A LEGAL DESCRIPTION OF THE ELIGIBLE PROPERTY TO WHICH THE TAX INCREMENT FINANCING PLAN APPLIES.

Beginning at the Northwest corner of Section 32, T22N, R9W, City of Cadillac, Wexford County, Michigan, thence S 89°52'10" E along the North line of Section 32, 2154.64 ft., thence S 0°07'26" E 660.64 ft., thence N 89°57'03" W 174 ft., thence S 0°07'26" E 229.10 ft., thence N 89°52'08" W 66 ft., thence S 0°07'26", 1754.11 ft., thence S 89°48'35" W 307.39 ft., to the railroad r-o-w., owned by the State of Michigan, thence N 73°43'40" W along said railroad r-o-w ±4456 ft. to the centerline of Section 31, thence North along said centerline ±1400 ft. to the North line of Section 31, thence S 89°52'10" E ±2640 ft. to the Point of Beginning.

AN ESTIMATE OF THE NUMBER OF JOBS TO BE CREATED AS A RESULT OF IMPLEMENTATION OF THE TAX INCREMENT FINANCING PLAN.

Approximately 300 jobs, including tree cutters and other associated jobs.

DE\P630\38064.1\13406-00-00021

EXHIBIT B
ESTIMATED CAPTURED ASSESSED VALUE

TAX ASSESSMENT DATES	CAPTURED ASSESSED VALUE
12 / 31 / 1991	\$3,055,224
12 / 31 / 1992	\$8,477,612
12 / 31 / 1993	\$18,447,761
12 / 31 / 1994	\$18,313,433
12 / 31 / 1995	\$18,179,104
12 / 31 / 1996	\$18,059,701
12 / 31 / 1997	\$17,925,373
12 / 31 / 1998	\$17,805,970
12 / 31 / 1999	\$17,671,642
12 / 31 / 2000	\$17,552,239
12 / 31 / 2001	\$17,447,761
12 / 31 / 2002	\$17,328,358
12 / 31 / 2003	\$17,208,955
12 / 31 / 2004	\$17,104,478
12 / 31 / 2005	\$17,000,000
12 / 31 / 2006	\$16,910,448
12 / 31 / 2007	\$16,805,970
12 / 31 / 2008	\$16,716,418
12 / 31 / 2009	\$16,805,970
12 / 31 / 2010	\$16,910,448
12 / 31 / 2011	\$17,000,000
12 / 31 / 2012	\$17,104,478
12 / 31 / 2013	\$17,223,881
12 / 31 / 2014	\$17,328,358
12 / 31 / 2015	\$17,462,687
12 / 31 / 2016	\$17,582,090
12 / 31 / 2017	\$17,716,418
12 / 31 / 2018	\$17,865,672
12 / 31 / 2019	\$18,000,000
12 / 31 / 2020	\$18,164,179
12 / 31 / 2021	\$18,328,358
12 / 31 / 2022	\$18,492,537
12 / 31 / 2023	\$18,671,642

\$556,667,164
=====

EXHIBIT C
TOTAL TAX INCREMENT REVENUES

COLLECTION YEAR FISCAL YEAR ENDING 6/30	TOTAL TAX INCREMENT REVENUES FISCAL YEAR ENDING 6/30
--	--

6 / 30 / 1993	\$264,700
6 / 30 / 1994	\$706,000
6 / 30 / 1995	\$1,533,000
6 / 30 / 1996	\$1,522,000
6 / 30 / 1997	\$1,511,000
6 / 30 / 1998	\$1,500,000
6 / 30 / 1999	\$1,489,000
6 / 30 / 2000	\$1,479,000
6 / 30 / 2001	\$1,468,000
6 / 30 / 2002	\$1,458,000
6 / 30 / 2003	\$1,448,000
6 / 30 / 2004	\$1,439,000
6 / 30 / 2005	\$1,430,000
6 / 30 / 2006	\$1,420,000
6 / 30 / 2007	\$1,412,000
6 / 30 / 2008	\$1,403,000
6 / 30 / 2009	\$1,395,000
6 / 30 / 2010	\$1,388,000
6 / 30 / 2011	\$1,395,000
6 / 30 / 2012	\$1,403,000
6 / 30 / 2013	\$1,412,000
6 / 30 / 2014	\$1,420,000
6 / 30 / 2015	\$1,430,000
6 / 30 / 2016	\$1,439,000
6 / 30 / 2017	\$1,450,000
6 / 30 / 2018	\$1,460,000
6 / 30 / 2019	\$1,472,000
6 / 30 / 2020	\$1,483,000
6 / 30 / 2021	\$1,496,000
6 / 30 / 2022	\$1,509,000
6 / 30 / 2023	\$1,523,000
6 / 30 / 2024	\$1,537,000
6 / 30 / 2025	\$1,552,000

\$46,246,700
=====

EXHIBIT D
IMPACT ON TAXING JURISDICTIONS

COLLECTION YEAR FISCAL YEAR ENDING 6/30	LOFA ASSESSMENT	COUNTY \$6.75	CITY \$17.40	SCHOOL \$33.45	ISD \$4.95	LIBRARY \$.65	COUNCIL ON AGING \$.40	CADILLAC WEXFORD TRANSIT AUTHORITY \$.40
6 / 30 / 1993	\$3,055,224	\$20,623	\$53,161	\$102,197	\$15,123	\$1,986	\$1,222	\$1,222
6 / 30 / 1994	\$8,477,612	\$57,224	\$147,510	\$283,576	\$41,964	\$5,510	\$3,391	\$3,391
6 / 30 / 1995	\$18,447,761	\$124,522	\$320,991	\$617,078	\$91,316	\$11,991	\$7,379	\$7,379
6 / 30 / 1996	\$18,313,433	\$123,616	\$318,654	\$612,584	\$90,651	\$11,904	\$7,325	\$7,325
6 / 30 / 1997	\$18,179,104	\$122,709	\$316,316	\$608,091	\$89,987	\$11,816	\$7,272	\$7,272
6 / 30 / 1998	\$18,059,701	\$121,903	\$314,239	\$604,097	\$89,396	\$11,739	\$7,224	\$7,224
6 / 30 / 1999	\$17,925,373	\$120,996	\$311,901	\$599,604	\$88,731	\$11,651	\$7,170	\$7,170
6 / 30 / 2000	\$17,805,970	\$120,190	\$309,824	\$595,610	\$88,140	\$11,574	\$7,122	\$7,122
6 / 30 / 2001	\$17,671,642	\$119,284	\$307,487	\$591,116	\$87,475	\$11,487	\$7,069	\$7,069
6 / 30 / 2002	\$17,552,239	\$118,478	\$305,409	\$587,122	\$86,884	\$11,409	\$7,021	\$7,021
6 / 30 / 2003	\$17,447,761	\$117,772	\$303,591	\$583,628	\$86,366	\$11,341	\$6,979	\$6,979
6 / 30 / 2004	\$17,328,358	\$116,966	\$301,513	\$579,634	\$85,775	\$11,263	\$6,931	\$6,931
6 / 30 / 2005	\$17,208,955	\$116,160	\$299,436	\$575,640	\$85,184	\$11,186	\$6,884	\$6,884
6 / 30 / 2006	\$17,104,478	\$115,455	\$297,618	\$572,145	\$84,667	\$11,118	\$6,842	\$6,842
6 / 30 / 2007	\$17,000,000	\$114,750	\$295,800	\$568,650	\$84,150	\$11,050	\$6,800	\$6,800
6 / 30 / 2008	\$16,910,448	\$114,146	\$294,242	\$565,654	\$83,707	\$10,992	\$6,764	\$6,764
6 / 30 / 2009	\$16,805,970	\$113,440	\$292,424	\$562,160	\$83,190	\$10,924	\$6,722	\$6,722
6 / 30 / 2010	\$16,716,418	\$112,836	\$290,866	\$559,164	\$82,746	\$10,866	\$6,687	\$6,687
6 / 30 / 2011	\$16,805,970	\$113,440	\$292,424	\$562,160	\$83,190	\$10,924	\$6,722	\$6,722
6 / 30 / 2012	\$16,910,448	\$114,146	\$294,242	\$565,654	\$83,707	\$10,992	\$6,764	\$6,764
6 / 30 / 2013	\$17,000,000	\$114,750	\$295,800	\$568,650	\$84,150	\$11,050	\$6,800	\$6,800
6 / 30 / 2014	\$17,104,478	\$115,455	\$297,618	\$572,145	\$84,667	\$11,118	\$6,842	\$6,842
6 / 30 / 2015	\$17,223,881	\$116,261	\$299,696	\$576,139	\$85,258	\$11,196	\$6,890	\$6,890
6 / 30 / 2016	\$17,328,358	\$116,966	\$301,513	\$579,634	\$85,775	\$11,263	\$6,931	\$6,931
6 / 30 / 2017	\$17,462,687	\$117,873	\$303,851	\$584,127	\$86,440	\$11,351	\$6,985	\$6,985
6 / 30 / 2018	\$17,582,090	\$118,679	\$305,928	\$588,121	\$87,031	\$11,428	\$7,033	\$7,033
6 / 30 / 2019	\$17,716,418	\$119,586	\$308,266	\$592,614	\$87,696	\$11,516	\$7,087	\$7,087
6 / 30 / 2020	\$17,865,672	\$120,593	\$310,863	\$597,607	\$88,435	\$11,613	\$7,146	\$7,146
6 / 30 / 2021	\$18,000,000	\$121,500	\$313,200	\$602,100	\$89,100	\$11,700	\$7,200	\$7,200
6 / 30 / 2022	\$18,164,179	\$122,608	\$316,057	\$607,592	\$89,913	\$11,807	\$7,266	\$7,266
6 / 30 / 2023	\$18,328,358	\$123,716	\$318,913	\$613,084	\$90,725	\$11,913	\$7,331	\$7,331
6 / 30 / 2024	\$18,492,537	\$124,825	\$321,770	\$618,575	\$91,538	\$12,020	\$7,397	\$7,397
6 / 30 / 2025	\$18,671,642	\$126,034	\$324,887	\$624,566	\$92,425	\$12,137	\$7,469	\$7,469
<hr/>								
	\$556,667,164	\$3,757,503	\$9,686,009	\$18,620,517	\$2,755,502	\$361,834	\$222,667	\$222,667

MPR 14 '91 16:57