Local Development Finance Authority

Of

The Charter Township of Blackman

Development Plan and Tax Increment Financing Plan Amendment

2002 Amendments No. 1 Approved by Blackman Charter Township November 4, 2002

2003 Amendments No. 2 Approved by the LDFA Board 6/11/03 Approved by the Township Board 8/18/03

2007 Amendments No. 3 Approved by the LDFA Board 12/14/07 Approved by the Township Board 3/3/08

2011 Amendments No. 4
Approved by the LDFA Board 04/20/2011
Approved by the Township Board 07/18/2011
Exhibits C & D Replaced on 8/16/11
Exhibit E Added for Clarification on 8/16/11

2017 Amendments No. 5 Approval by the LDFA Board 12/13/17 Approval by the Township Board 12/18/17

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INTRODUCTION

In 1991, the Charter Township of Blackman created the Local Development Finance Authority of the Charter Township of Blackman (Authority) primarily for the purpose of funding the infrastructure needs of an industrial development for TAC Manufacturing. Later, the Authority added another industrial resident, Kaneka Texas Corporation (Kaneka), now Maverick Industries. The infrastructure funded through the tax increment financing to service TAC Manufacturing also served Kaneka, however, this development was never added to the development plan, nor the tax increment finance plan. The Authority, the Township and the successor to the Jackson Alliance for Business Development (JABD), The Enterprise Group of Jackson, Inc. (The EG) expanded the borders of the Authority, added eligible property and revised the Tax Increment Finance Plan.

It is necessary to amend the Development Plan and Tax Increment Finance Plan to accommodate the new development, and also to finance a technology incubator among other projects. The existing document is historic in nature, referring to future events and plans that are at this point in time, events of the past. Consideration was given to amending this document as opposed to writing an altogether new document. It was decided through legal counsel to retain the existing plan, with amendments on each page. From this page forward, the original document will begin each page (and is grayed out), and the specific amendment will follow at the bottom.

ORIGINAL TEXT:

Pursuant to the provisions of Act No. 281, Public Acts of Michigan, 1986("Act 281"), the Charter Township of Blackman (Township) has established the Local Development Finance Authority of the Charter Township of Blackman ("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 Board of the Township. Act 281 further provides that a tax increment-financing plan shall include a development plan.

The Jackson Alliance for Business Development ("JABD") has approached the Township and the Authority with a proposal to purchase the 151.92 acre site described in Exhibit A attached (the "Development Plan Area") within the boundaries of the area within which the Authority may exercise its power (the "Authority District"). Tokai Rica U.S.A., Inc. has formed TAC Manufacturing, INC. (TAC). TAC intends to construct a manufacturing plant (the "TAC Project") on approximately 60 acres of the Development Plan Area described in Exhibit B attached (the "SITE"). TAC and the JABD have requested that the Authority purchase all or a portion of the Development Plan Area From the JABD and transfer the site to TAC.

TAC has indicated its intention to construct the TAC Project on the Site at a cost of approximately \$15 million (real and personal property). Construction of the TAC Project is expected to commence April 1, 1991 and is expected to be substantially complete by January 15, 1992, with installation of equipment to follow, and the plant to be operational by September 1, 1992. The TAC Project is expected to result in the creation of approximately 150 jobs. A Development Agreement among the JABD, TAC, the Township of Blackman, and the Authority is under preparation and will confirm the understandings, rights and the obligations of the parties thereto.

This Development Plan and Tax Increment Financing Plan will provide for the issuance of up to \$2,000,000 of tax increment bonds for the TAC project.

2002 AMENDMENT:

TAC has built their original plant, and continues to expand their operations. Kaneka-Texas Corporation (Kaneka) has built a \$15 million plant and employs 60 employees. Kaneka intends to expand in 2003, investing an additional \$6 million in plant and equipment, with a subsequent expansion in 2004 with an anticipated investment of \$8 million. At the time of the Kaneka location in the LDFA property, there was sufficient tax capture from the TAC plant to cover the principal and interest on the bonds, as well as pay for any additional needs. As the LDFA borders are expanded to cover these additional acres, the incremental captured tax revenues from the Kaneka plant will assist in paying for these needs.

2003 AMENDMENT:

The Jackson County Board of Commissioners and Airport Board have expressed a desire to see excess airport property developed into an aviation-related industrial park and support adding this contiguous property into the Local Development Finance Authority of the Charter Township of Blackman (LDFA). This will allow the LDFA to pay for needed public infrastructure in order to make the property ready for development. The LDFA proposes to modify their boundaries to include this contiguous property, and amend their Development Plan and Tax Increment Financing Plan to provide the framework for earmarking tax-increment revenues from within the LDFA to fund these infrastructure costs.

2007 AMENDMENT:

Blackman Charter Township and the LDFA of Blackman Charter Township have expressed a desire to see a High-Tech Business Park developed on Springport Road. They support adding ten (10) new properties, to include the 80-acre parcel of property and the 93-acre parcel, also on Springport Road, to ensure a contiguous flow of properties to connect with the existing Local Development Finance Authority of the Charter Township of Blackman (LDFA). This will allow the LDFA to pay for needed public infrastructure in order to make the property ready for development. The LDFA proposes to modify their boundaries and amend their Development and Tax Increment Financing Plan to provide the framework for earmarking tax-increment revenues from within the LDFA to fund these infrastructure costs. EG staff will seek Certified Business Park (CBP) status with the Michigan Economic Developers Association (MEDA) for the additional parcels.

Secondly, the LDFA will provide an access road, to include water and sewer infrastructure to spur development into the Certified Business Park, also known as the 80-acre parcel south on County Farm Road.

Third, the LDFA will build an access road as well as provide water and sewer infrastructure into the 93-acre parcel along Springport Road, which will be a property added to the LDFA boundary, as mentioned above.

Fourth, the LDFA will provide High-Speed Broadband Infrastructure to the LDFA properties.

Lastly, the LDFA wishes to purchase the remaining Jenkins family property, approximately 180 acres north on County Farm Road, which is also within the Blackman LDFA CBP.

2011 AMENDMENT

Recent amendments to the LDFA Act have provided for the creation of Certified Technology Parks (SmartZones or "Smart Parks"), which are designed to create clusters of technology businesses and research institutions throughout the state. The SmartZone program is designed to encourage partnerships between municipalities, universities and business by creating an environment of cooperation and competition. In May 2008, the State of Michigan amended the LDFA Act to allow for 3 additional SmartZones to be added bringing the State total from 12 to 15.

On or about July 1, 2008, Blackman Charter Township (the "Township") made application to the Michigan Economic Development Corporation (MEDC) for designation of a portion of the Authority district as a certified technology park, known as the Jackson Technology Park SmartZoneSM ("JTP SmartZoneSM").

On or about October 15, 2008, the MEDC gave notice to the Township and the Blackman Charter Township Local Development Finance Authority ("AUTHORITY") that its application had been approved for the designation of a SmartZone.

On December 12, 2008, the Township and the AUTHORITY executed a SmartZone Agreement between the MEDC, Township, and AUTHORITY. By the terms of this Agreement, the Township is required to designate for the MEDC the area of the Authority district to be included in the designated SmartZone on or before June 1, 2009.

This Amended and Restated Development Plan and Tax Increment Financing Plan is intended to amend the original Development Plan and Tax Increment Financing Plan to add the Jackson Technology Park SmartZoneSM designation, the Chemetall US, Inc. Project, GSL Technologies Project, the Baker College Business Technology Center and any and all infrastructure work necessary for projects listed within the original and amendments to the TIF and Development Plan.

The mission of the Jackson Technology Park SmartZoneSM is to support the attraction, retention and expansion of new and emerging businesses focused on life sciences, advanced manufacturing and alternative energy. The ultimate goal is to transform and sustain the community's long-term economic health and vitality via the incorporation of the synergistic support network of Baker College, Jackson Community College and Spring Arbor University's access to research and commercialization. The Baker College Business Technology Center (incubator/accelerator) will provide business services assistance with office assistance, business plans, marketing plans and federal grant writing; introductions to partners, university and research institution researchers; technology assessments and networking.

The BLDFA, The EG and Baker College are developing the Baker College Business Technology Center located at Baker's Springport Road site within the Jackson Technology Park SmartZoneSM. Baker College recently completed construction of a new, free-standing 10,000 square foot Life Sciences Building. The new investment on the Baker College Campus, within the JTP SmartZoneSM, houses the Virtual Incubator, telecommunications infrastructure, lab space, and specialized equipment and facilities. The College invested in high-speed Internet upgrades and new road infrastructure when the building was constructed.

Anticipated revenue for the Baker College Business Technology Center for leasing two offices or two tenants is approximately \$27,000 per year, which does not include additional potential tenants. The average tenants expected per year would be three to seven. In-kind donations by Baker College includes furniture/fixtures for each office, copy machine usage by the tenants, high-speed internet connections and the potential to utilize students and/or the facility for information services and assistance.

A Floor Plan for the Baker College Business Technology Center is attached (Exhibit A8).

*Operational and Facility Costs over a 15-year period

Planning, Marketing & Administration Legal & Professional Fees TOTAL: \$2,750,000 \$ 600,000 **\$3,350,000**

*The anticipated expenses for the Baker College Business Technology Center (Center) line items are as follows:

Planning, Marketing & Administration - \$75,000 per year for the management and administration of the Technology Center by The Enterprise Group of Jackson, Inc. staff, for a total of \$1,125,000 over a 15-year period. The additional \$1,625,000 would be for costs associated with marketing and planning of the Center, which would be approximately \$108,333 per year. Legal & Professional Fees are estimated to be \$40,000 per year for a total of \$600,000.

Chemetall US, Inc. has indicated its intention to construct a 200,000 square foot building, which consumes approximately 40 acres, on the JTP SmartZoneSM at a cost of approximately \$25 million (real and personal property). Construction of the Chemetall Project is expected to commence in June 2011 and is expected to be substantially complete by the fall of 2012, with installation of equipment to follow. The Chemetall Project is expected to result in the creation of approximately 62-72 jobs, with 18 jobs being retained. A Purchase Agreement among Chemetall, the Township, and the AUTHORITY is under preparation and will confirm the understandings, rights and the obligations of the parties thereto.

GSL Technologies has purchased four (4) acres within the JTP SmartZoneSM and plans to build a 10,000 to 12,000 square foot building at a cost of approximately \$300,000 (real and personal property) to expand their company and relocate from their existing location, which they have outgrown. Construction of the GSL Project is expected to commence in 2012 and is expected to be substantially complete by 2013. The GSL Project is expected to result in the creation of approximately 12 jobs within five years and retain jobs. A Land Contract signed by GSL, the AUTHORITY, and the Township is in place and confirms the understandings, rights and the obligations of the parties thereto.

In an effort to see that new developments or future expansions come to fruition, the AUTHORITY discovered that additional work may or may not need to be completed. Those items are; environmental assessment work for an asbestos survey and abatement, demolition of vacant facilities on the property, vegetation control and possible wetland assessments and/or tile repair would be necessary.

The Finance Plan will provide for the capture of tax revenues from certain properties within the Jackson Technology Park SmartZoneSM including, with the approval of the State Treasurer, the capture of 50% of the operating levies of State, K-12 school districts and the State Education Tax.

INTRODUCTION – continued

2017 AMENDMENT

Based on community conversations led by The Enterprise Group of Jackson (EG), as well as being one of The EG's Strategic Initiatives for the Imagine Jackson 2020 Capital Campaign, Jackson County's current inventory of available sites and buildings is inadequate to accommodate the current and future needs of companies looking to expand or relocate in the County. Surrounding and competing communities have sites and buildings available, and are developing more, jeopardizing Jackson's ability to compete for new projects and keep our own successful companies and jobs when they need to expand. The EG is spearheading the development of a county-wide site and infrastructure development plan, in conjunction with public and private decision makers, that creates a competitive environment for new investment. Jackson County, Blackman Charter Township, Blackman Charter Township Local Development Finance Authority (Authority) Board, and The EG have been meeting over the last year to determine what due diligence is necessary for the property known as the **Jackson Technology Park–North**. This "working group" recommends acquisition of the 181.48 acre property to prepare it for future development in Jackson County. The site is already located within Authority's boundaries and district (the "District) and the Jackson Technology Park SmartZoneSM, therefore the 2017 Amendment No. 5 does not expand the District.

The provisions of the original Plan and the Plan amendments shall be reasonably read so as to give effect to both as necessary and convenient to accomplish the Plan's development objectives. In the event of express conflict between provisions, the Plan amendment provisions shall prevail to the extent of the conflict.

This 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.

2002 AMENDMENT:

The purpose of this Development Plan and Tax Increment Financing Plan Amendment is to provide for the acquisition, construction and financing of certain public facilities and land (as defined in Act 281) necessary for the expansion of the district. The acquisition and construction of the public facilities described herein will facilitate the development of industrial projects and thereby create economic growth and development in the expanded Authority District. The Authority, the Township and The Enterprise Group of Jackson, Inc. desire this development.

2003 AMENDMENT:

The purpose of this Development Plan and Tax Increment Finance Plan is to provide for the construction and financing of certain public facilities (as defined in Act 281) necessary for the expansion of the district. The acquisition and construction of the public facilities described herein will facilitate the development of industrial projects and thereby create economic growth and development in the expanded Authority District. The Authority, the Township, The County, the Airport Board and The Enterprise Group of Jackson, Inc. desire this development.

2007 AMENDMENT:

The purpose of this Development Plan and Tax Increment Finance Plan is to provide for the construction and financing of certain public facilities (as defined in Act 281) necessary for the expansion of the district and the purchase of additional property within the existing LDFA boundary. The acquisition and construction of the public facilities described herein will facilitate the development of high-tech projects and thereby create economic growth and development in the expanded Authority District. The Authority, the Township, and The Enterprise Group of Jackson, Inc. desire this development.

2011 AMENDMENT:

The purpose of this Development Plan and Tax Increment Finance Plan is to provide for the JTP SmartZoneSM designation, the construction of new projects and to fund infrastructure work deemed necessary to ensure new projects come to fruition (as defined in Act 281) within the existing LDFA boundary. Adding the designation of the JTP SmartZoneSM, the construction of the new projects described herein will facilitate the development of additional high-tech projects and thereby create economic growth and development within the JTP SmartZoneSM, which is only a portion of the AUTHORITY. The AUTHORITY, the Township, and The Enterprise Group of Jackson, Inc. desire this development.

2017 AMENDMENT:

The purpose of this Development Plan and Tax Increment Finance Plan Amendment is to provide for the construction and financing of certain public facilities, and due diligence (as defined in Act 281) necessary for the purchase of and preparation for development of additional property within the existing LDFA boundary known as **Jackson Technology Park-North**. The acquisition and construction of the public facilities described herein will facilitate the development of high-tech and industrial projects and thereby create economic growth and development in the Authority District. THE DISTRICT WILL <u>NOT</u> BE EXPANDED as a result of this Amendment. The Authority, the Township, and The Enterprise Group of Jackson, Inc. desire this development.

DEVELOPMENT PLAN

2017-Amendment No. 5

Local Development Finance Authority
Of
The Charter Township of Blackman

Jackson Technology Park-North

a.k.a. Jackson Technology Park SmartZoneSM

a.k.a. Jackson Technology Certified Business Park

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 Authority District consists of the Development Plan Area plus the County Farm road right-of-way between Blackman Road and Airport Road. The legal description of the Development Plan Area is set forth in "Exhibit A" attached.

2002 AMENDMENT:

The original Authority District consisted of the Development Plan Area plus the County Farm road right-of-way between Blackman Road and Airport Road. The legal description of the Development Plan Area is set forth in Exhibit A attached. The amended Development Plan Area consists of the original District stated above, plus approximately 80 acres directly east of the existing district and 180 acres directly north, across County Farm Road from these additional 80 acres. The legal description of the entire amended Development Plan Area is set forth in "Exhibit A1" attached, and a map is provided as "Attachment D."

2003 AMENDMENT:

The amended Development Plan Area is described above and the legal description in included as Exhibit A1, with map provided as Attachment D. The 2003 amended Development Plan Area includes all of the Development Area as previously amended (Amended Area) plus the Jackson County Airport property immediately adjacent to the existing LDFA to the North. The entire Amended Development Plan Area is set forth in "Exhibit A2" attached, and a map is provided as "Attachment E".

2007 AMENDMENT:

The amended Development Plan Area is described above and the legal description and aerial map of the 80 acres on Springport Road, included as "Exhibit A3." The legal description and aerial map of the 180 acres North of County Farm Road, included as "Exhibit A4." The legal description and aerial map of the 93 acres, also on Springport Road, included as "Exhibit A5." The 2007 amended Development Plan Area includes all of the Development Area as previously amended in 2002 and 2003 (Amended Area) plus the 80-acre property and the 93-acre property on Springport Road. An aerial of the entire Amended Development Plan Area is set forth in "Exhibit A6" attached.

2011 AMENDMENT:

The JTP SmartZoneSM is located along I-94 and M-60, near M-50, M-106 and US-127 highways, and is marketed as part of the NAFTA Highway. The JTP SmartZoneSM property consists of approximately 1100 acres as described in the amendments above. The 2011 amended Development Plan Area includes all of the Development Area as previously amended in 2002, 2003 and 2007. The SmartZone will consist of the Development Area, with the exception of two properties (Maverick Industries, formally known as Kaneka Texas Corporation and TAC Manufacturing). This TIF revenue source will continue in order to preserve the base years, serving as a tool to provide financial support to the JTP SmartZoneSM development. The Blackman LDFA has agreed to provide infrastructure improvements and financial support to the JTP SmartZoneSM, through recent amendments and agreements. The Jackson County Airport – Reynolds Field is located within the JTP SmartZoneSM boundary, and is within one hour of Detroit Metro Airport and Lansing Capital City Airport, which serve as hubs of the North American market. An aerial of the entire JTP SmartZoneSM is set forth in "Exhibit A7" attached.

15 (2) (a)

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.

2017 AMENDMENT:

The 2017 Amendment No. 5 refers to the 181.48 acre parcel north of County Farm Road, commonly referred to as Jackson Technology Park-North, the legal descriptions for which are included in Exhibit A4, and represented on the Aerial GIS maps in Exhibit A9. This parcel is already designated as part of the Blackman LDFA and Jackson Technology Park SmartZoneSM. The 2017 Amendment No. 5 does not include any expansion of existing Authority District boundaries.

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

The original Development Plan Area is located southeast of the intersection of Blackman Road and County Farm Road and is bounded to the South by I-94 and M-60 interchange.

2002 AMENDMENT:

The amended Development Plan Area is an irregularly shaped parcel, with County Farm Road bisecting a portion, but forming the Northern border of part of the Area, bordered on the South by I-94, on the East by a variety of landmarks, including (from South to North) Golf Jackson, some residences, a Seventh-Day Adventist school, and fallow woodlands and on the West by Blackman Road and a modular home community.

2003 AMENDMENT:

The amended Development Plan Area includes the description above, but extends the Development Plan Area to the South, beyond I-94 to Michigan Ave. on the South, M-60 to the East and Airport Road to the East.

2007 AMENDMENT:

The amended Development Plan Area includes the 2002 and 2003 descriptions above and includes contiguous properties, a 93-acre parcel and an 80-acre parcel located on Springport Road. For further description, please refer to Exhibits A3, A4, A5, and A6 attached.

2011 AMENDMENT:

The amended Development Plan Area includes the 2002, 2003 and 2007 descriptions above. For further description, please refer to the aerial map (Exhibit A7) attached.

2017 AMENDMENT:

The 2017 Amendment No. 5 refers to the 181.48 acre parcel north of County Farm Road, commonly referred to as Jackson Technology Park-North, the legal descriptions for which are included in Exhibit A4, and represented on the Aerial GIS maps in Exhibit A9. This parcel is already designated as part of the Blackman LDFA and Jackson Technology Park SmartZoneSM. The 2017 Amendment No. 5 does not include any expansion of existing Authority district boundaries. The property borders County Farm Road to the south, and Springport Road to the northeast.

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 THE EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES.

The Development Plan Area is a roughly square shaped parcel, which Interstate 94 borders on the south, Blackman Road borders on the west and Country Farm Road borders the north. There is no street or other access bordering the Development Plan Area on the east.

The Development Plan Area in the past has been used as a farm. There are no residences in the Development Plan Area.

The Development Plan Area is zoned Light Industrial (I-1).

The Eligible Property is to be used as a manufacturing plant for automotive components; initially steering wheels. Other compatible industrial uses may be constructed on the remainder of the Development Plan Area.

2002 AMENDMENT:

The Development Plan Area will consist of the existing Development Plan Area, plus approximately 80 acres directly to the east of Development Plan Area, and 180 acres to the north of existing Development Plan Area known as the Jenkins farm.

The Jenkins farm is currently and has historically been used as farmland. There are three residences on the property South of County Farm Road.

The Jenkins property is currently zoned Agricultural (Ag). Blackman Charter Township plans to rezone this parcel Light Industrial (I-1). The eligible property will be used for industrial use, fitting with the Township Master Plan.

2003 AMENDMENT:

The Development Plan Area will consist of the Amended Area as described above plus approximately 492.68 acres immediately to the South of existing LDFA Amended Area known as the Jackson County Airport.

The Airport property has been used as a municipal airport for many years, and contains several hundred acres of vacant land that could be developed as an aviation related airport industrial park. There are no residences on the airport property to be included in the Amended Development Plan Area.

The Airport property is currently zoned Light Industrial I-1. The eligible property will be used for industrial purposes, fitting with the zoning as well as the master plan for the Township.

2007 AMENDMENT:

The Development Plan Area will consist of the Amended Areas as described above in the 2002 and 2003 Amendments plus approximately 93 acres and 80 acres on Springport Road.

Both properties are vacant land that are proposed to be developed into a High-Tech Business Park. There are no residences on the property to be included in the Amended Development Plan Area.

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 THE EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES.

The property is currently zoned RM-1, Multi-Family Residential. The eligible property will be used for high-tech business purposes, in compliance with current zoning, as well as the master plan for the Township.

2011 AMENDMENT:

The Development Plan Area or JTP SmartZoneSM area will consist of the Amended Areas as described above in the 2002, 2003 and 2007.

Zoning: Current zoning of the property is Light Industrial (I-1). The Blackman Township Master Plan supports the JTP SmartZoneSM's development, and any zoning changes, if required, will be sought and secured as development occurs. Unique in Jackson County, Blackman Township is the only local governmental unit which provides for "Office Research" zoning in its ordinance. The 80-acre site has been included within an Industrial Development District (IDD) for seamless Tax Abatements for qualifying tenants.

2017 AMENDMENT:

Current zoning and use of the property is Agricultural (AG-1). The Blackman Township Master Plan supports the acquisition and development of the **Jackson Technology Park–North** development, and any necessary zoning changes will be sought and secured prior to development. The 181.48 -acre site will be included within an Industrial Development District (IDD) for seamless Tax Abatements for qualifying tenants. The site is located directly north of the Jackson Technology Park SmartZoneSM, which is now fully occupied.

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.

It is intended to upgrade County Farm Road to all weather status between its intersections with Blackman Road and Airport Road. A request has been made to the Michigan Department of Transportation (MDOT) for funds to cover this upgrade. If such funds are not granted by MDOT it is planned to upgrade to Jackson County Road Commission all weather standards.

Construction of road improvement will be during the construction season of 1991 or 1992 and be complete in any case by September 1992.

2002 AMENDMENT:

The Authority also may acquire and construct public facilities (as defined in P.A. 281) from time to time in furtherance of the development objectives of this Plan. The Authority reserves the right to acquire and construct improvements and public facilities outside of the Authority District as permitted by P.A. 281. The Authority Board, in approving the acquisition and construction of any such project outside of the Authority District, shall make a finding that the proposed improvements are essential to providing adequate and efficient public services for the benefit of Eligible Property within the Authority District.

2003 AMENDMENT:

The LDFA is currently hiring a consultant to determine, among other things, the need for public facilities in the airport property. A copy of these estimates will be included with this document upon receipt and will be incorporated therein.

2007 AMENDMENT:

The LDFA is currently working with the Township's engineer to determine, among other things, the need and cost estimates for public facilities into both Springport Road properties. A copy of these estimates will be included with this document upon receipt and will be incorporated herein. In addition, the access road, to include water and sewer infrastructure, into the existing Certified Business Park on County Farm Road is estimated to cost approximately \$844,300. Lastly, the LDFA will negotiate fair market value for the purchase of the 180-acre parcel north of County Farm Road, after the Purchase Option expires in approximately 10-years. The purchase price revenue will be decided at such time that the Purchase Option expires.

2011 AMENDMENT:

The AUTHORITY and the Township's engineer have cost estimates included within this amendment for public facilities for the JTP SmartZoneSM, the two new developments and any and all infrastructure work as it relates to projects within the AUTHORITY/JTP SmartZoneSM. In addition, a timeline for the projects is also included within this amendment.

2017 AMENDMENT:

The public facilities to be acquired, and the estimate of time to complete those public facilities is set forth on Page 19 of this Amendment.

15 (2) (e)

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.

Property Acquisition	\$460,000
Site Investigation & Preparation	\$ 42,000
Project management	\$150,000
Other Legal, Financing, Regulatory & Administrative Fees & Expenses Incurred by JABD, the Township and	
The Authority	\$101,000
Sanitary Sewer Extension from Parnall Road	\$752,000
Water Line extension from Airport Road to The Site	\$279,000
Construction Period Interest and Related Costs	\$ 80,000
Upgrade of County Farm Road from Airport Road to the Site to All-Weather Status	\$265,000
Contingencies	\$156,000
TOTAL	\$2,285,000

The above costs do not include capitalized interest on the bonds and other costs of issuance of the bonds. For the estimate of the time required for completion, see Section 15 (2) (f).

2002 AMENDMENT:

Property Acquisition	To Be Determined
Site Investigation & Preparation	\$150,000
Market Feasibility and Engineering	\$250,000
Project management	\$75,000
Other Legal, Financing, Regulatory & Administrative Fees & Expenses Incurred by The EG, the Township and The Authority	\$100,000

15 (2)(e) Cont.

Sanitary Sewer Extension from County Farm Road \$40,000

Water Line extension from County Farm Road to

The Site \$60,000

Road Extension 1000' into property \$200,000

Construction Period Interest and Related

Costs \$80,000

Storm Sewer including retention ponds \$50,000

Contingencies \$200,000

> TOTAL \$1,205,000 plus land acquisition cost

The above costs do not include capitalized interest on potential bonds and other costs of issuance of bonds.

The estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented.

2003 AMENDMENT:

The LDFA is currently hiring a consultant to determine, among other things, the need for public facilities in the airport property. A copy of these estimates will be included with this document upon receipt and will be incorporated herein.

2007 AMENDMENT:

The LDFA is currently working with the Township's engineer to determine, among other things, the need and cost estimates for public facilities for both Springport Road properties.

Purchase Option for 180-acre CBP North of County Farm Road	\$100,000
1	
Road into 80-acre CBP South of County Farm Road:	\$504,840
Water infrastructure:	\$88,600
Sewer infrastructure:	\$82,000
Electric	\$38,481
Gas	\$25,638
Engineering, Surveying, and Contingencies:	\$168,860
TOTAL:	\$908,419
Road into the approximately 93-acre parcel along Springport Roa	d:\$260,400
Water infrastructure:	\$83,150
Sewer infrastructure:	\$51,900
Electric	\$23,415
Gas	\$14,102
Engineering, Surveying, and Contingencies	\$98,863
TOTAL:	\$531,830

High Speed Broadband Infrastructure

\$75,000

GRAND TOTAL

\$1,615,249

The above costs do not include capitalized interest on potential bonds and other costs of issuance of bonds. The estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented.

2011 AMENDMENT:

The LDFA is currently working with the Township's engineer to determine, among other things, the need and cost estimates for public facilities.

2011	Finish	Road	into	JTP	SmartZor	ne SM :

Includes concrete curb and gutter	\$ 30,106.58
Topsoil, seed and mulch	\$ 4,500.00
Natural Gas	\$ 35,438.00
Underground Electric	\$ 43,205.00
Soil Erosion Control and fees	\$ 1,500.00
Monument Sign	\$ 6,000.00
Engineering	\$ 10,000.00
SUBTOTAL:	\$130,749.58

2012 Finish Road into JTP SmartZoneSM:

Adjust Sanitary Manhole	\$ 200.00
Bituminous Base – 3" of 13A	\$ 70,636.70
Bituminous Base – 1.5" of 13A	\$ 37,991.60
Bituminous Base – 1.5" of 13A	\$ 37,991.60
Engineering	\$ 6,000.00
SUBTOTAL:	\$152,819.90

Demolish Buildings and Abandon Wells:	\$ 9,800.00
Asbestos Building Inspections:	\$ 1,000.00
Asbestos Removal	\$ 2,000.00
Environmental assessment work and Tile Repair for Chemetall:	\$ 1,500.00
Vegetation Control on property	\$ 20,000.00
TOTAL:	\$317.869.48

The Baker College Business Technology Center will continually be supplemented by securing grant funds from a variety of organizations. The categories listed below are described in Public Act 281 of 1986 as costs eligible for business incubators.

Operational and Facility Costs over a 15-year period

Planning, Marketing & Administration	\$2,750,000
Legal & Professional Fees	\$ 600,000
TOTAL:	\$3,350,000

GRAND TOTAL:

\$3,667,869.48

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 estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented.

2017 AMENDMENT:

The Authority

Property Acquisition (\$5,000/acre x 181.48 acres)	\$907,400
Site Investigation & Preparation	\$200,000
Sanitary Sewer Extension from Springport Road	\$315,000
Water Line extension from County Farm Road	\$245,000
Storm Sewer including retention ponds	\$324,000
Natural Gas/Electric infrastructure	\$100,000
Forcemain Relocation to I-94	\$500,000
Road/cul-de-sac construction	\$582,000
Berm construction and Landscaping	\$100,000
Broadband infrastructure	\$100,000
Street Lighting	\$ 20,000
Utility Relocation, if necessary	\$ 10,000
Engineering/Contingencies	\$300,000
Monument Sign	\$ 20,000
Other Legal, Financing, Regulatory	
& Administrative Fees & Expenses	
Incurred by The EG, the Township and	

GRAND TOTAL: \$3,873,400

The estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented. Various funding sources, may include but not be limited to, Blackman Charter Township, Jackson County, County National Bank, and other stakeholders. Blackman Charter Township has committed to fund the sewer infrastructure, on behalf of the Authority.

\$150,000

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

Public Facility	<u>Start</u>	Completion
Land Acquisition	Nov.1990	March 1991
Site Analysis	Nov.1990	March 1991
Water Line	June.1991	Nov 1991
Sanitary Line	June 1991	Nov 1991
Road	June 1991	Nov1991
	or	Of
	June1992	Nov1992

2002 AMENDMENT:

Public Facility	Start	Completion
Land Acquisition	December 2002	December 2012
(Land Contract)		
Site Analysis	December 2002	March 2003
Water Line	June 2005	November 2005
Sanitary Line	June 2005	November 2005
Road (North property)	June 2005	November 2005
Road (South Property)	June 2007	November 2007

2003 AMENDMENT:

Public Facility	Start	Completion
Site Analysis	June 2003	December 2003
Water Line		Prior to 12/31/07
Sanitary Sewer		Prior to 12/31/07
Road		Prior to 12/31/07
(extension of O'Neill Dr.)		

2007 AMENDMENT:

Public Facility	Start	Completion
Site Analysis	10/01/07	9/01/08
Water Line		9/01/08
Sanitary Sewer		9/01/08
Electric/Gas		9/01/08
Road		9/01/08
High Speed Broadband		9/01/08
Access Road into 80-acre CBP	10/01/07	9/01/08
Purchase Option for 180-acre CBP	10/01/07	9/01/08

2011 AMENDMENT:

Public Facility	Start	Completion
Road	on-going	9/01/12
Demolish Buildings/Abandon wells	on-going	7/01/11
Asbestos Inspections/Removal	on-going	7/01/11
Environmental Assessments	on-going	7/01/11
Tile Repair	on-going	7/01/11

15 (2) (f) Cont.

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

2017 AMENDMENT:

While negotiations are under way for land acquisition, the Development Plan timeline is estimated to commence in late 2018 or early 2019. Completion of activities will be dependent on financing, market, and development priorities. Taxable values in Exhibit C are calculated based on development commencing in 2019.

15 (2) (g)

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 does not plan to sell, donate, exchange, or lease to or from the municipality any portion of the property to which the Development Plan applies.

2002 AMENDMENT:

The Authority presently does not plan to sell, donate, exchange, or lease to or from the Township any portion of the property to which the Development Plan applies. The Authority may in the future enter into such transactions with the Township as necessary or advisable to accomplish the development objectives of this Plan.

2003 AMENDMENT:

The Authority presently does not plan to sell, donate, exchange, or lease to or from the Township any portion of the property to which the Development Plan applies. The Authority may in the future enter into such transactions with the Township as necessary or advisable to accomplish the development objectives of this Plan.

2007 AMENDMENT:

This provision not effected by the 2007 Amendment.

2011 AMENDMENT:

The Authority presently does not plan to sell, donate, exchange, or lease to or from the Township any portion of the property to which the Development Plan applies. The Authority may in the future enter into such transactions with the Township as necessary or advisable to accomplish the development objectives of this Plan.

<u>2017 AMENDMENT:</u>

The Authority presently does not plan to sell, donate, exchange, or lease to or from the Township any portion of the property to which the Development Plan applies. The Authority may in the future enter into such transactions with the Township as necessary or advisable to accomplish the development objectives of this Plan.

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

The Development Plan Area is zoned for Light Industrial uses and there is no plan for a change in zoning.

The proposed widening of County Farm Road will not require additional right-of-way adjacent to the existing right-of-way line. Existing water and sanitary sewer facilities will be extended to the Development Plan Area. Gas, electricity, telephone, and other utilities also will be extended to the Site.

2002 AMENDMENT:

Industrial Drive was built into the LDFA property to provide access to both TAC and Kaneka. The Jenkins property will need to be rezoned to I-1 and access roads will need to be built into these two properties. Existing water and sanitary sewer lines, as well as electric, gas and telecommunications services will be extended into each of the additional properties in anticipation of development.

2003 AMENDMENT:

Studies are under way to determine the best road layout into the airport property. Roadways must not interfere with airport runways or safety zones. A consultant will recommend whether extending O'Neill Dr. to M-60 and then down to Michigan Avenue will be possible given the requirements of the airport and the FAA. A recommendation on the extension of water, sanitary sewer and other infrastructure will be included in the roadway study. These extensions of roadway and infrastructure will be in anticipation of development.

2007 AMENDMENT:

Studies are under way to determine the best road layout into the Springport property. A consultant/Township engineer will recommend best possible scenario of the road layout. A recommendation on the extension of water, sanitary sewer and other infrastructure will be included in the roadway study. These extensions of roadway and infrastructure will be in anticipation of development. The same situation applies to the proposed access road into the existing Certified Business Park on County Farm Road.

2011 AMENDMENT:

A concept map is in place for the Jackson Technology Park SmartZoneSM in an effort to offer new developments the best possible scenario of the property available to suit their needs.

2017 AMENDMENT:

A concept map (Exhibit F) is in place for the **Jackson Technology Park–North** in an effort to offer new developers the best possible scenario of the property available to suit their needs. Current zoning of the property is Agricultural (AG-1). The Blackman Township Master Plan supports the expanded **Jackson Technology Park–North** development, and zoning changes will be sought and secured prior to development. At the point of access from County Farm Road, it is anticipated that deceleration lanes will be necessary. A cul-de-sac entry road will be constructed as indicated on the concept map.

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 proposed method of financing the public facilities may be summarized as follows:

The sources of funds include:

Community Development Block Grant Funds estimated at \$1,000,000

Michigan Department of Transportation Grant Funds estimated at \$265,000

Bonds of Authority in the estimated principal amount of \$120,000

TAC payment of \$150,000.

The Authority anticipates the receipt of CDBG Funds to be used to pay all or part of the cost of the water and sewer improvements. An MDOT Grant in the amount of \$265,000 is expected to pay the cost of upgrading County Farm Road. Bonds of the Authority will be used to pay costs not otherwise paid from grant funds. In addition, bonds proceeds may be used to pay capitalized interest and the cost of issuance of the bonds.

The bonds, when issued, may be backed by one or more of the following security or credit enhancement devices: The full faith and credit pledge of the Township, a letter of credit, bond insurance, guarantee or guarantees by the Company, or by none of these devices. The Authority believes it has the ability to arrange for the financing described above.

2002 AMENDMENT:

Land Acquisition	To Be Determined
Site Investigation & Preparation	\$150,000
Market Feasibility and Engineering	\$250,000
Project management	\$75,000
Other Legal, Financing, Regulatory & Administrative Fees & Expenses Incurred by The EG, the Township and The Authority	\$100,000
Sanitary Sewer Extension from County Farm Road	\$40,000
Water Line extension from County Farm Road to The Site	\$60,000
Road Extension 1000' into property	\$200,000
Construction Period Interest and Related Costs	\$80,000
Storm Sewer including retention ponds	\$50,000
Contingencies	\$200,000 - 24 -

15 (2) (i) Cont.

TOTAL \$1,205,000 plus land acquisition

The above costs do not include capitalized interest on potential bonds and other costs of issuance of bonds.

The estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented.

It is anticipated that 100% the cost of the implementation of the Development Plan will be paid from the Tax Increment Revenues as Received. If it is deemed possible to pay the interest and principal for new Bonds, the Authority will strongly consider doing so.

2003 AMENDMENT:

The LDFA is currently hiring a consultant to determine, among other things, the need for public facilities in the airport property. A copy of these estimates will be included with this document upon receipt and will be incorporated therein.

2007 AMENDMENT:

GRAND TOTAL:

The LDFA is currently working with the Township's engineer to determine, among other things, the need and cost estimates for public facilities for the Springport Road properties. The LDFA anticipates issuing municipal bonds to finance the \$1.6 million of public improvements. The LDFA intends to pay the debt service of said bonds by tax increment financing raised under the plan provisions.

Purchase Option for 180-acre CBP North of County Farm Road	\$100,000
Road into 80-acre CBP South of County Farm Road: Water infrastructure: Sewer infrastructure: Electric Gas Engineering, Surveying, and Contingencies: TOTAL:	\$504,840 \$88,600 \$82,000 \$38,481 \$25,638 \$168,860 \$908,419
Road into the approximately 93-acre parcel along Springport Road Water infrastructure: Sewer infrastructure: Electric Gas Engineering, Surveying, and Contingencies TOTAL:	:\$260,400 \$83,150 \$51,900 \$23,415 \$14,102 \$98,863 \$531,830
High Speed Broadband Infrastructure	<u>\$75,000</u>

The above costs do not include capitalized interest on potential bonds and other costs of issuance of bonds.

\$1.615.249

\$ 30,106.58

The estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented.

2011 AMENDMENT:

The LDFA is currently working with the Township's engineer to determine, among other things, the need and cost estimates for public facilities.

2011	Finish	Road	into	<u>JTP</u>	Sm	artZ	one sm :	
	Inclu	des co	nere	te ci	urh	and	gutter	
	IIICIU	ucs cc)IICI C		uiu	anu	gutter	
		1.1	1	1	- 1	1		

Topsoil, seed and mulch	\$ 4,500.00
Natural Gas	\$ 35,438.00
Underground Electric	\$ 43,205.00
Soil Erosion Control and fees	\$ 1,500.00
Monument Sign	\$ 6 000 00

Engineering \$ 10,000.00 **SUBTOTAL:** \$130,749.58

2012 Finish Road into JTP SmartZoneSM:

Adjust Sanitary Manhole	\$ 200.00
Bituminous Base – 3" of 13A	\$ 70,636.70
Bituminous Base – 1.5" of 13A	\$ 37,991.60
Bituminous Base – 1.5" of 13A	\$ 37,991.60
Engineering	\$ 6,000.00
SUBTOTAL:	\$152,819.90

Demolish Buildings and Abandon Wells:	\$ 9,800.00
Asbestos Building Inspections:	\$ 1,000.00
Asbestos Removal	\$ 2,000.00
Environmental assessment work and Tile Repair for Chemetall:	\$ 1,500.00
Vegetation Control on property	\$ 20,000.00
TOTAL:	\$317,869.48

The Baker College Business Technology Center will continually be supplemented by securing grant funds from a variety of organizations. The categories listed below are described in Public Act 281 of 1986 as costs eligible for business incubators.

Operational and Facility Costs over a 15-year period

Planning, Marketing & Administration	\$2,750,000
Legal & Professional Fees	\$ 600,000
TOTAL:	\$3,350,000

GRAND TOTAL: \$3,667,869.48

The estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented.

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.

2017 AMENDMENT:

Property Acquisition (\$5,000/acre x 181.48 acres)	\$907,400
Site Investigation & Preparation	\$200,000
Sanitary Sewer Extension from Springport Road	\$315,000
Water Line extension from County Farm Road	\$245,000
Storm Sewer including retention ponds	\$324,000
Natural Gas/Electric infrastructure	\$100,000
Forcemain Relocation to I-94	\$500,000
Road/cul-de-sac construction	\$582,000
Berm construction and Landscaping	\$100,000
Broadband infrastructure	\$100,000
Street Lighting	\$ 20,000
Utility Relocation, if necessary	\$ 10,000
Engineering/Contingencies	\$300,000
Monument Sign	\$ 20,000
Other Legal, Financing, Regulatory	
& Administrative Fees & Expenses	
Incurred by The EG, the Township and	
The Authority	\$150,000

GRAND TOTAL: \$3,873,400

The estimated costs are estimates only and are presented for illustration. Final costs will be determined following completion of project design and receipt of bids, which may be impacted by factors not presently anticipated. No assurance can be given that costs will not vary substantially from the estimates presented. Various funding sources may include but not be limited to, Blackman Charter Township, Jackson County, County National Bank, or other lenders as deemed appropriate, and other stakeholders. Blackman Charter Township has committed to fund the sewer infrastructure on behalf of the Authority. Bonding may be necessary for road construction and/or other public infrastructure improvements. The Authority has bonded for public improvements in the past.

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.

County Farm Road is a Jackson County road, and improvements to that road will be to the benefit to the County.

The water system and sanitary system will be conveyed to Blackman Township.

The present project is being undertaken to provide benefit to TAC Manufacturing as a consideration of their building a \$15,000,000 plant.

2002 AMENDMENT:

Access roads will be built and conveyed to the Jackson County Road Commission for maintenance. Roads will be built to their specifications.

Water and sanitary lines will be conveyed to Charter Township of Blackman for maintenance.

The present project is being undertaken to improve the property to encourage industrial development.

2003 AMENDMENT:

Access roads will be built and conveyed to the Jackson County Road Commission for maintenance. Roads will be built to their specifications.

Water and sanitary lines will be conveyed to Charter Township of Blackman for maintenance. The present project is being undertaken to improve the property to encourage industrial development.

2007 AMENDMENT:

Access roads will be built and may be conveyed to the Jackson County Road Commission (JCRC) for maintenance, once municipal bonds are paid in full. Roads will be built to JCRC specifications. The public facilities are expected to be owned by various public agencies to include the LDFA, the Township, and/or the County. Water and sanitary lines will be conveyed to the Charter Township of Blackman for maintenance. The present project is being undertaken to improve the property to encourage high-tech development, create jobs, and improve the economic condition of the township.

2011 AMENDMENT:

Access road into a portion of the JTP SmartZoneSM was constructed and awaits completion as the new development plans by Chemetall US, Inc. and GSL Technologies move forward.

2017 AMENDMENT:

The access road into **Jackson Technology Park-North** will be built and may be conveyed to the Jackson County Department of Transportation (JCDOT) for maintenance. Roads will be built to JCDOT specifications. The vacant public industrial park is expected to be owned by the LDFA, until parcels are sold for development. Water and sanitary lines will be conveyed to the Charter Township of Blackman for maintenance. The present project is being undertaken to encourage future development, create jobs, and improve the economic condition of the Township, as well as the County of Jackson.

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 IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND THE PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS.

The bidding procedures for the public facilities to be constructed or paid for by the JABD shall be reviewed and audited in accordance with procedures and requirements established by the Authority to determine that competitive costs obtained.

2002 AMENDMENT:

The bidding procedures for the public facilities to be constructed or paid for by the LDFA shall be reviewed and audited in accordance with procedures and requirements established by the Authority to determine that competitive costs are obtained.

2003 AMENDMENT:

The bidding procedures for the public facilities to be constructed or paid for by the LDFA shall be reviewed and audited in accordance with procedures and requirements established by the Authority to determine that competitive costs are obtained.

2007 AMENDMENT:

The bidding procedures for the public facilities to be constructed or paid for by the LDFA and shall be reviewed and audited in accordance with procedures and requirements established by the Authority to ensure that competitive costs are obtained. The LDFA in addition to the Township, works with an engineering firm that handles the bidding process and administration.

2011 AMENDMENT:

The bidding procedures for the public facilities and/or public assessment work to be conducted are paid for by the LDFA and shall be reviewed and audited in accordance with procedures and requirements established by the Authority to ensure that competitive costs are obtained. The Authority in addition to the Township, works with an engineering firm that handles the bidding process and administration.

2017 AMENDMENT:

The bidding procedures for the public facilities and/or public assessment work to be conducted are paid for by the LDFA and shall be reviewed and audited in accordance with procedures and requirements established by the Authority to ensure that competitive costs are obtained. The Authority, in addition to the Township, works with an engineering firm that handles the bidding process and administration. Parcels sold for development will be controlled by a development agreement, which will require deadlines for construction commencement, completion, and necessary covenants.

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 persons reside within the Development Plan Area

2002 AMENDMENT:

Members of the Jenkins family reside in three houses on the 80 acres directly East of the current TAC facility. The Authority does not have plans to acquire or clear the existing homes while occupied. Should it become necessary to relocate these individuals, the proper procedures will be followed in accordance with The Federal Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, 42 U.S.C. 4601 TO 4655.

2003 AMENDMENT:

There are no persons residing within the airport property being added to the Development Plan Area.

2007 AMENDMENT:

There are no persons residing within the Springport properties being added to the Development Plan Area. Regarding the access road into the CBP south of County Farm Road, members of the Jenkins family reside in three houses on the 80 acres directly East of the current TAC facility. The Authority does not have plans to acquire or clear the existing homes while occupied. Should it become necessary to relocate these individuals, the proper procedures will be followed in accordance with The Federal Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, 42 U.S.C. 4601 TO 4655.

2011 AMENDMENT:

There are no persons residing within the property within the JTP SmartZoneSM/Development Plan Area.

2017 AMENDMENT:

There are no persons residing within the property within the Jackson Technology Park-North Development Plan Area.

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

Not necessary.

2002 AMENDMENT:

Members of the Jenkins family reside in three houses on the 80 acres directly East of the current TAC facility. Should it be necessary to relocate these individuals, the proper procedures will be followed in accordance with The Federal Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, 42 U.S.C. 4601 TO 4655. Given the low number of residents within the geographic area, a priority system was not deemed necessary at this time.

2003 AMENDMENT:

A plan for establishing priority for the relocation of persons displaced by the development is not necessary due to not having residents residing in the Development Area.

2007 AMENDMENT:

A plan for establishing priority for the relocation of persons displaced by the development is not necessary due to the fact that no residents reside in the Development Area. Regarding the access road into the CBP south of County Farm Road, members of the Jenkins family reside in three houses on the 80 acres directly East of the current TAC facility. The Authority does not have plans to acquire or clear the existing homes while occupied. Should it become necessary to relocate these individuals, the proper procedures will be followed in accordance with The Federal Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, 42 U.S.C. 4601 TO 4655.

2011 AMENDMENT:

A plan for establishing priority for the relocation of persons displaced by the development is not necessary due to not having residents residing in the JTP SmartZoneSM/Development Area.

2017 AMENDMENT:

A plan for establishing priority for the relocation of persons displaced by the development is not necessary due to not having residents residing in the Jackson Technology Park-North Development Area.

15 (2) (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 FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICY ACT OF 1970, 42 U.S.C. 4601 TO 4655.

This project will be performed in accordance with the above stated requirements. At present we are not anticipating costs in connection therewith. However, there is a possibility of costs associated with the acquisition of right-of-way and should that possibility develop, those costs would come from the contingency account.

2002 AMENDMENT:

Members of the Jenkins family reside in three houses on the 80 acres directly East of the current TAC facility. These individuals are elderly, and development within their lifetime is not anticipated. Any costs from relocation shall be paid from Authority reserves or other available funds.

2003 AMENDMENT:

A plan for relocation costs for persons displaced by the development is not necessary due to not having residents residing in the Development Area.

2007 AMENDMENT:

A plan for establishing priority for the relocation of persons displaced by the development is not necessary due to the fact that no residents reside in the Development Area. Regarding the access road into the CBP south of County Farm Road, members of the Jenkins family reside in three houses on the 80 acres directly East of the current TAC facility. The Authority does not have plans to acquire or clear the existing homes while occupied. Should it become necessary to relocate these individuals, the proper procedures will be followed in accordance with The Federal Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, 42 U.S.C. 4601 TO 4655.

2011 AMENDMENT:

A plan for relocation costs for persons displaced by the development is not necessary due to not having residents residing in the Development Area. Demolition of the home and the surrounding buildings on County Farm Road was completed in May 2011.

2017 AMENDMENT:

A plan for relocation costs for persons displaced by the development is not necessary due to not having residents residing in the Development Area.

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 MICHIGAN COMPILED LAWS.

2017 AMENDMENT:

A plan for compliance with Act No. 227 of the Public Acts of 1972 is not necessary due to not having residents residing in the Jackson Technology Park-North Development Area.

OTHER MATERIAL, WHICH THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT.

A Development Agreement among the JABD, TAC, the Township of Blackman, and the Authority is being developed to confirm the understandings, rights, and the obligations of the parties thereto.

2002 AMENDMENT:

A Development Agreement among the EG, the Charter Township of Blackman, the Jenkins Family and the Authority is being developed to confirm the understandings, rights, and the obligations of the parties thereto. In accordance with the provisions of Sec. 12(5) of Act 281, the Authority from time to time may enter into agreements with the taxing jurisdictions and the Township Board in its discretion.

2003 AMENDMENT:

A Development Agreement between the Authority, the County Airport and Jackson County is being developed to confirm the understandings, rights, and the obligations of the parties thereto. In accordance with the provisions of Sec. 12(5) of Act 281, the Authority from time to time may enter into agreements with the taxing jurisdictions and the Township Board in its discretion.

2007 AMENDMENT:

This provision not effected by the 2007 Amendment.

2011 AMENDMENT:

The Jackson Technology Park SmartZoneSM Agreement, dated December 12, 2008 is between the Michigan Economic Development Corporation, the Blackman Charter Township, and the Blackman Charter Township Local Development Finance Authority, which confirms the understandings, rights, and the obligations of the parties thereto. In accordance with the provisions of Public Act 248 of 2000, to amend 1986 PA 105 to promote the development of high technology businesses throughout the State of Michigan.

2017 AMENDMENT:

This 2017 Amendment No. 5 will be submitted to the Michigan Economic Development Corporation (MEDC) for review and approval pursuant to The Jackson Technology Park SmartZoneSM Agreement between the MEDC and Blackman Charter Township, dated December 12, 2008.

TAX INCREMENT FINANCING PLAN

2017-Amendment No. 5

Local Development Finance Authority Of The Charter Township of Blackman

Jackson Technology Park-North

 $a.k.a.\ Jackson\ Technology\ Park\ SmartZone^{SM}$

a.k.a. Jackson Technology Certified Business Park

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.

The proposed Development Plan Area has been used in the past as a farm. The property has been rezoned Light Industrial (I-1). TAC has committed that if the Site is conveyed to them and certain improvements made, it will build a plant on the Site.

The plan sets forth the actions to be taken that will meet the conditions established by TAC for undertaking an investment of approximately \$15,000,000 and therefore the plan will generate captured assessed value that would not otherwise be present if the property remains in its present use.

2002 AMENDMENT:

Portions of this property have been used in the past as farmland. By including these properties into the Development Plan Area, and with the improvements made to provide access to the properties and services to support development, it is expected that development would occur creating investment and jobs that would otherwise not occur, if these efforts were not undertaken.

2003 AMENDMENT:

This property has been, and portions will continue to be used as a municipal airport. There are undeveloped areas that would support a proposed aviation-related airport industrial park. By including these properties into the Development Plan Area, and with the improvements made to provide access to the properties and services to support development, it is expected that development would occur creating investment and jobs that would otherwise not occur, if these efforts were not undertaken.

2007 AMENDMENT:

This property being added to the plan, pursuant to the 2007 amendment is vacant land. By including these properties into the Development Plan Area, and with the improvements made to provide access to the properties and services to support development, it is expected that development would occur creating investment and jobs that would otherwise not occur, if these efforts were not undertaken.

2011 AMENDMENT:

The JTP SmartZoneSM property, which includes property added in the 2002, 2003 and 2007 amendments, with the exception of Maverick Industries and TAC Manufacturing, is ready for development based upon improvements made and continue to be made as a result of previous amendments. The establishment of these properties as a SmartZone also establishes their base value based upon May 2010 equalized taxable value.

2017 AMENDMENT:

This property has been used in the past as farmland, and is already included within the Authority boundary. With the acquisition and improvements made to provide access to the properties, and services to support development, it is expected that development will occur creating investment and jobs that would otherwise not occur if these efforts were not undertaken. Once municipally-owned, the taxable value will be adjusted to zero, thereby increasing tax increment revenues from a base value of zero to assist in repaying financing and/or eventual bond debt.

AN ESTIMATE OF THE CAPTURED ASSESSED VALUE FOR EACH YEAR OF THE PLAN. THE PLAN MAY PROVIDE FOR THE USE OF PART OF 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 C for an estimate of the captured assessed value for each year of the Tax Increment Financing Plan.

The Authority intends to utilize all of the captured assessed valuation, including that resulting from inflation. Tax increment revenues derived from the captured assessed value are to be used to pay debt service on the bonds referred to in this plan, and to cover Authority administrative expenses. In addition, as the facility is developed, there may be additional public improvements e.g. turning lanes lighting etc. that would need to be financed. Also there is the potential need to provide additional infrastructure to the balance of the Development Plan Area to support additional industrial development. The Authority expects to consider such uses of captured tax increment revenues in excess of that needed for debt service and administration for such purposes.

2002 AMENDMENT:

Please refer to Exhibit C for an estimate of captured assessed value for each year of the Tax Increment Financing Plan.

The Authority intends to utilize all of the captured assessed valuation, including that resulting from inflation. Tax increment revenues derived from the captured assessed value are to be used to pay debt service on any necessary bonds, or if no bonds are utilized, all improvements and land acquisition will be paid for through these tax increment revenues, and to cover Authority administrative expenses. In addition, as additional facilities are developed, there may be additional public improvements e.g. turning lanes lighting etc. that would need to be financed. Also there is the potential need to provide additional infrastructure to the balance of the Development Plan Area to support additional industrial development. The Authority expects to consider such uses of captured tax increment revenues in excess of that needed for potential debt service and administration for such purposes.

2003 AMENDMENT:

The estimate of the captured assessed value for each year of the Tax Increment Financing Plan will be determined once a project has been identified.

2007 AMENDMENT:

Please refer to Exhibit C1 column 2 for an estimate of captured assessed value for each year of the Tax Increment Financing Plan.

2011 AMENDMENT:

Please refer to Exhibit C for an estimate of captured assessed value for each year of the Tax Increment Financing Plan.

The AUTHORITY intends to utilize all of the captured assessed valuation, including that resulting from inflation. Tax increment revenues derived from the captured assessed value are to be used to pay debt

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.

service on any necessary bonds, or if no bonds are utilized, all improvements and land acquisition will be paid for through these tax increment revenues, and to cover SmartZone and Authority administrative expenses. In addition, as additional facilities are developed, there may be additional public improvements e.g. turning lanes lighting etc. that would need to be financed. Also there is the potential need to provide additional infrastructure to the balance of the Development Plan Area to support additional industrial development. The Authority expects to consider and designate such uses of captured tax increment revenues in excess of that needed for potential debt service and administration for such purposes.

2017 AMENDMENT:

Please refer to Exhibit C (Tables C1-C6) for an estimate of captured assessed value for each year of the Tax Increment Financing Plan, for the anticipated development of the properties related to the 2017 Amendment No. 5 only (Jackson Technology Park-North – 181.48 acres). Tables C-4 and C-5 reflect the estimates for real and personal property for those properties already developed in the Jackson Technology Park SmartZoneSM south of County Farm Road for which tax increment is already being collected (the subject property of the 2011 Amendment – Chemetall, Technique and anticipated Technique future development to be commenced before 12/31/18), including both real and personal property.

Exhibit D (Tables D1-D3) includes estimates of captured assessed value for each year of the Tax Increment Financing Plan for both real and personal property for the properties in the original LDFA, but not included in the SmartZoneSM boundary (TAC, JSP and JSP Sheet Foam).

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The Authority intends to utilize all of the captured assessed valuation, including that resulting from inflation. Tax increment revenues derived from the captured assessed value are to be used to pay debt service on any necessary bonds, or if no bonds are utilized, all improvements, land acquisition, and Authority administrative expenses not paid by others will be paid for through these tax increment revenues. In addition, as additional facilities are developed, there may be additional public improvements, e.g., turning lanes, lighting etc. that will need to be financed. There is the potential to provide additional infrastructure to the balance of the Development Plan Area to support additional eligible development. The Authority expects to consider and designate such uses of captured tax increment revenues in excess of that needed for potential debt service and administration for such purposes.

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

Please refer to Exhibit C column 3 for an estimate of the tax increment revenues for each year of the Tax Increment Financing Plan.

2002 AMENDMENT:

Please refer to Exhibit C1 column 3 for an estimate of the tax-increment revenues for each year of the Tax Increment Financing Plan.

2003 AMENDMENT:

The estimate of the captured assessed value for each year of the Tax Increment Financing Plan will be determined once a project has been identified.

2007 AMENDMENT:

Please refer to Exhibit C column 3 for an estimate of the tax increment revenues for each year of the Tax Increment Financing Plan.

2011 AMENDMENT:

Please refer to Exhibit C for an estimate of the JTP SmartZoneSM tax increment revenues for each year of the Tax Increment Financing Plan.

Please refer to Exhibit D for an estimate of the Blackman Local Development Finance Authority tax increment revenues for each year of the Tax Increment Financing Plan.

Please refer to Exhibit E for a comprehensive budget of revenues and expenses.

2017 AMENDMENT:

Please refer to Exhibit C (Tables C1-C6) for an estimate of captured assessed value for each year of the Tax Increment Financing Plan, for the anticipated development of the properties related to the 2017 Amendment No. 5 only (Jackson Technology Park-North – 181.48 acres). Tables C-4 and C-5 reflect the estimates for real and personal property for those properties already developed in the Jackson Technology Park SmartZoneSM south of County Farm Road for which tax increment is already being collected (the subject property of the 2011 Amendment – Chemetall, Technique and anticipated Technique future development to be commenced before 12/31/18).

Exhibit D (Tables D1-D3) includes estimates of captured assessed value for each year of the Tax increment Financing Plan for both real and personal property for the properties in the original LDFA, but not included in the SmartZoneSM boundary (TAC, JSP and JSP Sheet Foam).

A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

Tax increment-financing permits the Authority to capture tax revenues attributable to increase in the value of eligible real and personal property resulting from implementation of a development plan as defined in ACT 281. Property value increases will be attributable to the development projects.

At the time the Tax Increment Financing Plan was initially approved by the Township Board in 1991, the value of the eligible property within the boundaries of the Authority District (the "Initial Assessed Value") was established. The Initial Assessed Value is the State Equalized Value of the eligible property on that date with adjustments made for properties subject to industrial facilities exemption certificates and other specific local taxes.

In each subsequent year for the duration of the Tax Increment Financing Plan, the "Current Assessed Value" of the eligible taxable property will be determined. The Current Assessed Value for each year after December 31, 1994, is the taxable value of the eligible taxable property for that year, as determined under Section 27a of the General Property Tax Act, with adjustments made for properties subject to industrial facilities exemption certificates and other specific local taxes.

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 any agreements for the sharing of Captured Assessed Value) receives that portion of the tax levy of all taxing jurisdictions paid each year on part or all of the Captured Assessed Value (as set forth in the tax increment financing plan) of the eligible taxable property included in the Tax Increment Financing Plan, other than the State, local school district and intermediate school district tax levies (except in respect to certain outstanding obligations) or any taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific local taxes attributable to such ad valorem property taxes.

For example, assume in the first year a tax increment finance plan is established relating to eligible taxable property having an assessed value (for valuations made after December 31, 1994) of \$5,000,000. The Initial Assessed Value is \$5,000,000. Assume that the tax rate of all taxing jurisdictions excluding the State, local school districts and intermediate school district applicable to all taxable property in the Development Area is 25 mills. In the first year the taxes on the property will be \$125,000 (25 mills times \$5,000,000). None of those taxes will be paid to the Authority. In the second year because of the construction of new property and the increased value of eligible property where the public facilities have benefited the eligible property, the taxable value of the eligible property in the Development Area is \$8,000,000. The Captured Assessed Value in year two is \$3,000,000 and the taxes paid to the Authority on the Captured Assessed Value (the "Tax Increment Revenues") will be \$75,000 (25 mills times \$3,000,000). The Township Treasurer and County Treasurer are required to pay to the Authority the Tax Increment Revenues as collected, and to pay to the other taxing units the tax revenues derived from the application of their millages to the Initial Assessed Value of all property in the Development Area.

A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

2002 Amendment:

The Initial Assessed Value of the eligible property within the new Development Plan Area added as a result of the 2002 amendments to the Plan will be the December 31, 2002, taxable value as finally equalized in May, 2003.

2003 Amendment:

The Initial Assessed Value of the eligible property within the new Development Plan Area added as a result of the 2003 amendments to the Plan will be the December 31, 2003, taxable value as finally equalized in May, 2004.

2007 Amendment:

The Initial Assessed Value of the eligible property within the new Development Plan Area added as a result of the 2007 amendments to the Plan will be the December 31, 2007, taxable value as finally equalized in May, 2008.

2011 Amendment:

The Initial Assessed Value of the eligible property within the JTP SmartZoneSM and Development Plan Area added as a result of the 2002, 2003 and 2007 amendments to the Plan will be the December 31, 2009, taxable value as finally equalized in May 2010.

2017 Amendment:

The Initial Assessed Value of the 2017 Amendment No. 5 property, known as Jackson Technology Park-North, will be the December 31, 2017, taxable value as finally equalized in May 2018.

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

The maximum amount of note or bond indebtedness to be incurred by the Authority will be \$2,000,000.

2002 AMENDMENT:

The maximum amount of note or bond indebtedness to be incurred by the Authority will be \$4,000,000.

2003 AMENDMENT:

The maximum amount of note or bond indebtedness to be incurred by the Authority will be determined once a project has been identified.

2007 AMENDMENT:

The maximum amount of note or bond indebtedness to be incurred by or on behalf of the Authority will be \$2,000,000.

2011 AMENDMENT:

The maximum amount of note or bond indebtedness to be incurred by or on behalf of the Authority is expected to be \$2,000,000.

2017 AMENDMENT:

The maximum amount of note or bond indebtedness to be incurred by or on behalf of the Authority is expected to be \$3,500,000, although additional costs will be determined once a project has been identified.

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.

The JABD Expects to pay or incur up to \$2,000,000 of obligations and expenditures for acquisition of the Development Plan Area and the design and construction of the other public facilities identified in the Development Plan prior to the issuance and sale of the Bonds Which will be reimbursed out of the proceeds received from the sale of Bonds, from the CDBG Funds and MDOT grants as and when received.

The Township expects to pay or incur obligations and expenditures in connection with the establishment of the Authority and the approval of the Development Plan and Tax Increment Financing Plan that will be reimbursed from the proceeds of the bonds.

2002 AMENDMENT:

All operating and planning expenditures of the Authority, including costs of engaging a director and other professional consultants from time to time, administrative costs, and other operational costs, will be paid from the annual tax increment revenues and from other sources available to the Authority. Annual Budgets will be presented to and approved by the Township Board as required by Act 281. Costs of public facilities anticipated to be accomplished pursuant to the Development Plan are expected to be paid from tax increment revenues.

2003 AMENDMENT:

All operating and planning expenditures of the Authority, including costs of engaging a director and other professional consultants from time to time, administrative costs, and other operational costs, will be paid from the annual tax increment revenues and from other sources available to the Authority. Annual Budgets will be presented to and approved by the Township Board as required by Act 281. Costs of public facilities anticipated to be accomplished pursuant to the Development Plan are expected to be paid from tax increment revenues.

2007 AMENDMENT:

This provision not effected by the 2007 Amendment.

2011 AMENDMENT:

This provision not affected by the 2011 Amendment. Although, all operating and planning expenditures of the AUTHORITY, including costs of engaging professional consultants from time to time, administrative costs, and other operational costs, will be paid from the annual tax increment revenues and from other sources available to the AUTHORITY. Annual Budgets will be presented to and approved by the Township Board as required by Act 281. Costs of public facilities anticipated to be accomplished pursuant to the Development Plan are expected to be paid from tax increment revenues.

2017 AMENDMENT:

This provision is not affected by the 2017 Amendment; although, all operating and planning expenditures of the Authority, including costs of engaging professional consultants from time to time, administrative costs, and other operational costs, will be paid from the annual tax increment revenues and from other sources available to the Authority. The Authority's annual budgets will be presented to and approved by the Township Board as required by Act 281. Costs of public facilities anticipated to be accomplished pursuant to the Development Plan are expected to be paid from tax increment revenues, local lender financing, and/or eventual bond debt, if necessary.

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

It is anticipated that costs of the implementation of the Development Plan will be paid from the net proceeds received from the issuance and sale of the Bonds and from the CDBG funds and MDOT grants as described in the Development Plan.

2002 AMENDMENT:

It is anticipated that 100% the cost of the implementation of the Development Plan will be paid from the Tax Increment Revenues as Received. If it is deemed possible to pay the interest and principal for new Bonds, the Authority will strongly consider doing so.

2003 AMENDMENT:

It is anticipated that 100% the cost of the implementation of the Development Plan will be paid from the Tax Increment Revenues as Received. If it is deemed possible to pay the interest and principal for new Bonds, the Authority will strongly consider doing so.

2007 AMENDMENT:

It is anticipated that the cost of implementation of the Development Plan will be paid from bond indebtedness, tax increment revenues, or a combination thereof. Tax increment revenues are expected to be used to pay debt service on the bonds issued to implement the plan.

2011 AMENDMENT:

It is anticipated that the cost of implementation of the amended Development Plan will be paid from tax increment revenues as received.

2017 AMENDMENT:

It is anticipated that the cost of implementation of the amended Development Plan will be paid from the current budget, tax increment revenues as received, as well as other governmental contributions, and/or corporate contributions, and/or applicable financing, if necessary.

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

2002 AMENDMENT:

The Development Plan and the Tax Increment Financing Plan will continue until December 31, 2025.

2003 AMENDMENT:

The Development Plan and the Tax Increment Financing Plan will continue until December 31, 2030.

2007 AMENDMENT:

The Development Plan and the Tax Increment Financing Plan will continue until December 31, 2030.

2011 AMENDMENT:

The Development Plan and the Tax Increment Financing Plan will continue until December 31, 2035 or as stated within the Jackson Technology Park SmartZoneSM Agreement with the Michigan Economic Development Corporation under Article V.

2017 AMENDMENT:

The Development Plan and the Tax Increment Financing Plan will continue until December 31, 2038 (approximately 20 years).

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 C columns 4 through 9 for estimates of the tax revenues from the Eligible Property of each taxing jurisdiction, which will be retained by Authority.

2002 AMENDMENT:

Please refer to Exhibit C1 columns 4 through 9 for estimates of the tax revenues from the Eligible Property of each taxing jurisdiction, which will be retained by Authority.

2003 AMENDMENT:

Please refer to Exhibit C1 columns 4 through 9 for estimates of the tax revenues from the Eligible Property of each taxing jurisdiction, which will be retained by Authority.

2007 AMENDMENT:

Please refer to Exhibit C1 columns 4 through 9 for estimates of the impact of the tax increment financing on tax revenues for each taxing jurisdiction.

2011 AMENDMENT:

Please refer to Exhibit C for estimates of the impact of the tax increment financing on tax revenues for each taxing jurisdiction within the Jackson Technology Park SmartZoneSM; and Exhibit D for estimates of the impact of tax increment financing revenues for each taxing jurisdiction for the non-SmartZone LDFA properties.

2017 AMENDMENT:

Please refer to Exhibit C for estimates of the impact of the tax increment financing on tax revenues for each taxing jurisdiction within the Jackson Technology Park SmartZoneSM; and Exhibit D for estimates of the impact of tax increment financing revenues for each taxing jurisdiction for the non-SmartZone LDFA properties.

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

The Eligible property to which the Tax Increment Financing Plan refers is the land located in the Township of Blackman, County of Jackson, State of Michigan described in "Exhibit B" attached, together with all buildings and improvements thereon and all fixtures, machinery and equipment therein which comprise the TAC Project.

2002 AMENDMENT:

The Eligible property to which the Tax Increment Financing Plan refers is the land located in the Township of Blackman, County of Jackson, State of Michigan described in "Exhibit B1" attached, together with all buildings and improvements thereon and all fixtures, machinery and equipment therein which currently comprise the TAC Project and the future expansions of the Kaneka-Texas Corporation. Eligible Properties may be adjusted or increased from time to time as property is developed.

2003 AMENDMENT:

The Eligible property to which the Tax Increment Financing Plan refers is the land located in the Township of Blackman, County of Jackson, State of Michigan described in "Exhibit B2" attached. Eligible Properties may be adjusted or increased from time to time as property is developed.

2007 AMENDMENT:

The Eligible property to which the Tax Increment Financing Plan refers is the land located in the Township of Blackman, County of Jackson, State of Michigan described in "Exhibit B3" attached. Eligible Properties may be adjusted or increased from time to time as property is developed.

2011 AMENDMENT:

The Eligible property to which the Tax Increment Financing Plan refers is the land located in the Jackson Technology Park SmartZoneSM, Township of Blackman, County of Jackson, State of Michigan described in "Exhibit B1, B2, and B3" attached. The AUTHORITY will continue to collect from Maverick Industries (formally known as Kaneka Texas Corporation) and TAC Manufacturing. Eligible Properties may be adjusted or increased from time to time as property is developed.

2017 AMENDMENT:

The Eligible property to which this Amendment No. 5 Tax Increment Financing Plan refers to is all of the Authority and Jackson Technology Park SmartZoneSM property, more specifically described in "Exhibit A4" attached.

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

It is estimated that the construction of the TAC Project will result in creation of 150 jobs. It is expected that the existence of these jobs will result in additional indirect jobs. Development Plan Area.

2002 AMENDMENT:

As of September 2002, TAC has continued to expand their facilities, adding \$20.5 million in new investment in plant and equipment, and currently employ 336 workers. Kaneka Texas Corporation has also located to the LDFA District, and invested \$15 million in plant and Equipment and currently employs 53 workers. Since most of the improvements were in place to serve TAC when Kaneka located into the District, they were not added as an Eligible Property, since there was no need to capture their taxes to pay for infrastructure. As the District is modified, more infrastructure needs are anticipated, and they are being added as an Eligible Property to capture their additional taxes based upon anticipated expansions.

The property being added to the Development Area is large and provides opportunity for substantial investment and job creation. At this time it is difficult to anticipate what those developments might be.

2003 AMENDMENT:

The property being added to the Development Area is large and provides opportunity for substantial investment and job creation. At this time it is difficult to anticipate what those developments might be.

2007 AMENDMENT:

The property being added to the Development Area is large and provides opportunity for substantial investment and job creation. At this time it is difficult to anticipate what those developments might be.

2011 AMENDMENT:

Please refer to Exhibit E. As of January 2011, Chemetall US, Inc. announced their proposed development within the JTP SmartZoneSM As a result, the project will create approximately 62-72 new jobs and retain 18 jobs from within Jackson County. It is expected that the total project will bring an investment to the community in the amount of \$25 Million.

GSL Technologies anticipates twelve new jobs within five years.

Baker College and The Enterprise Group anticipate hosting tenants in the incubator, which will result in new jobs. A conservative estimate over the 15 year period is 30.

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

Except as provided in subsection (7), a tax increment financing plan shall provide for the use of tax increment revenues for public facilities for eligible property whose captured assessed value produces the tax increment revenues, or to the extent the eligible property is located within a Business Development Area, for other Eligible Property located in the Business Development Area, public facilities for Eligible Property include the development or improvement of access to and around, or within the Eligible Property, of road facilities reasonably required by traffic flow to be generated by the Eligible Property, and the development or improvement of public facilities that are necessary to service the Eligible Property, whether or not located on that Eligible Property.

The area described by the complete territory of the Authority District is hereby designated as a "Business Development Area" within the meaning of Act 281, excepting any area not zoned to allow for its use for eligible property or without either an approved plat or site plan. The boundaries of the Business Development Area shall automatically be adjusted from time to time without further amendment to this Plan so as to correspond to changes in the boundaries of the Authority District and to reflect zoning changes or the approval of plats or site plans. Tax increment revenues may be used in the Authority's discretion for public facilities, either within or without the Authority District, for any eligible property located within the Business Development Area to the fullest extent permitted by Act 281.

2017 AMENDMENT:

Although no property is being added to the Development Area, the Jackson Technology Park-North is large and is one of very few vacant land sites in Jackson County that provides opportunity for substantial investment and job creation. At this time, it is difficult to anticipate what those developments might be. The most recent developments in the Jackson Technology Park SmartZoneSM south of County Farm Road have created approximately 200 jobs since 2012. In addition, over 1,110 jobs have been created in the Authority (excluding the SmartZone properties) since its inception in 1991.

"EXHIBIT A" Original Development and Tax Increment Financing Plan Development Plan Area

Land situated in the Township of Blackman, County of Jackson, State of Michigan and described from Blackman Charter Township Tax Statement as:

Northwest fractional ¼ of section 30 except parcel described as beginning at west ¼ post of Section 30, thence north 138.51 feet, thence south 80 degrees 26' 25" east 964.45 feet to east and west ¼ line, thence west along south \(\frac{1}{4} \) line 954.46 feet to beginning; also except that part of southwest \(\frac{1}{4} \) of northwest fractional \(\frac{1}{4} \) lying south of a line 125 feet north of right angular distance, and parallel to center line of US-12 by-pass; also except all that part of south ½ of northwest ¼ of Section 30 described as beginning at point which is north 1 degree 06' 20.5" west 125 feet and north 88 degrees 29' 30" west 125 feet from intersection of const. line of highway M-60 relocated with center line of US-12 by -pass. (Const. Line for reloc of Hwy. M-60 is described as beginning in south line of Section 30 at a point 1162.06 feet west along said south section line from south ¼ post of said section, thence north 1 degree 06' 20.5" west 2953.53 feet to PC of a 433 foot radius curve to the right. Central angle 137 degrees 36' 52.5", thence along the arc of said curve 1009.94 feet to point of said curve and point of ending), thence north 1 degree 06' 20.5" west 263.04 feet to PC of curve to right, radius 546 feet, central angle 137 degrees 56' 52.5", thence along the arc of said curve 1309.8 feet to point of said curve, thence north 46 degrees 40' 32" east 59 feet, thence south 43 degrees 29' 28" east to a point north and south ¼ line of Section 30 distant 302 feet north of center of Section, thence south along north and south ½ line 302 feet, thence west along east and west 1/4 line to point 125 feet westerly of, right angular distance from const. Line of Highway M-60 reloc, thence north 1 degree 06' 20.5" west to beginning. Section 30, Town 2 South, Range 1 West.

And not including property owned by or dedicated to the State of Michigan for road purposes.

"EXHIBIT A1" 2002 Amended Development Plan Area

2002 Amendment

Land situated in the Charter Township of Blackman, County of Jackson, State of Michigan, described as follows:

BEG AT NW ¼ POST OF SECTION 30, TH S 01 DEG 30'00" E ALG N&S SEC LN 1467.39 FT TH S 88 DEG 30'E 75 FT TH S 01 DEG 30'E 750 FT TH S 88 DEG 30'E 15 FT TH S 01 DEG 30'E 321.59 FT TH IN A SWLY DIRECTION RUNNING ALG STATE HWY (I-94) PROPERTY 717.98 FT TH CONTINUING IN A WLY DIRECTION ALG SD HWY 731.25 FT TH N 01 DEG 06'20"E 263.04 FT TH CONTINUING ALG ARC N 27 DEG W 528.04 FT TH SWLY ALG ARC 758.66 FT TH N 46 DEG 20'32"E 59 FT TH S 43 DEG 39'28"E 600 FT TH S 60 DEG E 654 FT TH E RUNNING ALG E&W ¼ LN 710 FT TH N 01 DEG E 2640 FT TH N 02 DEG 10'00"E 257.45 FT TH E 100 FT TH N 02 DEG 10'00"E 359.35 FT TH E 590.7 FT TH N 184.8 FT TH E 443.1 FT TO THE EAST LINE OF SECTION 19 TH N 00 DEG 25'40"E 2866.75 FT TO CEN LN OF SPRINGPORT RD TH RUNNING ALG CEN LN OF SPRINGPORT RD N 64 DEG 15'46"W 632.33 FT TH W 750 FT TH S 1310 FT TO E&W SEC LN TH W ALG E&W LN 1320 FT TH S 00 DEG 11'53"E 2640 FT TO CEN OF COUNTY FARM RD TH W ALG CEN OF SD RD TO POB.

SECTIONS 19 & 30 T2S R1W 400.44 ACRES M/L

"EXHIBIT A2" 2003 Amended Development Plan Area

2003 Amendment

BEG AT S ½ OF SEC 29 EXC I-94 HWY, AIRPORT RD AND MAYNARD RD. ALSO EXC BEG AT SE COR OF SEC 29 TH N 33 FT TO PL OF BEG OF THIS EXCN TH PAR WITH S SEC LN 1950 FT TH N 46 DEG 47'E 1852.17 FT TH E PAR WITH S SEC LN 600 FT TO W LN OF MAYNARD RD TH S ALG SD W LN N 1275 FT TO BEG. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 1 DEG 27'W 220 FT TO THE SLY LN OF HWY I-94 TO A PT FOR PL OF BEG OF THIS EXCN TH S 88 DEG 01'E 1930.63 FT ALG THE SLY LN OF SD HWY TO A RAMP FROM I-94 TO AIRPORT RD TH S 68 DEG 32'30"E 728.77 FT ALG THE SLY LN OF SD RAMP TO THE CEN OF AIRPORT RD TH SLY ON THE ARC OF A CURVE TO THE LEFT ALG THE CEN LN OF AIRPORT RD THE CHORD OF WH BEARS S 21 DEG 25'51"E 187.86 FT TH S 53 DEG W 1217.2 FT TH N 88 DEG 03'W 17455.49 FT TH N 1 DEG 57'E 1182.05 FT TO BEG. ALSO EXC ALL THAT PART OF NW 1/4 OF SE 1/4 OF SEC 29 LYING N & E OF AIRPORT RD AND S OF HWY I-94 RAMP WH LIES WLY OF THE FOLLOWING DESCD LN—BEG AT THE CEN OF SEC 29 TH S 01 DEG 26'30"W ALG N&S 1/4 LN 415.44 FT TH S 88 DEG 33'30"E 90 FT TO PT OF BEG OF SD DESCD LN TH S 13 DEG 19'47"E 321.32 FT TO PT OF ENDING. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 01 DEG 27'W 220 FT ALG W SEC LN TO S LN OF I-94 TH S 88 DEG 01'E 1577 TH S 01 DEG 59'W 503.66 FT S 88 DEG 01'E 900.68 FT TH N 53 DEG E 233 FT TO CEN LN OF AIRPORT RD TH SELY ALG CEN OF SD RD 66.35 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING SELY ALG SD CEN LN 20.5 FT TH S 53 DEG W 249.16 FT TH N 88 DEG 01'W TO A PT S 53 DEG W FROM BEG TH N 53 DEG E TO BEG. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 02 DEG 07'50"W 1402.1 FT ALG W SEC LN TH S 88 DEG 03'E 596.73 FT A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 88 DEG 03'E 1148.78 FT TH S 37 DEG E 78 FT TH S 53 DEG 0'40"W 969.11 FT TH N 64 DEG 10'34"W 141.77 FT TH N 29 DEG 33'10"W 622.82 FT TH N 9 DEG 42'10"E 82.08 FT TO BEG. ALSO EXC A PCL OF LAND 66 FT IN WIDTH BELONGING TO THE JACKSON COUNTY ROAD COMMISSION (DESCD IN 1653/1104) TH FROM A PT 640 FT E OF S N&S 1/4 LN CONTINUE W 640 FT ALG CEN LN OF ARGYLE ST TH S ALG N&S 1/4 LN OF SEC 32 2607 FT TO CEN LN OF WILDWOOD AVE TH CONTINUING IN A WLY DIRECTION ALG CEN LN OF WILDWOOD AVE A DISTANCE OF 2441 FT TH SW 68.14 FT TH NWLY RUNNING PAR WITH NEW YORK CENTRAL RAILWAY AND CROSSING WOODVILLE RD TO A PT 229.01 FT N OF S POST OF N&S 1/4 LN OF SEC 31 TH N ALG N&S ¼ LN OF SEC 31 1497 FT TO CEN LN OF WOODVILLE RD TH N 927 FT ALG N&S ¼ SEC LN TO N POST TH W ALG N SEC LN A DISTANCE OF 470.2 FT TH S 00 DEG 12'00"W 968.5 FT TO CEN LN OF WOODVILLE RD TH IN A WLY DIRECTION RUNNING ALG CEN LN OF WOODVILLE RD 475 FT TH N RUNNING PAR WITH M-60 HWY 995.06 FT TO TH N SEC LN OF SEC 31 TH CONTINUING N 01 DEG 06'20"W 1186.28 FT TO A PT RUNNING WITH THE RIGHT-OF-WAY TO THE NOW CONSTRUCTED RAMP EXITING M-60 HWY TH DUE N 220 FT CROSSING I-94 HWY TO THE E&W 1/4 LN OF SEC 30 TH CONTINUING N ALG N&S 1/4 SEC LN 320 FT TH N 43 DEG 39'28"W 600 FT TH S 46 DEG 20'32"W 59 FT TH CONTINUING IN A NWLY DIRECTION RUNNING ALG ARC CURVE N 83 DEG 27'50"W 758.66 TH CONTINUING ALG ARC S 27 DEG 48'44"W 528.04 FT TH S 01 DEG 06'20"E 263.04 FT TH S 88 DEG 39'30"W 731.25 FT TH N 80 DEG 23'50"W 717.98 FT TH N 321.59 FT TH DUE W 25FT TH N 750 FT TH DUE W 75 FT TH N 1467.39 FT TO THE CEN LN OF COUNTY FARM RD TH S 88 DEG 24'00"E 3009.27 FT TO THE N&S ¼ LN OF SEC 19 TH N ALG THE N&S ¼ SEC LN TO THE E&W ¼ LN OF SEC 19 THE E RUNNING ALG THE E&W ¼ LN 1320 FT TH N 1310 FT THE E 750 FT TO THE CEN LN OF SPRINGPORT RD TH S 64 DEG 15'46"W 632.33 FT ALG THE CEN LN OF SPRINGPORT RD TO THE N&S 1/4 LN TH S 00 DEG 25'40"W 2892 FT TH W 443.1 FT TH S 184.8 FT TH W 590.7 FT TH S 02 DEG 10'00"W 359.35 FT TH W 127.5 FT TH S 02 DEG 10'00"W 4227.45 FT CROSSING I-94 HWY TH S 88 DEG 03'00"E 1916.73 FT TH S 09 DEG 42'10"W 82.08 FT TH S 29 DEG 33'10"E 622.82 FT TH S 64 DEG 10'34"E 141.77 FT TH N 53 DEG 00'40"E 1103 FT TH N 37 DEG 00'00"W 78 FT TH N 53 DEG 00'40"E 984.2 FT TH IN NORTHERLY DIRECTION TO RIGHT-OF-WAY

OF O'NEIL DR TH IN NORTHEASTERLY DIRECTION ALG O'NEIL DR 27.04 FT TH SOUTHEASTERLY ALG O'NEIL DR 34.57 FT TH NORTHEASTERLY ALG O'NEIL DR 208.99 FT TO THE RIGHT-OF-WAY OFAIRPORT RD TH CONTINUING IN NORTHEASTERLY DIRECTION 86.85 FT TO THE EAST SIDE OF AIRPORT RD TO A PT 415.44 FT S OF THE N LN OF THE N&S ¼ SEC LN TH N 415.44 FT TO PL OF BEG.

SECTIONS 19, 29, 30, 31 & 32 T2S R1W CONTAINING 1029.4357 ACRES M/L

"EXHIBIT A3" 2007 Amended Development Plan Area

Legal Descriptions 83-acre site on Springport Road (3 parcels)

2007 Amendment

Parcel: 38-000-08-20-401-002-08 Acreage 2.991

BEG AT SE COR SEC 20 TH S 89 DEG 56'14"W ALG S LN OF SD SEC 1332.88 FT TH N 0 DEG 07'56"E 781 TO POB TH S 89 DEG 56'14"W 299.75 FT TH N 0 DEG 10'56"E 435 FT TH N 89 DEG 56'14"E 299.32 FT TH S 0 DEG 07'56"W 435 FT TO BEG EXC COM AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SE 1/4 SEC 20 1332.85 FT TO THE INTERSECTION OF TH E LN OF SD E 1/2 OF THE W 1/2 OF SE 1/4 OF SEC 20 TH N 00 DEG 09'24"E ALG SD E LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 781 FT TH S 89 DEG 56'14"W ALG THE LN THAT IS PAR WITH SD S LN OF SD SE 1/4 OF SEC 20 299.75 FT TO THE ELY R/W LN OF A PRIVATE ESMT TH N 00 DEG 10'56"E 171.45 FT TH ALG A NON-TANGENT ARC TO THE RIGHT 141.16 FT SD ARC TO THE RIGHT HAVING A RADIUS OF 75 FT A CHORD DISTANCE OF 121.23 FT AND A CHORD BEARING OF S 09 DEG 47'35"E TH ALG A TANGENT ARC OF CURVE TO THE LEFT WITH AN ARC DISTANCE OF 57.52 FT TO BEG SD ARC TO THE LEFT HAVING A RADIUS OF 75 FT A CHORD DISTANCE OF 56.12 FT AND A CHORD BEARING S 22 DEG 09'18"W. ALSO BEG AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SE 1/4 OF SEC 20 1332.85 FT TO THE INTER OF THE E LN OF SD E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 TH N 00 DEG 08'24"E ALG SD E LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 781 FT TO POB TH S 00 DEG 08'24"W 14.08 FT TH S 89 DEG 56'14"W 299.58 FT TH N 00 DEG 44'16"W 14.08 FT TH N 89 DEG 56'14"E 299.75 FT TO BEG. SEC 20 T2S R1W

Parcel: 38-000-08-20-426-001-00 Acreage 55.5

E 1/2 OF SE 1/4 EXC THEREFROM THE S 24 1/2 A THEREOF SEC 20 T2S R1W

Parcel: 38-000-08-21-301-001-09 Acreage 24.63

W 1/2 OF SW 1/4 EXC THE S 905 FT OF THE W 616 FT THEREOF ALSO EXC BEG AT SW COR OF SEC 21 TH S 89 DEG 32'E 616 FT TO A PT FOR PL OF BEG OF THIS EXCN TH N 0 DEG 33'30"E 1068 FT TH S 89 DEG 32'E TO W 1/8 LN TH S 0 DEG 33'30"W 1068 FT TO S SEC LN TH N 89 DEG 32'W TO BEG. ALSO EXC THE E 700 FT OF THE W 1/2 OF SW 1/4 OF SEC 21 T2S R1W.

"EXHIBIT A4"

2007 Amended Development Plan Area, and

2017 Amendment reconfirmation of area – no expansion of the district.

Legal Descriptions 181.48-acre North County Farm Road (2 parcels) a.k.a. Jackson Technology Park-North

2007 Amendment

Parcel: 38-000-08-19-276-001-00 Acreage: 38.35

SE 1/4 OF NE 1/4 EXC THEREFROM THAT PART THEREOF LYING NORTH AND EAST OF CEN OF SPRINGPORT RD. SEC 19 T2S R1W

Parcel: 38-000-08-19-401-001-00 Acreage: 143.13

SE 1/4 OF SEC 19 EXC BEG AT SE COR OF SEC 19 TH W ALG S SEC LN 1062.15FT TH N 2 DEG 10'E 257.45 FT TH E PAR WITH S SEC LN 127.5 FT TH N 2 DEG 10'E 359.35 FT TH E 505.1 FT TH N 184.8 FT TH E 443.1 FT TH S ALG E SEC LN 803.25 FT TO BEG. SEC 19 T2S R1W

"EXHIBIT A5" 2007 Amended Development Plan Area

Legal Descriptions Seven (7) parcels along Springport Road

2007 Amendment

Parcel: 38-000-08-20-151-002-00 Acreage: 6.373

BEG AT THE INTERSECTION OF THE CEN LN OF SPRINGPORT RD AND THE W LN OFSEC 20 TH S ALG W SEC LN 743 FT TO A PT FOR PL OF BEG OF THIS DESCN THDUE E TO CEN LN OF SPRINGPORT RD TH SELY ALG CEN LN OF SD RD TO A PT N 34 DEG 53'W 174.77 FT FROM E&W 1/4 LN TH S 81 DEG 25'15"W 940.72 FT TO W SEC LN TH N ALG W SEC LN TO BEG. SEC 20 T2S R1W 6.373A

Parcel: 38-000-08-20-152-002-01 Acreage: 97.039

BEG AT S 1/4 POST OF SEC 20 TH N ALG N&S 1/4 LN OF SD SEC 2020.87 FT TO POB TH S 77 DEG 37'50"W 762.06 FT TH N 28 DEG 22'10"W 231.17 FT TH S 61 DEG 37'50"W 322.66 FT TO CEN LN OF SPRINGPORT RD TH N 35 DEG 22'03"W ALG SD CEN LN 1814.75 FT TO CEN LN OF WHEELER DRAIN TH N 67 DEG 53'49"E 924.09 FT TH N 0 DEG 0'43"W 901.84 FT TH N 89 DEG 45'50"E 1331.57 FT TH S 0 DEG 01'44"E 1987.31 FT TO CEN OF SD SEC TH S ALG N&S 1/4 LN 634.42 FT TO BEG. SEC 20 T2S R1W 97.039 A

Parcel: 38-000-08-20-401-001-00 Acreage: 38.00

W 1/2 OF W 1/2 OF SE 1/4 EXC THE S 240 FT OF THE W 181.5 FT THEREOF ALSO EXC BEG IN CEN OF SPRINGPORT RD 331.5 FT E OF S 1/4 POST OF SEC 20 TH N 333 FT TH E 156 FT TH S 333 FT TH W IN CEN OF SPRINGPORT RD 156 FT TO BEG. SEC 20 T2S R1W 38.00 A

Parcel: 38-000-08-20-401-002-06 Acreage: 21.97

BEG AT SE COR OF SEC 20 TH S 89 DEG 56'14"W ALG S LN OF SD SEC 1332.85 FT TH N 0 DEG 08'24"E 1216 FT TO POB TH S 89 DEG 56'14"W 665.43 FT TH N 0 DEG 11'14"E 1439.26 FT TO E&W 1/4 LN OF SD SEC TH N 89 DEG 57'08"E 664.24 FT TH S 0 DEG 08'24"W 1439.09 FT TO BEG EXC A PARCEL OF LAND BEING A PART OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 BEING SEXC AS BEG AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE SD S LN OF THE SE 1/4 OF SEC 20 1629.88 FT TO POB TH CONTINUING S 89 DEG 56'14"W ALG SD S LN OF THE SE 1/2 OF SEC 20, 86 FT TH N 00 DEG 09'39"E 144 FT TH NELY ALG A CURVE TO THE RIGHT 32.18 FT TO A PT OF REVERSE CURVE HAVING A RADIUS OF 50 FT A CENTRAL ANGLE OF 36 DEG 52'12" AND A CHORD BEARING N 18 DEG 35'45"E 31.62 FT TH NELY ALG A CURVE TO THE LEFT 32.18 FT TO A PT OF TANGENCY TO THE LEFT HAVING A RADIUS OF 50 FT A CENTRAL ANGLE OF 36 DEG 52'12" AND A CHORD BEARING N 18 DEG 35'45"E 31.62 FT TH N 00 DEG 09'39"E 376.51 FT TH N 00 DEG 44'16"W 200.58 FT TH N 00 DEG 10'56"E 263.54 FT TO A PT OF CURVE TH ALG A CURVE TO THE LEFT 57.52 FT TO A PT OF REVERSE CURVE SD CURVE TO THE LEFT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 43 DEG 56'36" AND A CHORD BEARING OF N 21 DEG 47'22"W 56.12 FT TH ALG A CURVE TO THE RIGHT 350.67 FT TO A PT OF REVERSE CURVE SD ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 267 DEG 53'20" AND A CHORD BEARING S 89 DEG 49'00"E 108 FT TH ALG A CURVE TO THE LEFT 57.53 FT TO A PT OF TANGENCY SD CURVE TO THE LEFT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 43 DEG 56'44" AND A CHORD BEARING S 22 DEG 09'18"W 56.12 FT TH S 00 DEG 10'56"W 263.56 FT TH S 00 DEG 44'16"E 200.32 TH S 00 DEG 09'39"W 580.69 FT TO BEG. (PROPOSED REGENCY PARKWAY RD) SEC 20 T2S R1W 21.97 A

Parcel: 38-000-08-20-401-002-12 Acreage: 1.00

BEG AT THE SE COR OF SD SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SEC 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TH N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 1056.77 FT TO POB TH CONTN N00 DEG 10'56"E ALG SD W LN OF THE E 1/2 OF THE W ½ OF THE SE 1/4 OF SD SEC 159.23 FT TH N89 DEG 56'14"E 299.46 FT TH SWL ALG A NON-TANG CURVE TO THE E 140.52 FT HAVING A CHORD BEARING S 09 DEG 54'49"W AND A RADIUS OF 75 FT TH SELY ALG A TANGENT CURVE TO THE SW 45.54 FT SD CURVE HAVING A CHORD BEARING S 26 DEG 21'52"E AND A RADIUS OF 75 FT TH S89 DEG 56'14"W 299.07 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TO BEG. SEC 20 T2S R1W 1.0A

Parcel: 38-000-08-20-401-002-13 Acreage: 1.00

BEG AT THE SE COR OF SD SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SEC 20 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TH N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 911.57 FT TO POB TH CONTN N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 145.20 FT T N 89 DEG 56'14"E 299.07 FT TH SLY ALG A NON-TANG CURVE TO THE W 11.98 FT SD CURVE HAVING A CHORD BEARING S 04 DEG 23'34"E AND A RADIUS OF 75 FT TH S 00 DEG 10'56"W 133.27 FT TH S 89 DEG 56'14" W 300.03 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TO BEG. SEC 20 T2S R1W 1.00 A

Parcel: 38-000-08-20-401-002-14 Acreage: 0.90

BEG AT THE SE COR OF SD SEC 20 TH S89 DEG 56'14"W ALG THE S LN OF SD SEC 20 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TH N 00 DEG 10'56" E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 781 FT TO POB TH CONTN N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 130.57 FT TH N 89 DEG 56'14"E 300.03 FT TH S 00 DEG 10'56"W 130.57 FT TH S 89 DEG 56'14"W 300.03 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TO BEG. SEC 20 T2S R1W .90A

2007 Amendment #3 CONTAINING 430.883 ACRES M/L

"EXHIBIT A6" Development Plan Area

2011 Amendment

Legal Descriptions for Entire Jackson Technology Park SmartZoneSM

2003 Amendment Property:

BEG AT S 1/2 OF SEC 29 EXC I-94 HWY, AIRPORT RD AND MAYNARD RD. ALSO EXC BEG AT SE COR OF SEC 29 TH N 33 FT TO PL OF BEG OF THIS EXCN TH PAR WITH S SEC LN 1950 FT TH N 46 DEG 47'E 1852.17 FT TH E PAR WITH S SEC LN 600 FT TO W LN OF MAYNARD RD TH S ALG SD W LN N 1275 FT TO BEG. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 1 DEG 27'W 220 FT TO THE SLY LN OF HWY I-94 TO A PT FOR PL OF BEG OF THIS EXCN TH S 88 DEG 01'E 1930.63 FT ALG THE SLY LN OF SD HWY TO A RAMP FROM I-94 TO AIRPORT RD TH S 68 DEG 32'30"E 728.77 FT ALG THE SLY LN OF SD RAMP TO THE CEN OF AIRPORT RD TH SLY ON THE ARC OF A CURVE TO THE LEFT ALG THE CEN LN OF AIRPORT RD THE CHORD OF WH BEARS S 21 DEG 25'51"E 187.86 FT TH S 53 DEG W 1217.2 FT TH N 88 DEG 03'W 17455.49 FT TH N 1 DEG 57'E 1182.05 FT TO BEG. ALSO EXC ALL THAT PART OF NW 1/4 OF SE 1/4 OF SEC 29 LYING N & E OF AIRPORT RD AND S OF HWY I-94 RAMP WH LIES WLY OF THE FOLLOWING DESCD LN—BEG AT THE CEN OF SEC 29 TH S 01 DEG 26'30"W ALG N&S ¼ LN 415.44 FT TH S 88 DEG 33'30"E 90 FT TO PT OF BEG OF SD DESCD LN TH S 13 DEG 19'47"E 321.32 FT TO PT OF ENDING. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 01 DEG 27'W 220 FT ALG W SEC LN TO S LN OF I-94 TH S 88 DEG 01'E 1577 TH S 01 DEG 59'W 503.66 FT S 88 DEG 01'E 900.68 FT TH N 53 DEG E 233 FT TO CEN LN OF AIRPORT RD TH SELY ALG CEN OF SD RD 66.35 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING SELY ALG SD CEN LN 20.5 FT TH S 53 DEG W 249.16 FT TH N 88 DEG 01'W TO A PT S 53 DEG W FROM BEG TH N 53 DEG E TO BEG. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 02 DEG 07'50"W 1402.1 FT ALG W SEC LN TH S 88 DEG 03'E 596.73 FT A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 88 DEG 03'E 1148.78 FT TH S 37 DEG E 78 FT TH S 53 DEG 0'40"W 969.11 FT TH N 64 DEG 10'34"W 141.77 FT TH N 29 DEG 33'10"W 622.82 FT TH N 9 DEG 42'10"E 82.08 FT TO BEG. ALSO EXC A PCL OF LAND 66 FT IN WIDTH BELONGING TO THE JACKSON COUNTY ROAD COMMISSION (DESCD IN 1653/1104) TH FROM A PT 640 FT E OF S N&S 1/4 LN CONTINUE W 640 FT ALG CEN LN OF ARGYLE ST TH S ALG N&S 1/4 LN OF SEC 32 2607 FT TO CEN LN OF WILDWOOD AVE TH CONTINUING IN A WLY DIRECTION ALG CEN LN OF WILDWOOD AVE A DISTANCE OF 2441 FT TH SW 68.14 FT TH NWLY RUNNING PAR WITH NEW YORK CENTRAL RAILWAY AND CROSSING WOODVILLE RD TO A PT 229.01 FT N OF S POST OF N&S 1/4 LN OF SEC 31 TH N ALG N&S ¼ LN OF SEC 31 1497 FT TO CEN LN OF WOODVILLE RD TH N 927 FT ALG N&S ¼ SEC LN TO N POST TH W ALG N SEC LN A DISTANCE OF 470.2 FT TH S 00 DEG 12'00"W 968.5 FT TO CEN LN OF WOODVILLE RD TH IN A WLY DIRECTION RUNNING ALG CEN LN OF WOODVILLE RD 475 FT TH N RUNNING PAR WITH M-60 HWY 995.06 FT TO TH N SEC LN OF SEC 31 TH CONTINUING N 01 DEG 06'20"W 1186.28 FT TO A PT RUNNING WITH THE RIGHT-OF-WAY TO THE NOW CONSTRUCTED RAMP EXITING M-60 HWY TH DUE N 220 FT CROSSING I-94 HWY TO THE E&W 1/4 LN OF SEC 30 TH CONTINUING N ALG N&S 1/4 SEC LN 320 FT TH N 43 DEG 39'28"W 600 FT TH S 46 DEG 20'32"W 59 FT TH CONTINUING IN A NWLY DIRECTION RUNNING ALG ARC CURVE N 83 DEG 27'50"W 758.66 TH CONTINUING ALG ARC S 27 DEG 48'44"W 528.04 FT TH S 01 DEG 06'20"E 263.04 FT TH S 88 DEG 39'30"W 731.25 FT TH N 80 DEG 23'50"W 717.98 FT TH N 321.59 FT TH DUE W 25FT TH N 750 FT TH DUE W 75 FT TH N 1467.39 FT TO THE CEN LN OF COUNTY FARM RD TH S 88 DEG 24'00"E 3009.27 FT TO THE N&S ¼ LN OF SEC 19 TH N ALG THE N&S ¼ SEC LN TO THE E&W ¼ LN OF SEC 19 THE E RUNNING ALG THE E&W ¼ LN 1320 FT TH N 1310 FT THE E 750 FT TO THE CEN LN OF SPRINGPORT RD TH S 64 DEG 15'46"W 632.33 FT ALG THE CEN LN OF SPRINGPORT RD TO THE N&S ¼ LN TH S 00 DEG 25'40"W 2892 FT TH W 443.1 FT TH S 184.8 FT TH W 590.7 FT TH S 02 DEG 10'00"W 359.35 FT TH W 127.5 FT TH S 02 DEG 10'00"W 4227.45 FT CROSSING I-94 HWY TH S 88 DEG 03'00"E 1916.73 FT TH S 09 DEG 42'10"W 82.08 FT TH S 29 DEG 33'10"E 622.82 FT TH S 64 DEG 10'34"E 141.77 FT TH N 53 DEG 00'40"E 1103 FT TH N 37 DEG 00'00"W 78 FT TH N 53 DEG 00'40"E 984.2 FT TH IN NORTHERLY DIRECTION TO RIGHT-OF-WAY OF O'NEIL DR TH IN NORTHEASTERLY DIRECTION ALG O'NEIL DR 27.04 FT TH SOUTHEASTERLY ALG O'NEIL DR 34.57 FT TH NORTHEASTERLY ALG O'NEIL DR 208.99 FT TO THE RIGHT-OF-WAY OFAIRPORT RD TH CONTINUING IN NORTHEASTERLY DIRECTION 86.85 FT TO THE EAST SIDE OF AIRPORT RD TO A PT 415.44 FT S OF THE N LN OF THE N&S ¼ SEC LN TH N 415.44 FT TO PL OF BEG.

SECTIONS 19, 29, 30, 31 & 32 T2S R1W CONTAINING 1029.4357 ACRES M/L

2007 Amendment Properties:

Parcel: 38-000-08-20-401-002-08 Acreage 2.991

BEG AT SE COR SEC 20 TH S 89 DEG 56'14"W ALG S LN OF SD SEC 1332.88 FT TH N 0 DEG 07'56"E 781 TO POB TH S 89 DEG 56'14"W 299.75 FT TH N 0 DEG 10'56"E 435 FT TH N 89 DEG 56'14"E 299.32 FT TH S 0 DEG 07'56"W 435 FT TO BEG EXC COM AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SE 1/4 SEC 20 1332.85 FT TO THE INTERSECTION OF TH E LN OF SD E 1/2 OF THE W 1/2 OF SE 1/4 OF SEC 20 TH N 00 DEG 09'24"E ALG SD E LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 781 FT TH S 89 DEG 56'14"W ALG THE LN THAT IS PAR WITH SD S LN OF SD SE 1/4 OF SEC 20 299.75 FT TO THE ELY R/W LN OF A PRIVATE ESMT TH N 00 DEG 10'56"E 171.45 FT TH ALG A NON-TANGENT ARC TO THE RIGHT 141.16 FT SD ARC TO THE RIGHT HAVING A RADIUS OF 75 FT A CHORD DISTANCE OF 121.23 FT AND A CHORD BEARING OF S 09 DEG 47'35"E TH ALG A TANGENT ARC OF CURVE TO THE LEFT WITH AN ARC DISTANCE OF 57.52 FT TO BEG SD ARC TO THE LEFT HAVING A RADIUS OF 75 FT A CHORD DISTANCE OF 56.12 FT AND A CHORD BEARING S 22 DEG 09'18"W. ALSO BEG AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SE 1/4 OF SEC 20 1332.85 FT TO THE INTER OF THE E LN OF SD E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 TH N 00 DEG 08'24"E ALG SD E LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 781 FT TO POB TH S 00 DEG 08'24"W 14.08 FT TH S 89 DEG 56'14"W 299.58 FT TH N 00 DEG 44'16"W 14.08 FT TH N 89 DEG 56'14"E 299.75 FT TO BEG. SEC 20 T2S R1W

Parcel: 38-000-08-20-426-001-00 Acreage 55.5

E 1/2 OF SE 1/4 EXC THEREFROM THE S 24 1/2 A THEREOF SEC 20 T2S R1W

Parcel: 38-000-08-21-301-001-09 Acreage 24.63

W 1/2 OF SW 1/4 EXC THE S 905 FT OF THE W 616 FT THEREOF ALSO EXC BEG AT SW COR OF SEC 21 TH S 89 DEG 32'E 616 FT TO A PT FOR PL OF BEG OF THIS EXCN TH N 0 DEG 33'30"E 1068 FT TH S 89 DEG 32'E TO W 1/8 LN TH S 0 DEG 33'30"W 1068 FT TO S SEC LN TH N 89 DEG 32'W TO BEG. ALSO EXC THE E 700 FT OF THE W 1/2 OF SW 1/4 OF SEC 21 T2S R1W.

Parcel: 38-000-08-19-276-001-00 Acreage: 38.35

SE 1/4 OF NE 1/4 EXC THEREFROM THAT PART THEREOF LYING NORTH AND EAST OF CEN OF SPRINGPORT RD. SEC 19 T2S R1W

Parcel: 38-000-08-19-401-001-00 Acreage: 143.13

SE 1/4 OF SEC 19 EXC BEG AT SE COR OF SEC 19 TH W ALG S SEC LN 1062.15FT TH N 2 DEG 10'E 257.45 FT TH E PAR WITH S SEC LN 127.5 FT TH N 2 DEG 10'E 359.35 FT TH E 505.1 FT TH N 184.8 FT TH E 443.1 FT TH S ALG E SEC LN 803.25 FT TO BEG. SEC 19 T2S R1W

Parcel: 38-000-08-20-401-002-12 Acreage: 1.00

BEG AT THE SE COR OF SD SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SEC 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TH N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 1056.77 FT TO POB TH CONTN N00 DEG 10'56"E ALG SD W LN OF THE E 1/2 OF THE W ½ OF THE SE 1/4 OF SD SEC 159.23 FT TH N89 DEG 56'14"E 299.46 FT TH SWL ALG A NON-TANG CURVE TO THE E 140.52 FT HAVING A CHORD BEARING S 09 DEG 54'49"W AND A RADIUS OF 75 FT TH SELY ALG A TANGENT CURVE TO THE SW 45.54 FT SD CURVE HAVING A CHORD BEARING S 26 DEG 21'52"E AND A RADIUS OF 75 FT TH S89 DEG 56'14"W 299.07 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TO BEG. SEC 20 T2S R1W 1.0A

Parcel: 38-000-08-20-401-002-13 Acreage: 1.00

BEG AT THE SE COR OF SD SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SEC 20 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TH N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 911.57 FT TO POB TH CONTN N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 145.20 FT T N 89 DEG 56'14"E 299.07 FT TH SLY ALG A NON-TANG CURVE TO THE W 11.98 FT SD CURVE HAVING A CHORD BEARING S 04 DEG 23'34"E AND A RADIUS OF 75 FT TH S 00 DEG 10'56"W 133.27 FT TH S 89 DEG 56'14" W 300.03 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TO BEG. SEC 20 T2S R1W 1.00 A

Parcel: 38-000-08-20-401-002-14 Acreage: 0.90

BEG AT THE SE COR OF SD SEC 20 TH S89 DEG 56'14"W ALG THE S LN OF SD SEC 20 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TH N 00 DEG 10'56" E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 781 FT TO POB TH CONTN N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 130.57 FT TH N 89 DEG 56'14"E 300.03 FT TH S 00 DEG 10'56"W 130.57 FT TH S 89 DEG 56'14"W 300.03 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TO BEG. SEC 20 T2S R1W .90A

Parcel: 38-000-08-20-151-002-00 Acreage: 6.373

BEG AT THE INTERSECTION OF THE CEN LN OF SPRINGPORT RD AND THE W LN OFSEC 20 TH S ALG W SEC LN 743 FT TO A PT FOR PL OF BEG OF THIS DESCN THDUE E TO CEN LN OF SPRINGPORT RD TH SELY ALG CEN LN OF SD RD TO A PT N 34 DEG 53'W 174.77 FT FROM E&W 1/4 LN TH S 81 DEG 25'15"W 940.72 FT TO W SEC LN TH N ALG W SEC LN TO BEG. SEC 20 T2S R1W 6.373A

Parcel: 38-000-08-20-152-002-01 Acreage: 97.039

BEG AT S 1/4 POST OF SEC 20 TH N ALG N&S 1/4 LN OF SD SEC 2020.87 FT TO POB TH S 77 DEG 37'50"W 762.06 FT TH N 28 DEG 22'10"W 231.17 FT TH S 61 DEG 37'50"W 322.66 FT TO CEN LN OF SPRINGPORT RD TH N 35 DEG 22'03"W ALG SD CEN LN 1814.75 FT TO CEN LN OF WHEELER DRAIN TH N 67 DEG 53'49"E 924.09 FT TH N 0 DEG 0'43"W 901.84 FT TH N 89 DEG 45'50"E 1331.57 FT TH S 0 DEG 01'44"E 1987.31 FT TO CEN OF SD SEC TH S ALG N&S 1/4 LN 634.42 FT TO BEG. SEC 20 T2S R1W 97.039 A

Parcel: 38-000-08-20-401-001-00 Acreage: 38.00

W 1/2 OF W 1/2 OF SE 1/4 EXC THE S 240 FT OF THE W 181.5 FT THEREOF ALSO EXC BEG IN CEN OF SPRINGPORT RD 331.5 FT E OF S 1/4 POST OF SEC 20 TH N 333 FT TH E 156 FT TH S 333 FT TH W IN CEN OF SPRINGPORT RD 156 FT TO BEG. SEC 20 T2S R1W 38.00 A

Parcel: 38-000-08-20-401-002-06 Acreage: 21.97

BEG AT SE COR OF SEC 20 TH S 89 DEG 56'14"W ALG S LN OF SD SEC 1332.85 FT TH N 0 DEG 08'24"E 1216 FT TO POB TH S 89 DEG 56'14"W 665.43 FT TH N 0 DEG 11'14"E 1439.26 FT TO E&W 1/4 LN OF SD SEC TH N 89 DEG 57'08"E 664.24 FT TH S 0 DEG 08'24"W 1439.09 FT TO BEG EXC A PARCEL OF LAND BEING A PART OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 BEING SEXC AS BEG AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE SD S LN OF THE SE 1/4 OF SEC 20 1629.88 FT TO POB TH CONTINUING S 89 DEG 56'14"W ALG SD S LN OF THE SE 1/2 OF SEC 20, 86 FT TH N 00 DEG 09'39"E 144 FT TH NELY ALG A CURVE TO THE RIGHT 32.18 FT TO A PT OF REVERSE CURVE HAVING A RADIUS OF 50 FT A CENTRAL ANGLE OF 36 DEG 52'12" AND A CHORD BEARING N 18 DEG 35'45"E 31.62 FT TH NELY ALG A CURVE TO THE LEFT 32.18 FT TO A PT OF TANGENCY TO THE LEFT HAVING A RADIUS OF 50 FT A CENTRAL ANGLE OF 36 DEG 52'12" AND A CHORD BEARING N 18 DEG 35'45"E 31.62 FT TH N 00 DEG 09'39"E 376.51 FT TH N 00 DEG 44'16"W 200.58 FT TH N 00 DEG 10'56"E 263.54 FT TO A PT OF CURVE TH ALG A CURVE TO THE LEFT 57.52 FT TO A PT OF REVERSE CURVE SD CURVE TO THE LEFT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 43 DEG 56'36" AND A CHORD BEARING OF N 21 DEG 47'22"W 56.12 FT TH ALG A CURVE TO THE RIGHT 350.67 FT TO A PT OF REVERSE CURVE SD ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 267 DEG 53'20" AND A CHORD BEARING S 89 DEG 49'00"E 108 FT TH ALG A CURVE TO THE LEFT 57.53 FT TO A PT OF TANGENCY SD CURVE TO THE LEFT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 43 DEG 56'44" AND A CHORD BEARING S 22 DEG 09'18"W 56.12 FT TH S 00 DEG 10'56"W 263.56 FT TH S 00 DEG 44'16"E 200.32 TH S 00 DEG 09'39"W 580.69 FT TO BEG. (PROPOSED REGENCY PARKWAY RD) SEC 20 T2S R1W 21.97 A

"EXHIBIT A7" Development Plan Area and Aerial Map of the Jackson Technology Park SmartZoneSM

"Exhibit A7" Development Plan Area and Ferral Map of the JACKSON TECHNOLOGY PARK SOLUTIONS OF



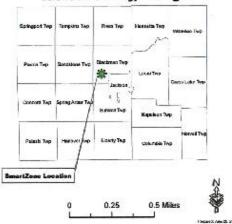
JACKSON TECHNOLOGY PARK SMARTZONE



Legend

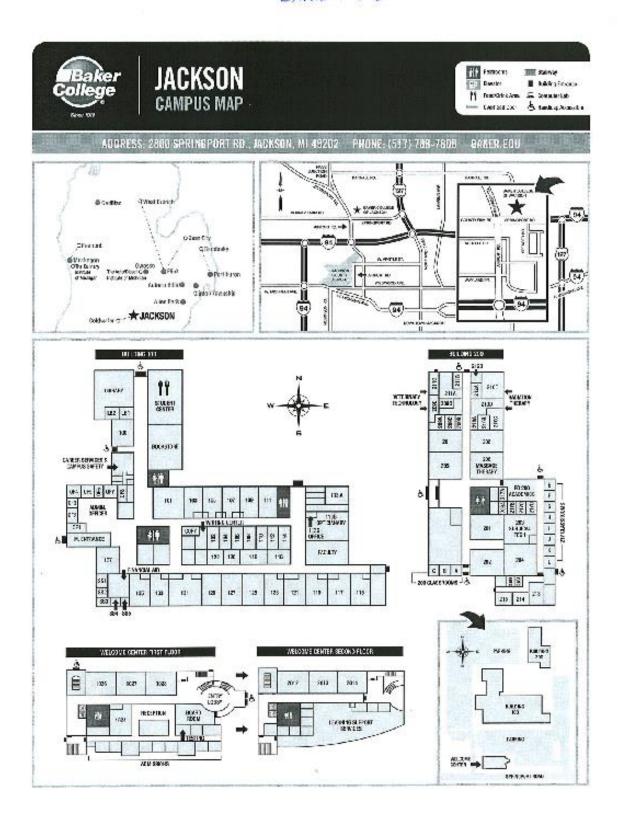
NonSmartZone LDFA Properties
SmartZone

Jackson County, Michigan



"Exhibit A8" Baker College Business Technology Center Floor Plan

· Exhibit A8 ·



"Exhibit A9"

Aerial GIS Map for 181.48 acre (two parcels) property known as **Jackson Technology Park-North**

12/18/2015 Jackson County GIS | Parcel Viewer



"EXHIBIT B"

Development and Tax Increment Financing Plan Development Plan Area

Eligible Property

Parcel #000-08-30-126-001-00

Land located in the Township of Blackman, County of Jackson, and State of Michigan described as follows: Northwest fractional ¼ of section 30 except parcel described as beginning at west ¼ post of Section 30, thence north 138.51 feet, thence south 80 degrees 26' 25" east 964.45 feet to east and west ¼ line, thence west along south \(\frac{1}{4} \) line 954.46 feet to beginning; also except that part of southwest \(\frac{1}{4} \) of northwest fractional \(\frac{1}{4} \) lying south of a line 125 feet north of right angular distance, and parallel to center line of US-12 by-pass; also except all that part of south ½ of northwest ¼ of Section 30 described as beginning at point which is north 1 degree 06' 20.5" west 125 feet and north 88 degrees 29' 30" west 125 feet from intersection of const. line of highway M-60 relocated with center line of US-12 by -pass. (Const. Line for reloc of Hwy. M-60 is described as beginning in south line of Section 30 at a point 1162.06 feet west along said south section line from south 1/4 post of said section, thence north 1 degree 06' 20.5" west 2953.53 feet to PC of a 433 foot radius curve to the right. Central angle 137 degrees 36' 52.5", thence along the arc of said curve 1009.94 feet to point of said curve and point of ending), thence north 1 degree 06' 20.5" west 263.04 feet to PC of curve to right, radius 546 feet, central angle 137 degrees 56' 52.5", thence along the arc of said curve 1309.8 feet to point of said curve, thence north 46 degrees 40' 32" east 59 feet, thence south 43 degrees 29' 28" east to a point north and south 1/4 line of Section 30 distant 302 feet north of center of Section, thence south along north and south 1/4 line 302 feet, thence west along east and west ¼ line to point 125 feet westerly of, right angular distance from const. Line of Highway M-60 reloc, thence north 1 degree 06' 20.5" west to beginning. Section 30, Town 2 South, Range 1 West.

Subject to pertinent instruments of record

"EXHIBIT B1" 2002 Amended Eligible Property

2002 Amendment

Land situated in the Charter Township of Blackman, County of Jackson, State of Michigan, described as follows:

Parcel #000-08-30-101-001-01

BEG AT NW ¼ POST OF SECTION 30, TH S 01 DEG 30'00" E ALG N&S SEC LN 1467.39 FT TH S 88 DEG 30'E 75 FT TH S 01 DEG 30'E 750 FT TH S 88 DEG 30'E 15 FT TH S 01 DEG 30'E 321.59 FT TH IN A SWLY DIRECTION RUNNING ALG STATE HWY (I-94) PROPERTY 717.98 FT TH CONTINUING IN A WLY DIRECTION ALG SD HWY 731.25 FT TH N 01 DEG 06'20"E 263.04 FT TH CONTINUING ALG ARC N 27 DEG W 528.04 FT TH SWLY ALG ARC 758.66 FT TH N 46 DEG 20'32"E 59 FT TH S 43 DEG 39'28"E 600 FT TH S 60 DEG E 654 FT TH E RUNNING ALG E&W ¼ LN 710 FT TH N 01 DEG E 2640 FT TH N 02 DEG 10'00"E 257.45 FT TH E 100 FT TH N 02 DEG 10'00"E 359.35 FT TH E 590.7 FT TH N 184.8 FT TH E 443.1 FT TO THE EAST LINE OF SECTION 19 TH N 00 DEG 25'40"E 2866.75 FT TO CEN LN OF SPRINGPORT RD TH RUNNING ALG CEN LN OF SPRINGPORT RD N 64 DEG 15'46"W 632.33 FT TH W 750 FT TH S 1310 FT TO E&W SEC LN TH W ALG E&W LN 1320 FT TH S 00 DEG 11'53"E 2640 FT TO CEN OF COUNTY FARM RD TH W ALG CEN OF SD RD TO POB.

SECTIONS 19 & 30 T2S R1W 400.44 ACRES M/L

"EXHIBIT B2" 2003 Amended Eligible Property

2003 Amendment

BEG AT S 1/2 OF SEC 29 EXC I-94 HWY, AIRPORT RD AND MAYNARD RD. ALSO EXC BEG AT SE COR OF SEC 29 TH N 33 FT TO PL OF BEG OF THIS EXCN TH PAR WITH S SEC LN 1950 FT TH N 46 DEG 47'E 1852.17 FT TH E PAR WITH S SEC LN 600 FT TO W LN OF MAYNARD RD TH S ALG SD W LN N 1275 FT TO BEG. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 1 DEG 27'W 220 FT TO THE SLY LN OF HWY I-94 TO A PT FOR PL OF BEG OF THIS EXCN TH S 88 DEG 01'E 1930.63 FT ALG THE SLY LN OF SD HWY TO A RAMP FROM I-94 TO AIRPORT RD TH S 68 DEG 32'30"E 728,77 FT ALG THE SLY LN OF SD RAMP TO THE CEN OF AIRPORT RD TH SLY ON THE ARC OF A CURVE TO THE LEFT ALG THE CEN LN OF AIRPORT RD THE CHORD OF WH BEARS S 21 DEG 25'51"E 187.86 FT TH S 53 DEG W 1217.2 FT TH N 88 DEG 03'W 17455.49 FT TH N 1 DEG 57'E 1182.05 FT TO BEG. ALSO EXC ALL THAT PART OF NW ¼ OF SE ¼ OF SEC 29 LYING N & E OF AIRPORT RD AND S OF HWY I-94 RAMP WH LIES WLY OF THE FOLLOWING DESCD LN—BEG AT THE CEN OF SEC 29 TH S 01 DEG 26'30"W ALG N&S 1/4 LN 415.44 FT TH S 88 DEG 33'30"E 90 FT TO PT OF BEG OF SD DESCD LN TH S 13 DEG 19'47"E 321.32 FT TO PT OF ENDING. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 01 DEG 27'W 220 FT ALG W SEC LN TO S LN OF I-94 TH S 88 DEG 01'E 1577 TH S 01 DEG 59'W 503.66 FT S 88 DEG 01'E 900.68 FT TH N 53 DEG E 233 FT TO CEN LN OF AIRPORT RD TH SELY ALG CEN OF SD RD 66.35 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING SELY ALG SD CEN LN 20.5 FT TH S 53 DEG W 249.16 FT TH N 88 DEG 01'W TO A PT S 53 DEG W FROM BEG TH N 53 DEG E TO BEG. ALSO EXC BEG AT W 1/4 POST OF SEC 29 TH S 02 DEG 07'50"W 1402.1 FT ALG W SEC LN TH S 88 DEG 03'E 596.73 FT A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 88 DEG 03'E 1148.78 FT TH S 37 DEG E 78 FT TH S 53 DEG 0'40"W 969.11 FT TH N 64 DEG 10'34"W 141.77 FT TH N 29 DEG 33'10"W 622.82 FT TH N 9 DEG 42'10"E 82.08 FT TO BEG. ALSO EXC A PCL OF LAND 66 FT IN WIDTH BELONGING TO THE JACKSON COUNTY ROAD COMMISSION (DESCD IN 1653/1104) TH FROM A PT 640 FT E OF S N&S 1/4 LN CONTINUE W 640 FT ALG CEN LN OF ARGYLE ST TH S ALG N&S 1/4 LN OF SEC 32 2607 FT TO CEN LN OF WILDWOOD AVE TH CONTINUING IN A WLY DIRECTION ALG CEN LN OF WILDWOOD AVE A DISTANCE OF 2441 FT TH SW 68.14 FT TH NWLY RUNNING PAR WITH NEW YORK CENTRAL RAILWAY AND CROSSING WOODVILLE RD TO A PT 229.01 FT N OF S POST OF N&S 1/4 LN OF SEC 31 TH N ALG N&S ¼ LN OF SEC 31 1497 FT TO CEN LN OF WOODVILLE RD TH N 927 FT ALG N&S ¼ SEC LN TO N POST TH W ALG N SEC LN A DISTANCE OF 470.2 FT TH S 00 DEG 12'00"W 968.5 FT TO CEN LN OF WOODVILLE RD TH IN A WLY DIRECTION RUNNING ALG CEN LN OF WOODVILLE RD 475 FT TH N RUNNING PAR WITH M-60 HWY 995.06 FT TO TH N SEC LN OF SEC 31 TH CONTINUING N 01 DEG 06'20"W 1186.28 FT TO A PT RUNNING WITH THE RIGHT-OF-WAY TO THE NOW CONSTRUCTED RAMP EXITING M-60 HWY TH DUE N 220 FT CROSSING I-94 HWY TO THE E&W 1/4 LN OF SEC 30 TH CONTINUING N ALG N&S 1/4 SEC LN 320 FT TH N 43 DEG 39'28"W 600 FT TH S 46 DEG 20'32"W 59 FT TH CONTINUING IN A NWLY DIRECTION RUNNING ALG ARC CURVE N 83 DEG 27'50"W 758.66 TH CONTINUING ALG ARC S 27 DEG 48'44"W 528.04 FT TH S 01 DEG 06'20"E 263.04 FT TH S 88 DEG 39'30"W 731.25 FT TH N 80 DEG 23'50"W 717.98 FT TH N 321.59 FT TH DUE W 25FT TH N 750 FT TH DUE W 75 FT TH N 1467.39 FT TO THE CEN LN OF COUNTY FARM RD TH S 88 DEG 24'00"E 3009.27 FT TO THE N&S ¼ LN OF SEC 19 TH N ALG THE N&S ¼ SEC LN TO THE E&W ¼ LN OF SEC 19 THE E RUNNING ALG THE E&W ¼ LN 1320 FT TH N 1310 FT THE E 750 FT TO THE CEN LN OF SPRINGPORT RD TH S 64 DEG 15'46"W 632.33 FT ALG THE CEN LN OF SPRINGPORT RD TO THE N&S ¼ LN TH S 00 DEG 25'40"W 2892 FT TH W 443.1 FT TH S 184.8 FT TH W 590.7 FT TH S 02 DEG 10'00"W 359.35 FT TH W 127.5 FT TH S 02 DEG 10'00"W 4227.45 FT

CROSSING I-94 HWY TH S 88 DEG 03'00"E 1916.73 FT TH S 09 DEG 42'10"W 82.08 FT TH S 29 DEG 33'10"E 622.82 FT TH S 64 DEG 10'34"E 141.77 FT TH N 53 DEG 00'40"E 1103 FT TH N 37 DEG 00'00"W 78 FT TH N 53 DEG 00'40"E 984.2 FT TH IN NORTHERLY DIRECTION TO RIGHT-OF-WAY OF O'NEIL DR TH IN NORTHEASTERLY DIRECTION ALG O'NEIL DR 27.04 FT TH SOUTHEASTERLY ALG O'NEIL DR 34.57 FT TH NORTHEASTERLY ALG O'NEIL DR 208.99 FT TO THE RIGHT-OF-WAY OFAIRPORT RD TH CONTINUING IN NORTHEASTERLY DIRECTION 86.85 FT TO THE EAST SIDE OF AIRPORT RD TO A PT 415.44 FT S OF THE N LN OF THE N&S ¼ SEC LN TH N 415.44 FT TO PL OF BEG.

SECTIONS 19, 29, 30, 31 & 32 T2S R1W CONTAINING 1029.4357 ACRES M/L

"EXHIBIT B3" 2007 Amended Eligible Property

2007 Amendment

Parcel: 38-000-08-20-401-002-08 Acreage 2.991

BEG AT SE COR SEC 20 TH S 89 DEG 56'14"W ALG S LN OF SD SEC 1332.88 FT TH N 0 DEG 07'56"E 781 TO POB TH S 89 DEG 56'14"W 299.75 FT TH N 0 DEG 10'56"E 435 FT TH N 89 DEG 56'14"E 299.32 FT TH S 0 DEG 07'56"W 435 FT TO BEG EXC COM AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SE 1/4 SEC 20 1332.85 FT TO THE INTERSECTION OF TH E LN OF SD E 1/2 OF THE W 1/2 OF SE 1/4 OF SEC 20 TH N 00 DEG 09'24"E ALG SD E LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 781 FT TH S 89 DEG 56'14"W ALG THE LN THAT IS PAR WITH SD S LN OF SD SE 1/4 OF SEC 20 299.75 FT TO THE ELY R/W LN OF A PRIVATE ESMT TH N 00 DEG 10'56"E 171.45 FT TH ALG A NON-TANGENT ARC TO THE RIGHT 141.16 FT SD ARC TO THE RIGHT HAVING A RADIUS OF 75 FT A CHORD DISTANCE OF 121.23 FT AND A CHORD BEARING OF S 09 DEG 47'35"E TH ALG A TANGENT ARC OF CURVE TO THE LEFT WITH AN ARC DISTANCE OF 57.52 FT TO BEG SD ARC TO THE LEFT HAVING A RADIUS OF 75 FT A CHORD DISTANCE OF 56.12 FT AND A CHORD BEARING S 22 DEG 09'18"W. ALSO BEG AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SE 1/4 OF SEC 20 1332.85 FT TO THE INTER OF THE E LN OF SD E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 TH N 00 DEG 08'24"E ALG SD E LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 781 FT TO POB TH S 00 DEG 08'24"W 14.08 FT TH S 89 DEG 56'14"W 299.58 FT TH N 00 DEG 44'16"W 14.08 FT TH N

Parcel: 38-000-08-20-426-001-00 Acreage 55.5

89 DEG 56'14"E 299.75 FT TO BEG. SEC 20 T2S R1W

E 1/2 OF SE 1/4 EXC THEREFROM THE S 24 1/2 A THEREOF SEC 20 T2S R1W

Parcel: 38-000-08-21-301-001-09 Acreage 24.63

W 1/2 OF SW 1/4 EXC THE S 905 FT OF THE W 616 FT THEREOF ALSO EXC BEG AT SW COR OF SEC 21 TH S 89 DEG 32'E 616 FT TO A PT FOR PL OF BEG OF THIS EXCN TH N 0 DEG 33'30"E 1068 FT TH S 89 DEG 32'E TO W 1/8 LN TH S 0 DEG 33'30"W 1068 FT TO S SEC LN TH N 89 DEG 32'W TO BEG. ALSO EXC THE E 700 FT OF THE W 1/2 OF SW 1/4 OF SEC 21 T2S R1W.

Parcel: 38-000-08-19-276-001-00 Acreage: 38.35

SE 1/4 OF NE 1/4 EXC THEREFROM THAT PART THEREOF LYING NORTH AND EAST OF CEN OF SPRINGPORT RD. SEC 19 T2S R1W

Parcel: 38-000-08-19-401-001-00 Acreage: 143.13

SE 1/4 OF SEC 19 EXC BEG AT SE COR OF SEC 19 TH W ALG S SEC LN 1062.15FT TH N 2 DEG 10'E 257.45 FT TH E PAR WITH S SEC LN 127.5 FT TH N 2 DEG 10'E 359.35 FT TH E 505.1 FT TH N 184.8 FT TH E 443.1 FT TH S ALG E SEC LN 803.25 FT TO BEG. SEC 19 T2S R1W

Parcel: 38-000-08-20-151-002-00 Acreage: 6.373

BEG AT THE INTERSECTION OF THE CEN LN OF SPRINGPORT RD AND THE W LN OFSEC 20 TH S ALG W SEC LN 743 FT TO A PT FOR PL OF BEG OF THIS DESCN THDUE E TO CEN LN OF SPRINGPORT RD TH SELY ALG CEN LN OF SD RD TO A PT N 34 DEG 53'W 174.77 FT FROM E&W 1/4 LN TH S 81 DEG 25'15"W 940.72 FT TO W SEC LN TH N ALG W SEC LN TO BEG. SEC 20 T2S R1W 6.373A

Parcel: 38-000-08-20-152-002-01 Acreage: 97.039

BEG AT S 1/4 POST OF SEC 20 TH N ALG N&S 1/4 LN OF SD SEC 2020.87 FT TO POB TH S 77 DEG 37'50"W 762.06 FT TH N 28 DEG 22'10"W 231.17 FT TH S 61 DEG 37'50"W 322.66 FT TO CEN LN OF SPRINGPORT RD TH N 35 DEG 22'03"W ALG SD CEN LN 1814.75 FT TO CEN LN OF WHEELER DRAIN TH N 67 DEG 53'49"E 924.09 FT TH N 0 DEG 0'43"W 901.84 FT TH N 89 DEG 45'50"E 1331.57 FT TH S 0 DEG 01'44"E 1987.31 FT TO CEN OF SD SEC TH S ALG N&S 1/4 LN 634.42 FT TO BEG. SEC 20 T2S R1W 97.039 A

Parcel: 38-000-08-20-401-001-00 Acreage: 38.00

W 1/2 OF W 1/2 OF SE 1/4 EXC THE S 240 FT OF THE W 181.5 FT THEREOF ALSO EXC BEG IN CEN OF SPRINGPORT RD 331.5 FT E OF S 1/4 POST OF SEC 20 TH N 333 FT TH E 156 FT TH S 333 FT TH W IN CEN OF SPRINGPORT RD 156 FT TO BEG. SEC 20 T2S R1W 38.00 A

Parcel: 38-000-08-20-401-002-06 Acreage: 21.97

BEG AT SE COR OF SEC 20 TH S 89 DEG 56'14"W ALG S LN OF SD SEC 1332.85 FT TH N 0 DEG 08'24"E 1216 FT TO POB TH S 89 DEG 56'14"W 665.43 FT TH N 0 DEG 11'14"E 1439.26 FT TO E&W 1/4 LN OF SD SEC TH N 89 DEG 57'08"E 664.24 FT TH S 0 DEG 08'24"W 1439.09 FT TO BEG EXC A PARCEL OF LAND BEING A PART OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SEC 20 BEING SEXC AS BEG AT THE SE COR OF SD SE 1/4 OF SEC 20 TH S 89 DEG 56'14"W ALG THE SD S LN OF THE SE 1/4 OF SEC 20 1629.88 FT TO POB TH CONTINUING S 89 DEG 56'14"W ALG SD S LN OF THE SE 1/2 OF SEC 20, 86 FT TH N 00 DEG 09'39"E 144 FT TH NELY ALG A CURVE TO THE RIGHT 32.18 FT TO A PT OF REVERSE CURVE HAVING A RADIUS OF 50 FT A CENTRAL ANGLE OF 36 DEG 52'12" AND A CHORD BEARING N 18 DEG 35'45"E 31.62 FT TH NELY ALG A CURVE TO THE LEFT 32.18 FT TO A PT OF TANGENCY TO THE LEFT HAVING A RADIUS OF 50 FT A CENTRAL ANGLE OF 36 DEG 52'12" AND A CHORD BEARING N 18 DEG 35'45"E 31.62 FT TH N 00 DEG 09'39"E 376.51 FT TH N 00 DEG 44'16"W 200.58 FT TH N 00 DEG 10'56"E 263.54 FT TO A PT OF CURVE TH ALG A CURVE TO THE LEFT 57.52 FT TO A PT OF REVERSE CURVE SD CURVE TO THE LEFT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 43 DEG 56'36" AND A CHORD BEARING OF N 21 DEG 47'22"W 56.12 FT TH ALG A CURVE TO THE RIGHT 350.67 FT TO A PT OF REVERSE CURVE SD ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 267 DEG 53'20" AND A CHORD BEARING S 89 DEG 49'00"E 108 FT TH ALG A CURVE TO THE LEFT 57.53 FT TO A PT OF TANGENCY SD CURVE TO THE LEFT HAVING A RADIUS OF 75 FT A CENTRAL ANGLE OF 43 DEG 56'44" AND A CHORD BEARING S 22 DEG 09'18"W 56.12 FT TH S 00 DEG 10'56"W 263.56 FT TH S 00 DEG 44'16"E 200.32 TH S 00 DEG 09'39"W 580.69 FT TO BEG. (PROPOSED REGENCY PARKWAY RD) SEC 20 T2S R1W 21.97 A

Parcel: 38-000-08-20-401-002-12 Acreage: 1.00

BEG AT THE SE COR OF SD SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SEC 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TH N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 1056.77 FT TO POB TH CONTN N00 DEG 10'56"E ALG SD W LN OF THE E 1/2 OF THE W ½ OF THE SE 1/4 OF SD SEC 159.23 FT TH N89 DEG 56'14"E 299.46 FT TH SWL ALG A NON-TANG CURVE TO THE E 140.52 FT HAVING A CHORD BEARING S 09 DEG 54'49"W AND A RADIUS OF 75 FT TH SELY ALG A TANGENT CURVE TO THE SW 45.54 FT SD CURVE HAVING A CHORD BEARING S 26 DEG 21'52"E AND A RADIUS OF 75 FT TH S89 DEG 56'14"W 299.07 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TO BEG. SEC 20 T2S R1W 1.0A

Parcel: 38-000-08-20-401-002-13 Acreage: 1.00

BEG AT THE SE COR OF SD SEC 20 TH S 89 DEG 56'14"W ALG THE S LN OF SD SEC 20 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TH N 00 DEG 10'56"E ALG THE

W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 911.57 FT TO POB TH CONTN N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 145.20 FT T N 89 DEG 56'14"E 299.07 FT TH SLY ALG A NON-TANG CURVE TO THE W 11.98 FT SD CURVE HAVING A CHORD BEARING S 04 DEG 23'34"E AND A RADIUS OF 75 FT TH S 00 DEG 10'56"W 133.27 FT TH S 89 DEG 56'14" W 300.03 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TO BEG. SEC 20 T2S R1W 1.00 A

Parcel: 38-000-08-20-401-002-14 Acreage: 0.90

BEG AT THE SE COR OF SD SEC 20 TH S89 DEG 56'14"W ALG THE S LN OF SD SEC 20 1999.32 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC TH N 00 DEG 10'56" E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 781 FT TO POB TH CONTN N 00 DEG 10'56"E ALG THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 130.57 FT TH N 89 DEG 56'14"E 300.03 FT TH S 00 DEG 10'56"W 130.57 FT TH S 89 DEG 56'14"W 300.03 FT TO THE W LN OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF SD SEC 20 TO BEG. SEC 20 T2S R1W .90A

CONTAINING 430.883 ACRES M/L

"Exhibit C" Captured Tax Increments Tables C1 – C6 Impact on Taxing Jurisdictions – Jackson Technology Park SmartZoneSM

EXHIBIT C - Captured Tax Increments Tables C1 through C6

Table C1

1 Table reflects total antipated real property investment for conceptual projects (estimates derived from actual projects)

Table C2

1 Column E reflects taxable value, which is 50% of investment

Table C3

- 1 Although Jackson County opted out of the original Blackman LDFA expansion, this table assumes full Jackson County tax increment participation, as defined in PA 281 of 1986, as amended, Sec. 4.(3), stating: "...However, a resolution by a governing body of a taxing jurisdiction to exempt its taxes from capture is not effective for the capture of taxes that are used for a certified technology park."
- 2 Column A assumes projects will receive a 50% tax abatement through PA 198 Industrial Facilities Tax Exemptions.
- 3 Northwest Schools Debt Millage was not included in the anticipated school tax
- 4 SmartZone Contract expires 12/31/2023; therefore, school tax capture is not collected beginning in 2024
- 5 Column G 2017 Legislation Opts Libraries out of tax increment unless they opt in. For conservative estimate purposes, assumption is made that library will not opt in.

Table C4

1 Includes Real Property for Chemetall and Technique (JTP-South), and includes new 2018 real property taxable value for anticipated Technique #2 plant

Table C5

Includes personal property for existing machinery and equipment in place in Chemetall and Technique, which is all in the phase-out process for ESA. Estimates are derived from using 2017 Personal Property Taxable Values, depreciated by 4% per year and totally phased out as of 2023.

1 It does not calculate which IFTs will phase out in which years.

Table C6

1 Totals all estimates for real and personal property within the SmartZone from 2018 through 2038

Table C1 - Projected Development Table - Jackson Technology Park-North 2017 Amendment No. 5 Project Real **Project Descriptions Property** Year Investment Acreage Α 2018 No activity \$0 0 В 2019 Advanced Manufacturing Plant \$4,500,000 20 C 2020 0 No activity \$0 D \$12,200,000 2021 Advanced Manufacturing Plant 40 Ε 2022 0 No activity \$0 F Advanced Manufacturing Plant \$2,500,000 2023 55 G 2024 No activity \$0 0 Н 2025 \$0 0 No activity R&D & Mfg. - Advanced Vehicle Technology \$1,000,000 14 2026 J 2027 0 No activity \$0 K 2028 **R&D Life Sciences** 10 \$3,500,000 L 2029 No activity 0 \$0 M 2030 0 No activity \$0 N 2031 No activity 0 \$0 0 2032 No activity 0 \$0 Р 2033 0 No activity \$0 Q 2034 No activity \$0 0 R 2035 No activity \$0 0 S \$0 No activity 0 2036 T 2037 No activity \$0 0 U 0 2038 No activity \$0

\$23,700,000

139

TOTALS

Table C2 - Future Development Assumptions for Jackson Technology Park-North Smart Zone Tax Table Estimates 2017 Amendment No. 5

		DDO IEOT (OEE	DDO IEOTED	DDO IEOTED
SMARTZONE		PROJECT (SEE PROJECTED	PROJECTED DEVELOPMENTS	PROJECTED DEVELOPMENTS
PROJECT		DEVELOPMENT	(REAL PROPERTY	REAL PROPERTY
YEAR	YEAR	TABLE)	INVESTMENT)	TAXABLE VALUE
1	2008			
2	2009			
3	2010			
4	2011			
5	2012			
6	2013			
6	2014			
7	2015			
8	2016			
9	2017			
10	2018			
11	2019	В	\$ 4,500,000	\$ 2,250,000
12	2020		\$ -	
13	2021	D	\$ 12,200,000	\$ 6,100,000
14	2022		\$ -	
15	2023	F	\$ 2,500,000	\$ 1,250,000
	2024		\$ -	
	2025		\$ -	
	2026	I	\$ 1,000,000	\$ 500,000
	2027		\$ -	
	2028	K	\$ 3,500,000	\$ 1,750,000
	2029			
	2030			
	2031			
	2032			
	2033	-		
	2034	-		
	2035	-		
	2036			
	2037	-		
	2038			
	TOTALS		\$ 23,700,000	\$ 11,850,000

TABLE C3 - JACKSON TECHNOLOGY PARK-NORTH ESTIMATED CAPTURED TAX INCREMENTS - REAL PROPERTY - 2017 Amendment No. 5

				2017 MILLAGE RATES									
					LOCAL	TAXES			SCI	HOOL TAXES			
YR	PROJECTED NEW REAL TAXABLE VALUE, 50% ABATED	BASE + NEW TAXABLE VALUE + 1.009% ANNUAL INCREASE (INCREMENTAL TAXABLE VALUE)	INCREMENTAL TAXABLE VALUE	JACKSON COUNTY	LIBRARY*	COMM COLLEGE	TOWNSHIP	TOTAL LOCAL NON- SCHOOL TAXES	NORTHWEST SCHOOLS OP. 18 MILS	JACKSON ISD 8.76 MILS	STATE ED 6 MILS	TOTAL SCHOOL MILLAGE (50%)	REAL PROPERTY - TOTAL LOCAL PLUS 50% SCHOOL TAXES
				5.1187	1.7593	1.1446	3.0342	11.0568	9.0000	4.3800	3.0000	16.3800	
	ROPERTY												
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$1,125,000	\$1,136,351	\$1,136,351	\$5,817	\$0	\$1,301	\$3,448	\$10,565	\$10,227	\$4,977	\$3,409	\$18,613	\$29,179
2020	\$0	\$1,147,817	\$1,147,817	\$5,875	\$0	\$1,314	\$3,483	\$10,672	\$10,330	\$5,027	\$3,443	\$18,801	\$29,473
2021	\$3,050,000	\$4,240,173	\$4,240,173	\$21,704	\$0	\$4,853	\$12,866	\$39,423	\$38,162	\$18,572	\$12,721	\$69,454	\$108,877
2022	\$0	\$4,282,956	\$4,282,956	\$21,923	\$0	\$4,902	\$12,995	\$39,821	\$38,547	\$18,759	\$12,849	\$70,155	\$109,976
2023	\$625,000	\$4,957,478	\$4,957,478	\$25,376	\$0	\$5,674	\$15,042	\$46,092	\$44,617	\$21,714	\$14,872	\$81,203	\$127,296
2024	\$0	\$5,007,499	\$5,007,499	\$25,632	\$0	\$5,732	\$15,194	\$46,557	\$0	\$0	\$0	\$0	\$46,557
2025	\$0	\$5,058,024	\$5,058,024	\$25,891	\$0	\$5,789	\$15,347	\$47,027	\$0	\$0	\$0	\$0	\$47,027
2026	\$250,000	\$5,361,582	\$5,361,582	\$27,444	\$0	\$6,137	\$16,268	\$49,849	\$0	\$0	\$0	\$0	\$49,849
2027	\$0	\$5,415,681	\$5,415,681	\$27,721	\$0	\$6,199	\$16,432	\$50,352	\$0	\$0	\$0	\$0	\$50,352
2028	\$875,000	\$6,354,154	\$6,354,154	\$32,525	\$0	\$7,273	\$19,280	\$59,078	\$0	\$0	\$0	\$0	\$59,078
2029	\$0	\$6,418,267	\$6,418,267	\$32,853	\$0	\$7,346	\$19,474	\$59,674	\$0	\$0	\$0	\$0	\$59,674
2030	\$0	\$6,483,027	\$6,483,027	\$33,185	\$0	\$7,420	\$19,671	\$60,276	\$0	\$0	\$0	\$0	\$60,276
2031	\$0	\$6,548,441	\$6,548,441	\$33,520	\$0	\$7,495	\$19,869	\$60,884	\$0	\$0	\$0	\$0	\$60,884
2032	\$0	\$6,614,515	\$6,614,515	\$33,858	\$0	\$7,571	\$20,070	\$61,498	\$0	\$0	\$0	\$0	\$61,498
2033	\$0	\$6,681,255	\$6,681,255	\$34,199	\$0	\$7,647	\$20,272	\$62,119	\$0	\$0	\$0	\$0	\$62,119
2034	\$0	\$6,748,669	\$6,748,669	\$34,544	\$0	\$7,725	\$20,477	\$62,746	\$0	\$0	\$0	\$0	\$62,746
2035	\$0	\$6,816,763	\$6,816,763	\$34,893	\$0	\$7,802	\$20,683	\$63,379	\$0	\$0	\$0	\$0	\$63,379
2036	\$0	\$6,885,544	\$6,885,544	\$35,245	\$0	\$7,881	\$20,892	\$64,018	\$0	\$0	\$0	\$0	\$64,018
2037	\$0	\$6,955,019	\$6,955,019	\$35,601	\$0	\$7,961	\$21,103	\$64,664	\$0	\$0	\$0	\$0	\$64,664
2038	\$0	\$7,025,196	\$7,025,196	\$35,960	\$0	\$8,041	\$21,316	\$65,317	\$0	\$0	\$0	\$0	\$65,317
TOTA			•	\$563,765	\$0	\$126,064	\$334,182	\$1,024,012	\$141,883	\$69,050	\$47,294	\$258,227	\$1,282,239

TABLE C4 - JACKSON TECHNOLOGY PARK-SOUTH ESTIMATED CAPTURED TAX INCREMENTS - REAL PROPERTY - 2017 Amendment No. 5

	2017 MILLAGE RATES											
				LOCAL	TAXES			SCHOOL TAXES				
YR	PROJECTED NEW REAL TAXABLE VALUE, 50% ABATED	BASE + NEW TAXABLE VALUE + 1.009% ANNUAL INCREASE (INCREMENTAL TAXABLE VALUE)	JACKSON COUNTY	LIBRARY*	COMM COLLEGE	TOWNSHIP	TOTAL LOCAL NON- SCHOOL TAXES (REAL PROPERTY TOTAL)	NORTHWEST SCHOOLS OP. 18 MILS	JACKSON ISD 8.76 MILS	STATE ED 6 MILS	TOTAL SCHOOL MILLAGE (50%)	REAL PROPERTY - TOTAL LOCAL PLUS 50% SCHOOL TAXES
DEAL D	DODEDTY		5.1187	1.7593	1.1446	3.0342	11.0568	9.0000	4.3800	3.0000	16.3800	
	ROPERTY	#5.004.040	# 00 744	Φ0	# F 000	015.050	£40.570	0.47.004	#00.00F	045.075	#05 500	\$40.4.404
2018	\$625,000	\$5,224,848	\$26,744	\$0 \$0	\$5,980	\$15,853	\$48,578	\$47,024	\$22,885	\$15,675	\$85,583	\$134,161
2019	\$0	\$5,277,567	\$27,014	\$0 \$0	\$6,041	\$16,013	\$49,068	\$47,498	\$23,116	\$15,833	\$86,447	\$135,515
2020	\$0	\$5,330,818	\$27,287	\$0	\$6,102	\$16,175	\$49,563	\$47,977	\$23,349	\$15,992	\$87,319	\$136,882
2021	\$0	\$5,384,606	\$27,562	\$0 \$0	\$6,163	\$16,338	\$50,063	\$48,461	\$23,585	\$16,154	\$88,200	\$138,263
2022	\$0	\$5,438,936	\$27,840	\$0	\$6,225	\$16,503	\$50,569	\$48,950	\$23,823	\$16,317	\$89,090	\$139,658
2023	\$0	\$5,493,815	\$28,121	\$0	\$6,288	\$16,669	\$51,079	\$49,444	\$24,063	\$16,481	\$89,989	\$141,067
2024	\$0	\$5,549,248	\$28,405	\$0	\$6,352	\$16,838	\$51,594	\$0	\$0	\$0	\$0	\$51,594
2025	\$0	\$5,605,240	\$28,692	\$0	\$6,416	\$17,007	\$52,115	\$0	\$0	\$0	\$0	\$52,115
2026	\$0	\$5,661,797	\$28,981	\$0	\$6,480	\$17,179	\$52,641	\$0	\$0	\$0	\$0	\$52,641
2027	\$0	\$5,718,924	\$29,273	\$0	\$6,546	\$17,352	\$53,172	\$0	\$0	\$0	\$0	\$53,172
2028	\$0	\$5,776,628	\$29,569	\$0	\$6,612	\$17,527	\$53,708	\$0	\$0	\$0	\$0	\$53,708
2029	\$0	\$5,834,914	\$29,867	\$0	\$6,679	\$17,704	\$54,250	\$0	\$0	\$0	\$0	\$54,250
2030	\$0	\$5,893,789	\$30,169	\$0	\$6,746	\$17,883	\$54,797	\$0	\$0	\$0	\$0	\$54,797
2031	\$0	\$5,953,257	\$30,473	\$0	\$6,814	\$18,063	\$55,350	\$0	\$0	\$0	\$0	\$55,350
2032	\$0	\$6,013,325	\$30,780	\$0	\$6,883	\$18,246	\$55,909	\$0	\$0	\$0	\$0	\$55,909
2033	\$0	\$6,074,000	\$31,091	\$0	\$6,952	\$18,430	\$56,473	\$0	\$0	\$0	\$0	\$56,473
2034	\$0	\$6,135,286	\$31,405	\$0	\$7,022	\$18,616	\$57,043	\$0	\$0	\$0	\$0	\$57,043
2035	\$0	\$6,197,191	\$31,722	\$0	\$7,093	\$18,804	\$57,618	\$0	\$0	\$0	\$0	\$57,618
2036	\$0	\$6,259,721	\$32,042	\$0	\$7,165	\$18,993	\$58,200	\$0	\$0	\$0	\$0	\$58,200
2037	\$0	\$6,322,882	\$32,365	\$0	\$7,237	\$19,185	\$58,787	\$0	\$0	\$0	\$0	\$58,787
2038	\$0	\$6,386,679	\$32,691	\$0	\$7,310	\$19,378	\$59,380	\$0	\$0	\$0	\$0	\$59,380
TOTA	ALS		\$622,093	\$0	\$139,107	\$368,757	\$1,129,957	\$289,355	\$140,820	\$96,452	\$526,627	\$1,656,584

TABLE C5 - JACKSON TECHNOLOGY PARK-SOUTH ESTIMATED CAPTURED TAX INCREMENTS - PERSONAL PROPERTY 2017 Amendment No. 5

2017 MILLAGE RATES

INCREMENTAL TAXABLE VALUE DEPRECIATED

	DEPRECIATED		JACKSON			
YR	BY 4% PER YEAR	JACKSON COUNTY	COMM COLLEGE	LIBRARY	BLACKMAN TOWNSHIP	TOTAL
		5.1187	1.1446	1.7593	3.0342	11.0568
PERSONAL	L PROPERTY					
2018	\$4,373,900	\$22,389	\$5,006	\$0	\$13,271	\$40,666
2019	\$3,279,072	\$16,785	\$3,753	\$0	\$9,949	\$30,487
2020	\$2,634,405	\$13,485	\$3,015	\$0	\$7,993	\$24,493
2021	\$2,529,029	\$12,945	\$2,895	\$0	\$7,674	\$23,514
2022	\$1,672,156	\$8,559	\$1,914	\$0	\$5,074	\$15,547
2023	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0 _	\$0	\$0	\$0	\$0	\$0
TOTALS		\$74,163	\$16,584	\$0	\$43,961	\$134,707

TABLE C6 - JACKSON TECHNOLOGY PARK-SOUTH ESTIMATED CAPTURED TAX INCREMENTS - TOTAL REAL AND PERSONAL - 2017 Amendment No. 5

YEAR	TOTAL REAL PROPERTY TAX INCREMENT	TOTAL PERSONAL PROPERTY TAX INCREMENT	TOTAL REAL & PERSONAL PROPERTY TAX INCREMENT
2018	\$134,161	\$40,666	\$174,827
2019	\$164,693	\$30,487	\$195,181
2020	\$166,355	\$24,493	\$190,849
2021	\$247,140	\$23,514	\$270,654
2022	\$249,634	\$15,547	\$265,181
2023	\$268,363	\$0	\$268,363
2024	\$98,151	\$0	\$98,151
2025	\$99,142	\$0	\$99,142
2026	\$102,490	\$0	\$102,490
2027	\$103,524	\$0	\$103,524
2028	\$112,786	\$0	\$112,786
2029	\$113,924	\$0	\$113,924
2030	\$115,073	\$0	\$115,073
2031	\$116,235	\$0	\$116,235
2032	\$117,407	\$0	\$117,407
2033	\$118,592	\$0	\$118,592
2034	\$119,789	\$0	\$119,789
2035	\$120,997	\$0	\$120,997
2036	\$122,218	\$0	\$122,218
2037	\$123,451	\$0	\$123,451
2038	\$124,697	\$0	\$124,697
TOTALS	\$2,938,823	\$134,707	\$3,073,530

"Exhibit D" Captured Tax Increments Table D1 – D3 Impact on Taxing Jurisdictions – Blackman LDFA"

EXHIBIT D- Captured Tax Increments Tables D1 through D3

Table D1

- 1 Table reflects total real property tax revenue for the non-Smartzone portions of the Blackman LDFA (includes TAC, JSP and JSP Sheet Foam as of the date of this Amendment No. 5)
- 2 2018 values were determined by adding a 1.009 inflation factor to 2017 Taxable Values
- 3 Column G 2017 Legislation Opts Libraries out of tax increment unless they opt in. For conservative estimate purposes, assumption is made that the library will not opt in.

Table D2

1 Table reflects total personal property tax revenue estimates for the non-Smartzone portions of the Blackman LDFA (includes TAC, JSP and JSP Sheet Foam as of the date of this Amendment No. 5). Personal property is being phased out, and will no longer be collected as of 2023.

Table D3

1 Totals all estimates for real and personal property within the non-Smartzone portions of the Blackman LDFA (includes TAC, JSP and JSP Sheet Foam as of the date of this Amendment No. 5)

TABLE D1 - BLACKMAN LDFA (EXCLUDING SZ) ESTIMATED CAPTURED TAX INCREMENTS - REAL PROPERTY 2017 Amendment No. 5

2017 MILLAGE RATES

INCREMENTAL TAXABLE VALUE + 1.009% **JACKSON** COMM ANNUAL **JACKSON BLACKMAN** YR **INCREASE COUNTY COLLEGE** LIBRARY **TOWNSHIP TOTAL** 5.1187 1.7593 3.0342 11.0568 1.1446 **REAL PROPERTY** 2018 \$5,519,663 \$28,253 \$6,318 \$0 \$16,748 \$51,319 2019 \$28,539 \$0 \$51,837 \$5,575,356 \$6,382 \$16,917 \$5,631,612 \$0 2020 \$28,827 \$6,446 \$17,087 \$52,360 2021 \$5,688,435 \$29,117 \$6,511 \$0 \$17,260 \$52,888 2022 \$5,745,831 \$29,411 \$6,577 \$0 \$17.434 \$53,422 2023 \$5,803,807 \$29,708 \$6,643 \$0 \$17,610 \$53,961 2024 \$5,862,367 \$0 \$54,505 \$30,008 \$6,710 \$17,788 \$30,310 \$55,055 2025 \$5.921.518 \$6.778 \$0 \$17,967 2026 \$5,981,266 \$30,616 \$6,846 \$0 \$55,611 \$18,148 2027 \$6,041,617 \$30,925 \$6,915 \$0 \$18,331 \$56,172 2028 \$6,102,577 \$31,237 \$6,985 \$0 \$18,516 \$56,739 2029 \$6,164,152 \$31,552 \$7,055 \$0 \$18,703 \$57,311 2030 \$6,226,349 \$0 \$57,889 \$31,871 \$7,127 \$18,892 2031 \$6.289.172 \$32,192 \$0 \$58,474 \$7.199 \$19.083 2032 \$6,352,630 \$32,517 \$7,271 \$0 \$19,275 \$59,064 2033 \$6,416,728 \$32,845 \$7,345 \$0 \$59,660 \$19,470 2034 \$60,261 \$6,481,473 \$33,177 \$0 \$7,419 \$19,666 2035 \$33,511 \$0 \$19,865 \$60,870 \$6,546,871 \$7,494 2036 \$6,612,929 \$33,850 \$7,569 \$0 \$20,065 \$61,484 2037 \$6,679,653 \$34,191 \$7,646 \$0 \$20,267 \$62,104 2038 \$6,747,051 \$34,536 \$7,723 \$0 \$20,472 \$62,731

\$657,195

TOTALS

\$146,956

\$0

\$389,564

\$1,193,716

TABLE D2 - BLACKMAN LDFA (EXCLUDING SZ) ESTIMATED CAPTURED TAX INCREMENTS - PERSONAL PROPERTY 2017 Amendment No. 5

2017 MILLAGE RATES	

INCREMENTAL TAXABLE VALUE

JACKSON DEPRECIATED BY 4% PER **JACKSON** COMM **BLACKMAN** YR **COLLEGE TOWNSHIP TOTAL** YEAR COUNTY LIBRARY 1.7593 3.0342 11.0568 5.1187 1.1446 **PERSONAL PROPERTY** \$0 2018 \$16,212 \$3,625 \$9,610 \$29,447 \$3,167,232 2019 \$2,120,671 \$10.855 \$2,427 \$0 \$6.435 \$19,717 2020 \$1.522.340 \$7.792 \$1.742 \$0 \$4.619 \$14,154 2021 \$0 \$13,588 \$1,461,446 \$7,481 \$1,673 \$4,434 \$741 \$0 \$6,018 2022 \$647,276 \$3,313 \$1,964 2023 \$0 \$0 \$0 \$0 \$0 \$0 \$0 2024 \$0 \$0 \$0 \$0 \$0 \$0 \$0 2025 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 2026 \$0 2027 \$0 \$0 \$0 \$0 \$0 2028 \$0 \$0 \$0 \$0 \$0 \$0 \$0 2029 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 2030 \$0 \$0 \$0 \$0 \$0 2031 \$0 \$0 \$0 \$0 2032 \$0 \$0 \$0 \$0 \$0 \$0 \$0 2033 \$0 \$0 \$0 \$0 \$0 2034 \$0 \$0 \$0 \$0 \$0 \$0 2035 \$0 \$0 \$0 \$0 \$0 \$0 \$0 2036 \$0 \$0 \$0 \$0 \$0 2037 \$0 \$0 \$0 \$0 \$0 \$0 2038 \$0 \$0 \$0 \$0 \$0 \$0 \$45,654 \$27,062 \$82,924 \$10,209 \$0 **TOTALS**

TABLE D3 - BLACKMAN LDFA (EXCLUDING SZ) ESTIMATED CAPTURED TAX INCREMENTS - TOTALS 2017 Amendment No. 5

YEAR	TOTAL REAL PROPERTY TAX INCREMENT	TOTAL PERSONAL PROPERTY TAX INCREMENT	TOTAL REAL & PERSONAL PROPERTY TAX INCREMENT
2018	\$51,319	\$29,447	\$80,766
2019	\$51,837	\$19,717	\$71,554
2020	\$52,360	\$14,154	\$66,514
2021	\$52,888	\$13,588	\$66,476
2022	\$53,422	\$6,018	\$59,440
2023	\$53,961	\$0	\$53,961
2024	\$54,505	\$0	\$54,505
2025	\$55,055	\$0	\$55,055
2026	\$55,611	\$0	\$55,611
2027	\$56,172	\$0	\$56,172
2028	\$56,739	\$0	\$56,739
2029	\$57,311	\$0	\$57,311
2030	\$57,889	\$0	\$57,889
2031	\$58,474	\$0	\$58,474
2032	\$59,064	\$0	\$59,064
2033	\$59,660	\$0	\$59,660
2034	\$60,261	\$0	\$60,261
2035	\$60,870	\$0	\$60,870
2036	\$61,484	\$0	\$61,484
2037	\$62,104	\$0	\$62,104
2038	\$62,731	\$0	\$62,731
TOTALS	\$1,193,716	\$82,924	\$1,276,640

Exhibit E – 2011 TIF & Development Plan Amendment #4 Budget, Revenue Sources & Job Creation – 15 years

Local JTP SmartZoneSM Real & Personal Property Tax Increment (includes 50% school tax): LDFA (non SZ) Real & Personal Property Tax Increment (no school tax)	\$1,833,619 \$4,545,352
GRAND TOTAL - REVENUES	\$6,378,971
	\$0,570,971
Expenses Chemetall / GSL Projects	
2011 Finish Road into JTP SmartZoneSM: Chemetall Project Property Development Costs	\$283,570 \$34,300
Baker College Business Technology Center Operational and Facility Costs over a 15 Planning, Marketing & Administration; Legal & Professional Fees	5-year period \$3,350,000
GRAND TOTAL - EXPENSES:	\$3,667,870
Reconciliation w/ Previous TIF & Development Plan Amendments/Budgets	
Revenues - SZ and LDFA	\$6,378,971
2011 Amendment #4 Expenses Less \$188,254 remaining 2010 LDFA bond obligation, maturity through 2027	-\$3,667,870 -\$188,254
Less LDFA (non-SZ) Budgeted Operational Costs - 15 years @ \$60,000/yr.	-\$900,000
POTENTIAL EXCESS REVENUE OVER 15-YR PERIOD	\$1,622,847
Anticipated Job Creation Resulting from the 2011 TIF & Development Plan Amend	ment #4
Chemetall - Expects to create 62 (retaining 18 currently in County) upon construction; 10 added	72
GSL - Expects to create 12 new jobs within five years Incubator Tenants - conservative estimate of 30 new jobs within five years	12 30
Other - anticipated new jobs from expansions over 15 years	20
TOTAL 134	

'Exhibit F'

Proposed Concept Map for Jackson Technology Park-North

