

**WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN
For the
SCHOOLPICTURES.COM
REDEVELOPMENT PROJECT
300 WEST FOREST
CITY OF YPSILANTI

Prepared by:

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Prepared: September 25, 2008

TABLE OF CONTENTS

I. INTRODUCTION AND PURPOSE.....1

II. PROJECT SUMMARY.....2

III. BROWNFIELD PLAN ELEMENTS

- A. Description of costs to Be Paid for With Tax Increment Revenues and Summary of Eligible Activities5
- B. Estimate of Captured Taxable Value and Tax Increment.....6
- C. Method of Financing and Description of Advances by the Municipality.....6
- D. Maximum Amount of Note or Bonded Indebtedness6
- E. Duration of Brownfield Plan.....6
- F. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions6
- G. Legal Description, Property Map, Statement of Quality Characteristics and Personal Property6
- H. Estimates of Residents and Displacement of Families7
- I. Plan for Relocation of Displaced Persons.....7
- J. Provision for Relocation Costs7
- K. Strategy for Compliance with Michigan’s Relocation Assistance Law7
- L. Description of Proposed Use of Local Site Remediation Revolving Fund7
- M. Other Material that the Authority or Governing Body Considers Pertinent.....7

IV. EXHIBITS

- A. Legal Description
- B. Site Location and SitePlan
- C. Table 1: Eligible Activities Expenditure Table
Table 2: Tax Capture Schedule
Table 3: Sources and Uses
- D. City of Ypsilanti Assessor Affidavit
- E. Site Photographs of Existing Conditions
- F. Renderings of Redeveloped Property and Buildings

I. INTRODUCTION AND PURPOSE

The Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) and designated the boundaries of the Brownfield Authority by the adoption of a resolution on May 19, 1999, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (the “Act”).

The purpose of this plan, to be implemented by the Washtenaw County Brownfield Redevelopment Authority, is to satisfy the requirements for a Brownfield Plan as specified in PA 381 of the Public Acts of 1996, as amended, Michigan Compiled Laws (MCL) 125.2651 et seq., which is known as the “Brownfield Redevelopment Financing Act.”

The City of Ypsilanti, the local unit of government (LUG) reviewed the Project Application and Brownfield Plan, and approved the Brownfield Plan on October ____, 2008.

The Washtenaw County Brownfield Redevelopment Authority proposes to implement this plan in an effort to promote economic development and redevelopment within the County.

II. PROJECT SUMMARY

Project Name: SchoolPictures.com Redevelopment Project

Project Location: The eligible property is located at 300 West Forest Street, bordered to the north by Jarvis Street and to the east by Adams Street in the City of Ypsilanti.

Qualified Taxpayer: American Photo Marketing, Inc (APM), is a Michigan company. The property is currently owned by David 1, L.L.C., a Michigan limited liability corporation whose organizer and member is Stewart Cerier, the President and owner of APM.

Eligible Property Description: The site consists of two (2) parcels, one containing a house (Parcel ID 11-11-04-362-015), the other parcel encompassing approximately 3.03-acres and containing two functionally obsolete 1950's school buildings that together total approximately 21,000 square feet (Parcel ID 11-11-04-362-024) (see Exhibit A for legal descriptions of the subject parcels and Exhibit B for a Site Plan of the property). All eligible activities will be completed on the 3.03-acre parcel (11-11-04-362-024). The project property is currently zoned as workshop and studio district (W/S). This project complies with current zoning and received site plan approval by the City of Ypsilanti on May 7, 2008. A copy of the approved site plan is attached as Exhibit B.

Type of Eligible Property: Functionally obsolete (City of Ypsilanti Assessor's Affidavit attached as Exhibit D). A Phase I Environmental Site Assessment and a Limited Subsurface Investigation have been completed for the subject property. (Documents are on file with the City of Ypsilanti and the WCBRA). The subject property is not considered a "facility" (as defined in Part 201 of Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act (PA) 451, 1994, as amended).

Eligible Activities: Preparation of work plans and asbestos abatement.

Reimbursable Costs through TIF: \$99,820 including the 5% WCBRA Brownfield administrative fee (Brownfield Fee) of \$4,340 and the local site remediation revolving fund (LSRRF) capture of \$8,680. The WCBRA fee, the LSRRF, and the costs associated with preparation of work plans and asbestos abatement will be paid for through tax increment financing (TIF).

Estimated Duration of Plan: Approximately 1.5 years.

Total Project Investment: \$4,254,200

Estimated Eligible Investment for Michigan Business Tax (MBT) credit: \$2,834,000. Eligible investment includes preparation of work plans, asbestos abatement, infrastructure improvements, building renovation and rehabilitation, and the addition of fixtures and equipment.

Annual Tax Revenue Before Project Completion: \$0 (The property was owned by Ave Maria University, a tax exempt entity).

Estimated Annual Tax Revenue After Project: \$108,324 (based on estimated value of real and personal property at project completion).

Project Overview: The SchoolPictures.com redevelopment project will consist of asbestos abatement and renovation of the existing school buildings and retrofitting them with updated fixtures and equipment. The redevelopment of the buildings will include sustainable design and building components such that APM will pursue LEED certification. Other project upgrades include updating the current storm water management system, installing new lighting, and a complete landscaping upgrade. A parking lot and a new road will also be constructed to connect Jarvis Street with West Forest Street to allow for one-way traffic exiting on to West Forest, consistent with the approved Site Plan. Photographs of the property showing the current conditions are attached as Exhibit E. Renderings of the proposed redeveloped site and buildings are included in Exhibit F.

Upon completion of the redevelopment, the property will function as a state-of-the-art yearbook printing house and digital photograph production facility. The buildings will also be retrofitted with the most current information technology, printing and photographic equipment, software, and other related technology. Traditional chemical processing methods will not be employed at the facility. No hazardous chemicals are utilized other than those contained in sealed-unit printer toner cartridges which arrive in sealed containers, and after use are shipped off-site via courier for recycling.

Approximately 24-30 new full time positions will be generated within the next two years, and a total of 80 to 100 full time jobs are projected to be created within the next five years assuming all incentives are obtained. These jobs will be optimal for students or graduates from graphic arts, communications, public relations, and similar programs with a business focus. SchoolPictures.com will also provide valuable internship opportunities to students at the nearby Eastern Michigan University.

The overall estimated investment for this project is approximately \$4,254,200. This Brownfield Plan includes approximately \$99,820 in expenses to be reimbursed through TIF (certain eligible activities plus the administrative fee and LSRRF capture). Construction is anticipated to begin in December 2008 and will continue until estimated completion in May 2009. This Plan has been created to facilitate the redevelopment of the property to allow the Washtenaw County Brownfield Redevelopment Authority (WCBRA) to utilize TIF to reimburse the Developer for the eligible activities identified within this Plan, and to allow the Developer to apply for a State of Michigan Brownfield Redevelopment Michigan Business Tax credit (MBT credit).

III. BROWNFIELD PLAN ELEMENTS

A. Description of Costs to Be Paid for With Tax Increment Revenues and Summary of Eligible Activities

APM is requesting reimbursement through TIF for eligible activities under this Brownfield Plan as presented in Exhibit C, Table 1. Section 2 of Act 381 includes as eligible activities the development and preparation of brownfield plans and work plans. Therefore, it is the intent of the WCBRA to use tax increment revenues to finance these activities. An Act 381 Work Plan, including a site-specific health and safety plan will be prepared to determine and implement all necessary procedures that will allow for the completion of eligible activities on the property. The Act 381 Work Plan will also be submitted to the Michigan Economic Growth Authority (MEGA) for their review and approval.

MEGA Eligible Activities

The City of Ypsilanti is a “qualified local governmental unit” (also referred to as a “core community”), which provides for additional MEGA eligible activities pursuant to Act 381. MEGA eligible activities for core communities are identified in Act 381 as follows: infrastructure improvements, demolition, asbestos and lead removal, and site preparation activities that are not response activities under Part 201 of P.A. 451 of 1994, as amended. MEGA eligible activities at the project property include asbestos abatement necessary for renovation of the existing buildings and infrastructure improvements including lighting, storm water management upgrades, parking and sidewalk improvements, and the construction of road connecting Jarvis with Forest Street; however, only costs associated with the asbestos abatement, work plans, WCBRA Brownfield administrative fee (Brownfield Fee) and LSRRF contribution will be recovered through TIF.

A contingency of approximately 12% is included in the eligible activities costs to cover unanticipated conditions. Reasonable and actual administrative and operating expenses of the Authority will be reimbursed to the extent permitted by Section 13(16) of the Act 381, as amended.

All activities listed in Table 1 of Exhibit C are intended to be “eligible activities” under Act 381, as amended. Costs associated with the Brownfield Plan preparation, the Act 381 Work Plan preparation and asbestos survey and abatement will be subject to payment or reimbursement from tax increment revenues. These costs are projected to be approximately \$86,800. In addition to the cost of identified eligible activities, the WCBRA assesses a Brownfield Fee, which shall not exceed five percent (5%) of the total eligible activities and will be funded using only local tax capture. This percentage shall not be increased during the life of this Plan. The Brownfield Fee is approximately \$4,340. A contribution of 10% of eligible activities costs will also be made to the LSRRF. This contribution is estimated at \$8,680. Accordingly, total eligible expenses under this Plan to be paid with TIF revenues will not exceed \$99,340 without an amendment to this Plan.

B. Estimate of Captured Taxable Value and Tax Increment

See attached schedule in Exhibit C, Table 2, which includes both real and personal property tax capture. The initial assessed value used for this plan is \$0 as indicated in Table 2. The cost of eligible activities attributed to the development and for which TIF revenues are to be allocated is \$99,820 including the 5% WCBRA Brownfield Fee and the LSRRF capture. The total estimated investment in the property after redevelopment is projected to be \$4,254,200.

It is the intention of the Authority to collect TIF in an amount not to exceed eligible activities, WCBRA administration fee and LSRRF contribution as approved pursuant to this Plan. It is the intention of this Brownfield Plan to capture school operating taxes for all eligible activities; therefore, an Act 381 Work Plan will be submitted to MEGA for their review and approval.

C. Method of Financing and Description of Advances by the Municipality

No advances have been or shall be made by the City of Ypsilanti, Washtenaw County or the Authority for the costs of eligible activities under this Plan.

D. Maximum Amount of Note or Bonded Indebtedness

Neither Washtenaw County nor the Authority will incur a financial note or bonded indebtedness for this project. A report on any note or bonded indebtedness is not necessary.

E. Duration of Brownfield Plan

The duration of the Brownfield Plan for eligible activities on eligible property shall not exceed 35 years following the date of the governing body resolution approving the Plan amendment. The date of tax capture shall commence during the year construction begins or the immediate following year, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Plan amendment. Tax increment revenue capture shall not exceed 30 years.

F. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdiction

See attached schedule in Exhibit C for a breakdown of tax capture by taxing jurisdiction. Since the project property is not part of an existing DDA, all taxes available to be captured are anticipated to be captured, assuming receipt of the required State approvals. At the end of this Plan, all taxing jurisdictions will benefit from the enhanced tax base and newly created jobs.

G. Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

Attached as Exhibits A and B to this Plan are the Legal Descriptions for both parcels of eligible property and the Property Site Plan and Location map, respectively.

The property contains two outdated and vacant elementary school buildings constructed in the 1950s. The property has been characterized as functionally obsolete by the City of Ypsilanti's Assessor, whose Affidavit of assessment is included as Exhibit D. Personal property is included as part of the eligible property.

H. Estimates of Residents and Displacement of Families

There are no persons residing on the project property, and therefore there are no residents or families to be displaced.

I. Plan for Relocation of Displaced Persons

There are no persons displaced by this project, and therefore, no need for a relocation plan.

J. Provision for Relocation Costs

There are no persons displaced by this project, and therefore, no need for a report on the provision of relocation costs.

K. Strategy for Compliance with Michigan's Relocation Assistance Law

There are no persons displaced by this project, and therefore, no need for a strategy for compliance with Michigan's relocation assistance law.

L. Description of Proposed Use of Local Site Remediation Revolving Fund

Washtenaw County Brownfield Redevelopment Authority will not expend any portion of Local Site Remediation Revolving Funds to address eligible expenses on this project.

M. Other Material that the Authority or Governing Body Considers Pertinent

1. In satisfaction of Section 13(15) of Act 381, the WCBRA and the Developer, as owner of the development rights to the real property subject to this Plan, will enter into a Reimbursement Agreement encompassing the eligible property.
2. The state tax liability for SchoolPictures.com has increased by roughly three times its previous liability as a result of the new Michigan Business Tax Act (Act 36 of 2007). The City of Ypsilanti's Brownfield Plan approval authorizing TIF is critical to facilitate the entire planned expansion of SchoolPictures.com and will also assist SchoolPictures.com in pursuing an MBT credit for the eligible property. Since the property has previously maintained tax exempt status as a school, the SchoolPictures.com redevelopment will serve to reinstate the property to the City of Ypsilanti's tax roll so as to generate significant new tax revenues for the City.

3. APM intends to incorporate sustainable design features into the renovated school buildings which may enable it to pursue LEED certification. This would make the SchoolPictures.com building one of the first LEED certified buildings in the City of Ypsilanti.

Exhibit A

**Legal Descriptions
SchoolPictures.com Brownfield Plan
City of Ypsilanti, Washtenaw County, Michigan**

Parcel ID 11-11-04-362-024

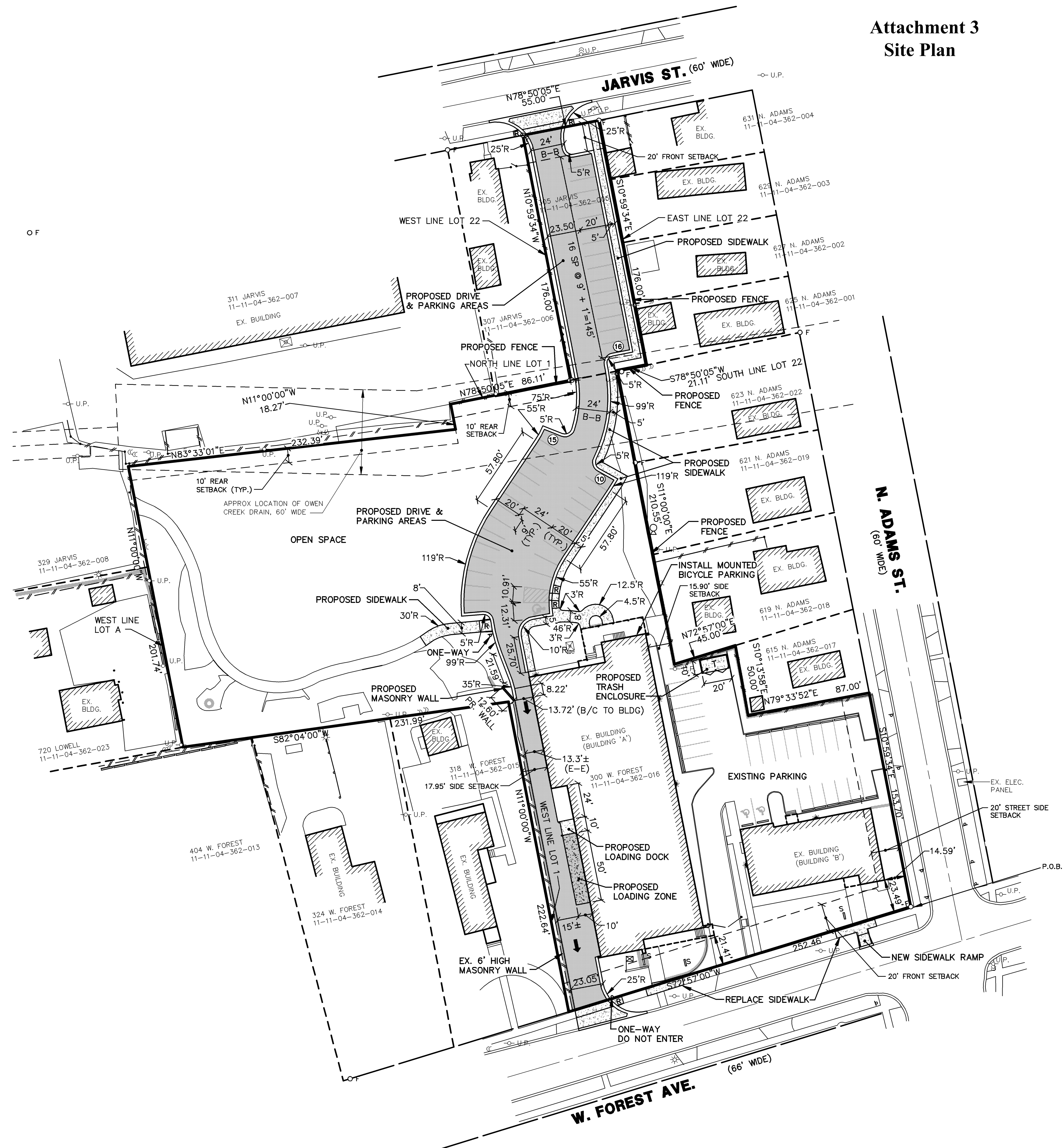
BEG AT NW COR ADAMS & FOREST AVE, TH S 72-57-00 W 252.46 FT, TH N 11-00-00 W 222.64 FT, TH S 82-04-00 W 231.99 FT, TH N 11-00-00 W 201.74 FT, TH N 83-33-01 E 232.39 FT, TH N 11-00-00 W 18.27 FT, TH N 78-50-05 E 86.11 FT, TH N 10-59-34 W 176.00 FT, TH N 78-50-05 E 55.00 FT, TH S 10-59-34 E 176.00 FT, TH S 78-50-05 W 21.11 FT, TH S 11-00-00 E 210.55 FT, TH N 72-57-00 E 45.00 FT, TH S 10-13-58 E 50.00 FT, TH N 79-33-52 E 87.00 FT, TH S 10-59-34 E 153.70 FT TO THE POB. PT OF WILLIAM JARVIS ADD, N & SCOVILL & TUTTLE SUBD'N. SPLIT ON 07/10/2008 FROM 11-11-04-362-016, 11-11-04-362-005.

Parcel ID 11-11-04-362-015

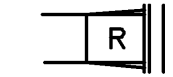
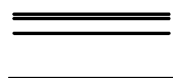
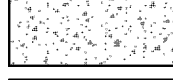

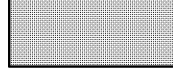





OLD SID - 11 11-324-002-00 YP CITY 34W-2 LOT 2 WM. JARVIS ADD. EXC THAT PT NLY OF A LINE THAT COM ON W LINE LOT 2, 235.76'NLY OF SW COR LOT 2 & RUNS TO E LINE LOT 2 AT A PT 214.29' SLY OF NE COR LOT 2.318 W FOREST.

EXHIBIT B
Site Location and Site Plan

Attachment 3
Site Plan



LEGEND

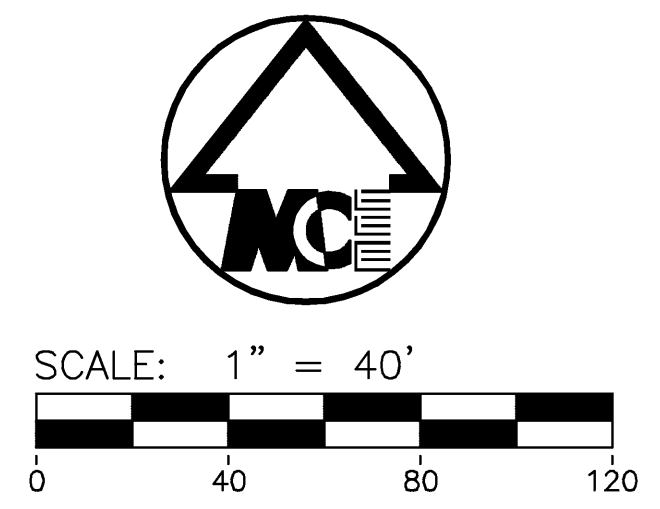
-  RAMP
-  CURB & GUTTER
-  4" CONCRETE PAVEMENT
-  6" HEAVY DUTY CONCRETE PAVEMENT
-  BITUMINOUS PAVEMENT
-  TRASH AREA
-  BARRIER FREE PARKING SPACES
-  BACK OF CURB TO BACK OF CURB
-  EDGE OF PAVEMENT TO EDGE OF PAVEMENT
-  NUMBER OF STANDARD PARKING SPACES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE OF MATERIAL UNLESS NOTED OTHERWISE.
2. ALL CURB RADII SHOWN ARE MEASURED AT THE BACK OF CURB. ALL RADII ARE TO BE FIVE (5) FEET UNLESS NOTED OTHERWISE.
3. TRASH SCREEN WALLS TO BE BROKEN FACE CONCRETE BLOCK. COLOR TO MATCH EXISTING BUILDINGS. THE TRASH AREA IS TO BE GATED.
4. THE PROPOSED DEVELOPMENT SIGN SHALL MEET ALL REQUIREMENTS OF THE CITY. THE SIGN SHALL BE IN THE SAME LOCATION AND SAME DIMENSIONS AS THE EXISTING SIGN. A SEPARATE APPLICATION WILL BE SUBMITTED FOR THE SIGNS.
5. ALL WORK WITHIN THE RIGHT OF WAY OF W. FOREST AVE. AND JARVIS ST. SHALL BE DONE TO THE CITY OF YPSILANTI STANDARDS.
6. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
7. RETAINING WALL EXTENSION TO MATCH EXISTING CONCRETE WALL. FORMED AND POURED IN PLACE.
8. ALL SETBACKS SHOWN ARE PER THE WS ZONING DISTRICT. THE PARCELS, CURRENT ZONED R2 AND R4, HAVE A REZONING APPLICATION BEING PROCESSED.

DATE: 2/20/08	SHEET 4 OF 4
REV. DATE: 4-9-08	CADD: WJ
PER PLANNING COMMISSION CONDITIONS	ENG: JCA
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EXHIBIT C
TABLE 1: TOTAL PROPOSED ELIGIBLE ACTIVITY COSTS
BROWNFIELD PLAN
SCHOOLPICTURES.COM
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

Eligible Activity Description	Total Cost	TIF Portion	Developer Portion
Brownfield Plan Preparation	\$ 5,800.00	\$ 5,800.00	\$ -
Act 381 Work Plan and HASP Preparation	\$ 5,000.00	\$ 5,000.00	\$ -
MEDC Work Plan Review Fee	\$ 1,000.00	\$ 1,000.00	
Asbestos Survey and Abatement	\$ 75,000.00	\$ 75,000.00	\$ -
TOTAL ELIGIBLE ACTIVITY COSTS*	\$ 86,800.00	\$ 86,800.00	\$ -

* The total costs of \$99,495 to be reimbursed through TIF include the 5% WCBRA administrative fee of \$4,015, and the LSRRF of \$8,680.

EXHIBIT C
TABLE 2: TAX CAPTURE SCHEDULE
BROWNFIELD PLAN
SCHOOLPICTURES.COM
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

Eligible Expenses for Reimbursement under Public Act 381							
Asbestos Abatement, Health & Safety Plan, Brownfield Plans	\$86,800						
Brownfield Program Administrative Fee (1)	\$4,340						
Local Site Remediation Revolving Fund Capture (2)	\$8,680						
Total Eligible Costs for TIF Reimbursement	\$99,820						
			1	0.23058602			
Existing Taxable Value (SEV):	\$0.00	2009	\$0.00	2010 (4)	\$0.00		
New Taxable Value (3):	\$ 2,000,000.00	\$ 1,000,000.00	\$ 2,000,000.00			0.102936293	
Incremental Difference (New Taxable Value - Existing):		\$1,000,000	\$2,000,000			2010 (LSRRF)	
						Local Fund Capture (10% of Clean-up related TIF)	Total Project Capture
Millage Category	Millage Rates						
State Capture							
State Education Tax (SET)	6.0000	\$ 6,000	\$ 1,384	\$ -	\$ 7,384		
School Operating	18.0000	\$ 18,000	\$ 4,151	\$ -	\$ 22,151		
School Debt (not allowed to be captured)	7.0000	\$ -	\$ -	\$ -	\$ -		
STATE TOTAL	24.0000	\$ 24,000	\$ 5,534	\$ -	\$ 29,534		
ACCUMULATED CAPTURE		\$ 24,000	\$ 29,534	\$ 29,534			
Local Capture							
Intermediate School District (ISD)	3.9745	\$ 3,975	\$ 1,833	\$ 818	\$ 5,807		
Washtenaw County Community College	3.6856	\$ 3,686	\$ 1,700	\$ 759	\$ 5,385		
County Operating	4.5493	\$ 4,549	\$ 2,098	\$ 937	\$ 6,647		
General Operating	19.0211	\$ 19,021	\$ 8,772	\$ 3,916	\$ 27,793		
Library	2.1553	\$ 2,155	\$ 994	\$ 444	\$ 3,149		
Sanitation	2.7814	\$ 2,781	\$ 1,283	\$ 573	\$ 4,064		
Police & Fire Pension	5.0821	\$ 5,082	\$ 2,344	\$ 1,046	\$ 7,426		
Parks	0.7129	\$ 713	\$ 329	\$ 147	\$ 1,042		
EECS 800 MHZ	0.2000	\$ 200	\$ 92	\$ 41	\$ 292		
HCMA	0.0000	\$ -	\$ -	\$ -	\$ -		
LOCAL - TOTAL CAPTURE	42.1622	\$ 42,162	\$ 19,444	\$ 8,680	\$ 70,286		
Local - Accumulated		\$ 42,162	\$ 61,606	\$ 70,286			
WCBRA Administrative Fees (5% of Eligible Costs)		\$ 2,970	\$ 1,370		\$ 4,340		
TOTAL TAX CAPTURE (school and local)	66.16220	\$ 66,162	\$ 24,978	\$ 8,680	\$ 99,820		
Accumulated Tax Capture for Eligible Activity Reimbursement		\$ 66,162	\$ 91,140	\$ 99,820			
Tax Increment Returned to City		\$ -	\$ -	\$ 74,666	\$ 74,666		

(1) **Administrative Fees:** Allowable through Public Act 381 - Five percent of the total TIF for the length of the reimbursement period

(2) **Local Site Remediation Revolving Fund:** Allowable through Public Act 381 - Local TIF totalling 10% of the total cost of eligible activities. The LSRRF will be funded from 10% of the 2010 tax increment.

(3) The 2009 taxable value is the estimated assessed value as of December 31, 2008. The 2010 taxable value reflects the estimated assessed value after redevelopment is completed.

(4) Approximately 23% of the 2010 tax increment will be captured to reimburse for eligible activities, approximately 10% will be used to fund the LSRRF, the remaining 67% will be local tax revenue for the City.

\$ 29,534 Total State \$
 \$ 70,286 Total Local \$
 \$ 99,820 Total \$

EXHIBIT C

**TABLE 3: SOURCES AND USES
BROWNFIELD PLAN
SCHOOLPICTURES.COM
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN**

Item/Activity	Total Cost	Cost Breakdown by Funding Source		
		Developer	TIF	MBT
Property Acquisition				
Property Sale Price	\$ 1,325,000.00	\$ 1,325,000.00		\$ -
Appraisal/Closing Fees				
Consulting Attorney Fees				
Further Assessment Activities (Supplemental Phase II, BEA, Brownfield Plan, etc.)				
Brownfield Plan Preparation*	\$ 5,800.00	\$ -	\$ 5,800.00	\$ -
Phase I & Phase II Environmental Assessments	8,400.00	\$ 8,400.00	\$ -	\$ -
Site Preparation/Development (building demolition, utilities, and engineering/architectural/design services, etc) (e)				
Asbestos Abatement and Act 381 Work Plan preparation*	\$ 81,000.00	\$ -	\$ 81,000.00	\$ -
Landscaping	\$ 240,000.00	\$ 210,000.00	\$ -	\$ 30,000.00
Perimeter Fencing	\$ 40,000.00	\$ 35,000.00	\$ -	\$ 5,000.00
Lighting	\$ 56,000.00	\$ 49,000.00	\$ -	\$ 7,000.00
New Roof and Roof Repair	\$ 250,000.00	\$ 218,750.00	\$ -	\$ 31,250.00
Parking Lot, Sidewalks, Site/Infrastructure Upgrades	\$ 350,000.00	\$ 306,250.00	\$ -	\$ 43,750.00
Interior Upgrades/Renovation	\$ 900,000.00	\$ 787,500.00	\$ -	\$ 112,500.00
Fixtures and Equipment	\$ 850,000.00	\$ 743,750.00	\$ -	\$ 106,250.00
Architect/Engineering	\$ 148,000.00	\$ 129,500.00	\$ -	\$ 18,500.00
Projected Totals	\$ 4,254,200.00	\$ 3,813,150.00	\$ 86,800.00	\$ 354,250.00

TIF: Tax Increment Financing

MBT: Michigan Business Tax Credit

(e): Good Faith Estimated Costs which include a 12% contingency

*Asbestos Abatement and preparation of a Brownfield Plan and Act 381 Work Plan are the only cost to be funded by TIF. The MBT credit will not be applied to these costs, and these costs do not form the basis of the MBT credit request.

EXHIBIT D
City of Ypsilanti Assessor Affidavit

AFFIDAVIT OF SHARON DOOM

STATE OF MICHIGAN)
) SS:
COUNTY OF WASHTENAW)

Sharon Doom, being sworn, says:

1. I have personal knowledge of the facts stated in this affidavit and, if sworn, as a witness, I am competent to testify hereto.
2. I am the City Assessor, Level III, for the City of Ypsilanti in the State of Michigan.
3. I inspected the specific property located at 300 W. Forest Street, the location of the former Ave Maria Law School. The property suffers from severe physical depreciation and is currently vacant.
4. On the basis of my physical inspection of the specific aforementioned property, I have determined that this property is "functionally obsolete" and is unable to be used to perform as intended due to substantial loss in value resulting from deficiencies and superinadequacies in design and construction.
5. Further affiant sayeth not.

Sharon Doom
Sharon Doom

Subscribed and sworn to before me
this 21st day of August, 2008.

Frances M. McMullen

Notary Public, ~~Washtenaw~~ County, MI
My commission expires:
Acting in Washtenaw County, Michigan

X:\PFB\SchoolPicturca.com\Assessor's Affidavit 8.19.08.doc

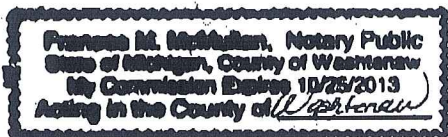


EXHIBIT E
Site Photographs of Existing Conditions



Front, side and rear images of Administration Bldg and School Building; formerly Ave Maria College.

EXHIBIT F
Renderings of Redevelopment Property and Buildings

