

ORDINANCE NO. 91-1

AN ORDINANCE TO ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY IN THE VILLAGE OF LAKEVIEW PURSUANT TO ACT 197 OF THE PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED; TO DEFINE THE BOUNDARIES OF THE DOWNTOWN DISTRICT CONSTITUTING THE DOWNTOWN DEVELOPMENT AUTHORITY; AND TO PROVIDE FOR OTHER MATTERS NECESSARY AND RELATED THERETO.

THE VILLAGE OF LAKEVIEW ORDAINS:

Section 1. Title. This Ordinance shall be known and may be cited as the "Downtown Development Authority Ordinance."

Section 2. Definitions. The terms used herein shall have the same meaning as given them in Act 197 or as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this ordinance:

I. "Authority" means the Downtown Development Authority Village of Lakeview created by this Ordinance.

II. "Act 197" means Act No. 197 of the Public Acts of Michigan of 1975 as now in effect or hereafter amended.

III. "Board" or "Board of Directors" means the Board of Directors of the Authority.

IV. "Village" means the Village of Lakeview.

V. "Council" or "Village Council" means the Village Council of the Village.

VI. "Downtown District" means the downtown district designated herein or as hereafter amended.

VII. "President" means the president of the Village.

Section 3. Purpose and Findings.

The Village Council of the Village hereby determines and finds that it is in the best interests of the Village to create a public body corporate in order to halt property value deterioration and increase property tax valuation where possible in the Downtown District, eliminate the causes of the deterioration and to promote economic growth pursuant to Act 197.

Section 4. Creation of Authority.

There is hereby created pursuant to Act 197 a Downtown Development Authority for the Village. The Authority shall be a public body corporate and shall be known and exercise the powers under title of "Downtown Development Authority of the Village of Lakeview". The Authority may adopt a seal, may

sue and be sued in any court of this State, and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided herein and in Act 197. The enumeration of a power herein or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Section 5. Description of Downtown District.

The Downtown District which the Authority shall exercise its power as provided by Act 197 shall consist of the property in the Village described on Exhibit A attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this ordinance and Act 197.

Section 6. Board of Directors.

I. The Authority shall be under the supervision and control of the Board consisting of the President and eight members. The members shall be appointed by the President subject to approval by the Council. Eligibility for membership of the Board and terms of office shall be as provided by Act 197. Each member shall hold office until the member's successor is appointed.

II. The members appointed as the Board of the Downtown Development Authority shall be appointed in accordance with the following schedule:

Two members whose terms expire in one year;
Two members whose terms expire in two years;
Two members whose terms expire in three years; and,
Two members whose terms expire in four years.

I. Thereafter, the President shall submit to the Village Council for approval a list of members to the Board who shall serve for a term of four years each to fill the places of those whose terms have expired. Further, the President shall fill such vacancies as they exist on the Board from time to time.

II. A Board member shall take office by swearing and subscribing to the constitutional oath of office.

Section 7. Powers of the Authority.

The Authority shall possess all of the powers necessary to carry out the purposes of its incorporation and shall have all the powers provided by Act 197.

Section 8. Fiscal year; Adoption of Budget; Reports; Audits.

I. The fiscal year of the Authority shall begin on March 1st of each year and end on February 28th of the following year, or such other fiscal year as may hereafter be adopted by the Village.

II. The board shall annually prepare a budget and shall submit it to the Village for consideration by the Village Council. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the Village Council. The board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.

III. The Authority shall be audited annually by the same independent auditors auditing the Village and copies of the audit report shall be filed with the Council.

Section 9. Termination.

Upon completion of its purposes the Authority may be dissolved by an ordinance duly adopted by the Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the Village.

Section 10. Section Headings; Severability; Repealer.

Section headings are provided for convenience only and are not intended to be a part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 11. Publication, Recording and Filing.

After its adoption, this ordinance shall be published once in full in a newspaper of general circulation in the Village, and the Village Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

Section 12. Effective Date.

This ordinance shall become effective immediately after publication in a newspaper of general circulation within the Village of Lakeview.

Keith Bucholtz

President

Village Clerk

EXHIBIT "A"

The legal description of the Lakeview Downtown Development Authority is as follows:

EXHIBIT 1

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY:

BEGINNING ON THE SECTION LINE COMMON TO SECTION 15 AND SECTION 16, T12N, R8W, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN, AT THE SOUTHERLY SHORE OF TAMARACK LAKE; THENCE SOUTH ALONG THE SECTION LINE TO THE NORTH 1/8 LINE OF SECTION 16; THENCE WEST LONG THE NORTH 1/8 LINE OF SECTION 16 TO THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF LINCOLN AVENUE TO A POINT 330 FEET NORTH OF THE EAST-WEST LINE ¼ LINE OF SECTION 16; THENCE WEST 552.75 FEET; THENCE SOUTH 132 FEET; THENCE WEST 519.75 FEET; THENCE NORTH ALONG THE EAST 1/8 LINE TO THE SOUTH 1/8 LINE OF SECTION 16; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF ELEVENTH STREET WHERE THE SAME IS INTERSECTED BY THE SOUTHERLY LINE OF PEARLY STREET; THENCE NORTHEASTERLY 33 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF PEARLY STREET TO THE NORTH RIGHT-OF-WAY OF TENTH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF TENTH STREET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 50 OF FRENCH'S THIRD ADDITION, THENCE ALONG THE NORTH LINE OF BLOCK 50 TO THE CENTERLINE OF EXISTING EIGHTH STREET; THENCE NORTHEASTERLY ALONG EIGHTH STREET TO THE CENTERLINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF LINCOLN AVENUE TO THE CENTERLINE OF FIFTH AVENUE; THENCE SOUTHWESTERLY ALONG FIFTH AVENUE TO THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WASHINGTON AVENUE TO THE CENTERLINE OF EDGAR AVENUE; THENCE NORTH ALONG THE CENTERLINE OF EDGAR AVENUE TO A POINT DUE WEST OF THE NORTHEAST CORNER OF LOT 6, BLOCK 17, PLAT OF FRENCH'S FIRST ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF LOT 6 TO THE CENTERLINE OF LINCOLN AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF LINCOLN AVENUE TO TAMARACK CREEK; THENCE EASTERLY ALONG TAMARACK CREEK TO TAMARACK LAKE; THENCE SOUTHEASTERLY ALONG THE SHORE OF TAMARACK LAKE TO THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 6, PLAT OF THE VILLAGE OF LAKEVIEW; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 2, BLOCK 41, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 44, OF SAID PLAT; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 4, BLOCK 44, THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 44, OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOT 9 TO THE SOUTHERLY (VACATED) RIGHT-OF-WAY OF RICHARDSON AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO THE WEST RIGHT-OF-WAY OF NINTH STREET; THENCE NORTHEASTERLY ALONG THE WEST RIGHT-OF-WAY OF NINTH STREET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 42, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE NORTHWESTERLY ALONG THE NORTH LIEN OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 42 OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE LOT LINES TO

TAMARACK LAKE; THENCE SOUTHERLY ALONG THE SHORE OF TAMARACK LAKE TO THE POINT OF BEGINNING, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN.

ORDINANCE NO. 97-1

AN ORDINANCE TO AMEND ORDINANCE NO. 91-1 ENTITLED

“AN ORDINANCE TO ESTABLISH A DOWNTOWN AUTHORITY IN THE VILLAGE OF LAKEVIEW PURSUANT TO ACT 197 OF THE PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED; TO DEFINE THE BOUNDARIES OF THE DOWNTOWN DISTRICT CONSTITUTING THE DOWNTOWN DEVELOPMENT AUTHORITY; AND TO PROVIDE FOR OTHER MATTERS NECESSARY AND RELATED THERETO.”

The Village of Lakeview Ordains:

Section 1. Amendment of Section 5, Ordinance NO. 91-1

That Section 5 of Ordinance No. 91-1 shall be amended to read as follows:

SECTION 5: DESCRIPTION OF DOWNTOWN DISTRICT

The Downtown District in which the Authority shall exercise its power as provided by Act 197 shall consist of the property in the Village described on Exhibit A along with Exhibits B, C and D, attached hereto and made apart hereof, subject to such changes as may herein be made pursuant to this Ordinance and Act 197.

Section 2. Effective date.

This Ordinance shall become effective immediately after its publication in a newspaper of general circulation within the Village of Lakeview.

YEAS: 6

NAYS: 0

ABSENT: 1

Passed and adopted by the Village of Lakeview, Michigan at a regular meeting held on February 24, 1997 at 7:30 PM

I hereby certify that the foregoing Ordinance was adopted by the Village Council in public session held at 7:30 pm on February 24, 1997

David Smoker, Village President

L. John Kehl, Village Clerk

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

BEGINNING ON THE SECTION LINE COMMON TO SECTION 15 AND SECTION 16, T12N, R8W, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN, AT THE SOUTHERLY SHORE OF TAMARACK LAKE; THENCE SOUTH ALONG THE SECTION LINE TO THE NORTH 1/8 LINE OF SECTION 16; THENCE WEST ALONG THE NORTH 1/8 LINE OF SECTION 16 TO THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF LINCOLN AVENUE TO A POINT 330 FEET NORTH OF THE EAST-WEST LINE ¼ LINE OF SECTION 16; THENCE WEST 552.75 FEET; THENCE SOUTH 132 FEET; THENCE WEST 519.75 FEET; THENCE NORTH ALONG THE EAST 1/8 LINE TO THE SOUTH 1/8 OF SECTION 16; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF ELEVENTH STREET WHERE THE SAME IS INTERSECTED BY THE SOUTHERLY LINE OF PEARL STREET; THENCE NORTHEASTERLY 33 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF PEARL STREET TO THE NORTH RIGHT-OF-WAY OF TENTH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF TENTH STREET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 5- OF FRENCH'S THIRD ADDITION, THENCE ALONG THE NORTH LINE OF BLOCK 50 TO THE CENTERLINE OF EXISTING EIGHTH STREET; THENCE NORTHEASTERLY ALONG EIGHTH STREET TO THE CENTERLINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF LINCOLN AVENUE TO THE CENTERLINE OF FIFTH AVENUE; THENCE SOUTHWESTERLY ALONG FIFTH AVENUE TO THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WASHINGTON AVENUE TO THE CENTERLINE OF EDGAR AVENUE; THENCE NORTH ALONG THE CENTERLINE OF EDGAR AVENUE TO A POINT DUE WEST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 17, PLAT OF FRENCH'S FIRST ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF LOT 6 TO THE CENTERLINE OF LINCOLN AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF LINCOLN AVENUE TO TAMARACK CREEK; THENCE EASTERLY ALONG TAMARACK CREEK TO TAMARACK LAKE; THENCE SOUTHEASTERLY ALONG THE SHORE OF TAMARACK LAKE TO THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 6, PLAT OF THE VILLAGE OF LAKEVIEW, THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 2, BLOCK 41, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 44, OF SAID PLAT; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 44, OF SAID PLAT; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT, BLOCK 44, OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOT 9 TO THE SOUTHERLY (VACATED) RIGHT-OF-WAY OF RICHARDSON AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO THE WEST RIGHT-OF-WAY OF NINTH STREET; THENCE NORTHEASTERLY ALONG THE WEST RIGHT-OF-WAY OF NINTH STREET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 42, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 42 OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE LOT LINES TO TAMARACK LAKE; THENCE SOUTHERLY ALONG THE SHORE OF TAMARACK LAKE TO THE POINT OF BEGINNING, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN.

AND PARCELS 1 – 7 AS DESCRIBED ON THE FOLLOWING PAGES.

DDA BOUNDARY EXPANSION
LEGAL DESCRIPTION
EXHIBIT B

PARCEL #1

Legal Description: That part of SE ¼ of NE ¼, des as beg at a point on E Sec Line of Sec 16, 712.06 ft. measured N 00 deg 38' E along E Sec Line, from E ¼ posx; th s 84 deg 55' W, 450.23 ft to a point on centerline of Lakeview Road (66 ft Wide) th N 33 deg W 775.46 ft along centerline of Lakeview Rd; th S 89 deg 22' E 876.50 ft; th s 00 deg 38' W, along E Sec Line 601.04 ft to point of beg. Sec 16, T12N, R8W.

PARCEL #2

Legal Description: That part of SE ¼ of NE ¼ Com 415.7 ft N & 4.7 ft E of ¼ post of Secs 15 & 16; N 230.1 ft; S 84 deg 57' W 410 ft to centerline of road; the sely along centerline of road 250 ft; N 86 deg 50' E 268.8 ft to Sec 16, T12N, R8W.

PARCEL #3

Legal Description: That part of SE ¼ of NE ¼ des as beg at ¼ cor of Secs 15 & 16, th N 33 deg 20' W along center of highway 479.8 ft to p of beg; th N 86 deg 50' E along c/l of a county drain, 229.59 ft; th S 155.86 ft; te

S 86 deg 30' W 130.47 ft to center of said highway; th N 33 deg Secs 15 & 16, T12N, R8W.

PARCEL #4

Legal Description: N 50 ft of the following; that part of SE ¼ of NE ¼ com 415.7 ft N & 4.7 ft E of ¼ post of Secs 15 & 16; th N 230.1 ft; S 84 deg 57' W 410 ft to centerline of rd; th sely along centerline of road 250 ft; N Sec 16, T12N, R8W.

PARCEL #5

Legal Description: That part of the SE ¼ of NE ¼ com 645.8 ft N of SE cor of SE ¼ of NE 1/4 , th N 66.66 ft, S 84 deg 55' W 450.23 ft to c/l of Lakeview Rd. th S 33 deg E 66.26 ft, th N 84 deg 57' E 410 ft to p of beg. Sec 16, T12N, R8W.

PARCEL #6

Legal Description: Part of NE ¼ beg on N Line of M-46 300 ft W from E ¼ cor th W 510.2 ft, N 330 ft, E550 ft to wly line of Lincoln Rd th sely alng sd wly line to a pt N 33 deg 18'W 200 ft from E ¼ cor th swly to POB. Sec 16, T12N, R8W.

EXHIBIT C

PARCEL #7

CATO TOWNSHIP,

MONTCALM COUNTY, MICHIGAN

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, IN T12N, R8W, DESCRIBED AS BEGINNING AT A POINT 645.8 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH ON SECTION LINE 66.26 FEET TO A POINT 712.06 FEET NORTH OF THE SOUTH EAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THENCE SOUTH $84^{\circ}29'25''$ WEST, 450.23 FEET TO THE CENTERLINE OF LAKEVIEW ROAD; THENCE SOUTHERLY ALONG CENTER OF SAID ROAD TO A POINT MEASURED SOUTH $84^{\circ}29'25''$ WEST, 410 FEET FROM THE PLACE OF BEGINNING, THENCE NORTH $84^{\circ}29'25''$ EAST, 410 FEET TO THE PLACE OF BEGINNING, AND THE SOUTH $\frac{1}{2}$ OF NORTHWEST $\frac{1}{4}$ OF SECTION 15, T12N, R8W, EXCEPT BEGINNING AT THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG THE EAST AND WEST $\frac{1}{4}$ LINE, 887.5 FEET; THENCE NORTH $0^{\circ}14'$ WEST, 495.4 FEET; THENCE SOUTH $86^{\circ}50'$ WEST, 174.10 FEET; THENCE NORTH $0^{\circ}14'$ WEST, 150 FEET; THENCE SOUTH $86^{\circ}47'30''$ WEST, 440 FEET; THENCE SOUTH $2^{\circ}10'$ WEST 150 FEET; THENCE SOUTH $86^{\circ}50'$ WEST, TO THE WEST LINE OF SAID SECTION 15; THENCE SOUTH ON WEST LINE OF SAID SECTION TO THE PLACE OF BEGINNING, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN. EXCEPT PART OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 15, T12N, R8W, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SECTION 15, THENCE SOUTH $88^{\circ}00'00''$ EAST, 2038.83 FEET ALONG THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING; THENCE NORTH $02^{\circ}00'00''$ EAST, 350.00 FEET; THENCE NORTH $88^{\circ}00'00''$ WEST, 125.00 FEET; THENCE NORTH $02^{\circ}00'00''$ EAST, 300.00 FEET; THENCE SOUTH $88^{\circ}00'00''$ EAST, 300.00 FEET; THENCE SOUTH $02^{\circ}00'00''$ WEST 300.00 FEET; THENCE NORTH $88^{\circ}00'00''$ WEST; 125.00? FEET; THENCE SOUTH $02^{\circ}00'00''$ WEST, 350.00 FEET TO THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 15; THENCE NORTH $88^{\circ}00'00''$ WEST, 50.00 FEET ALONG THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING. ALSO EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 15 AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, T12N, R8W, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE WEST $\frac{1}{4}$ CORNER OF SECTION 15, THENCE NORTH $33^{\circ}33'10''$ WEST ALONG THE CENTERLINE OF LAKEVIEW ROAD 298.19 FEET, THENCE NORTH $86^{\circ}16'50''$ EAST 130.47 FEET, THENCE NORTH $00^{\circ}11'12''$ WEST 155.33 FEET (RECORDED AS 155.86 FEET), THENCE NORTH $18^{\circ}36'10''$ EAST 113.17 FEET TO A POINT ON THE SECTION LINE, THENCE SOUTH $87^{\circ}05'02''$ EAST 274.40 FEET, THENCE SOUTH $02^{\circ}54'58''$ WEST 513.96 FEET TO A POINT ON THE EAST-WEST $\frac{1}{4}$ LINE, THENCE NORTH $88^{\circ}13'45''$ WEST ALONG THE EAST-WEST $\frac{1}{4}$ LINE 249.00 FEET TO THE POINT OF BEGINNING.

ORDINANCE 91-2

Development and Tax Increment Financing Plan Ordinance

THE VILLAGE OF LAKEVIEW ORDAINS:

Section 1. Title. This Ordinance shall be known and cited as the Village of Lakeview Downtown Development and Tax Increment Financing Plan Ordinance.

Section 2. Findings. It is hereby determined that:

I. A public hearing was held on the proposed Downtown Development and Tax Increment Financing Plan (herein the "Plan") on September 9, 1991, following notice, thereof, in accordance with Act 197 of the Public Acts of Michigan, 1975, as amended.

II. The Plan meets the requirements set forth in section 17(2) of the Act 197, Public Acts of Michigan, 1975, as amended (the "Act") and the tax increment financing plan included in the Plan meets the requirements set forth in section 14(2) of the Act.

III. The proposed method of financing the development as set forth in the Plan is feasible and the Downtown Development Authority of the Village of Lakeview (the "Authority") has the ability to arrange the financing.

IV. The development is reasonable and necessary to carry out the purposes of the Act.

V. The land included within the Development Area, which includes the entire Downtown Development District (the "Development Area") to be acquired is reasonably necessary to carry out the purposes of the Act.

VI. The development plan is in reasonable accord with the master plan of the Village of Lakeview (the "Village").

VII. Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

VIII. Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the development project and for the Village.

IX. The Village Council hereby determines that the Plan constitutes a public purpose.

Section 3. Approval and Adoption of the Plan.

The plan is hereby approved and adopted as provided herein. The duration of the plan shall be until December 31, 2011, except as it may be extended by subsequent amendment of the Plan pursuant to the Act.

Section 4. Availability of the Plan.

A copy of the plan and all amendments thereto shall be maintained on file in the Village Clerk's office.

Section 5. Preparation of Base Year Assessment Roll.

I. Within sixty (60) days of the publication of this Ordinance, the Village Manager, working together with the Township Assessor and with information provided by the Township Assessor, shall prepare the initial base year assessment roll. The base year assessment roll shall list each taxing jurisdiction in the Development Area on the effective date of this Ordinance, the initial assessed value of each parcel of property within the Development Area, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem and personal property taxes on the property in the Development Area.

II. The Village Manager shall transmit copies of the base year assessment roll to the Village Treasurer, Township Treasurer, County Treasurer, the Authority and each taxing jurisdiction, together with a notice that the base year assessment roll has been prepared in accordance with this Ordinance and the tax increment financing plan contained in the Plan approved by this Ordinance.

Section 6. Preparation of the Annual Tax Increment Assessment Roll.

Each year within 15 days following the final equalization of property in the development Area, the Village Manager, working together with the Township Assessor and with the information provided by the Township Assessor, shall prepare the tax increment assessment roll. The tax increment assessment roll shall show the information required in the base year assessment roll and, in addition, the amount by which the current assessed value as finally equalized for all taxable property in the Development Area exceeds the assessed value of the property as shown on the base year assessment roll (the "captured assessed value"). Copies of the annual tax increment assessment roll shall be transmitted by the Village Manager to the same persons as the base year assessment roll, together with a notice that it has been prepared in accordance with this Ordinance and the Plan.

Section 7. Establishment of Project Fund; Approval of Depository.

The Treasurer of the Authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the Village Treasurer, to be designated Downtown Development Authority Project Fund. All monies received by the Authority pursuant to the Plan shall be deposited in the Project Fund. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan.

Section 8. Payment of Tax Increments to the Authority.

The Village Treasurer, the Township Treasurer, and the County Treasurer shall, as ad valorem and personal property taxes are collected on the property in the Downtown District, pay that portion of the taxes, except for penalties and collection fees, that the Captured Assessed Value (as defined in Act 197) bears to the Initial Assessed Value (as defined in Act 197) to the Treasurer of the Authority for deposit in the Project Fund, excluding therefrom the taxes denied from debt millage. The payments shall be made on the date or dates on which the Village Treasurer, Township Treasurer and the County Treasurer are required to remit taxes to each of the taxing jurisdictions.

Section 9. Use of Moneys in the Project Fund.

The moneys credited to the project Fund and on hand therein from time to time shall be used annually in the following manner and following order of priority:

First, to pay to the Village for its payment of debt services on, or to pay into debt retirement fund or funds for all outstanding series of bonds issued pursuant to the Plan or any other series of bonds or obligations pledging or committing the use of tax increment revenues of the Authority as a source of debt service payments, an amount equal to the interest and principal coming due (in the case of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

Second, to establish a reserve account for payment of principal of and interest on bonds issued pursuant to the Plan to the extent required by any resolution authorizing the bonds.

Third, to pay the administrative, auditing and operating costs of the Authority and the Village pertaining to the Plan, and the Development Area, including planning and promotion to the extent provided in the annual budget of the Authority.

Fourth, to repay amounts advanced by the Village for project costs, including costs for preliminary plans, and fees for other professional services.

Fifth, to pay, to the extent determined desirable by the Authority and approved by the Village, the cost of completing and remaining public improvements as set forth in the Plan, to the extent those costs are not financed from other sources.

Sixth, to pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the Village Council in accordance with the Act.

Section 10. Responsibility for Expenditures that Exceed Project Fund.

In the event the Village issues obligations on behalf of the Authority, and the Village is required in any fiscal year to pay out of its general fund any portion of the debt service on such an obligation, the Authority shall be required to fully reimburse the Village from its available funds (but only after the set aside for debt service for any fiscal year has been met), including, but not limited to, tax revenues

derived from assessed value captured under tax increment financing, the Authority millage levy or other revenue sources of the Authority.

Section 11. Annual Report.

After the end of each fiscal year, the Authority shall submit to the Village Council, with copies to each taxing jurisdiction, a report on the status of the Project Fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the amount of principal and interest on any outstanding indebtedness, the amount in any bond reserve account, the initial assessed value of the Downtown Development District, the captured assessed value of the Downtown Development District and the amount of captured assessed value retained by the Authority, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the Village Council or deemed appropriate by the Authority.

Section 12. Refund of Surplus Tax Increments.

Any surplus money in the Project Fund after the Plan is no longer in effect shall be paid by the Authority to the Village Treasurer, Township Treasurer, or County Treasurer and rebated by each to the appropriate taxing jurisdiction.

Section 13. Conflict and Severability.

All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

Section 14. Effective Date.

The Ordinance is hereby determined by the Village of Lakeview to be immediately necessary for the preservation of the peace, health and safety of the Authority and shall be in full force and effect from and after its passage and publication as required by law.

Passed and adopted by the Lakeview Village Council, County of Montcalm, State of Michigan, on September 9, 1991.

AYES: B. Smith; R. Schottle; T. Lincoln; J. Earhart; E. Jonaitis; H. Gonzales

NAYS: none

ORDINANCE DECLARED ADOPTED.

Village Clerk Everil G. Manshum

September 9, 1991
Date

VILLAGE OF LAKEVIEW
MONTCALM COUNTY, MICHIGAN

ORDINANCE No. 01-01

AN ORDINANCE TO APPROVE THE YEAR 2000 AMENDMENT TO THE DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLAN PROPOSED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE VILLAGE OF LAKEVIEW AND TO PROVIDE FOR THE COLLECTION OF TAX INCREMENT REVENUES.

THE VILLAGE OF LAKEVIEW ORDAINS:

Section 1. Title. This Ordinance shall be known and may be cited as the “Ordinance providing for the year 2000 Amendment to the Downtown Development and Tax Increment Financing Plan.”

Section 2. Definitions. The terms used herein shall have the same meaning given them in Act 197 as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this Ordinance:

I. “Act 197” shall mean Act No. 197 of the Public Acts of 1975, as amended, as now in effect or hereinafter amended, being known as the Michigan Downtown Development Authority Act.

II. “Authority” shall mean the Downtown Development Authority of the Village of Lakeview.

III. “Authority Board” shall mean the Board of the Authority, its governing body.

IV. “Village Council” shall mean the Village Council of the Village of Lakeview, Montcalm County, Michigan, a municipal corporation of the State of Michigan.

V. “Development Area” shall mean the development area designated in the Development Plan as amended by the Year 2000 Amendment.

VI. “Development Plan” shall mean the Development Plan portion of the Plan.

VII. “Plan” shall mean the Downtown Development Authority of the Village of Lakeview Downtown Development and Tax Increment Financing Plan, originally approved by Ordinance 91.2, as amended by the Year 2000 Amendment.

VIII. “Tax Increment Financing Plan” shall mean the Tax Increment Financing Plan portion of the Plan for the collection of tax increments.

IX. "Year 2000 Amendment" shall mean the Year 2000 Amendment to the Downtown Development Authority of the Village of Lakeview Downtown Development and Tax Increment Financing Plan submitted by the Authority to the Village Council pursuant to Act 197 and approved by this Ordinance as it may be hereafter amended.

Section 3. Public Purpose. The Village Council finds and confirms the continued necessity to halt property value deterioration, to eliminate the causes of such deterioration and to promote economic growth, and hereby determines that the Year 2000 Amendment adopted by the Authority Board on December 26, 2000 and presented to the Village Council constitutes a public purpose.

Section 4. Considerations. In accordance with Section 19 of Act 197, the Village Council has considered the factors enumerated in that section and herein stated, making the following determinations:

I. There being less than 100 residents in the Development Area, a development area citizens council was not formed.

II. The Development Plan meets the requirements set forth in Section 17(2) of Act 197.

III. The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

IV. The development is reasonable and necessary to carry out the purposes of Act 197.

V. The land included within the Development Area which may be acquired is reasonably necessary to carry out the purposes of the Development Plan and of Act 197 in an efficient and economically satisfactory manner.

VI. The Development Plan is in reasonable accord with the Village's master plan.

VII. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

VIII. Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the municipality.

Section 5. Meetings. Representations of all taxing jurisdictions within which all or a portion of the Development Area lies have had reasonable opportunity to present their opinions and comments regarding the Year 2000 Amendment to the Village Council.

Section 6. Public Hearing. The Village Council has held a public hearing on the Year 2000 Amendment with notice properly given in accordance with Section 18 of Act 197, and the Village Council has provided an opportunity for all interested persons to be heard regarding such Amendment.

Section 7. Approval. The Year 2000 Amendment is hereby approved in the form attached hereto as Exhibit A.

Section 8. Development Area. The Development Area as set forth and described in the Year 2000 Amendment is hereby approved and confirmed.

Section 9. Transmittal of Revenues. The Village Treasurer shall transmit to the Authority that portion of the tax levy of all taxing bodies paid each year on real and personal property in the Development Area on the captured assessed value as set forth in the Tax Increment Financing Plan.

Section 10. Effective Date. This Ordinance shall be effective 20 days after its adoption or upon its publication, whichever occurs later.

Section 11. Severability and Repeal. If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of Ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED ON JANUARY 8, 2001.

Lee Burlison, President

Wally Delamater, Village Clerk

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 01-01 of the Village of Lakeview, Montcalm County, Michigan, duly adopted at a meeting of the Village Council on January 8, 2001.

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**YEAR 2000 AMENDMENT TO
VILLAGE OF LAKEVIEW
DOWNTOWN DEVELOPMENT AUTHORITY
DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**

The Downtown Development Authority of the Village of Lakeview (the "Authority") hereby amends its Downtown Development and Tax Increment Financing Plan (the "Original Plan") which was approved by the Village Council of the Village of Lakeview, Michigan (the "Village") pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197") and also pursuant to Ordinance No. 91.2 enacted by the Village Council on September 9, 1991.

This Year 2000 Amendment to the Downtown Development and Tax Increment Financing Plan (the "Year 2000 Amendment") was adopted by the Authority on December 26, 2000 and approved by the Village Council on January 8, 2001, by Ordinance No. 01-01.

References herein to the "Plan" shall mean the Original Plan as amended by this Year 2000 Amendment. Terms used in this amendment shall have the definition set forth in the Original Plan.

The year 2000 Amendment makes no changes to the Development Area.

Section 1. Section II.A. is restated to read as follows:

"A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The boundaries of the proposed development area shall be the same as the current Downtown Development District, as shown and described in Exhibit A, B, C, D."

Section 2. The following description of the additional development projects added by this Year 2000

Amendment is added to Sections II. C., II. D., II. E. of the Original Plan:

"The development projects added to the Development Plan and Tax Increment Financing Plan by the Year 2000 Amendment are potential public development projects in the development area, including:

1. Infrastructure Improvement Projects. This component involves infrastructure improvements throughout the Development Area. The DDA recognizes the need to continually replace, update, expand and build new infrastructure to meet the current and future demands of the Development Area. Various projects have been planned by the DDA to upgrade infrastructure, such as, roads, water mains, sewer mains, sidewalks and streets within the Development Area

A. Washington Avenue Project. The Washington Avenue project will include the reconstruction of Washington Avenue, sidewalk repair, improvements to water and sewer utilities and storm water drainage system.

Items of this component may include, but are not limited to:

- o Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines, and storm sewer.

- o Removal and replacement of all trees as required to accommodate construction of the project.

- o Installation of sewer main, including, but not limited to the replacement of 8" sewer main with 15" sewer main.

- o Installation and replacement of sewer laterals from the sanitary sewer main to the property line.

Installation of water main, including, but not limited to, 1,200 LF of water main from Fifth Street to First Street.

- o Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.

- o Replacement and rehabilitation of the storm water drainage system.

- o Reconstruction of Washington Avenue, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Replacement and installation of street line painting and traffic control devices and street signs.

- o Engineering, legal and other professional fees.

- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

A. South Lakeview Water Tower Project. This project includes the construction of a water tower in the southern part of the Development Area.

Items of this component may include, but are not limited to:

- o Acquisition of land and/or right-of-way easements.
- o Demolition of existing structures and clearing the sites of other obstacles.
- o Filling, grading and other site preparation. Construction of a water tower, including all necessary components, including but not limited to heating and computer systems.
- o Painting.
- o Installation of connecting water lines.
- o Landscape improvements and site amenities, including, but not limited to fencing, grass, trees, other plantings, and other decorative items.
- o Engineering, legal and other professional fees.
- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

I. Washington Avenue Sidewalk. This project includes the replacement of sidewalks along Washington Avenue. The DDA anticipates that this work will be performed along Washington Avenue from Edgar to Fifth Street and from Lincoln Avenue to Eighth Street.

Items of this component may include, but are not limited to:

- o Removal of concrete, old sod, plantings, debris, soil and other material.
- o Removal and replacement of trees along project route.

- o Filling, grading and other site preparation.
- o Construction of sidewalks.
- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- o Engineering, legal and other professional fees.
- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

A. First Street Project. The First Street project will include the reconstruction of First Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on First Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- o Removal of plant materials, trees, bituminous material, sidewalk, curb and gutter, water lines, and storm sewer.
- o Installation of water main, including, but not limited to the replacement of current 4" water mains with larger mains.
- o Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- o Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.
- o Installation and replacement of sanitary sewer service laterals from 6" clay to 6" pvc.
- o Replacement and rehabilitation of the storm water drainage system.
- o Reconstruction of First Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Engineering, legal and other professional fees.

- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

- A. Second Street Project. The Second Street Project will include the reconstruction of Second Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Second Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- o Removal of plant material, bituminous material, sidewalk, curb and gutter, and storm sewer.

- o Replacement and rehabilitation of the storm water drainage system.

- o Reconstruction of Second Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- o Reconstruction of alley entrance.

- o Installation of water main, including, but not limited to the replacement of current 6" water mains with larger mains.

- o Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.

- o Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.

- o Installation and replacement of sanitary sewer service laterals from 6" clay to 6" pvc.

- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Engineering, legal and other professional fees.

- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

A. Third Street Project. The Third Street project will include the reconstruction of Third Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Third Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- o Removal of plant material, bituminous material, sidewalk, curb and gutter, and storm sewer.

- o Replacement and rehabilitation of the storm water drainage system.

- o Reconstruction of Third Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- o Reconstruction of alley entrance.

- o Installation of water main, including, but not limited to the replacement of current 6" and 4" water mains with larger mains.

- o Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.

- o Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.

- o Installation and replacement of sanitary sewer service laterals from 6" clay to 6" pvc.

- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Engineering, legal and other professional fees.

o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

A. Fourth Street Project. The Fourth Street project will include the reconstruction of Fourth Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Fourth Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- o Removal of plant material, bituminous material, sidewalk, curb and gutter, sewer lines, and storm sewer.

- o Replacement and rehabilitation of the storm water drainage system.

- o Installation of approximately 250 LF of sewer line.

- o Installation and replacement of sanitary sewer service laterals from 6"clay to 6" pvc.

- o Reconstruction of Fourth Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Engineering, legal and other professional fees.

o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

A. Eighth Street Project. The Eighth Street project will include the reconstruction of Eighth Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Eighth Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- o Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, and storm sewer.
- o Replacement and rehabilitation of the storm water drainage system.
- o Installation of water lines. Remove 4" water line and replace with 8".
- o Reconstruction of Eighth Street, including, but not limited to filling, grading and other site preparation installation of bituminous paving, and installation of curb, gutter and sidewalks.
- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- o Engineering, legal and other professional fees.
- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

A. Park Drive Project. The Park Drive project will include the reconstruction of Park Drive and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Park Drive from Lincoln Avenue to Egdar, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- o Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, and storm sewer.
- o Installation of storm water drainage system.
- o Installation of water main, including, but not limited to the replacement of current 4" water mains with larger mains.
- o Reconstruction of Park Drive, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Engineering, legal and other professional fees.

- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

- A. Lincoln Avenue Project. The Lincoln Avenue project will include the replacement of watermain on Lincoln approximately from Tamarack to Eighth Street and incidental restoration work.

Items of this component may include, but are not limited to:

- o Removal of plant material, bituminous material, sidewalk, curb and gutter, and water lines.

- o Installation of water main, including, but not limited to the replacement of current 8" water mains with larger mains.

- o Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.

- o Remediation of Lincoln Avenue, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Engineering, legal and other professional fees.

- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

- A. M-46 and M-91 Project. The M-46 and M-91 project will include the extension of the Village water and sewer systems under or along M-46 and M-91.

Items of this component may include, but are not limited to:

- o Acquisition of right-of-way and easements.

- o Removal of plant material, soil, concrete and bituminous material.

- o Installation of sewer main.

- o Installation of water main.

- o Remediation of M-46 and M-91, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb and gutter or road shoulder.

- o Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- o Engineering, legal and other professional fees.

- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

2. Parking Improvements. This component includes the construction of municipal parking lots in the Business District. The plan encompasses the construction and improvement of at least three lots, one in the north, one in the south, and one in the hospital area of the Business District.

Items of this component may include, but are not limited to:

- o Acquisition of land for each parking lot, including the purchase of alley property and easements to improve access to and visibility of the parking lots.

- o Demolition of existing structures and clearing the sites of other obstacles.

- o Installation of water main, including, but not limited to the replacement of current 6" and 4" water mains with larger mains.

- o Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.

- o Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.

- o Installation and replacement of sanitary sewer service laterals from 6" pvc.

- o Filling, grading and other site preparation.
- o Installation of black top.
- o Installation of curb, gutter and sidewalks.
- o Striping lots.
- o Improvement of existing storm drains and installation of new storm drains.
- o Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- o Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- o Engineering, legal and other professional fees.
- o Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

3. Visual Improvements to Parking Lots, Sidewalks and Streets. This component includes landscaping within the development area, and improvements designed to link the south and north business district, which is a goal of the Village Master Plan. This component of the development plan is intended to improve the sidewalk, parking areas and streets within the development area. To encourage the use of the facilities, the DDA finds that these areas must be clean, visually appealing and allow easy access to the businesses located within the development area.

Items of this component may include but are not limited to:

- o Installation of walkways from the north and south parking lots.
- o Removal of old sod, plantings, debris, soil and other material.
- o Landscaping, including, but not limited to, the installation of grass, trees, other plantings, and other decorative items.

- o Installation of pedestrian lighting, including, but not limited to, lights and poles.
- o Sidewalk repair.
- o Acquisition of land or easements.
- o Engineering, architect, landscape architect, and other professional fees.
- o Any other items which are necessary or incidental to the items listed above, or which the DDA determines to be desirable to include in the visual improvement project.

4. Property Acquisition. The DDA and Village recognize that not all properties needed to accomplish various projects are under the ownership of the DDA or Village. As properties become available the DDA needs to be prepared to act on the acquisition of properties that are part of this plan and that are required to complete associated projects. This component includes the purchase or condemnation of property within the development area. At this time the DDA anticipates that any purchase would be by a voluntary sale on the part of the property owner, but circumstances may require purchase by condemnation. This component may also include the demolition of structures on acquired properties and any site work the DDA deems desirable to make the properties marketable or useful to the DDA and all necessary or incidental expenses, including, but not limited to legal expenses and construction and engineering costs. Possible property purchases include, but are not limited to property located at Lincoln and Lake Drive, property bordering the north and south parking lot and alley, and properties at 10th and Lincoln and Rail Road property from Tamarack Road to Tenth Street.

5. Construction of Parks. This component consists of the construction of parks to serve the development area.

Items of this component may include but are not limited to:

- o Purchase of various properties within the development area may be required to complete these projects.
- o Removal of old grass, plantings, debris, soil and other material.
- o Installation of irrigation.
- o Landscaping, including, but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.

- o Installation of a small pavilion, benches, picnic tables, trash receptacles, lighting, signage, banners, dumpster enclosures, tree grates, and other site amenities.

- o Engineering and other professional fees.

- o Any other item which are necessary or incidental to the items listed above, or which the DDA Board determines to be desirable to include in the park.

6. Purchase and Redevelopment of Commercial Properties. This component includes the redevelopment of commercial property within the development area. Potential properties include, but are not limited to properties located at 10th and Lincoln. This component may include demolition of structures on acquired properties marketable or useful. The component also includes all necessary or incidental expenses, including legal, construction and engineering expenses.

7. Tamarack Lake Shoreline Improvements with Amenities. This component includes projects to create and enhance views of Tamarack Lake, since it is a vital resource to the Village and the development area. This component will also seek to improve public accessibility to the lake, and the development of the shoreline, including the purchase of property.

Items of this component may include, but are not limited to:

- o The purchase of railroad property between Lincoln Ave. and Tamarack Road to provide for a walkway and site amenities.

- o Enhance access to Tamarack Lake through property purchase and shoreline improvements.

- o Develop walkway along Tamarack Lake between First and Fourth Street.

- o Conduct shoreline cleanup and redevelopment.

- o Installation of walkways and boardwalks.

- o Removal of old sod, plantings, debris, soil and other material.

- o Landscaping, including, but not limited to, the installation of grass, trees, other plantings, and other decorative items.

- o Installation of benches, trash receptacles, planters, signage, banners, dumpster enclosures, tree grates, etc.
- o Installation of pedestrian lighting, including, but not limited to, lights and poles.
- o Sidewalk repair.
- o Acquisition of land or easements.
- o Engineering, architect, landscape architect, and other professional fees.
- o Legal fees.
- o Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be desirable to include in the redevelopment of the shoreline.

8. Commercial Business and Building Development and Redevelopment. This component consists of a program to enhance the appearance of the Downtown District by encouraging building restoration that revitalizes front and rear facades, and establishes rear entrances to buildings in the Downtown District. The program will encourage coordination of colors and façade designs and will encourage some recognition of historical building characteristics. The program will include funding participation and façade and rear entrance improvements in exchange for some control over type and timing of improvements and requirements for regular maintenance. To secure control over façade improvements and maintenance, and in exchange for such funding and other benefits, the Authority will enter into lease agreements with participating property owners. In the case of facades the DDA will lease the first twelve (12) inches of depth of the front or rear of the building, as applicable, pursuant to a written lease agreement. In the case of rear entrance improvements, the DDA will lease the first twelve (12) inches of depth of the rear of the building and so much space in the rear of the building, pursuant to a written lease agreement, as is necessary to give the DDA the necessary control over the rear entrance. Professional consultants may be utilized to study building needs, accessibility to parking facility and traffic flows.

Items of this component may include, but are not limited to:

- o Removal and/or renovation of exterior building features.
- o Exterior insulation facing systems.
- o Trim work.

- o Restoration of brickwork.
- o Installation of rear entrances.
- o Walkways from rear entrances to parking facilities and sidewalks.
- o Professional studies of building needs, accessibility to parking, and traffic flows.
- o Engineering, architectural, legal and other professional fees.

o Other improvements which may enhance the coordination of colors and façade designs, or enhance the historical building characteristics and appearance of the buildings, or enhance accessibility to the buildings.

9. Industrial Development. This component involves the construction of an Industrial/Business Park. This project would require purchasing at least 40 acres of land and developing the infrastructure to service the park.

Items of this component include but are not limited to:

- o The purchase of at least 40 acres of land.
- o Demolition of existing structures and clearing the sites of other obstacles.
- o Filling, grading and other site preparation.
- o Installation of streets.
- o Installation of curb, gutter and sidewalks.
- o Installation of traffic control devices and street signage.
- o Installation of street and pedestrian lighting, including, but not limited to, lights and poles.
- o Installation of water mains, sewer mains and storm drains.

o Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.

- o The preparation of baseline studies to determine whether infrastructure improvements which allow for metropolitan growth will impact the Downtown District.

- o Engineering, legal and other professional fees.

10. Snow Removal Equipment. This component involves the purchase of snow removal equipment to remove snow from the sidewalks in the Development Area.

11. Town Clock, Message Board. This component involves the construction of a town clock and message board within the development area.

Items of this component may include, but are not limited to:

- o Acquisition of land.

- o Removal of existing, structures, old grass, plantings, debris, soil and other material.

- o Construction of the clock and message board.

- o Engineering, architectural, legal and other professional fees.

- o Other improvements which the DDA considers to be necessary to complete this improvement.

12. Public Alert and Emergency Siren. This component involves the installation of a public alert and emergency siren within the Development Area.

Items of this component may include, but are not limited to:

- o Installation of the public alert and emergency siren.

- o Engineering, architectural, legal and other professional fees.

- o Other improvements which the DDA determines to be necessary to complete this improvement.

13. Five to Ten Year Development Plan for the DDA District. The DDA plans on preparing a Master Development Plan for the development area. The Master Development Plan will consist of both a long and short range plan, which will be used for future development of the district in order to halt

deterioration of property values in the development area and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

The master development plan cost will be dependent on the extent of time and expense incurred to prepare a plan which will be acceptable to the DDA and Village Council. The DDA may elect to apply for grant funding to help finance this project, with the balance of funds required coming from tax increment revenues.

The estimated cost of each project is given in Section I.

The projects in this section will be undertaken during the term of this Plan in the following stages as development pressure and available funding allow:

Continuous Project. This project will be ongoing throughout the term of the Development Plan.

3. Visual Improvements to Parking Lots, Sidewalks and Streets

Stage 1: The DDA anticipates constructing these projects in years one through ten of the Development Plan:

1. Infratstructure Improvement Projects

1.A. Washington Avenue Project

1.C. Washington Avenue Sidewalk

1.F. Third Street Project

1.G. Fourth Street Project

1.H. Eighth Street Project

1.K. M-46 and M-91 Project

2. Parking Improvements

4. Property Acqusition

7. Tamarack Lake Shoreline Improvements with Amenities

10. Snow Removal Equipment

13. Five to Ten Year Development Plan for the DDA District

Stage 2:

The DDA anticipates constructing these projects in years ten through twenty of the Development Plan:

1. Infrastructure Improvement Projects
 - 1.D. First Street Project
 - 1.E. Second Street Project
 - 1.J. Lincoln Avenue Project
6. Purchase and Redevelopment of Commercial Properties
7. Tamarack Lake Shoreline Improvements with Amenities
8. Commercial Business and Building Development and Redevelopment
9. Industrial Development

Stage 3: The DDA anticipates constructing these projects in years twenty through thirty of the Development Plan:

1. Infrastructure Improvements Projects
 - 1.B. South Lakeview Water Tower Project
 - 1.I. Park Drive Project
5. Construction of Parks
10. Town Clock Message Board
12. Public Alert and Emergency Siren

These stages reflect the time frame in which the DDA anticipates constructing these projects. The actual timing for construction will depend on development pressure, funding and changing needs and priorities of the Village.

Section 3. Section II, I of the Original Plan, regarding the estimate of the cost of the development and the method of financing, in accordance with Section 17(2)(i) of the DDA

Act is amended to add the following language with respect to the Year 2000 Development Plan Projects:

“The costs of the Year 2000 Development Plan Projects are estimated to be as follows:

1. Infrastructure Improvement Projects.
 - A. Washington Street Project **\$1,400,000**
 - a) **Replace 8” sewer main with 15”**
 - b) **Remove and reconstruct Washington Avenue**
 - c) **Construct 1,200 LF of water main, 5th to 1st Street**
 - d) Installation and replacement of sewer laterals

- e) Installation and replacement of water services
- f) Replace and rehabilitate storm water drainage system

B. South Lakeview water tower project **\$750,000**

**C. Replace sidewalk on north side of Washington Avenue
3,000 LF \$75,000**

From Edgar to Fifth St. and Eight St. to Lincoln

D. Upgrade Infrastructure on 1st St. from Wash. St. to Lincoln Ave **\$243,000**

- a) Road Reconstruction **75,000**
- b) Replace curb and gutter **15,000**
- c) Drainage system update **20,000**
- d) Update 4" water main to 6" **40,000**
- e) Replace water services lines **5,000**
- f) Upgrade clay sewer to 8" pvc. **10,000**
- g) Replace sewer service laterals **4,000**
- h) C/E costs **56,000**
- i) Associated legal fees **2,000**
- j) Repair and replace sidewalk on both sides of streets **16,000**

E. Upgrade Infrastructure on 2nd Street from Wash. St. to Lincoln Ave`` **\$235,000**

- a) Road reconstruction **75,000**
- b) Replace curb and gutter **15,000**
- c) Drainage system update **10,000**
- d) Updated 4" water main to 6" **40,000**
- e) Replace water service lines **5,000**
- f) Upgrade clay sewer to 8" pvc. **10,000**
- g) Replace sewer service laterals **4,000**
- h) Sidewalk replacement on both sides **15,000**
- i) Reconstruct alley entrance **5,000**
- j) C/E costs **54,000**
- k) Associated legal fees **2,000**

F. Upgrade Infrastructure on 3rd St. from Lincoln to Washington **\$235,000**

- a) Road reconstruction **75,000**
- b) Replace curb and gutter **15,000**
- c) Drainage system update **10,000**
- d) Updated 4" water main to 6" **40,000**
- e) Replace water service lines **5,000**
- f) Upgrade clay sewer to 8" pvc. **10,000**
- g) Replace sewer service laterals **4,000**

h) Sidewalk replacement on both sides	15,000	
i) Reconstruct alley entrance	5,000	
j) C/E costs	54,000	
k) Associated legal fees	2,000	
G. Upgrade infrastructure on 4th St. from Lincoln to Washington		
a) Road reconstruction	75,000	
b) Replace sewer line 250 LF	15,000	
c) Replace curb and gutter	15,000	
d) Replace sewer service laterals	2,000	
e) Drainage system update	10,000	
f) Sidewalk replace on both sides of street	15,000	
g) C/E costs	40,000	
h) Associated legal fees	2,000	
H. Upgrade infrastructure on 8th St. from Lincoln to Washington		\$172,000
a) Road reconstruction	70,000	
b) Drainage system construction	20,000	
c) Replace or install sidewalk, both sides	15,000	
d) Install curb and gutter	15,000	
e) Remove four inch water main	10,000	
f) C/E costs	40,000	
g) Associated legal fees	2,000	
I. Upgrade infrastructure on Park Drive from Lincoln to Edgar		\$232,000
a) Road reconstruction	65,000	
b) Install a storm drainage system	35,000	
c) Replace 4" in water main with 8"	40,000	
d) Install sidewalk on south side	25,000	
e) Install curb and gutter	20,000	
f) C/E costs	55,000	
g) Associated legal fees	2,000	
J. Replace water main on Lincoln from Tamarack to 8th		\$250,000
a) Update 8" to 12" water main	210,000	
b) Replace water and service to property lines	40,000	
K. Extend water and sewer mains under M-46 and M-91		\$138,000
2. <u>Parking Improvements</u>		

o North Parking Lot **\$275,000**

- a) Purchase and remove 21'x32' garage north east end of alley 6,500
- b) Purchase property east and west of garage 15,000
- c) Fill and level site 7,500
- d) Purchase Alley property to allow for improved vehicular access to parking lot 35,000
- e) Purchase property NW of Community Center for park and walkway access to north lot 40,000
- f) Black top current north parking lot 55,000
- g) Install storm drains where needed 15,000
- h) Contract with design and construction engineer 8,500
- i) Associated legal fees to acquire property and review contract documents 5,000
- j) C/E costs 15,000
- k) Replace sewer main and service laterals 15,000
- l) Replace water main and service lines 50,000

o South Parking Lot **\$282,000**

- a) Purchase property south of 2nd Street between Lincoln and Washington to expand parking between 2nd and 3rd Street 75,000**
- b) Demolition of existing structures, grade and fill lot 35,000
- c) Install blacktop in parking lot and alley from 3rd to 2nd Streets 65,000
- d) Add and improve the storm drainage system 15,000
- e) Improve entrances into lot with curb and gutter 5,000
- f) Stripe lot 2,000
- g) Site amenities, trees, flowers, trash cans 5,000
- h) Associated legal fees to acquire property and review contract documents 5,000
- i) C/E costs 15,000
- j) Replace water main and services 45,000
- k) Replace sewer main and laterals 15,000

o Hospital/Business Parking Lot and Emergency Entrance Access **\$183,500**

- a) Purchase property to develop lot 100,000**
- b) Demolition of existing structures, grade and fill lot 35,000**
- c) Install blacktop in parking lot 25,000**
- d) Add and improve the storm drainage system 5,000**
- e) Improve entrances into lot with curb and gutter 3,000**

- f) Stripe lot 500
- g) Site amenities, trees, flowers, trash cans 2,000
- h) Associated legal fees to acquire property and review contract documents 5,000
- i) C/E costs 8,000

3. Visual Improvements to Sidewalks, Parking Lots and Streets.

- o Develop walkways from the north and south parking lots \$15,000
- o Parking lot trees and flowers \$10,000
- o Tree grates, First through Fourth Street \$9,450
- o Purchase planters for four blocks \$12,000
- o Landscaping and purchase and plant trees 10th Street to M-46 \$12,000
- o Pedestrian Lighting from 4th Street to M-46 \$215,000
- a) Purchase and install lights and poles 190,000
- b) C/E costs 20,000
- c) Associated legal expense 5,000
- o Annual, General sidewalk repair \$5,000

4. Property Acquisition

- o Miscellaneous property purchases \$100,000
 - o Purchase property bordering the north parking lot and alley \$150,000
 - o Purchase property to expand hospital parking lot \$100,000
 - o Purchase property N.W. of community center for walkway to parking and for a central park \$40,000
- o Purchase property to expand south parking lot \$75,000
- o Purchase rail road property from Tamarack Road to Lincoln Avenue to establish walkway along lake \$20,000
- o Purchase property at Tenth Street and Lincoln Avenue. \$500,000
- o Purchase and redevelop commercial properties at 10th and Lincoln \$250,000

5. Construction of Parks.

- o Purchase and develop a park at Lincoln and Lake Dr. \$76,000
- a) Property Purchase 25,000
- b) Demolition and site restoration 10,000
- c) Small pavilion 20,000
- d) Site amenities 8,000
- e) Legal expense to acquire property 5,000
- f) C/E costs 8,500

o Purchase and develop a park at Second Street and Lincoln, N.W. of Community Center **\$91,500**

- a) **Property Purchase 40,000**
- b) **Demolition and site restoration 10,000**
- c) **Small pavilion 20,000**
- d) **Site amenities 8,000**
- e) **Legal expense to acquire property 5,000**
- f) **C/E costs 8,500**

6. Purchase and Redevelopment of Commercial Properties.

o Purchase and redevelop commercial properties at Tenth and Lincoln Avenue **\$500,000**

- a) **Demolition and site restoration**
- b) **Infrastructure development, water, sewer and streets**

7. Tamarack Lake Shoreline Improvements with Amenities.

o Purchase railroad property along the Lake **\$20,000**

- a) **Land purchase 15,000**
- b) **Associated legal fees to acquire property 5,000**

o Water front redevelopment and walkways on railroad bed **\$200,000**

- a) **Construction walkway 177,500**
- b) **C/E Costs 20,000**
- c) **Legal Expense 2,500**

o Tamarack Lake Boardwalk in public right-of-ways **\$200,000**

- a) **Construction walkway 180,000**
- b) **C/E costs 17,500**
- c) **Legal fees 2,500**

o Promote and conduct Lake and shoreline cleanup **\$20,000**

o Public Dock / Pier **\$50,000**

- a) **construction of dock north of parking lot 37,500**
- b) **C/E costs 10,000**
- c) **Legal expense 2,500**

8. Commercial Business and Building Development.

o Incentives and seed funding for building improvements **\$100,000**

o Professional Consulting **\$25,000**

9. Industrial Development.

o Assist with development and planning of industrial area. **\$200,000**

10. Snow Removal Equipment

o Snow removal equipment for DDA Sidewalks **\$35,000**

11. Town Clock, Message Board

o Town Clock, message board **\$35,000**

12. Public Alert and Emergency Siren

o Public alert, Emergency Siren **\$10,000**

13. Five to Ten Year Development Plan For The DDA District. **\$25,000**

a) **Planning Consultant** **15,000**

b) Legal / CE consulting 10,000

Financing for the Year 2000 Development Plan Projects will come from the following potential sources:

o Bond Proceeds

o Future Tax Increment Revenues

o Interest on Investments

o Moneys borrowed from the issuance of revenue bonds

o Donations received by the Authority

o Proceeds from any property, building or facility owned, leased, licensed, operated or sold by

the Authority

o Grant funds and low interest loans obtained from State and Federal Agencies

o Grant funds received from Foundations

o Proceeds from a special assessment district created as provided by law

o Special event fund raising

o Moneys obtained from other sources approved by the Lakeview Village Council

The proceeds to be received from tax increment revenues in the development area plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan.”

Section 4. Section II, J of the Original Plan, regarding persons to whom all or a portion of the development is to be leased, sold, or conveyed in any way is amended to add the following language with respect to the Year 2000 Amendments:

“The Year 2000 Amendments include work to prepare certain properties for development. When these properties are prepared for development, they may be sold. Potential future purchasers have not been identified at this time. A future purchaser would be chosen by the Village or the DDA according to its procedures for the sale of property.”

Section 5. Section III, B, regarding the maximum amount of bonded indebtedness pursuant to Section 14(2) of the DDA Act is amended to read in its entirety as follows:

“B. The maximum amount of bonded indebtedness to be incurred.

Section 14(2).

The maximum amount of bonded indebtedness to be incurred under this Tax Increment Financing Plan shall be \$7,500,000. Bonds issued under this Tax Increment Financing Plan may be issued in any form authorized under the DDA Act.

Section 6. Section III, C of the Original Plan, regarding the duration of the program pursuant to Section 14(2) of the DDA Act is amended to read in its entirety as follows:

“C. The duration of the program. Section 14(2).

The Plan will remain in effect to the end of fiscal year 2031. Except as the same may be modified from time to time by the Village Council of the Village of Lakeview in accordance with the procedures required by the DDA Act. However, if repayment of any bonds issued by the Authority has not been completed by 2031, the Plan will be extended until the bonds have been retired.

The Village may abolish this Plan when it finds that the purposes for which this Plan was approved have been accomplished, but not before the principal and interest owing on any bonds which are outstanding has been paid in full, or funds sufficient for such payment have been segregated.”

Section 6. Section III, E of the Original Plan, regarding the impact of tax increment financing on the assessed values of the various taxing jurisdictions, is amended to add the following language with respect to the Year 2000 Amendments:

“The tax increment revenues will continue to be collected by the DDA from the Development Area for the extended term of the Plan from the various taxing jurisdictions. Accordingly, these taxing jurisdictions will not receive tax revenues attributable to appreciation of property values in the Development Area.”

EXHIBIT A

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY:

BEGINNING ON THE SECTION LINE COMMON TO SECTION 15 AND SECTION 16, T12N, R8W, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN, AT THE SOUTHERLY SHORE OF TAMARACK LAKE; THENCE SOUTH ALONG THE SECTION LINE TO THE NORTH 1/8 LINE OF SECTION 16; THENCE WEST ALONG THE NORTH 1/8 LINE OF SECTION 16 TO THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF LINCOLN AVENUE TO A POINT 330 FEET NORTH OF THE EAST-WEST LINE ¼ LINE OF SECTION 16; THENCE WEST 552.75 FEET; THENCE SOUTH 132 FEET; THENCE WEST 519.75 FEET; THENCE NORTH ALONG THE EAST 1/8 LINE TO THE SOUTH 1/8 LINE OF SECTION 16; THENCE NORTHWESTERLY TO A POINT OF THE SOUTHEASTERLY LINE OF ELEVENTH STREET WHERE THE SAME IS INTERSECTED BY THE SOUTHEASTERLY LINE OF PEARL STREET; THENCE NORTHEASTERLY 33 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY ALONG THE CENTER OF PEARL STREET TO THE NORTH RIGHT-OF-WAY OF TENTH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF TENTH STREET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 50 OF FRENCH'S THIRD ADDITION, THENCE ALONG THE NORTH LINE OF BLOCK 50 TO THE CENTERLINE OF EXISTING EIGHT STREET; THENCE NORTHEASTERLY ALONG EIGHTH STREET TO THE CENTERLINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF LINCOLN AVENUE TO THE CENTERLINE OF FIFTH AVENUE; THENCE SOUTHEASTERLY ALONG FIFTH AVENUE TO THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WASHINGTON AVENUE TO THE CENTERLINE OF EDGAR AVENUE; THENCE NORTH ALONG THE CENTERLINE OF EDGAR AVENUE TO A POINT DUE WEST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 17, PLAT OF FRENCH'S FIRST ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF LOT 6 TO THE CENTERLINE OF LINCOLN AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF LINCOLN AVENUE TO TAMARACK CREEK; THENCE EASTERLY ALONG TAMARACK CREEK TO TAMARACK LAKE; THENCE SOUTHEASTERLY ALONG THE SHORE OF TAMARACK LAKE TO THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 6, PLAT OF THE VILLAGE OF LAKEVIEW; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 2, BLOCK 41, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 44, OF SAID PLAT; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 4, BLOCK 44; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 44 OF SAID LOT; THENCE NORTHWESTERLY ALONG THE EAST LINE OF LOT 9, BLOCK 44 OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOT 9 TO THE SOUTHERLY (VACATED) RIGHT-OF-WAY OF RICHARDSON AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO THE WEST RIGHT-OF-WAY OF NINTH STREET; THENCE NORTHEASTERLY ALONG THE WEST RIGHT-OF-WAY OF NINTH STREET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 42, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 42 PF SAID PLAT; THENCE NORTHEASTERLY ALONG THE LOT LINES OF TAMARACK LAKE;

THENCE SOUTHERLY ALONG THE SHORE TO TAMARACK LAKE TO THE POINT OF BEGINNING, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN.

EXHIBIT B

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY:

PARCEL #1:

THAT PART OF SE ¼ OF NE ¼, DES AS BEG AT A POINT E SEC LINE OF SEC 16, 712.06 FT, MEASURED N 00 DEG 38' E ALONG E SEC LINE, FROM E ¼ POSX; TH S 84 DEG 55' W, 450.23 FT TO A POINT ON CENTERLINE OF LAKEVIEW ROAD (66 FT WIDE) TH N 33 DEG W 775.46 FT ALONG CENTERLINE OF LAKEVIEW RD; TH S 89 DEG 22' E 876.50 FT; THE S 00 DEG 38' 2, ALONG E SEC LINE 601.04 FT TO POINT OF BEG.

PARCEL #2

THAT PART OF SE ¼ OF NE ¼ COM 415.7 FT N & 4.7 FT E ¼ POST OF SECS 15 7 16; N 230.1 FT; S 84 DEG 57' W 410 FT TO CENTERLINE OF ROAD; TH SELY ALONG CENTERLINE OF ROAD 250 FT; N 86 DEG 50' E 268.8 FT TO SEC 16, T12N, R8W

PARCEL #3

THAT PART OF SE ¼ OF NE ¼ DES AS BEG AT ¼ COR OF SECS 15&16, TH N 33 DEG 50' E ALONG C/L OF A COUNTY DRAIN, 229.59 FT; TH S 155.86; TH S 86 DEG 30' W 130.47 FT TO CENTER OF SAID HIGHWAY; TH N 33 D EG SECS 15&16, T12N, R8W

PARCEL #4

N 50 FT OF THE FOLLOWING; THAT PART OF SE ¼ OF NE ¼ COM 415.7 FT N & 4.7 FT E OF ¼ POST OF SECS 15&16; TH N 230.1 FT; S 84 DEG 57' W 410 FT TO 86 DEG 50' E 268.8 FT TO P OF BEG, SEC 16, T12N, R8W.

PARCEL #5

THAT PART OF THE SE ¼ OF NE ¼ COM 645.8 FT N OF SE COR OF SE ¼ OF NE ¼, TH N 66.66 FT, S 84 DEG 55' W 450.23 FT TO C/L OF LAKEVIEW RD, TH S 33 DEG E SEC 16, T12N, R8W

PARCEL #6

PART OF NE ¼ BEG ON N LINE OF M-46 300 FT W FROM E ¼ COR TH W 510.2 FT, N 330 FT, E 550 FT TO WLY L
INE OF LINCOLN RD THE SELY ALNG SD WLY LINE TO A PT N 33 DEG 18' W 200 FT FROM E ¼ COR TH SWLY TO
POB, SEC 16, T12N, R8W

EXHIBIT C

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY:

PARCEL #7

CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN; THAT PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ SECTION 16, IN T12N, R8W, DESCRIBED AS BEGINNING AT A POINT 645.8 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH OF SECTION LINE 66.26 FEET TO A POINT 712.06 FEET NORTH OF THE SOUTH EAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, THENCE SOUTH 84 DEG 29'25" WEST, 450.23 FEET TO THE CENTERLINE OF LAKEVIEW ROAD; THENCE SOUTHERLY ALONG CENTER OF SAID ROAD TO A POINT MEASURED SOUTH 84 DEG 29' 25" WEST, 410 FEET FROM THE PLACE OF BEGINNING, THENCE NORTH 84 DEG 29'25" EAST, 410 FEET TO THE PLACE OF BEGINNING, AND THE SOUTH ½ OF NORTHWEST ¼ OF SECTION 15, T12N, R8W, EXCEPT BEGINNING AT THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG THE EAST AND WEST ¼ LINE, 887.5 FEET; THENCE NORTH 0 DEG 14' WEST, 495.4 FEET; THENCE SOUTH 86 DEG 50' WEST 174.10 FEET; THENCE NORTH 0 DEG 14' WEST, 150 FEET; THENCE SOUTH 86 DEG 47' 30" WEST, 440 FEET THENCE SOUTH 2 DEG 10' WEST 150 FEET; THENCE SOUTH 86 DEG 50' WEST, TO THE WEST LINE OF SAID SECTION 15; THENCE SOUTH ON WEST LINE OF SAID SECTION TO THE PLACE OF BEGINNING, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN. EXCEPT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 15, T12N, R8W, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST ¼ CORNER OF SECTION 15, THENCE SOUTH 88 DEG 00'00" EAST, 2038.83 FEET ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING; THENCE NORTH 02 DEG 00'00" EAST, 350.00 FEET; THENCE NORTH 88 DEG 00'00" WEST, 125.00 FEET; THENCE NORTH 02 DEG 00'00" EAST, 300.00 FEET; THENCE SOUTH 88 DEG 00'00" EAST, 300.00 FEET; THENCE SOUTH 02 DEG 00'00" WEST, 300.00 FEET; THENCE NORTH 88 DEG 0 0'00" WEST, 125.00 FEET; THENCE SOUTH 02 DEG 00'00" WEST, 350.00 FEET THE EAST-WEST ¼ LINE OF SAID SECTION 15; THENCE NORTH 88 DEG 00'00" WEST, 50.00 FEET ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING. ALSO EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 15 AND THE NORTHEAST ¼ OF SECTION 16, T12N, R8W, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE WEST ¼ CORNER OF SECTION 15, THENCE NORTH 33 DEG 33' 10" WEST ALONG THE CENTERLINE OF LAKEVIEW ROAD 298.19 FEET, THENCE NORTH 86 DEG 16' 50" EAST 130.47 FEET, THENCE NORTH 00 DEG 11' 12" WEST 155.33 FEET (RECORDED AS 155.86 FEET), THENCE NORTH 18 DEG 36' 10" EAST 113.17 FEET TO A POINT ON THE SECTION LINE, THENCE SOUTH 87 DEG 05' 02" EAST 274.40 FEET. THENCE SOUTH 02 DEG 54' 58" WEST 513.96 FEET TO A POINT ON THE EAST-WEST ¼ LINE,

THENCE NORTH 88 DEG 13' 45" WEST ALONG THE EAST-WEST ¼ LINE 249.00 FEET TO THE POINT OF BEGINNING.

MAP EXHIBIT D

VILLAGE OF LAKEVIEW
NOTICE OF PUBLIC HEARING

The Village Council of the Village of Lakeview will hold a public hearing on

MONDAY, JANUARY 8, 2001

7:00 P.M.

VILLAGE HALL

315 E. Lincoln, Lakeview, Michigan

For the purpose of receiving comment on

THE ADOPTION OF THE YEAR 2000 AMENDMENT TO THE DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLAN FOR THE LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

TO ALL INTERESTED PERSONS IN THE VILLAGE OF LAKEVIEW:

PLEASE TAKE NOTICE that the Lakeview Village Council will consider the adoption of the Year 2000 Amendment to the Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the Village of Lakeview (the "Amendment"), pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

The development area will not be changed by Amendment, and is described, generally as follows:

[The boundaries of the Development Area are as described on the attached Exhibits A, B, C & D.]

At the public hearing, all citizens, taxpayers, and property owners of the Village of Lakeview desiring to address the Village Council shall be afforded an opportunity to be heard in regard to the adoption of the Amendment. All aspects of the Amendment will be open for discussion at the public hearing, together with other displaced or need to be relocated as part of this plan.

FURTHER INFORMATION, including maps, plats, copies of the Amendment, and a description of the Amendment are available for public inspection at the Village Hall, 315 E. Lincoln, Lakeview, Michigan.

This notice is given by order of the Village Council of the Village of Lakeview, Montcalm County, Michigan.

Wally J. Delamater
Lakeview Village Clerk